

MONTGOMERY COUNTY PLANNING COMMISSION
August 11, 2010 @ 7:00 P.M.
Board Room, Government Center

A G E N D A

CALL TO ORDER:

DETERMINATION OF A QUORUM:

APPROVAL OF AGENDA:

PUBLIC ADDRESS:

PUBLIC HEARING:

1. A request by **Joseph & Elizabeth Maxwell (Agent: Rich Rosenfeld)** for a special use permit on 25.12 acres in a General Business (GB) zoning district to allow a 199 ft. telecommunication tower. The property is located at 1485 Harding Road, approximately 350 feet south of the intersection with Fleets Way (private), and is identified as Tax Parcel No. 041-A-60 (Acct # 012046) in the Mount Tabor Magisterial District (District A). The property currently lies in an area designated as Residential Transition in the 2025 Comprehensive Plan.

OLD BUSINESS:

- Discussion regarding amendment(s) to the By-Laws

NEW BUSINESS:

WORKSESSION:

- Sign & Landscape Ordinance Amendments

MEETING ADJOURNED:

UPCOMING MEETINGS:

- August 18, 2010 Planning Commission Regular Meeting (Tentative)
- September 8, 2010 Planning Commission Public Hearing (7:00 pm)
- September 15, 2010 Planning Commission Site Visit (to be determined)
Planning Commission Regular Meeting



MONTGOMERY COUNTY PLANNING & GIS SERVICES

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

MEMORANDUM

TO: Planning Commission
FROM: Planning Staff 
DATE: August 5, 2010
RE: **Staff Analysis (SU-2010-07998)**

A request by **Joseph & Elizabeth Maxwell (Agent: Rich Rosenfeld)** for a special use permit on 25.12 acres in a General Business (GB) zoning district to allow a 199 ft. telecommunication tower. The property is located at 1485 Harding Road, approximately 350 feet south of the intersection with Fleets Way (private), and is identified as Tax Parcel No. 041-A-60 (Acct # 012046) in the Mount Tabor Magisterial District (District A). The property currently lies in an area designated as Residential Transition in the 2025 Comprehensive Plan.

I. Nature of Request

Joseph & Elizabeth Maxwell (Agent: Rich Rosenfeld) are requesting a special use permit to allow a 199 ft. telecommunication tower in a General Business (GB) zoning district. This request is made on behalf of AT&T to improve cellular coverage along Harding Road (Route 785), increase in-building coverage, and provide for additional carrying capacity for new technologies, such as the iphone, which utilize high speed internet. More detailed information on proposed coverage area is depicted in maps submitted by the applicant on July 22, 2010.

II. Location

The property is located at 1485 Harding Road, approximately 350 feet south of the intersection with Fleets Way (private), and is identified as Tax Parcel No. 041-A-60 (Acct # 012046) in the Mount Tabor Magisterial District (District A). The property currently lies in an area designated as Residential Transition in the 2025 Comprehensive Plan.

The subject parcel is a split zoned parcel; the parcel in its entirety is 25.12 acres. Of the total acreage, a portion of the property located along Harding Road is zoned General Business. The existing General Business zoning district located on either side of Harding Road is the result of a 1982 rezoning (Ordinance 1982-31 attached). In 1982, Mr. Arthur A. Wright, owner of The

Bug Shop, an automobile service and repair operation, requested rezoning to bring his nonconforming business into compliance with the zoning ordinance. At that time, the zoning ordinance permitted automotive repair establishments within a General Business district provided that service and repair operations were conducted within an enclosed building and no such use was within one hundred feet of a residential zoning district (emphasis added). Therefore, the property where The Bug Shop was located was rezoned, and a 100 ft. buffer was added on all sides in order to comply with the requirements set forth in the zoning ordinance, since the property was bordered on all sides by a residential zoning district.

The remaining portion of the subject parcel is zoned Residential (R-2). The parcel is bordered on the north by General Business (GB), to the west by Residential (R-2), to the southwest by Residential Multi-family (RM-1) and to the southeast and east by a Residential (R-2) zoning district (see attached zoning map).

All adjoining property owners were notified in compliance with the Code of Virginia and Section 10-52(3) of the Montgomery County Code.

I. Impacts

The impacts associated with this request for approval of a 195 ft. telecommunications tower with 4 ft. lightning rod, are discussed below.

Traffic for the site is expected to be limited to one trip per month, except in the case of an emergency, after construction of the tower is completed. AT&T plans to access the tower site via a private entrance from Harding Road. VDOT has visited the site and located a suitable entrance; but has not issued final approval for the proposed entrance.

The subject property is also within the Airport Notification Area and in accordance with section 10-28(8); the Virginia Tech Airport has received notification of this application. Airport officials have indicated that they have not yet received the air space study from FAA and they therefore wish to withhold comments until after receipt and review of the study.

Additionally within 2,500 ft. of the proposed tower site staff has identified, through IGIS data, eight (8) properties with structures of historical significance.

According to the applicant's agent, the level of noise generated by this use will be limited to noise associated with a generator and air cooling units.

There will be no lighting mounted on the tower unless required by FAA. The tower is proposed to be a monopole structure; however the application does not specify flush-mounted antennas for the tower. The proposed new tower will be used by AT&T and be available for possible use by three (3) additional cellular providers and Montgomery County Emergency and/or Town of Blacksburg Services.

The tower is proposed to be painted in a "neutral color" to help it to blend with the color of the surrounding trees. The parcel where the proposed tower will be located is approximately 25 acres, in an area with a moderate vegetative buffer. The applicant's agent has indicated that

thinning of the existing vegetative buffer will be necessary to construct the tower; therefore the applicant is proposing a nine foot (9) high chain link privacy fence with heavy landscaping to screen the base of the tower and ground equipment. However, the proposed landscaping around the facility has not been shown on the submitted plans. The proposed lease area is approximately 50 ft. x 128 ft. for a total of 6,400 sq. feet. AT&T intends to fence 50 ft. x 60 ft. (3000 sq. ft.) of the proposed lease area.

II. Comprehensive Plan

The specific location of the proposed tower is in the northern portion of an existing wooded area owned by Joseph and Elizabeth Maxwell, zoned GB and designated as Residential Transition in the Comprehensive Plan. The proposed tower will be a "new build" rather than a co-location. The Comprehensive Plan encourages co-location on existing communications, tall buildings, water tanks, etc. UTL 2.2.1 provides further guidance on the topic of co-location.

UTL 2.2.1 Co-location: Support the siting of new antennae, microwave dishes, etc. on existing structures such as existing communication towers, tall buildings, water tanks, electric transmission towers, signs, etc. This allows for the "highest and best" use of existing structures and sites that could eliminate the need for construction of a new tower structure in an inappropriate area.

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.

UTL 2.2.2: Siting of new communication towers in a jurisdiction should be reviewed for their potential effects on surrounding jurisdictions as well as the jurisdiction in which the structure is to be located. Newly constructed towers should be built in locations that will provide the least negative impact to the citizens of each jurisdiction. Montgomery County encourages the use of monopole and/or "stealth towers" for new sites that require new construction or "new builds". The following locations are listed from most to least preferable when considering the siting of communication towers:

- A. Industrial parks (Urban Expansion, Village Expansion, and Villages);
- B. Industrial zoned lands (Urban Expansion, Village Expansion, and Villages);
- C. Commercially zoned lands (Urban Expansion, Village Expansion, and Villages);
- D. High density residential lands (Urban Expansion, Village Expansion, and Villages);
- E. Non-ridge, wooded lands (Rural/Resource Stewardship);

- F. Non-ridge, open lands (Rural/Resource Stewardship);
- G. Medium density residential lands (Village Expansion and Villages);
- H. Medium density residential lands (Residential Transition);
- I. Medium density residential lands (Rural and Rural Communities);
- J. Low density residential lands (Resource Stewardship);
- K. Ridgeline Lands (Resource Stewardship)
- L. Historic Lands/Districts (Villages)

Based on a preliminary review of the application materials, the proposed tower location could be characterized as a "Location C", as the tower is located within a General Business zoning district and a "Location H" since the parcel is designated Residential Transition in the Comprehensive Plan.

The Montgomery County 2025 Comprehensive Plan, Planning and Land Use Chapter, describes Residential Transition Areas as "stable, low-density residential neighborhoods in close proximity to Municipalities and Urban Expansion Areas or areas of higher density residential development outside of Village/Village Expansion Areas or Rural Communities such as major subdivisions, mobile home parks, and residentially zoned land". Per section PLU 1.5.1, the preferred land uses for residential transition areas are:

- A. The predominant and preferred land use in Residential Transition areas is residential. The type of residential developments depends upon the location of the residential transition area and may include single family detached homes or manufactured home parks.
- B. The County anticipates residential development of infill properties in existing subdivisions and of undeveloped properties with existing residential zoning. Development on in-fill properties should be compatible with adjacent development in terms of scale and density and should provide a seamless transition from existing to new development.
- C. The County should evaluate portions of Residential Transition areas that are built out to development levels lower than those permitted by the zoning ordinance to determine if there are any benefits of rezoning these areas to be consistent with development.

Further, PLU 1.5.3 "Residential Transition Area Facilities and Utilities" states:

- A. Future sewer and water service extensions to Residential Transition Areas will be discouraged except to resolve existing public health threats or to interconnect existing individual systems or when provided by private developers
- B. With the exception of public parks, recreation facilities, and solid waste collection facilities, Residential Transition Areas will not be a preferred location for new community facilities. However, the County does encourage the maintenance, enhancement and where appropriate, the expansion of existing community facilities that serve a regional need.

The applicant has outlined the attempts at collocation on page one of the Special Use Permit Justification included in the application materials.

III. Analysis

According to Montgomery County Code Section 10-28(4)(u), a freestanding telecommunications tower may be permitted by the Board of Supervisors as a special use, subject to the requirements of Chapter 10-28 and all other applicable regulations. The subject parcel is a split zoned parcel. A portion of the property located along Harding Road is zoned General Business (GB), with the remaining portion zoned Residential (R-2).

The proposed tower site is within the portion of the property zoned General Business, which was rezoned in 1982 from Residential (R-2) to General Business (GB), per Ordinance 1982-31, with no proffers associated.

This request presents a need to balance the aesthetic desires of citizens with the need for adequate cellular telephone coverage in the County. 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. The antennae can be mounted inside the tower or "flush mounted" on the tower. Conditions must be placed on the Special Use Permit (SUP) to ensure the least visual impact is achieved. AT&T proposes to construct a monopole tower and paint the tower a "neutral color" to decrease the visibility of the structure. AT&T has not proposed flush mounted antennas.

Careful consideration should be given to the proposed height of the structure as height will affect visibility. A Balloon Test was conducted on July 14, 2010 from 8 a.m. until approximately 5:15 p.m., to demonstrate the location and provide a visual indication of the proposed structure at the proposed height of 199 feet. Although weather conditions made it difficult to verify that the balloon maintained a height of 199 feet, photographs were obtained by staff to attempt to illustrate the results of the test.

A view shed analysis of the proposed tower location has been performed using the County's LIDAR data and digital imagery. This information will be shown electronically at both public hearings. Based upon review of LIDAR data and digital imagery it appears the height of the proposed tower could be reduced to 160 feet while still achieving the applicant's coverage goals and allowing for additional co-location opportunities.

The Emergency Services Coordinator has reviewed the SUP application and requested that space be made available on the tower for police, fire and rescue services equipment if needed. The Emergency Services Coordinator has also requested that EMS equipment be permitted to be stored inside the fenced area.

Staff received written correspondence from The Town of Blacksburg Planning Commission on August 4, 2010 stating opposition to the request. The Town of Blacksburg indicated that they believe this request is inconsistent with the goals of the Blacksburg 2046 Comprehensive Plan and the regional Wireless Telecommunications Policy. The Town has also relayed concerns that conversations regarding possible collocations within the Town have not occurred since 2008. A copy of the letter sent by the Town of Blacksburg Planning Commission is attached.

At the time this report was issued, the Planning and GIS Services had received one (1) inquiry from an adjoining property owner for more information, one (1) email from an adjoining property owner in support of the application, and seven (7) notifications from adjoining property owners in opposition of this request. Adjacent property owners and/or other interested parties may also be present at the public hearing to present their views on this request.

IV. Staff Recommendations

Planning staff recommends tabling the request until such time as the applicant is able to demonstrate that they have attempted to comply with the policies outlined in the Montgomery County 2025 Comprehensive Plan to mitigate negative impacts to the citizens. In addition, the applicant has not properly demonstrated the need for a height of 199 feet, nor have they demonstrated recent attempts at seeking collocation opportunities. Staff also recommends obtaining comments from the Virginia Tech Airport, pending FAA report, regarding the request prior to action.

Enclosures: Current Zoning Map
Aerial Photo Map
Application materials
Site Photos
Ordinance 1982-31
LIDAR Data and Digital Imagery
Town of Blacksburg Letter, 8.3.2010



**AT & T / Maxwell
Request For
Special Use Permit**
Parcel ID: 012046

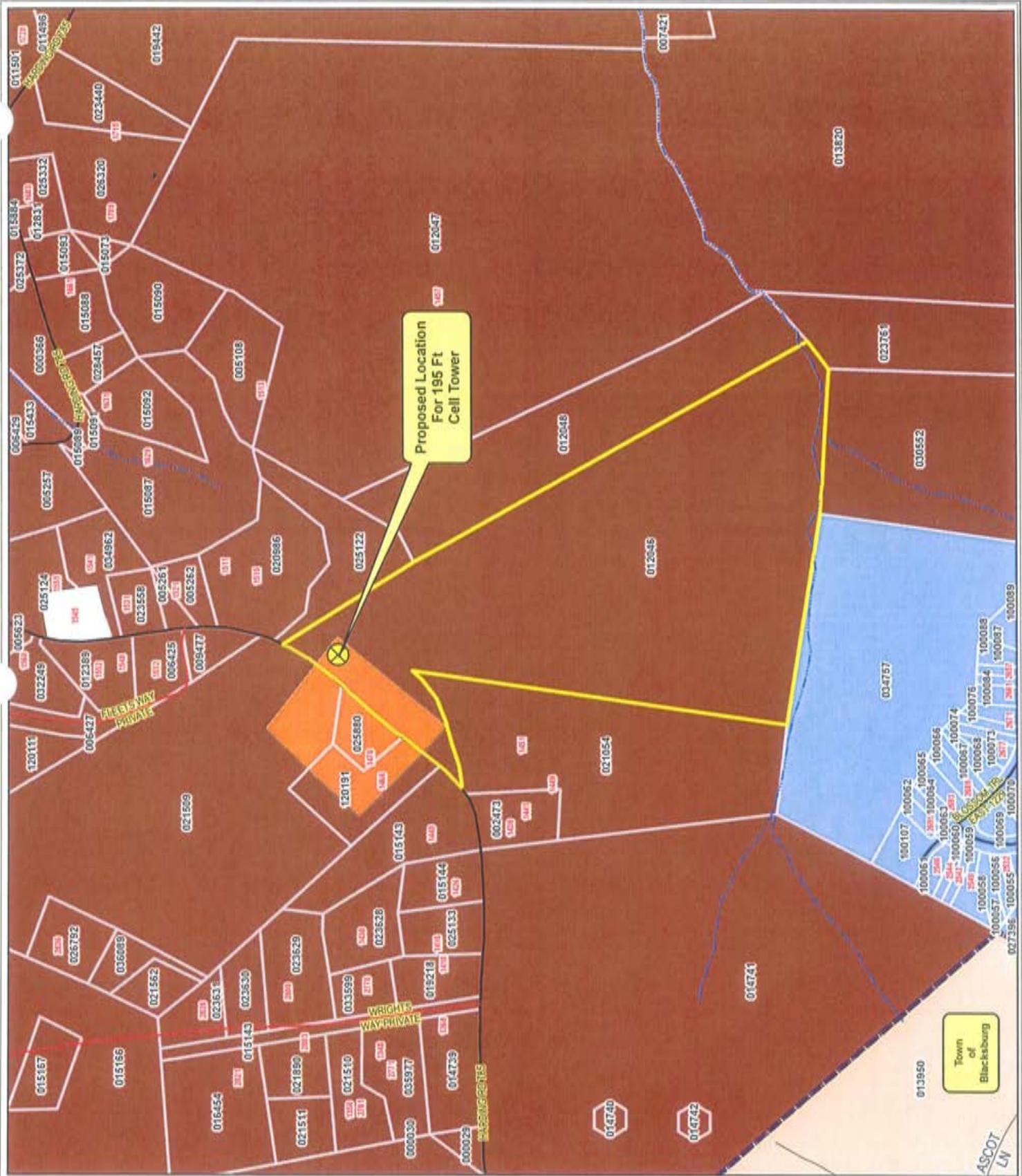
Legend

- Corporate Line
 - State Road
 - Interstate Highway
 - Private Road (Marked)
 - Planned Highway
 - Railroad
 - Hydrology
 - Tax Parcel
 - Subject Property (AT & T / Maxwell)
- County Zoning**
- A1 - Agriculture
 - CB - General Business
 - R2 - Residential
 - RM1 - Multi-Family Residential
- Blacksburg Zoning Class**
- B1-21 Medium Density Multi-Unit Residential

Tower Height 195'



Prepared by Blacksburg County, VA
Planning & GIS Services, 7/20/19



**Proposed Location
For 195 Ft
Cell Tower**

**Town of
Blacksburg**

ASCOT
LN

RECEIVED
JUL 07 2010

By: JRM

MONTGOMERY COUNTY, VIRGINIA



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: <u>Joseph & Elizabeth Maxwell, trustees</u>	Agent: <u>Rich Rosenfeld</u>
Address: <u>1001 Roanoke Street, E</u> <u>Blacksburg, VA. 24060</u>	Address: <u>2400 Ownby Lane</u> <u>Richmond, Va. 23220</u>
Phone 1: <u>540.951.0057</u>	Phone 1: <u>704.905.4585</u>
Phone 2: _____	Phone 2: _____
Email: _____	Email: <u>rrosenfeld@wirelessllc.com</u>

Location of Property/ Site Address: 1457 Harding Road, Blacksburg, VA. 24060

Legal Record of Property: Total Area: 29.82 Acres **Magisterial District** _____

Parcel ID: 012046 **Tax Parcel Number(s):** 041-A-60

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

Desired Use(s): N/A

Special Use Permit: Current Zoning District GB and R2 **Total Area/Acres:** 29.82

Desired Use(s): New Telecommunications Tower and wireless facilities related equipment.

Comprehensive Plan Designation: Residential Transition

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.

Joseph W. Maxwell
Elizabeth Anne Maxwell 7/2/10
Property Owner(s) Signature Date

Rich Rosenfeld 7-1-10
Agent's Signature Date

FOR OFFICE USE ONLY

Date Received: _____

Application Number: SC-2010-01

Traffic Impact Analysis and Payment Received: Yes No

Date Submitted to VDOT: _____

GENTRY LOCKE
RAKES & MOORE^{LLP}
Attorneys

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mike_pace@gentrylocke.com

Facsimile 540-963-9400
Post Office Box 40013
Roanoke, Virginia 24022-0013

July 1, 2010

HAND DELIVERED

Dari S. Jenkins, CZO
Planning & Zoning Administrator
Planning & GIS Services
Montgomery County Government Center
755 Roanoke Street, Suite 2A
Christiansburg, Virginia 24073-3177

Re: New Cingular Wireless PCS, LLC (AT&T)
Application for Special Use Permit
195' Telecommunications Tower and Facilities
1457 Harding Road, Blacksburg, Virginia 24060
Joseph & Elizabeth Maxwell Trust
Tax Map Nos: 041-A-60 Parcel ID # 012046

Dear Dari:

AT&T is requesting a Special Use Permit to build a 195' monopole telecommunications facility, including antennas and an equipment shelter, on the referenced property. Enclosed is AT&T's application for the proposed request, including a justification and relevant materials which demonstrate compliance with the standards imposed by the Montgomery County Zoning Ordinance and consistency with its Comprehensive Plan.

A portion of the property is zoned "R2 Residential District," and a part of it is zoned "GB General Business." AT&T initially selected a site on the hill in the part zoned R2 Residential District. Based on comments received at the preliminary meeting with you and Steve, AT&T moved the proposed site down the hill into the part zoned GB General Business. The reduction in elevation of approximately 40' makes it necessary to request a 195' tower to meet AT&T's coverage objective.

AT&T wishes to proceed with a request for a Special Use Permit at this alternate location, as shown on the enclosed revised preliminary site plan. Please understand that because of the site location change, new NEPA, SHPO, and FAA reports, propagation maps and photo simulations have been requested but not yet received. We will send these to you as soon as they arrive.

