

MONTGOMERY COUNTY PLANNING COMMISSION
September 10, 2008 @ 7:00 P.M.
Board Room, Government Center

A G E N D A

CALL TO ORDER:

DETERMINATION OF A QUORUM:

APPROVAL OF AGENDA:

APPROVAL OF CONSENT AGENDA:

PUBLIC HEARING:

1. A request by **Thomas A. & Penny L. Taylor and Charles A. & Margaret Taylor** to rezone approximately 2.3 acres from Agriculture (A-1) to Residential (R-3), with possible proffered conditions, to allow residential single family dwelling. The maximum allowed density in the proposed zoning district is nine (9) dwelling units per acre. The parcel(s) are located at 2971 Peppers Ferry Road, and are identified as Tax Parcel No(s). 064-A-141, 141E (Acct #'s 019068, 029370) in the Riner Magisterial District (District B). The property currently lies in an area designated as Rural in the Comprehensive Plan with an allowable density of 0.75 units per acre.

and

A request by **Charles A. & Margaret Taylor**, for a Special Use Permit (SUP) on approximately 1.479 acres in a Residential (R-3) zoning district to allow a Class A (doublewide) Manufactured Home. The property is located at 2971 Peppers Ferry Road, and is identified as Tax Parcel No(s). 064-A-141 (Acct #'s 019068) in the Riner Magisterial District (District B). The property currently lies in an area designated as Rural in the Comprehensive Plan.

2. A request by **Ellett Valley Development, (Agent: Gay & Neel)** for a Special Use Permit (SUP) on approximately 11.62 acres in a Community Business (CB) zoning district to allow 14 single family dwelling units. The property is located on the East Side of Cascades Road 500 feet southwest of the Mid Pine Rd/Cascades Rd intersection, and is identified as Tax Parcel No(s). 55-A-B2, 55-12-531 (Acct No. 033633, 010645), in the Mount Tabor Magisterial District (District B). The property currently lies in an area designated as Residential Transition in the Comprehensive Plan.
3. A request by **Charles Lewis Wheeling, (Agent: Ntelos)** for a Special Use Permit (SUP) on approximately 24.19 acres in an Agriculture (A-1) zoning district to allow a 130' telecommunication tower. The property is located at 174 Friendship Road, and is identified as Tax Parcel No(s). 82-A-158 (Acct No. 028687), in the Shawsville Magisterial District (District C). The property currently lies in an area designated as Resource Stewardship in the Comprehensive Plan.
4. A request by **Sarah M. Wall, Life Estate, (Agent: Ntelos)** for a Special Use Permit (SUP) on approximately 64 acres in an Agriculture (A-1) zoning district to allow a 130' telecommunication tower. The property is located at 1483 Matamoros Lane, and is identified as Tax Parcel No(s). 52-A-100 (Acct No. 020270), in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Resource Stewardship in the Comprehensive Plan.

OLD BUSINESS:

NEW BUSINESS:

LIAISON REPORTS:

- Board of Supervisors- John Muffo
- Agriculture & Forestal District- Bob Miller
- Blacksburg Planning Commission – Walt Haynes
- Christiansburg Planning Commission – Bryan Rice
- Economic Development Committee- David Moore
- Public Service Authority – Malvin Wells
- Parks & Recreation- Steve Howard
- Radford Planning Commission- Steve Cochran
- School Board- Bill Seitz
- Transportation Safety Committee- Malvin Wells
- Planning Director’s Report- Steve Sandy

MEETING ADJOURNED:

UPCOMING MEETINGS:

- | | |
|--------------------|---|
| September 17, 2008 | CANCELLED Planning Commission Site Visit
CANCELLED Planning Commission Regular Meeting |
| October 8, 2008 | Planning Commission Public Hearing (7:00 pm) |
| October 15, 2008 | Planning Commission Site Visit (To be determined)
Planning Commission Regular Meeting (7:00 pm) |

**MONTGOMERY COUNTY PLANNING COMMISSION
CONSENT AGENDA
September 10, 2008**

A. APPROVAL OF MINUTES

- May 14, 2008
- June 11, 2008

ISSUE/PURPOSE:

The above listed minutes are before the Planning Commission for approval.

B. SCHEDULE PUBLIC HEARINGS

1. A request by **Oak Forest MHC, LLC (Agent: Gay & Neel, Inc.)** for an amendment of a Special Use Permit (SUP) to eliminate condition number(s) 3, 5, 7, 8, and 10 approved on February 23, 2004 by the Board of Supervisors. The property is the current Oak Forest Mobile Home Park located at 1156 Hightop Road, and is identified as Tax Parcel No(s). 66-A-98 (Acct No. 016259), in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Urban Expansion in the Comprehensive Plan.
2. A request by **Lawrence S. Estes, (Agent: Verizon Wireless)** for a Special Use Permit (SUP) on approximately 44.923 acres in an Agriculture (A1) zoning district to allow a 125' telecommunication tower. The property is located at 906 Den Hill Road, and is identified as Tax Parcel No(s). 68-A-145 (Acct No. 006179), in the Mount Tabor Magisterial District (District B1). The property currently lies in an area designated as Resource Stewardship in the Comprehensive Plan.
3. A request by **Lawrence S. Estes, (Agent:AT&T)** for a Special Use Permit (SUP) on approximately 44.923 acres in an Agriculture (A1) zoning district to allow a 120' telecommunication tower. The property is located at 906 Den Hill Road, and is identified as Tax Parcel No(s). 68-A-145 (Acct No. 006179), in the Mount Tabor Magisterial District (District B). The property currently lies in an area designated as Resource Stewardship in the Comprehensive Plan.

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON MAY 14, 2008 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Miller, Chair called the meeting to order and Mrs. Hopkins established the presence of a quorum.

Present: Robert Miller, Chair
 Walt Haynes, Vice Chair
 Frank Lau, Member
 Steve Howard, Member
 David Moore, Member
 Steve Cochran, Member
 Bryan Rice, Member
 Malvin Wells, Member
 Steven Sandy, Planning Director
 Dari Jenkins, Planning & Zoning Administrator
 Amy Doss, Development Planner
 Meghan Dorsett, Comprehensive Planner
 Brea Hopkins, Zoning Technician
 John Muffo, Board of Supervisors Liaison

Absent: William Seitz, Secretary

PUBLIC ADDRESS:

None

APPROVAL OF AGENDA:

On a motion by Mr. Haynes, seconded by Mr. Howard and unanimously carried the agenda was approved as presented.

APPROVAL OF CONSENT AGENDA:

On a motion by Mr. Howard, seconded by Mr. Cochran and unanimously carried the consent agenda was approved as presented.

WORK SESSION:

On motion by Mr. Cochran, seconded by Mr. Howard and unanimously carried the Planning Commission entered into work session.

Private Wells and Well Drilling

Mr. Sandy stated the concerns regarding private wells had been discussed over the last several meetings. The Reese rezoning has been tabled three times due to water concerns. The Board has requested additional information regarding private wells prior to making an action. Some local well drillers have contacted the office requesting the opportunity to speak to the planning commission regarding their profession.

Mr. Wayne Fenton, Fenton Well Drilling, stated he was a certified as a master well driller by the State of VA and has been drilling wells since he was 18 years old. Due to his experience he has good knowledge of wells and water sources within the county. He discussed the benefits of wells as a water source and the range in depths and flow rates.

Mr. Rice asked if the area had adequate water supply why wells failed in the county.

Mr. Fenton stated most wells that fail are shallow, older wells. Water is a renewable resource; however, like oil, it can be depleted especially during drought. Recharge is another cause of failure. Large paved lots can decrease the amount absorbed into the groundwater.

Mr. Rice stated a well had recently failed in the Ridges subdivision and asked if the cause was known.

Mr. Fenton stated he was aware of the issue and it was determined a piece of her water conditioning equipment failed causing a lack of water but it was recharged in a matter of hours. Generally treatment is not required unless there is a need to remove excessive minerals such as lime or iron.

Mr. Haynes asked if larger acreage would allow more water access.

Mr. Fenton stated it would depend on the topography of the land. The higher in elevation you are the deeper you will have to drill. In a valley you are more apt to get a larger flow of water. He noted the flow varies throughout the county. The size of the lot does not have much affect due to the geological factors of the property. One lot may have great flow; whereas, the lot next door may not have any flow.

Mr. Mellon, Mellon Well Drilling, discussed how the geologic structure of an area impacts water sources. The porosity and permeability of rock will affect the water supply. As you drill a well you drill into cracks in the rock. It is a miracle if you hit the same type of rock every time. For every foot you drill there will be 1.5 gallons of water storage capability. 1 gallon a minute of water would yield 1440 gallons per day. This should be a sufficient water supply unless irrigation is performed daily.

Mr. Eric Rorrer, Rorrer Well Drilling, stated it is normal to never intentionally drill past the point that the water flow can serve the home. Public water well supply is very different. The code requires 500ft. separation between public water wells. If public wells are closer than required, they have to be tested simultaneously. This is due to the high volume (100+ gallons per minute) of flow coming from the wells.

Ms. Dorsett asked how slope would affect water supply in an area.

Mr. Fenton stated slope determines the amount of time water has to percolate through soil. That explains the reason you have deeper wells with less flow if you drill on a ridge.

Mr. Rice stated he had spoken to Bob Fronk, PSA director and the average water usage per day was 175-200 gallons. Christiansburg confirmed the same amount. What happens to the water in a private supply when it completes the cycle.

Mr. Rorrer stated that was one of the benefits of having a well. All the water is displaced back to the site and recharged in the system. This is not accomplished by a public water system.

Mr. Haynes, Haynes Well Drilling, stated he was not aware one lot in County that could not get a well. The river water comes from groundwater. The river would be depleted before the groundwater is depleted. The New River Valley area has tremendous amounts of water because there is an enormous recharge area.

Mr. Rice stated the concerns were that residents would be asking the Public Service Authority to take over supplying water to the subdivision. Viewland subdivision had to be taken over by the PSA a few years ago.

Mr. Fenton stated Viewland subdivision had a lot of individual wells that were in existence prior to the subdivision. The community well used to serve the subdivision was strained from the beginning because there were too many houses on one well.

Mr. Fenton discussed the qualifications by the State of Virginia and the process for a residential well and regulations.

Village of Elliston Future Land Use Map Revisions

Mr. Sandy stated the future land use map would be discussed over the next few months due to the recent change for the new elementary school, to provide conformity with the other village plans and designations and to further define the village expansion areas. New floodplain maps will also require some significant changes in the area. The potential intermodal site will also affect the plan. Any changes will require a public hearing.

Ms. Dorsett discussed the mixed use designations applied to the Village plan.

On motion by Mr. Cochran, seconded by Mr. Howard and unanimously carried the Planning Commission closed the work session.

LIAISON REPORTS:

Board of Supervisors

Mr. Muffo stated that an impartial hydrogeologist has been contacted to research and discuss the private well issue. The HS Tejas is back before the Board of Supervisors for consideration.

Mr. Sandy stated the Board had an extensive discussion on the maintenance agreement and the developer has stated a condition could be placed limiting the lot size to a minimum of 20 acres. There are still some concerns and issues. The developer also agreed to construct a landing for a helicopter.

Blacksburg Planning Commission

Mr. Haynes stated a public hearing is scheduled for next month for a new automotive center.

Christiansburg Planning Commission

Mr. Rice stated the Christiansburg Planning Commission was looking at guidelines for their historical district. It was mentioned that Montgomery County does not have any guidelines.

Public Service Authority – Malvin Wells

Mr. Wells stated the agreement with Radford Arsenal was being discussed because the PSA has been notified that water cannot be served during winter months.

Parks & Recreation- Steve Howard

Mr. Howard reported that the Parks & Recreation director discussed demolition of the old office structure. Renovations to the pool are underway and it will be opened on schedule. There was discussion regarding a landing to access the Roanoke River. The ball field at Bethel is near completion. Parks & Recreation is seeking funding for bleachers.

Radford Planning Commission

Mr. Cochran stated the commission was working on the comprehensive plan.

Transportation Safety Committee- Malvin Wells

Mr. Wells stated the committee discussed trash pickup using the jail personnel.

Planning Director's Report- Steve Sandy

Mr. Sandy reported he had scheduled a meeting with the Agriculture & Forestal district to discuss Agri-business and other business. A request has been sent to the City of Radford asking them to notify the Planning Commission when they discuss the 177 corridor during their comprehensive plan revision.

There being no further business, the meeting was adjourned.

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON JUNE 11, 2008 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Miller, Chair called the meeting to order and Mr. Seitz, Secretary, established the presence of a quorum.

Present: Robert Miller, Chair
 William Seitz, Secretary
 Frank Lau, Member
 Steve Cochran, Member
 Steve Howard, Member
 Malvin Wells, Member
 Dari Jenkins, Planning & Zoning Administrator
 Amy Doss, Development Planner
 Meghan Dorsett, Comprehensive Planner
 Brea Hopkins, Zoning Technician

Absent: Walt Haynes, Vice Chair
 David Moore, Member
 Bryan Rice, Member
 John Muffo, Board of Supervisors Liaison
 Steve Sandy, Planning Director

PUBLIC ADDRESS:

None

APPROVAL OF AGENDA:

On a motion by Mr. Cochran, seconded by Mr. Howard and unanimously carried the agenda was approved as presented.

PUBLIC HEARING:

A request by William W. & Mary T. Peterman for rezoning of approximately 19.038 acre tract(s) from Rural Residential (R-R) to Agriculture (A-1), with possible proffered conditions, to allow agricultural uses with a maximum density of four (4) dwelling units. The property is located to the southeast of the Mud Pike and Seven Mile Tree Road intersection, and is identified as Tax Parcel No(s). 104-A-75E, (Acct No. 120045), in the Riner Magisterial District (District D). The property currently lies in an area designated as Rural in the Comprehensive Plan with an allowable density of 0.75 units per acre.

Mr. Miller introduced the request.

Mrs. Doss stated the owner was requesting to rezone property to Agriculture (A-1), which would allow fewer dwellings than the existing Rural Residential (R-R) zoning district. She reviewed the maps and photos of the property. The property would be used for grazing livestock. Livestock grazing is allowed in a Rural Residential zoning district; however, the number of animals would be limited. Since there are not any lot assignments in Rural Residential and the property is proposed to be rezoned to Agriculture

(A-1) a lot assignment designation has to be assigned. Based on a previous plat there were two lot assignments remaining prior to the previous rezoning. The Planning Commission can reinstate the two lot assignments otherwise there would be no lot assignments remaining on the property. The property lies in an area designated as rural in the comprehensive plan.

Mr. Wells noted the two lot assignments should be given to the property.

Mr. Miller opened the public hearing.

Mr. Ned Peterman, stated the family would like to rezone the property to allow the continuation of an agriculture use. The property was recently acquired and has a historical value. The last battle fought in Virginia during the civil war was on this property. The family would prefer to keep the two lot assignments that were with the property when it was originally zoned Agriculture. The goal is to control, preserve, and restore the area.

There being no further comments, Mr. Miller closed the public hearing.

On a motion by Mr. Howard, second by Mr. Wells, and carried by a 6-0 vote (Moore, Haynes, Rice absent) the Planning Commission recommended approval of the request by William W. & Mary T. Peterman for rezoning of approximately 19.038 acre tract(s) from Rural Residential (R-R) to Agriculture (A-1), to allow agricultural uses with a maximum density of four (4) dwelling units. The Planning Commission also made a recommendation to reinstate two (2) lot assignments accompanying the parcel prior the rezoning to Residential (R-R).

A request by Dale W. Alderman for a special use permit on 3.807 acres in a Agriculture (A-1) zoning district to allow a contractor's storage yard. The property is located at 2980 Pilot Road, identified as Tax Parcel No(s). 108-A-25A (Acct # 000474) in the Shawsville Magisterial District (District C). The property currently lies in an area designated as Rural in the Comprehensive Plan with an allowable density of 0.75 units per acre.

Mr. Miller introduced the request.

Mrs. Doss reviewed the request for a special use permit to allow a contractor's storage yard on approximately 3.8 acres. She reviewed maps, video, and photos of the property. She noted there were endangered species in the area which is believed to be the Roanoke Log Perch. The proposed structure would be visible from Pilot Road. A landscape plan has not been submitted. Approval from VDOT for the entrance has been obtained. The adjoining properties are zoned Agriculture (A-1) and are rural in nature. The property has a stream running through it and is very low lying but is not included in the floodplain. Staff has reviewed the request and does not feel that the use is compatible with the existing neighborhood and is concerned that a landscape plan to buffer the site has not been submitted. A couple of adjoining property owners have contacted the office regarding concerns.

Ms. Jenkins discussed the concerns that staff had and the discrepancy of the comprehensive plan report.

Mr. Miller opened the public hearing.

Mr. Alderman stated that this land has been in his family for years. A house was previously located in the exact location of the proposed structure. The garage would be used to store a few contracting tools but it would also be used for personal items as well. The land does flood but will not reach the elevation

of the building. He noted he was willing to provide additional landscaping. Some of the material currently sitting on the site is for the building construction.

Mr. Cochran asked if the applicant had prepared a landscaping plan.

Mr. Alderman stated he had but it is not professional. He noted he was willing to put some extra trees or stone on the property.

Ms. Deloris Hill, 2974 Pilot Road, stated she opposed the request because of traffic safety concerns, noise, storm water flooding, pollution of ground water, and decreased property value.

Ms. Ramona Kroll, Declaration Lane stated that the property is at the entrance to Declaration Lane and the proposed use would greatly reduce the value of the homes. The property is swampy. She noted she was also concerned about the storage of harmful material, traffic safety, heavy equipment, damage to existing roads. An environmental study and traffic study should be performed prior to approving the proposed use.

Mr. Miller closed the public hearing

Mr. Howard stated VDOT had approved the driveway for the proposed use.

Mr. Seitz noted he would like the staff to be comfortable with the request prior to making a recommendation. It would be possible to table the request for a week to allow staff to review the landscape plan and determine the exact location of the structure.

Mr. Wells noted another visit to the site would be beneficial.

Mr. McMahon stated that staff could also look at other requirements which could be placed as conditions to mitigate the impact to adjoining owners.

On a motion by Mr. Seitz, seconded by Mr. Cochran and carried by a 6-0 vote (Moore, Haynes, Rice absent) the Planning Commission tabled the Dale Alderman request for a special use permit to allow a contractors storage yard in order to allow staff the opportunity to review a landscape plan and meet with the applicant to discuss possible changes to the request.

Ms. Jenkins stated another site visit would be scheduled.

MEETING ADJOURNED:

There being no further business, the meeting was adjourned.

Montgomery County Public Schools
Facilities and Planning Department
 1175 Cambria Street, Christiansburg, VA 24073
 Telephone: 540-382-5141 Fax: 540-381-6118

September 4, 2008

Steven Sandy, Planning Director
 Montgomery County Department of Planning and Inspections
 755 Roanoke Street, Suite 2A
 Christiansburg, VA 24073-3177

Dear Mr. Sandy,

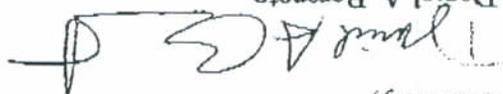
I am writing regarding the plan review meeting on August 21, 2008.

Taylor request to Rezone 2.3 acres from Agriculture A-1 to Residential R-3 allowing a density of 9 units per acre. Properties located at 2971 Peppers Ferry Road.

