MONTGOMERY COUNTY
PLANNING COMMISSION
755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

MEMORANDUM

TO: Chris Tuck, Chair
Montgomery Co. Board of Supervisors

FROM: Robert Miller, Chair
Montgomery Co. Planning Commission

DATE: December 15, 2016

SUBJ: A request by **Twin Creeks Mobile Home Estates, Inc. (Agent: Gay and Neel, Inc.)** to rezone a total of 23.78 acres from RM-1 (Multi-Family) to Manufacturing Light (M-L), with special use permit to allow contractor's service establishment with outdoor storage. The property is located on the south side of Rock Road, approximately 0.56 miles southeast from the intersection of Rock Road (Rte. 688) and Radford Road (Rte. 11); identified as Tax Parcel No. 090-A-5 (Parcel ID: 019380) in the Riner Magisterial District. The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further designated as High Density Residential in the Plum Creek Village Plan.

During our meeting on December 14th the Planning Commission held a public hearing on the applicant's request for rezoning 23.78 acres from Residential Multi-Family (RM1) to Manufacturing Light (M-L), with a special use permit to allow a contractor's service establishment. Commissioners felt the proposed use was consistent with the Montgomery County 2025 Comprehensive Plan as well as the Plum Creek Village Plan, and that the proposed rezoning meets the goals and objectives of the future land use for this area.

There were no speakers from the public during the hearing.

Commission members discussed the potential uses allowed if the special use permit was void in the future; however, felt the proffered conditions associated with the M-L zoning adequately addressed those concerns.

Upon a motion, duly seconded and carried by a 9-0 vote, the Planning Commission voted to recommend approval of the application to the Board of Supervisors with the following proffered conditions:

1. The property shall be limited in its potential uses. The following uses (allowed under (ML zoning) shall be disallowed on this property:
    - Crematorium
    - Flex industrial use
    - Homeless Shelter
    - Laundry, dry cleaning plant
    - Manufacture of musical instruments, toys, novelties, rubber and metal stamps
    - Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.
    - Manufacturing compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, food and tobacco products.

2. Land disturbance will be limited to within the already disturbed/developed area and up to 50' outside of those limits.

By the same vote, the Planning Commission further recommended approval of the special use permit to allow a contractor service establishment with outside storage subject to the following conditions:

1. The contractor service establishment with outdoor storage shall be developed substantially in conformance with the concept plan submitted with the application materials entitled "Shady Ridge Business Park", dated October 14, 2016 and prepared by Gay & Neel, Inc.
2. The existing canopy/landscape buffer on the northern side of the property adjoining Rock Road and the 40 foot canopy/landscape buffer on the eastern and western portion of the property shall be maintained or replaced with a Type 4 bufferyard.
3. The north side of the proposed storage area should be adequately buffered from view from Rock Road. This buffer may include evergreens and/or structural screening.
4. Items stored outside shall only be located in the area identified as the "gravel storage area" on the concept plan.
5. Access gates shall be maintained or fencing shall be installed around the proposed storage area to prevent access from the public.

Enclosures: Updated Proffer Statement
Staff Analysis with Associated Materials

Shady Ridge Business Park
PROFFER STATEMENT

DECEMBER 9, 2016

Proffer Statement for the *Rezoning Application for Tax Parcel 090-(A)-5* (the "Property") from RM-1 to M-L in the Montgomery County Zoning Ordinance.

Pursuant to Section 10-54(i) of the Montgomery County Zoning Ordinance, the Owner hereby voluntarily proffers that the property which is the subject of this Rezoning Application will be developed in accordance with the following conditions, if and only if, approval is granted, and the property is rezoned as requested. The Applicant, the Owners, their Successors and Assigns, voluntarily proffer the following conditions for the property as follows:

1. ***Use***
   The Property shall be limited in its potential uses. The following uses (allowed under M-L zoning) shall be disallowed on this property:
   - Crematorium
   - Flex industrial use
   - Homeless Shelter
   - Laundry, dry cleaning plant
   - Manufacture of musical instruments, toys novelties, rubber and metal stamps.
   - Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.
   - Manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, food and tobacco products.

2. ***Land Disturbance***
   Land disturbance will be limited to within the already disturbed / developed area and up to 50' outside of those limits.

I (we) hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission.

Applicant

Doug Hardymon

Doug Hardymon, 12-13-16 DATE

Commonwealth of Virginia
County of Montgomery

The foregoing instrument was acknowledged before me this 13 day of December, 2016 by Doug Hardymon of Montgomery County.

Sarah C. Weir
NOTARY PUBLIC

My commission expires 2-28-17.

SARAH C. WEIR
NOTARY PUBLIC
REG. #282428
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES FEB. 28, 2017

MONTGOMERY COUNTY DEPARTMENT OF PLANNING & GIS SERVICES
PLANNING
GIS & MAPPING
755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

MEMORANDUM

TO: Planning Commission

FROM: Brea Hopkins, Development Planner

DATE: December 15, 2016 (Revised)

RE: **Staff Analysis (RZ-2016-14571)**

A request by **Twin Creeks Mobile Home Estates, Inc. (Agent: Gay and Neel, Inc.)** to rezone a total of 23.78 acres from RM-1 (Multi-Family) to Manufacturing Light (M-L), with special use permit to allow contractor's service establishment with outdoor storage. The property is located on the south side of Rock Road, approximately 0.56 miles southeast from the intersection of Rock Road (Rte. 688) and Radford Road (Rte. 11); identified as Tax Parcel No. 090-A-5 (Parcel ID: 019380) in the Riner Magisterial District. The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further designated as High Density Residential in the Plum Creek Village Plan.