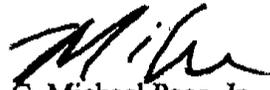
GENTRY LOCKE
RAKES & MOORE[®]

July 1, 2010
Page 2

If you have any questions about this letter or the attached justification, please call me at (540) 983-9312, or email me at mike_pace@gentrylocke.com. We look forward to working with you again soon.

Very truly yours,

GENTRY LOCKE RAKES & MOORE, LLP



G. Michael Pace, Jr.

GMP:jpd
Enclosures

cc: Rich Rosenfield (w/encs.)
Steve Sandy (w/encs.)

**NEW CINGULAR WIRELESS PCS, LLC
(AT&T)
SPECIAL USE PERMIT JUSTIFICATION
RO533D – JOSEPH & ELIZABETH MAXWELL TRUST
1457 HARDING ROAD, BLACKSBURG, VIRGINIA 24060
TAX MAP NO. 041-A-60**

In accordance with the provisions of Section 10-28(4)(s) of the Montgomery County Zoning Ordinance, New Cingular Wireless PCS, LLC (AT&T) is requesting a Special Use Permit to construct a 195' monopole telecommunications facility, including the installation of antennas and an equipment shelter, on a 50'x 60' compound within a 50' x 128' leased area located in the portion of the referenced property zoned GB General Business. AT&T initially located the proposed site on a hill in the R2 Residential zoned portion of the property. However, after preliminary meetings with the Planning and Zoning staff, AT&T moved the site down the hill into the GB General Business zoned portion of the property.

The proposed site is located in an existing wooded area with a natural vegetative buffer. The compound will be surrounded by a 9' security fence to further shield the bottom portion of the tower and the ground equipment cabinets from view. The monopole and antennas will be painted a neutral color to further decrease their visibility. AT&T will remove as little of the existing tree cover and vegetative buffer as possible during construction. The proposed site has been designed to meet all lot size and setback requirements. (frontage-50'; rear-40'; side-40').

The proposed 195' monopole will allow for three (3) additional collocation opportunities and Montgomery County Emergency Services.

AT&T will comply with all regulations concerning telecommunications towers required by Section 10-48(6)(a-f) of the Montgomery County Zoning Ordinance. In addition to these conditions, AT&T will not place advertising on the tower, agrees to promptly remove the monopole upon abandonment, and agrees to comply with the applicable FAA regulations pertaining to the Virginia Tech Airport.

AT&T evaluated several existing structures and other locations, and this site is the only one that will meet AT&T's desired coverage objectives for its customers. The following sites were evaluated and were determined by AT&T's radiofrequency engineers not to satisfy the coverage objectives, or were unavailable for lease:

- Candidate A – proposed collocation on a water tank owned by the Town of Blacksburg. The water tank was too short to meet RF's coverage objectives, and the Town of Blacksburg was hesitant in leasing ground space due to the crowding which already exists on the property.

- Candidate B – proposed new tower to be built inside the Blacksburg water tank property, with AT&T's equipment to be placed on the adjacent parcel to address the concern about limited ground space. The Town of Blacksburg rejected this proposal.
- Candidate C – proposed new tower to be built near the Blacksburg water tank property. The property owner declined this proposal, preferring to sell rather than lease the property.

Site plans and construction drawings have been prepared and are attached as part of this submittal package. Due to the change in location of the property, propagation maps, photo simulations, NEPA, SHPO, and FAA reports have been requested and will be delivered to you on receipt.

COMPREHENSIVE PLAN JUSTIFICATION:

The property is designated "Residential Transition" in the County's Comprehensive Plan. These are generally stable, low density residential neighborhoods in close proximity to Municipalities and Urban Expansion or areas of higher density residential development outside of Villages, Village Expansion Areas, and Rural Communities. The areas include undeveloped land that has been previously zoned for residential development, with limited public sewer and/or water service to these areas (PLU 1.5).

Significantly, the County encourages the enhancement and where appropriate, the expansion of existing community facilities that serve a regional need in "Residential Transition" areas (PLU 1.5.3).

The proposed use is entirely consistent with properties in a Residential Transition area. Facilities like the one proposed by AT&T support existing and future residential development by providing continuous, uninterrupted wireless telecommunications for residents, tourists, motorists, businesses and economic development as a matter of public convenience, safety and necessity.

UTL 2.2.2 contains the policy for a regional and uniform approach to siting of new telecommunication towers. It sets out a list of locations from most to least preferable (A-L) when considering appropriate placement of these facilities. The property proposed by AT&T for its monopole facility is considered by the County to be in category C (Commercially Zoned Lands – Urban Expansion, Village Expansion, and Villages), and category H (Medium Density Residential Lands – Residential Transition).

As a practical matter, the subject property is "split-zoned" (GB General Business and R2 Residential District), and also has dual Comprehensive Plan categories within its Residential Transition designation. Effectively, the part of the property zoned GB General Business is designated C under the Comprehensive Plan for purposes of siting a telecommunication facility. The remainder of the property is zoned R2 Residential

District and is designated H under the Comprehensive Plan for telecommunication towers.

The proposed use is entirely consistent with the GB General Business zoning designation and its corresponding C designation under the Comprehensive Plan for purposes of siting telecommunications towers. As such, designation C is the third most preferable location on which to site a new telecommunications facility under UTL 2.2.2.

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 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 the public's interest by providing a reliable means of communication for the citizens of the area, outdoor enthusiasts, and anyone living and working in the area, particularly 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, sportsmen and for economic development.

2.. Whether the proposed Special use Permit will adequately provide for safety from fire hazards and have effective measures of fire control:

AT&T will provide for adequate and effective measures of fire control on site, including participation in the County's E911 system. All AT&T telecommunication towers are constructed with fire proof/fire retardant materials.

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 site will include a generator and air cooler units that emit noise no louder than a standard air condition unit for a residential dwelling. This noise will be virtually non-detectible from any adjacent properties.

4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area:

The monopole will not be lit unless required by the FAA. The ground equipment with have either a security motion light, or if preferred by the County, a manual "on/off" switch.

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:

No signs will be placed on the tower or the equipment, other than the hazard sign required by the FCC. The tower will not be lit unless required by the FAA.

6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent properties:

The proposed use will be compatible with other existing uses on adjacent land, because it supports existing residents and future residential developments by providing the necessary telecommunications services as a matter of public safety, convenience and necessity. Surrounding properties are zoned residential, with very few homes located on them.

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:

The site plan and construction drawings submitted with the application indicates satisfaction of these requirements.

8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood:

AT&T will screen the ground equipment cabinets with a 9' high privacy fence, and paint the monopole and antennas a neutral color. The tower will be placed within an existing wooded area with natural buffering and screening. If required by the County, additional screening or landscaping may be included.

9. The timing and phasing of the proposed development and the duration of the proposed use:

Once the site has all approvals to move forward with construction, the construction will last only 3 to 4 months. The parcel has been leased for 30 years.

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:

The proposed location is not believed to be located in a high impact area. However, to assure this, AT&T has requested a NEPA report and a Phase I Environmental Site Assessment from the National Environmental Protection Agency.

11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public:

The proposed special use will contribute to and promote the welfare and convenience of the public by improving telecommunication service to current and future County residents in the service area and by providing continuous, uninterrupted wireless communications to both residents and others travelling along State Route 785 in this part of the County. The proposed use will also provide enhancement for the County's E-911 services.

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:

Construction traffic will be limited in duration to 3-4 months, which will be controlled by posted signs and any VDOT requirements. Thereafter, the traffic will be very minimal, with one vehicular trip per month by a site technician.

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:

There is a water tank in the Town of Blacksburg on Clay St. that was considered, but due to lack of available ground space and the fact that the tank is too short to meet the coverage objective the water tank did not work, and there are currently no other structures in the area that will meet the coverage objective.

14. Whether the proposed Special Use Permit will be served adequately by essential public facilities and services:

The proposed use will only require telephone and electrical services. It will require no other essential public facilities or services.

15. The effect of the proposed Special Use Permit on groundwater supply:

The proposed special use will not affect ground water supply.

16. The effect of the proposed Special Use Permit on the structural capacity of the soils:

AT&T will have geotechnical soil evaluations done prior to construction and installation of the proposed monopole. No adverse effect on the structural capacity of soils is expected.

17. Whether the proposed use will facilitate orderly and safe road development and transportation:

The proposed access road has been preliminarily reviewed on site by VDOT and they have said it should not be a problem for an entrance permit approval, and that AT&T would need to go through the official VDOT permit application for approval.

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:

AT&T will provide a NEPA study, which is expected to show the proposed location is not located in a high impact area.

19. *Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging development activities consistent with the Comprehensive Plan:*

Expansion of AT&T's 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 AT&T's wireless facilities located in the County.

20. *Whether the proposed Special Use Permit considers the needs of agriculture, industry, and businesses in future growth:*

Future residential and business growth in the county will require and be dependent upon wireless communications coverage, which is the purpose of the proposed use.

21. *The effect of the proposed Special use Permit use in enhancing affordable shelter opportunities for residents of the County:*

The proposed facility will have no effect on affordable shelter opportunities for residents of the County.

22. *The location, character, and size of any outdoor storage:*

An outbuilding within the compound will house the electrical equipment that services the tower. There will be no storage.

23. *The proposed use of open space:*

Because the proposed use is so limited, there will be little, if any, ground area disturbed.

24. *The location of any major floodplain and steep slopes:*

There are no major flood plains or steep slopes near this facility.

25. *The location and use of any existing non-conforming uses and structures:*

There are no known existing non-conforming uses or structures.

26. *The location and type of any fuel and fuel storage:*

AT&T proposes a propane fuel tank placed inside or next to the fenced area, but within the leased area. The facility may require a back up generator.

27. The location and use of any anticipated accessory uses and structures:

The only accessory uses or structures related to this application will be ground equipment cabinets, generator and propane storage tank, and/or any equipment cabinets or shelters of any future collocators or Montgomery County Emergency Services.

28. The area of each use, if appropriate:

The entire facility will be dedicated to communication equipment.

29. The proposed days/hours of operation:

24 Hours Seven Days a Week

30. The location and screening of parking and loading spaces and/or areas:

There will be a turn around spot next to the facility.

31. The location and nature of any proposed security features and provisions:

To provide security, the site will be screened by a 9' high privacy fence. The fence will be considered a privacy fence, because it can either have landscaping around a chain link fence or a solid fence to block the view of the equipment inside the fenced area. There will be a 12' wide gate that will be locked at all times.

32. The number of employees:

The facility is unmanned, so there will be no employees on site, other than a site technician who will periodically perform preventive maintenance approximately once a month.

33. The location of any existing and/or proposed adequate on and off-site infrastructure:

No on or off-site infrastructure is required for the proposed use.

34. Any anticipated odors, which may be generated by the uses on site:

No odors will be generated by uses on site.

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 are no existing schools or neighborhoods in the immediate area.

For all of the foregoing reasons, AT&T respectfully requests approval for and the issuance of a Special Use Permit for the proposed 195' monopole at this location.

ADJACENT LAND OWNERS

1.	Parcel ID	012048
	Tax Map	041-A 25
	Owner 1	Maxwell, Joseph &
	Owner 2	Elizabeth Trust
	Site Address	
	Mailing Address	1001 Roanoke St. E., Blacksburg, VA 24060
	Zoned	R2
2.	Parcel ID	021054
	Tax Map	041-A-59A
	Owner 1	Misra Living Trust
	Owner 2	Misra, Hara P & Bijaya K TRS
	Site Address	1451 Harding Road, Blacksburg, VA
	Mailing Address	1451 Harding Road, Blacksburg, VA 24060
	Zoned	R2
3.	Parcel ID	120191
	Tax Map	041-A 38E
	Owner 1	Albert, Juel M Jr.
	Owner 2	Albert, Angela M
	Site Address	1466 Harding Road, Blacksburg
	Mailing Address	4829 Whitethorn Road, Blacksburg, VA 24060
	Zoned	R2 & GB
4.	Parcel ID	021509
	Tax Map	041-A-38
	Owner 1	Wright, Arthur A. Estate c/o Arthur Wendell Wright, Executor
	Owner 2	
	Site Address	Harding Road, Blacksburg, VA
	Mailing Address	1350 Harding Road, Blacksburg, VA 24060
	Zoned	R2 & GB
5.	Parcel ID	020986
	Tax Map	041-A 23
	Owner 1	Hopkins, William L.
	Owner 2	
	Site Address	1515 Harding Road, Blacksburg, VA
	Mailing Address	9916 Beachmill Road, Great Falls, VA 22066
	Zoned	R2

6.	Parcel ID	034757
	Tax Map	041-19 D
	Owner 1	The Orchards Phase III Homeowners Association, Inc.
	Owner 2	
	Site Address	
	Mailing Address	Common Area
	Zoned	RM1
7.	Parcel ID	030552
	Tax Map	041-A63D
	Owner 1	Dove, Carl Edward
	Owner 2	Dove, Ellen D.
	Site Address	
	Mailing Address	3194 Bethlehem Church Road, Floyd, VA 24091
	Zoned	R2
8.	Parcel ID	023761
	Tax Map	041-3 2A
	Owner 1	Dove, Carl E.
	Owner 2	Dove, Ellen Carolyn
	Site Address	
	Mailing Address	3194 Bethlehem Church Road, Floyd, VA 24091
	Zoned	R2
9.	Parcel ID	025122
	Tax Map	041-A-23C
	Owner 1	Joseph Maxwell Rev. Trust
	Owner 2	Elizabeth Maxwell Rev. Trust
	Site Address	
	Mailing Address	1001 Roanoke St. E, Blacksburg, VA 24060
	Zoned	R2
10.	Parcel ID	012047
	Tax Map	042-A-47
	Owner 1	Nakamoto, Kent
	Owner 2	Wunsch, Martha Jane
	Site Address	1457 Harding Road, Blacksburg, VA
	Mailing Address	1457 Harding Road, Blacksburg, VA 24060
	Zoned	R2

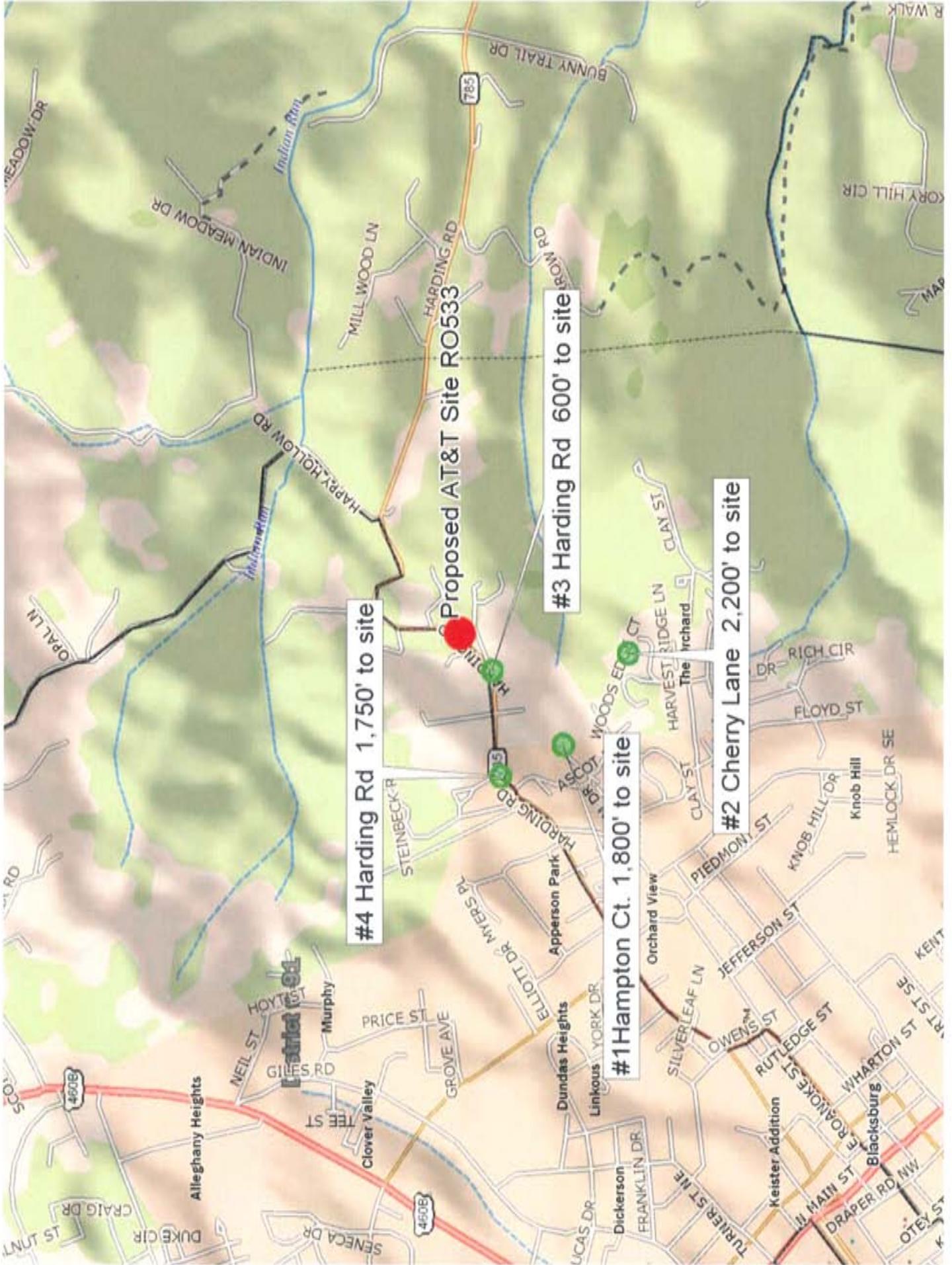
11.	Parcel ID	013820
	Tax Map	042-A-61
	Owner 1	Oliver Eric & Scott, et al
	Owner 2	
	Site Address	1540 Clay Street, Blacksburg, VA
	Mailing Address	1540 Clay Street, Blacksburg, VA 24060
	Zoned	R2

