

Montgomery County Planning & GIS Services



Montgomery County Planning & GIS Services 2011 Annual Report



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From Left: William Seitz, John Tuttle, Robert Miller, Walt Haynes, Bryan Rice, Frank Lau, Malvin "Pug" Wells, Ryan Thum, Joel Donahue, and Board of Supervisors Liaison John Muffo

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Planning Commission

Chair:
Bryan Rice

Vice-Chair:
Walt Haynes

Secretary:
Ryan Thum

Members:
William Seitz
Joel Donahue
Frank Lau
Robert "Bob" Miller
John Tuttle
Malvin "Pug" Wells
John Muffo (BOS Liaison)

Board of Zoning Appeals

Chair:
Richard M. DiSalvo, Jr.

Vice-Chair:
Michael V. Reilly

Members:
William Stephen Howard
C.P. "Chuck" Shorter
David Moore

AFD Advisory Committee

Chair:
Britt A. Boucher

Members:
John Garrett
Thomas A. Loflin
William McElfresh
Richard J. Obiso, Jr.
William F. Pack, III
Robert J. Styne
Robert "Bob" Miller
(PC Rep.)
James D. Politis
(BOS Rep.)

2011 Planning & GIS Services Major Projects

Land Development Office (LDO): Planning and GIS Staff have worked with ACS on creating an application that can be used by the Planning, GIS, and Building Departments to enable staff to enter information into LDO while in the field. Staff will continue to work on the LDO field piece during 2012.

UDA Grant: Montgomery County was awarded a \$150,000 grant from the Virginia Department of Transportation (VDOT) to work with planning consultants to designate Urban Development Areas (UDA) in the county and update our comprehensive plan, as well as zoning and subdivision ordinances. In 2011, Montgomery County adopted two Urban Development Areas, one along the 177 Corridor (Exit 109 off I-81), and another in the Mid-County (Merrimac) area of the County. The County has also updated the 2025 Comprehensive Plan, as well as revisions to the zoning and subdivision ordinances.

Comprehensive Plan Amendments: Several sections of the comprehensive plan were reviewed and revised this year including: the incorporation of Urban Development Areas, and the adoption of the Route 177 Gateway Area Plan. Staff will be working towards the adoption of the Lafayette Area Plan in early 2012.

Subdivision Ordinance Amendments: Several sections of the subdivision ordinance were reviewed and revised this year including: 8-111, 8-136, 8-137, 8-150, 8-152, 8-153, 8-171, 8-173, 8-174, 8-201.

Zoning Ordinance Amendments: Several sections of the zoning ordinance were reviewed and revised this year including: 10-52 (Placards) and 10-45 (Signs). Sections 10-32 and 10-32.1 were also added this year, adding two new zoning districts: PUD-TND and TND Infill. Staff will continue to work on small wind ordinance and political sign regulations during 2012.

GIS Department 2011 Activities: Montgomery County GIS Services provides standard and specialized mapping, GIS analytical services, and end user application training and support to our citizens, internal departments, constitutional offices, and state agencies. The department handles daily mapping needs for many County departments/agencies. Some of the more significant projects of 2011 are:

- ◆ Creation/updates of 1500+ Landuse Capability Classification (LCC) maps and acreage datasheets for Commissioner of Revenue
- ◆ Board of Supervisor/Precinct Redistricting
- ◆ Public School Strands Redistricting
- ◆ Regional 911 Authority GIS radio system propagation mapping & GIS support
- ◆ Update Telecommunication Towers database
- ◆ Sheriff's Office Monthly Crime Mapping and Dispatch. On-going GIS support for Investigations/TAC
- ◆ Family Cemetery mapping/database creation
- ◆ LDO Field application enhancement
- ◆ LDO Permitting Report for County Auditors
- ◆ Mobile Home Park street naming and addressing
- ◆ GIS and mapping support for Emergency Medical Services
- ◆ GIS and mapping support for Economic Development, County Administration, and Parks and Recreation
- ◆ Commonwealth of Virginia VGIN LiDAR project participation
- ◆ GIS mapping for Parks & Rec – Coal Miners Loop Trail
- ◆ GIS mapping of Regional Land Use
- ◆ Update Pictometry aerial imagery and train staff
- ◆ Resolve E-911 Addressing Issues
- ◆ AFD GIS Updates
- ◆ Landuse Policy Map GIS Updates

2011 Annual Report

In addition to major projects that staff work on throughout the year, Planning & GIS staff have diligently been working on everyday activities. A total of 507 predevelopment letters were processed and 321 of those were approved as zoning permits. Tables included below outline other daily and monthly activities of the department.