I. NATURE OF REQUEST

The applicant, Twin Creeks Mobile Home Estates, Inc. (Agent: Gay and Neel, Inc.) is requesting to rezone a total of 23.78 acres from Residential Multi-family (RM-1) to Manufacturing Light (M-L), with a special use permit, to allow contractor's service establishment with outdoor storage.

II. LOCATION

The subject property is located on the south side of Rock Road, approximately 0.56 miles from the intersection of Rock Road (Rte. 688) and Radford Road (Rte. 11); identified as Tax Parcel No. 090-A-5 (Parcel ID: 019380) in the Riner Magisterial District. The properties directly adjoining the applicant's parcel are currently zoned Agricultural A-1 and consist of forested land and residential dwellings on lots ranging in size from 0.75 to 12 acres.

III. BACKGROUND

In 2005, the parcel was rezoned from Agricultural (A1) to Residential Multi-family (RM-1) with proffered conditions to allow the development of townhomes. Shortly after the rezoning, economic conditions worsened. The property was excavated and two (2) entrances were installed. Currently, the property is vacant and remains undeveloped.

IV. IMPACTS

The proposed use of the property, if the rezoning and special use permit application is granted, is to allow the development of contractor service establishment with outside storage. The proposed development includes an office building, with attached wash bay, and 2.9 acres of outside storage area.

Given that the existing Residential (RM1) designation would allow up to sixty (60) townhomes, based upon the approved concept plan, the requested use and zoning appears to have less impact in regards to transportation, schools, and water/sewer usage than the previously permitted use.

Transportation

Following the previous rezoning approval, two (2) commercial entrances were constructed to meet VDOT requirements for the townhomes with an estimated traffic count of 600 vehicle trips per day. VDOT issued a letter dated December 1, 2016 stating the existing access points were adequate and met commercial entrance standards. The proposed use as a contractor service establishment with outside storage should generate approximately 50 vehicle trips per day thus resulting in a reduction of potential impacts to traffic. A VDOT Land Use Permit would not be required unless utility connections require work to be performed in the right of way.

Infrastructure

Bob Fronk, PSA Director, issued a letter on November 4, 2016 stating the property does have access to public water and sewer Plans for the public water and sewer connections will be reviewed and permitted through site plan process, ensuring that the infrastructure meets the PSA's requirements for connection.

Schools

In 2005, the townhome development was expected to generate 36 new students to the Auburn school strand. Given the commercial nature of this development, there will be no immediate impact to Montgomery County Public Schools if approved.

Environment

The subject property does not lie within a FEMA designated flood zone and is not located in an area known for shrink swell soils. There is a stream along the front portion of the property adjacent to Rock Rd. That area has been noted on the concept plan as a conserved canopy/existing landscape buffer. Currently, it does not appear the area would be disturbed; however, consideration should be given to maintaining the quality and flow of the stream.

Aesthetics

Currently, the property has a large forested area at the rear of the property; deciduous trees provide a buffer, except for winter months; and the topography of the property creates a "bowl" type area that would be utilized for the development. However, with such a large area (2.9 acres) being utilized for outdoor storage of materials/equipment, items will likely be visible from Rock Road and adjoining properties. Consideration needs to be given to minimize the visual impact of the outdoor storage yard.

The proposed structure is 60' x 40' with an attached 30' x 40' wash bay. At the time of this report, the applicant has not provided any proposed building construction details.

V. COMPREHENSIVE PLAN

The subject property is in an area designated "Village Expansion" in the 2025 Comprehensive Plan.

According to section PLU 1.6.3 of the Montgomery County Comprehensive Plan:

> *Village Expansion Areas are intended to provide an alternative to scattered rural residential development and to provide an opportunity to enhance the vitality of existing villages by providing for compatible expansions of residential and employment uses. Village expansion areas are adjacent to existing villages where appropriate new development can be accommodated while retaining the viability and character of the historic village core. …A mix of appropriately scaled residential, non-residential and community uses are anticipated in Village Expansion Areas.*

The site is further described as "High Density Residential" within the Plum Creek Village Plan.

The Village Plan for Plum Creek was adopted in 2007 and development at that time was anticipated to be high density residential. Since that time, several factors have changed the potential development patterns for this area of Plum Creek. Staff feels the proposed use can be justified in the current location based on the following reasons below:

- *In 2011, approximately 237 acres along the 177 Corridor (I81 Exit 109 interchange) was designated as an Urban Development Area (UDA) to promote growth.*
- In the Village Assumptions Analysis the plan states *"Any future industrial and commercial development should occur well above the flood elevation levels which define much of the current commercial area of Plum Creek.".* This proposed site is outside of the flood zone.
- Village Plan Section PCV 4.1.2 Light Manufacturing states that the County should *"Encourage village scale light manufacturing, which creates local jobs…"*
- *Section PCV 4.1.1 New Business District. Encourages the relocation and development of a new village mixed use district along U.S. Route 11 between the Rock Road intersection and the Radford city limits, outside of the floodplain.* While this property is not located along Route 11, it is in proximity to this area. Since the adoption of the Village Plan there have been developments to surrounding properties that would indicate the business district would expand toward to the 177 Corridor in addition to or in place of the proposed district between Rock Road and Radford City. *Examples include:*
    - In 2008, City of Radford designated a large portion of the Rock Road to Tyler Road (Route 177) area as a Commercial/Business Corridor in their "Comprehensive Plan 2030".
    - New River Recycling has opened two (2) locations on either side of this proposed property. One of those locations is on Rock Rd. in the City of Radford.
    - The majority of the Route 11 Corridor into Radford was designated as Residential Conservation by the City of Radford in their adopted "Comprehensive Plan 2030".