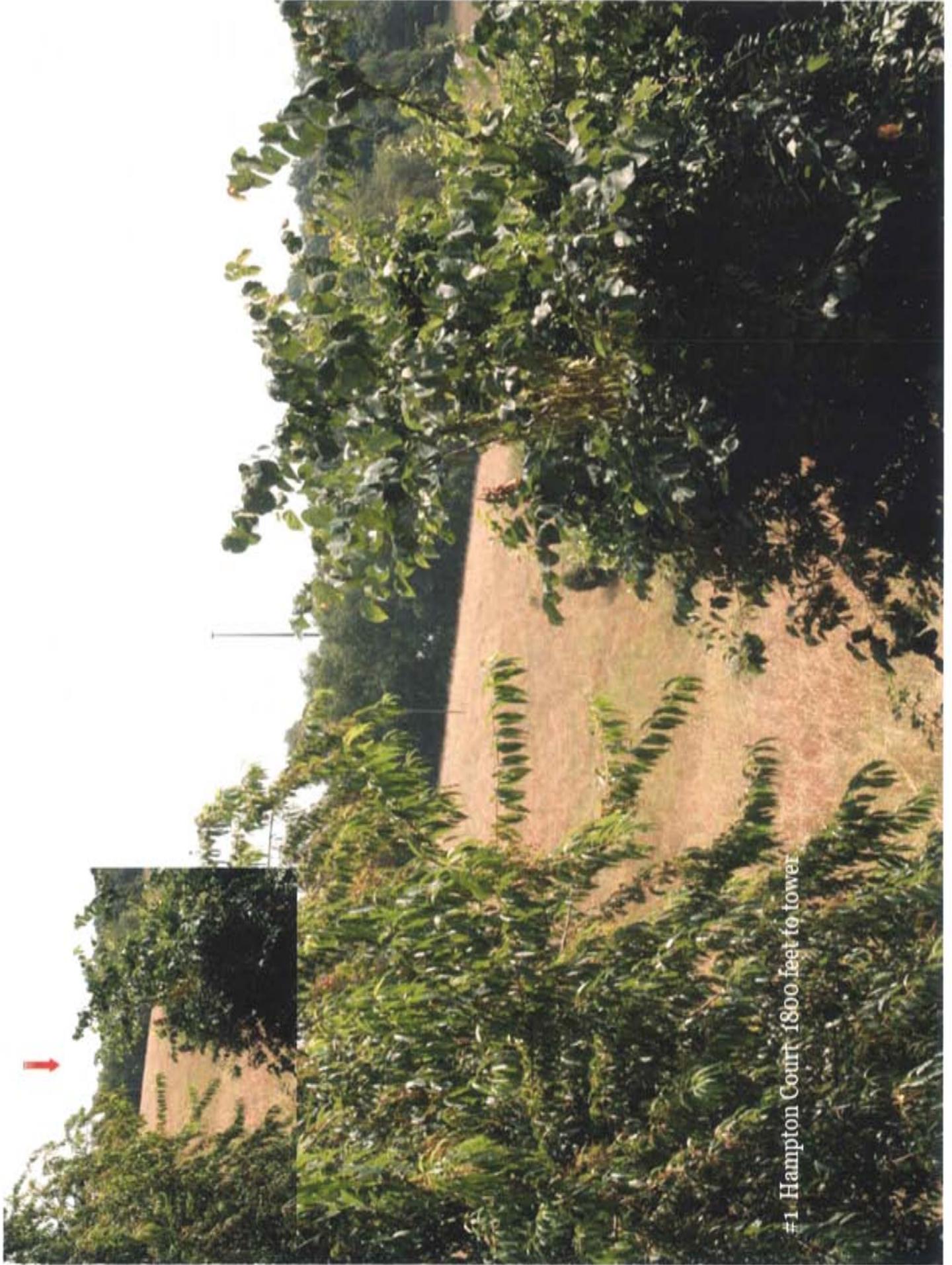
Alleghany

R05333D

Blacksburg, Virginia







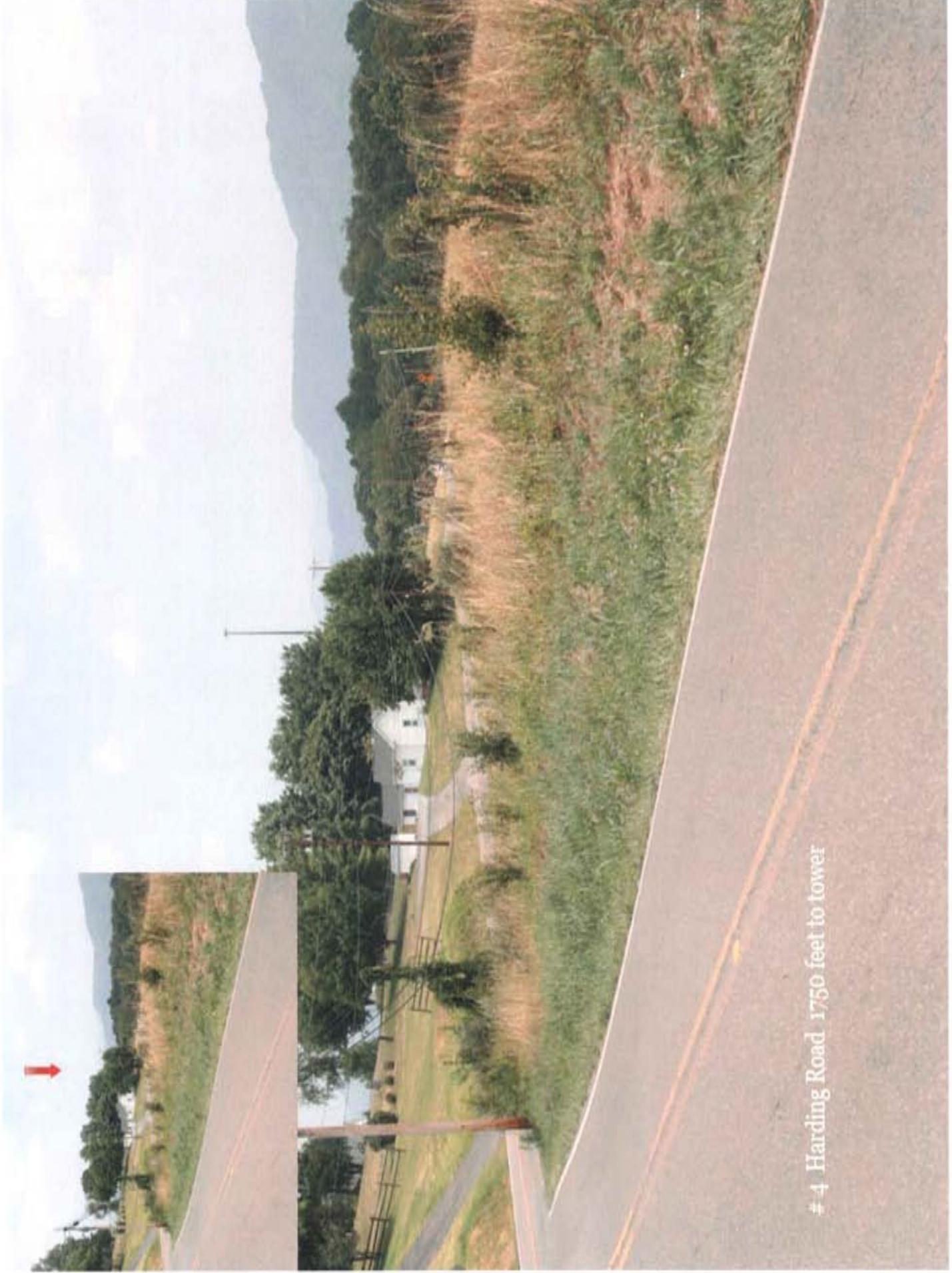
#1 Hampton Court 1800 feet to tower



#2 Cherry Lane 2200 feet to tower

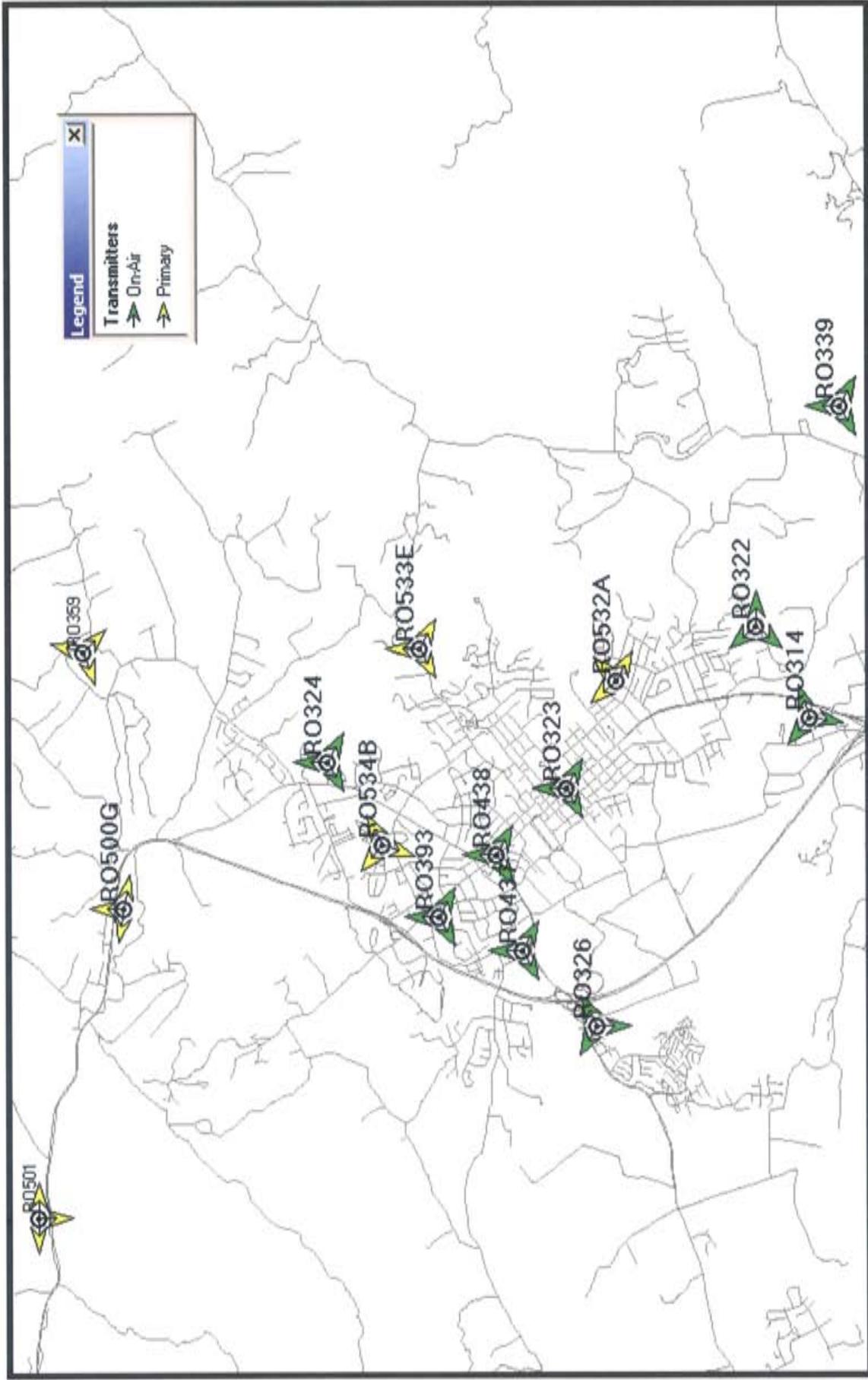


#3 Harding Road 600 feet to tower



4 Harding Road 1750 feet to tower

ATT On-Air and Planned Site Inventory in the Montgomery County and City of Blacksburg



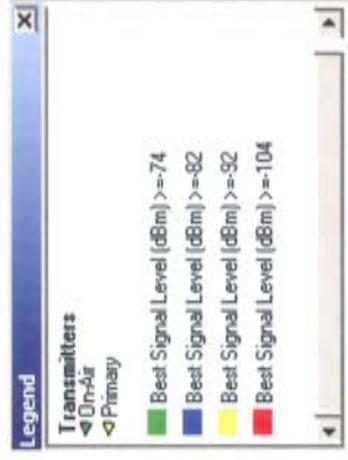
Signal Level Legend

 In-Building Coverage $\geq -74\text{dBm}$

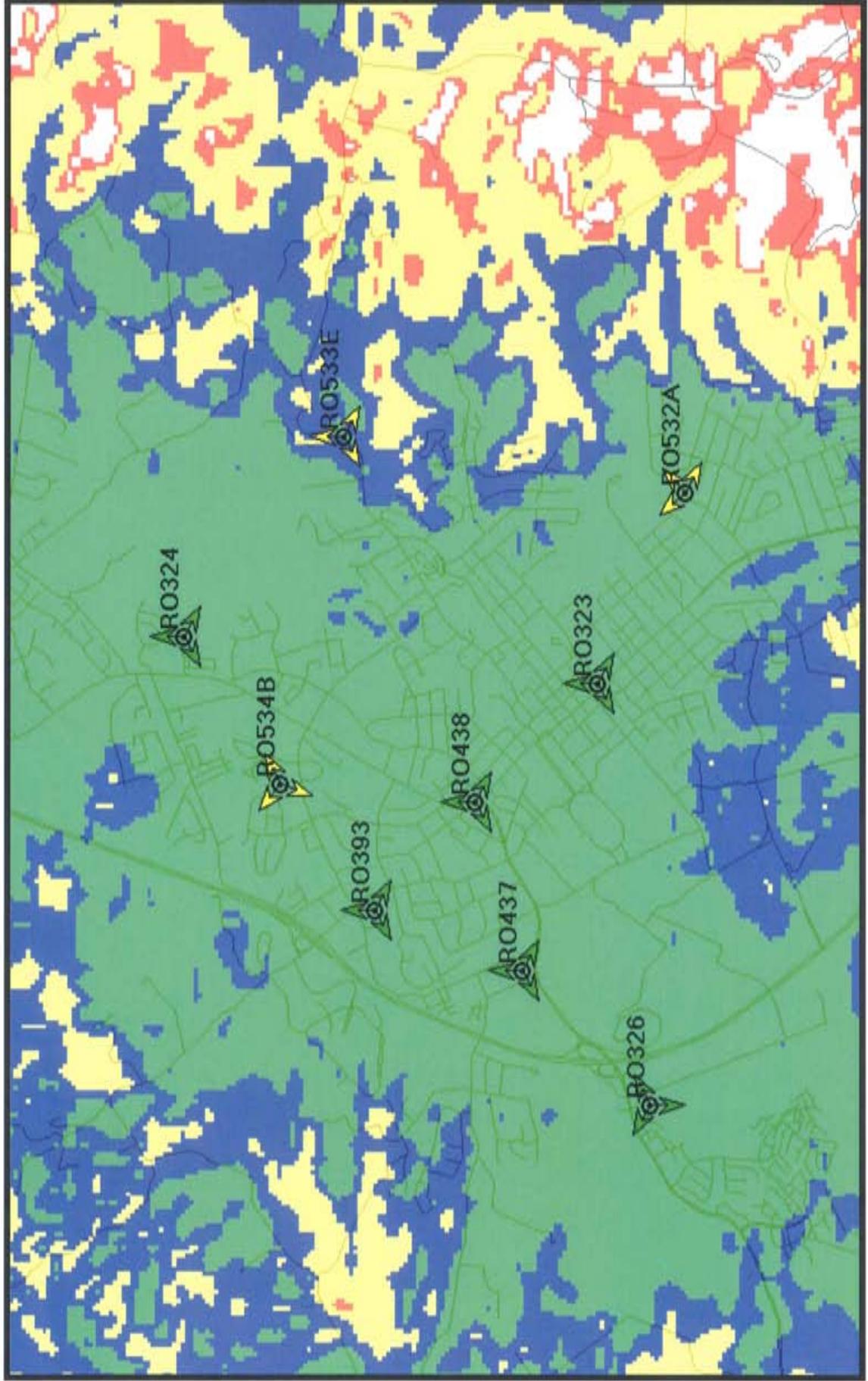
 In-Car Coverage $\geq -82\text{ dBm}$

 Street Coverage $\geq -92\text{ dBm}$

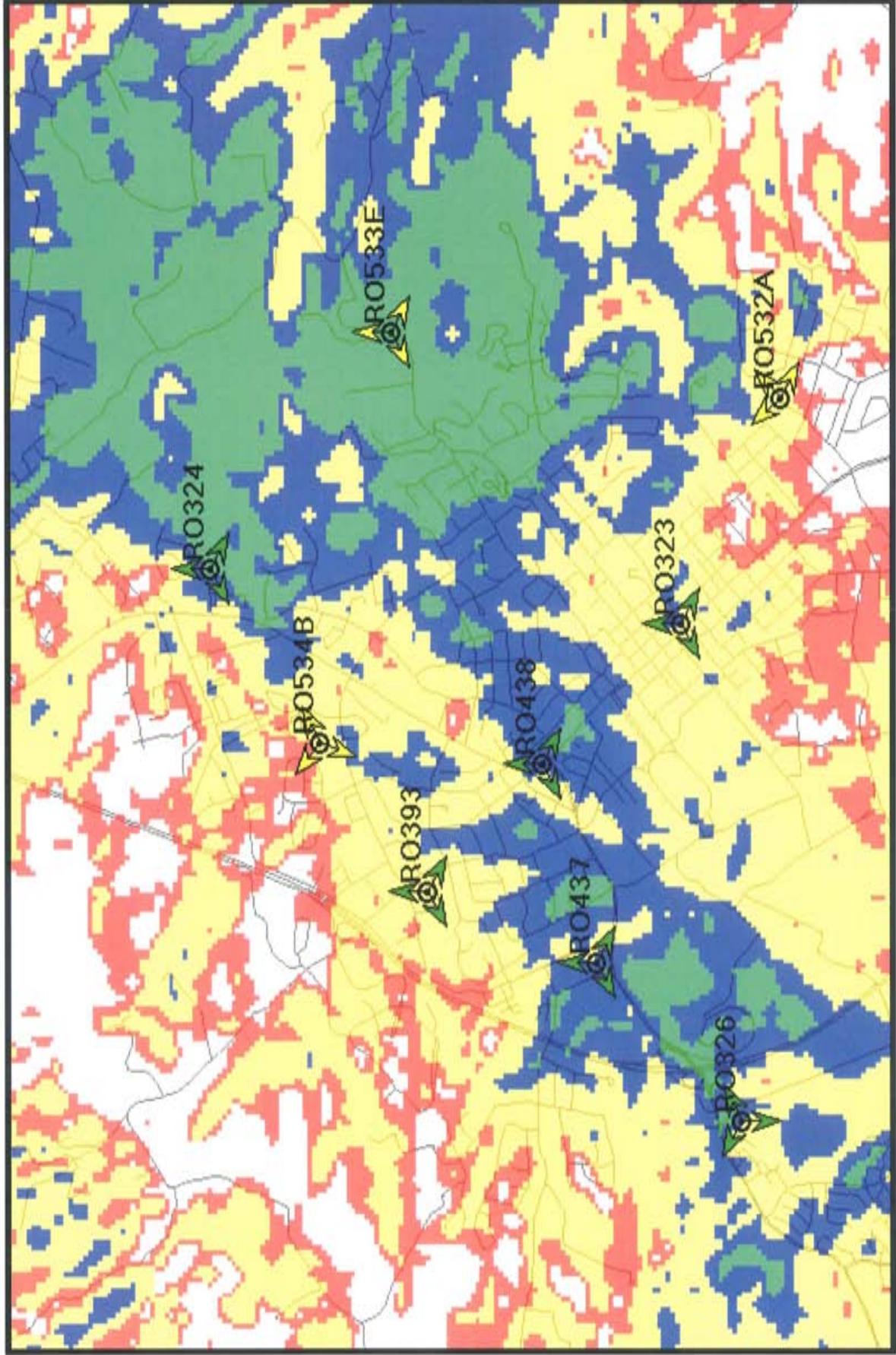
 Below Threshold Signal Level for both voice & data



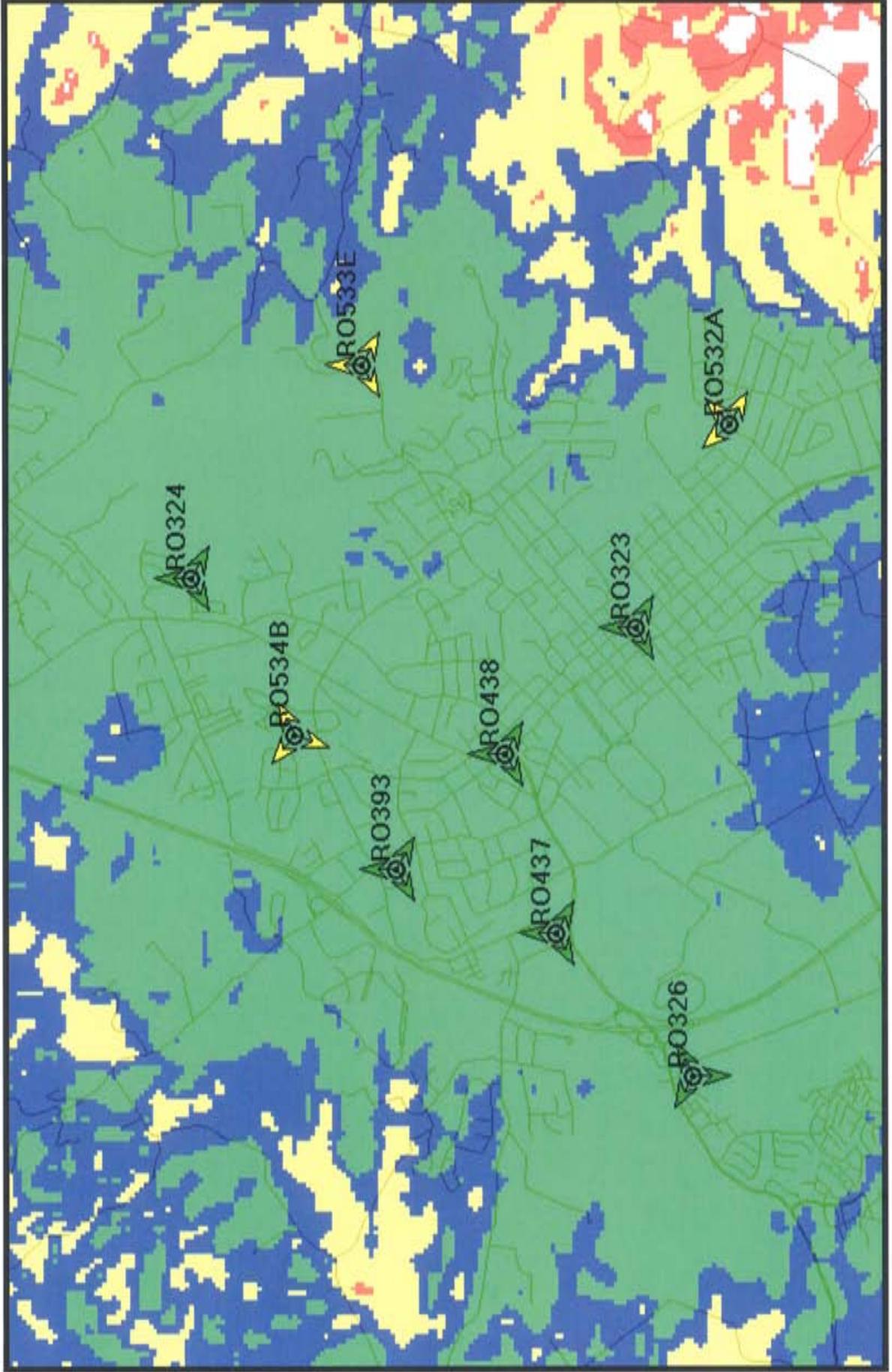
On-Air and Planned Sites are ON while RO533E is OFF



On-Air and Planned Sites are OFF while RO533E is ON



On-Air and Planned Sites are ON while RO533E is ON



PROJECT INFORMATION

SCOPE OF WORK: PROPOSED (6) SECTOR ANTENNAS MOUNTED ON A PROPOSED TOWER. EQUIPMENT WILL BE LOCATED AT THE BASE OF THE TOWER ON A SLAB. SITE IS AN UNMANNED TELECOMMUNICATIONS FACILITY.