This property is in the Christiansburg Strand. Homes on this site will feed children into the Christiansburg Strand schools: Belview Elementary School, Christiansburg Middle School, and Christiansburg High School. Belview Elementary School has a K-5 capacity of 240 students and a current enrollment of 242 students. Christiansburg Middle School has a capacity of 1200 students and a current enrollment of 845. Christiansburg High School has a theoretical capacity of 1216 students and a current enrollment of 1074. Our planning consultant advises us that on average across the county, new family dwelling units have the potential to add .6 children each to the school system. Approximately 20 units are the potential for this property if rezoned. If and when developed to full potential, this property could add 12 students to our school system, or approximately about 1 student in any one grade level. This could cause further minor overcapacity enrollment at Belview Elementary. If the Rezoning and subsequent full development is approved, please ensure that roads servicing this development can accommodate large school busses, including a turnaround area if the road is a dead end.

Thank you for this opportunity to comment on the proposed rezoning.

Sincerely,



Daniel A. Berenato

CC
 Tiffany Anderson
 Walt Shannon

~~RZ~~ RZ-2008-05913



MONTGOMERY COUNTY, VIRGINIA

Application to Planning Commission and Board of Supervisors

Application For: (check appropriate boxes)

Rezoning

Special Use Permit

Rezoning & Special Use Permit

Comprehensive Plan Amendment

Applicant Information:

Property Owner: Charlie H. Taylor
 Address: 2977 Peppers Ferry Rd. Radford VA 24141
 Phone 1: 540-639-4477
 Phone 2: _____
 Email: _____

Location of Property: 2971 Peppers Ferry Rd
Legal Record of Property: Total Area: 1.479 Acres Magisterial District _____
 Account ID: 019068 Tax Parcel Number(s): 64-A-141

Rezoning Details: Current Zoning District: A-1 Requested Zoning District: R-3
 Desired Use(s): Residential

Special Use Permit: Current Zoning District R-3 Total Area: 1.479 Acres
 Desired Use(s): Manufactured home 2-section 28x40

Comprehensive Plan Amendment(Description): N/A

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.

Property Owner's Signature: Charlie H. Taylor Date: 10/27/08
 Agent's Signature: _____ Date: _____

FOR OFFICE USE ONLY

Date Received: _____ Fee Paid: _____ Reviewed by: _____
 COMPLETE request. Schedule for _____ Planning Commission Meeting.
 INCOMPLETE request. Applicant has until _____ meeting to re-submit application to be considered for _____

Revised Jan 2006

KZ-2008-05913

MONTGOMERY COUNTY, VIRGINIA



Application to Planning Commission and Board of Supervisors

Application For: (check appropriate boxes)

- Rezoning
- Special Use Permit
- Comprehensive Plan Amendment
- Rezoning & Special Use Permit

Applicant Information:

Property Owner: Thomas A. & Penny S. Taylor
 Address: 2911 Reppers Ferry Rd Taylor Christiansburg VA 24073
 Phone 1: 540 382-1323
 Phone 2: _____
 Email: Ma Maw Taylor @verizon.net

Location of Property: off of Rt 114

Legal Record of Property: Total Area: .8207 Acres Magisterial District _____

Account ID: 029370 Tax Parcel Number(s): 64-A-141E

Rezoning Details: Current Zoning District: A-1 Requested Zoning District: R-3

Desired Use(s): Residential

Special Use Permit: Current Zoning District _____ Total Area: _____ Acres

Desired Use(s): N/A

Comprehensive Plan Amendment(Description): N/A

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.

Property Owner's Signature _____

Date _____

Agent's Signature _____

Date _____

FOR OFFICE USE ONLY

Date Received: _____

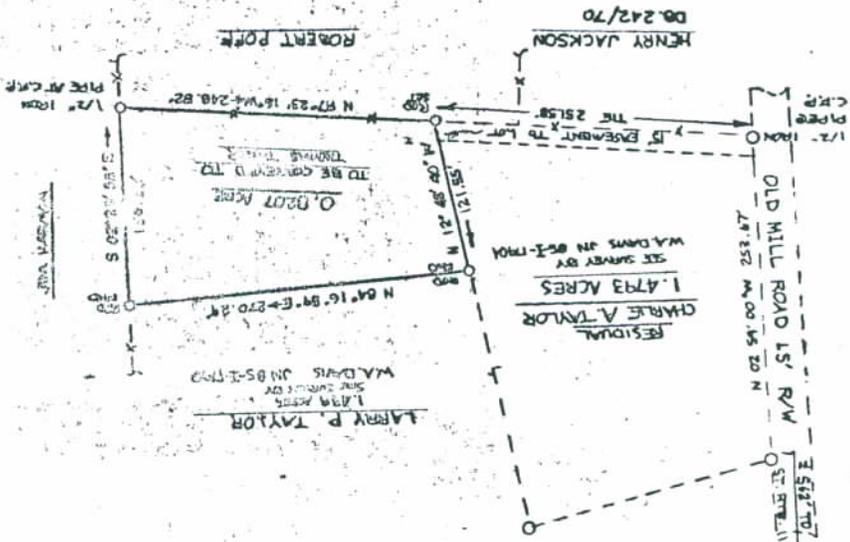
Fee Paid: _____

Reviewed by: _____

COMPLETE request. Schedule for _____ Planning Commission Meeting.

INCOMPLETE request. Applicant has until _____ meeting. to re-submit application to be considered for _____

- Notes:
1. Title Reference: Charlie A. Taylor DB. 337 PG. 798
 2. Plat Reference: Survey by W. A. Davis & Assoc.
 3. Reference Job No. 85-I-1790, 1790-A
 4. Iron pipes/rods found or set at all corners.
 5. This lot does not lie within a flood zone.



State: Virginia
 County: Montgomery
 River Mag. Dist.
 Situate off Hte. 114
 Area: 0.8207 Acre
 Date: 08/09/89
 Drawn By: DJH
 Checked By: AD

Plat Prepared For:
 THOMAS A. TAYLOR
 PENNY L. TAYLOR
 Scale 1" = 100'



**Thomas Taylor
Request for Rezoning
and
Special Use Permit
A-1 to R-3**



Legend

- State Roads
- Interstate Highway
- Private Roads (Named)
- Planned Highway
- Hydrology
- Subject Property
- Tax Parcels

Parcel ID(s): 019068
029370



Montgomery County, Virginia
DISCLAIMER

INFORMATION SHOWN ARE TO BE USED FOR REFERENCE PURPOSES ONLY AND THE MONTGOMERY COUNTY BOARD OF SUPERVISORS OR PLANNING & GIS SERVICES ARE NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. NO RESPONSIBILITY IS ASSUMED FOR DAMAGES OR OTHER LIABILITIES DUE TO THE ACCURACY, AVAILABILITY, USE OR MISUSE OF THE INFORMATION HEREIN SHOWN.

THE INFORMATION SHOWN HEREON IS TO BE USED FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSTRUED OR USED AS A LEGAL OR OFFICIAL DETERMINATION OF OFFICIAL COUNTY, STATE, AND FEDERAL RECORDS. DATA IS BELIEVED TO BE ACCURATE, BUT IS NOT GUARANTEED.

IN NO EVENT SHALL MONTGOMERY COUNTY BE LIABLE FOR ANY DAMAGES THAT MIGHT ARISE FROM THE USE OF THE INFORMATION SHOWN.

EXACT LOCATION OF FLOOD ZONE TO BE CERTIFIED BY LICENSED SURVEYOR, ENGINEER, OR ARCHITECT.



Thomas Taylor Request for Rezoning and Special Use Permit A-1 to R-3

Legend

- State Roads
- Interstate Highway
- Private Roads (Named)
- Planned Highway
- Railroad
- Huckleberry Trail
- Hydrology
- Tax Parcels
- Subject Property
- County Zoning**
- A1 - Agriculture
- CB - Community Business
- PMR - Planned Mobile Home Residential
- RM1 - Multi-Family Residential
- Special Use Permits

**Parcel ID(s): 019068
029370**



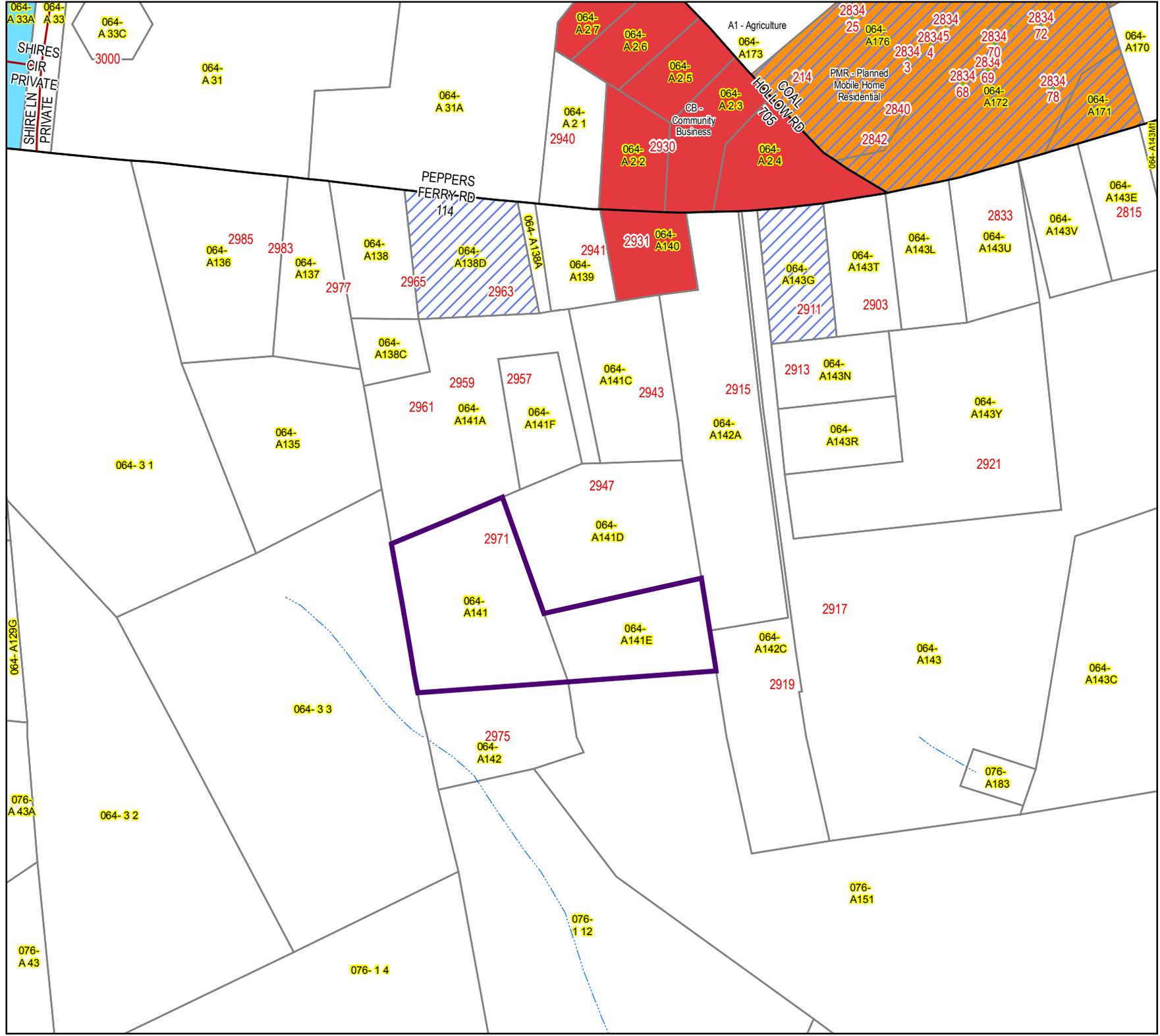
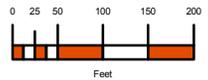
**AERIAL IMAGERY © 2002-2007
COMMONWEALTH OF VIRGINIA**
Montgomery County, Virginia
DISCLAIMER

INFORMATION SHOWN ARE TO BE USED FOR REFERENCE PURPOSES ONLY AND THE MONTGOMERY COUNTY BOARD OF SUPERVISORS OR PLANNING & GIS SERVICES ARE NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. NO RESPONSIBILITY IS ASSUMED FOR DAMAGES OR OTHER LIABILITIES DUE TO THE ACCURACY, AVAILABILITY, USE OR MISUSE OF THE INFORMATION HEREIN SHOWN.

THE INFORMATION SHOWN HEREON IS TO BE USED FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSTRUED OR USED AS A LEGAL OR OFFICIAL DETERMINATION OF OFFICIAL COUNTY, STATE, AND FEDERAL RECORDS. DATA IS BELIEVED TO BE ACCURATE, BUT IS NOT GUARANTEED.

IN NO EVENT SHALL MONTGOMERY COUNTY BE LIABLE FOR ANY DAMAGES THAT MIGHT ARISE FROM THE USE OF THE INFORMATION SHOWN.

EXACT LOCATION OF FLOOD ZONE TO BE CERTIFIED BY LICENSED SURVEYOR, ENGINEER, OR ARCHITECT.



Montgomery County Public Schools
Facilities and Planning Department
 1175 Cambria Street, Christiansburg, VA 24073
 Telephone: 540-382-5141 Fax: 540-381-6118

September 4, 2008

Steven Sandy, Planning Director
 Montgomery County Department of Planning and Inspections
 755 Roanoke Street, Suite 2A
 Christiansburg, VA 24073-3177

Dear Mr. Sandy,

I am writing regarding the plan review meeting on August 21, 2008.

Ellett Valley Development Co. Special Use Permit request for 14 single family dwellings in Community Business

This property is in the Blacksburg Strand. Children from homes in this area attend Margaret Beeks Elementary School, Blacksburg Middle School, and Blacksburg High School. Margaret Beeks Elementary School has a capacity of 440 students and a current enrollment of 396 students. Blacksburg Middle School has a capacity of 1200 students and a current enrollment of 862. Blacksburg High School has a theoretical capacity of 1216 students and a current enrollment of 1131. Our planning consultant advises us that on average across the county, new family dwelling units have the potential to add .6 children each to the school system. Fourteen units in this development could potentially add 9 students to our school system, or approximately about 1 student in any one grade level. This of itself would not negatively impact the schools. If the Rezoning and development is approved, please ensure that roads servicing this development can accommodate large school busses, including a turnaround area if the road is a dead end. Steep roads should have adequate stopping areas at the bottom for busses and should meet VDOT requirements.

Thank you for this opportunity to comment on the proposed development.

Sincerely,



Daniel A. Berenato

CC
 Tiffany Anderson
 Walt Shannon

MEMORANDUM

TO: Planning Commission

FROM: Planning Staff

DATE: September 3, 2008

RE: A request by **Ellett Valley Development, (Agent: Gay & Neel)** for a Special Use Permit (SUP) on approximately 11.62 acres in a Community Business (CB) zoning district to allow 14 single family dwelling units. The property is located on the East Side of Cascades Road 500 feet southwest of the Mid Pine Rd/Cascades Rd intersection, and is identified as Tax Parcel No(s). 55-A-B2, 55-12-531 (Acct No. 033633, 010645), in the Mount Tabor Magisterial District (District B). The property currently lies in an area designated as Residential Transition in the Comprehensive Plan.

I. Nature of Request

The applicant is requesting a Special Use Permit (SUP) on approximately 11.62 acres zoned Community Business (C-B) to allow the development of fourteen (14) single-family dwellings. The C-B zoning district allows single-family dwellings by special use permit but it does not set forth lot requirements. Therefore, the single-family dwellings are proposed to be built on lots meeting Residential (R-1) zoning district standards to comply with the adjacent residential lots within Blacksburg Country Club.

A similar request for seventeen (17) housing units was submitted in 2002 and subsequently withdrawn by the applicant to undertake design changes. In 2005, the applicant submitted a proposal for twelve (12) single-family dwellings which was also withdrawn by the applicant to allow time to address concerns raised by the Planning Commission about sewage treatment plant, topography of the site and Cascades Road not meeting VDOT requirements.

II. Location

The property is bordered to the east and west by the golf course of Blacksburg Country Club that is zoned Community Business (C-B) with a special use permit for golf course and country club. To the north and south are residential building lots ranging in size from 0.5 to 1.0 acres. These parcels are currently zoned Residential (R-1). The property is further located on the East Side of Cascades Road 500 feet southwest of the Mid Pine Rd/Cascades Rd intersection, and is identified as Tax Parcel No(s). 55-A-B2, 55-12-531 (Acct No. 033633, 010645), in the Mount Tabor Magisterial District (District B). The property currently lies in an area designated as Residential Transition in the Comprehensive Plan.

III. Impacts

This special use permit should have some impacts on the surrounding land uses. While the addition of residential homes is not out of character for the area, the proposed site is very steep and highly visible from many areas within Ellett Valley. Storm water runoff is a high concern due to the steep topography and lack of ground cover.

Road Access/Traffic

Cascades Road is currently not in the state road system. VDOT has indicated there are several items to be completed before the road can be accepted into the state system. The proposal has the potential to generate approximately 140 vehicle trips per day on Cascades Road. No traffic study or analysis has been provided. Cascades Road is proposed to be realigned in an attempt to meet VDOT's grade requirements. The proposed vacation of portions of right of way will require Board of Supervisors approval. The applicant has indicated that the new road will have a maximum grade of 16%. This steep grade does propose some safety concerns with regard to icy road conditions in winter and the ability of rescue equipment and school buses to traverse the hill. Since there are no fire hydrants in the area, fire tanker trucks with a full load of water will have to climb the hill in the event of an emergency.

Water and Sewer

All the proposed dwellings will be served by individual wells. Sewer service will be provided by the waste water treatment plant located at the bottom of the subdivision along the North Fork of the Roanoke River. The proposed lots would tie into the existing sewer system at Cascades Road. The existing sewer system is under a Consent Order effective September 28, 2007 to address non-compliance issues including violations for exceeding 95% of the licensed capacity. B&J Enterprises has hired Gay and Neel, Inc. to assist in addressing the consent order issues.

IV. Comprehensive Plan

The property is located within an area designated as Residential Transition in the Comprehensive Plan. The proposed use is comparable to the existing low density development within the country club and therefore this request appears to be compatible with the uses outlined in Residential Transition Areas. However, the proposal does fail to meet many design principles of the Comprehensive Plan to preserve on-site natural, cultural, historic, scenic, open space, or environmental resources (PLU 1.5.2(b)). Issues such as topography, erosion potential, lack of pedestrian and vehicular interconnectivity, storm water management are still of areas of concern with this proposal.

V. Analysis

The property owner has made application again to develop this knoll within Blacksburg Country Club with housing. The current proposal is for fourteen (14) lots on 11.62 acres. The comprehensive plan does designate this area as Residential Transition so it is practical to allow single family housing in this area, however; there are still many concerns that have been expressed about the design principles used to develop this site. There are concerns about the adequacy of the sewage treatment facility and

status of the existing permit (consent order) and enforcement actions by VA DEQ. There are concerns about the grade of the proposed road and control of runoff from this road and the entire site as there is an increase in impervious surfaces. There are additional concerns about the status of the existing Cascades Road and compliance with VDOT's requirements to get this road in the VDOT Secondary Road System. Also, this site has also been an eyesore for the community for several years as the site has been stripped of its vegetation and been used as a borrow area for fill dirt.

