

**MONTGOMERY COUNTY PLANNING COMMISSION
JULY 10, 2013
SITE VISIT AGENDA**

4:00 PM **Depart Government Center**

4:30 PM **2701 Flatwoods Rd.**

Request by **Anthony R. Graves** to expand meat cutting and processing operations by amending a special use permit on 41.194 acres in Agricultural (A-1) zoning district, approved on May 14, 2001, that permitted a custom meat cutting and processing operation currently known as Hunters Burden LLC. The property is located at 2701 Flatwoods Rd. and is identified as Tax Parcel No. 045-A-33E (Acct # 031845) in the Mount Tabor Magisterial District (District C). The property currently lies in an area designated as Rural in the 2025 Comprehensive Plan.

5:30 PM **Dinner at Amelia's, 1130 Cambria St NE, Christiansburg, VA 24073**

6:30 PM **Return to Government Center**

MONTGOMERY COUNTY PLANNING COMMISSION
July 10, 2013 @ 7:00 P.M.
Board Room, Government Center

AGENDA

CALL TO ORDER:

DETERMINATION OF A QUORUM:

APPROVAL OF AGENDA:

APPROVAL OF CONSENT AGENDA:

PUBLIC ADDRESS:

PUBLIC HEARING:

1. Telecommunications Ordinance Amendment

An ordinance amending Chapter 10 entitled Zoning, Section 10-61 of the Code of the County of Montgomery, Virginia by amending the language defining the term telecommunication tower, attached, by prohibiting the co-locating of telecommunication antennas on flag poles and private utility poles and by extending how high the antenna may extend above to twenty (20) feet.

OLD BUSINESS:

NEW BUSINESS:

- PC Member Resolutions of Appreciation
- Liaison Appointments

WORK SESSION:

LIAISON REPORTS:

- Board of Supervisors- Chris Tuck
- Agriculture & Forestal District- Joel Donahue
- Blacksburg Planning Commission – Vacant
- Christiansburg Planning Commission – Cindy Disney
- Economic Development Committee – Bryan Rice
- Public Service Authority – Joel Donahue
- Parks & Recreation- Vacant
- Radford Planning Commission – Vacant
- School Board- Bryan Katz
- Tourism Council- Bryan Rice
- Planning Director's Report- Steven Sandy

MEETING ADJOURNED:

UPCOMING MEETINGS:

- | | | |
|--------|----------|---|
| July | 17, 2013 | Planning Commission Regular Meeting – CANCELLED |
| August | 14, 2013 | Planning Commission Site Visit (TBD)
Planning Commission Public Hearing (7:00 pm) |
| August | 21, 2013 | Planning Commission Regular Meeting |
| Sept. | 11, 2013 | Planning Commission Site Visit (To be determined)
Planning Commission Public Hearing (7:00 pm) |
| Sept. | 18, 2013 | Planning Commission Regular Meeting |

**MONTGOMERY COUNTY PLANNING COMMISSION
CONSENT AGENDA
July 10, 2013**

A. APPROVAL OF MINUTES

- May 8, 2013

ISSUE/PURPOSE:

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

B. SCHEDULE THE FOLLOWING ITEMS FOR PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION ON AUGUST 14, 2013 AND BOARD OF SUPERVISORS ON AUGUST 26, 2013

1. Request by **Anthony R. Graves** to expand meat cutting and processing operations by amending a special use permit on 41.194 acres in Agricultural (A-1) zoning district, approved on May 14, 2001, that permitted a custom meat cutting and processing operation currently known as Hunters Burden LLC. The property is located at 2701 Flatwoods Rd. and is identified as Tax Parcel No. 045-A-33E (Acct # 031845) in the Mount Tabor Magisterial District (District C). The property currently lies in an area designated as Rural in the 2025 Comprehensive Plan.

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON MAY 8, 2013 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Rice, Chair, called the meeting to order.

DETERMINATION OF A QUORUM:

Ms. Disney established the presence of a quorum.

