



MONTGOMERY COUNTY, VIRGINIA

# Rezoning Application Form

## Rezoning, Conditional Zoning, Proffer Amendment

### Montgomery County, Virginia

755 Roanoke St. Suite 2A, Christiansburg, VA 24073  
540-394-2148 | [mcplan@montgomerycountyva.gov](mailto:mcplan@montgomerycountyva.gov)

Application Request: (Please check one)  Conditional Rezoning     Rezoning     Amend Proffers

**Applicant Information:** (PLEASE PRINT – if additional owners, please attach additional sheets)

Owner of Record (attach separate page for add'l owners): ARBORS OF BLACKSBURG, LP	Address: PO BOX 21667 ROANOKE, VA 24018
Telephone: 540-343-9905	Email: richard@sentprop.com

Applicant Name: <u>Owner</u> Contract Purchaser/Lessee SAME AS ABOVE	Address:
Telephone:	Email:

Representative Name and Company: BALZER AND ASSOCIATES	Address: 80 COLLEGE ST. SUITE H CHRISTIANSBURG, VA 24073
Telephone: 540-381-4290	Email: ssemones@balzer.cc

**Property Description:**

Location or Address: (Describe in relation to nearest intersection) 785 TRIANGLE STREET		
Parcel ID Number(s): 007051 & 009659	Acreage: 2.51	Existing Zoning: GB-GENERAL BUSINESS
Comprehensive Plan Designation: URBAN DEVELOPMENT AREA	Existing Use: Multi-Family Apartments & Commercial Laundrymat	

**Description of Request:** (Please provide additional information on attached sheet if necessary)

Proposed Zoning (Include Acreage ): RM-1 MULTI-FAMILY RESIDENTIAL
Proposed Use: MULTI-FAMILY APARTMENTS

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.

If signing on behalf of a Corporation, Partnership, or LLC, please specify your title with the entity and provide documentation clarifying your authority to sign on behalf of the entity.

*Richard R. Sayers, Site Manager of the Arbors of Blacksburg, LLC* **RICHARD SAYERS** 6/1/2022  
Owner 1 Signature Date

*(Formerly Arbors of Blacksburg, LLC)* **RICHARD SAYERS** Date  
Owner 2 Signature (for add'l owners please attach separate sheet)

*Richard R. Sayers, Site Manager of the Arbors of Blacksburg, LLC* 6/1/2022  
Applicant Signature Date

*(Formerly Arbors of Blacksburg, LLC)* 6/1/2022  
Representative Agent Signature **AGENT** Date

Parcel ID Number: \_\_\_\_\_

Board of Supervisors Ordinance No: \_\_\_\_\_

This document prepared by: Martin M. McMahon, County Attorney

755 Roanoke Street, Suite 2E

Christiansburg, VA 24073

Exempted from recordation taxes and fees under Sections 58.1-811, 17.1-279(E)

## Voluntary Proffer Statement Form

Date (include revision dates): June 1, 2022

Applicant Name: The Arbors of Blacksburg LLC Owner(s) Name: The Arbors of Blacksburg LLC

Applicant Address: P.O. Box 21667 Owner Address: P.O. Box 21667

Roanoke, VA 24018 Roanoke, VA 24018

Project Name: ARBORS APARTMENTS Property Description: TWO PARCELS

LOCATED SOUTHWEST OF THE INTERSECTION OF SOUTH MAIN STREET (BUSINESS 460) AND TRIANGE STREET. THE PROPERY CURRENTLY HAS FOUR BUIDLINGS ON IT THAT ARE PRIMARILY USED AS RENTAL APARTMENTS. THE BUILDING CLOSEST TO THE INTERSECTION ALSO HAS A COMMERCIAL LAUNDRY MAT WITHIN IT. THE PROPERTY HAS ONE ENTRANCE DIRECTLY OFF OF SOUTH MAIN STREET AND FOUR ENTRANCES OFF OF TRIANGLE STREET. NO CHANGES ARE PROPOSED TO THE TRIANGLE STREET ENTRANCES AS THEY WILL CONTINUE TO PROVIDE ACCESS TO THE PROPERTY. THE EXISTING ENTRANCE OFF OF SOUTH MAIN STREET IS PROPOSED TO BE CLOSED AS DESCRIBED IN THE REZONING APPLICATION AND AS SHOWN ON THE REZONING MASTERPLAN.