The proposal appears consistent with the Planning and Land Use chapter of the Montgomery County 2025 Comprehensive Plan and with the flexibility guidelines would comply with the Plum Creek Village Plan

"in spirit and action". As proposed, this development meets the goals and objectives of the future land use for this area and does qualify for consideration of rezoning.

VI. ANALYSIS

The subject parcel qualifies for rezoning with revised proffers per 10-31 of the Montgomery County Code. The proposed rezoning is a logical approach given topography of the site, nature of the soils, and proximity to the 177 Corridor and Route 11.

The proposed zoning changes has the potential to provide a much less intensive use than the previously approved townhome development. Consideration does need to be given to the following:

1. The rezoning would allow for a wide range of uses in the Light Manufacturing (ML) zoning district. Some of these uses (while not currently proposed) could create additional impacts not discussed in the report.
2. The previously approved rezoning included a proffered concept plan and narrative limiting the building area of the property thus preserving the forested property in the rear as open space, and eliminating the potential for construction near the stream.
3. Conditions can be applied to the special use permit allowing a Contractor's Service Establishment with outdoor storage. These conditions will apply only to the SUP portion of the approval.
4. The existing vegetation (if maintained) and topography provide a natural buffer for the majority site. The existing entrances have been landscaped and sufficiently maintained to be aesthetically pleasing. The site has been prepared for development and no additional land disturbance will be necessary.

VII. STAFF RECOMMENDATION

Staff recommends approval of the proposed rezoning of 23.78 acres from Residential Multi-Family (RM-1) to Manufacturing Light (M-L) with the following proffered conditions minimizing the potential impacts of development:

1. The property shall be limited in its potential uses. The following uses (allowed under (ML zoning) shall be disallowed on this property:
    - Crematorium
    - Flex industrial use
    - Homeless Shelter
    - Laundry, dry cleaning plant
    - Manufacture of musical instruments, toys, novelties, rubber and metal stamps
    - Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.
    - Manufacturing compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, food and tobacco products.
2. Land disturbance will be limited to within the already disturbed/developed area and up to 50' outside of those limits.

Staff further recommends approval of the special use permit to allow a contractor service establishment with outside storage subject to the following conditions:

1. The contractor service establishment with outdoor storage shall be developed substantially in conformance with the concept plan submitted with the application materials entitled "Shady Ridge Business Park", dated October 14, 2016 and prepared by Gay & Neel, Inc.
2. The existing canopy/landscape buffer on the northern side of the property adjoining Rock Road and the 40 foot canopy/landscape buffer on the eastern and western portion of the property shall be maintained or replaced with a Type 4 bufferyard.
3. The north side of the proposed storage area should be adequately buffered from view from Rock Road. This buffer may include evergreens and/or structural screening.
4. Items stored outside shall only be located in the area identified as the "gravel storage area" on the concept plan.
5. Access gates shall be maintained or fencing shall be installed around the proposed storage area to prevent access from the public.

At the time this report was issued, the Planning and GIS Services office has received one inquiry regarding this request. Adjoining property owners were notified in accordance with Montgomery County Code Section 10-52(3). Consideration should be given to adjacent property owners and/or other interested citizens attending the public hearing to express their views regarding this request.

Enclosures: Aerial Map
Zoning Map
Application Materials including:
- Concept Sketch
- PSA Letter dated November 4, 2016
- VDOT Letter dated December 1, 2016