Present: Bryan Rice, Chair
 Joel Donahue, Vice-Chair
 Cindy W. Disney, Secretary
 Bryan Katz, Member
 Robert Miller, Member
 John Tuttle, Member
 Chris Tuck, Board of Supervisors Liaison
 Dari Jenkins, Planning & Zoning Administrator
 Brea Hopkins, Development Planner
 Steven Sandy, Planning Director

Absent: None

APPROVAL OF AGENDA:

On a motion by Mr. Donahue, and seconded by Mr. Tuttle, and unanimously carried the agenda was approved.

APPROVAL OF CONSENT AGENDA:

On a motion Mr. Miller, and seconded by Mr. Donahue, and unanimously carried the consent agenda was approved.

PUBLIC ADDRESS:

Mr. Rice opened the public address; however, there being no speakers the public address was closed.

PUBLIC HEARING:

Request by Curtis W. & Deborah R. Goad (**Agent: Connie Hale**) to rezone approximately 0.41 acres from Agricultural (A-1) to General Business (GB), with possible proffered conditions, to allow a restaurant. The property is located 4040 Riner Road; identified as Tax Parcel No. 119A-A-27, (Account No. 007248) in the Riner Magisterial District (District D). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further described as Mixed Use within the Riner Village Plan.

Mr. Rice introduced the request.

Ms. Jenkins reviewed the location of the request, maps of the property, and photos of the existing site. There is an existing special use permit on this property (currently zoned Agricultural A-1) to allow a specialty shop. The proposal is to locate a restaurant in the existing structure. Initially the applicant was considering a request for an additional SUP to allow the restaurant; however, parking

requirements were going to exceed the allowed amount of impervious surface. Ms. Hale currently operates the Buffalo and More Restaurant located directly across Riner Road. Due to growth, she is looking at opportunities to relocate. VDOT stated this use would not require review under 527 regulations. VDOT has stated that based on the concept plan the owner may need to lengthen the entrance and have expressed concerns regarding the loading entrance and turning radius. The property is served by public water and the prospective owner would like to connect to public sewer if possible; however, a private easement would be required. General Business zoning is compatible with the surrounding area and the size of the lot would restrict the type of business that could be operated on the property. The site lies within the Village Expansion area and is further described as Mixed Use within the Riner Village Plan. It appears this request supports the goals outlined in the Riner Village Plan. If approved, a site plan meeting requirements for landscaping and parking would need to be submitted and approved prior to development. There will be some buffer yard requirements to protect the surrounding residential uses.

Mr. Rice asked if the existing septic system was approved for residential or business use.

Ms. Jenkins stated paperwork from the health department has not been submitted; however, the issue of septic versus public sewer would need to be resolved prior to the change of use permit. The intent is to obtain the easement and install public sewer. Mr. Fronk, PSA Director, has confirmed there is sufficient capacity.

Ms. Connie Hale, agent stated she is willing to work out any issues regarding the public sewer. She noted she has begun contacting adjoining property owners and Mr. Bill Pack has agreed to an easement for the sewer. One additional owner needs to be reached. She stated she will work with VDOT to ensure safe entrance is created to the site.

Mr. Rice opened the public hearing.

Ms. Francis Tealman, adjoining owner, stated Buffalo and More is a welcomed addition to the area. The business supports the community by hiring local teens, supporting fire and rescue, and maintaining a clean business which provides home cooked food. She noted she would like to see Buffalo and More remain an integral part of the Riner community.

Mr. Pack, adjoining property owner, stated he has agreed to allow Ms. Hale cross the property for sewer services. He noted he supported the relocation of the business to allow it to continue to grow.

Mr. Frederick Palmer, Riner resident, stated he was a supporter of the Buffalo restaurant. It is unique to the county and the proposed relocation will allow them to grow positively.

There being no additional comments, Mr. Rice closed the public hearing.

Mr. Tuttle stated the request to rezone and relocate the existing restaurant was a good project for the area. The business is obviously well respected by the community.

