

MONTGOMERY COUNTY PLANNING COMMISSION
APRIL 9, 2014 @ 7:00 P.M.
Board Room, Government Center
755 Roanoke Street, Christiansburg, VA

AGENDA

CALL TO ORDER:

DETERMINATION OF A QUORUM:

APPROVAL OF AGENDA:

APPROVAL OF CONSENT AGENDA:

PUBLIC ADDRESS:

PUBLIC HEARING:

1. A request by the City of Radford (Agent: Verizon Wireless) for a Special Use Permit (SUP) on approximately 100 acres in an Agricultural (A-1) zoning district to allow a 199 ft. monopole telecommunications tower. The property is located at 5480 Peterson Drive and is identified as Tax Parcel No. 102-A 16, 17 (Account No. 071097) in the Riner Magisterial District (District D). The property currently lies in an area designated as Rural in the 2025 Comprehensive Plan.

Applicant has requested deferral to allow time to resolve outstanding issues and has asked to reschedule the public hearing to May 14, 2014.

2. A request by P&G Ventures (Agent: Meade Tractor) for a Special Use Permit (SUP) on approximately 4.65 acres in a General Business (GB) zoning district to allow farm machinery sales and service. The property is located at 3963 South Main Street and is identified as Tax Parcel No. 67-A 161 (Account No. 006298) in the Shawsville Magisterial District (District B). The property currently lies in an area designated as Urban Expansion in the 2025 Comprehensive Plan.
 - a) Staff Presentation (Erin Puckett)
 - b) Applicant Presentation
 - c) Public Comment
 - d) Discussion/Action

OLD BUSINESS:

NEW BUSINESS:

LIAISON REPORTS:

- Board of Supervisors – Chris Tuck
- Agriculture & Forestal District – Joel Donahue
- Blacksburg Planning Commission – Coy Allen
- Christiansburg Planning Commission – Cindy Disney
- Economic Development Committee – Bryan Rice
- Public Service Authority – Joel Donahue
- Parks & Recreation – Scott Kroll
- Radford Planning Commission – Frank Lau
- School Board – Bryan Katz
- Tourism Council – Vacant
- Planning Director's Report – Karen Drake

MEETING ADJOURNED:**UPCOMING MEETINGS:**

April	16, 2014	Planning Commission Regular meeting (To be determined)
May	14, 2014	Planning Commission Site Visit (To be determined) Planning Commission Public Hearing (7:00 PM)
May	21, 2014	Planning Commission Regular meeting (To be determined)
May	28, 2014	NRVPDC Planning Commission Training Dinner (6:00 PM) New River Valley Business Center, Radford

**MONTGOMERY COUNTY PLANNING COMMISSION
CONSENT AGENDA
APRIL 9, 2014**

A. APPROVAL OF MINUTES

- March 12, 2014

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 WEDNESDAY MAY 14, 2013 AND BOARD OF SUPERVISORS ON MAY 27, 2013

1. Zoning Ordinance Amendment
 - Amend Section 10-31 (M-L Manufacturing-Light) to allow *contractor's service establishment* as a by right use.

2. A request by **Montgomery County Board of Supervisors and Taylor Hollow Management (Agent: Balzer & Associates)** for rezoning of approximately 3.328 acres from Agriculture (A1) to Traditional Neighborhood Development-Infill (TND-I) and 5.00 acres from Agriculture (A1) to Residential Multi-Family (RM-1), with possible proffered conditions, to allow multi-family residential, residential, and limited commercial uses. In addition, a special use permit (SUP) is requested in the Traditional Neighborhood Development-Infill (TND-I) District to allow senior housing and a farm market. The property is known as the former Prices Fork Elementary School and is located at **4237 Prices Fork Road**, identified as Tax Parcel No. 052-A-50, (Acct No. 070688), in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Village Expansion in the Comprehensive Plan and Mixed Use in the Prices Fork Village Plan with a maximum density of four (4) dwelling units per acre.

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON MARCH 12, 2014 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Lau, Vice-Chair, called the meeting to order.

DETERMINATION OF A QUORUM:

Ms. Disney established the presence of a quorum.

Present: Frank Lau, Vice-Chair
Cindy W. Disney, Secretary
Coy Allen, Member
Sonia Hirt, Member
Bryan Katz, Member
Scott Kroll, Member
Chris Tuck, Board of Supervisors Liaison
Brea Hopkins, Development Planner
Dari Jenkins, Planning & Zoning Administrator
Erin Puckett, Senior Program Assistant

Absent: Bryan Rice, Chair
Joel Donahue, Member

APPROVAL OF AGENDA:

On a motion by Mr. Katz, and seconded by Ms. Disney, and unanimously carried the agenda was approved.

APPROVAL OF CONSENT AGENDA:

On a motion by Mr. Katz, and seconded by Ms. Disney, and unanimously carried the consent agenda was approved.