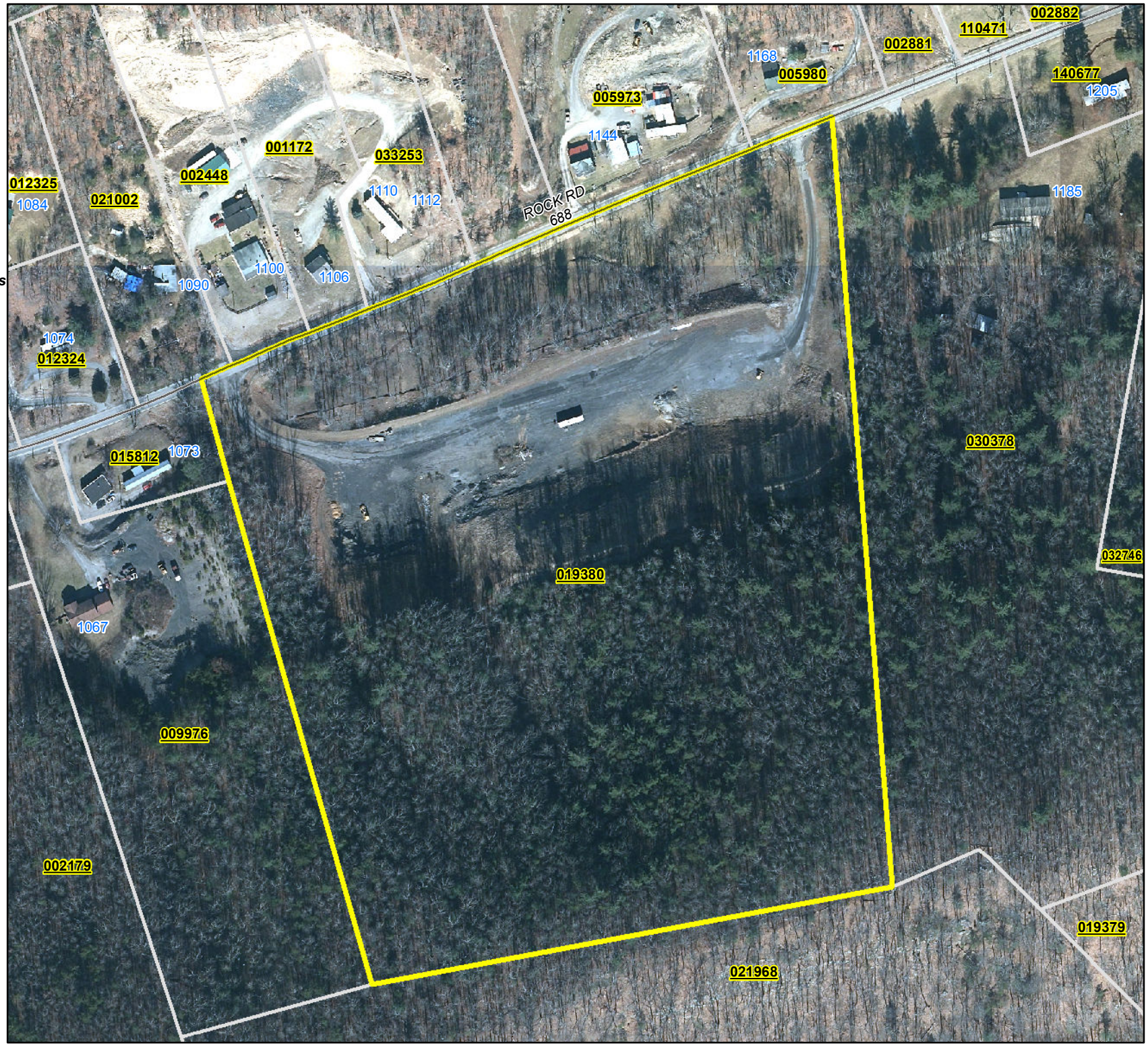
Rezoning ORD FY 06-18

Twin Creeks Mobile Home Estates
Request
For
Rezoning
and
Special Use Permit
(From RM1 to ML)

Parcel ID 019380

Legend

- Subject Property (019380)
- Tax Parcels



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Feet

Map Prepared by Montgomery County, Va
Planning and GIS Services, 11/04/2016

Twin Creeks Mobile Home Estates
Request
For
Rezoning
and
Special Use Permit
(From RM1 to ML)