VI. Staff Recommendation

Staff recommends **tabling** of the Special Use Permit (SUP) request to allow fourteen (14) additional single family dwellings on approximately 11.62 acres in Community Business (C-B) due to the following concerns:

- o Status of licensed sewage treatment plant capacity and ability to serve additional units
- o Status of Cascades Road
- o Erosion and Sediment Control and Storm Water Management associated with this development
- o Lack of a landscape and/or buffering plan to protect view sheds and reduce erosion

Tabling this matter for one month should allow the applicant and owners to address some of the issues discussed in this report and provide definitive answers to the concerns addressed by staff and citizens.

Consideration should be given to adjacent property owners or other interested citizens attending the public hearing to express their views regarding this request.

Enclosures: Current Zoning Map
 Aerial Photo Map

Ellett Valley Development Company, L.L.C.
Cascades Road Development

Special Use Permit Application

Located in:

Montgomery County, Virginia

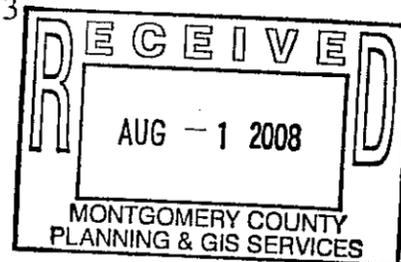
Project Number: 1496.1

Date: August 1, 2008



GAY AND NEEL, INC.

1260 RADFORD STREET
CHRISTIANSBURG, VIRGINIA 24073
(540) 381-6011 FAX (540) 381-2773
info@gayandneel.com
www.gayandneel.com



Original.



Application to Planning Commission and Board of Supervisors

Application For: (check appropriate boxes)	
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Rezoning & Special Use Permit
<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> Comprehensive Plan Amendment
Applicant Information:	
Property Owner: <u>Ellett Valley Development Company, L.L.C.</u>	Agent: <u>Gay and Neel, Inc.</u>
Address: <u>3807 Brandon Avenue, Suite 245</u> <u>P.O. Box 4705, Roanoke, VA 24015</u>	Address: <u>1260 Radford Street</u> <u>Christiansburg, VA 24073</u>
Phone 1: <u>(540) 989-3653</u>	Phone 1: <u>(540) 381-6011</u>
Phone 2: _____	Phone 2: <u>(540) 381-2773 (Fax)</u>
Email: _____	Email: <u>jburke@gayandneel.com</u>
Location of Property: <u>Ellett Valley, Montgomery County</u>	
Legal Record of Property: Total Area: <u>11.62</u> Acres Magisterial District <u>Mount Tabor</u>	
Account ID: <u>033633, 010645</u> Tax Parcel Number(s): <u>55-(A)-B2, 55-12-531</u>	
Rezoning Details: Current Zoning District: _____ Requested Zoning District: _____	
Desired Use(s): _____	
Special Use Permit: Current Zoning District <u>CB</u> Total Area: _____ Acres	
Desired Use(s): <u>Residential Housing following R-1 & R-1 Compact Guidelines</u>	
Comprehensive Plan Amendment(Description): _____	
<p><i>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.</i></p>	
<u>[Signature]</u>	<u>[Signature]</u>
Property Owner's Signature	Agent's Signature
<u>7-31-08</u>	<u>08/01/08</u>
Date	Date

FOR OFFICE USE ONLY

Date Received: 08-01-2008 Fee Paid: 410⁰⁰ Reviewed by: [Signature]

COMPLETE request. Schedule for 9/10/2008 Planning Commission Meeting.

INCOMPLETE request. Applicant has until _____ to re-submit application to be considered for _____ meeting.

Adjacent Property Owners List

Lot #	Owner(s)	Tax ID	Mailing Address
541	Paul E. Bland	56 - (03) - 541	1845 Augusta National Dr. Blacksburg, VA 24060
540	Ronnie P. Bland	56 - (03) - 540	1800 Cambria St. Christiansburg, VA 24073
535	Gary W. Mason & Laurie G. O'Rourke	55 - (12) - 535	P.O. Box 11134 Blacksburg, VA 24060
534	Eric S. & Misty U. Gwynn	55 - (12) - 534	1965 Cascades Rd. Blacksburg, VA 24060
533	Eric S. & Misty U. Gwynn	55 - (12) - 533	1965 Cascades Rd. Blacksburg, VA 24060
526	Herbert R. Alcorn, Sr.	55 - (12) - 526	603 Lansdowne St. Blacksburg, VA 24060
527	Ben H., Jr. & Susan L. Faulkner	55 - (12) - 527	2070 Cascades Rd. Blacksburg, VA 24060
528	Phillip E. & Peggy L. Bowden	55 - (12) - 528	1715 East Ridge Dr. Blacksburg, VA 24060
529	Joseph H. & Amanda C. Poff	55 - (12) - 529	2080 Cascades Rd. Blacksburg, VA 24060
530	Joseph H. Poff	55 - (12) - 530	2080 Cascades Rd. Blacksburg, VA 24060

The special use permit being considered would allow residential development on two adjacent parcels owned by Ellett Valley Development Company L.L.C. One of the parcels is 1.301 acres and is zoned R-1. The other is 10.319 acres and is zoned Community Business. The site is located in Ellett Valley adjacent to the Blacksburg Country Club. The following information is provided in response to the application for a special use permit.

Comprehensive Plan Justification

The special use permit in question is not located within a village or a corridor area. Therefore, the Comprehensive Plan will be referenced.

1. Compliance with required lot minimums, district minimums, and availability of water and sewer.

Lot minimums and district minimums in the creation of the concept plan requirements were used for Montgomery County R-1 (and R-1 compact) zoning. Sewer service to the Cascades Road development will be provided by a private sewer company, B&J Enterprises. The sewage will be pumped to the private sewage treatment plant located on the Blacksburg County Club premises. Private water service will be provided by way of individual wells.

2. Describe how this special use permit follows the land use categories outline in 'Residential Transition' (PLU 1.5).

PLU 1.5.1 Land Use Response

- a. The site is located in a predominately residential area located adjacent to the Blacksburg Country Club. By allowing residential development in this community business zoned area, the land use will better fit the surrounding areas.
- b. This development will be similar in density and scale to the existing adjacent land use. This will allow for the development that the county anticipated in these land use areas to more smoothly transition into surrounding areas.
- c. The areas surrounding and including the site are not developing at levels lower than is anticipated by the current zoning.

PLU 1.5.2 Community Design Response

- a. Although the development will exceed the 1 dwelling per acre recommended in this policy, the new dwellings will be spaced according to the residential zoning guidelines and will have access to sewer service. The total development density will be 0.53 dwellings per acre.

- b. The concept design for the Cascades Road development incorporates a clustered design to conserve open space. In fact, a designated green spaced has been proposed to accompany the added development.
- c. The surrounding land use and development are very similar to what is being proposed in the special use permit. The surrounding areas are predominately zoned R-1 which is the template the concept followed in design.

PLU 1.5.3 Facilities and Utilities Response

- a. Although future sewer and water extensions are discouraged by residential transition policy, the extension of sewer to the new dwelling is built upon an existing private sewer network. The expansion of the sewer service to the Cascades Road development will allow for better service coverage to the area the private sewer company already serves.
- b. There are currently no community facilities located on the site.
- c. The extension of Cascades Road will be in accordance to all V.D.O.T. standards and the impact on surrounding areas will be minimal with a maximum of 14 additional dwellings anticipated.

3. How do the new transportation facilities fit with the transportation chapter (TRN 1.3 and TRN 1.4)?

TRN 1.3.1 Cul-De-Sac Response

The number of lots bordering the cul-de-sacs in the concept plans are within county and VDOT recommendations.

TRN 1.3.2 Connectivity Response

Cascades Road currently dead ends into an existing cul-de-sac. Due to the nature of the proposed development and the surrounding topography, the connection of cascades road to any additional roads (existing or future) is highly unlikely. In this same manner, future expansions beyond the proposed improvements are also highly unlikely. This means that no future street expansions will need to be depicted on the plats.

TRN 1.3.3 Right of Way Standards

All road extensions and improvements will be in accordance with V.D.O.T. standards. This includes the quality and characteristics of the right of way. The right-of-way will have the appropriate widths as outlined by V.D.O.T.

TRN 1.3.4 Context Sensitive Street Design Response

The site is not located within a village or urban area; this concern is not applicable to the proposed use.

TRN 1.3.5 Pedestrian Facilities Response

The addition of pedestrian friendly facilities will not be a part of this concept for several reasons. First, the road will not connect to any other streets, and only a few dwellings are located at the end. Second, the surrounding areas do not contain sidewalks or bike paths.

TRN 1.4 Connectivity Response

The Cascades Road extension will not impact any major arterial roads of its low density development and the fact that it is not a through-road.

4. Groundwater, Surface Water, and Stormwater Runoff Concerns?

The plan for the proposed concept will include an Erosion and Sediment Control Plan as well as a Stormwater Pollution Prevention Plan. Drainage patterns will be preserved as closely as possible. Furthermore, the site is not located on any karst features according to the county's karst feature map included in the ENV. chapter of the comprehensive plan.

5. Housing Resource concerns.

The guidelines outlined in HSG 1.1 and HSG 1.3 are not specifically applicable to this subdivision. The subdivision will be blended with surrounding existing land uses which are not typically low income.

6. Future educational facility needs.

This subdivision will add an additional 14 residences to the county. This addition is not anticipated to cause stress on the existing educational system or require future expansion of the educational services. Furthermore, the development will utilize private water and sewer which will not place any additional strain on the county's infrastructure.

Evidence of Water Supply and Sewage Disposal

This project will be serviced by a private sewer company, B&J Enterprises. The water supply will be derived from individual wells dug to all pertinent Department of Health standards. The use of private water supply follows the surrounding residential areas which also use well water.

Transportation Impacts

The addition to Cascades Road which will accompany this project will be constructed to V.D.O.T standards. The road itself is in the process of being submitted for acceptance into the V.D.O.T. system.

Additional Special Use Permit Requirements

The proposed special use permit will cause little impact on county resources and is consistent with the comprehensive land use plan. As explained above, the subdivision will follow the comprehensive plan closely and add additional real estate to the county. The additional permit concerns are addressed below in the order they appear on the checklist.

1. The previous section provided justification that the proposal is consistent with the comprehensive plan.
2. The proposed development will use private water. There are currently no proposed fire control measures, but the road will be constructed to VDOT standards to allow access by the fire department.
3. The noise emanating from the site will be minimal as it will be a residential area matching surrounding areas.
4. There are no proposed outdoor lighting structures other than what would normally accompany residential houses.
5. There are no proposed additional signs other than the required street signs.
6. The special use will match the surrounding parcels' current residential use.
7. The proposed buildings will be single family homes, typically 2 stories with basement. There are no formal footprints at this time. However, the anticipated square footage could range from 2,000 to 4,500 square feet per house per lot.
8. The site is partially wooded and mostly grass.
9. Lot development will commence upon obtaining a Special Use Permit and all required permits.
10. The special use permit will result in topographic changes to the hill on which the development will be constructed. However, the proposed open area will preserve natural wooded area on the parcel.
11. The proposed special use permit will provide housing for the residents of Montgomery County.
12. The traffic generated by the proposed use will be minimal and the adjacent roadways are adequate. Pedestrian circulation concerns are not applicable to this proposed use.
13. This concern is not applicable to this proposed development.
14. This concern is not applicable to this proposed development because of the use of private water and sewer.
15. No impacts to the G.W. supply are anticipated for 14 additional residential wells.
16. The special use permit will not degrade the structural capacity of the soils.

17. The construction of Cascades Road will follow V.D.O.T. standards for safety measures and construction. Because of the nature and location of the project, no future connecting roads are anticipated.
18. The proposed open space will preserve existing woodlands. The proposed development will result in an impervious cover percentage below the threshold for water quality management requirement.
19. The proposed use will enlarge the tax base by providing residential development.
20. N/A. The proposed use is residential.
21. This concern is not addressed.
22. This concern is not applicable to the proposed use.
23. The open space provided as part of this development will allow for several possible future uses. Although the specific use is woodland preservation, other possibilities include: playground area, picnic area, walking or hiking trail, and others as suggested by the county ordinances.
24. The proposed development will not be affected by the 100 year floodplain due to its higher elevations. The site does contain slopes greater than 20% as shown by the contours on the concept plan.
25. This concern is not applicable to the proposed use.
26. This concern is not applicable to the proposed use.
27. The only anticipated accessory structures are possible garages developed in tandem with the new dwellings. The locations of these garages will be determined by the owner in accordance with the Montgomery County zoning ordinances and building permit requirements.
28. The areas for the proposed use are included on the concept plan.
29. This concern is not applicable to the proposed use.
30. This concern is not applicable to the proposed use.
31. This concern is not applicable to the proposed use.
32. This concern is not applicable to the proposed use.
33. This concern is not applicable to the proposed development.
34. This concern is not applicable to the proposed development.
35. This special use permit does not include any traffic control measures during construction. However, there are no nearby schools, and the current road is a dead

end street which will further reduce traffic volumes. The majority of the grading work at the site has been completed.

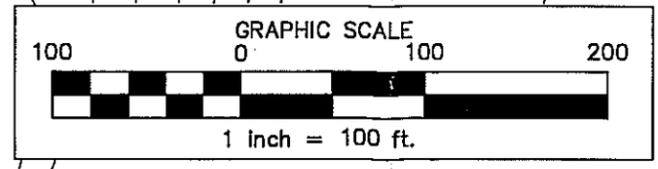
X:\Drawings\1496.1\dwg\1496-VDOT ACCEPTANCE PLAN\16_recover000.dwg, HILL_CONCEPT (2), 8/12/2008 9:20:30 AM, [Nicholas, Xenox Phase] 7300N.pcs, 1:1



R-1 ZONING GUIDELINES:
LOT REQUIREMENTS:
MIN. WIDTH = 100 FT.
MIN. AREA = 20,000 SQ. FT.
MAX. COVERAGE = 30% (BUILDING) 50% (IMPERVIOUS)
MAX L/W RATIO = 5:1
SETBACKS
FRONT = 40 FT.
REAR = 40 FT.
SIDE = 15 FT.

R-1 COMPACT ZONING GUIDELINES:
LOT REQUIREMENTS:
MIN. WIDTH = 80 FT.
MIN. AREA = 14,000 SQ. FT.
MAX. COVER = 30% (BUILDING) 50% (IMPERVIOUS)
MAX L/W RATIO = 5:1
25% GREENSPACE REQUIRED
SETBACKS
FRONT = 30 FT.
REAR = 30 FT.
SIDE = 15 FT.

NOTE: PROPOSED FOOTPRINTS ARE SHOWN FOR INFORMATIONAL CONCEPTUAL PURPOSES ONLY. ACTUAL FOOTPRINTS MAY VARY.



GAY AND NEEL, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEYING
1260 Radford Street
Christiansburg, Virginia 24073
Phone: (540) 381-6011 Fax: (540) 381-2773
Email: info@gayandneel.com

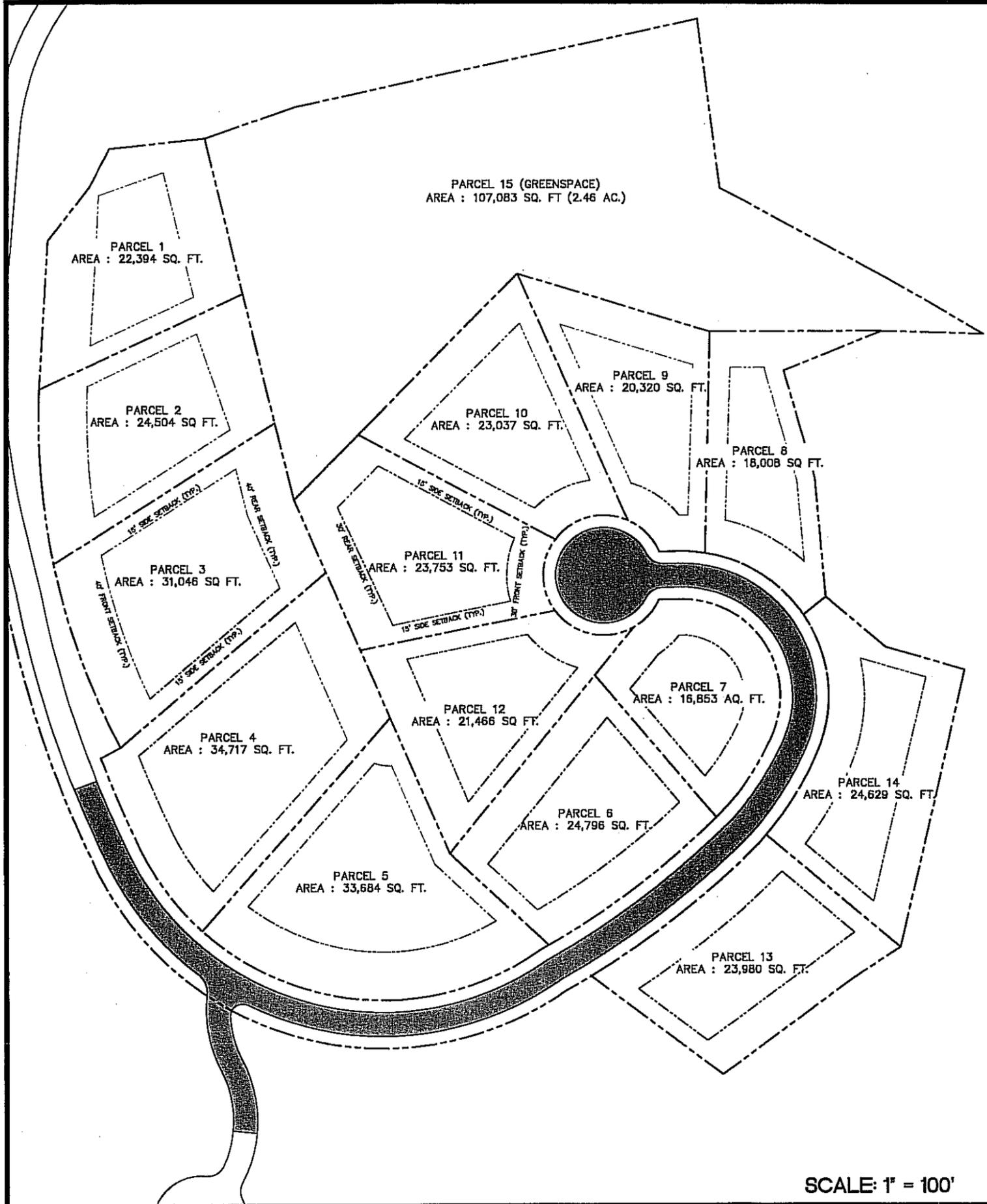
**Cascades Road Development
Special Use Application**
Montgomery County, Virginia

REVISED:

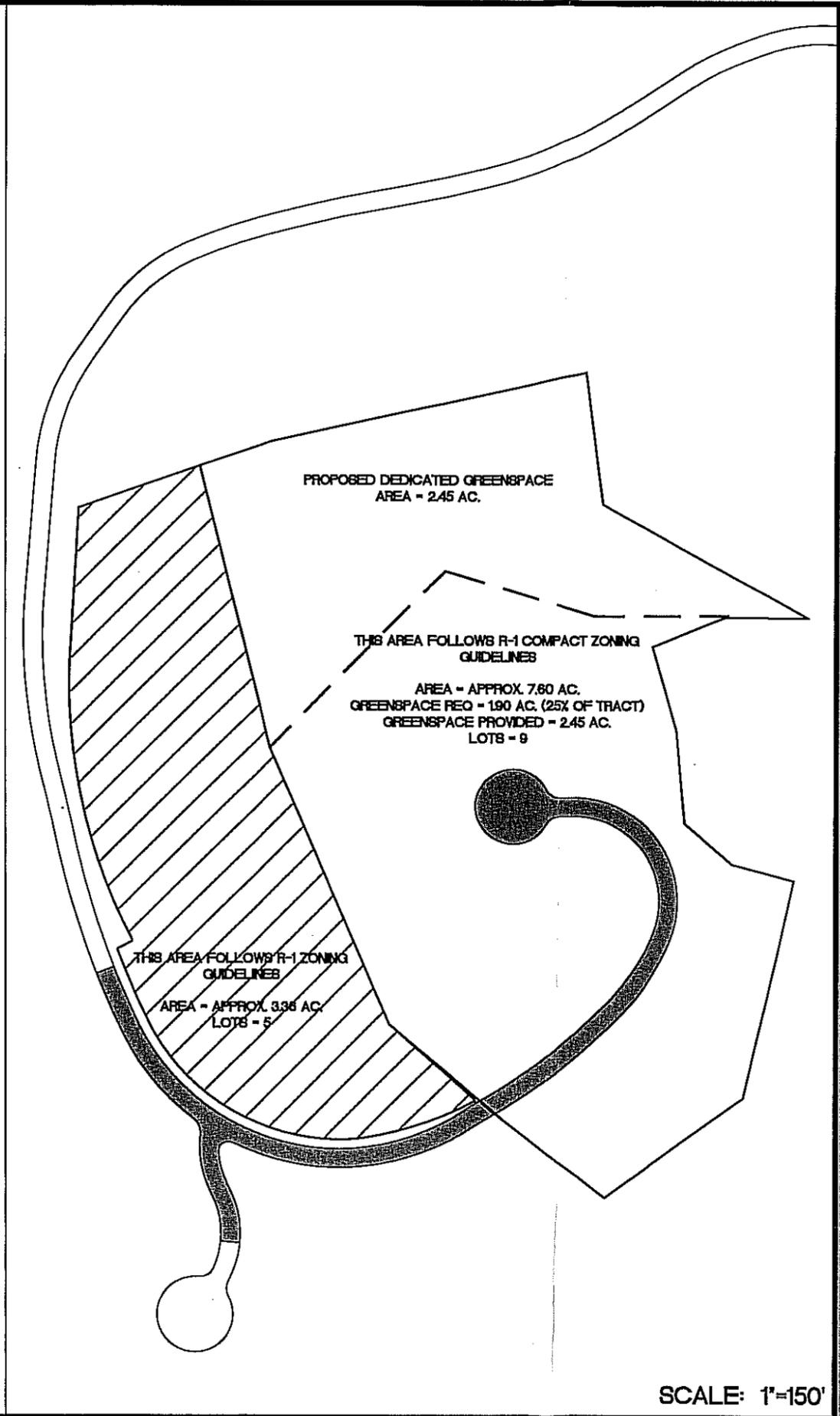
DESIGNED/CALC.: JSN
CHECKED:
DRAWN: JSN
SCALE: 1" = 100'
DATE: 07/28/08

JOB NO. 1496.1
SHEET 2 OF 3

X:\Drawings\1496\1496-VDOT ACCEPTANCE PLAN16_recover000.dwg, HILL_CONCEPT (3), 8/1/2008 9:20:57 AM, jlnicholas, Xerox Phaser 7300N.pcl, 1:1



SCALE: 1" = 100'



SCALE: 1"=150'



GAY AND NEEL, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 SURVEYING
 1260 Radford Street
 Christiansburg, Virginia 24073
 Phone: (540) 381-6011 Fax: (540) 381-2773
 Email: info@gayandneel.com

**Cascades Road Development
 Special Use Application**

Montgomery County, Virginia

REVISED:

DESIGNED/CALC.: JSN
 CHECKED:
 DRAWN: JSN
 SCALE: AS SHOWN
 DATE: 07/28/08

JOB NO. 1496.1

SHEET 3 OF 3



Ellett Valley Development Request for Special Use Permit

Legend

- State Roads
- Interstate Highway
- Private Roads (Named)
- Planned Highway
- Hydrology
- Tax Parcels
- Subject Property



Aerial Photography and Cartography Derived by
The Terra Group and Contributors in
Montgomery County, VA
All rights reserved. All other trademarks and logos reserved.

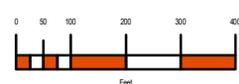
Montgomery County, Virginia
DISCLAIMER

INFORMATION SHOWN ARE TO BE USED FOR REFERENCE PURPOSES ONLY AND THE MONTGOMERY COUNTY BOARD OF SUPERVISORS OR PLANNING & GIS SERVICES ARE NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. NO RESPONSIBILITY IS ASSUMED FOR DAMAGES OR OTHER LIABILITIES DUE TO THE ACCURACY, AVAILABILITY, USE OR MISUSE OF THE INFORMATION HEREIN SHOWN.

THE INFORMATION SHOWN HEREON IS TO BE USED FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSTRUED OR USED AS A LEGAL OR OFFICIAL DETERMINATION OF OFFICIAL COUNTY, STATE, AND FEDERAL RECORDS. DATA IS BELIEVED TO BE ACCURATE, BUT IS NOT GUARANTEED.

IN NO EVENT SHALL MONTGOMERY COUNTY BE LIABLE FOR ANY DAMAGES THAT MIGHT ARISE FROM THE USE OF THE INFORMATION SHOWN.

EXACT LOCATION OF FLOOD ZONE TO BE CERTIFIED BY LICENSED SURVEYOR, ENGINEER, OR ARCHITECT.



Prepared by Montgomery County, Va
Planning & GIS Services, 8/4/08





Elett Valley Development Request for Special Use Permit

Legend

- State Roads
 - Interstate Highway
 - Private Roads (Named)
 - Planned Highway
 - Hydrology
 - Tax Parcels
 - Subject Property
- County Zoning**
- A1 - Agriculture
 - CB - Community Business
 - R1 - Residential



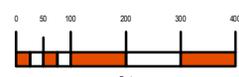
Montgomery County, Virginia
DISCLAIMER

INFORMATION SHOWN ARE TO BE USED FOR REFERENCE PURPOSES ONLY AND THE MONTGOMERY COUNTY BOARD OF SUPERVISORS OR PLANNING & GIS SERVICES ARE NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. NO RESPONSIBILITY IS ASSUMED FOR DAMAGES OR OTHER LIABILITIES DUE TO THE ACCURACY, AVAILABILITY, USE OR MISUSE OF THE INFORMATION HEREIN SHOWN.

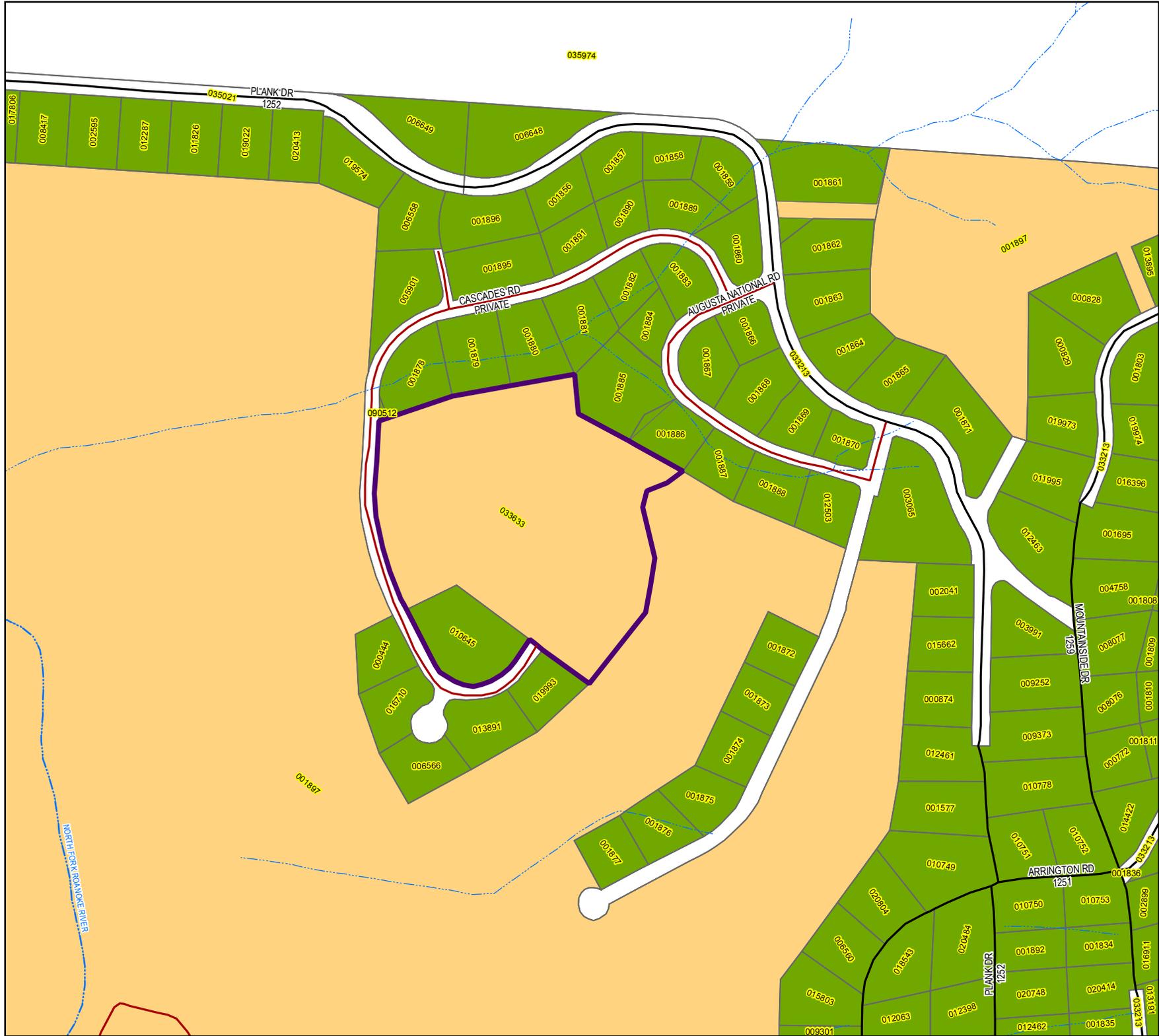
THE INFORMATION SHOWN HEREON IS TO BE USED FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSTRUED OR USED AS A LEGAL OR OFFICIAL DETERMINATION OF OFFICIAL COUNTY, STATE, AND FEDERAL RECORDS. DATA IS BELIEVED TO BE ACCURATE, BUT IS NOT GUARANTEED.

IN NO EVENT SHALL MONTGOMERY COUNTY BE LIABLE FOR ANY DAMAGES THAT MIGHT ARISE FROM THE USE OF THE INFORMATION SHOWN.

EXACT LOCATION OF FLOOD ZONE TO BE CERTIFIED BY LICENSED SURVEYOR, ENGINEER, OR ARCHITECT.



Prepared by Montgomery County, Va
Planning & GIS Services, 8/4/08



MEMORANDUM

TO: Montgomery County Planning Commission
FROM: Planning Staff
DATE: September 1, 2008
RE: **Staff Analysis**

A request by **Charles Lewis Wheeling, (Agent: Ntelos)** for a Special Use Permit (SUP) on approximately 24.19 acres in an Agriculture (A-1) zoning district to allow a 130' telecommunication tower. The property is located at 174 Friendship Road, and is identified as Tax Parcel No(s). 82-A-158 (Acct No. 028687), in the Shawsville Magisterial District (District C). The property currently lies in an area designated as Resource Stewardship in the Comprehensive Plan.

I. Nature of Request

The applicant is requesting a Special Use Permit (SUP) on approximately 24.19 acres zoned Agriculture (A-1) to allow construction of a 130 ft. wireless telecommunications monopole, with additional height of five (5) foot for a lightening rod, flush mounted antennas and associated ground equipment. The lease area is 60' x 60' totaling 3,600 sq. ft. The proposed new tower will be used by Ntelos and be available for possible use by two additional cellular providers and Montgomery County police, fire and rescue services.

II. Location

The property is located at 174 Friendship Road (Rt. 636) and is identified as Tax Parcel No(s). 82-A-158 (Acct No. 028687), in the Shawsville Magisterial District (District C). The property is bordered to the north and east by a large parcel zoned Agricultural (A-1), west and south by small to medium parcels zoned Agriculture (A-1). Except for smaller parcels primarily used for residential purposes, most of the surrounding lands maintain significant tree growth. Enclosed is a tax map and aerial photograph of the area.

III. Impacts

The application package contains the applicant's proposal, justification for the Special Use Permit (SUP), and drawings of the proposed use. The proposed use is expected to have limited impact on surrounding properties. Traffic is expected to be limited to one trip per month after construction of the tower is completed. Noise should not be a factor with this request. There will be no lighting mounted on the pole unless required by FAA. There will be some clearing required for construction of

the tower and access road. Electrical service is available near this site and will be provided to the site as underground service.

Staff has received the Aeronautical Evaluation prepared for this project by Sitesafe, dated August 6, 2008. "Marking and lighting is not required for this structure. Sitesafe does not consider this site to be a Hazard to Air Navigation as specified in FAR part 77."

Visibility and view shed of the proposed structure is of considerable importance in reviewing this proposal since it is to be located on a ridge north of Roanoke Road (Rt. 460) and east of Friendship Road (Rt. 636). The monopole is proposed to be 130 ft. in height with a 5 ft. lighting rod to be mounted on top for an overall height of 135 ft. Compliance with the County's policy on telecommunications facilities is important to minimize negative impact this structure may have on surrounding properties and view sheds. See Section IV for analysis of comprehensive plan policies.

IV. Comprehensive Plan

The specific location of the proposed tower is in the southern area of the Wheeling property and in an area designated as Resource Stewardship in the Comprehensive Plan.

In 2001, Montgomery County, along with neighboring jurisdictions, adopted the Regional Approach to Telecommunications Towers. In October, 2004, Montgomery County adopted a more detailed approach which applied the 2001 hierarchical framework to the new future land use categories as specified in **UTL 2.2.2 Uniform Approach to Siting of New Towers.**

Based on a preliminary review of the proposal and of the proposed location, the tower would be located in an area that can be characterized as "non-ridge, wooded lands" (Location E) under the established guidelines. According to the application, NTelos is proposing a 130 ft. flush mount monopole. While the tower will be visible from Roanoke Road and from the portions of Friendship Road, existing buffering and topography should minimize any potential impact on the majority of the surrounding area. As the proposal stands, it is consistent with the overall provisions of the Comprehensive Plan because of the proposed non-ridge, wooded location and demonstration of possible collocation opportunities on other structures as specified in UTL 2.2.1.

V. Analysis

This request presents a need to balance the aesthetic desires of citizens with the need for adequate cellular telephone coverage along the Roanoke Road (Rt. 460/Rt. 11) corridor. Based on the information submitted, it appears there are no other viable alternatives for co-location in this area to provide the needed coverage levels for the area.

If the need for a new tower in this area is determined, the Planning Commission and Board of Supervisors must try to mitigate negative impacts for the newly constructed tower to comply with the County's policy on communications towers. There are several ways in which to mitigate the visual impacts of the structure. The ordinance currently requires the structure be non-reflective or painted with a neutral paint to be less visible. Antennae can be mounted inside the pole or "flush mounted" on the pole. Conditions must be placed on the Special Use Permit (SUP) to ensure the least visual impact is achieved. NTelos proposes to construct a monopole tower and paint both the tower and the flush mounted antennas brown to decrease the visibility of the structure.

The Commission should consider the height of the structure because the height will also affect visibility. A view shed analysis of the proposed tower location will be performed using the County's LIDAR data and digital imagery. This information will be shown electronically at both public hearings. The Emergency Services Coordinator has reviewed the SUP application and requested that space be made available for police, fire and rescue services equipment if needed.

VI. Staff Recommendation

Planning staff has drafted conditions consistent with previous approvals in an attempt to balance the need for wireless service in the area with the policies of the Comprehensive Plan and view sheds in the area.

1. Tower shall not exceed a total overall height of 135 feet inclusive of the proposed lightening rod with a ground elevation of 1783 ft. Tower shall not have lighting unless required by the FAA. Tower shall have a base diameter not to exceed 30 inches and a top diameter of 22 inches.
2. Site development shall be in substantial conformance with the plans entitled, "NTelos Proposed 130' Monopole Tower, RN819 – Georges Run, Friendship Road, Shawville, VA 24162", prepared by Terradon, dated July 16, 2008 and received by Montgomery County on August 1, 2008.
3. Tower shall be of a "monopole stealth design" and all antennae shall be flush mounted (distance between face of pole and outer face of antennas not to exceed 12 inches) on the structure. Tower shall be painted brown (Wooden Cabin or similar). All wiring and cables shall be located inside the pole structure.
4. Engineering plans signed and sealed by a licensed engineer in the State of Virginia shall be submitted to and approved by the Building Official prior to issuance of a building permit.
5. No platforms or dishes shall be permitted on the structure above the tree line.
6. Tower shall meet all regulations found in Section 10-48(6) of the Montgomery County Zoning Ordinance.
7. Backup generator, if applicable, shall not be fueled by any liquid fuel source.
8. Owner/agent shall provide police, fire and rescue services antennae space on the proposed tower for the agreed upon rental rate of \$1 per year subject to the structural capacity of the tower and provided that emergency service antennae do not provide radio frequency interference to other antennae located upon the tower. Emergency service providers shall provide equipment. Tower owner/agent shall install the antennae at market rate. The second highest space on the pole shall be made available to the County. In the event that Montgomery County has not used this space and another cellular carrier wishes to co-locate on the same tower, the tower owner shall give the Montgomery County Administrator fourteen (14) days notice by Certified Mail of their intent to occupy this location. If the County declines the offered location, the tower owner will provide the County with the next lowest location on the tower. In no case shall the County be offered a height of less than one-hundred twenty feet (100 feet) on the tower.

Concerns from a neighbor are presented in the enclosed letter dated August 1, 2008. Other property owners or interested parties may be present at the public hearing to present their view regarding this request.

Enclosures: Bailey Letter of Opposition, dated September 1, 2008
Comprehensive Plan, UTL 2.0
Applications Materials
Current Zoning Map
Photo Simulations
Aerial Photo Map

**Montgomery County
Special Use Permit Application**

**To Construct a New 130 Foot Wireless Telecommunications Monopole
(With a Five (5) Foot Lightning Rod)
With Associated Ground Equipment Cabinets**

**RN819 Georges Run
Charles Lewis Wheeling, Etal. Property**

**Applicant:
Virginia PCS Alliance, L. C., d/b/a**



**1150 Shenandoah Village Drive
Waynesboro, Virginia 22980**

TABLE OF CONTENTS

Cover Letter

Application

Special Use Permit Justification

Affidavit from Site Acquisition Agent & Alternative Sites Considered

Adjacent Property Owners List

Propagation/Coverage Maps

Concept Plan

Towair Determination

Photo Simulations, Vicinity Map and Topo Map

NTELOS

Debbie Balsler, Site Acquisition Manager
1150 Shenandoah Village Drive
Waynesboro, Virginia 22980
Phone: (540) 946-1851
Email: balserd@ntelos.com



August 1, 2008

Ms. Dari Jenkins
Planning & Zoning Administrator
Montgomery County Department of Planning & GIS Services
755 Roanoke Street, Suite 2A
Christiansburg, VA 24073-3177

RE: Virginia PCS Alliance, L.C., d/b/a NTELOS – Application for Special Use Permit
Charles Lewis Wheeling, Etal. Property
Parcel ID: 020687
Tax Map ID: 82-A-158
223 Friendship Road
Shawsville Magisterial District

Dear Dari:

Enclosed is the application for Special Use Permit and Justification, with supporting information, filed by Virginia PCS Alliance, L.C., d/b/a NTELOS for the above mentioned site.