PUBLIC ADDRESS:

Mr. Lau opened the public address, however, there being no comments the public address was closed.

OLD BUSINESS:

Kennel Ordinance Amendments

Ms. Jenkins stated that she had incorporated the changes suggested by the Planning Commission at the February 19 meeting. She added that all of these proposed changes had been reviewed by Mr. McMahon, County Attorney.

Mr. Katz asked what the reasoning was behind not allowing a commercial kennel by SUP in a C-1 zoning district.

Ms. Jenkins explained that this is because this zoning district is meant to be for areas of conservation, and very few lots in the County fall into this designation.

The Planning Commission discussed the minimum lot sizes needed for kennels in each district, and asked that the minimum size required be changed to match the minimum lot size of that zoning district. However, some Commissioners requested that a SUP be allowed for a kennel on a smaller lot.

Mr. Lau commented that the previously proposed kennel amendments were appropriate. He added that allowing a SUP for kennels on smaller lots or with reduced setbacks would not be reasonable.

The majority of the Commission members agreed to allow a reduction in both setbacks and size by SUP.

Mr. Lau reiterated that it may be wise to not allow a private kennel of five (5) or more dogs when lots are smaller than the minimum sizes indicated in the proposed ordinance amendment.

The consensus of the Commission was to move forward with the ordinance amendments as revised.

NEW BUSINESS:

Ms. Jenkins stated that the Planning Commission had received direction from the Board of Supervisors to consider allowing contractor's service establishments as a by-right use in the Manufacturing-Light (M-L) zoning district. She explained that this use is already allowed by SUP in General Business (GB), and by-right in Manufacturing (M-1). As this use does not allow as much heavy equipment storage as a contractor's storage yard, this could be a logical addition to the M-L district.

Mr. Kroll asked for clarification as to if contractor's service establishment would allow a showroom with storage in the back. He noted that the definitions of storage yard and service establishment are very similar.

Ms. Jenkins clarified the definitions, and noted that the service establishment should not have outdoor storage.

LIAISON REPORTS:

- Board of Supervisors – Mr. Tuck reported that the proposed budget does not call for a tax increase. He also stated that a tentative meeting with Blacksburg's Town Council has been scheduled in April to discuss the former middle school property.
- Agriculture & Forestal District Committee – No report.
- Blacksburg Planning Commission – No report.
- Christiansburg Planning Commission – No report.
- Economic Development Committee – No report.
- Public Service Authority – No report.
- Parks & Recreation – Mr. Kroll reported that Parks and Recreation was experiencing a problem with unruly spectators at basketball games.
- Radford Planning Commission – No report.
- School Board – Mr. Katz reported that there was a discussion of the "bring your own device" program which had been started two (2) years ago and has seen great success, although it has also presented some equity issues. There was also a discussion regarding coordination of class schedules across schools, as well as the \$3.9 million budget shortfall.
- Tourism Council – No report.
- Planning Director's Report – Mrs. Hopkins reported that Karen Drake, the new Planning Director, would begin on Monday, March 17. She also stated that unless the Commission saw a need for a second monthly meeting, the March 19th meeting would be cancelled.

MEETING ADJOURNED:

There being no further business the meeting was adjourned at 8:26 PM.



MEMORANDUM

TO: Planning Commission

FROM: Dari Jenkins, Planning & Zoning Administrator *DJ*

DATE: April 2, 2014

RE: **Staff Analysis (SU-2014-11582)**

A request by the **City of Radford (Agent: Verizon Wireless)** for a Special Use Permit (SUP) on approximately 100 acres in an Agricultural (A-1) zoning district to allow a 199 ft. monopole telecommunications tower. The property is located at **5480 Peterson Drive** and is identified as Tax Parcel No. 102-A 16, 17 (Acct No. 071097) in the Riner Magisterial District (District D). The property currently lies in an area designated as Rural in the 2025 Comprehensive Plan.

Nature of Request

The City of Radford (Agent: Verizon Wireless) is requesting a Special Use Permit (SUP) to allow a 199 ft. telecommunication tower in an Agricultural (A-1) zoning district. This request is made on behalf of Verizon Wireless to enhance network coverage for Interstate 81, the nearby secondary roads, network coverage for emergency responders, businesses operations in the area, and residents in the area.

Per the attached letter dated April 2, 2014, the applicant has requested a deferral of the public hearing to allow time to resolve outstanding issues. Staff concurs with this request.