Magisterial District: PRICES FORK Parcel ID Number(s): 007051 & 009659

Current Zoning District: GB Requested Zoning District(s): RM-1

The applicants and owners voluntarily and without any requirement by or exaction from Montgomery County or its governing body, hereby proffer the following conditions, acknowledging that the proposed proffers are voluntary, reasonable, specifically attributable to the proposed new residential development or other residential use (including applications for new residential rezoning with a residential component of a mixed use zoning):

*1) Property shall be developed in general conformance with the master plan by Balzer and Associates, Inc. depicted on Sheet Z2 dated June 1, 2022.*

*2) The property shall only be utilized for residential use.*

The applicants and owners hereby affirm and acknowledge the following:

- This proffer statement supersedes any and all previously submitted proffers.
- All such conditions are in conformity with the County's Comprehensive Plan.
- Neither the County staff, the Planning Commission, the Board of Supervisors, nor any of its officers, employees, or agents suggested, requested or accepted an unreasonable proffer as defined by state law.
- Montgomery County is in no way obligated to rezone the subject property; however, in the event the property is rezoned, the conditions proffered shall continue in full force and effect unless or until they are modified by subsequent amendment to the zoning ordinance; and that the applicants and owners, their heirs, personal representatives, assigns, grantees, and other successors in interest or title, shall not be released from the responsibility of fulfilling each of the enumerated conditions by virtue of any variance or other change in or to the zoning ordinance.
- If any proffer attached to this rezoning is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such proffer shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining proffers in this rezoning, it being the intent that this proffer statement shall stand, notwithstanding the invalidity of any proffer hereof.

WITNESS the following signature(s):

**Applicant/Owner Name:** \_\_\_\_\_

Title and/or Company: \_\_\_\_\_

Signature: \_\_\_\_\_

State of \_\_\_\_\_ County of \_\_\_\_\_

“The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by

\_\_\_\_\_.”

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**REZONING APPLICATION  
FOR**

**THE ARBORS OF  
BLACKSBURG, LLC**

**TAX PARCEL #067-A 74 & #067-A 74B  
PARCEL ID #007051 & #009659**

**June 1, 2022**

**PREPARED FOR: THE ARBORS OF BLACKSBURG, LLC  
C/O SENTINEL PROPERTIES  
P.O. BOX 21667  
ROANOKE, VA 24018**

**PREPARED BY: BALZER & ASSOCIATES, INC.  
80 COLLEGE STREET SUITE H  
CHRISTIANSBURG, VA 24073**

**THE ARBORS OF BLACKSBURG, LLC**  
**ARBORS APARTMENTS**  
**COMPREHENSIVE PLAN JUSTIFICATION**

**Property and Project Description**

The property described in the Rezoning application is currently zoned General Business GB. The property is 2.51 acres in area and currently has four buildings on the property that are primarily used as multi-family residential apartments. The building closest to the intersection of Business 460 and Triangle Street also has a small commercial laundry mat in it. The property was originally developed and operated as a motel, but the rooms were converted to apartments several decades ago and prior to the current owners purchasing the property. The proposed rezoning request is to rezone the entirety of the 2.51 acres from General Business GB to Multi-family Residential RM-1. The breakdown of the proposed parcels is as follows:

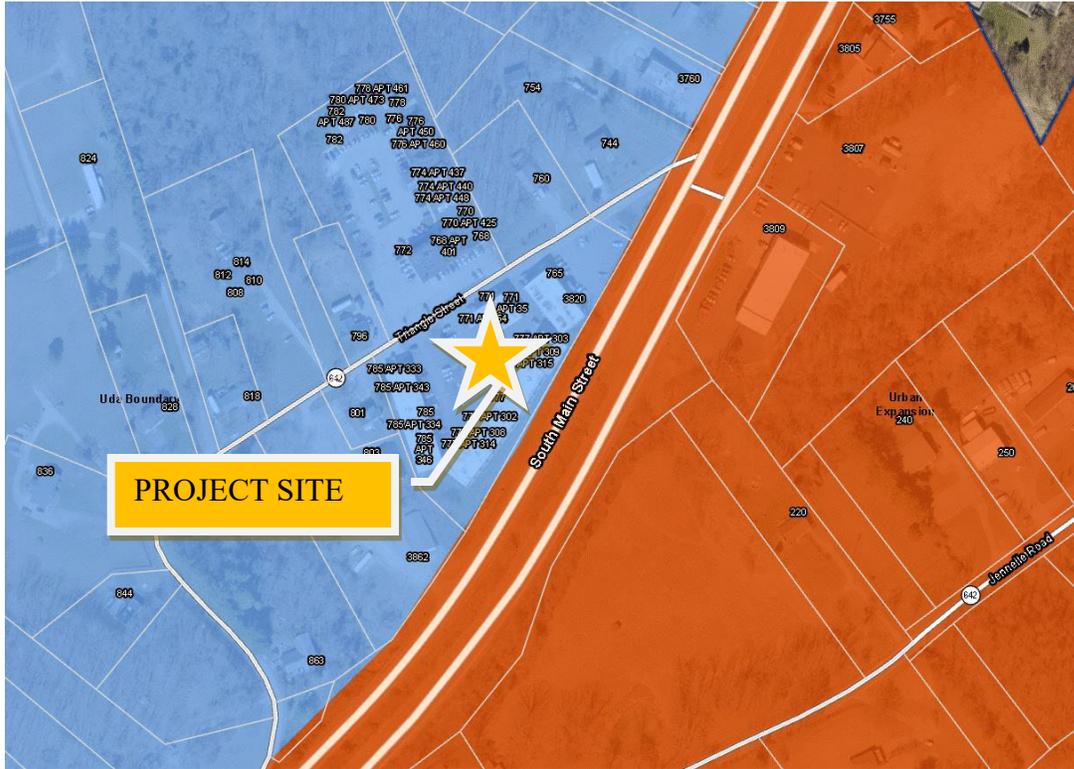
- 1) Parent Parcel as shown on attached Existing Conditions Sheet Z1  
Tax Map ID# 067-A-74 & Parcel ID# 007051  
Existing Acreage: 2.484  
Current Address: 785 Triangle Street  
Existing Zoning Designation: General Business GB  
Future Land Use Designation: Urban Development Area UDA
  
- 2) Parent Parcel as shown on attached Existing Conditions Sheet Z1  
Tax Map ID# 067-A-74B & Parcel ID# 009659  
Existing Acreage: 0.026  
Current Address: 785 Triangle Street  
Existing Zoning Designation: General Business GB  
Future Land Use Designation: Urban Development Area UDA

The project proposes to remove the existing commercial laundry mat and add 6 new studio apartment units to that area along with a new exercise area and private laundry area to be used by residents of the Arbors. As noted above, the property has been used as a multi-family residential project for several decades so the initial thoughts of converting the commercial laundry area to more residential units made sense to the owner/applicant. However, it was determined with assistance from the Montgomery County Planning Staff, that the property's current zoning designation of GB didn't allow for this use by-right and that there were no records of a variance, exception or SUP being granted for the residential use. As such, the property has been operating as a grandfathered non-conforming use. In order to allow for new residential units, the property must be rezoned.

The property currently has a mix of studio units, one-bedroom units and three-bedroom units. The proposal would add 6 more studio units. According to the owner, the residents are primarily business professionals and single families. Currently there are approximately 4 units with school age children. There are some graduate students that



## Montgomery County Future Landuse Map



The elements that directly conform to the issues stated in the **Montgomery County 2025 Comprehensive Plan** are the following:

- 1) ***PLU 1.9 Urban Development Areas*** – The development is located within an area designated as an Urban Development Area. RM-1 zoning is an appropriate zoning district and multi-family housing is an appropriate use within the Urban Development area.
- 2) ***PLU 1.9 Urban Development Area*** – By developing this property, it meets the County’s focus to target future development within the designated UDA.
- 3) ***PLU 1.9.3 Urban Development Area Utilities and Public Facilities***– Currently, public water and sewer facilities are accessible for the subject property.
- 4) ***PLU 2.1.1 Location*** – The development is located within an area designated Urban Development Area.
- 5) ***PLU 2.1.2 Public Utilities*** – The development has public utilities that service it.
- 6) ***PLU 2.1.3 Road Access*** – The property has safe access from a public road.
- 7) ***TRN 1.4 Connectivity and Access Management*** – The development’s desire to close the Business 460 entrance and only use Triangle Street provides for safer access to the property.
- 8) ***ENV 3.2.4 Maintaining Water Quality*** – The development will reduce the overall amount of impervious area onsite thus improving water quality.