NTELOS proposes to construct and operate a wireless telecommunications facility on a portion of the property that is zoned A-1 Agricultural which is currently vacant and wooded. The wireless telecommunications facility will consist of a one-hundred thirty (130) foot monopole, with a five (5) foot lightning rod, and associated ground equipment cabinets. The proposed monopole will be painted brown and will have flush mounted antennas, also painted brown, and will not (a) have a demand on public services or utilities, (b) change the character of the zoning district, or (c) adversely affect adjacent properties.

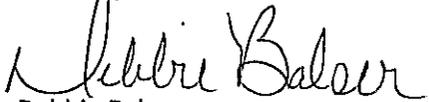
This site is located in an Agricultural (Resource Stewardship) land use planning area. This property falls under Category E "Non-ridge, wooded lands (Rural/Resource Stewardship)" of the more preferred locations for siting telecommunication facilities described in UTL 2.2.2 of the Comprehensive Plan.

NTELOS has combed this part of Montgomery County looking for structures on which to collocate its antennas and has found that none exist or are available for access or other reasons. Whenever possible, NTELOS has collocated with other wireless telecommunication carriers on all structures available for collocation that connect with this coverage area. Even so, other carriers are able to provide continuous, uninterrupted coverage to their customers while NTELOS has a significant gap in service in this part of Montgomery County.

Dari Jenkins
August 1, 2008
Page 2

Accordingly, we believe that this application not only satisfies all of the requirements of the County's applicable zoning ordinances, but also is consistent with the intent and substance of its Comprehensive Plan. We therefore ask that you evaluate the application in this light, that the Planning Commission recommend approval to the Board of Supervisors, and that the Board of Supervisors grant a Special Use Permit for the proposed 130 foot monopole, with five (5) foot lightning rod, which will permit NTELOS to complete its service in this significant part of Montgomery County.

Sincerely,

A handwritten signature in cursive script that reads "Debbie Balsler".

Debbie Balsler
Site Acquisition Manager, VA West

Cc: G. Michael Pace, Gentry Locke Rakes & Moore
Master Lease File

Montgomery County, Virginia: Application to Planning Commission and Board of Supervisors

Application for: (check appropriate boxes)

<input type="checkbox"/> Rezoning	<input type="checkbox"/> Rezoning & Special Use Permit
<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> Comprehensive Plan Amendment

Applicant Information:

Owner: Charles Lewis Wheeling, Etal. Agent: Debbie Balser, NTELOS
 Address: 213 Friendship Rd. Address: 1150 Shenandoah Village
Shawsville, VA 24162 Dr., Waynesboro, VA 22980

Telephone 1: 540-268-5540 Telephone 3: 540-946-1851
 Telephone 2: _____ Telephone 4: 540-241-3222
 Email: _____ Email: balserd@ntelos.com

Location of Property: On the northeast side of Rt. 636, north of the intersection of Rt. 636 & Rt. 11.

Legal Record of Property: Total Area: 24.19 Acres Magisterial District: Shawsville
 Account I.D. 020687 Tax Parcel Number(s): 82-A-158

Rezoning Details: Current Zoning District: _____ Requested New Zoning District: _____
 Desired Use(s): _____

Special Use Permit: Current Zoning District: A1 Total Area: 60' x 60' Acres
 Desired Use(s): Construct a 130' monopole & associated (3600 S.F.) ground equipment for wireless telecommunications facility.

Comprehensive Plan Amendment (Description): _____

I certify that the information supplied on this application and on the attachments provided (maps and other information provided) 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.

Charles Lewis Wheeling 6/11/08 Debbie Balser 8/1/08
 Owner's Signature Date Agent's Signature Date

FOR OFFICE USE ONLY

Date Received: _____ Fee Paid: _____ Reviewed by: _____

COMPLETE request. Schedule for _____ Planning Commission Meeting.

INCOMPLETE request. Applicant has until _____ to re-submit application to be considered for _____ meeting.

VIRGINIA PCS ALLIANCE, L.C., d/b/a NTELOS
SPECIAL USE PERMIT JUSTIFICATION
CHARLES LEWIS WHEELING, ETAL. PROPERTY
Parcel ID: 020687
Tax Map ID: 82-A-158

In accordance with the provisions of Section 10-21(4)(i)(oo) of the Montgomery County Zoning Ordinance, Virginia PCS Alliance, L.C., d/b/a "NTELOS" submits this Application for Special Use Permit for a 130 foot monopole, with five (5) foot lightning rod, telecommunications tower, the justification for which is as follows:

Background and Current Zoning:

NTELOS is requesting a special use permit in order to construct a new freestanding 130 foot telecommunications steel monopole, with a five (5) foot lightning rod, with flush mounted antennas and associated ground equipment cabinets contained within 3,600 square foot (60' x 60') leased area on land located in the Shawsville Magisterial District of Montgomery County, as shown on the attached concept plan.

The property is zoned A-1 Agricultural District, which allows telecommunications towers (attached) by right, and telecommunications towers (freestanding) by special use permit (Section 10-21).

At 130', the monopole will permit NTELOS, Montgomery County Emergency Services and possibly two (2) other wireless telecommunications carriers to collocate their antennas on the structure. NTELOS proposes to paint the monopole and flush mounted antennas brown in order to decrease the visibility of the monopole and antennas. NTELOS proposes to fence a 48' x 56' (2,688 square feet) portion of the leased area with a six (6) foot high chain link fence. NTELOS proposes to construct a 30' wide access easement off of Route 636 to access the site. NTELOS has made contact with VDOT regarding the proposed entrance and sent them the concept plan showing the proposed location of the entrance. VDOT indicated that they would be doing a site visit and contact us regarding what will be required for the proposed entrance. The wireless telecommunications facility will be unmanned, requiring approximately one vehicular trip per month, except in the event of an emergency.

This request complies with all applicable regulations concerning telecommunications towers found in Section 10-48(6)(a-f) of the Montgomery County Zoning Ordinance and Comprehensive Plan. The proposed use is not part of a subdivision request, will not change the character of the zoning district, will not increase demand on public roads, services or facilities, and will have no adverse impact on surrounding properties.

Alternate Sites Considered:

NTELOS has made an exhaustive search of this area of the County as evidenced by the attached affidavit and information provided below by the contract employee of NTELOS who was assigned to work this search area. The site under consideration is the only location that will meet the desired coverage objectives. The attached affidavit, map and list of alternate sites considered show the other properties that were considered and/or evaluated, none of which meet NTELOS' coverage objectives based on drive test data or propagation studies or were not available for use by NTELOS for other reasons. There are no existing telecommunication towers in this immediate vicinity of Montgomery County.

Additional Special Use Permit Requirements under Section 10-54(3)(g)(1)-(35):

1. The request is consistent with the County's Comprehensive Plan because:
 - The County's Comprehensive Plan contains guidelines to be used in setting land use policy. One of the primary goals of the Comprehensive Plan is to provide for the orderly extension of telecommunication service (including wireless) in a manner that supports growth and development without negatively impacting the natural environment (Sec. UTL 2.0). To do so, the County has adopted a regional approach to siting new telecommunications structures, and encourages the uses of monopole and/or "stealth" design in new construction (Sec. UTL 2.2.2).
 - NTELOS has maximized the use of all existing collocation opportunities in Montgomery County. As a result, NTELOS proposes to build a new monopole painted brown, with flush mounted antennas to camouflage and minimize its visibility. The proposed use will not require public or private water or sewer facilities, and will otherwise have no adverse impact on the nature or character of the zoning district.
 - Section UTL 2.2.2 also provides that newly constructed towers should be built in locations which provide the least negative impact to the citizens in the County and neighboring jurisdictions. The proposed site is designated on the Comprehensive Plan as Rural/Resource Stewardship area.
 - Section PLU 1.2.1(f) provides that the County may permit new non-agriculturally related institutional uses by special use permit, provided the use is compatible in size and intensity with agricultural and rural residential uses, poses no threat to the public health, safety and welfare, and if the use helps preserve farmland, open space or historic, scenic or natural resources.
 - Wireless telecommunications service is institutional in nature, similar to other services provided to the citizens. It is not an intensive use, is compatible in scale with this agricultural and rural residential part of the County. The proposed use poses no meaningful threat of any type to public health, safety or welfare. In fact, it promotes and is supportive of agriculture, forest and

outdoor recreational uses by providing a reliable means of communications for outdoor enthusiasts, travelers and anyone living and working in the area by providing them with a safety net for direct access to help in the event of an accident or emergency. Wireless telecommunications facilities are quiet, peaceable and very helpful neighbors and they provide a significant (and often overlooked) public safety benefit to residents, tourists and sportsmen.

2. NTELOS will adequately provide for safety from fire hazards and have effective measures of fire control.
3. The only noise that will be generated from the site will be from air coolers within the ground equipment cabinets, which will be almost non-detectible from any adjacent properties.
4. There will be no glare or light generated from the proposed use in relation to uses in the immediate area. The only light will be over the ground equipment cabinets to allow a site technician to see inside the cabinets if there is a maintenance problem at night.
5. The monopole will not be lit and the only signs located at the proposed site will be those required by the Federal Communications Commission.
6. The proposed use will be compatible with other existing use on adjacent lands. Surrounding properties are zoned A-1 (Agricultural District), which allows telecommunications facilities by special use permit. The monopole is of a limited height and is a completely passive use that will not adverse impact on the surrounding land.
7. See attached concept plan.
8. The proposed monopole and associated ground equipment will be located completely within a wooded area. NTELOS is proposing to flush mount the antennas and paint the monopole and antennas brown. No additional screening or landscaping is planned unless required by the County.
9. If approved, the proposed monopole will be constructed and operational before the end of the year.
10. NTELOS requested a Phase I Environmental Site Assessment from Froehling & Robertson on May 21, 2008, to study the potential impact the proposed use may have on environmental, archaeological or historic features of significant importance. This report will be submitted to the County, if required, upon its completion.
11. The proposed special use will contribute to and promote the welfare and convenience of the public by improving in-building coverage to the County residents in the coverage area and by providing continuous, uninterrupted wireless telecommunications to County residents and

others traveling along State Route 636 and State Route 11 in this part of the County. The proposed use will also provide an enhancement for the County's E-911 services.

12. The proposed special use will require one vehicular trip per month by a site technician, unless there is an emergency or maintenance issue, for which the proposed access road is more than adequate.
13. There are no existing structures that will be converted for the proposed use. All new structures will meet all code requirements of Montgomery County.
14. The proposed special use will only require telephone and electrical services. It will require no other essential public facilities or services.
15. The proposed special use will not effect on ground water supply.
16. NTELOS will have geotechnical soil evaluations done prior to construction/installation of the proposed monopole. No adverse effect on the structural capacity of soils is expected.
17. The proposed use will have no impact on road development or transportation.
18. See answer #10 above.
19. The expansion of NTELOS' network will have a positive and direct effect on employment and economic development opportunities in the county as a result of an expanded customer base and rising demand. Employers and their employees depend on reliable wireless coverage to reach their business objectives. In addition, the County will benefit from taxes on the sale of mobile phones and on rents from land leases for NTELOS' wireless facilities located in the County.
20. Future residential and business growth in the county will require and be dependent upon wireless telecommunications coverage, which is the purpose of the proposed use.
21. The proposed use will have no effect in enhancing affordable shelter opportunities for residents in the County.
22. Ground equipment cabinets will be outside but located within a fenced compound area as shown on the attached concept plan.
23. Because the proposed use is so limited, the only ground area that will be disturbed will be the area for the access road and the 2,688 square foot lease area to be fenced.

24. Flood plain information is shown under "Notes" on Page L-2 of the attached concept plan.
25. To our knowledge, there are no existing non-conforming uses or structures on the proposed site.
26. NTELOS proposes a future propane storage tank for this site. See Page C-2 of the attached concept plan.
27. The only accessory uses or structures related to this application will be ground equipment cabinets, future generator and future propane storage tank of NTELOS, and/or any equipment cabinets or shelters of any future collocators or Montgomery County.
28. The area of the proposed use is addressed on the attached concept plan.
29. The site will be unmanned, with approximately one vehicular trip per month by a site technician for preventive maintenance, except in the event of an emergency or unscheduled maintenance issue.
30. The location and screening of parking and other areas is shown on the concept plan.
31. To provide security, the site will be screened by a six (6) foot high chain link fence with three (3) strands of barbed wire at the top. The gate will be locked.
32. There will be no employees on site except for a site technician who will perform preventive maintenance from time to time.
33. No other off site infrastructure is required for the proposed use.
34. No odors will be generated by uses on site.
35. NTELOS will provide sufficient measures to mitigate the impact of construction traffic on the surrounding area.

For all of the foregoing reasons, NTELOS respectfully requests approval for and the issuance of a special use permit for the proposed 130' monopole, with a five (5) foot lightning rod, at this location.

**Affidavit by Diana Kaye Holland for the proposed 130' monopole located at 233
Friendship Road, Shawsville, Virginia 24162**

I do hereby swear that my name is Diana Kaye Holland and I am above the age of 21.

I have a Bachelor of Science from the University of Tennessee Knoxville in Finance with a minor in Economics.

For ten years I have worked in the wireless industry to qualify properties and structures suitable for wireless broadcasting facilities. I have leased and zoned over 800 sites in Virginia, North Carolina, South Carolina, Tennessee, Georgia, Alabama, Iowa, Nebraska, New Mexico, Colorado, Arizona and California for multiple companies involved in the wireless industry.

Site qualification is a very involved process. A property owner must be willing to lease property. The property also must be eligible to meet all zoning criteria for the local jurisdiction. The property must meet all criteria set forth by the Federal Communications Commission (FCC) to comply with historical, environmental and species standards as dictated by the FCC. Finally the property must be viable from both a radio frequency and a construction standpoint.

NTELOS assigned me a search area to locate a viable property for a wireless facility to cover the Shawsville area and communities to the south of Shawsville along U.S. Highway 11.

I first studied the zoning code for Montgomery County to see what was required to zone a wireless facility. I learned that wireless facilities may be approved with a Special Use Permit in certain zones. I also met with staff, Dari Jenkins and Steve Sandy, on multiple occasions to clarify the Special Use Permit process to zone a tower in Montgomery County and also to see if any towers were in the review process or had been approved and not yet built. Per the most recent meeting with Dari Jenkins on June 19, 2008 I learned of another application by another carrier currently under review. Unfortunately this tower is in the Lusters Gate area northwest of US Highway 460 and would not provide any coverage to the Shawsville area.

The search area is primarily zoned A-1 which allows wireless facilities with a Special Use Permit if certain conditions are met. I went through the entire search area and found no existing structures that NTELOS could collocate upon. The closest towers to the south and east already have NTELOS as a tenant. This being the case I evaluated raw land properties for a new build.

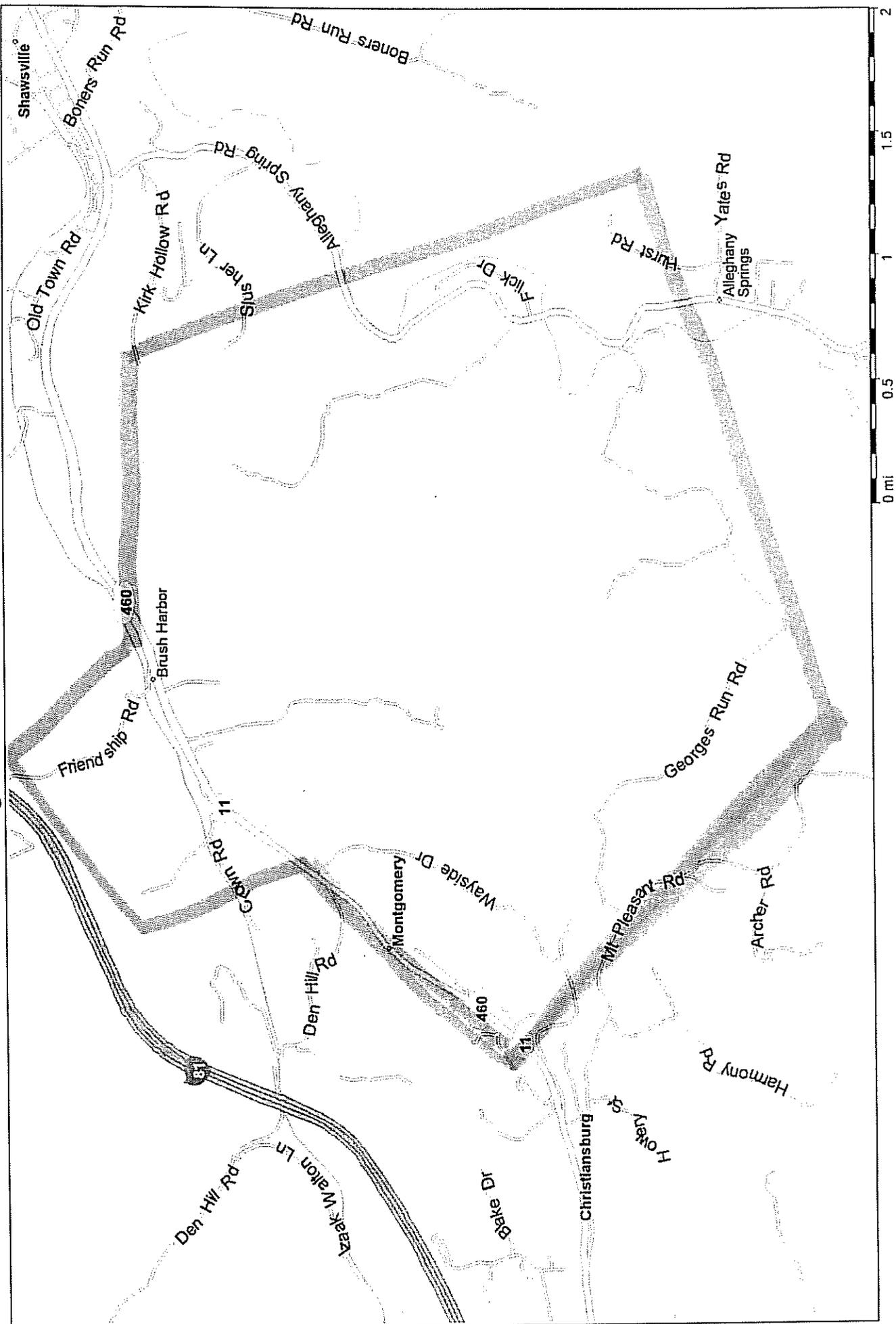
I located 12 potential properties which would meet the zoning criteria for a facility. I sent proposals to the landowners and visited each site for which I had an indication of interest by the landowner.