Attachment(s): 04.02.2014 Deferral Request



Verizon Wireless
1831 Rady Court
Richmond, Virginia 23222

April 2, 2014

Montgomery County Planning Department
Attn: Karen Drake, Planning Director
755 Roanoke St., Ste. 2A
Christiansburg, VA 24073-3177

**RE: Request for Deferral - Verizon Wireless Special Exception Request for New Tower
Site name: Peterson Drive (5480 Peterson Drive - Parcel Id: 71097)**

Dear Ms. Drake:

Verizon Wireless requests a one-month deferral of the above-referenced Special Exception Permit to allow additional time to provide information pertaining to the lack of colocation opportunities in the general area. Please let me know if you require any additional information to grant this deferral.

Sincerely,

A handwritten signature in black ink, appearing to read "Drew C. Patterson".

Drew C. Patterson, Zoning Manager
Consultant for Verizon Wireless
804-363-0891
dpatterson@nbcllc.com



MONTGOMERY COUNTY DEPARTMENT OF
PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

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

MEMORANDUM

TO: Planning Commission
FROM: Erin Puckett, Senior Program Assistant *EMP*
DATE: April 1, 2014
RE: **Staff Analysis – Special Use Permit Request (SU-2014-11611)**

A request by **P&G Ventures (Agent: Meade Tractor)** for a Special Use Permit (SUP) on approximately 4.65 acres in a General Business (GB) zoning district to allow farm machinery sales and service. The property is located at **3963 South Main Street** and is identified as Tax Parcel No. 67-A 161 (Account No. 006298) in the Shawsville Magisterial District (District B). The property currently lies in an area designated as Urban Expansion in the 2025 Comprehensive Plan.

I. Nature of Request

The applicant is requesting a Special Use Permit (SUP) on approximately 4.65 acres zoned General Business (GB) to allow use of the existing building, previously an automobile sales facility, as a John Deere Turf and Agricultural dealership.

II. Location

The property is located at 3963 South Main Street and is identified as Tax Parcel No. 67-A 161 (Parcel ID 006298) in the Shawsville Magisterial District (District B).

The property lies just north of the Town of Christiansburg and fronts on South Main Street (Route 460 Business). The rear of the property is visible, but not accessible, from the US 460 Bypass. It is surrounded entirely by parcels zoned General Business. Most of the surrounding properties are currently being used for commercial purposes. A single family dwelling is located on an adjacent 0.96 acre parcel on the northeastern side of the subject property, but it is currently vacant.

III. Impacts

The proposed farm machinery sales and service business will utilize an existing building previously used for automobile sales. While the proposed use will allow sales of farm machinery, the applicant has indicated that the majority of the sales will be related to smaller consumer machines such as lawnmowers and outdoor power equipment.

1. Transportation/traffic

The proposed use will utilize the existing road access and commercial entrance, which has interparcel access. It should not require a review under the Virginia Department of Transportation (VDOT) Chapter 527 Regulation.

The applicant has indicated that expected traffic will be about 40% of the volume the site experienced as an automobile dealership due to the lower sales and seasonal nature of the proposed business.

VDOT has submitted a letter to this department indicating that the existing entrance is adequate for the proposed use, and that any future improvements proposed within the right of way would require VDOT review and approval.

2. Infrastructure

The property is served by the County Public Service Authority (PSA) for both public water and sewer. The applicant has stated that all waste disposal will meet Environmental Protection Agency (EPA) and Occupational Safety and Health Administration (OSHA) regulations. Mr. Fronk, PSA Director, has recommended that the applicant complete a non-residential sanitary sewer checklist.

3. Schools

The business should have no direct impacts upon the public school system.

4. Noise and light

The level of noise is not expected to exceed that of the previous use. The applicant has stated that several of the existing light poles will not be used, thus decreasing the amount of light and glare as compared to the previous automobile dealership. The business will be open Monday through Friday from 8:00 a.m. to 5:30 p.m. and Saturday from 8:00 a.m. to 1:00 p.m., with little noise or light impacts outside of normal business hours.

5. Other

No expansion of the existing building is proposed. The addition of a fence at the rear of the property around the outdoor equipment storage area has been installed. Existing landscaping will be maintained, and/or increased. No impacts are expected on groundwater, soils, or the natural environment.

The property is visible from the 460 Bypass, although the only vehicle access is from South Main Street. The applicant has indicated that additional landscaping will be added in the rear of the property to help mitigate the visual impact along the bypass.

IV. Comprehensive Plan

The site is located in an area designated as Urban Expansion in the Comprehensive Plan. Approval of the proposed SUP in a General Business (GB) zoning district is in conformance with the Comprehensive Plan, as this land use designation encourages both residential and non-residential development, and supports commercial uses along existing major transportation corridors.

V. Analysis

The SUP requested by P&G Ventures (Agent: Meade Tractor) would allow a farm machinery sales and repair facility. The existing building is approximately 14,100 square feet, and was previously used as an automobile dealership. The proposed use should not have an increased impact on utilities, infrastructure, and the surrounding properties beyond that of the previous use.