- 9) ***HSG 1.1 Affordable Housing*** – The redevelopment of this area of the Arbors to create 6 new studio apartment units will provide additional affordable housing near the Blacksburg town limits.

**Water & Sewer Service**

The proposed rezoning area is on the south side of Triangle Street and west of South Main Street. Water service to the property is currently provided by the Town of Blacksburg and would continue to be provided by the Town should the rezoning be approved. Any new water taps for domestic service or fire protection would be coordinated with and approved by the Town during the site plan process. The Montgomery County PSA currently provides sanitary sewer service to the property. No additional sewer taps are proposed with this project and any additional utility work to accommodate the new units will all be done within the envelope of the existing building. While new residential units are proposed, the removal of the commercial laundry mat will actually create less water and sewer demand than exists on the property currently.

**Roads**

The proposed development conceptual plan shows the location of the existing entrances that are in use for the property. There are several entrances along Triangle Street to access various portions of the development and those entrances are proposed to stay in place as they are. There is also an existing entrance off of Business 460 that enters the first parking area. This entrance is approximately 250’ west of the intersection of Triangle Street and 460 and does not have a turn lane associated with it. The applicant is proposing with this rezoning request to close this existing entrance and to only provide access from Triangle Street. All access aisles and parking areas internal to the project will be private.

Upon review of the ITE Trip Generation manual-10<sup>th</sup> Edition, the project is expected to generate the following additional vehicle trips.

Use	ITE Code	SF/Units	Daily	AM Hour	PM Hour	AM In	AM Out	PM In	PM Out
Multifamily Housing (Low Rise)	220	6 new units	44	3	4	1	2	3	1
TOTAL			44	3	4	1	2	3	1

It should be noted that the existing laundry mat use being removed does not have a Land Use Code within the ITE Trip Generation manual. There will be some decrease in existing traffic but that cannot be calculated to provide an actual net increase or decrease when the uses change.

As the project is only anticipated to produce 44 new multi-family daily trips and the existing trips utilizing the laundry will be removed, it does not meet the threshold to require a VDOT 527 Traffic Impact Analysis. This proposal does not negatively impact

the existing transportation network and as such, no additional street improvements are proposed or required with this development.

### **Water Quality & Stormwater Management Standards**

The total parcel area is 2.584 acres. The majority of the work for this apartment conversion will be internal to the building. However, there is a small amount of land disturbance that will be required in order to remove the existing South Main Street entrance. The total area of land disturbance is estimated to be under 3,000 square feet thus not requiring a full erosion and sediment control plan nor a stormwater management plan. In fact, the overall impervious area of the project site will decrease by approximately 1,800 square feet with the removal of the entrance and the minor reconfiguration of the parking lot in that area. This will slightly reduce the overall stormwater runoff from the site. All existing drainage patterns on the site should be maintained and not altered with the proposed site improvements. There should be no negative impact on the groundwater supply for any adjacent well users.

### **Project Phasing**

The development of the project is planned to be designed and approved at one time. Construction of the new apartments, entrance improvements, site grading, and parking areas are planned to occur in one phase.

### **Property Maintenance**

The property owners currently handle all maintenance of the property and structures through their company or other contracted companies. They shall continue to be responsible for maintenance of the property with the approval of the rezoning request. This would include interior or exterior building repairs, maintenance required for the parking area, and overall lawn maintenance.

A dumpster currently exists on the property for the resident's use and is proposed to remain.

### **Landscaping/Buffering**

Any landscaping required will be provided as specified in the Montgomery County Zoning Ordinance based on the land use buffer matrix. Final landscape plans would be developed during the site plan process.

### **Public School Impacts**

As the property is being requested to be rezoned to allow for only 6 additional residential units, the project will have a minimal impact on the public-school system.