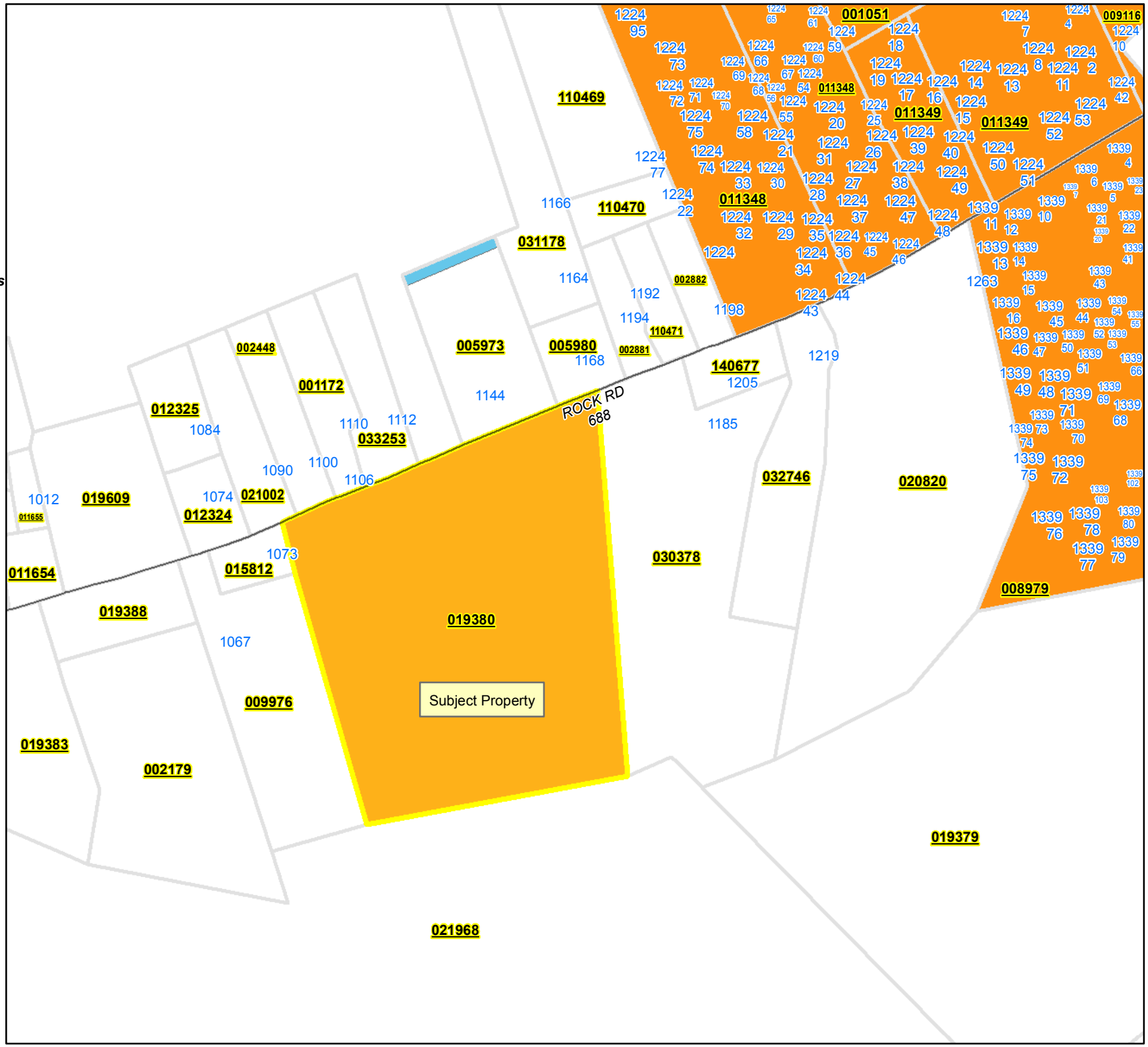
Parcel ID 019380

Legend

- Subject Property (019380)
- Tax Parcels

County Zoning

- A1 - Agriculture
- M1 - Manufacturing
- PMR - Planned Mobile Home Residential
- RM1 - Multi-Family Residential



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Feet

Map Prepared by Montgomery County, Va
Planning and GIS Services, 11/04/2016

Shady Ridge Business Park Rezoning

Located in:

Montgomery County, Virginia

Project Number: 1463.4

Date: November 1, 2016

GAY AND NEEL, INC.
ENGINEERING ◆ LANDSCAPE ARCHITECTURE ◆ SURVEYING
1260 Radford Street • Christiansburg, Virginia 24073
540.381.6011 office • 540.381.2773 fax
www.gayandneel.com • info@gayandneel.com

Application to Planning Commission and Board of Supervisors

Application For: (check appropriate boxes)

☐ Rezoning ☒ Rezoning & Special Use Permit ☐ Special Use Permit

Owner/Applicant Information: (Use current mailing/contact information for all property owners. An additional sheet may be attached for multiple owners.)

Property Owner: Twin Creeks Mobile Home Estates, Inc.
Address: 1339 Rock Road
Christiansburg, VA 24073
Phone 1: (540) 639-0378
Phone 2:
Email:

Agent: Gay and Neel, Inc.
Address: 1260 Radford Street
Christiansburg, VA 24073
Phone 1: (540) 381-6011
Phone 2:
Email: tsproul@gayandneel.com

Location of Property/ Site Address: Rock Road

Legal Record of Property: Total Area: 23.78 **Acres** **Magisterial District** Riner

Parcel ID: 019380 **Tax Parcel Number(s):** 090-(A)-5

Rezoning Details: Current Zoning District: RM-1 **Requested Zoning District:** M-L

Desired Use(s): Contractor Storage Yard

Special Use Permit: Current Zoning District RM-1 **Total Area/Acres:** 23.78

Desired Use(s): Contractor Storage Yard

Comprehensive Plan Designation: High Density Residential

Traffic Impact Analysis Required: ☐ **Yes** (payment enclosed) ☒ **No**

I certify that the information supplied on this application and on the attachments provided (maps or other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of Montgomery County and State of Virginia to enter the above property for the purposes of processing and reviewing the above application.

Agent's Signature 11/2/16 Date

Property Owner(s) Signature Date 11-2-16

FOR OFFICE USE ONLY

Date Received: _____ **Application Number:** RZ-2016-14571

Traffic Impact Analysis and Payment Received: ☐ Yes ☐ No **Date Submitted to VDOT:** _____

Shady Ridge Business Park Rezoning Narrative

Comprehensive Plan Justification Statement

The following submittal is a rezoning application for Tax Parcel 90-(A)-5 (Parcel ID 019380) located at Rock Road, Christiansburg, Virginia. The Owner, Twin Creeks Mobile Home Estates Inc., wishes to rezone the existing parcel from RM-1, Multi-Family Residential, to M-L, Manufacturing Light, in order to develop a contractor storage yard and office / garage building.

The Comprehensive Plan Policy Map designation is "High Density Residential" for this parcel. The comprehensive plan does indicate that "commercial and industrial development" as well as "development in village areas" are high-priority items for county residents. Additionally, the Plum Creek village plan calls specifically for Light Manufacturing (PCV 4.12), stating "Encourage village scale light manufacturing, which creates local jobs".

Additional Rezoning Requirements

A contractor storage yard has been developed less than half a mile down the street on Rock Road within the past decade. No critical features are listed on the parcel, and it has ready access to transportation and water / sewer infrastructure on Rock Road. As the site can connect to Rte 177 and Rte 11 via Rock Road, any increase in traffic should not have an impact on surrounding neighborhoods.

No effect is anticipated on the groundwater supply or the structural capacity of the soils. The property could be used for high-density residential and under its current zoning. Nonetheless, a contractor storage yard will encourage economic development in the area by providing employment opportunities and enlarging the tax base. The rezoning should have no effect, positive or negative, on the future of agriculture, industry or business in future growth.