Section 10-28 (4)(e) of the Montgomery County Code allows farm machinery sales and service in areas zoned General Business (GB) by Special Use Permit.

VI. Staff Recommendations

Staff recommends approval of the Special Use Permit (SUP) to allow farm machinery sales and service at the location identified above, contingent upon the following conditions:

1. Outdoor storage of materials and/or equipment awaiting repair shall be limited to the fenced area located on the southeastern side of the building, as indicated on the concept plan submitted with the application materials dated February 28, 2014. Screening of outdoor storage shall consist of privacy or chain link fencing. Privacy slats shall be inserted in chain link fencing to provide additional screening and security.
2. No storage containers used for shipping purposes, nor truck compartments or trailers shall be stored or otherwise used on the premises.
3. Exterior lighting shall comply with Section 10-46(9) of the Montgomery County Code.
4. Signage for the site shall be compliant with Section 10-45 of the Montgomery County Code. Banners and/or other signage shall not be installed or mounted on any fence.
5. Site shall be substantially in conformance with the concept plan submitted with the application materials dated February 28, 2014.
6. Approval of a new or revised site plan is required prior to obtaining a building permit.

As of March 28, 2014, one citizen has contacted the Planning and GIS Services Department to inquire further about this request. She had received a notice regarding the upcoming public hearing and wanted clarification on why she had received the notice, but did not have any comments or concerns regarding the proposed special use permit.

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

Enclosures: Application materials
 Letter from VDOT dated March 28, 2014
 Aerial map
 Zoning map
 Site photos dated March 26, 2014

Application to Planning Commission and Board of Supervisors

Application For: (check appropriate boxes)

- Rezoning Rezoning & Special Use Permit Special Use Permit

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

Property Owner: P+6 Ventures Agent: Meade Tractor
Address: P.O. Box 8 Address: PO Box 2497
Blacksburg, VA 24060 Abingdon, VA 24212
Phone 1: 540-230-0077 Phone 1: 276-477-0544
Phone 2: _____ Phone 2: _____
Email: garyduncan@duncantractor.net Email: chuckmeade@meadetractor.com

Location of Property/ Site Address: 3963 South Main Street

Legal Record of Property: Total Area: 4.6 Acres Magisterial District _____

Parcel ID: 006298 Tax Parcel Number(s): 067-A161

Rezoning Details: Current Zoning District: _____ Requested Zoning District: _____

Desired Use(s): _____

Special Use Permit: Current Zoning District _____ Total Area/Acres: 4.6

Desired Use(s): John Deere Turf & Agricultural dealership

Comprehensive Plan Designation: _____

Traffic Impact Analysis Required: Yes (payment enclosed) No

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

Gary Te Duncan
Property Owner(s) Signature Date

Ch... 2/23/14
Agent's Signature Date

Date Received: 3/3/14

FOR OFFICE USE ONLY

Application Number: SU-2014-11611

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







19226 Lee Highway • Abingdon, VA 24210

Phone: (276) 628-5126 • Fax: (276) 628-9231 • <http://www.meadetractor.com>

February 27, 2014

Dari S. Jenkins, CZA

Planning & Zoning Administrator
Planning & GIS Services
Montgomery Co. Government Center
755 Roanoke St., Suite 2A
Christiansburg, VA 24073-3177

Re: Meade Tractor Justification Statement for Special Use Permit for 3963 South Main Street

Meade Tractor respectfully requests the approval of a Special Use permit for the operation of a John Deere Turf and Agricultural dealership at 3963 South Main Street, Christiansburg, VA. Meade Tractor currently operates a John Deere Turf and Agricultural dealership at 1521 Radford Road in Christiansburg, VA. We are honored to be a part of the community and desire to continue our successful operations in Montgomery County. The rationale for a relocation are based on the following items:

1. Our business model is primarily related to the retail business of lawnmowers, outdoor power equipment, utility vehicles, and small compact tractors. The business model is dependent on a location in a retail area with adequate visibility. This new location will offer increased visibility and increased business opportunities.
2. The new facility offers an inviting retail experience with ample showroom, increased service space, and modern appearances.
3. The professionalism and location of the facility will offer increased employee satisfaction and increased business opportunities for the growth and sustainability of a John Deere dealership in Montgomery County.
4. The agriculture industry in the Montgomery county area continues to decline based on the absence of tobacco along with the decline in the overall dairy population. However, the Turf component of the business continues with exceptional growth and opportunities which allow for a sustainable business model.

The current zoning ordinance for Montgomery County advises that any "Farm Machinery sales and service" business must obtain a Special Use permit. Meade Tractor is a Farm machinery sales and service business since we do offer John Deere Agriculture equipment. However, the majority of our sales are retail related such as; lawnmowers, outdoor power equipment, and utility vehicles. Our facilities in turn must exhibit the following; retail friendly appearance, cleanliness, and an overall inviting retail location. Meade Tractor is committed to ensuring that the use of this facility will offer the highest degree of professionalism and visibility for ourselves, customers, John Deere, and Montgomery County.