A motion was made by Mr. Donahue, seconded by Mr. Miller to recommend approval of the request by Curtis W. & Deborah R. Goad (Agent: Connie Hale) to rezone approximately 0.41 acres from Agricultural (A-1) to General Business (GB), with possible proffered conditions, to allow a restaurant.

Ayes: Disney, Donahue, Katz, Miller, Rice, Tuttle

Nays: None

Abstain: None

The property is located 4040 Riner Road; identified as Tax Parcel No. 119A-A-27, (Account No. 007248) in the Riner Magisterial District (District D). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further described as Mixed Use within the Riner Village Plan

OLD BUSINESS:

None presented.

NEW BUSINESS:

Liaison Appointments

Mr. Rice stated he would serve as liaison to the Economic Development Committee and Mr. Donahue will serve as liaison to the AFD Committee.

LIAISON REPORTS:

Board of Supervisors: Mr. Tuck stated a couple of properties will be auctioned in the coming months including Texas Park in Plum Creek, a greenbox site, and potentially the Lafayette Elliston site.

Agriculture & Forestal District: No report.

Blacksburg Planning Commission: No report.

Christiansburg Planning Commission: Ms. Disney stated the commission is diligently working on comprehensive plan updates.

Economic Development Committee: No report.

Public Service Authority: Mr. Donahue stated the Town of Christiansburg has not acted on the Joinder agreement and the PSA is proposing rate increases for water and sewer fees.

Parks & Recreation: No report.

Radford Planning Commission: No report.

School Board: Mr. Katz stated the school board was working on their budget.

Tourism Council: No report.

Planning Director's Report: Mr. Sandy stated the mixed beverage report had been revised and was presented to staff during the leadership team meeting. The final report will be given to commission members when finalized. The transportation chapter will be sent to VDOT within the next month. The Safe Routes To School grant should be approved this summer. Mrs. Hopkins attended a Safe Routes to School seminar hosted by VDOT and won a free event for Belview Elementary School. VDOT will sponsor and host a walk-about after the start of the school year. Mr. Sandy stated a \$30K planning grant from the Governor's Agriculture & Forestry Industries Development Fund (AFID) and an additional \$35K planning grant was awarded from the VA Department of Housing and Community Development (DHCD) for regional agriculture activities. Options for the grant funds include creation of a food hub, farmers market, etc. that will benefit the entire region. The Regional Planning Commissioner training will be held at the NRV PDC on May 15th. Plan VA will be holding its' annual Legal Seminar in Staunton on May 30th.

Ms. Disney noted her father, Pug Wells, was awarded the "Line of Duty Death" award and it will be presented on June 1st in Richmond. The event will be available through an online broadcast on Saturday. A link will be provided for those interested.

Mr. Tuttle stated the last four (4) years have been exciting and a very eye-opening experience. He noted he appreciated the work of the planning staff and the opportunity to serve on the commission.

Mr. Rice stated that both Mr. Tuttle and Mr. Miller will be greatly missed and thanked them for their service.

There being no further business the meeting was adjourned at 8:40 pm.



MONTGOMERY COUNTY DEPARTMENT
OF PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

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

MEMORANDUM

TO: Montgomery County Planning Commission

FROM: Planning Staff

DATE: July 02, 2013

SUBJ: ZONING ORDINANCE AMENDMENTS

TELECOMMUNICATIONS TOWER, ATTACHED

Staff has encountered a situation where an individual believes that a "flagpole and/or utility pole" may be erected for private use and then, within a few weeks, request approval for colocation of telecommunications antennas upon the recently installed "flag pole". The proposed "flag pole" is not a normal or customary aluminum or steel flag pole, but is a large wooden utility pole normally used for the transmission of electrical and/or telephone service.