**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
 ENGINEERS / SURVEYORS

Roanoke / Richmond  
 Shenandoah Valley  
 New River Valley / Lynchburg

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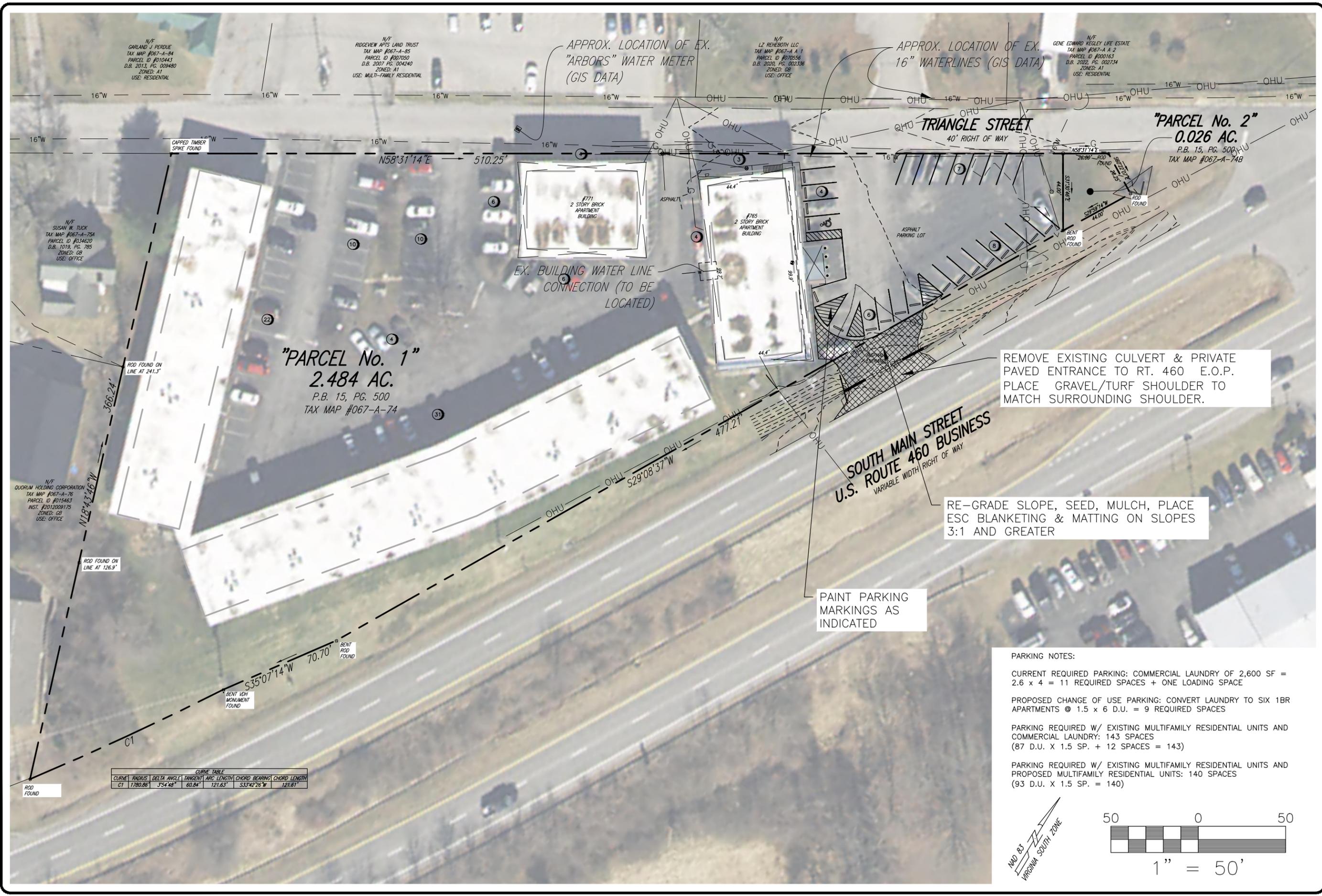
**ARBORS LAUNDRY REMODEL  
 REZONING  
 MASTER PLAN**

PRICES FORK MAGISERIAL DISTRICT E  
 785 TRIANGLE STREET, BLACKSBURG, VA 24060

DATE 6/1/2022  
 SCALE 1" = 50'  
 REVISIONS

PROJECT NO 03210053.00

**Z2**

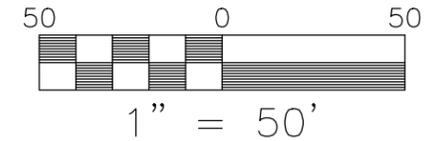


REMOVE EXISTING CULVERT & PRIVATE  
 PAVED ENTRANCE TO RT. 460 E.O.P.  
 PLACE GRAVEL/TURF SHOULDER TO  
 MATCH SURROUNDING SHOULDER.