Historical concerns, conservation easements, proximity to high density residential areas, distance to the existing site to the south, elevation and viability of construction were considered in choosing the best property to pursue.

The Charles Lewis Wheeling property was determined to be the best location to pursue. The property is a 24 acre tract which abuts other A-1 zoned property. The proposed location is a good distance from any residential structure on adjacent parcels and is surrounded by existing mature trees. The subject parcel is adjacent to the rail road and therefore is not a prime location for any other use. A lease agreement has been entered into with the landowner for a 60' x 60' area which will meet the required 100' setback in the A-1 zone for a new wireless facility. Because this location on the property offers a good elevation without being on top of a ridgeline only a 130' wireless facility will be needed at this location.

EXHIBIT A

RN819 Georges Run Street Map with Search Ring



Copyright © and (P) 1988-2007 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/streets/>
Certain mapping and direction data © 2007 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including © Her Majesty the Queen in Right of Canada. © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ © 2007 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc.

Alternative Sites Considered
For RN819 Georges Run
Charles Lewis Wheeling, Etal. Property
Tax Map ID: 82-A-158
Parcel ID: 020687

Tax Map ID: 82-A-3 Parcel ID: 005542
Linda A. Garlic Bailey
277 Friendship Road

Property owner interested; however, NTELOS could not agree to rent terms of property owner.

Tax Map ID: 82-A-4 Parcel ID: 006905
Gerald Lee Garlick
331 Friendship Road

Property is environmental hazard – junk yard on property. Property owner acted inappropriately with our site acquisition contractor.

Tax Map ID: 82-A-25 Parcel ID: 015642
Orchard Developments, LLC
2602 Crown Road

Outside search ring.

Tax Map ID: 82-A-166A, 167A Parcel ID: 024074
Mary E. Johnson
Friendship Road

Not Interested.

Tax Map ID: 83-A-3 Parcel ID: 020540
Charlotte W. Sandy
William G. Sandy
6247 Roanoke Road

Not Interested.

Tax Map ID: 82-A-91 Parcel ID: 012888
Sisson & Ryan, Inc.
5371 Roanoke Road

Not Interested.

Tax Map ID: 83-A-5 Parcel ID: 006885
Macon C. Sammons, Jr.
847 Alleghany Spring Road

Outside search ring.

Tax Map ID: 96-A-11 Parcel ID: 000862
Kenneth G. Meador
Aloma A. Meador
Georges Run Road

RF Rejected Site.

Tax Map ID: 82-A-117C Parcel ID: 030375
Goodwin Living Trust, Harvey C. & Marie Goodwin, Trustees
1010 Poplar Hollow Road

Not interested.

Tax Map ID: 82-A-114 Parcel ID: 010866
Nancy Lester Eden
818 Poplar Hollow Road

RF felt they needed a tower a minimum of 200' in height in order to provide coverage on Route 11 to our existing RN122 site and our proposed RN818 site. NTELOS wanted to pursue other candidates where we could construct a much shorter pole to meet the County's aesthetic concerns.

Tax Map ID: 83-A-6 Parcel ID: 006892
George A. Gray, Trustee for Albert Gardner Rordam and Landon Bering
1263 Sweet Springs Road

RF Rejected Site.

**RN819 GEORGES RUN - WHEELING PROPERTY
TAX MAP ID: 82-A-158; PARCEL ID: 020687
ADJACENT PROPERTY OWNER LIST**

Tax Map ID: 82-A-157 Parcel ID: 012444
Sisson & Ryan
PO Box 128
Shawsville, VA 24162

Tax Map ID: 82-A-164 Parcel ID: 009788
Levi F. Johnson
Mary Ellen Johnson
273 Friendship Road
Shawsville, VA 24162

Tax Map ID: 82-A-163 Parcel ID: 026370
Robin J. Beckner
257 Friendship Road
Shawsville, VA 24162

Tax Map ID: 82-A-3 Parcel ID: 005542
Linda A. Garlic Bailey
277 Friendship Road
Shawsville, VA 24162

Tax Map ID: 82-A-142 Parcel ID: 026405
Eddie Norwood Davis
Priscilla H. Davis
249 Friendship Road
Shawsville, VA 24162

Tax Map ID: 82-A-162 Parcel ID: 007888
Cecil R. Hall
Patricia M. Hall
231 Friendship Road
Shawsville, VA 24162

Tax Map ID: 82-A-161 Parcel ID: 007816
Cecil R. Hall
Patricia M. Hall
231 Friendship Road
Shawsville, VA 24162

Tax Map ID: 82-A-160 Parcel ID: 020686
Charles Lewis Wheeling, Etal.
213 Friendship Road
Shawsville, VA 24162

Tax Map ID: 82-A-158A Parcel ID: 034720
Cecil R. Hall, Jr.
180 Friendship Road
Shawsville, VA 24162

Tax Map ID: 82-A-132A Parcel ID: 007358
Monte A. Thomas
5762 Roanoke Road
Shawsville, VA 24162

Tax Map ID: 82-A-132B Parcel ID: 019247
Oakley Thomas
5762 Roanoke Road
Shawsville, VA 24162

Tax Map ID: 82-A-132C Parcel ID: 015391
Monte A. Thomas
5762 Roanoke Road
Shawsville, VA 24162

Tax Map ID: 82-A-132D Parcel ID: 015392
Monte A. Thomas
5762 Roanoke Road
Shawsville, VA 24162

Tax Map ID: 82-A-132E Parcel ID: 015446
Monte A. Thomas
5762 Roanoke Road
Shawsville, VA 24162

Tax Map ID: 82-A-132F Parcel ID: 015389
Monte A. Thomas
5762 Roanoke Road
Shawsville, VA 24162

Tax Map ID: 83-A-1 Parcel ID: 013025
Roy Harold Nester
Nancy Compton Nester
6080 Roanoke Road
Shawsville, VA 24162

Tax Map ID: 82-A-144 Parcel ID: 001378
Clark & Joyce Woods
378 Carolina Road
Shawsville, VA 24162

Tax Map ID: 82-A-145 Parcel ID: 001380
Clark & Joyce Woods
378 Carolina Road
Shawsville, VA 24162

Tax Map ID: 82-A-146 Parcel ID: 013313
George J. Ezzyk, Jr.
5807 Roanoke Road
Shawsville, VA 24162

Tax Map ID: 82-A-146A Parcel ID: 032868
Doris H. Sisson
3805 Oldtown Road
Shawsville, VA 24162

Tax Map ID: 82-A-133A Parcel ID: 035882
Clark H. & Joyce E. Woods
378 Carolina Road
Shawsville, VA 24162

Tax Map ID: 82-A-154A Parcel ID: 015848
Charles Eugene Yopp
Frances Raye Humphreys Yopp
5833 Roanoke Road
Shawsville, VA 24162

Tax Map ID: 82-A-151 Parcel ID: 019238
Tony W. Lafon
Tresha N. Taylor
5901 Roanoke Road
Shawsville, VA 24162

Tax Map ID: 82-A-150A Parcel ID: 033614
Hoops Rentals, LLC
1348 Cranberry Lane
Blacksburg, VA 24060

Tax Map ID: 82-A-150 Parcel ID: 019237
Hoops Rentals, LLC
1348 Cranberry Lane
Blacksburg, VA 24060

Tax Map ID: 82-A-152 Parcel ID: 019239
Frank F., III & Serilla H. Barnett
PO Box 581
Shawsville, VA 24162

Tax Map ID: 82-A-153 Parcel ID: 007825
Frank F., III & Serilla H. Barnett
PO Box 581
Shawsville, VA 24162

Tax Map ID: 82-A-156 Parcel ID: 019226
Joseph P., Jr. & Patricia Coogan Hammer
5951 Roanoke Road
Shawsville, VA 24162

Tax Map ID: 83-A-3 Parcel ID: 020540
Charlotte W. & William G. Sandy
3207 Orchard Hill Road, SW
Roanoke, VA 24018

Norfolk & Western Railroad



**Charles Lewis Wheeling
(nTelos)
Request for
Special Use Permit**

Legend

-  Corporate Line
-  State Roads
-  Interstate Highway
-  Private Roads (Named)
-  Planned Highway
-  Railroad
-  Hydrology
-  Tax Parcels
-  Subject Property
-  Proposed Lease Area



Aerial Photography and Cartography Derived by
The National Aeronautics and Space Administration
Montgomery County, VA
ALL RIGHT RESERVED

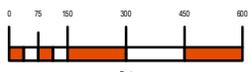
Montgomery County, Virginia
DISCLAIMER

INFORMATION SHOWN ARE TO BE USED FOR REFERENCE PURPOSES ONLY AND THE MONTGOMERY COUNTY BOARD OF SUPERVISORS OR PLANNING & GIS SERVICES ARE NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. NO RESPONSIBILITY IS ASSUMED FOR DAMAGES OR OTHER LIABILITIES DUE TO THE ACCURACY, AVAILABILITY, USE OR MISUSE OF THE INFORMATION HEREIN SHOWN.

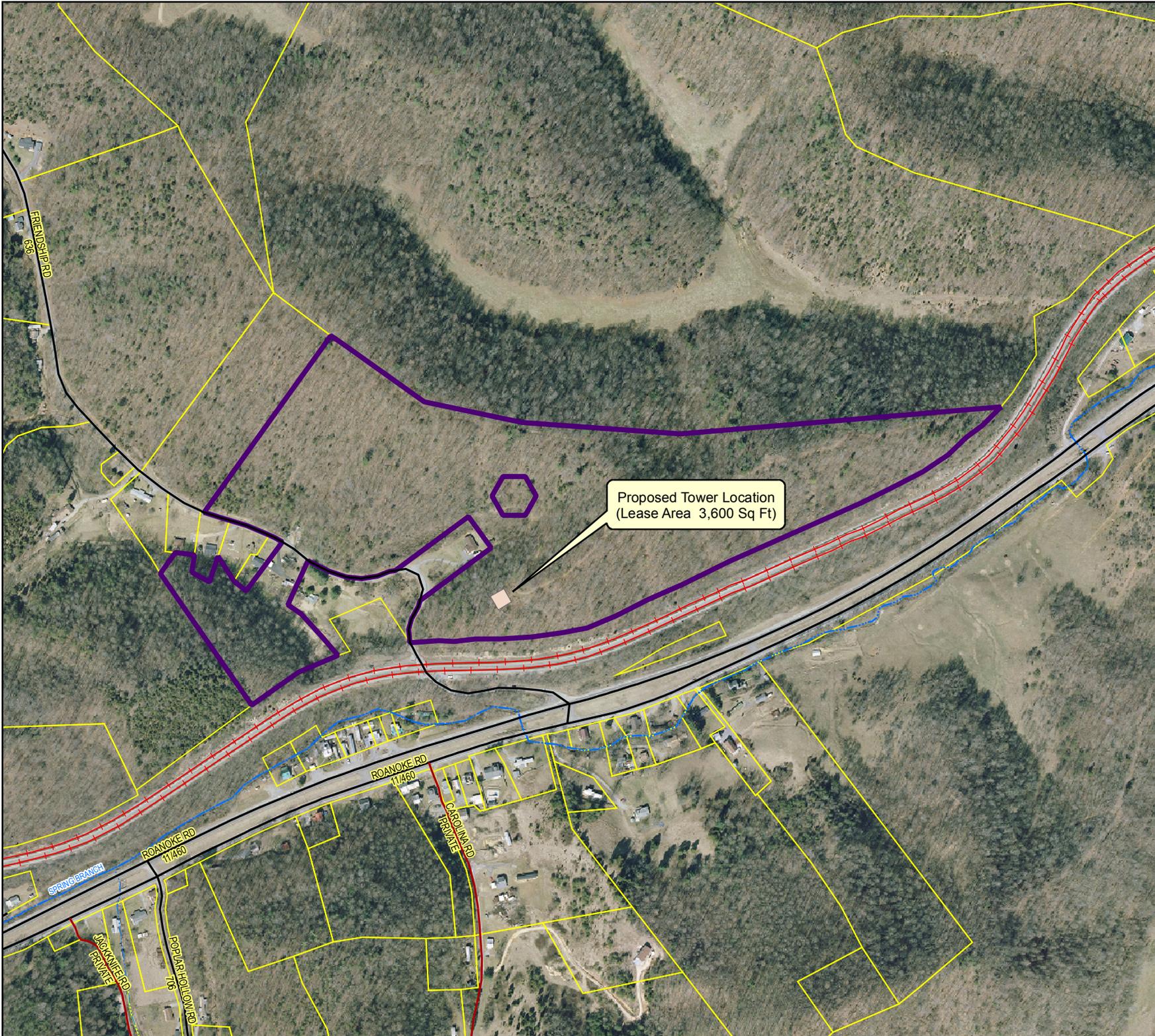
THE INFORMATION SHOWN HEREON IS TO BE USED FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSTRUED OR USED AS A LEGAL OR OFFICIAL DETERMINATION OF OFFICIAL COUNTY, STATE, AND FEDERAL RECORDS. DATA IS BELIEVED TO BE ACCURATE, BUT IS NOT GUARANTEED.

IN NO EVENT SHALL MONTGOMERY COUNTY BE LIABLE FOR ANY DAMAGES THAT MIGHT ARISE FROM THE USE OF THE INFORMATION SHOWN.

EXACT LOCATION OF FLOOD ZONE TO BE CERTIFIED BY LICENSED SURVEYOR, ENGINEER, OR ARCHITECT.



Prepared by Montgomery County, Va
Planning & GIS Services, 8/1/08





Charles Lewis Wheeling (nTelos) Request for Special Use Permit

Legend

-  Corporate Line
-  State Roads
-  Interstate Highway
-  Private Roads (Named)
-  Planned Highway
-  Railroad
-  Hydrology
-  Tax Parcels
-  Subject Property
-  Proposed Lease Area
-  A1 - Agriculture



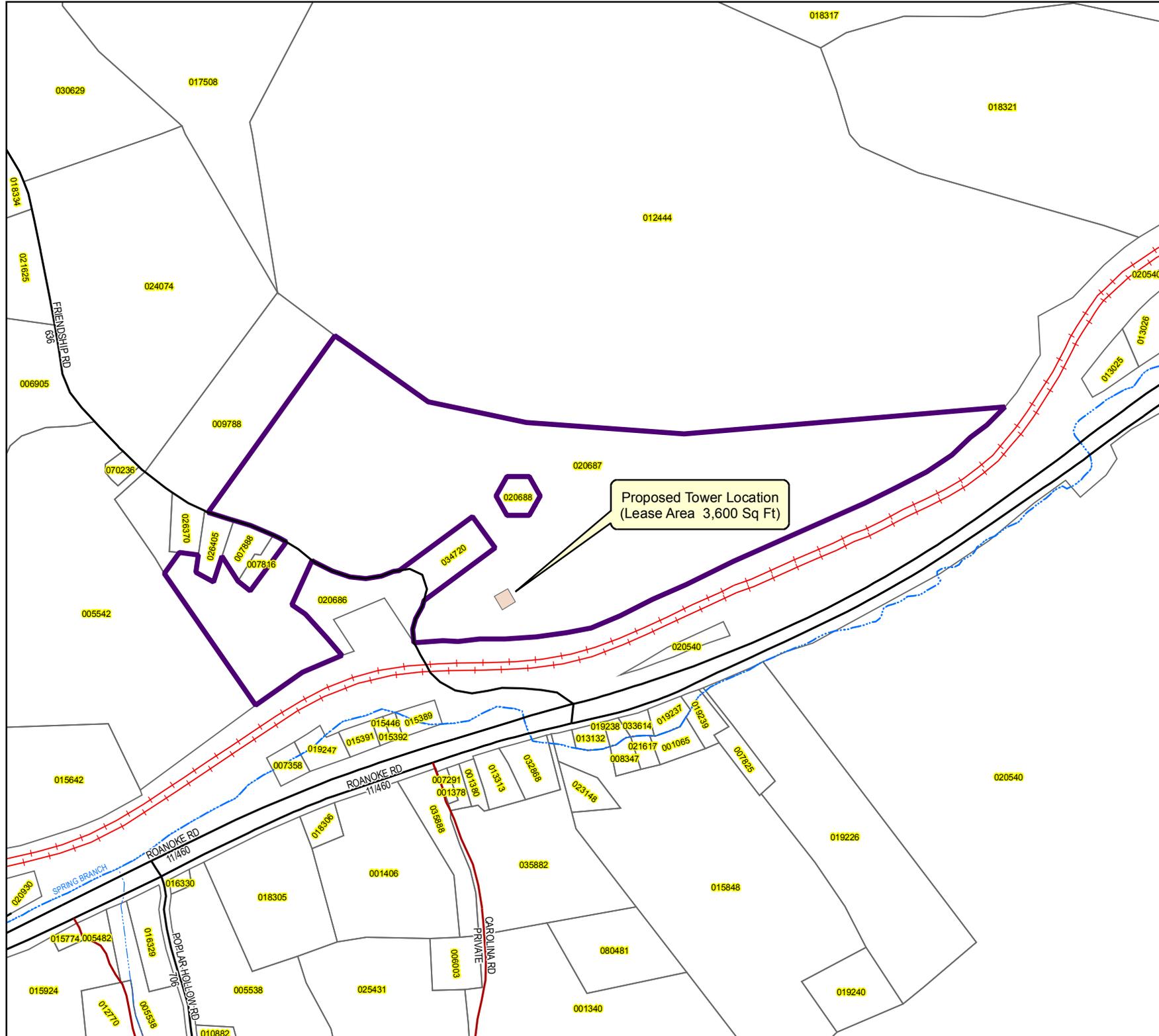
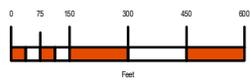
Montgomery County, Virginia
DISCLAIMER

INFORMATION SHOWN ARE TO BE USED FOR REFERENCE PURPOSES ONLY AND THE MONTGOMERY COUNTY BOARD OF SUPERVISORS OR PLANNING & GIS SERVICES ARE NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. NO RESPONSIBILITY IS ASSUMED FOR DAMAGES OR OTHER LIABILITIES DUE TO THE ACCURACY, AVAILABILITY, USE OR MISUSE OF THE INFORMATION HEREIN SHOWN.

THE INFORMATION SHOWN HEREON IS TO BE USED FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSTRUED OR USED AS A LEGAL OR OFFICIAL DETERMINATION OF OFFICIAL COUNTY, STATE, AND FEDERAL RECORDS. DATA IS BELIEVED TO BE ACCURATE, BUT IS NOT GUARANTEED.

IN NO EVENT SHALL MONTGOMERY COUNTY BE LIABLE FOR ANY DAMAGES THAT MIGHT ARISE FROM THE USE OF THE INFORMATION SHOWN.

EXACT LOCATION OF FLOOD ZONE TO BE CERTIFIED BY LICENSED SURVEYOR, ENGINEER, OR ARCHITECT.



MEMORANDUM

TO: Montgomery County Planning Commission
FROM: Planning Staff
DATE: September 1, 2008
RE: **Staff Analysis**

A request by **Sarah M. Wall, Life Estate, (Agent: Ntelos)** for a Special Use Permit (SUP) on approximately 64 acres in an Agriculture (A-1) zoning district to allow a 130' telecommunication tower. The property is located at 1483 Matamoros Lane, and is identified as Tax Parcel No(s). 52-A-100 (Acct No. 020270), in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Resource Stewardship in the Comprehensive Plan.