Staff has researched the Zoning Ordinance and located the following additional information regarding flag poles (copies of the complete sections referenced are **enclosed**):

- Per Section 10-2(5)(b) flag poles are exempt from the height limitations of the Zoning Ordinance "except for provisions of the Airport Safety Overlay District (Section 10-38)" and when they are "not exceeding the height in distance therefrom the nearest lot line."
- Per Section 10-41 flag poles are allowed in any yard "provided applicable sight distance and fire safety requirements are met and maintained".
- Per Section 10-45(a)(3)(b) "national or state flags or flags of other political units or of any civic, charitable, educational, philanthropic or similar group or movement" are exempt from a zoning permit for a sign "provided, that no freestanding pole shall be erected in the public right-of-way or be within five (5) feet of a service drive, travel lane or adjoining street."

The **enclosed** determination letter, dated June 25, 2013, provides the details of such an activity located at 1350 Harding Road. It was determined that the foundation installed last week to support a pole at 1350 Harding Road is intended to support a "telecommunication tower, freestanding" as defined by Section 10-61, Definitions, of the Zoning Ordinance. There has been no Special Use Permit (SUP) approved for the intended "telecommunication tower, freestanding"; therefore, erection of the pole/tower on this site would violate the existing Residential (R-2) zoning district regulations.

In order to clarify the language of the Zoning Ordinance regarding telecommunication towers and prevent further attempts to circumvent the Ordinance requirements to obtain a Special Use Permit (SUP) for construction of telecommunication towers, staff has consulted with the County Attorney and proposed amendments to the definition of "**Telecommunications tower, attached**" found in Section 10-61, Definitions (see the *enclosed* proposed amendment dated July 2, 2013). The proposed amendment will:

- Specifically prohibit the use of private flag poles and/or private utility poles for attachment/colocation of telecommunications antennas; and
- Continue to allow our residents to erect flag poles without obtaining a permit when completed in compliance with Sections 10-2(5)(b) and 10-45(3)2 of the Zoning Ordinance.
- Update County Code in compliance with new Federal regulations allowing extension of the overall height of the facility to twenty (20) feet when collocating antennas.

DJ

Enclosure(s): Proposed Amendment(s) dated July 2, 2013
Determination Letter dated June 25, 2013
Excerpts from Montgomery County Code

Sec. 10-61. - Definitions.

Telecommunications facilities: Any land area, structure, and/or equipment affixed to land or structures (singly or in any combination), used in telephone, telegraph, radio, television, or other operations involving the transmitting, receiving or exchange of information over wires, cables, fibers, light beams or by electromagnetic energy through the atmosphere.

Telecommunications tower, attached: A telecommunications antenna which is placed on an existing building, existing telecommunication tower, or other existing non-telecommunications structure including but not limited to a billboard sign, public utility structures, silos, and church steeples. and increasing the height of the existing structure by not more than ten (10) feet. Unless owned by federal, state, or local government agencies or public utilities, private flag poles and/or private utility poles shall not be utilized for telecommunications antenna. The top of any antenna array shall not extend more than twenty (20) feet above the existing facility.

Telecommunications tower, freestanding: An independent structure of skeletal framework or a pole, guyed or self supporting, used to support antennas. Guy wire, framework and other stabilizing devices are considered part of the structure of the tower.



MONTGOMERY COUNTY DEPARTMENT OF
PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

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

June 25, 2013

Mr. Arthur Wendell Wright
Ms. Dorothy W. Wright
1350 Harding Road
Blacksburg, VA 24060

Mr. Richard Rosenfeld, Agent
AT&T
501 Bishops Ridge Parkway
Blowing Rock, NC 28695

PERSONAL SERVICE ON _____, 2013 AT ____ AM/PM BY DEPUTY _____ MONTGOMERY COUNTY SHERIFF'S DEPARTMENT FOR J. T. WHITT, SHERIFF
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CERTIFIED MAIL & HAND DELIVERED

RE: Property Owned by Arthur Wendell & Dorothy W. Wright
1350 Harding Rd.; Tax Map No. 041-A-45; Parcel ID: 021511; Zoned: Residential R-2