RE-GRADE SLOPE, SEED, MULCH, PLACE  
 ESC BLANKETING & MATTING ON SLOPES  
 3:1 AND GREATER

PAINT PARKING  
 MARKINGS AS  
 INDICATED

**PARKING NOTES:**  
 CURRENT REQUIRED PARKING: COMMERCIAL LAUNDRY OF 2,600 SF =  
 2.6 x 4 = 11 REQUIRED SPACES + ONE LOADING SPACE  
 PROPOSED CHANGE OF USE PARKING: CONVERT LAUNDRY TO SIX 1BR  
 APARTMENTS @ 1.5 x 6 D.U. = 9 REQUIRED SPACES  
 PARKING REQUIRED W/ EXISTING MULTIFAMILY RESIDENTIAL UNITS AND  
 COMMERCIAL LAUNDRY: 143 SPACES  
 (87 D.U. X 1.5 SP. + 12 SPACES = 143)  
 PARKING REQUIRED W/ EXISTING MULTIFAMILY RESIDENTIAL UNITS AND  
 PROPOSED MULTIFAMILY RESIDENTIAL UNITS: 140 SPACES  
 (93 D.U. X 1.5 SP. = 140)



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	TANGENT	ARC LENGTH	CHORD BEARING
C1	1780.86'	75.44°	60.84'	121.63'	S33°42'26"W

**"PARCEL No. 1"**  
**2.484 AC.**  
 P.B. 15, PG. 500  
 TAX MAP #067-A-74

**"PARCEL No. 2"**  
**0.026 AC.**  
 P.B. 15, PG. 508  
 TAX MAP #067-A-74B

APPROX. LOCATION OF EX.  
 "ARBORS" WATER METER  
 (GIS DATA)

APPROX. LOCATION OF EX.  
 16" WATERLINES (GIS DATA)

EX. BUILDING WATER LINE  
 CONNECTION (TO BE  
 LOCATED)

**SOUTH MAIN STREET**  
**U.S. ROUTE 460 BUSINESS**  
 VARIABLE WIDTH RIGHT OF WAY

N/F  
 GARLAND J PERDUE  
 TAX MAP #067-A-84  
 PARCEL ID #010443  
 D.B. 2013, PG. 009480  
 ZONED: A1  
 USE: RESIDENTIAL

N/F  
 RIDGEVIEW APTS LAND TRUST  
 TAX MAP #067-A-85  
 PARCEL ID #007250  
 D.B. 2007, PG. 004240  
 ZONED: A1  
 USE: MULTI-FAMILY RESIDENTIAL