We look forward to working with you and Montgomery County on the merits of this request.

Respectfully,

Chuck Meade
President



Additional Special Use Permit Requirements

The applicant for special use permit shall provide a statement of justification to address the following items in the application materials to demonstrate what impact the proposed request will have on the County's resources and how the request complies with Montgomery County's comprehensive plan.

Section 10-54(3)(g), Montgomery County Zoning Ordinance

(g) Issues for Consideration. In considering a Special Use Permit application, the following factors shall be given reasonable consideration. The application shall address all the following in its statement of justification or Special Use Permit plat unless not applicable, in addition to any other standards imposed by this Ordinance:

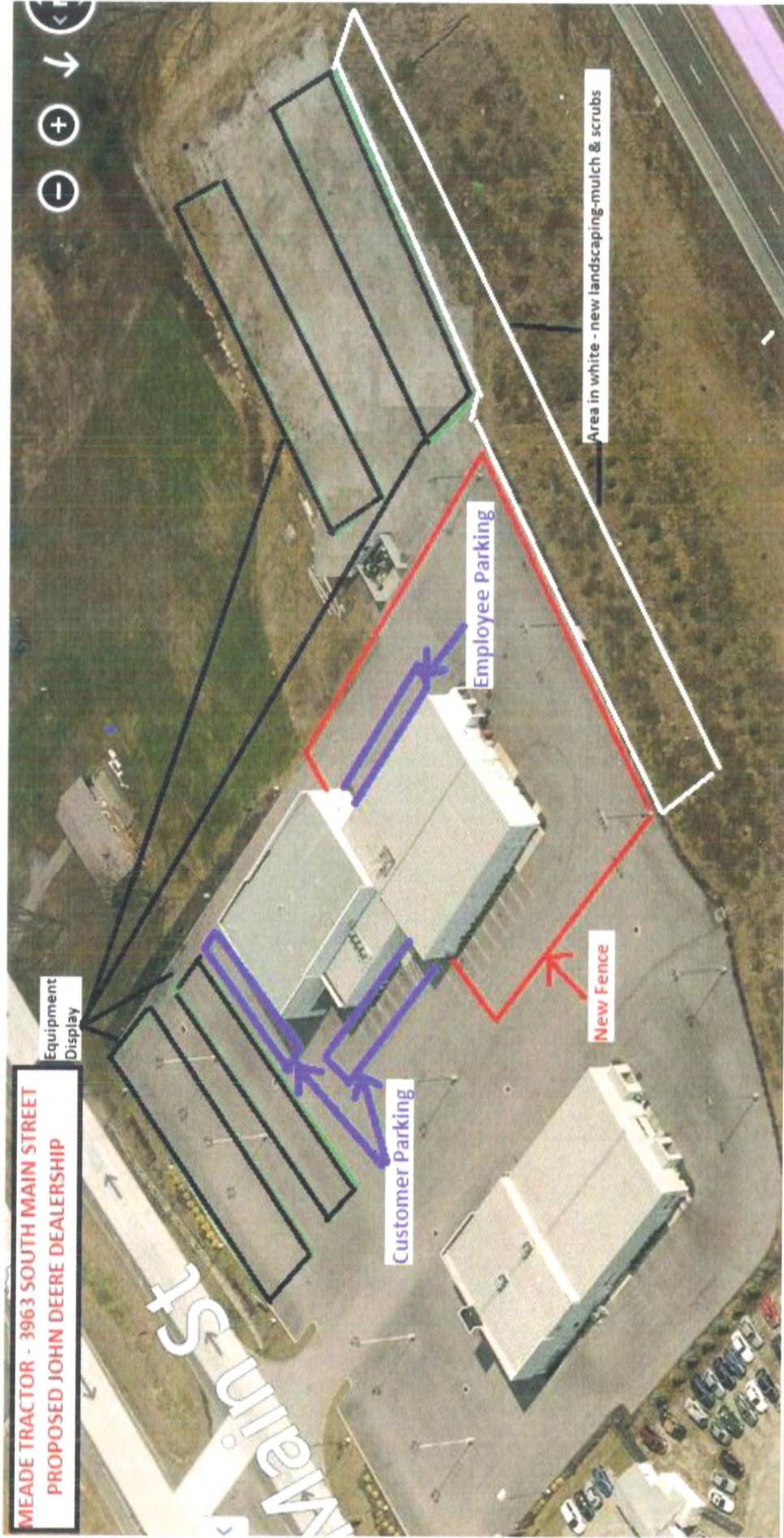
1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan (Addressed under "3. Comprehensive Plan Justification"). **The current building, entrances, and overall property design will not change compared to the previous use under the approval of a Special Use Permit for Meade Tractor as a John Deere Turf and Agricultural dealership. There will be no addition of a road and the overall traffic for Meade Tractor compared to the previous automobile dealership will only be around 40% of the past traffic potential. There will be no need for an E and S permit since there will be no land disturbance. This Special Use Permit will not be a part of subdivision request. The permit will not require any current or future educational or programs needs for the county. The facility currently has all public utilities, road access, public facilities and amenities, inter-parcel access, and buffers. The approval of a Special Use Permit will enable Meade Tractor to grow its business, employment opportunities, and allow a vacant commercial property to be fully utilized while presenting a positive economic climate for the county.**
2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control. **The current facility meets all safety and fire hazards per previous building codes.**
3. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area. **The use of a John Deere Turf and Agricultural dealership will not have any additional noise compared to the former operation as an automobile dealership.**
4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area. **There are numerous light poles from the former automobile dealership that will not be used. Thus, the amount of glare or light will be reduced substantially from the previous operations.**
5. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance. **All signs will be of a professional nature and will be presented for approval. The signage will meet the requirements along with size constraints.**
6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels. **The use of this property will complement the adjoining parcel and incentivize additional commercial opportunities for the vacant building and parcel.**
7. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood. **See attached rendering for addition of a fence in the side and exterior of the building. There will be no exterior structure modifications of the current facility.**