Dear Mr. and Ms. Wright and Mr. Rosenfeld:

This correspondence is to advise that the Planning Department has received complaints regarding construction activity which began last week on your property described above. This department fielded a series of calls, most of which were received by Brea Hopkins, Development Planner. Mrs. Hopkins spoke by telephone with a gentleman on site representing K-Co Enterprises, Inc., who verified to Mrs. Hopkins they were constructing a telecommunications tower. The contractor said he did not know who the carrier was, but provided a telephone number to his office for further information. When Mrs. Hopkins spoke with Kelly at K-Co Enterprises, Inc. (864-947-8704), Kelly indicated she would find the name of the carrier and return the call.

Shortly, Ms. Hopkins received a telephone call from Richard Rosenfeld, Agent for AT&T. Mr. Rosenfeld stated they were putting up a "utility pole" to run power to the barn owned by Mr. and Mrs. Wright. Mrs. Hopkins asked Mr. Rosenfeld if he was working for the electric company now and he replied, "No". Later the same day, I spoke with Mr. Rosenfeld and learned that the pole to be erected is to be a "flag pole", not a utility pole to provide electrical service to the barn. Mr. Rosenfeld stated that he intended to place telecommunication antennas on this pole at a later date.

It is my determination that the intended use of the pole upon the property identified above is for use as a "telecommunication tower, freestanding" as defined by Section 10-61, Definitions,

Mr. Arthur Wendell Wright
Ms. Dorothy W. Wright
1350 Harding Road
Blacksburg, VA 24060

Page 2 of 2

June 25, 2013

Mr. Richard Rosenfeld, Agent
AT&T
501 Bishops Ridge Parkway
Blowing Rock, NC 28695

of the zoning ordinance. This determination is based on statements made by both the contractor and Mr. Rosenfeld with AT&T indicating that the purpose of constructing the pole on the property identified above is to support telecommunication antennas. Construction of a "telecommunication tower, freestanding" as defined by Section 10-61 is not an allowed use within the Residential (R-2) zoning district and cannot be permitted according to County Code.

In summary, with the evidence obtained to date, the property has been determined to be in violation of Section 10-25, Residential (R-2) of the Montgomery County Code. Please remedy the violations as outlined below:

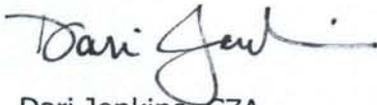
- Cease all work immediately on the pole structure being located on the property until the appropriate zoning and/or building permits have been acquired.

Failure to comply with the requirements specified above will result in legal action by the County.

Section 10-55(2) of the Montgomery County Code provides that anyone aggrieved by this decision may appeal the decision to the Montgomery County Board of Zoning Appeals (BZA) within thirty (30) days. The appeal shall be received in writing along with a fee of \$360 on or before **July 25, 2013**. Failure to appeal this decision within thirty (30) days shall render this decision unappealable and final.

Please feel free to contact me at 540-394-2148 or jenkinsds@montgomerycountyva.gov if you should have any questions regarding this matter.

Sincerely,



Dari Jenkins, CZA
Planning & Zoning Administrator

DJ

Enclosures: Technical Data Sheet – Residential (R-2)

C: Steven M. Sandy, Planning Director
Marty McMahan, County Attorney

Sec. 10-2. - Application of chapter.

- (1) *Territorial application.* The regulations and restrictions in this chapter shall apply to all buildings, structures, land, water and uses within the unincorporated area of Montgomery County, Virginia, excepting those areas determined by law to be under the sovereign control of the United States of America or the Commonwealth of Virginia
- (2) *General application.* All buildings and structures erected hereafter, all uses of land, water or buildings established hereafter, all structural alterations or relocations of existing buildings occurring hereafter, and all enlargements of, additions to, changes in and relocations of existing uses occurring hereafter shall be subject to all regulations of this chapter which are applicable to the zoning districts in which such buildings, structures, uses or land are located. Existing buildings, structures and uses which comply with the regulations of this chapter shall likewise be subject to all regulations of this chapter.

