



MONTGOMERY
COUNTY, VIRGINIA

PLANNING & GIS SERVICES 2020 ANNUAL REPORT



This Annual Report showcases the work of the Planning Commission, Board of Zoning Appeals, and the staff of Planning & GIS Services for 2020.

This report meets the requirements in §15.2-2221 of the Code of Virginia, updating the Board of Supervisors on the operation of the Commission and the status of Planning in Montgomery County.



OUR DEPARTMENT VISION

The Planning and GIS Services Department serves the citizens of Montgomery County by:

- Providing meaningful customer service through education and enforcement
- Navigating land development options and solving associated problems for our businesses and citizens
- Recognizing and preserving our Villages for their unique contributions
- Advising our boards and commissions on future growth
- Collaborating with governmental partners for best outcomes

We will serve with purpose, integrity, and dependability, while protecting our land resources for future generations.



2020 PLANNING COMMISSION ACTIVITIES BY THE NUMBERS



8
Public
Hearings



3
Rezonings with
Proffered Conditions



3
Text Amendments



Meetings

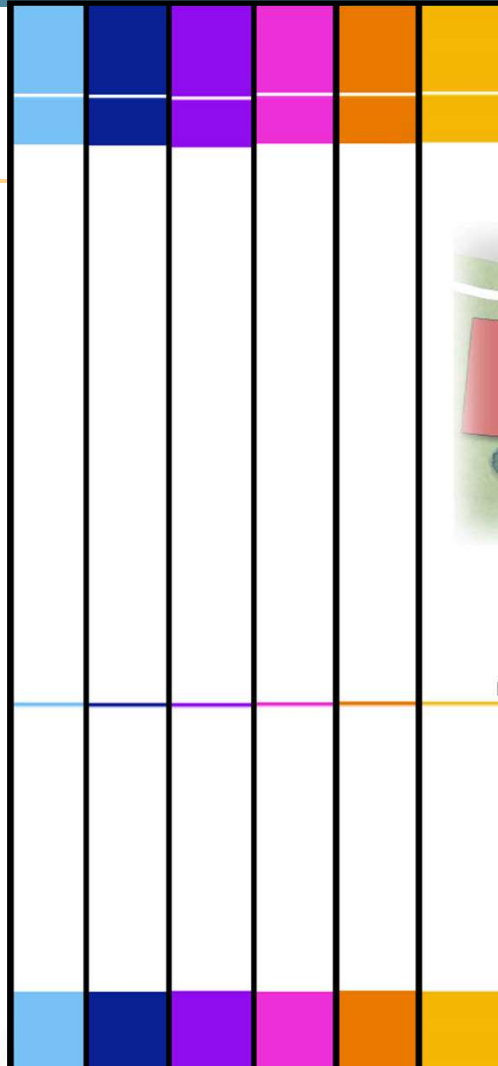


1
Approved
SUP



Work Sessions:

The Planning Commission held several work sessions on applications and text amendments. Staff also provided an update on the progress of long-range planning efforts.



VILLAGE LAND USE DESIGNATIONS

Land use classifications are intended to guide development within a community, in order to achieve and maintain quality, livability, and attractiveness. All properties within Montgomery County are designated with a specific land use category. Land use designations recognize existing uses, accommodate orderly growth, protect the natural environment, and identify suitability of development. Future Land Use Maps display the geographical distribution of the different land use designations, as developed through a local planning process and reviewed by existing landowners.



LOW DENSITY RESIDENTIAL

Single family living and community services with up to two (2) dwelling units per acre. Lots with and without public water and sewer.



MEDIUM DENSITY RESIDENTIAL

Single family living and community services with three (3) to five (5) dwelling units per acre. Lots with public water and sewer.



HIGH DENSITY RESIDENTIAL

Residential neighborhoods with more than five (5) dwelling units per acre, includes single and multi-family living.



MIXED RESIDENTIAL

Primarily residential neighborhoods with single and multi-family living, neighborhood commercial, small scale retail/services, and live-work units. Up to eight (8) dwelling units per acre.



MIXED USE

Neighborhoods with a mix of residential, light industrial, and commercial and professional services. Up to eight (8) dwelling units per acre.