8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood. All existing landscape will be maintained and there will be additional landscaping performed in the rear of the building to present a "cleaner and well defined" area compared to the current vegetation.
9. The timing and phasing of the proposed development and the duration of the proposed use. The intent is to begin operations within one week of approval of Special Use Permit. The lease term is 5 years and our goal will be continued operations after this period.
10. Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance. There will be no impact on any topographic, physical, natural, scenic, archaeological or historic feature of the site.
11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public. The permit will enhance the welfare and convenience of the public by providing an easily accessible and convenient location for the retail public and Agricultural communities of not only Montgomery county but surrounding counties as well.
12. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety and efficient traffic movement. The traffic will be significantly lower than past traffic from an automobile dealership. This is due to the fact that overall sales are approximately 50% lower and the seasonal nature of a Turf and Agricultural dealership compared to an auto dealer.
13. Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of Montgomery County. All structures will meet all code requirements.
14. Whether the proposed Special Use Permit will be served adequately by essential public facilities and services. The facility currently has all essential public facilities and services which include public water and public sewer.
15. The effect of the proposed Special Use Permit on groundwater supply. There will be no effects on groundwater supply since there will be no construction or placement of items to change the current topographic characteristics.
16. The effect of the proposed Special Use Permit on the structural capacity of the soils. There will be no disturbance of any soils on the current property.
17. Whether the proposed use will facilitate orderly and safe road development and transportation. There will be no site work or change to entrances or traffic patterns.
18. The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality. There will be no impact on land, natural features, water quality, or air quality.

19. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan. The property lies within the Urban expansion and the Comprehensive Plan. There will be increased employment opportunities and increase of the tax base by having a well positioned and thriving Turf and Agricultural dealership. This location will enhance the retail segment which currently provides over 60% of our overall business. This move will also allow an additional business to be established in our current Montgomery County facility which will further add to the tax base and employment opportunities for the county.
20. Whether the proposed Special Use Permit considers the needs of agriculture, industry, and businesses in future growth. This Permit will greatly offer growth for our Agriculture community while allowing increased business and tax base for Montgomery county residents to spend monies in Montgomery county rather than adjoining counties and cities.
21. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the County. There will be no effect on shelter opportunities with this permit.
22. The location, character, and size of any outdoor storage. Any storage will be included within the chain link fence area and screened from view.
23. The proposed use of open space. Equipment will be displayed in designated areas as defined in the site plan.
24. The location of any major floodplain and steep slopes. Site is not located within the 100 year flood plain
25. The location and use of any existing non-conforming uses and structures. There are no non-conforming uses or structures.
26. The location and type of any fuel and fuel storage. There will be a small 200gallon diesel tank that is currently in place from the previous auto dealership- it is located within the fenced area and has screening.
27. The location and use of any anticipated accessory uses and structures. There will be no additional structures.
28. The area of each use; if appropriate. n/a
29. The proposed days/hours of operation. Monday – Friday 8am – 5:30pm and Saturday 8am – 1pm.
30. The location and screening of parking and loading spaces and/or areas. Loading area will be on the side of the building, there will screening as required.
31. The location and nature of any proposed security features and provisions. Addition of chain link fence
32. The number of employees. 15 employees
33. The location of any existing and/or proposed adequate on and off-site infrastructure. The site is already served by existing water and sewer utilities and existing VDOT entrance and turn lane.
34. Any anticipated odors, which may be generated by the uses on site. There are no anticipated odors that should be generated.