Existing buildings, structures and uses which do not comply with regulations herein shall be subject to the provisions of article IV (section 10-47) of this chapter relating to nonconformities.

- (3) *General prohibition.* No building or structure, no use of any building, structure or land, and no lot of record now or hereafter existing shall hereafter be established, altered, moved, diminished, divided, eliminated or maintained in any manner except in conformity with the provisions of this chapter.
- (4) *Compliance with chapter required.* All departments, officials and public employees of the county that are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this chapter. They shall issue permits for uses, buildings or purposes only when they are in harmony with the provisions of this chapter. Any such permit if issued in conflict with the provisions of this chapter shall be null and void.
- (5) *Exemptions.*
 - (a) Pursuant to Code of Virginia, § 56-46.1 of the electrical transmission lines of 150 kV or more, approved by the State Corporation Commission, shall be deemed to have satisfied the requirements of this chapter. In addition, the following utility uses are exempt from the provisions of this article: poles, wires, cables, conduits, vaults, laterals, pipes, valves, meters or any other similar equipment when used for the purpose of distributing service to individual customers within an approved or established service area, but not including telecommunications towers, plants, substations, major transmission lines, or trunk lines located on or above the surface of the ground, for any type of utility service, nor for underground trunk lines providing public water or sewerage service.

(b) Except for provisions of the Airport Safety Overlay District (section 10-38) the height limitations of this chapter shall not apply to antennas less than seventy-five (75) feet in height, cupolas, barns, silos, farm buildings, chimneys, flag poles, water tanks, and monuments and necessary mechanical appurtenances not exceeding in height the distance therefrom to the nearest lot line.

(c) Farm buildings and structures shall be exempt from the application of this chapter when the buildings and structures meet the minimum front, side and rear setbacks within the zoning district and the buildings and structures are located on property where farming operations take place and the property is primarily used for any of the following uses or combinations thereof:

1. Storage, handling, production, display, sampling or sale of agricultural, horticultural, floricultural or silvicultural products produced on the farm;
2. Sheltering, raising, handling, processing or sale of agricultural animals or agricultural animal products;
3. Business or office uses relating to the farm operations;
4. Use of farm machinery or equipment or maintenance or storage of vehicles, machinery or equipment on the farm;
5. Storage or use of supplies and materials used on the farm; or
6. Implementation of best management practices associated with the farm operations. This exemption does not apply to a building or a portion of a building located on a farm that is operated as a restaurant as defined in section 35.1-1 of the Code of Virginia and licensed as such by the board of health under Code of Virginia, chapter 2 (§ 35.1-11 et seq.) of Title 35.1.

(d) Farm buildings and structures lying within a floodplain or in a mudslide-prone area shall be subject to floodproofing regulations or mudslide regulations, as applicable.

(6) Relationship to private agreements. This chapter is not intended to abrogate, annul or otherwise interfere with any easement, covenant or other private agreement or legal relationship, provided, however, that where the regulations of this chapter are more restrictive or impose higher standards or requirements than such private agreements or legal relationships, the regulations of this chapter shall govern.

Section 10-41 Supplemental District Regulations

(7) **Permitted structures in required yards.**

(a) For any yard, including front yards, the following structures shall be permitted, provided applicable sight distance and fire safety requirements are met and maintained:

1. Fences, provided that no fence in a front yard of a residential district shall exceed four (4) feet in height.
2. Ground level terraces, patios or decks not over thirty (30) inches high which do not include a permanently roofed-over terrace or porch.
3. Awnings or canopies provided they do not project more than eight (8) feet from the existing building face.
4. Bay windows and overhanging eaves or gutters projecting no more than four (4) feet into the yard.
5. Architectural features, chimneys, or the like, projecting a maximum of three (3) feet into any yard, provided that such projection does not reduce the width of a yard to less than three (3) feet.
6. Covered entry porches, enclosed or unenclosed, may project a maximum of four (4) feet provided such projection does not reduce the width of the yard to less than three (3) feet.
7. Arbors and trellises not exceeding ten (10) feet in height, provided that such structures do not reduce the width of the yard to less than three (3) feet.
8. **Flag poles.**
9. Recreational equipment, provided that such equipment does not reduce the width of the yard to less than three (3) feet