The way the site lays, the storage yard will be tucked away from the road, surrounded by woods with limited visibility from neighboring properties. As the site has already been "rough graded" and has existing entrances onto Rock Road, very little impact will be noticed by the neighbors. The main difference is that during work hours the site will be in use as opposed to vacant.

Additional Special Use Permit Requirements

- The storage yard will be mostly composed of gravel with a small building. Proper fire safety precautions will be taken with any equipment in storage and in designing the building.
- The site will not generate excessive noise, most of which will come from truck traffic.
- There should be no concerns due to light due to the vast amount of existing tree canopy shielding this property from others. Additionally, storage yards do not require much light.
- Minimal signage and lighting will be required and can easily comply with the requirements of the County's Ordinance.

- A Contractor Storage Yard should blend well with the existing adjacent residential uses as the only noticeable impact by neighbors will be seeing trucks pull in and out of the site. Since the site is tucked mostly out of sight, very little activity will be noticed by neighbors.
- See Concept Plan for building location on site. Building composition is being determined by the Owner at this time.
- Much existing landscaping exists on the site, on all 4 sides of the storage yard area, and is to be preserved during construction.
- The proposed development would begin within the next year, once site plans are approved. The duration would be as long as economically viable.
- The proposed SUP will neither preserve nor destroy any significant features.
- The proposed SUP will not contribute to the welfare or convenience of the public as this is a private use and will not be noticed by most.
- The use will generate some additional truck traffic, but will be well served by the existing transportation infrastructure on Rock Road, Rte 11, and Rte 177.
- The proposed SUP should be served adequately by the existing public services.
- No effect is anticipated on groundwater supply.
- No effect is anticipated on the structural capacity of the soils.
- The proposed use will have no detrimental effect on orderly and safe road development and transportation.
- The proposed use should have no detrimental environmental effects.
- The proposed use would provide desirable employment and enlarge the tax base by taking a vacant lot and making it productive.
- The proposed use should have no effect on the needs of agriculture industry, and business in future growth.
- The proposed use will have no effect in enhancing affordable shelter opportunities.
- The storage yard will be outdoors in the location shown on the Concept Plan.
- Much of the site will remain undisturbed, but there is no officially designated open space.
- No major floodplains exist on-site. There are some steep slopes beyond the storage yard, but they are stable.
- Site does not contain any existing non-conforming uses or structures; it is vacant.
- Site does not contain any fuel or fuel storage.
- See concept plan for structure location; no anticipated accessory uses or structures.
- Only one use is proposed on site.
- Site will likely operate during typical business hours.
- Location of parking spaces is shown on the concept plan. Screening is for the entire yard.
- Entrances will be gated (type of gate TBD), see concept plan.
- Number of employees is unknown at this time. Site is anticipated to have minimal staffing on site.
- All known infrastructure is currently shown on the concept plan.
- The site is sufficiently large and we do not anticipate the use would generate any odors that would get beyond the site boundaries.

- The proposed use should have a negligible impact on existing neighborhood and school areas, both during and after construction.

Evidence of Water Supply and Sewage Disposal

Site is served by public water and sewer.

Transportation Impact

No transportation impacts are anticipated as the site is already served by two existing entrances to Rock Road.

NOTES:

1. USE: CONTRACTOR STORAGE WITH OUTSIDE STORAGE
2. PARKING:
   - REQUIRED: 5 SPACES (600 SF OFFICE;ONE GARAGE BAY)
   - PROVIDED: 5 SPACES
   - ADA REQUIRED: 1 SPACES
   - ADA PROVIDED: 1 SPACES

VICINITY MAP:

SCALE: 1"=1000'

GAY AND NEEL, INC.
ENGINEERING ◆ LANDSCAPE ARCHITECTURE ◆ SURVEYING
1260 Radford Street
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SHADY RIDGE BUSINESS PARK

MONTGOMERY COUNTY, VIRGINIA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

PIC	JOHN T. NEEL, PE
PM	THOMAS E. SPROUL, PE
DESIGN	JESSICA J. ISHIHARA

ISSUE DATE: 10/14/2016

GNI JOB NO.: 1463.4

SHEET TITLE: PRELIMINARY SITE LAYOUT

SHEET NUMBER: 1 OF 1

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NOTES:

1. USE: CONTRACTOR STORAGE WITH OUTSIDE STORAGE
2. PARKING:
   - REQUIRED: 5 SPACES (600 SF OFFICE;ONE GARAGE BAY)
   - PROVIDED: 5 SPACES
   - ADA REQUIRED: 1 SPACES
   - ADA PROVIDED: 1 SPACES

TAX PARCEL NO.
90-(A)-12
TARASIDIS LTD.
PARTNERSHIP II
D.B. 1099 PG. 125
ZONED: A-1
USE: RESIDENTIAL

APPROX. PROPERTY LINE S68°10'12"W 769.47'

TAX PARCEL NO.
90-(A)-6D
MARK C. HOOVER
INST. NO. 2003007651
P.G. 15 PG. 408
ZONED: A-1
USE: RESIDENTIAL

TAX PARCEL NO.
90-(A)-5
TWIN CREEKS MOBILE
HOME ESTATES INC.
INST. NO 2005003139
D.B. 2005 PG. 3134
ZONED: RM-1
USE: VACANT
AREA: 23.78 AC

APPROX. PROPERTY LINE S63°36'22"E 1169.28'

APPROX. PROPERTY LINE N20°08'56"W 1105.33'