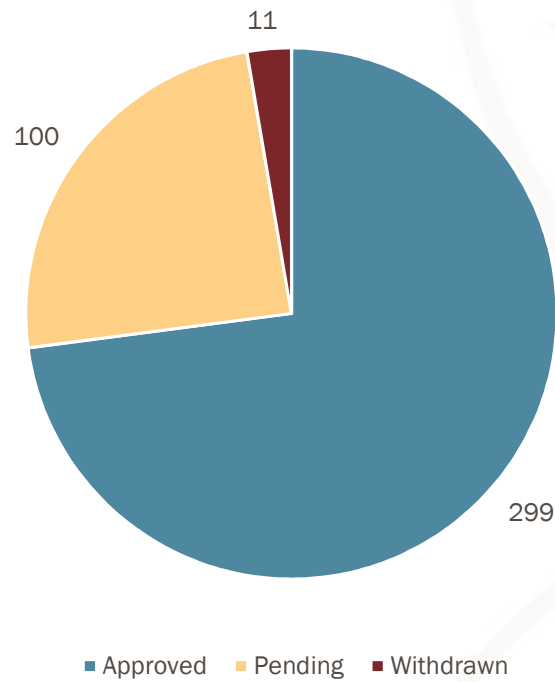


VILLAGE SCALE

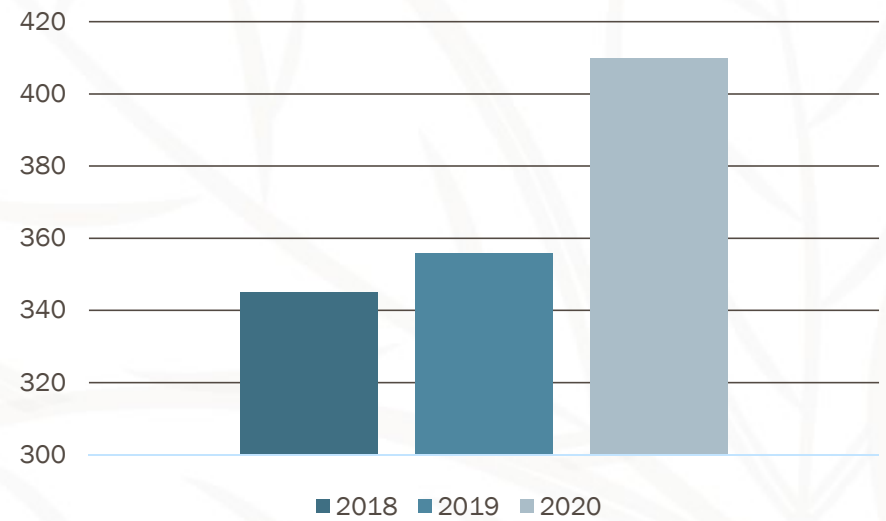
Small-scale commercial development that supports community: including light industrial uses, and commercial, professional and civic services.