SITE ADDRESS: 1457 HARDING RD
BLACKSBURG, VA 24060

LATITUDE: 37° 14' 37.8" N (NAD 83)
LONGITUDE: 80° 23' 32.6" W (NAD 83)
GROUND ELEVATION: 2165' AMSL

JURISDICTION: MONTGOMERY COUNTY
ZONING DISTRICT CLASSIFICATION: **GB and R2**

PARCEL ID: **041-A-60**

PROPOSED USE: TELECOMMUNICATIONS FACILITY
TOWER OWNER: NEW CINGULAR WIRELESS PCS, LLC
SITE NAME: ALLEGHANY
SITE #: R0533D
NAME OF APPLICANT: NEW CINGULAR WIRELESS PCS, LLC



at&t

RECEIVED
JUL 01 2010

BY:.....

SITE NUMBER: R0533D
SITE NAME: ALLEGHANY

UTILITY INFORMATION

UTILITIES
POWER: DOMINION (888) 667-3000
TELCO: VERIZON (804) 772-4242

DRAWING INDEX

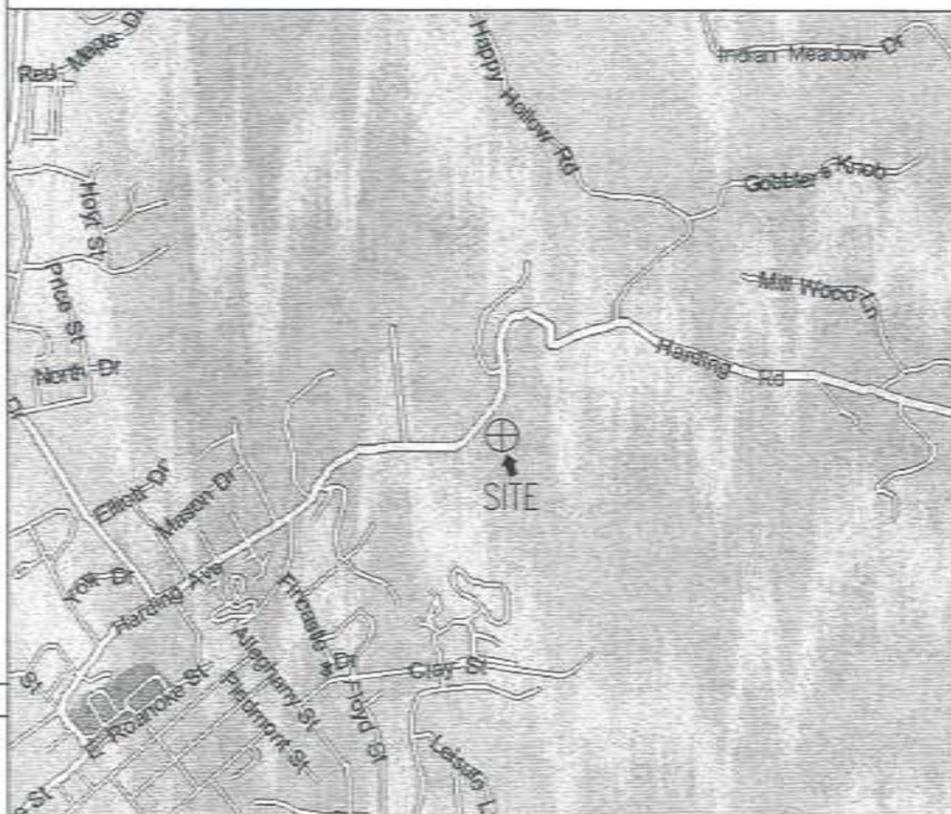
REV

T-1	TITLE SHEET	A
A-0	SITE PLAN	A
A-1	COMPOUND PLAN & ELEVATION	A
A-2	SHELTER LAYOUT & ELEVATIONS	A

VICINITY MAP

DIRECTION:

FROM 4901 COX RD, GLEN ALLEN, VA 23060 HEAD SOUTHWEST ON COX RD TOWARD N PARK DR 0.2 MI. TAKE THE 1ST RIGHT ONTO NUCKOLS RD 0.6 MI. MERGE ONTO I-295 N VIA THE RAMP TO I-64 W/CHARLOTTESVILLE 1.9 MI. TAKE EXIT 53A TO MERGE ONTO I-64 W TOWARD CHARLOTTESVILLE 1.21 MI. CONTINUE ONTO I-81 S 63.2 MI. TAKE EXIT 128 FOR VA-603 TOWARD US-11/IRONTO 0.1 MI. TURN RIGHT AT N FORK RD/STATE ROUTE 603 8.7 MI. TURN RIGHT AT DEN HILL RD/STATE ROUTE 603 0.9 MI. SLIGHT RIGHT AT LUSTERS GATE RD/STATE ROUTE 723 3.8 MI. TURN LEFT AT VA-785 S/HARDING RD. DESTINATION WILL BE ON THE LEFT 1.8 MI.



APPLICABLE BUILDING CODES AND STANDARDS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE:
INTERNATIONAL BUILDING CODE (IBC 2006)

ELECTRICAL CODE:
NATIONAL ELECTRICAL CODE (NEC 2008)

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT

IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TELECORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS

TELECORDIA GR-1503, COAXIAL CABLE CONNECTIONS

ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

AT&T CONSTRUCTION: _____ AT&T RF: _____

AT&T COMPLIANCE: _____ SH CONSTRUCTION: _____

SCALE: 1"=2000'

NOTES

MAGNETIC DECLINATION - 8° 6' W CHANGING BY 0' 2" W PER YEAR AS OF 05/25/10

06-21-10 CHRIS MORIN 14:54:57 Y:/Drawings - 2010/AT&T - Rawlands/R0533E/ZONING/T1.dwg



5659 COLLIERIA PKE, SUITE 101
FALLS CHURCH, VA 22041-2888
TEL: (703) 671-8000
FAX: (703) 671-8300

SITE NAME: ALLEGHANY
SITE NO: R0533D

1457 HARDING RD
BLACKSBURG, VA 24060



LIBERTY PLAZA 1
4901 COX RD, SUITE 300
GLEN ALLEN, VA 23060

3					
2					
1					
0					
A	05-25-10	ZONING DRAWINGS	GMW	CDM	CDM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED: C. MORIN	DRAWN: GMW		

BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA

TITLE SHEET

BC	DRAWING NUMBER	REV
	T-1	A

LINE	BEARING	DISTANCE
L1	N 40°04'04" W	57.14
L2		
L3	S 40°03'50" E	91.06
L4	S 80°36'09" E	70.61
L5	S 49°17'21" E	90.70
L6	N 80°52'58" E	103.16
L7	N 54°51'21" E	107.02
L8	S 30°59'23" W	42.45
L9	N 25°40'56" E	93.63
L10	N 67°05'37" E	103.02
L11	N 71°32'06" E	42.15
L12	S 81°36'43" W	113.70

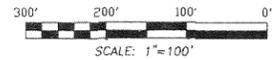
Proposed tower site location

C1
NON-TANGENT
A=158.43'
R=491.20'
Δ=18°28'48"
B=N 30°04'43" E
C=157.75'

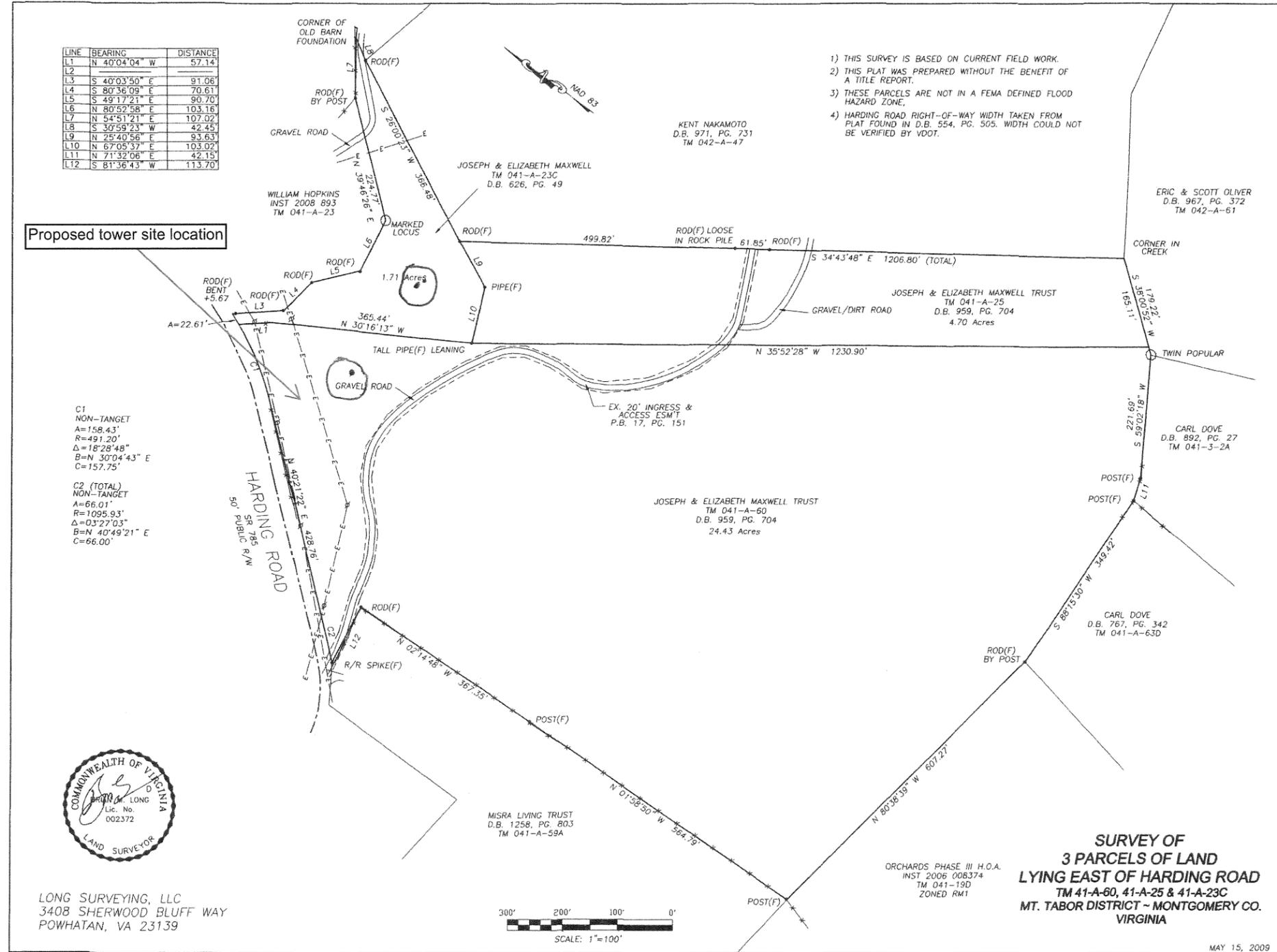
C2 (TOTAL)
NON-TANGENT
A=66.01'
R=1095.93'
Δ=0°32'03"
B=N 40°49'21" E
C=66.00'



LONG SURVEYING, LLC
3408 SHERWOOD BLUFF WAY
POWHATAN, VA 23139



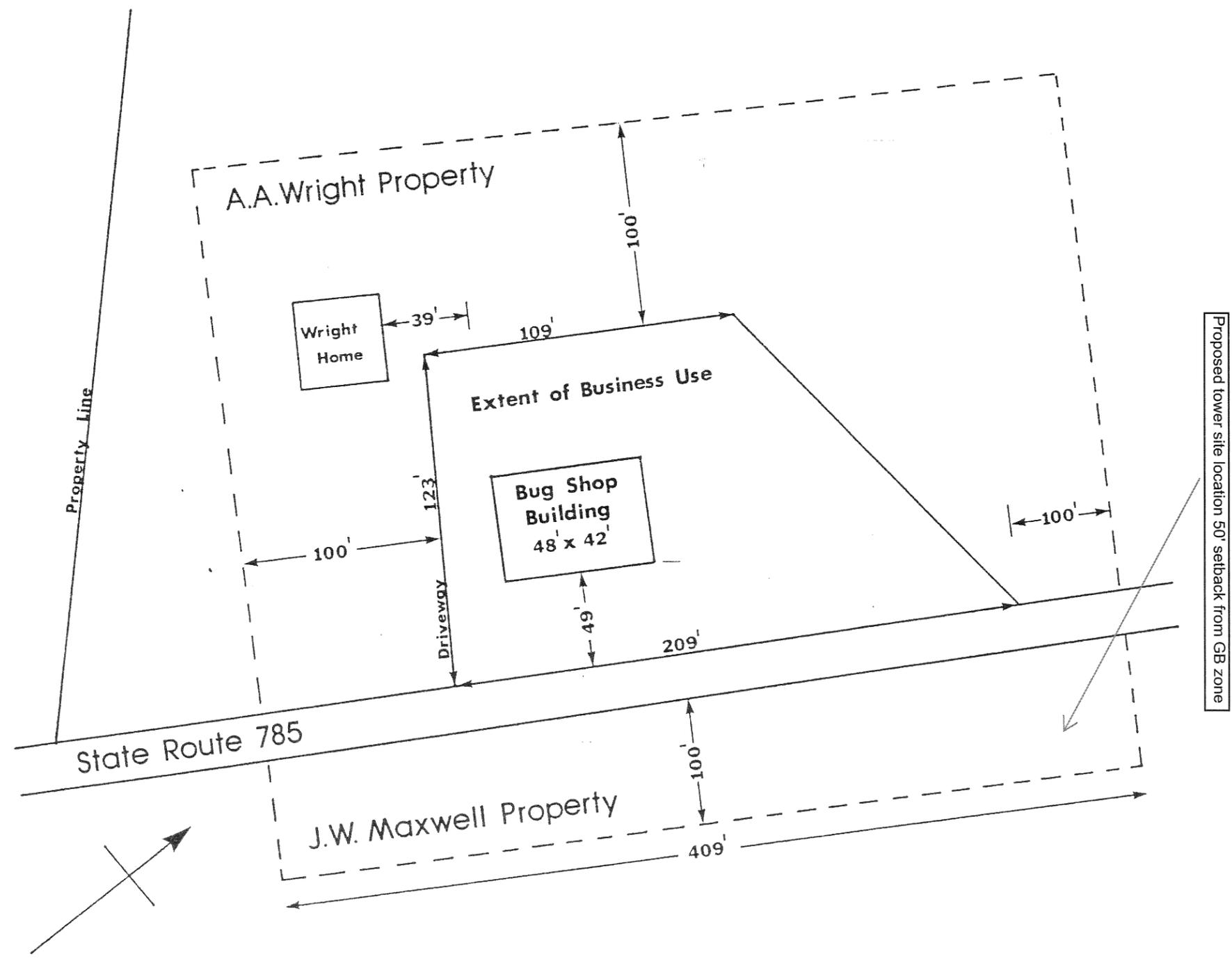
- 1) THIS SURVEY IS BASED ON CURRENT FIELD WORK.
- 2) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 3) THESE PARCELS ARE NOT IN A FEMA DEFINED FLOOD HAZARD ZONE.
- 4) HARDING ROAD RIGHT-OF-WAY WIDTH TAKEN FROM PLAT FOUND IN D.B. 554, PG. 505. WIDTH COULD NOT BE VERIFIED BY VDOT.



**SURVEY OF
3 PARCELS OF LAND
LYING EAST OF HARDING ROAD
TM 41-A-60, 41-A-25 & 41-A-23C
MT. TABOR DISTRICT ~ MONTGOMERY CO.
VIRGINIA**

MAY 15, 2009

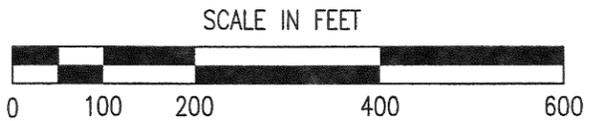
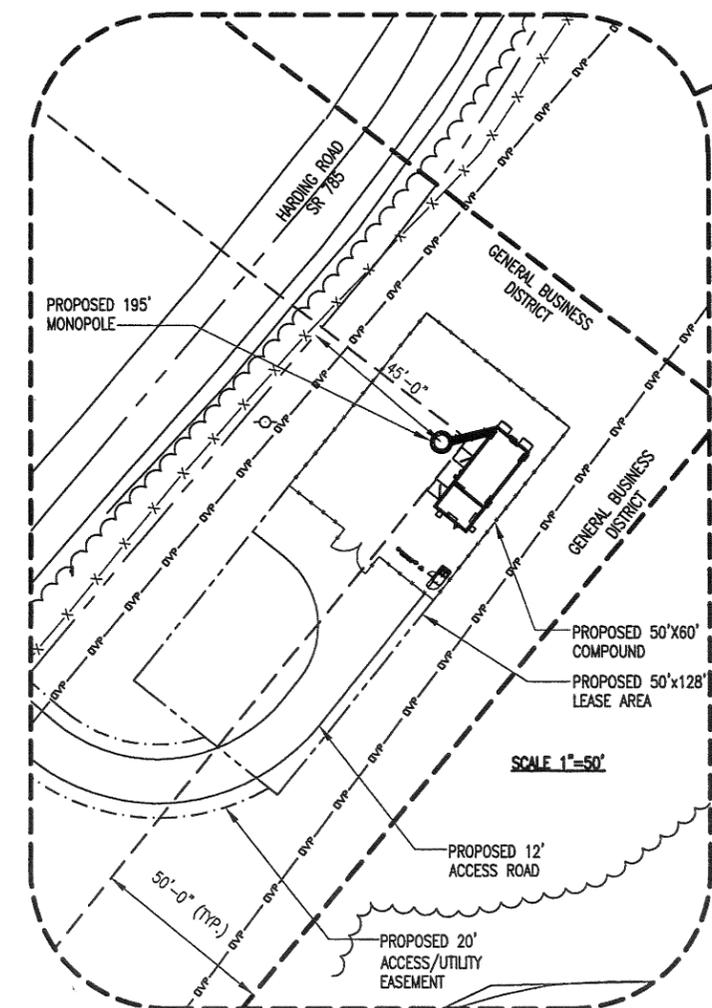
Site Diagram (not drawn to scale)