TAX PARCEL NO.
90-(A)-3
ROGER DALE JONES
D.B. 312 PG. 608
ZONED: A-1
USE: RESIDENTIAL

40' CONSERVED CANOPY/EXISTING LANDSCAPE BUFFER

40' CONSERVED CANOPY/EXISTING LANDSCAPE BUFFER

TAX PARCEL NO.
90-(A)-6D
MARK C. HOOVER
INST. NO. 2003007651
P.G. 15 PG. 408
ZONED: A-1
USE: RESIDENTIAL

30' X 40' WASH BAY

GARAGE

OFFICE

60' X 40' GARAGE/OFFICE BUILDING

GRAVEL STORAGE YARD ~2.9 AC

EXISTING ENTRANCE

PAVED ASPHALT PARKING AREA

CONTINUOUS GRAVEL TRAVEL LANE

CONSERVED CANOPY/EXISTING LANDSCAPE BUFFER

EXISTING ACCESSORY ENTRANCE

TAX PARCEL NO.
90-(A)-4
ROGER DALE JONES
D.B. 1241 PG. 801
ZONED: A-1
USE: RESIDENTIAL

GATED MAIN ENTRANCE

L=459.70'
R=14061.66

APPROX PROPERTY LINE/RIGHT-OF-WAY

N87°21'12"E 635.96'

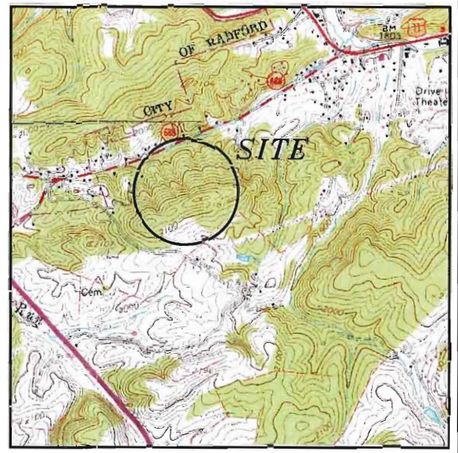
ROCK ROAD ROUTE 688 (50' R/W)

PLUM CREEK

RADFORD

GRID NORTH

60 0 60 120
GRAPHIC SCALE FEET



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SCALE: 1"=1000'

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SHADY RIDGE BUSINESS PARK

MONTGOMERY COUNTY, VIRGINIA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, PE
PM	THOMAS E. SPROUL, PE
DESIGN	JESSICA J. ISHIHARA

ISSUE DATE: 10/14/2016

GNI JOB NO.: 1463.4

SHEET TITLE: PRELIMINARY SITE LAYOUT

SHEET NUMBER: 1 OF 1

X:\Drawings\1463-4\ENGINEERING\Design\Plans\Sheets\1463-4_Sht__Preliminary.dwg
C2-00_Preliminary_Site_Plan (2), 11/01/2016 5:05:10 PM, Tsproul, _AutoCAD PDF (Smallest File).pc3, 1:1

MONTGOMERY COUNTY PUBLIC SERVICE AUTHORITY

Government Center
Suite 2I
755 Roanoke Street
Christiansburg, VA 24073-3185

M. Todd King, Chairman
April N. DeMotts, Vice-Chair
Mary W. Biggs, Secretary-Treasurer
Gary D. Creed, Member
Annette S. Perkins, Member
Darrell O. Sheppard, Member
Christopher A. Tuck, Member

Robert C. Fronk, PE
PSA Director

November 4, 2016

Mr. Tom Sproul
Via Email: tsproul@gayandneel.com

RE: Availability No. 16-53
Commercial Development
Rock Road
Tax Map No. 090-A 5
Parcel ID 019380
Water/Sewer

Dear Mr. Sproul:

Public water and sanitary sewer can be made available to this proposed commercial development along Rock Road, Parcel ID 019380.

Public water service can be provided by a service connection to the 8″ water main located along the near side of Rock Road adjacent to the subject property. The hydraulic grade line of the water system is 2121 feet MSL. Your plumber will need to install a pressure-reducing valve in a meter box next to the water meter at the road right-of-way line to reduce the domestic water pressure to 80 psi or less. A table providing facility fees per water meter size follows. Actual costs for the selected water meter(s) will be provided during the plan review process. Be advised that a separate fire service must be metered in accordance to PSA requirements. Also be advised that a separate fire service is billed a monthly rate based upon meter size. It is your responsibility to install the service lines from the meter to the building under the provisions of the plumbing code. The installation and maintenance of the pressure-reducing valve shall be the owner's responsibility.

Public sewer service can be provided by a service connection to the public sewer main located along the opposite side of Rock Road adjacent to the subject property. Be advised that this facility will discharge into a sewer system served by a public sewer pump station requiring a Sewer Pump Station Facility Fee. A table providing sewer facility fees per water meter size follows. The connection fee is contingent upon the pipe size and will be provided during the plan review process. Since this is a commercial facility, you will be required to complete and submit a non-residential sanitary sewer checklist prior to occupying the building and to install a sampling manhole on the sewer lateral.