I. Nature of Request

The applicant is requesting a Special Use Permit (SUP) on approximately 64 acres zoned Agriculture (A-1) to allow construction of a 130 ft. wireless telecommunications monopole, with additional height of five (5) foot for a lightening rod, flush mounted antennas and associated ground equipment. The lease area is 100' x 100' totaling 10,000 sq. ft. The proposed new tower will be used by NTelos and be available for possible use by two additional cellular providers and Montgomery County police, fire and rescue services.

II. Location

The property is located at 1483 Matamoros Lane and is identified as Tax Parcel No(s). 52-A-100 (Acct No. 020270), in the Prices Fork Magisterial District (District E). The property is bordered to the north by a large parcel zoned Agricultural (A-1) and primarily used for farming and some smaller parcels use for residential purposes. To the east, south and west are large and medium parcels zoned Agriculture (A-1). Except to the north, most of the surrounding lands maintain significant tree growth. Enclosed is a tax map and aerial photograph of the area.

III. Impacts

The application package contains the applicant's proposal, justification for the Special Use Permit (SUP), and drawings of the proposed use. The proposed use is expected to have limited impact on surrounding properties. Traffic is expected to be limited to one trip per month after construction of the tower is completed. Noise should not be a factor with this request. There will be no lighting mounted on the pole unless required by FAA. There will be some clearing required for construction of

the tower and access road. Electrical service is available near this site and will be provided to the site as underground service.

Staff has received the information from Michael St. Jean that "although the proposal is within 20,000 feet of the airport, the tower height falls beneath the threshold requirement for an airspace study." Mr. St. Jean has no concerns with this proposed structure and location.

Visibility and view shed of the proposed structure is of considerable importance in reviewing this proposal since it is to be located on a ridge west of the Town of Blacksburg and south of Peppers Ferry Road (Rt. 114). The monopole is proposed to be 130 ft. in height with a 5 ft. lighting rod to be mounted on top for an overall height of 135 ft. Compliance with the County's policy on telecommunications facilities is important to minimize negative impact this structure may have on surrounding properties and view sheds. See Section IV for analysis of comprehensive plan policies.

IV. Comprehensive Plan

The specific location of the proposed tower is in the southern portion of a farm owned by Sara Wall and in an area designated as Resource Stewardship in the Comprehensive Plan.

In 2001, Montgomery County, along with neighboring jurisdictions, adopted the Regional Approach to Telecommunications Towers. In October, 2004, Montgomery County adopted a more detailed approach which applied the 2001 hierarchical framework to the new future land use categories as specified in **UTL 2.2.2 Uniform Approach to Siting of New Towers**.

Based on a preliminary review of the proposal and of the proposed location, the tower would be located in an area that can be characterized as "non-ridge, wooded lands" (Location E) under the established guidelines. According to the application, NTelos is proposing a 130 ft. flush mount monopole. While the tower will be visible from Roanoke Road and from the portions of Friendship Road, existing buffering and topography should minimize any potential impact on the majority of the surrounding area. As the proposal stands, it is consistent with the overall provisions of the Comprehensive Plan because of the proposed non-ridge, wooded location and demonstration of possible collocation opportunities on other structures as specified in UTL 2.2.1.

V. Analysis

This request presents a need to balance the aesthetic desires of citizens with the need for adequate cellular telephone coverage along the Prices Fork Road (Rt. 685) / Merrimac Road (Rt. 657) areas of the County. Based on the information submitted, it appears there are no other viable alternatives for co-location in this area to provide the needed coverage levels for the area.

If the need for a new tower in this area is determined, the Planning Commission and Board of Supervisors must try to mitigate negative impacts for the newly constructed tower to comply with the County's policy on communications towers. There are several ways in which to mitigate the visual impacts of the structure. The ordinance currently requires the structure be non-reflective or painted with a neutral paint to be less visible. Antennae can be mounted inside the pole or "flush mounted" on the pole. Conditions must be placed on the Special Use Permit (SUP) to ensure the least visual impact is achieved. NTelos proposes to construct a monopole tower and paint both the tower and the flush mounted antennas brown to decrease the visibility of the structure.

The property is included in the Agriculture and Forestal District (AFD). The Board of Supervisors has the authority to decide whether the proposed tower is compatible with the AFD.

The Commission should consider the height of the structure because the height will also affect visibility. A view shed analysis of the proposed tower location will be performed using the County's LIDAR data and digital imagery. This information will be shown electronically at both public hearings. The Emergency Services Coordinator has reviewed the SUP application and requested that space be made available for police, fire and rescue services equipment if needed.

VI. Staff Recommendation

Planning staff has drafted conditions consistent with previous approvals in an attempt to balance the need for wireless service in the area with the policies of the Comprehensive Plan and view sheds in the area.

1. Tower shall not exceed a total overall height of 135 feet inclusive of the proposed lightening rod with a ground elevation of 2,051 ft. Tower shall not have lighting unless required by the FAA. Tower shall have a base diameter not to exceed 30 inches and a top diameter of 22 inches.
2. Site development shall be in substantial conformance with the plans entitled, "NTelos Proposed 130' Monopole Tower, RN-516 – Matamoros Lane, Blacksburg, VA 24062", prepared by Terradon, dated July 21, 2008 and received by Montgomery County on August 1, 2008.
3. Tower shall be of a "monopole stealth design" and all antennae shall be flush mounted (distance between face of pole and outer face of antennas not to exceed 12 inches) on the structure. Tower shall be painted brown (Wooden Cabin or similar). All wiring and cables shall be located inside the pole structure.
4. Engineering plans signed and sealed by a licensed engineer in the State of Virginia shall be submitted to and approved by the Building Official prior to issuance of a building permit.
5. No platforms or dishes shall be permitted on the structure above the tree line.
6. Tower shall meet all regulations found in Section 10-48(6) of the Montgomery County Zoning Ordinance.
7. Backup generator, if applicable, shall not be fueled by any liquid fuel source.
8. Owner/agent shall provide police, fire and rescue services antennae space on the proposed tower for the agreed upon rental rate of \$1 per year subject to the structural capacity of the tower and provided that emergency service antennae do not provide radio frequency interference to other antennae located upon the tower. Emergency service providers shall provide equipment. Tower owner/agent shall install the antennae at market rate. The second highest space on the pole shall be made available to the County. In the event that Montgomery County has not used this space and another cellular carrier wishes to co-locate on the same tower, the tower owner shall give the Montgomery County Administrator fourteen (14) days notice by Certified Mail of their intent to occupy this location. If the County declines the offered location, the tower owner will provide the County with the next lowest location on the tower. In no case shall the County be offered a height of less than one-hundred twenty feet (100 feet) on the tower.

Staff has received correspondence from the Town of Blacksburg regarding consideration of this tower request and is enclosed for your review. Their conclusion indicates the proposed tower at Matamoros Lane is consistent with the goals of Blacksburg 1046, including the Wireless Facility Policy.

Concerns from a local citizen are presented in the enclosed e-mail dated August 28, 2008. Other property owners or interested parties may be present at the public hearing to present their view regarding this request.

Enclosures: Roston Letter of Opposition, dated August 28, 2008
Comprehensive Plan, UTL 2.0
Applications Materials
Current Zoning Map
Aerial Photo Map
Photo Simulations

Steve Sandy

From: Margaret Roston [mroston@marx.ws]

Sent: Thursday, August 28, 2008 9:39 AM

To:

Subject: Joepowers@naxs.net; ssandy@naxs.net; Dari S. Jenkins; Annette Perkins; Doug Marrs; Gary Creed; Jim Politts; William H. Brown; Mary Biggs; John Muffo
Wireless Telecommunications Monopole - Wall Life Estate Property - SU 2008-06006

Please be sure a copy of this message reaches the Planning Commissioners, Supervisors, and Planners.

Thank you.

Dear Members of the Montgomery County Board of Supervisors, Planning Commissioners, and County Planners,

RE: Special Us Permit Application - SU-2008-06006

RE: a new 130 foot wireless telecommunications Monopole near the intersection of Matamoros Lane and Merrimac Roads on the Wall Life Estate property.

The rural beauty that is so peaceful and wonderful is disappearing far too rapidly from Montgomery County, Virginia. The proposed site is one of the few spots left anywhere near Blacksburg where there are virtually no "blights on the horizon". The main exception being the obvious telecommunications towers on Price Mountain (Oilwell Road). I drive Merrimac Road frequently heading to some rental property at 1849/1855 Merrimac Road. It is unclear if the pole would be visible from our property, but it certainly would be a straight line in the middle of an area wonderfully full of natural curves.

This tall tower would be a straight thorn in the view for years to come.

For a few weeks, just recently numerous members of our community enjoyed the thoroughly nostalgic scene of the Wall family's annual fresh-picked corn stand with its virtually pristine backdrop. Seeing the family there and stopping by to purchase some of the delicious corn are amongst my favorite simple summer pleasures. Acres of farm land and treed hills surround the little roadside stand with its hand written signage. What is being proposed is a large pole towering 130 feet over this scene. Please think hard before allowing such a structure. Allow a shorter one. It could be lower and, with a few auxiliary antennae placed on utility poles or structures to serve "dead zones", could serve the cell phone transmission needs while preserving what we have lost most everywhere else in the area.

Whether the pole is visible from our personal homes or not is irrelevant. It is visible for miles around. The point of the pole and location is that it *can* be seen from as much of "everywhere" as possible. That is the purpose of making a pole tall when simple line-of-sight is used. The surrounding area may be vacant now and *only* enjoyed by everyone (such as me) driving by who enjoys natural beauty, but someday soon many more homes will be built in the area. Many of the existing trees will come down as people build, further exposing such unnatural structures as a 130 foot pole. The homes will likely not be as tall as the trees being removed. If the pole is built, the scene will never be the same.

Despite it being a very simple, neat structure, I implore you not to allow even a very neat, compact, monopole tower taller than about 10 feet above the immediately adjacent tree line. **Allow a monopole (with nearly invisible antennae attached to it) at a height reaching only 10 feet over the existing tree line so it can "see" pretty far, yet making it less likely to be seen.**

A quick look at the simulated photos shows that when only standing on the ground the camera could see the tops of the trees near the proposed monopole. Add a few feet to the height of the trees, and the pole would not be as obvious as the proposed 130' tower, and, still, the signal would reach, by line-of-sight, pretty far through that area.

If antennae were put on the tops of even the existing telephone poles in the area, surely they would be able to repeat signals to much of the area from a much shorter monopole.

The main difference is that the telecommunications people would have to install more antennae on things like light poles and structures. That will be more cost to the users of that cell phone company's service. That is OK with me. The price of more, lower, non-eyesor, telecommunications antennae spread out amongst thousands of users seems fair, compared to allowing yet another thing sticking up for us all to have to look at from as far away as line-of-sight will allow. Since we are stuck looking at light poles anyway, I hope that you will require the telecommunications folks to put their antennae



August 1, 2008

Ms. Dari Jenkins
Planning & Zoning Administrator
Montgomery County Department of Planning & GIS Services
755 Roanoke Street, Suite 2A
Christiansburg, VA 24073-3177

RE: Virginia PCS Alliance, L.C., d/b/a NTELOS – Application for Special Use Permit
Sarah M. Wall Life Estate Property
Parcel ID: 020270
Tax Map ID: 52-A-100
Matamoros Lane
Price's Fork Magisterial District

Dear Dari:

Enclosed is the application for Special Use Permit and Justification, with supporting information, filed by Virginia PCS Alliance, L.C., d/b/a NTELOS for the above mentioned site.

NTELOS proposes to construct and operate a wireless telecommunications facility on a portion of the property that is zoned A-1 Agricultural which is currently being used for agricultural use. The wireless telecommunications facility will consist of a one-hundred thirty (130) foot monopole, with a five (5) foot lightning rod, and associated ground equipment cabinets. The proposed monopole will be painted brown and have flush mounted antennas, also painted brown, and will not (a) have a demand on public services or utilities, (b) change the character of the zoning district, or (c) adversely affect adjacent properties.

This site is located in an Agricultural (Resource Stewardship) land use planning area. This property falls under Category E "Non-ridge, wooded lands (Rural/Resource Stewardship)" of the more preferred locations for siting telecommunication facilities described in UTL 2.2.2 of the Comprehensive Plan.

NTELOS has combed this part of the County looking for structures on which to collocate its antennas and has found that none exist or are available for access or other reasons. Whenever possible, NTELOS has collocated with other wireless telecommunication carriers on all structures available for collocation that connect with this coverage area. Even so, other carriers are able to provide continuous, uninterrupted coverage to their customers while NTELOS has a significant gap in service in this part of Montgomery County.

Dari Jenkins

August 1, 2008

Page 2

Accordingly, we believe that this application not only satisfies all of the requirements of the County's applicable zoning ordinances, but also is consistent with the intent and substance of its Comprehensive Plan. We therefore ask that you evaluate the application in this light, that the Planning Commission recommend approval to the Board of Supervisors, and that the Board of Supervisors grant a Special Use Permit for the proposed 130 foot monopole, with a five (5) foot lightning rod, which will permit NTELOS to complete its service in this significant part of Montgomery County.

Sincerely,

A handwritten signature in black ink, appearing to read "Debbie Balser". The signature is fluid and cursive, with the first name "Debbie" written in a larger, more prominent script than the last name "Balser".

Debbie Balser

Site Acquisition Manager, VA West

Cc: G. Michael Pace, Gentry Locke Rakes & Moore
Master Lease File

Montgomery County
Special Use Permit Application

To Construct a New 130 Foot Wireless Telecommunications Monopole
(With a Five (5) Lightning Rod)
With Associated Ground Equipment

RN516 Hoge Pond
Sarah M. Wall Life Estate Property

Applicant:
Virginia PCS Alliance, L. C., d/b/a



1150 Shenandoah Village Drive
Waynesboro, Virginia 22980

RECEIVED
AUG 01 2008

BY:.....

Wall, Sarah M.
Agent: NTELOS, Debbie Balsler
SUP-Telecom. Tower

09/08

SU-2008-06006

Original

TABLE OF CONTENTS

Cover Letter

Application

Special Use Permit Justification

Affidavit from Site Acquisition Agent & Alternative Sites Considered

Adjacent Property Owners List

Propagation/Coverage Maps

Concept Plan

Towair Determination

Photo Simulations and Vicinity Map

NTELOS

Debbie Balser, Site Acquisition Manager
1150 Shenandoah Village Drive
Waynesboro, Virginia 22980
Phone: (540) 946-1851
Email: balserd@ntelos.com

Montgomery County, Virginia: Application to Planning Commission and Board of Supervisors

Application for: (check appropriate boxes)

- | | |
|--|--|
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Rezoning & Special Use Permit |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Plan Amendment |

Applicant Information:

Owner: <u>Sarah M. Wall Life Estate</u> Address: <u>40 Charles M. Wall, 2239 Merrimac Rd., Blacksburg, VA 24060</u> Telephone 1: <u>540-449-4207</u> Telephone 2: _____ Email: _____	Agent: <u>Debbie Balser, NTELOS</u> Address: <u>1150 Shenandoah Village Dr., Waynesboro, VA 22980</u> Telephone 3: <u>540-946-1851</u> Telephone 4: <u>540-241-3222</u> Email: <u>balserd@ntelos.com</u>
--	--

Location of Property: South of the intersection of Matamoros Lane & Merrimac Road.

Legal Record of Property: Total Area: 64 Acres Magisterial District: Price's Fork
 Account I.D. 020270 Tax Parcel Number(s): 52-A-100

Rezoning Details: Current Zoning District: _____ Requested New Zoning District: _____
 Desired Use(s): _____

Special Use Permit: Current Zoning District: A1 Total Area: 100'x100' Acres
 Desired Use(s): Construct a 130' monopole & associated (10,000 S.F.) ground equipment for wireless tele communications facility.

Comprehensive Plan Amendment (Description): _____

I certify that the information supplied on this application and on the attachments provided (maps and other information provided) 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.

<u>Sarah M. Wall</u> Owner's Signature <u>7/3/08</u> Date	<u>Debbie Balser</u> <u>8/1/08</u> Agent's Signature Date
--	---

FOR OFFICE USE ONLY

Date Received: _____ Fee Paid: _____ Reviewed by: _____

- COMPLETE request. Schedule for _____ Planning Commission Meeting.
- INCOMPLETE request. Applicant has until _____ to re-submit application to be considered for _____ meeting.

VIRGINIA PCS ALLIANCE, L.C., d/b/a NTELOS
SPECIAL USE PERMIT JUSTIFICATION
SARAH M. WALL LIFE ESTATE PROPERTY
Parcel ID: 020270
Tax Map ID: 52-A-100

In accordance with the provisions of Section 10-21(4)(i)(oo) of the Montgomery County Zoning Ordinance, Virginia PCS Alliance, L.C., d/b/a "NTELOS" submits this Application for Special Use Permit for a 130 foot monopole, with five (5) foot lightning rod, telecommunications tower, the justification for which is as follows:

Background and Current Zoning:

NTELOS is requesting a special use permit in order to construct a new freestanding 130 foot telecommunications steel monopole, with a five (5) foot lightning rod, with flush mounted antennas and associated ground equipment cabinets contained within 10,000 square foot (100' x 100') leased area on land located in the Price's Fork Magisterial District of Montgomery County, as shown on the attached concept plan.

The property is zoned A-1 Agricultural District, which allows telecommunications towers (attached) by right, and telecommunications towers (freestanding) by special use permit (Section 10-21).

At 130', the monopole will permit NTELOS, Montgomery County Emergency Services and possibly two (2) other wireless telecommunications carriers to collocate their antennas on the structure. NTELOS proposes to paint the monopole and flush mounted antennas brown in order to decrease the visibility of the monopole and antennas. NTELOS proposes to fence a 40' x 50' (2,000 square feet) portion of the leased area with a six (6) foot high chain link fence. NTELOS proposes to construct a 30' wide access easement off of Matamoros Lane to access the site. The wireless telecommunications facility will be unmanned, requiring approximately one vehicular trip per month, except in the event of an emergency.

This request complies with all applicable regulations concerning telecommunications towers found in Section 10-48(6)(a-f) of the Montgomery County Zoning Ordinance and Comprehensive Plan. The proposed use is not part of a subdivision request, will not change the character of the zoning district, will not increase demand on public roads, services or facilities, and will have no adverse impact on surrounding properties.

Alternate Sites Considered:

NTELOS has made an exhaustive search of this area of the County as evidenced by the attached affidavit and information provided below by the contract employee of NTELOS who was assigned to work this search area. The site under consideration is the only location that will meet the desired coverage objectives. The attached affidavit, map and list of alternate sites considered show the other properties that were considered and/or evaluated, none of which meet NTELOS' coverage objectives based on drive test data or propagation studies or were not available for use by NTELOS for other reasons. There are two existing wireless telecommunication towers (owned by Crown and SBA) to the south of the Wall property that were evaluated and they would not meet objectives or they would cause pilot pollution to existing NTELOS sites in this immediate vicinity of Montgomery County.