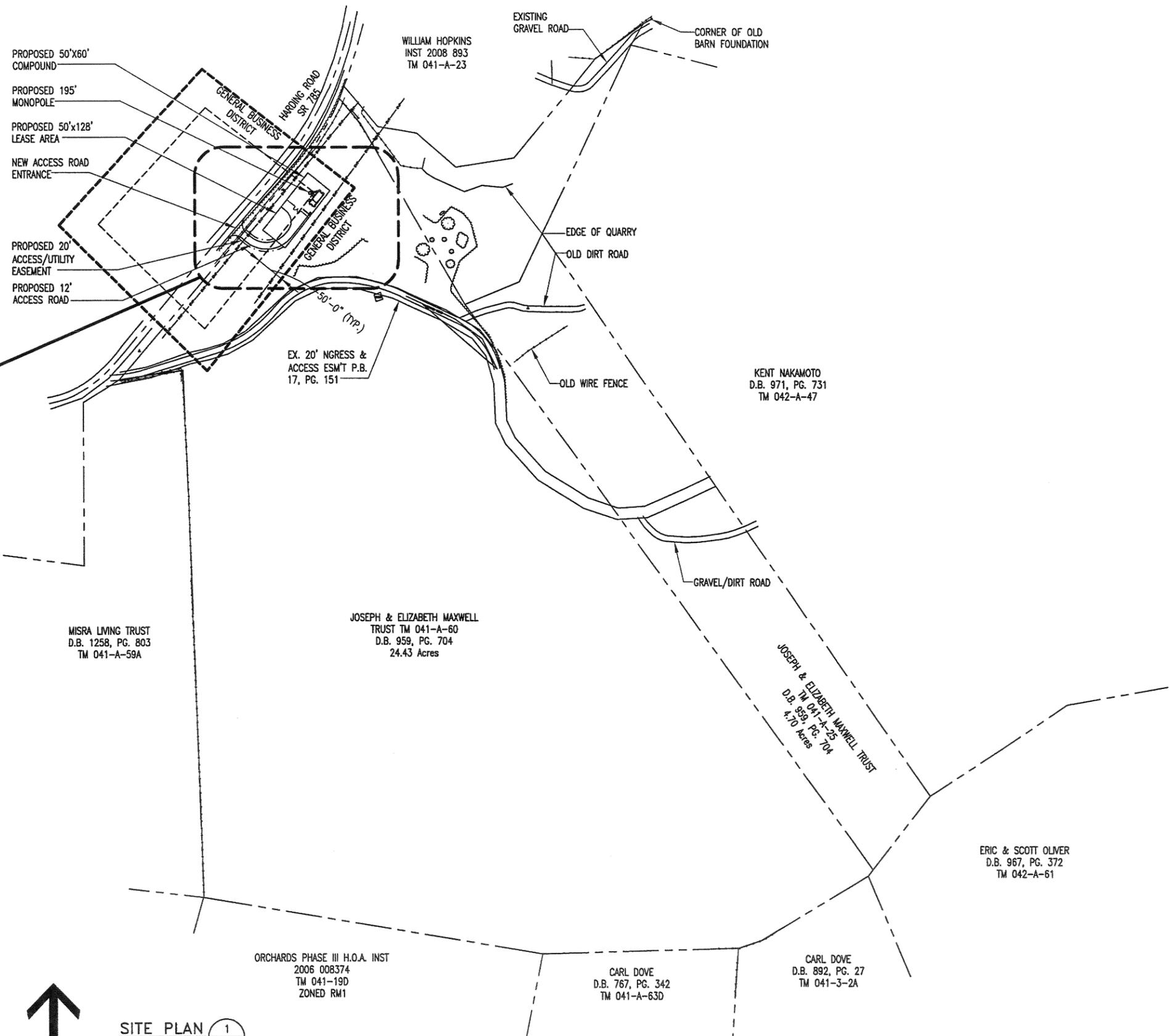
Proposed lower site location 50' setback from GB zone

05-25-10 GREG WOLOZYN 17:30:33 Y:/Drawings - 2010/AT&T/_Rawlands/R0533E/ZONING/A0.dwg

LEGEND	
NEW FENCE	—●—●—●—●—●—●—
EXIST. FENCE	—X—X—X—X—X—X—
SETBACK	— — — — —
EASEMENT	— — — — —
LEASE	— — — — —
PROPERTY LINE	— — — — —
EXIST. CONTOUR	— — — — —
NEW CONTOUR	— — — — —
TYP. BUILDING	
TYP. ROAD	— — — — —



SITE PLAN 1
SCALE: 1"=200'
A-0



BC
architects
engineers

5659 COLUMBIA PIKE, SUITE 101
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

SITE NAME: ALLEGHANY
SITE NO: R0533D

1457 HARDING RD
BLACKSBURG, VA 24060

LIBERTY PLAZA 1
4801 COX RD, SUITE 300
GLEN ALLEN, VA 23060

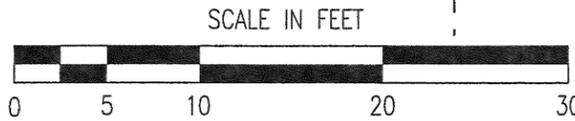
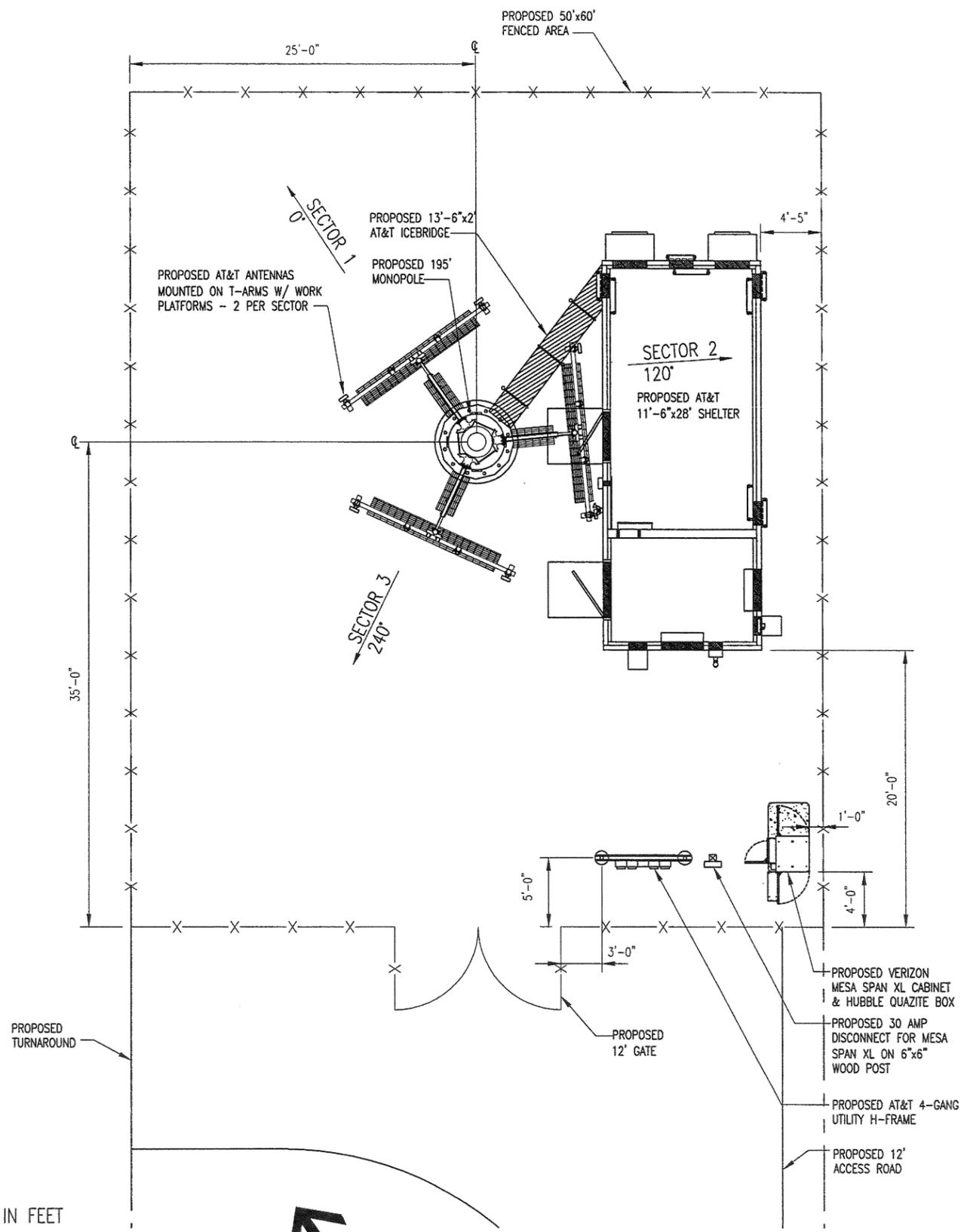
3					
2					
1					
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A	05-25-10	PRELIMINARY ZONING DRAWINGS	GMW	CDM	CDM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED C. MORIN	DRAWN GMW		

BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA

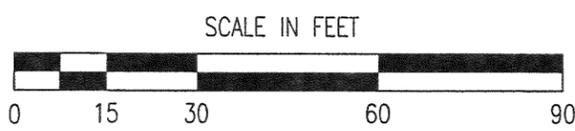
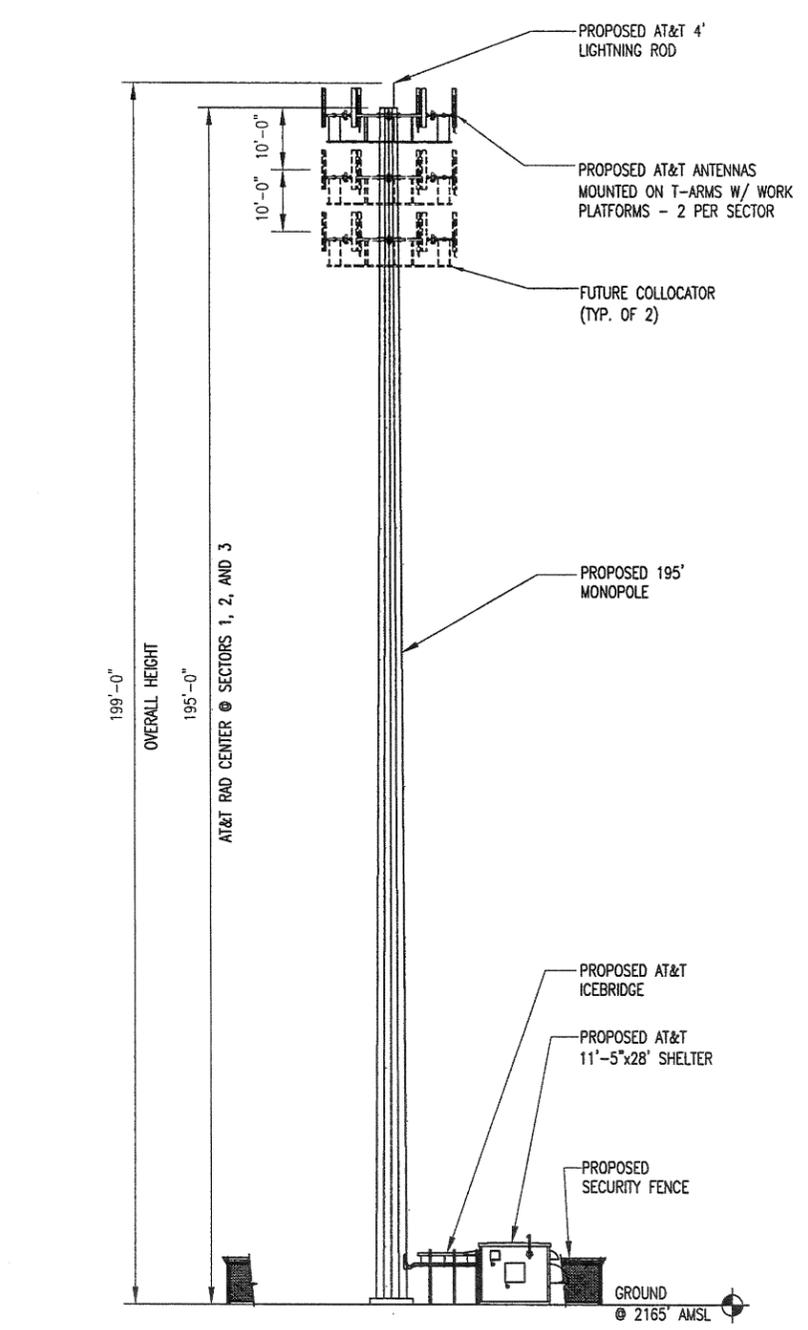
SITE PLAN

DRAWING NUMBER	REV
A-0	A

05-25-10 GREG WOLOZYN 17:06:41 Y:/Drawings - 2010/AT&T_Rawlands/R0533E/ZONING/A1.dwg



COMPOUND PLAN 1
SCALE: 1"=10' A-1



ELEVATION 2
SCALE: 1"=30' A-1



5659 COLUMBIA PIKE, SUITE 101
FALLS CHURCH, VA 22041-2868
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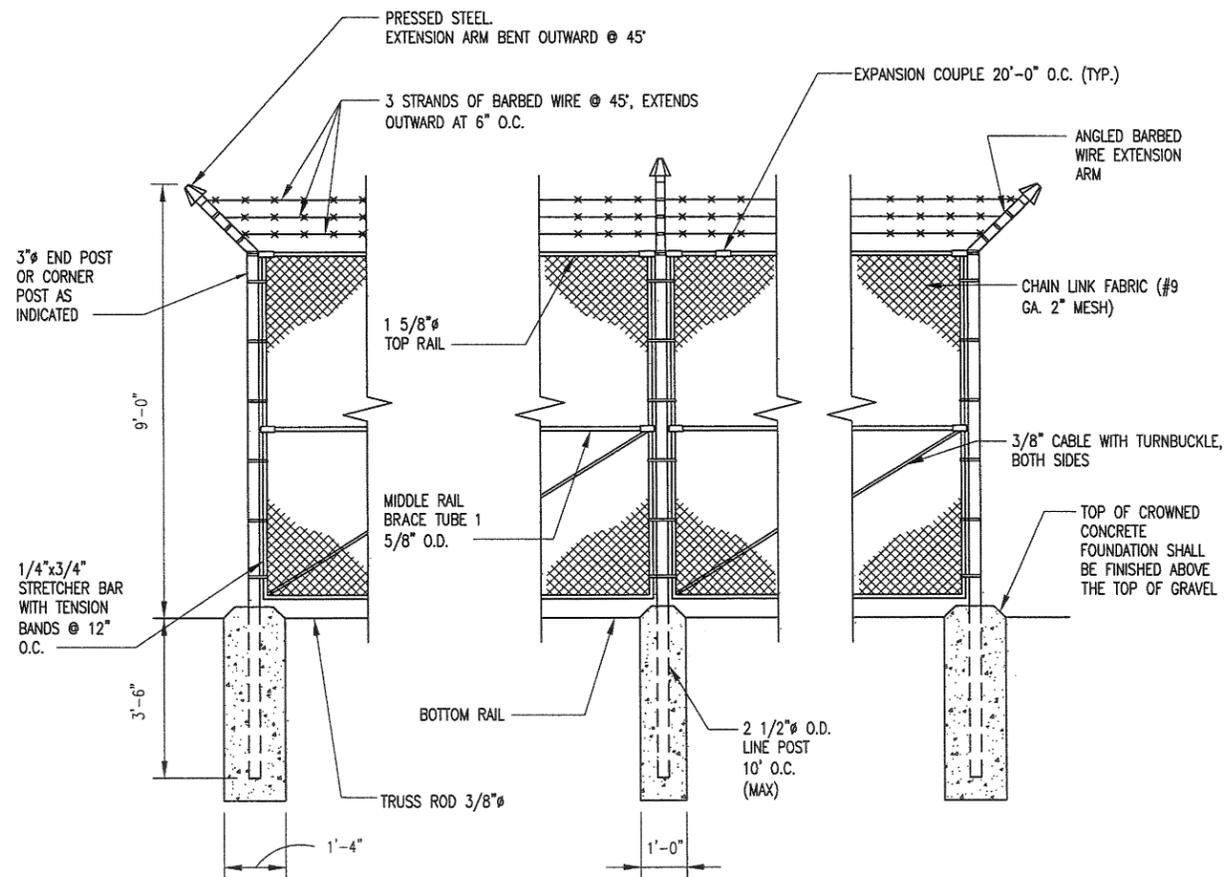
SITE NAME: ALLEGHANY
SITE NO: R0533D
1457 HARDING RD
BLACKSBURG, VA 24060



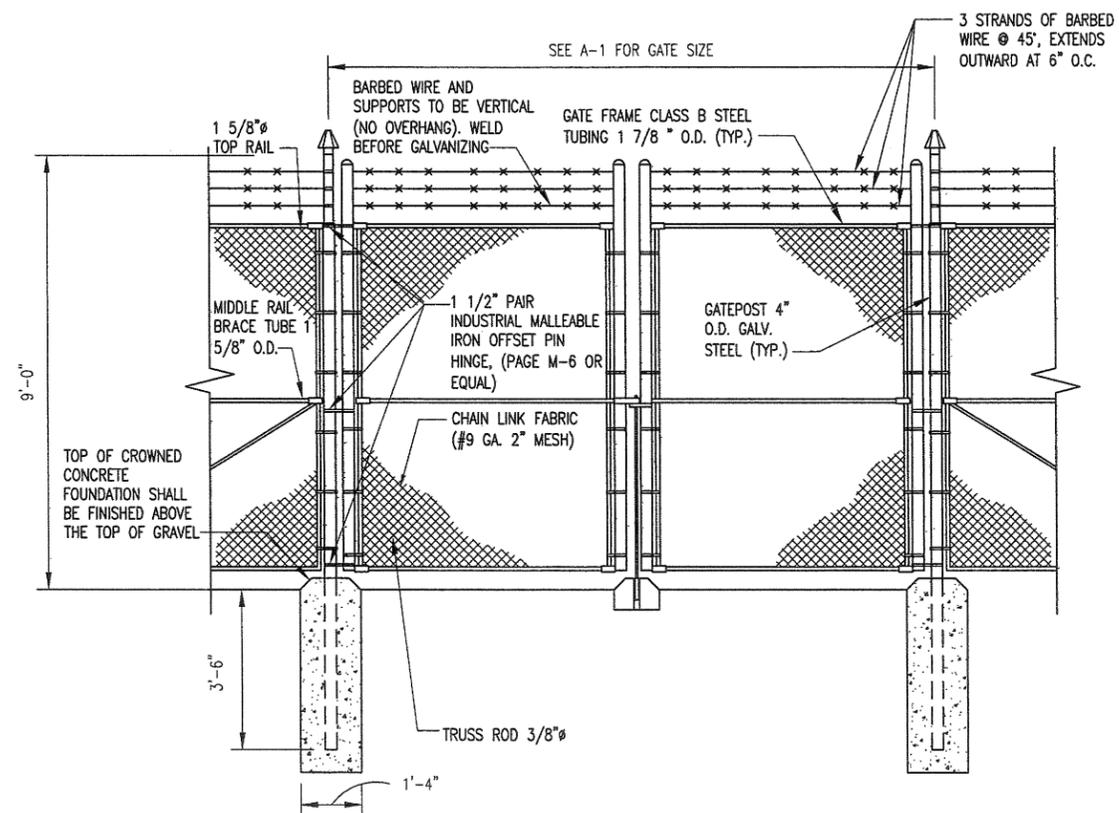
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A	05-25-10	PRELIMINARY ZONING DRAWINGS	GMW	CDM
NO.	DATE	REVISIONS	BY	CHK APP'D
SCALE: AS SHOWN		DESIGNED C. MORIN	DRAWN GMW	

BC ARCHITECTS ENGINEERS FALLS CHURCH, VA		
COMPOUND PLAN & ELEVATION		
BC ARCHITECTS ENGINEERS	DRAWING NUMBER	REV
	A-1	A

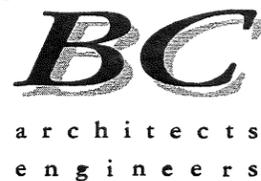
07-21-09 GREG WOLOZYN 11:24:38 Y:/Drawings - 2009/AT&T/_Rawland/RO330F/CD'S/A10.dwg



FENCE SECTION DETAIL 3
SCALE: 3/16"=1'-0" A-10



GATE ELEVATION 2
SCALE: 3/16"=1'-0" A-10



5659 COLUMBIA PIKE, SUITE 101
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

SITE NAME: ALLEGHANY
SITE NO. R0533D
1457 HARDING ROAD
BLACKSBURG, VA 24060



LIBERTY PLAZA 1
4801 COX RD, SUITE 300
GLEN ALLEN, VA 23060

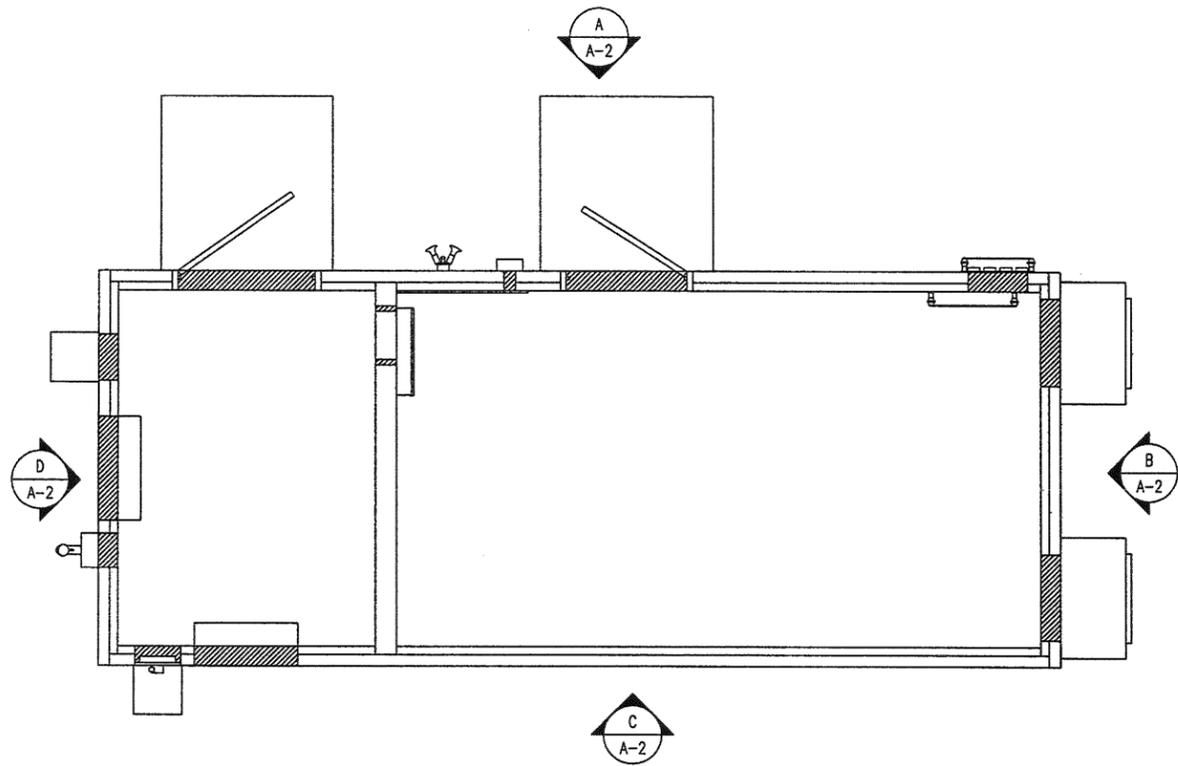
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A	07-23-09	PRELIMINARY CONSTRUCTION DRAWINGS	GMW	BMQ	BMQ	
NO.	DATE	REVISIONS	BY	CHK	APP'D	
SCALE: AS SHOWN			DESIGNED B. QUINN	DRAWN GMW		

BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA

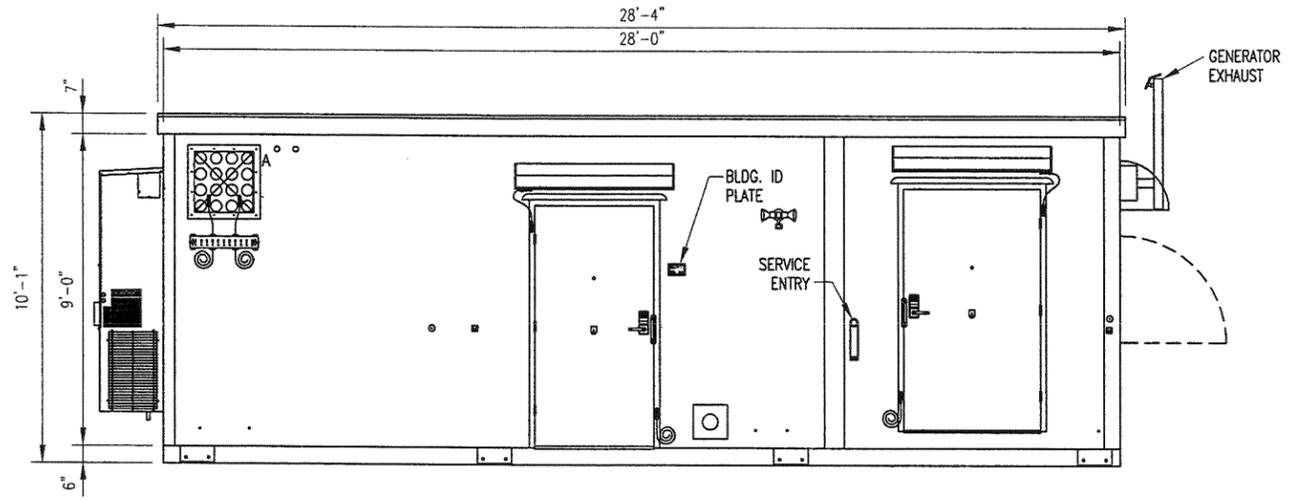
FENCE DETAILS



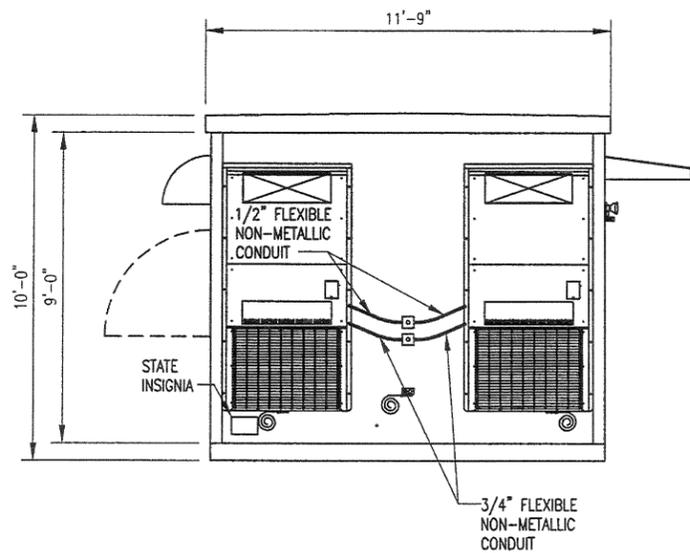
DRAWING NUMBER	REV
A-10	A



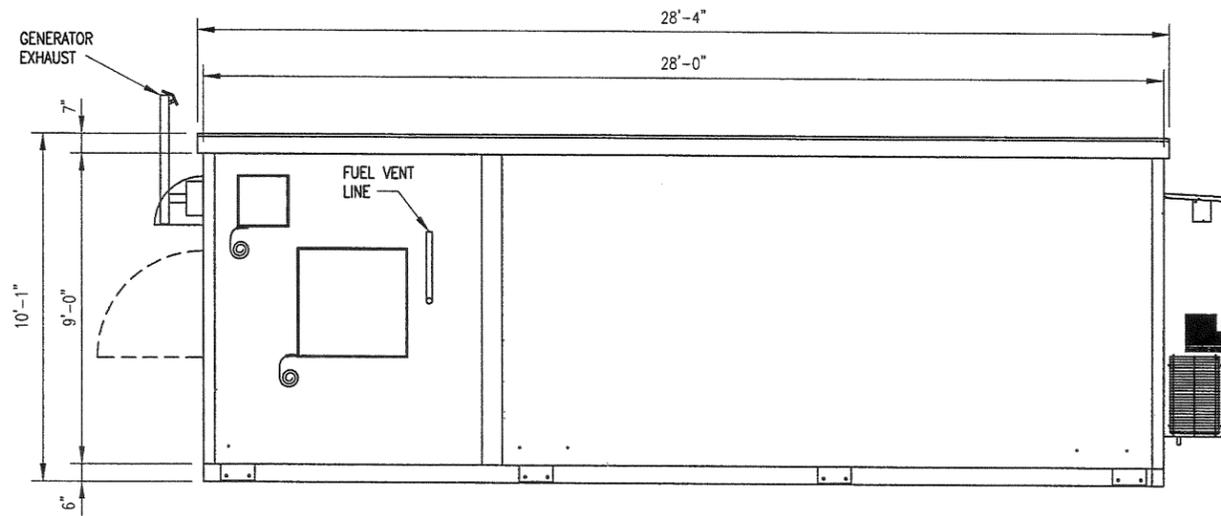
AT&T EQUIPMENT SHELTER 1
SCALE: N.T.S. A-2



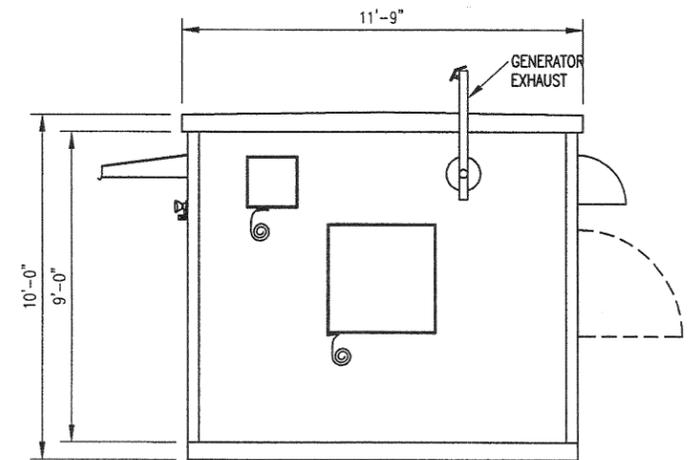
ELEVATION A A
SCALE: N.T.S. A-2



ELEVATION B B
SCALE: N.T.S. A-2

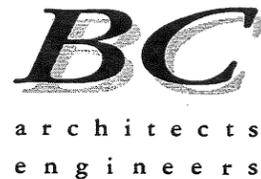


ELEVATION C C
SCALE: N.T.S. A-2



ELEVATION D D
SCALE: N.T.S. A-2

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5659 COLUMBIA PIKE, SUITE 101
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TEL: (703) 671-6300
FAX: (703) 671-6300

SITE NAME: ALLEGHANY
SITE NO: R0533D
1457 HARDING RD
BLACKSBURG, VA 24060



3					
2					
1					
0					
A	05-25-10	PRELIMINARY ZONING DRAWINGS	GMW	CDM	CDM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN			DESIGNED C. MORIN	DRAWN GMW	

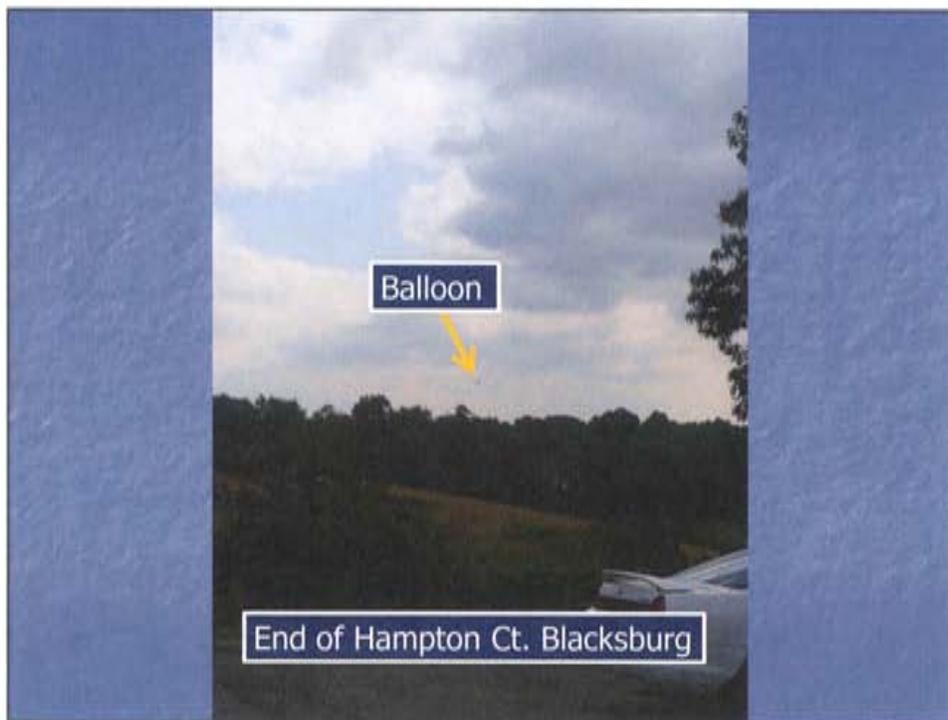
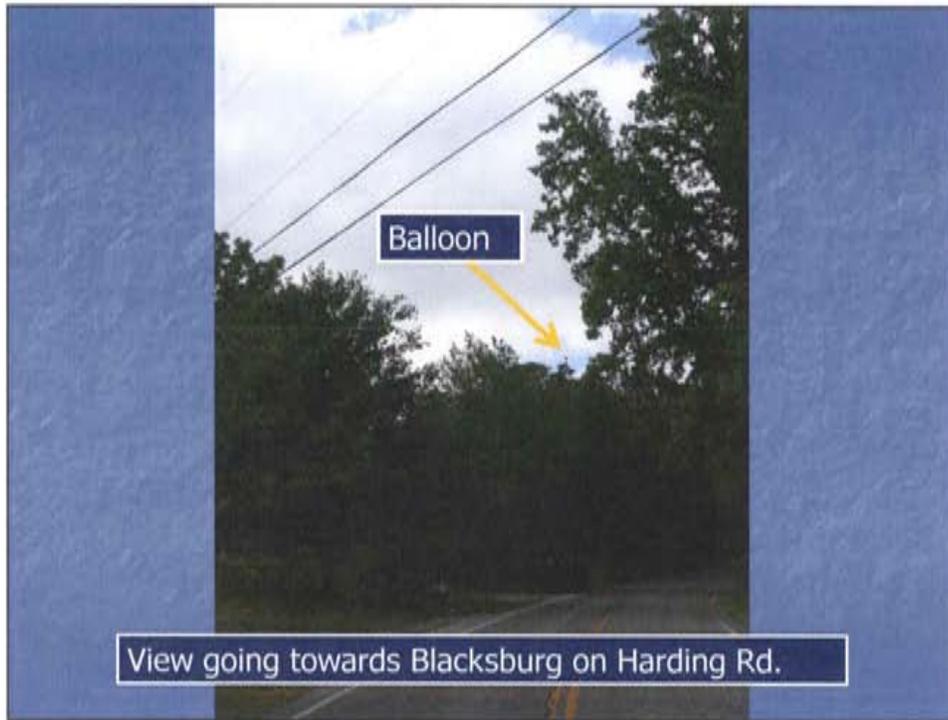
BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA

SHELTER DETAILS

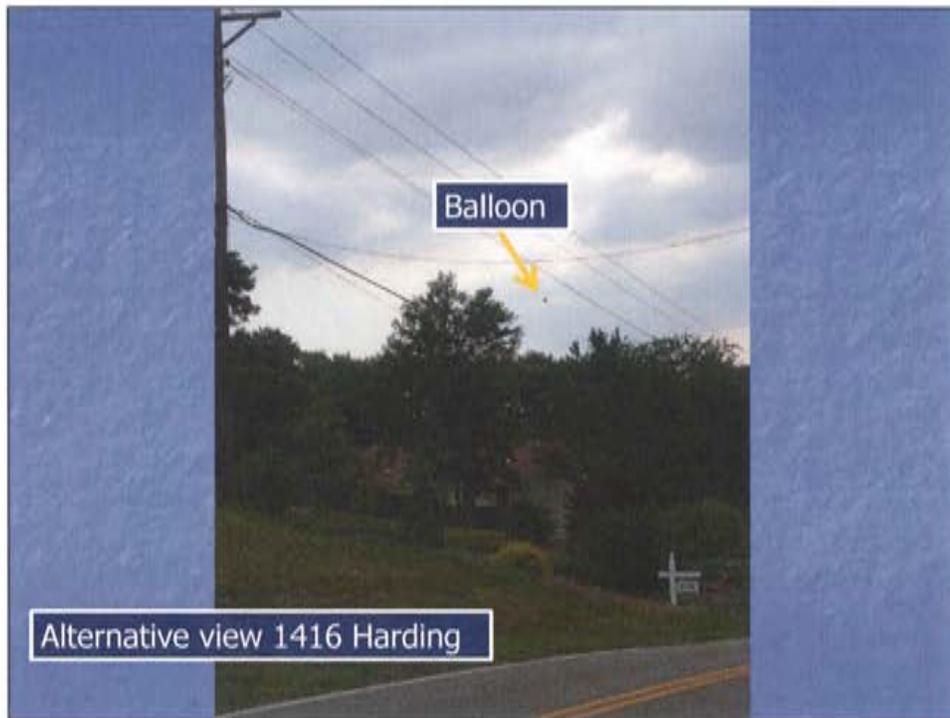
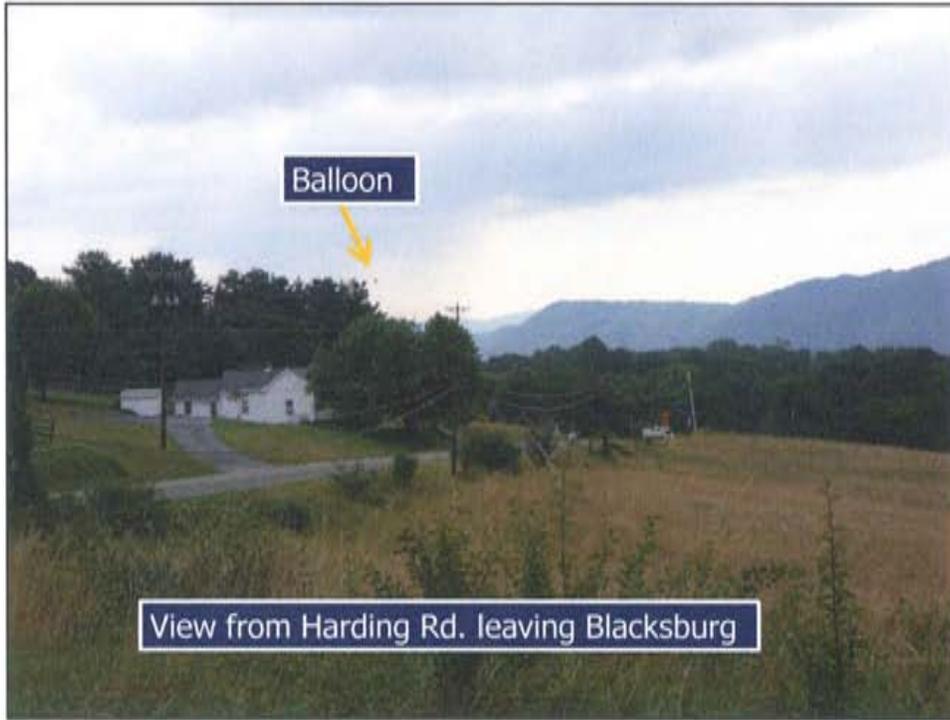


DRAWING NUMBER	REV
A-2	A

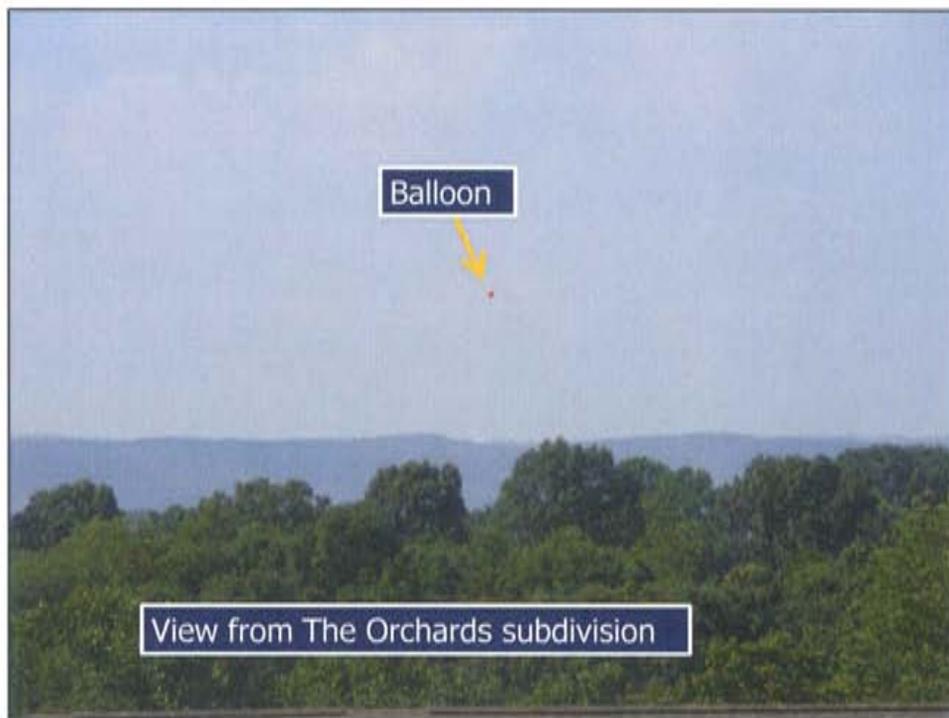
PHOTOS OF BALLOON TEST CONDUCTED July 14, 2010
MAXWELL PROPERTY – SU-2010-07998