Section 10-45 Sign Regulations

- (a)(3) *Permits not required.*
- a. Signs of a constituted governmental body, including traffic signs and signals, directional signs and regulatory signs.
 - b. National or state flags or flags of other political units or of any civic, charitable, educational, philanthropic or similar group or movement; provided, that no freestanding pole shall be erected in the public right-of-way or be within five (5) feet of a service drive, travel lane or adjoining street.
 - c. Legal devices or warnings at railroad crossings.
 - d. Freestanding signs or signs attached to a structure or tree, no more than one and one-half (1½) square feet in area, to warn the public against hunting, fishing, trespassing, dangerous animals, swimming, the existence or danger of such, when placed on the periphery of the property or at a location where the warning is necessary.
 - e. Directional signs.
 - f. The changing of messages on marquees and the repair of an existing permitted sign.
 - g. Temporary signs as defined and as specified herein may be used in every zoning district unless otherwise prohibited:
 1. One (1) contractor's sign per job site, no more than thirty-two (32) square feet in area, located on the property on which the work is being done.
 2. One (1) real estate sign per lot, advertising the sale, rental or lease of the premises, or part of the premises on which the sign is displayed, no more than twelve (12) square feet in area.
 3. Official notices or advertisements posted or displayed by or under the direction of any public or court officer in the performance of official or directed duties; provided, that all such signs shall be removed no more than ten (10) days after their purpose has been accomplished.
 4. Temporary signs, no more than twelve (12) square feet, announcing a campaign drive or an event of a civic, philanthropic, educational or religious organization; provided, that the sponsoring organization shall ensure proper and prompt removal of such sign within five (5) days after drive or event.
 5. Temporary signs, no more than twelve (12) square feet in area, featuring such announcements as "Grand Opening," "Under New Management" or "Going Out of Business"; provided they are displayed for no longer than thirty (30) days and removed on the thirty-first day.
 6. Window signs advertising weekly specials or special services offered for a limited time by a business establishment and then promptly removed.

EXCERPTS FROM MONTGOMERY COUNTY CODE

- h. Political campaign signs, no more than thirty-two (32) square feet in area, on any privately owned lot or parcel.

Sec. 10-61. - Definitions.

Building: Any structure having a roof supported by columns or walls for the housing or enclosure of any person, animal, activity or property of any kind.

Building, accessory: A subordinate building customarily incidental to and located upon the same lot occupied by the main structure or building. Garages or other accessory buildings such as carports, porches and stoops attached to the main building shall be considered part of the main building.

Height, building: The vertical distance measured from the adjoining grade at the front entrance of the building to the top of the building. The top of the building shall be defined as the highest point for flat roofs, and the average height between eaves and the ridge for gable, hip, gambrel and other pitched roofs. For corner lots, the building height shall be the average of the front height defined above and the building side height adjacent to the street. The building side height shall be defined as the vertical distance measured from the lowest adjoining grade on the side adjacent to the street to the highest point of the building.

Height, structure: The distance between the highest point of any structure, and the lowest grade adjacent to the structure.

Structure: An assemblage of materials constructed or built for use, occupancy or ornamentation and installed on or above the surface of the land or water, including buildings, towers, tents, platforms, signs, bridges, railways, and the like, but not including paved surfaces such as roads, driveways and sidewalks, nor landscaping features such as berms, fences and retaining walls.

Structure, accessory: A subordinate structure detached from but located on the same lot as the principal structure, the use of which is incidental and accessory to the principal structure; is subordinate in area, extent and purpose to the principal structure; is customarily provided or required for the principal structure.