2020 BY THE NUMBERS

Zoning Permits Processed - 410

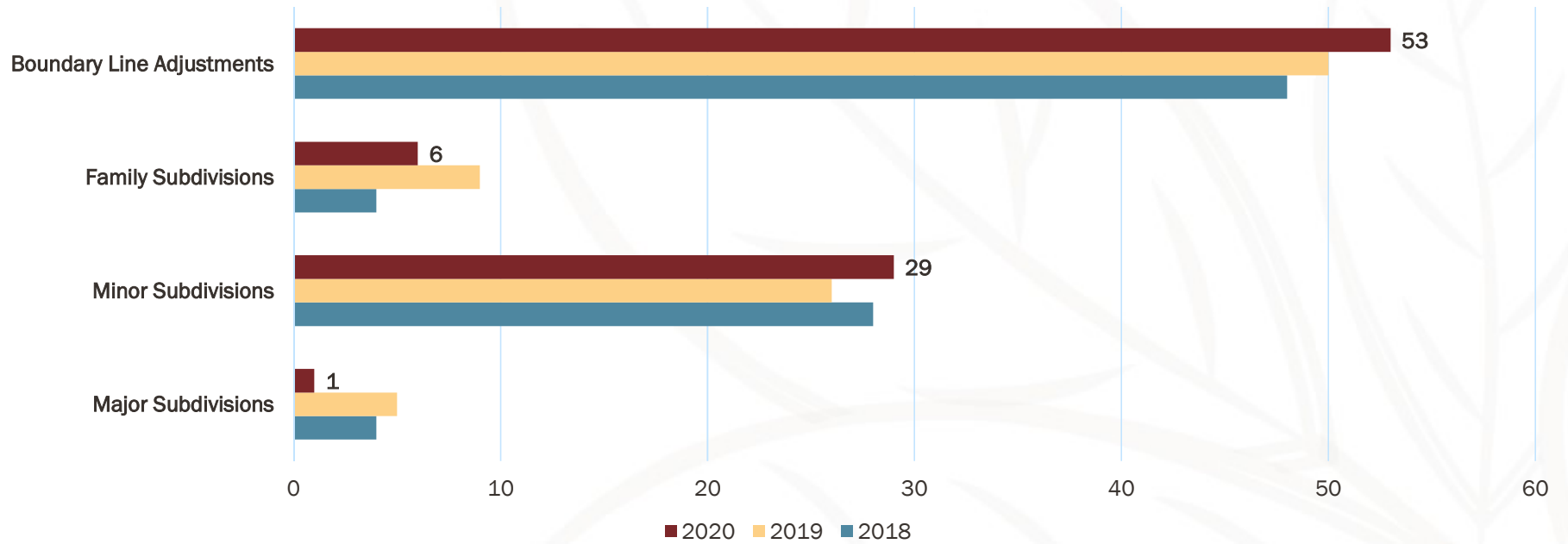


Total Permits Processed



2020 BY THE NUMBERS

Plat Reviews - 89



2020 DEPARTMENT PROJECTS

- Land Development Software
 - Test, train, and launch
- Front Office Reconfiguration
- Office Technology Upgrades
 - Hardware upgrades
 - E-Signature capability added
- Agricultural and Forestal District Renewals
- CDBG Grant – Neighbors in Need



2020 GIS STAFF PROJECTS



- Launch of MyGIS
- NextGen 911 Implementation
- Assisted Economic Development with
 - Broadband grant applications
 - WOW Cart Program
- Pictometry Imagery Upgrade
- Created custom AFD Mapping Portal



STAFF DEVELOPMENT & ACTIVITIES

- Training and Conferences
 - Virginia Chapter of the American Planning Association Conference
 - National American Planning Association Conference
 - Engaging Local Government Leaders Conference
 - Virginia Floodplain Managers Association Conference
 - Virginia Lakes and Watersheds Association Conference
 - Environmental Systems Research Institute Conference
- Professional Development and Training
 - DocuSign University
 - New Land Use Development Software
 - DISC Assessment and Training for Department
- Other Activities
 - Regional Trail Project Meetings



American Planning Association
Virginia Chapter

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PLANNING & GIS SERVICES STAFF

- EMILY J. GIBSON, DIRECTOR
- DARI JENKINS, ZONING ADMINISTRATOR
- BREA HOPKINS, DEVELOPMENT PLANNER
- JUSTIN D. SANDERS, DEVELOPMENT PLANNER
- KIMBERLEY WRIGHT, PLANNING COORDINATOR
- MICHAEL SUTHERLAND, GIS MANAGER
- INGRID MANS, GIS ANALYST
- LEANN NESTER, ADMINISTRATIVE ASSISTANT



PLANNING COMMISSION MEMBERS

- WILLIAM FOSTER, CHAIR
- TREY WOLZ, VICE CHAIR
- ADAM WORKMAN, SECRETARY
- COY ALLEN
- WILL BULLOSS
- ROBERT MILLER
- BRYAN KATZ
- SCOTT KROLL
- BRYAN RICE
- SARA BOHN (BOARD OF SUPERVISORS LIAISON)
- TODD KING (BOARD OF SUPERVISORS LIAISON ALTERNATE)



BOARD OF ZONING APPEALS MEMBERS

- RICHARD M. DISALVO, JR, CHAIR
- MICHAEL V. REILLY, VICE CHAIR
- C.P. “CHUCK” SHORTER
- DAVID MOORE
- ZACH MILTON
- ROBERT MILLER (ALTERNATE)

**The BZA did not meet in 2020.*





MONTGOMERY
COUNTY VIRGINIA
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PLANNING & GIS SERVICES

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