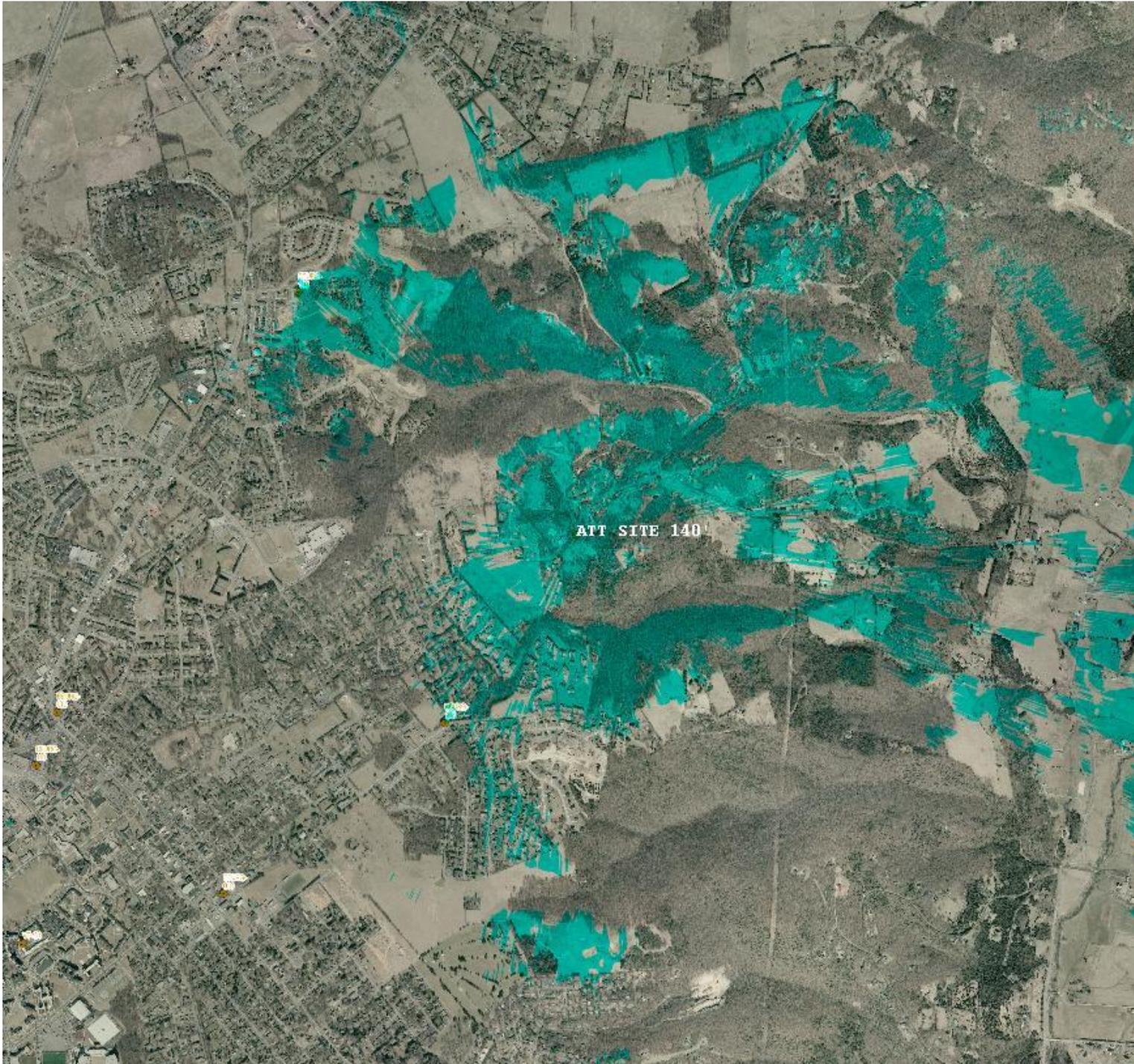


PHOTOS OF BALLOON TEST CONDUCTED July 14, 2010
MAXWELL PROPERTY – SU-2010-07998



PHOTOS OF BALLOON TEST CONDUCTED July 14, 2010
MAXWELL PROPERTY – SU-2010-07998





Viewsheds provide an indication of visibility from an observer to a tower & antenna(s) of known height.

Terrain as well as time of year can impede what an observer will see.

For communication towers the observer height is set at 1.8 meters. Tower height is variable based upon the antenna height.

Although useful, viewsheds should not be considered perfect determinations of visual line of sight.

**Antenna height:
140'**



Viewsheds provide an indication of visibility from an observer to a tower & antenna(s) of known height.

Terrain as well as time of year can impede what an observer will see.

For communication towers the observer height is set at 1.8 meters. Tower height is variable based upon the antenna height.

Although useful, viewsheds should not be considered perfect determinations of visual line of sight.

**Antenna height:
160'**



Viewsheds provide an indication of visibility from an observer to a tower & antenna(s) of known height.

Terrain as well as time of year can impede what an observer will see.

For communication towers the observer height is set at 1.8 meters. Tower height is variable based upon the antenna height.

Although useful, viewsheds should not be considered perfect determinations of visual line of sight.

**Antenna height:
180'**



Viewsheds provide an indication of visibility from an observer to a tower & antenna(s) of known height.

Terrain as well as time of year can impede what an observer will see.

For communication towers the observer height is set at 1.8 meters. Tower height is variable based upon the antenna height.

Although useful, viewsheds should not be considered perfect determinations of visual line of sight.

**Antenna height:
199'**

Joe [unclear]

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF MONTGOMERY COUNTY,
VIRGINIA, HELD ON THE 13TH DAY OF DECEMBER, 1982, AT 7:30 P.M., IN THE
BOARD CHAMBERS, COUNTY COURTHOUSE, CHRISTIANSBURG, VIRGINIA:

On a motion by Mary R. Fessler, seconded by Henry F. Jablonski,
and carried unanimously, the following Ordinance was adopted:

ORDINANCE 1982-31

AN ORDINANCE AMENDING OR CHANGING THE ZONING CLASSIFICATION OF
3.03 ACRES OF LAND FROM THE ZONING CLASSIFICATION OF RESIDENTIAL, R-2,
TO THE ZONING CLASSIFICATION OF GENERAL BUSINESS, GB

BE IT ORDAINED, By the Board of Supervisors of Montgomery County,
Virginia, that the zoning classification of that certain tract or parcel
of land consisting of 3.03 acres of land is hereby changed, amended and
rezoned from the zoning classification of Residential, R-2, to the
zoning classification of General Business, GB.

This action was commenced upon the application of Arthur A. Wright,
Joseph W. Maxwell and Thomas L. Sentelle.

This tract or parcel of land is identified as a portion of Tax Map
Parcel Numbers 41-A-38 (2.09 acres) and 41-A-60 (0.94 acres) and is
located on both sides of State Route 785 approximately 0.4 mile east of
the Blacksburg corporate limits, in the Mt. Tabor Magisterial District.

The provisions of this ordinance shall take effect upon its adoption.

ATTEST: 
COUNTY ADMINISTRATOR

ata scanned 9/18/02

Blacksburg TOWN OF
a special place

August 3, 2010

Mr. Bryan Rice, Chair
Montgomery County Planning Commission
755 Roanoke Street, Suite 2A
Christiansburg, VA 24073-3177

Subject: Montgomery County Referral for SUP-2010-07998 for a 199' Telecommunications Tower at 1455 Harding Avenue

Dear Bryan:

The Blacksburg Planning Commission appreciates the opportunity to review the above referenced application proposing a telecommunications tower on Harding Avenue which is located in the Extraterritorial Area of Blacksburg, as defined by the Town's Comprehensive Plan, *Blacksburg 2046*.

Blacksburg 2046 was reviewed for guidance during the review of this application. The Government Relations Chapter includes the 2046 Vision for the Extraterritorial Area, and the following pertinent Extraterritorial Area Identifying Characteristics:

- ***Telecommunication and broadcasting tower placements on mountain ridges will be a common request.*** With the explosion of cellular and digital phone use and the burgeoning wireless communication industry, there is an increasing demand for tower sites. In addition, many companies are reluctant to share towers due to competitive pressures. The mountain ridges provide locations for good tower reception and transmission. However, the proliferation of prominent towers on the surrounding ridges would be detrimental to retention of the aesthetic natural qualities of the surrounding mountains. Refer to the Utilities and Community Design chapters for further information regarding the Town's Telecommunication Policy.
- ***Extraterritorial Areas watersheds include the Roanoke River, James River, New River, and groundwater aquifers.*** A distinguishing feature of the area is the Eastern Continental Divide, which separates watersheds that drain into the Atlantic Ocean from those that drain to the Gulf of Mexico. The Roanoke River is the main Atlantic drainage waterway in this area, and the New River is the large Gulf drainage. Craig Creek, a small tributary of the James River (Chesapeake Bay-Atlantic drainage) lies north of Blacksburg in Montgomery County. The continental divide was an important feature to settlers headed west, and access across the divide is reflected in historic trails. The groundwater resources of Blacksburg are influenced by land uses outside the Town boundary, and *vice versa*. Areas within and around Blacksburg contain karst terrain with uncharacterized flow regimes, having interconnections between ground and surface waters distinguished by easily impacted elements such as caves, sinkholes, and springs. Bottom Creek in Montgomery and Roanoke Counties and Little Stony Creek in Giles County are protected by the state as exceptional state waters.

- ***The Town is nestled between largely undeveloped, wooded mountains, which provide scenic views from areas in Town.*** Brush Mountain is located to the north and west, Paris Mountain to the east, and Price Mountain to the south. These mountains provide a visual boundary and a community identity to Blacksburg. ***Suburbanization of mountain slopes and ridgelines threatens these natural and scenic resources that are widely valued in the region as contributing significantly to the quality of life in the area.*** Most of the mountain slopes facing Blacksburg are in private ownership and not protected with conservation easements. Further, the spectacular views afforded from points on these slopes make them attractive for housing development. In many cases the lack of well and septic sites, and the unavailability of public utilities, has limited development. In addition, poor road access has constrained development. The designation of much of the County (including the western half of Price Mountain, the undeveloped portions of Brush Mountain, the North Fork Valley, Paris Mountain, and other features in the Blacksburg area) to Resource Stewardship has curtailed future development of large-scale subdivisions on mountain slopes; the eastern portion of Price Mountain is the exception and will likely have the greatest visual impact on Blacksburg. The Town should work with the County and other organizations to protect the viewshed, which is currently zoned R-2 and is designated as "Residential Transition" in the County's comprehensive plan. ***Development on mountain slopes, if any, should be in a conservation pattern where either very large lots retain natural forest cover and the subsequent clearing of individual properties is severely limited; or in a planned development where building sites are carefully chosen to minimize clearing and grading and large portions of the property are permanently preserved in their natural state, with greenway and trail connections.***

Additionally, *Blacksburg 2046*, addresses the regional approach to reviewing and siting telecommunication and broadcasting facilities. *Blacksburg 2046* emphasizes co-location and includes design considerations for the siting of new towers. Co-location of additional new public or private antennas on the tower is encouraged. The siting and design of the tower should be reviewed to evaluate the potential impacts it may have on Town of Blacksburg residents.

As the regional approach to reviewing and siting was developed with mutual cooperation between the Town and County Planning Commissions and after review of the application, the Blacksburg Planning Commission concludes and recommends the following:

- Based upon information submitted with the original applications submitted July 1, 2010, the Blacksburg Planning Commission has significant concerns regarding the proposed cell tower as it is inconsistent with the goals of the of *Blacksburg 2046*. The proposed tower will negatively impact the surrounding ridgelines and viewsheds of residents in both Montgomery County and the Town of Blacksburg.
- The proposed tower is *not* consistent with the adopted regional Wireless Telecommunication Policy. Town of Blacksburg Planning Staff is not aware of any conversations that have occurred since 2008 with the applicant about alternative locations for the proposed tower within the Town of Blacksburg. Therefore no conclusive determination can be made if existing site conditions have changed and an antenna could now be co-located within the Town of Blacksburg that could meet the desired coverage

objectives. The Town staff has worked with AT&T on a utility pole location at 504 Country Club Drive within the Town of Blacksburg.

- If the Montgomery County Planning Commission recommends approval of this application, the Blacksburg Planning Commission recommends the following conditions for the proposed telecommunication towers:
 - a. Restrict the maximum height of the tower and antennas to what is applied for within the application.
 - b. Require the tower to be painted a color that best blends in with the surrounding area and all antennas to be flush mounted.
 - c. Limit or eliminate any lighting on the tower if permitted by law.
 - d. Limit the amount of clearing and grading on each site to what is only necessary for construction of the tower and associated equipment.
 - e. Ensure that space is reserved on the tower for public emergency response antennas and associated equipment, plus allow for co-location of other private antennas on the tower.
 - f. Require the tower to be removed if not utilized for telecommunication services.

Again, thank you for the opportunity to review the application.

Sincerely,



Mr. Wendell Hensley, Chair
Town of Blacksburg Planning Commission

cc: Town of Blacksburg Planning Commission
Montgomery County Planning Commission
Steve Sandy, Planning Director, Montgomery County (via e-mail)
Anne McClung, Planning & Building Director, Town of Blacksburg (via e-mail)

By Laws of the Montgomery County Planning Commission

Last Revised ~~02/13/08~~ **08/11/2010**

MONTGOMERY COUNTY PLANNING COMMISSION

ARTICLE 1 - OBJECTIVES

1-1. This commission, established in conformance with the motion unanimously adopted by the Montgomery County Board of Supervisors on the 17th day of June, 1958, has adopted the following Articles in order to facilitate its powers and duties in accordance with the provisions of Title 15.2, and acts amendatory hereto, Code of Virginia.

1-2. The official title of this Commission shall be the "Montgomery County Planning Commission".

1-3 The current edition of Roberts Rules of Order shall govern in the deliberations of the Planning Commission, except as otherwise provided by these by-laws. (10/16/96)

ARTICLE 2 - MEMBERS

2-1. The Montgomery County Planning Commission shall consist of not more than fifteen (15) members and not less than five (5) members. A member of the Board of Supervisors shall be appointed as an ex-officio member of the Planning Commission and shall be a non-voting member. The Director of Planning shall serve as an ex-officio member of the Planning Commission and shall be a non-voting member. (4/21/76, 7/20/77, 1/16/91)

2-2. The term of the member from the Board of Supervisors shall correspond to his/her tenure of office. As the term of the members first appointed to this Commission, or their replacements, expire, their successors shall be appointed for terms of four (4) years. Any vacancy in membership shall be filled by appointment by the Board of Supervisors. It shall be for an unexpired term only. (10/16/96)

2-3. Any appointed member may be removed by the Board of Supervisors for inefficiency, neglect of duty or malfeasance in office. Such removal may be made only after a public hearing when the member is given an opportunity to appear and be heard on the charges against him.

2-4. The Board may provide for the payment of expenses and a reasonable compensation for members of the Commission who are not County employees.

ARTICLE 3 - OFFICERS AND THEIR SELECTION

3-1. The officers of the Planning Commission shall consist of a Chair, a Vice-Chair and a Secretary. With consent of the Commission, the Director of Planning, the Zoning Administrator or similar official may serve as Secretary of the Commission; otherwise, the Secretary shall be selected from the membership. (10/16/96)

3-2. Nomination of officers shall be made by a Nominating Committee appointed by the Chair. This committee shall report their list of candidates to the regular November meeting of the Commission each year. Nominations from the floor shall also be permitted. The election of officers shall follow immediately. (10/21/81) (10/16/96)

3-3. A candidate receiving a majority vote of the entire membership of the Planning Commission shall be declared elected. He/She shall take office January 1st, the following year and serve for one (1) year or until his successor shall take office.

3-4. Repealed 8/24/92

3-5. No member shall be elected to the same office for more than two (2) successive one-year terms. A member may be elected to an office previously held for two (2) one-year terms, providing an interval of one year has elapsed since he last held that office.

ARTICLE 4 - DUTIES OF OFFICERS

4-1. The Chair shall be an appointed member of the Commission and shall: (10/16/96)

4-1-1. Preside at all meetings.

- 4-1-2. Appoint committees, special and/or standing and liaisons. (10/16/96)
- 4-1-3.-Repealed 2/13/08.
- 4-1-4. Be informed immediately of any official communication and report same at the next regular meeting.
- 4-1-5. Represent the Commission before the Board of Supervisors and other public bodies except when this responsibility has been delegated to an appropriate official or Commission member.
- 4-1-6. Carry out other duties as assigned by the Commission.
- 4-1-7. Fill any vacancies in the offices of Vice-Chair or Secretary by appointment lasting through January 1st of the following year. (8/24/92) (10/16/96)
- 4-2. The Vice-Chair shall be an appointed member of the Commission and shall: (10/16/96)
 - 4-2-1. Act in the absence or inability of the Chair to act. (10/16/96)
 - 4-2-2. Have the powers to function in the same capacity as the Chair in cases of the Chair's inability to act. (10/16/96)
 - 4-2-3. Fill immediately any vacancy in the office of Chair through January 1st of the following year. (8/24/92) (10/16/96)
 - 4-2-4. Be responsible for the orientation of new members of the Commission. (8/24/92)
- 4-3. The Secretary shall:
 - 4-3-1. Keep a written record of all business transacted by the Commission.
 - 4-3-3. Keep a file of all official records and reports of the Commission.
 - 4-3-4. Certify all minutes of the Commission. (10/16/96)
 - 4-3-5. Give notice of all hearings and public meetings.
 - 4-3-6. Attend to the correspondence of the Commission.
 - 4-3-7. Keep a set of minutes.
 - 4-3-8. Prepare and be responsible for the publishing of all advertisements relating to public hearings.
 - 4-3-9. If the Secretary is an appointed member of the Commission, the Secretary may, with the consent of the Commission, delegate any of the above responsibilities of the Secretary to the Director of Planning, Zoning Administrator or similar official, except that the certification of minutes of the Commission may not be delegated. (10/16/96)
 - 4-3-10. Rule on all procedural questions. (2/13/08)

ARTICLE 5 - STANDING AND SPECIAL COMMITTEES

- 5-1. The following standing committees may be appointed by the Chair. Necessary standing committees should be appointed within thirty (30) days after the Chair takes office. (10/16/96)
 - 5-1-1. DEVELOPMENT COMMITTEE: Review all rezoning requests, special use permit requests and major subdivision plats and make recommendations to the Commission; review procedures for processing zoning and subdivision requests; review all amendments to the Zoning Ordinance and Subdivision Ordinance. This Committee will work cooperatively with the Zoning Administrator and Subdivision Agent. The member of the Board of Supervisors serving as an ex-officio member of the Planning Commission shall be a member of the Development Committee. (12/19/90), (2/19/92)
 - 5-1-2. Repealed 8/24/92
 - 5-1-3. Repealed 8/24/92
 - 5-1-4. Repealed 8/24/92
 - 5-1-5. Repealed 1/16/80.
 - 5-1-6. ADMINISTRATION COMMITTEE: Develop and maintain appropriate working relationships with County officials and other units of government. Draft a Planning Budget for recommendation to the Commission; review the Bylaws of the Commission and give general direction to the work of the Commission. Members of this Committee shall include the Chair, Vice-Chair, Secretary, and the ex-officio members of the Commission. (4/21/76) (10/16/96)

5-1-7. Each standing and special committee shall prepare a written report of meetings held to become a part of the permanent records of the Commission.

ARTICLE 6 - MEETINGS

6-1. Regular meetings of the Commission shall be held on the second and third Wednesdays of each month, commencing at 7:00 p.m. and ending at 10:00 p.m. Meetings may be extended beyond 10:00 p.m. with the approval of two-thirds (2/3) of the members present. When a meeting date falls on a legal holiday, the meeting shall be held on the day following unless otherwise designated by the Commission. (10/16/85, 3/16/88) (6/18/97)

6-1-1 Commission public hearings shall be held during the regular meeting on the second Wednesday of each month. (6/18/97)

6-2. Special meetings shall be called at the request of the Chair or at the request of any three members of the Commission. Written notice of special meetings shall be given to each member at least five (5) days prior to such meetings. It shall state the purpose and time of the meeting. (2/16/77),(8/24/92) (10/16/96) (6/18/97)

6-3. A majority of the membership of the Commission shall constitute a quorum. When a quorum is present, a majority vote, that is a majority of the votes cast, ignoring abstentions, is sufficient for the adoption of any motion. Voting shall be by roll call and a record shall be kept as part of the minutes. (5/15/96) (01/12/05)

6-4. Meetings shall be open to the public except when deemed necessary, in which case the Commission may go into Executive (closed) Session, when the provisions of the Virginia Freedom of Information Act, Chapter 21, Code of Virginia, and amendments thereto, are applicable and adhered to.

6-5 Regular meetings of the Commission may be continued to the following Wednesday if the chairman, or vice chairman if the chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting. Such finding shall be communicated to the members and the press as promptly as possible. All hearings and other matters previously advertised for such meeting shall be conducted at the continued meeting and no further advertisement is required. (2/11/04)

ARTICLE 7 - ORDER OF BUSINESS

7-1. The order of business for a Regular Meeting shall be: (8/11/2010)

7-1-1. Call to Order by the Chair. (10/16/96)

7-1-2. Roll call by the Secretary.

7-1-3. Determination of a quorum.

~~7-1-3-1~~ 7-1-4. Approval of agenda.

7-1-5. Consent Agenda (1/15/92) (6/18/97)

~~7-1-4.~~ 7-1-6. Public Hearings (2nd Wednesday)(6/18/97)

~~7-1-4-4.~~ 7-1-7. Public Addresses.