Structure, principal: The principal or main structure or one (1) of the principal structures on a lot or the structure or one (1) of the principal structures containing the principal use on the lot. The terms main and principal have the same meaning in this chapter when referring to structures, buildings and uses.

Telecommunications facilities: Any land area, structure, and/or equipment affixed to land or structures (singly or in any combination), used in telephone, telegraph, radio, television, or other operations involving the transmitting, receiving or exchange of information over wires, cables, fibers, light beams or by electromagnetic energy through the atmosphere.

EXCERPTS FROM MONTGOMERY COUNTY CODE

Telecommunications tower, attached: A telecommunications antenna which is placed on an existing building or other non-telecommunications structure, and increasing the height of the existing structure by not more than ten (10) feet.

Telecommunications tower, freestanding: An independent structure of skeletal framework or a pole, guyed or self supporting, used to support antennas. Guy wire, framework and other stabilizing devices are considered part of the structure of the tower.

RESOLUTION

WHEREAS, Frank Lau has provided dedicated and distinguished service to the people of Montgomery County as a member of the Montgomery County Planning Commission from 2005 to 2013; and

WHEREAS, Mr. Lau has provided leadership while serving as Chair (2012), Vice-Chair (2007) and Secretary (2006) of the Planning Commission; and

WHEREAS, Mr. Lau's commitment to better planning is evidenced by his participation in the development of all six (6) Village Plans and VITL Plans, by his service as liaison to the Town of Blacksburg Planning Commission and the Town of Christiansburg Planning Commission, and by his certification by the Citizens Planning and Education Association of Virginia; and

WHEREAS, the wise council of Mr. Lau has always been for the betterment of the citizens of Montgomery County.

NOW THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Commission hereby expresses its appreciation to Frank Lau for eight (8) years of outstanding service to the people of Montgomery County.

Bryan Rice, Chair

Joel Donahue, Vice-Chair

Cindy W. Disney, Secretary

Bryan Katz

Scott Kroll

Coy Allen

Chris Tuck, Board Liaison

RESOLUTION

WHEREAS, Robert K. Miller has provided dedicated and distinguished service to the people of Montgomery County as a member of the Montgomery County Planning Commission from 2005 to 2013; and

WHEREAS, Mr. Miller has provided leadership while serving as Chair (2008-2009) and Secretary (2007) of the Planning Commission; and

WHEREAS, Mr. Miller's commitment to better planning is evidenced by his participation in the development of all six (6) Village Plans, and VITL plans, by his service as liaison to the Agricultural and Forestal District Committee and the City of Radford Planning Commission, and by his certification by the Citizens Planning and Education Association of Virginia; and

WHEREAS, the wise council of Mr. Miller has always been for the betterment of the citizens of Montgomery County.

NOW THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Commission hereby expresses its appreciation to Robert K. Miller for eight (8) years of outstanding service to the people of Montgomery County.

Bryan Rice, Chair

Joel Donahue, Vice-Chair

Cindy W. Disney, Secretary

Bryan Katz

Scott Kroll

Coy Allen

Chris Tuck, Board Liaison

RESOLUTION

WHEREAS, John Tuttle has provided dedicated and distinguished service to the people of Montgomery County as a member of the Montgomery County Planning Commission from 2009 to 2013; and

WHEREAS, Mr. Tuttle has provided leadership while serving as Secretary (2012) of the Planning Commission; and

WHEREAS, Mr. Tuttle's commitment to better planning is evidenced by his service as liaison to the Economic Development Committee and by his certification by the Citizens Planning and Education Association of Virginia; and

WHEREAS, the wise council of Mr. Tuttle has always been for the betterment of the citizens of Montgomery County.

NOW THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Commission hereby expresses its appreciation to John Tuttle for four (4) years of outstanding service to the people of Montgomery County.

Bryan Rice, Chair

Joel Donahue, Vice-Chair

Cindy W. Disney, Secretary

Bryan Katz

Scott Kroll

Coy Allen

Chris Tuck, Board Liaison