MONTGOMERY COUNTY DEPARTMENT OF
PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

TO: Montgomery County Board of Supervisors
Craig Meadows, County Administrator

FROM: Emily Gibson, Planning Director

Date: November 22, 2016

RE: **VT Foundation Request to Withdraw 129+/- Acres from Agricultural & Forestal District 7 (AFD-7); Tax Parcel 68-A-82 on Ellett Road**

The county has received a request from Virginia Tech Foundation, Inc. to withdraw a 129+/- aces from AFD-7 (Wilson/Den Creek).

The entire properties are identified as Tax Map # 68-A-82 (Parcel ID: 011268), located at 2210 Ellett Road, and bisected by the Gordon C. Willis Smart Road. The parcel was originally placed in AFD-7 by Mr. John Lipsey in 1981 and most recently renewed by Ms. Lynn Lipsey, Executor in 2013 . AFD-7 is scheduled for renewal in 2021.

The Board of Supervisors may allow a landowner to withdraw his property from an AFD "for good and reasonable cause shown" after receiving recommendations from the AFD Advisory Committee and the Planning Commission and holding a public hearing. In order to establish "good and reasonable cause shown", the county uses the following 5 criteria:

(1) The proposed new land use will not have an adverse effect upon farming and forestry operations in the remaining balance of the district or in any other nearby district;

(2) The proposed new land use is in compliance with the comprehensive plan;

(3) The proposed new land use is in the public interest of the county (i.e., promotes the health, safety or general welfare of the public) and not solely to serve the private interests of the landowner requesting withdrawal;

(4) The new land use is being proposed because of special manmade or natural features of the land in question, such as proximity to a railroad mainline for a warehouse use or the existence of [land] containing high quality, high output natural springs for a brewery use;

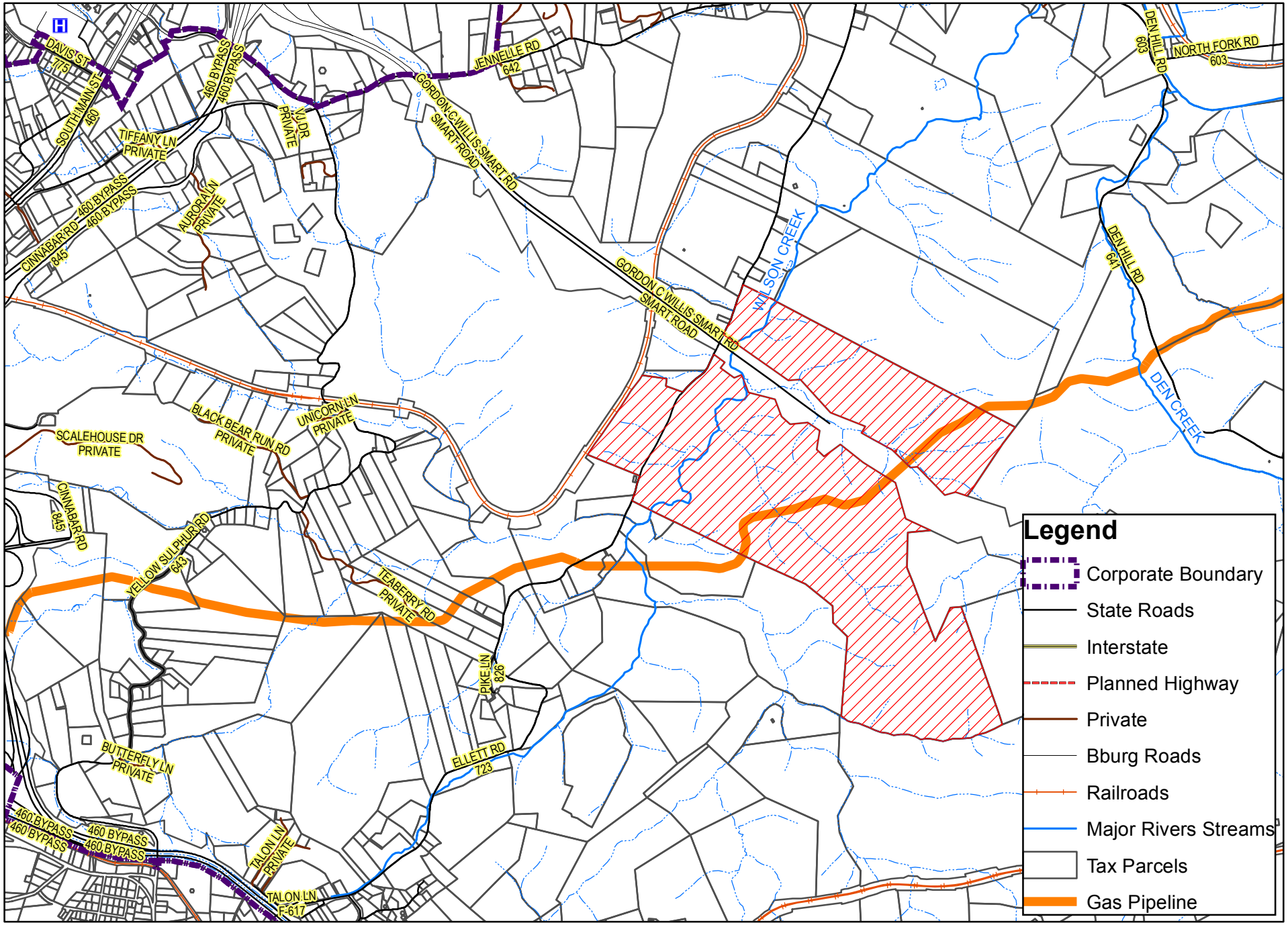
(5) The proposed new land use was not anticipated by the landowner at the time he or she placed their property in the district. However, there has been a change in conditions or circumstances since that time.

The tentative schedule for this process is as follows:

January- AFD Advisory Committee meeting, discussion, and recommendation
February 8th - Planning Commission hearing, discussion, and recommendation
February 27th- Board of Supervisors public hearing

A resolution referring VT Foundation's request to withdraw a portion of property from AFD-7 to the AFD Advisory Committee and Planning Commission is attached.

Attachments



Map Prepared by Montgomery County, Va
Planning and GIS Services, 12/12/2016

VT FOUNDATION VICINITY MAP

0 1,200 2,400 3,600 Feet

Pictometry 2014

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