7-1-8. Delegations (10/16/96)

~~7-1-5.~~ Approval of agenda.

~~7-1-6.~~ Approval of minutes.

~~7-1-7.~~ Report of the Secretary.

~~7-1-8.~~ Consent Agenda (1/15/92) (6/18/97)

7-1-9. Old Business (1/15/92)

7-1-10. New Business (1/15/92)

7-1-11. Worksession

7-1-12. Report of Standing Committees (3rd Wednesday) (1/15/92) (6/18/97)

7-1-13. Report of Special Committees (3rd Wednesday) (1/15/92) (6/18/97)

7-1-14. Liaison Reports (3rd Wednesday)(10/16/96) (6/18/97)

7-1-4415. Planning Director's Report (3rd Wednesday) (10/16/96) (6/18/97)

7-2. Public Address portion of the meeting will be limited to 30 minutes. Individual speakers will be limited to 3 minutes unless prior approval is obtained from the Chair. (10/16/96)

7-2-1 Public Hearing portion of the meeting will allow any individual to address the Commission one time. Individual speakers will be limited to 3 minutes unless prior approval is obtained from the Chair. (6/18/97)

7-3. Delegations (governmental and community organizations) will not exceed 10 minutes unless prior approval is obtained from the Chair. (10/16/96)

7-4. Discussion of Agenda items requiring approval will occur only after a motion is on the floor. (10/16/96)

7-5. Motions for tabling an item should include reasons for tabling. (10/16/96)

7-6 The Planning Director is authorized to prepare for each meeting a consent agenda for consideration by the Commission. The consent agenda may include any item believed by the Planning Director to be routine and not controversial in nature. (6/18/97)

7-6-1 Any member of the Commission may request to have any item removed from the consent agenda. Such request need not be seconded. Such item shall then be taken up for discussion by the Commission. A single motion and roll call vote in favor thereof shall approve all items remaining on the consent agenda. (6/18/97)

ARTICLE 8 - HEARINGS

8-1. In addition, to those required by law, the Commission, at its discretion, may hold public hearings when it determines that a public hearing would be in the public interest.

8-2. Notice of a hearing shall be published in a newspaper of general circulation in the area at least five days (5) days before the time of the public hearing.

8-3. The case before the Commission shall be summarized by the Chairman by the Chairman or his designated representative. Interested parties shall have the privilege of the floor. Statements may be recorded. Records shall be sworn to, as evidence for any court of law; only after notice is given to the interested parties.

8-4. A recording shall be kept of those speaking before the hearing.

ARTICLE 9 - CORRESPONDENCE

9-1. Repealed (10/16/96)

9-2. It shall be the duty of the Secretary to communicate by telephone or other means when necessary to make communications that cannot be carried out as rapidly as required through direct correspondence.

9-3. All official papers and plans involving the authority of the Commission shall bear the signature of the Chair or Vice-Chair. (10/16/96)

ARTICLE 10 - AMENDMENTS

10-1. These by-laws may be changed by a recorded two-thirds (2/3) vote of the entire membership.

10-2. The Commission may temporarily suspend any of these rules by a recorded two-thirds (2/3) vote of the members present. (10/16/96)



MONTGOMERY COUNTY DEPARTMENT OF
PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

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

MEMORANDUM

August 5, 2010

TO: Planning Commission Members
FROM: Brea Hopkins, Planning & Zoning Technician
RE: Proposed Ordinance Amendments to Section 10-45 Sign Regulations

Staff has identified potential issues with the implementation and enforcement regarding sign regulations found in Section 10-45 of the Montgomery County Code. Research has been conducted to determine methods other localities are using to regulate signage and address the concerns that have been identified

1. Directory signage is defined in the ordinance; however, is not allowed in any district. Multi-use developments may have a necessity for a directory on site. Examples include: NRV Medical Center, Warm Hearth, etc.

Possible solution(s):

- a) **Add a category, including size limitations, for "directory" signs to Section 10-45(b)(2) Sign Matrix.** Define the appropriate districts to address uses such as multi-family housing, business and industrial.
2. **Additional signage is not allowed for smaller "strip malls" or "shopping centers" with multiple uses/businesses.** Currently, additional signage is only allowed for shopping centers with over 100,000 square feet of retail space.

Possible solution(s):

- a) **Apply allowances for "shopping centers" regardless of the amount of retail space and add size limitations for walls up to one thousand (1,000) square feet.**
3. Freestanding sign height is limited to twelve (12) feet. Therefore, business signs along the Interstate 81 interchanges may not be visible to travelers. In particular the 177 corridor needs to be considered since development is anticipated.

Possible solution(s):

- a) Allow additional signage for all property zoned for business or industrial use.
- b) **Create an "Interstate 81 Interchange Sign Overlay" with special allowances** including increased height (35 ft, 50 ft, etc), and an additional monument sign to be located at the entrance to property. This would apply to property that is zoned for business or industrial use(s) and located within a certain distance of the interchange.
- c) Incorporate additional sign allowances/regulations in the 177 corridor overlay only.

Currently, staff is requesting suggestions or comments regarding the proposed ordinance amendments. It is anticipated that draft ordinances will be developed for review in September and public hearings will be scheduled in October.

Please contact me should you need any additional information regarding this matter.

Attachments: Example Maps for Interstate 81 Interchange Overlay



Exit 109 North Radford

Legend

- Corporate Line
- State Roads
- Interstate Highway
- Private Roads (Named)
- Planned Highway
- Railroad
- Hydrology
- Tax Parcels
- Exit 109-North Radford (500 Ft)
- Exit 109-North Radford (800 Ft)
- Exit 109-North Radford (1000 Ft)



Montgomery County, Virginia
DISCLAIMER

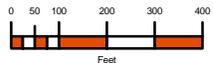
INFORMATION SHOWN ARE TO BE USED FOR REFERENCE PURPOSES ONLY. THE MONTGOMERY COUNTY BOARD OF SUPERVISORS NOR PLANNING AND GIS SERVICES ARE NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN. NO RESPONSIBILITY IS ASSUMED FOR DAMAGES OR OTHER LIABILITIES.

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.

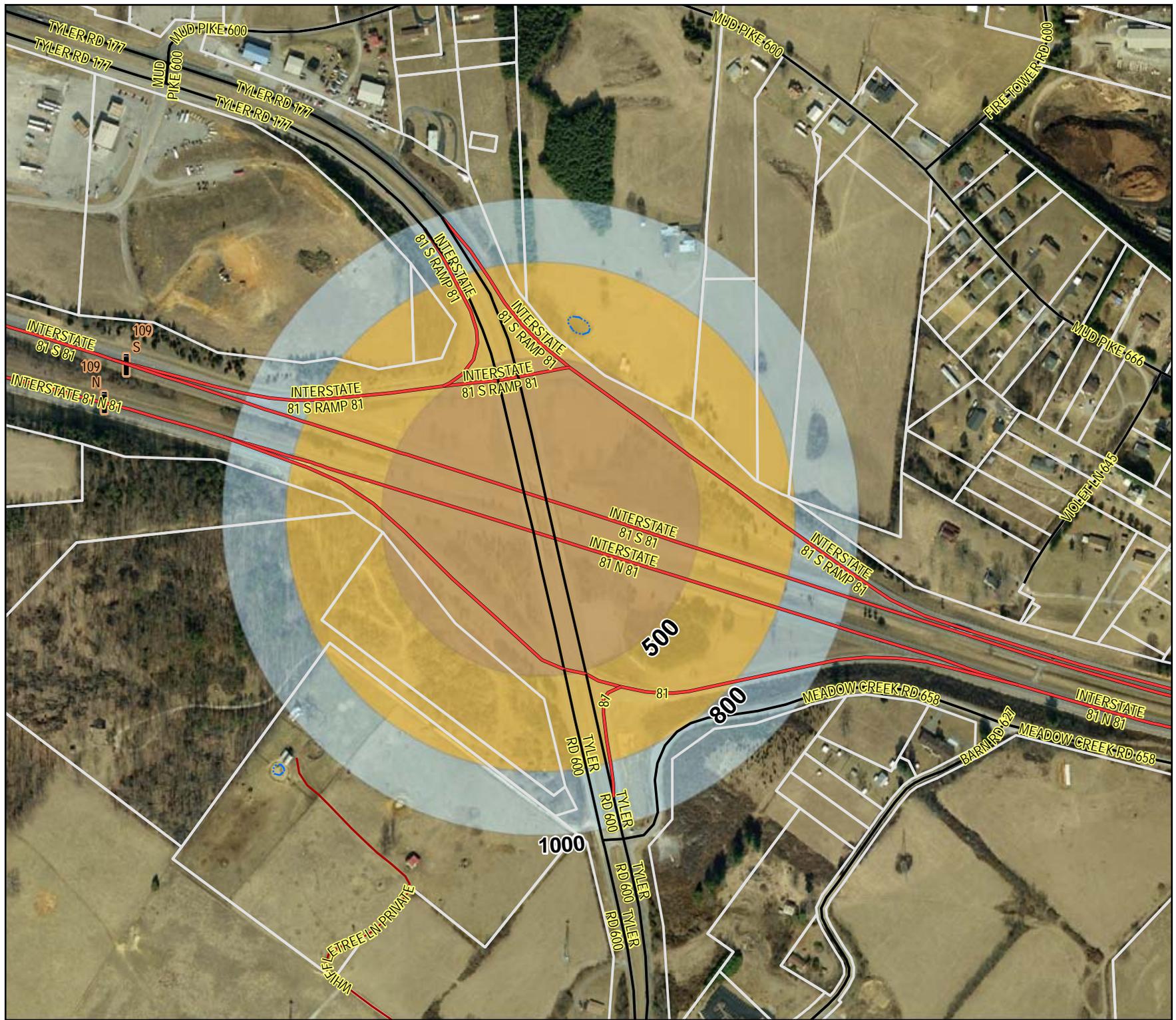
IN NO EVENT SHALL MONTGOMERY CO. BE LIABLE FOR ANY DAMAGES THAT MIGHT ARISE FROM THE USE OR ANY INFORMATION SHOWN.

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, 6/23/2010





Exit 114 Christiansburg

Legend

- Corporate Line
- Proposed New Streets
- State Roads
- Interstate Highway
- Private Roads (Named)
- Planned Highway
- Railroad
- Hydrology
- Tax Parcels
- Exit 114-Christiansburg (500 Ft)
- Exit 114-Christiansburg (800 Ft)
- Exit 114-Christiansburg (1000 Ft)



Montgomery County, Virginia DISCLAIMER

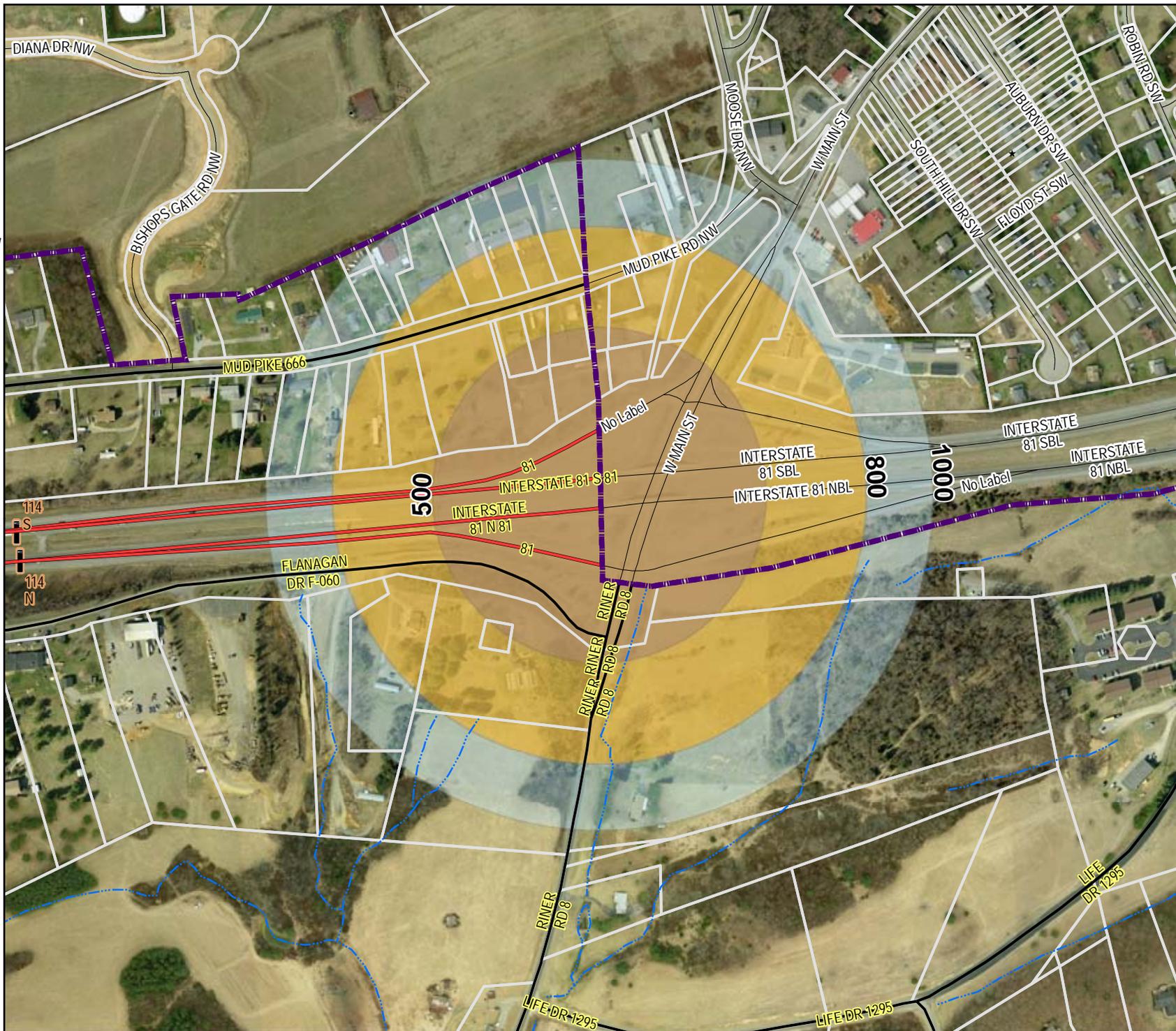
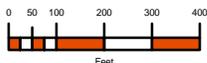
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Exit 128 Ironto

Legend

- Corporate Line
- State Roads
- Interstate Highway
- Private Roads (Named)
- Planned Highway
- Railroad
- Hydrology
- Tax Parcels
- Exit 128-Ironto (500 Ft)
- Exit 128-Ironto (800 Ft)
- Exit 128-Ironto (1000 Ft)



Montgomery County, Virginia
DISCLAIMER

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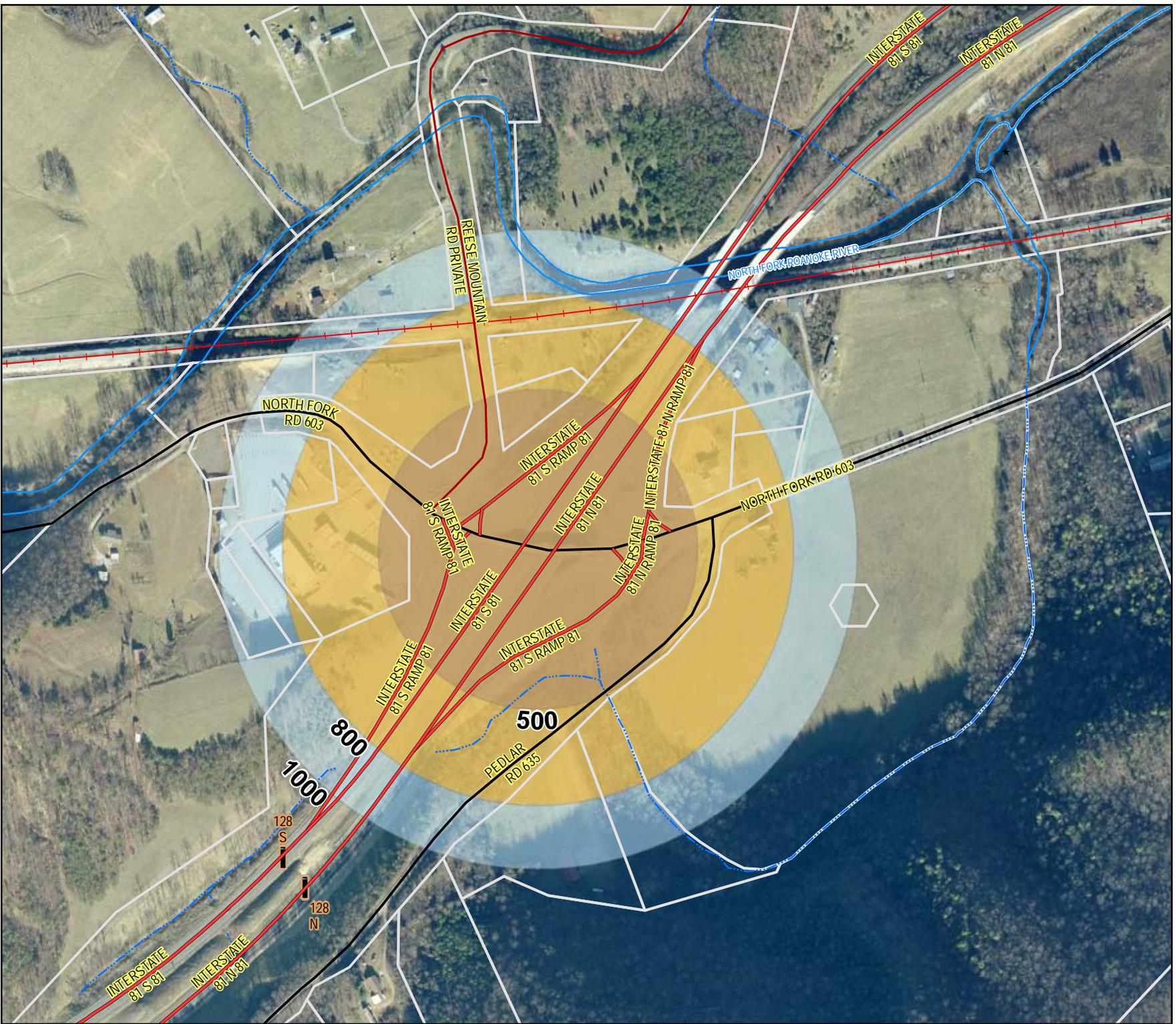
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Prepared by Montgomery County, Va
Planning & GIS Services, 6/23/2010





MONTGOMERY COUNTY DEPARTMENT OF
PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

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

MEMORANDUM

August 5, 2010

TO: Planning Commission Members

FROM: Brea Hopkins, Planning & Zoning Technician

RE: Proposed Ordinance Amendments to Section 10-43 Landscaping & Buffering

Staff has been asked to review and identify difficulties with the implementation and enforcement regarding landscaping and buffering regulations found in Section 10-43 of the Montgomery County Code. David St. Jean, Intern, conducted research to determine methods other localities are using to define landscape requirements, while satisfying the requirements of the Code of Virginia § 15.2-961. Based on the research conducted, staff has defined the following requirements that may need amending:

- 1) Canopy coverage is in conflict with the bufferyard requirements. Some development projects are forced to exceed the canopy coverage areas required by State Code and by the Montgomery County Zoning Ordinance due to the stringent bufferyard requirements which do not allow flexibility for site specific issues such as topography.
 - a) Focus on updating the canopy requirement for compliance with the Code of VA.
 - b) Amend the buffer matrix to serve merely as a guideline; thereby, allowing the zoning administrator to be flexible with requirements based on the site being developed.
- 2) Specific tree recommendations are not incorporated; thereby, making it difficult to define types, sizes, etc.
 - a) Include a list of recommended tree types.
- 3) Minimum tree caliper is one (1) inch. This small size does not meet the intent of the landscape ordinance and does not promote sustainability.
 - a) Increase tree caliper requirement to a larger size such as 2.0 inches.
- 4) Parking lot requirements are calculated in various methods, such as per lineal foot for peripheral parking and per number of spaces for interior parking.

- a) Use lineal foot or number of spaces to calculate both types of parking areas. Continue to require a certain number of trees per unit of measurement.
- b) Amend the ordinance to require a defined planting bed width for peripheral parking and a defined percentage of area within the parking lot be landscaped. For example: An eight (8) ft. wide landscaped area along the perimeter of the parking area and 5% of the entire parking lot will consist of landscaping.

Currently, staff is requesting suggestions or comments regarding the proposed ordinance amendments. It is anticipated that draft ordinances will be developed for review in September and public hearings will be scheduled in October.

Please contact me should you need any additional information regarding this matter.