N/F  
 LZ REHEBOTH LLC  
 TAX MAP #067-A-1  
 PARCEL ID #070556  
 D.B. 2020, PG. 002336  
 ZONED: GB  
 USE: OFFICE

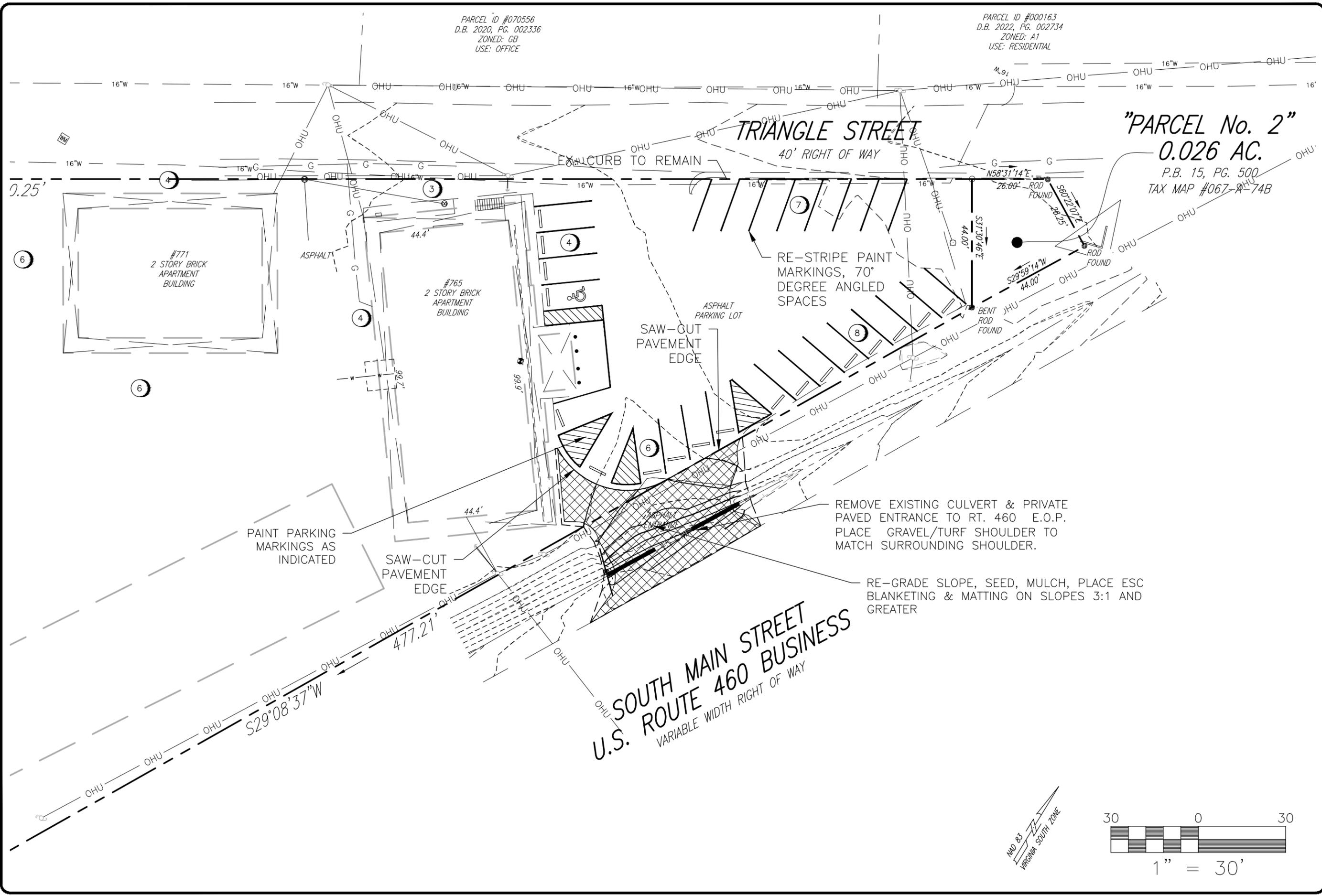
N/F  
 GENE EDWARD KEGLEY LIFE ESTATE  
 TAX MAP #067-A-2  
 PARCEL ID #000163  
 D.B. 2022, PG. 002734  
 ZONED: A1  
 USE: RESIDENTIAL

N/F  
 SUSAN W. TUCK  
 TAX MAP #067-A-75A  
 PARCEL ID #034620  
 D.B. 1019, PG. 785  
 ZONED: GB  
 USE: OFFICE

N/F  
 QUORUM HOLDING CORPORATION  
 TAX MAP #067-A-76  
 PARCEL ID #015463  
 INST. #2012008175  
 ZONED: GB  
 USE: OFFICE

PARCEL ID #070556  
 D.B. 2020, PG. 002336  
 ZONED: GB  
 USE: OFFICE

PARCEL ID #000163  
 D.B. 2022, PG. 002734  
 ZONED: A1  
 USE: RESIDENTIAL



**"PARCEL No. 2"**  
 0.026 AC.  
 P.B. 15, PG. 500  
 TAX MAP #067-A-74B



**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
 ENGINEERS / SURVEYORS

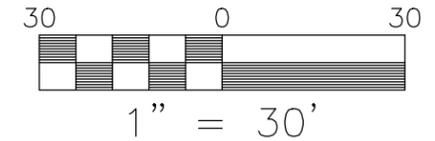
Roanoke / Richmond  
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**ARBORS LAUNDRY REMODEL**  
 REZONING  
 PROJECT AREA DETAIL PLAN

PRICES FORK MAGISERIAL DISTRICT E  
 785 TRIANGLE STREET, BLACKSBURG, VA 24060

DATE 6/1/2022  
 SCALE 1" = 30'  
 REVISIONS



**Z3**

PROJECT NO 03210053.00