Additional Special Use Permit Requirements under Section 10-54(3)(g)(1)-(35):

1. The request is consistent with the County's Comprehensive Plan because:
 - The County's Comprehensive Plan contains guidelines to be used in setting land use policy. One of the primary goals of the Comprehensive Plan is to provide for the orderly extension of telecommunication service (including wireless) in a manner that supports growth and development without negatively impacting the natural environment (Sec. UTL 2.0). To do so, the County has adopted a regional approach to siting new telecommunications structures, and encourages the uses of monopole and/or "stealth" design in new construction (Sec. UTL 2.2.2).
 - NTELOS has maximized the use of all existing collocation opportunities in Montgomery County. As a result, NTELOS proposes to build a new monopole painted brown, with flush mounted antennas to camouflage and minimize its visibility. The proposed use will not require public or private water or sewer facilities, and will otherwise have no adverse impact on the nature or character of the zoning district.
 - Section UTL 2.2.2 also provides that newly constructed towers should be built in locations which provide the least negative impact to the citizens in the County and neighboring jurisdictions. The proposed site is designated on the Comprehensive Plan as Rural/Resource Stewardship area.
 - Section PLU 1.2.1(f) provides that the County may permit new non-agriculturally related institutional uses by special use permit, provided the use is compatible in size and intensity with agricultural and rural residential uses, poses no threat to the public health, safety and welfare, and if the use helps preserve farmland, open space or historic, scenic or natural resources.
 - Wireless telecommunications service is institutional in nature, similar to other services provided to the citizens. It is not an intensive use, is compatible in scale with this agricultural and rural

residential part of the County. The proposed use poses no meaningful threat of any type to public health, safety or welfare. In fact, it promotes and is supportive of agriculture, forest and outdoor recreational uses by providing a reliable means of communications for outdoor enthusiasts, travelers and anyone living and working in the area by providing them with a safety net for direct access to help in the event of an accident or emergency. Wireless telecommunications facilities are quiet, peaceable and very helpful neighbors and they provide a significant (and often overlooked) public safety benefit to residents, tourists and sportsmen.

2. NTELOS will adequately provide for safety from fire hazards and have effective measures of fire control.
3. The only noise that will be generated from the site will be from air coolers within the ground equipment cabinets, which will be almost non-detectible from any adjacent properties.
4. There will be no glare or light generated from the proposed use in relation to uses in the immediate area. The only light will be over the ground equipment cabinets to allow a site technician to see inside the cabinets if there is a maintenance problem at night.
5. The monopole will not be lit and the only signs located at the proposed site will be those required by the Federal Communications Commission.
6. The proposed use will be compatible with other existing use on adjacent lands. Surrounding properties are zoned A-1 (Agricultural District), which allows telecommunications facilities by special use permit. The monopole is of a limited height and is a completely passive use that will not adverse impact on the surrounding land.
7. See attached concept plan.
8. The proposed monopole and associated ground equipment will be located completely within a wooded area. NTELOS is proposing to flush mount the antennas and paint the monopole and antennas brown. No additional screening or landscaping is planned unless required by the County.
9. If approved, the proposed monopole will be constructed and operational before the end of the year.
10. NTELOS has requested a Phase I Environmental Site Assessment from Froehling & Robertson to study the potential impact the proposed use may have on environmental, archaeological or historic features of significant importance. This report will be submitted to the County, if required, upon its completion.

11. The proposed special use will contribute to and promote the welfare and convenience of the public by improving in-building coverage to the County residents in the coverage area and by providing continuous, uninterrupted wireless telecommunications to County residents and others traveling along Price's Fork Road in this part of the County. The proposed use will also provide an enhancement for the County's E-911 services.
12. The proposed special use will require one vehicular trip per month by a site technician, unless there is an emergency or maintenance issue, for which the proposed access road is more than adequate.
13. There are no existing structures that will be converted for the proposed use. All new structures will meet all code requirements of Montgomery County.
14. The proposed special use will only require telephone and electrical services. It will require no other essential public facilities or services.
15. The proposed special use will not effect on ground water supply.
16. NTELOS will have geotechnical soil evaluations done prior to construction/installation of the proposed monopole. No adverse effect on the structural capacity of soils is expected.
17. The proposed use will have no impact on road development or transportation.
18. See answer #10 above.
19. The expansion of NTELOS' network will have a positive and direct effect on employment and economic development opportunities in the county as a result of an expanded customer base and rising demand. Employers and their employees depend on reliable wireless coverage to reach their business objectives. In addition, the County will benefit from taxes on the sale of mobile phones and on rents from land leases for NTELOS' wireless facilities located in the County.
20. Future residential and business growth in the county will require and be dependent upon wireless telecommunications coverage, which is the purpose of the proposed use.
21. The proposed use will have no effect in enhancing affordable shelter opportunities for residents in the County.
22. Ground equipment cabinets will be outside but located within a fenced compound area as shown on the attached concept plan.

23. Because the proposed use is so limited, the only ground area that will be disturbed will be the area for the access road and the 2,000 square foot lease area to be fenced.
24. Flood plain information is shown under "Notes" on Page L-1 of the attached concept plan.
25. To our knowledge, there are no existing non-conforming uses or structures on the proposed site.
26. NTELOS proposes a future propane storage tank for this site. See Page C-2 of the attached concept plan.
27. The only accessory uses or structures related to this application will be ground equipment cabinets, future generator and future propane storage tank of NTELOS, and/or any equipment cabinets or shelters of any future collocators or Montgomery County.
28. The area of the proposed use is addressed on the attached concept plan.
29. The site will be unmanned, with approximately one vehicular trip per month by a site technician for preventive maintenance, except in the event of an emergency or unscheduled maintenance issue.
30. The location and screening of parking and other areas is shown on the concept plan.
31. To provide security, the site will be screened by a six (6) foot high chain link fence with three (3) strands of barbed wire at the top. The gate will be locked.
32. There will be no employees on site except for a site technician who will perform preventive maintenance from time to time.
33. No other off site infrastructure is required for the proposed use.
34. No odors will be generated by uses on site.
35. NTELOS will provide sufficient measures to mitigate the impact of construction traffic on the surrounding area.

For all of the foregoing reasons, NTELOS respectfully requests approval for and the issuance of a special use permit for the proposed 130' monopole, with a five (5) foot lightning rod, at this location.

**Affidavit by Diana Kaye Holland for the proposed 130' monopole located at 2239
Merrimac Road, Blacksburg, VA 24060**

I do hereby swear that my name is Diana Kaye Holland and I am above the age of 21.

I have a Bachelor of Science from the University of Tennessee Knoxville in Finance with a minor in Economics.

For ten years I have worked in the wireless industry to qualify properties and structures suitable for wireless broadcasting facilities. I have leased and zoned over 800 sites in Virginia, North Carolina, South Carolina, Tennessee, Georgia, Alabama, Iowa, Nebraska, New Mexico, Colorado, Arizona and California for multiple companies involved in the wireless industry.

Site qualification is a very involved process. A property owner must be willing to lease property. The property also must be eligible to meet all zoning criteria for the local jurisdiction. The property must meet all criteria set forth by the Federal Communications Commission (FCC) to comply with historical, environmental and species standards as dictated by the FCC. Finally the property must be viable from both a radio frequency and a construction standpoint.

NTELOS assigned me a search area to locate a viable property for a wireless facility in the Hethwood Community off of Prices Fork Road in Montgomery County (see exhibit A).

I first studied the zoning code for Montgomery County to see what was required to zone a wireless facility. I learned that wireless facilities may be approved with a Special Use Permit in certain zones. I also met with staff, Dari Jenkins and Steve Sandy, on several occasions to clarify the Special Use Permit process to zone a tower in Montgomery County and also to see if any towers were in the review process or had been approved and not yet built. During the most recent meeting with Dari Jenkins on June 19, 2008 I learned of another application by another carrier currently under review. Unfortunately this tower is northwest of the NTELOS search area near Lusters Gate and would not provide any coverage along Prices Fork Road or to the Hethwood Community which are the coverage objectives for the proposed site.

The search area is primarily zoned A-1 which allows wireless facilities with a Special Use Permit if certain conditions are met. I went through the entire search area and found no existing structures that NTELOS could collocate upon. The closest towers to the proposed site do not suit NTELOS' coverage objectives and are too close to existing NTELOS sites. This being the case I evaluated raw land properties for a new build.

I located 9 potential properties which would meet the zoning criteria for a facility. I sent proposals to the landowners and visited each site for which I had an indication of interest by the landowner.

Historical concerns, conservation easements, proximity to high density residential areas, distance to the existing sites to the north and east, elevation and viability of construction were considered in choosing the best property to pursue.

The Sarah M. Wall property was determined to be the best location to pursue. The property is a 64 acre vacant tract which abuts other A-1 zoned property. The proposed location is a good distance from any residential structure on adjacent parcels and is buffered by a row of existing mature trees. A lease agreement has been entered into with the landowner for a 100' x 100' area which will meet the required 100' setback in the A-1 zone for a new wireless facility. Because the property offers a good elevation without being a ridgeline only a 130' wireless facility will be needed at this location.

Alternative Sites Considered
For RN516 Hoge Pond
Sarah M. Wall Life Estate Property
Tax Map ID: 52-A-100
Parcel ID: 020270

Tax Map ID: 52-A-14, 12, 13 Parcel ID: 007287
Steve M. Graham Living Trust
3720 Prices Fork Road

No response.

Tax Map ID: 52-A-138, 137 Parcel ID: 020273
Sarah M. Wall Life Estate
2379 Merrimac Road

Interested – owner preferred site under consideration.

Tax Map ID: 52-4-3 Parcel ID: 011188
Louise K. Linkous, Rev. Trust
3421 Prices Fork Road

No response.

Tax Map ID: 52-A-123 Parcel ID: 020292
Virginia L. Vaughn, Rev. Liv. Trust
2291 Merrimac Road

Was interested and the parcel she wanted us to use was too small.

Tax Map ID: 52-A-122 Parcel ID: 020269
Sarah M. Wall Life Estate
Matamoros Lane

Interested – owner preferred site under consideration.

Tax Map ID: 52-A-121 Parcel ID: 011189
Maury B. Linkous, Jr., Rev. Trust
Merrimac Road

No response.

Tax Map ID: 39-A-18, 6, 52
James O. Hoge, Jr. Estate
3527 Glade Road

Parcel ID: 008890

No response.

Tax Map ID: 83-A-11
Kipps Farm LLC
Merrimac Road

Parcel ID: 010359

Not interested.

Tax Map ID: 52-A-2C
Carlos M. & Kathryn W. Cox
3500 Prices Fork Road

Parcel ID: 010419

No response.

**RN516 HOGE POND – WALL PROPERTY
TAX MAP ID: 52-A-100; PARCEL ID: 020270
ADJACENT PROPERTY OWNER LIST**

Tax Map ID: 52-A-122 Parcel ID: 020269
Sarah M. Wall Life Estate
C/O Charles McDonald Wall
2239 Merrimac Road
Blacksburg, VA 24060

Tax Map ID: 52-A-122A Parcel ID: 020263
Charles M. Wall
Beverly J. Purswell Wall
2143 Merrimac Road
Blacksburg, VA 24060

Tax Map ID: 52-A-119 Parcel ID: 020268
Sarah M. Wall Life Estate
C/O Charles McDonald Wall
2239 Merrimac Road
Blacksburg, VA 24060

Tax Map ID: 52-A-102 Parcel ID: 005146
Clara Lee Dobbins
1902 Haywood Lane
Blacksburg, VA 24060

Tax Map ID: 52-A-105 Parcel ID: 010741
John W. Layman
1306 Westover Drive
Blacksburg, VA 24060

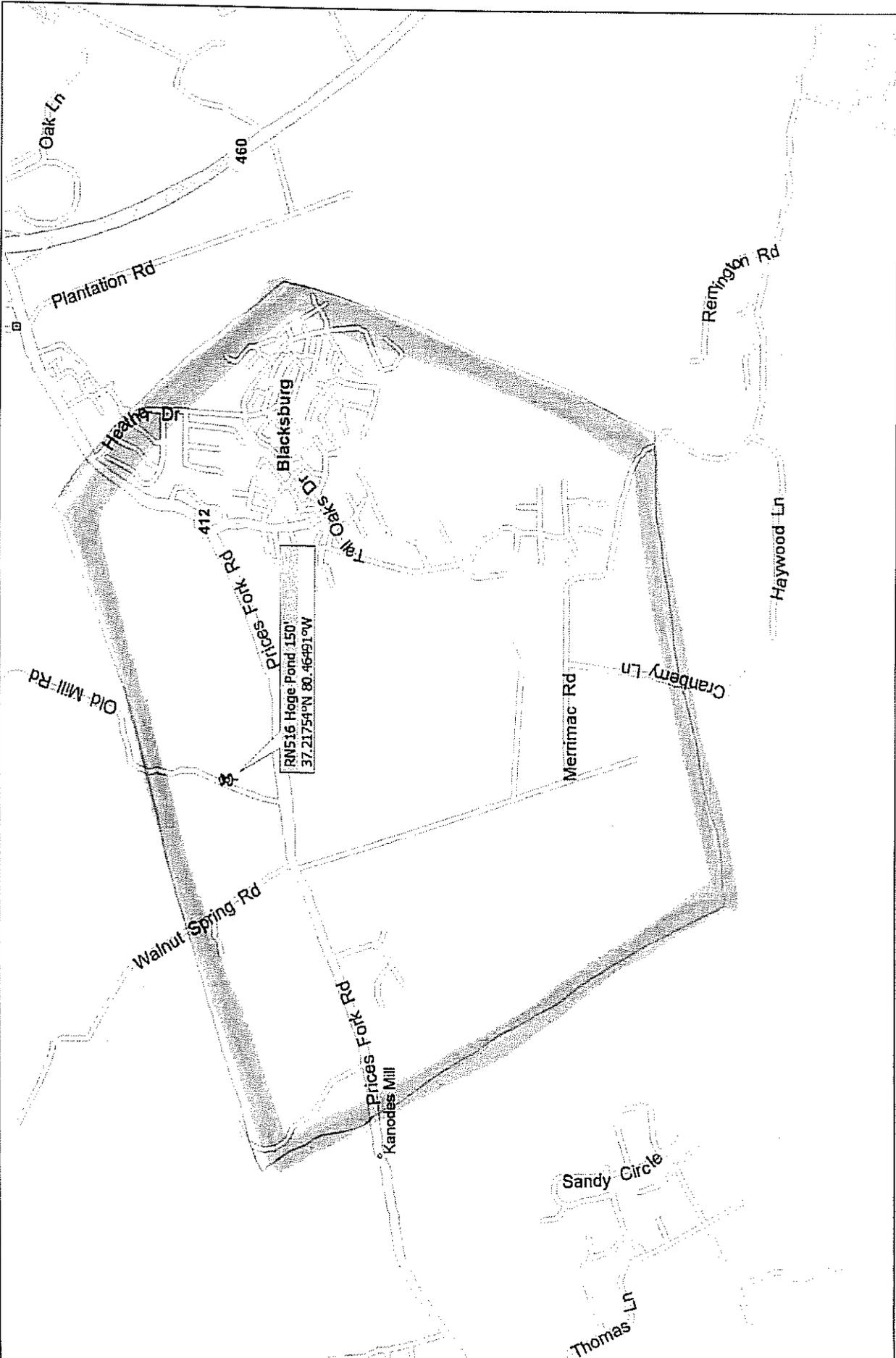
Tax Map ID: 065-A-78C Parcel ID: 026428
Mark A. & Kathleen V. Heberle
6542 Moonlight Lane
Charlotte, NC 28269

Tax Map ID: 065-A-78 Parcel ID: 001528
Gateway Associates, Inc.
PO Box 199
Blacksburg, VA 24063

Tax Map ID: 065-A-78A Parcel ID: 021907
Gateway Associates, Inc.
PO Box 199
Blacksburg, VA 24063

Tax Map ID: 52-A-101 Parcel ID: 020293
Robert Thompson Wall
Virginia L. Vaughn Rev Liv Trust
2810 Mt. Vernon Lane
Blacksburg, VA 24060

RN516 Hoge Pond
Search Area



Copyright © and (P) 1988-2007 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/streets/>
Certain mapping and direction data © 2007 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including © Her Majesty the Queen in Right of Canada & Queen's Printer for
Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2007 Tele Atlas North America are trademarks of Tele Atlas, Inc.



**Sarah M. Wall Life Estate
(nTelos)
Request for
Special Use Permit**

Legend

-  Corporate Line
-  State Roads
-  Interstate Highway
-  Private Roads (Named)
-  Planned Highway
-  Railroad
-  Hydrology
-  Tax Parcels
-  Subject Property
-  Proposed Lease Area



Proposed Tower Location
(Lease Area 10,000 Sq Ft)



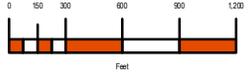
Montgomery County, Virginia
DISCLAIMER

INFORMATION SHOWN ARE TO BE USED FOR REFERENCE PURPOSES ONLY AND THE MONTGOMERY COUNTY BOARD OF SUPERVISORS OR PLANNING & GIS SERVICES ARE NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. NO RESPONSIBILITY IS ASSUMED FOR DAMAGES OR OTHER LIABILITIES DUE TO THE ACCURACY, AVAILABILITY, USE OR MISUSE OF THE INFORMATION HEREIN SHOWING.

THE INFORMATION SHOWN HEREON IS TO BE USED FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSTRUED OR USED AS A LEGAL OR OFFICIAL DETERMINATION OF OFFICIAL COUNTY, STATE, AND FEDERAL RECORDS. DATA IS BELIEVED TO BE ACCURATE, BUT IS NOT GUARANTEED.

IN NO EVENT SHALL MONTGOMERY COUNTY BE LIABLE FOR ANY DAMAGES THAT MIGHT ARISE FROM THE USE OF THE INFORMATION SHOWN.

EXACT LOCATION OF FLOOD ZONE TO BE CERTIFIED BY LICENSED SURVEYOR, ENGINEER, OR ARCHITECT.





**Sarah M. Wall Life Estate
(nTelos)
Request for
Special Use Permit**

Legend

- Corporate Line
 - State Roads
 - Interstate Highway
 - Private Roads (Named)
 - Planned Highway
 - Railroad
 - Hydrology
 - Tax Parcels
 - Subject Property
 - Proposed Lease Area
 - A1 - Agriculture
 - R1 - Residential
 - R2 - Residential
 - R3 - Residential
 - AFD
- Blacksburg Zoning**
- PR Planned Residential
 - RR-1 Rural Residential 1



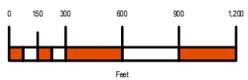
Montgomery County, Virginia
DISCLAIMER

INFORMATION SHOWN ARE TO BE USED FOR REFERENCE PURPOSES ONLY AND THE MONTGOMERY COUNTY BOARD OF SUPERVISORS OR PLANNING & GIS SERVICES ARE NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. NO RESPONSIBILITY IS ASSUMED FOR DAMAGES OR OTHER LIABILITIES DUE TO THE ACCURACY, AVAILABILITY, USE OR MISUSE OF THE INFORMATION HEREIN SHOWN.

THE INFORMATION SHOWN HEREON IS TO BE USED FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSTRUED OR USED AS A LEGAL OR OFFICIAL DETERMINATION OF OFFICIAL COUNTY, STATE, AND FEDERAL RECORDS. DATA IS BELIEVED TO BE ACCURATE, BUT IS NOT GUARANTEED.

IN NO EVENT SHALL MONTGOMERY COUNTY BE LIABLE FOR ANY DAMAGES THAT MIGHT ARISE FROM THE USE OF THE INFORMATION SHOWN.

EXACT LOCATION OF FLOOD ZONE TO BE CERTIFIED BY LICENSED SURVEYOR, ENGINEER, OR ARCHITECT.



Prepared by Montgomery County, Va
Planning & GIS Services, 8/1/08