Re-Zoning Requests

Case Number	Property Owner	Request	Acres	Outcome
RZ-2011-08562	Kim Taylor & Kenneth Ford	Rezoning from A-1 to GB and R-3	0.614	Approved
RZ-2011-08574	Huckleberry Ridge LLC	Rezoning from A-1 to R-3 and RM-1	62.37	Approved with proffers
RZ-2011-08576	Montgomery County	Rezoning from A-1 to GB	0.105	Approved
RZ-2011-08827	Billy & Ruth Massie	Rezoning from A-1 to PMR	2.4	Approved with proffers

Special Use Permit Requests

Case Number	Property Owner	Request	Outcome
SU-2011-08565	DeWayne Martin	Private Recreational Park and Campground	Approved with conditions
SU-2011-08623	Christopher Westmoreland	Home Business to make powder measures	Withdrawn by applicant
SU-2011-08656	Chad & Lisa Vaught	100' Telecommunications Tower	Disapproved
SU-2011-08708	James C. Tannahil	Addition to Heavy Truck Repair Garage	Approved with conditions
SU-2011-08767	Randal W. Slusser	Additional Lot Assignment in A-1	Disapproved
*SU-2011-08528	Michael Barnes	Accessory structure in excess of 18 ft. in height	Approved with conditions
*SU-2011-08924	Jeffrey Wimmer	Accessory structure in excess of 1200 sq. ft.	Approved with conditions
SU-2010-07998	Joseph Maxwell	195' Telecommunications Tower	Withdrawn by applicant
SU-2010-08392	William Mark King II	Contractor's Storage Yard	Approved with conditions

*Denotes cases heard by Board of Zoning Appeals

Subdivision Requests

Subdivision Type	No. Received	No. Approved	Pending	Withdrawn
Major	3	1	2	0
Minor	20	15	5	0
Boundary Line Adjustment	51	41	10	0
Family	14	8	5	1

Thomas Heavener: It is with much sadness that we report Montgomery County lost a great man and public servant in 2011. Mr. Thomas E. Heavener served on the Board of Zoning Appeals (BZA) from May 28, 1996 through June 30, 2011. During his years on the BZA, Mr. Heavener served as chairman from 1998 through 2006. Mr. Heavener will be greatly missed by those who knew and loved him.

2011 Annual Report

Board of Zoning Appeals

Case Number	Property Owner	Request	Outcome
VAR-2011-09311	Brian & Katie Katz	Appeal of ZA Decision	Withdrawn
VAR-2011-09342	Huckleberry Ridge LLC	Reduced Side Setback	Disapproved
VAR-2011-09429	James C. Tannahill	Appeal of ZA Decision	Pending



From Left: Michael Reilly, Richard DiSalvo, Stephen Howard, C.P. "Chuck" Shorter. Not Pictured: David Moore

Agricultural and Forestal Districts: The Agricultural and Forestal Committee met in July 2011 to review the renewal of Agricultural and Forestal Districts 1 (Prices Fork), 2 (Catawba), and 15 (Taylor Hollow). The Board of Supervisors approved the renewal of districts 1 (Prices Fork) and 15 (Taylor Hollow) on October 24, 2011. The Board of Supervisors approved the renewal of district 2 (Catawba) on November 28, 2011. AFD Districts 1, 2, and 15 will remain in effect until December 31, 2019. In 2012 the AFD Committee will review the renewal of AFD 7 (Wilson Creek/Den Creek), 9 (Elliston/Peddler Hills), and 10 (Mount Tabor Road).

NRVPDC Project Collaboration:

Montgomery County Planning staff has collaborated with the New River Valley Planning District Commission on the update of the 2000 Bikeway Walkway Plan, and the Hazard Mitigation Plan. Staff has also worked with the PDC on the writing of the Green Infrastructure Plan, Rural Long Range Transportation Plan, and Regional Water Supply Plan for the New River Valley. Planning staffs from Montgomery County and other jurisdictions hosted a Planning Commissioners training event on the topic of Water and Wastewater Alternatives for Cluster and Conservation Developments during the spring of 2011. Staff has been participating in work groups for the Livability Initiative in 2011 and will continue in 2012.

Ongoing Training: Michael Reilly and Robert Miller attended the CPEAV Land Use and Zoning Conference. Joel Donahue and Robert Miller attended the CPEAV Planning and Zoning Legal Seminar. Brea Hopkins, Dari Jenkins, and Jamie MacLean attended the VAZO Fall Conference. Steven Sandy attended the Rural Planning Caucus Conference. Joel Donahue successfully completed the CPEAV Planning Commissioner Training Program. Frank Lau, Joel Donahue, Pug Wells, Robert Miller, John Tuttle, Bryan Rice, Jamie MacLean, Dari Jenkins, Walt Haynes, and Courtney Myers attended the Planning Commissioners' Training Session at the NRVPDC. John Tuttle, Bryan Rice, Joel Donahue, Frank Lau, Robert Miller, Dari Jenkins, Jamie MacLean, and Steve Sandy attended the annual Planning Commissioners' Dinner.