35. Whether the proposed Special Use Permit uses have sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas. **There will be no construction traffic.**

MEADE TRACTOR – 3963 SOUTH MAIN STREET-SITE PLAN



MEADE TRACTOR - 3963 SOUTH MAIN STREET
PROPOSED JOHN DEERE DEALERSHIP

Equipment
Display

Customer Parking

Employee Parking

New Fence

Area in white - new landscaping-mulch & scrubs

South Main St





COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

PO BOX 3071

SALEM, VA 24153-0560

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

March 28, 2014

Ms. Dari S. Jenkins
Planning & Zoning Administrator
County Of Montgomery
755 Roanoke Street, Suite 2A
Christiansburg, VA 24073

RE: P & G Ventures and Meade Tractor
Special Use Permit Application
Proposed Land Use – Lawn Care and Agricultural Dealership
3963 South Main Street
State Route 460

Dear Ms. Jenkins:

We have reviewed the above mentioned Special Use Permit Application and have the following comments:

1. This site is located along an established business corridor and a land use is proposed that is similar to the previous land use. Since the concept plan shows that the site will continue to use the existing entrance without changes, and we would consider entrance adequate for proposed use, we have no actionable comments at this time.
2. This office is responsible for the review and approval of improvements proposed within the VDOT maintained right of way as part of any site plan, such as changes to existing drainage facilities, pavement markings, etc. Upon approval, a land use permit is required, including a non-refundable permit fee and a surety.

If you have any questions please do not hesitate to call me. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas E. Burton".

Douglas E. Burton, P.E.
NRV Area Land Use Engineer

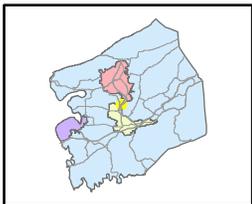
Cc: Ms. Erin Puckett, Montgomery County



**P&G Ventures
(Meade Tractor)
Request
for
Special Use Permit**

- Legend**
- Corporate Line
 - State Roads
 - Interstate Highway
 - Private Roads (Named)
 - Planned Highway
 - Railroad
 - Hydrology
 - Tax Parcels
 - Subject_Parcel (P&G Ventures)

Parcel Date: Jan 2014
Source: Montgomery County Commissioner of Revenue



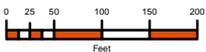
INFORMATION SHOWN ARE TO BE USED FOR REFERENCE PURPOSES ONLY. THE MONTGOMERY COUNTY BOARD OF SUPERVISORS NOR PLANNING AND GIS SERVICES ARE NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN. NO RESPONSIBILITY IS ASSUMED FOR DAMAGES OR OTHER LIABILITIES.

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.