A selection of water and sewer fees based upon water meter size is provided for your information:

Water Meter Size	Water Facility Fee	Sewer Facility Fee	Sewer Pump Station Facility Fee
5/8"	$ 2,500.00	$ 3,000.00	$ 750.00
1"	$ 6,250.00	$ 7,500.00	$ 1,875.00
1 1/2"	$ 12,500.00	$ 15,000.00	$ 3,750.00
2"	$ 20,000.00	$ 24,000.00	$ 6,000.00
3"	$ 37,500.00	$ 45,000.00	$11,250.00

Please be advised that fire services are billed at a monthly rate according to the size of the service line. The fire service rates are as follows:

2" Meter/Service Line: $32.00 / month
3" Meter/Service Line: $60.00 / month
4" Meter/Service Line: $100.00 / month
6" Meter/Service Line: $200.00 / month

The water and sewer facilities must be designed to PSA standards by an engineer and approved by the PSA prior to construction. These designs should be incorporated into the site development plans for this development and submitted to the PSA for review. Additional comments will be provided upon receipt of the site development plans. Payment of the applicable water and sewer fees for this development would be required prior to approval of the site plan.

Also be advised that this development must also meet all Montgomery County Planning Department requirements. The availability of water and sanitary sewer facilities does not by itself authorize the development of this property.

If the owner wants to proceed with this service, please have your engineer contact me for details. ***This letter and stated fees are only valid to November 1, 2017.***

Please be advised that all PSA water and sewer systems have a fixed number of available connections. Connections are reserved by payment of facility and connection fees, provided service is currently available to the subject property.

If you should have questions or need additional clarification of the above information, please call me at 381-1997.

Sincerely,

Robert C. Fronk, PE
PSA Director

cc: Montgomery Co. Planning Dept.

SALEM DISTRICT
Christiansburg Area Land Use Section
Acknowledgement of Rezoning Application

December 1, 2016

TO : Ms. Brea Hopkins – Montgomery County
FROM : Paul J. Brown, P.E

SUBJECT: **Rezoning Application RZ-2016-14571**
SR 688 (Rock Road) – Parcel ID 019380
Montgomery County

Dear Ms. Hopkins,

The Virginia Department of Transportation (VDOT) is aware of the above referenced rezoning request, dated November 1, 2016. VDOT has physically viewed the site, reviewed the existing access, and attended the plan review meeting of November 17, 2016.

With respect to the proposed rezoning, the exhibit adequately depicts the two existing access points, which were previously constructed. Based on verbal discussions at the plan review meeting, no additional improvements are planned within the state maintained right of way.

VDOT takes no exception to the proposed change in use. The existing access points adequately meet the regulations and standards of a commercial entrance, without modification. Issuance of a VDOT Land Use Permit is not required for the proposed development at this time. In the event that utility connections require work to be performed in the state maintained right of way, a Land Use Permit is required prior to any work within the right of way.

Thank you for the opportunity to review and comment on this matter.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

Paul J. Brown

Paul J. Brown, P.E.
VDOT, Christiansburg Assistant Resident Engineer - Land Use

AT AN ADJOURNED MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MONTGOMERY, VIRGINIA HELD ON THE 23rd DAY OF JANUARY, 2006 AT 6:00 P.M. IN THE BOARD CHAMBERS, MONTGOMERY COUNTY GOVERNMENT CENTER, 755 ROANOKE STREET, CHRISTIANSBURG, VIRGINIA:

ORD-FY-06-18
AN ORDINANCE AMENDING
THE ZONING CLASSIFICATION
OF 23.8 ACRES FROM AGRICULTURE (A-1) TO
MULTI-FAMILY RESIDENTIAL (RM-1)
TWIN CREEK MOBILE HOME ESTATE INC.

On a motion by James D. Politis, seconded by John A. Muffo and carried unanimously,

BE IT ORDAINED, By the Board of Supervisors of Montgomery County, Virginia that it hereby finds that the proposed rezoning is in compliance with the Comprehensive Plan and meets the requirement for public necessity, convenience, general welfare and good zoning practice, and therefore the zoning classification of that certain tracts or parcels of land consisting of 23.8 acres of land is hereby amended and rezoned from the zoning classification of Agriculture (A-1) to Multi-Family Residential (RM-1) with the following proffered conditions:

1. The Applicant will develop the property in substantial conformance to the "Conceptual Layout" of Plum Creek Townhomes, Tax Parcel 090-A-5, prepared by Gay and Neel, Inc. dated 09/01/05.

2. The Applicant will develop the property in substantial conformance to the "Narrative Summary and Plans for Plum Creek Townhomes" prepared by Gay and Neel, Inc. dated 12/12/05.

3. The private access and parking area will be owned and maintained by the Individual Owner's comprising of the Homeowner's Association. This private access and parking area will not be maintained by Virginia Department of Transportation or Montgomery County at any present or future time. The potential buyers will be notified of this before time of purchase. The deeds and plat will contain language to repeat the fact that this will always remain a private access and parking area.

This action was commenced upon the application of Twin Creeks Mobile Home Estate Inc. (Agent: Gay & Neel, Inc.).

The property is located on the south side of Rock Road (Rte. 688) approximately 0.55 miles west of the Rock Road and Radford Road (US Route 11) intersection and is identified as Tax Parcel No. 90-A-5 (Acct ID # 019380) in the Riner Magisterial District (District D). The property currently lies in an area designated as the Plum Creek Village in the Comprehensive Plan.

This ordinance shall take effect upon adoption.

The vote on the foregoing ordinance was as follows:

AYE	NAY
John A. Muffo	None
Gary D. Creed	
Doug Marrs	
Mary W. Biggs	
Annette S. Perkins	
James D. Politis	
Steve L. Spradlin	

ATTEST: B. Clayton Goodman, III

B. Clayton Goodman, III
County Administrator