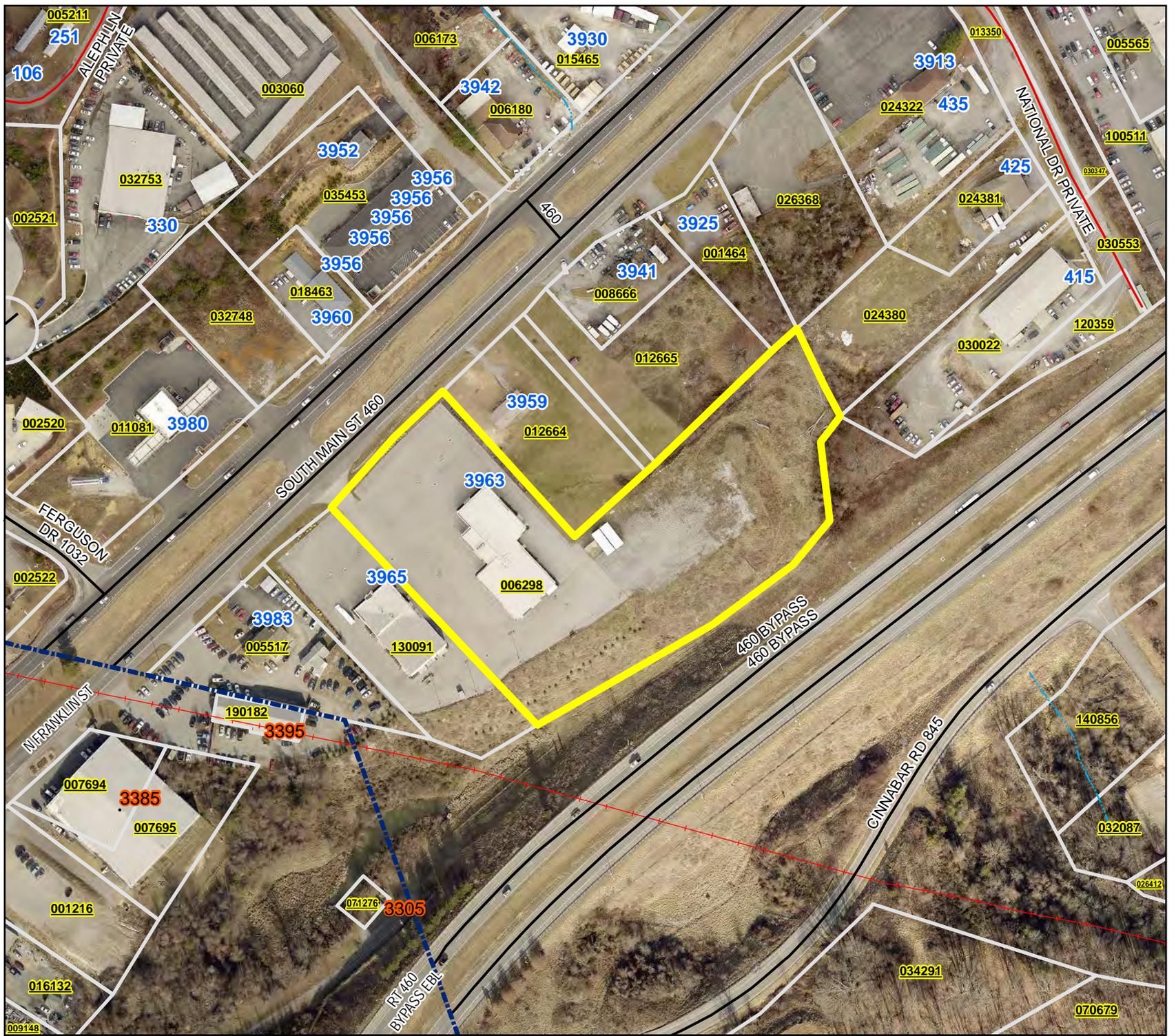
IN NO EVENT SHALL MONTGOMERY CO. BE LIABLE FOR ANY DAMAGES THAT MIGHT ARISE FROM THE USE OR ANY INFORMATION SHOWN.

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

CONTOURS SHOWN ARE FOR VISUAL REFERENCE. TO AVOID THE RISK OF MISINTERPRETATION, INVALID RESULTS, AND ERRONEOUS CONCLUSIONS, ORIGINAL LIDAR GENERATED CONTOUR DATA SHOULD BE USED FOR LAND DEVELOPMENT, SURVEY AND ENGINEERING PURPOSES.



Prepared by Montgomery County, Va
Planning & GIS Services, 03/03/2014



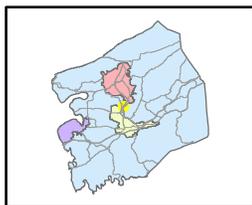


P&G Ventures (Meade Tractor) Request for Special Use Permit

Legend

- Corporate Line
 - State Roads
 - Interstate Highway
 - Private Roads (Named)
 - Planned Highway
 - Railroad
 - Hydrology
 - Tax Parcels
 - Subject_Parcel (P&G Ventures)
- Zoning Class**
- A1 - Agriculture
 - GB - General Business
 - RM1 - Multi-Family Residential
 - MontVa Special Use Permits
 - MontVa Variances

Parcel Date: Jan 2014
Source: Montgomery County Commissioner of Revenue



Montgomery County, Virginia

DISCLAIMER
INFORMATION SHOWN ARE TO BE USED FOR REFERENCE PURPOSES ONLY. THE MONTGOMERY COUNTY BOARD OF SUPERVISORS NOR PLANNING AND GIS SERVICES ARE NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN. NO RESPONSIBILITY IS ASSUMED FOR DAMAGES OR OTHER LIABILITIES.

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 CO. BE LIABLE FOR ANY DAMAGES THAT MIGHT ARISE FROM THE USE OR ANY INFORMATION SHOWN.

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

CONTOURS SHOWN ARE FOR VISUAL REFERENCE. TO AVOID THE RISK OF MISINTERPRETATION, INVALID RESULTS, AND ERRONEOUS CONCLUSIONS, ORIGINAL LIDAR GENERATED CONTOUR DATA SHOULD BE USED FOR LAND DEVELOPMENT, SURVEY AND ENGINEERING PURPOSES.



Prepared by Montgomery County, Va Planning & GIS Services, 03/03/2014



View from entrance on South Main St. looking towards building front



03 26 2014

SUP request – Meade Tractor
SU-2014-11611

View from entrance looking northeast



03 26 2014

**SUP request – Meade Tractor
SU-2014-11611**

View of southwestern side of building



03 26 2014

**SUP request – Meade Tractor
SU-2014-11611**

View of newly installed fence and US 460 Bypass from front parking lot



03 26 2014

**SUP request – Meade Tractor
SU-2014-11611**