



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

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): Jason and Indra McGrady	Address: 401 Deercroft Drive Blacksburg, VA 24060
Telephone: 540-375-7112	Email: jason@mcgradylambertelectric.com

Applicant Name: Owner Contract Purchaser/Lessee Jason and Indra McGrady	Address: 401 Deercroft Drive Blacksburg, VA 24060
Telephone: 540-375-7112	Email: jason@mcgradylambertelectric.com

Representative Name and Company: Steve Semones - Balzer and Associates, Inc.	Address: 80 College Street Suite H Christiansburg, VA 24073
Telephone: 540-381-4290	Email: ssemones@balzer.cc

Property Description:

Location or Address: (Describe in relation to nearest intersection) 421 Jennelle Road		
Parcel ID Number(s): 025143	Acreage: 3.295	Existing Zoning: A1
Comprehensive Plan Designation: Urban Expansion	Existing Use: RESIDENTIAL	

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

Proposed Zoning (Include Acreage): COMMUNITY BUSINESS CB ON 3.358 ACRES
Proposed Use: CONTRACTORS SERVICE ESTABLISHMENT

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.

Jason A. McGrady
Owner 1 Signature

5/26/2020
Date

Indra McGrady
Owner 2 Signature (for add'l owners please attach separate sheet)

5/26/2020
Date

[Signature]
Applicant Signature

[Signature]
Representative/Agent Signature

5/26/2020
Date

5/26/20
Date



Special Use Permit Application Form

Montgomery County, Virginia
 755 Roanoke St. Suite 2A, Christiansburg, VA 24073;
 540-394-2148; mcplan@montgomerycountyva.gov

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

Owner of Record (attach separate page for add'l owners): Jason and Indra McGrady	Address: 401 Deercroft Drive Blacksburg, VA 24060
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Telephone: 540-381-4290	Email: ssemones@balzer.cc

Property Description:

Location or Address: <i>(Describe in relation to nearest intersection)</i> 421 Jennelle Road		
Parcel ID Number(s): 025143	Acreage: 5.295	Existing Zoning: A1
Comprehensive Plan Designation: Urban Expansion	Existing Use: RESIDENTIAL	

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

Proposed Use(s) including acreage: SUP for a Contractors Service Establishment on 3.358 acres proposed for Community Business rezoning.
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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.

 Owner 1 Signature	5/26/2020 Date
 Owner 2 Signature (for add'l owners please attach separate sheet)	5/26/2020 Date
 Applicant Signature	5/26/2020 Date
 Representative/Agent Signature	5/26/2020 Date

**REZONING APPLICATION &
SPECIAL USE PERMIT
FOR**

**McGRADY-LAMBERT
ELECTRIC**

TAX PARCEL #067-10 2

May 26, 2020

**PREPARED FOR: JASON A. & INDRA G. McGRADY (Owners)
401 DEERCROFT DRIVE
BLACKSBURG, VA 24060**

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

**JASON A. & INDRA G. McGRADY
McGRADY-LAMBERT ELECTRIC
COMPREHENSIVE PLAN JUSTIFICATION**

Property and Project Description

The property described in the Rezoning application is currently zoned Agriculture A1. The property is 5.295 acres in area and currently has one single-family detached structure on it. It also has three accessory buildings: one small shed and a pole barn near the existing home and a larger metal building towards the rear of the property. The proposed rezoning request is to rezone 3.358 acres of the 5.295 acres from A1 to Community Business CB. The new use will use will occupy this 3.358 acres which will also include the metal building at the rear of the property. The proposal also requests a Special Use Permit for Contractors Service Establishment in the Community Business zoning district. The existing house and remaining 1.937 acres will maintain the A1 zoning designation. The breakdown of the proposed parcels is as follows:

- 1) Parent Parcel as shown on attached Existing Conditions Sheet Z1
Tax Map ID# 067-10-2 & Parcel ID# 025143
Existing Acreage: 5.295
Current Address: 421 Jennelle Road
Existing Zoning Designation: Agriculture A1
Future Land Use Designation: Urban Expansion

- 2) Proposed New Parcel 1 on the attached Master Plan Sheet Z2
Proposed Acreage after Subdivision: 1.937 Acres
Proposed Address: 421 Jennelle Road
Existing Use: Single-Family Residential
Proposed Use: Single-Family Residential
Existing Zoning Designation: Agriculture A1
Proposed Zoning Designation: Agriculture A1

- 3) Proposed New Parcel 2 on the attached Master Plan Sheet Z2
Proposed Acreage after Subdivision: 3.358 Acres
Proposed Address: 425 Jennelle Road
Existing Use: Portion of Single-Family Residential lot
Proposed Use: Contractor Service Establishment
Existing Zoning Designation: Agriculture A1
Proposed Zoning Designation: Community Business CB

The project proposes a new office location for McGrady Lambert Electric. McGrady Lambert is a well-respected electrical contractor that performs work primarily in Montgomery and Roanoke County. Currently, their main office is in Salem and they wish to relocate to Montgomery County as much of their office staff resides in Montgomery County. Mr. McGrady currently owns the property in question and constructed a single-family house on it in 2013 and the metal building in 2017. If

approved, a new office building would be constructed at the rear of the subject parcel near the existing metal building. The existing access road and gravel parking area would remain as the access for the new office. The office building itself is proposed to be a two story structure with a total of approximately 2,160 square feet. The existing metal building will be used for indoor storage and is approximately 1,204 square feet in area. No outdoor storage would be allowed, nor is proposed, with this application.

According to the Ordinance, “(t)he Community Business, CB district is intended to create locations in the county for the provisions of nonintensive and small-scale commercial services to the rural communities, residential transition, village, village expansion, or urban expansion designated in the comprehensive plan. Such locations shall be designated principally along the secondary road system where they are in the best interest of promoting community life and reducing travel costs. The scale and character of uses shall be compatible with crossroads settlement and village locations. Lighting, hours of operation and other characteristics shall respect neighboring uses and community character.

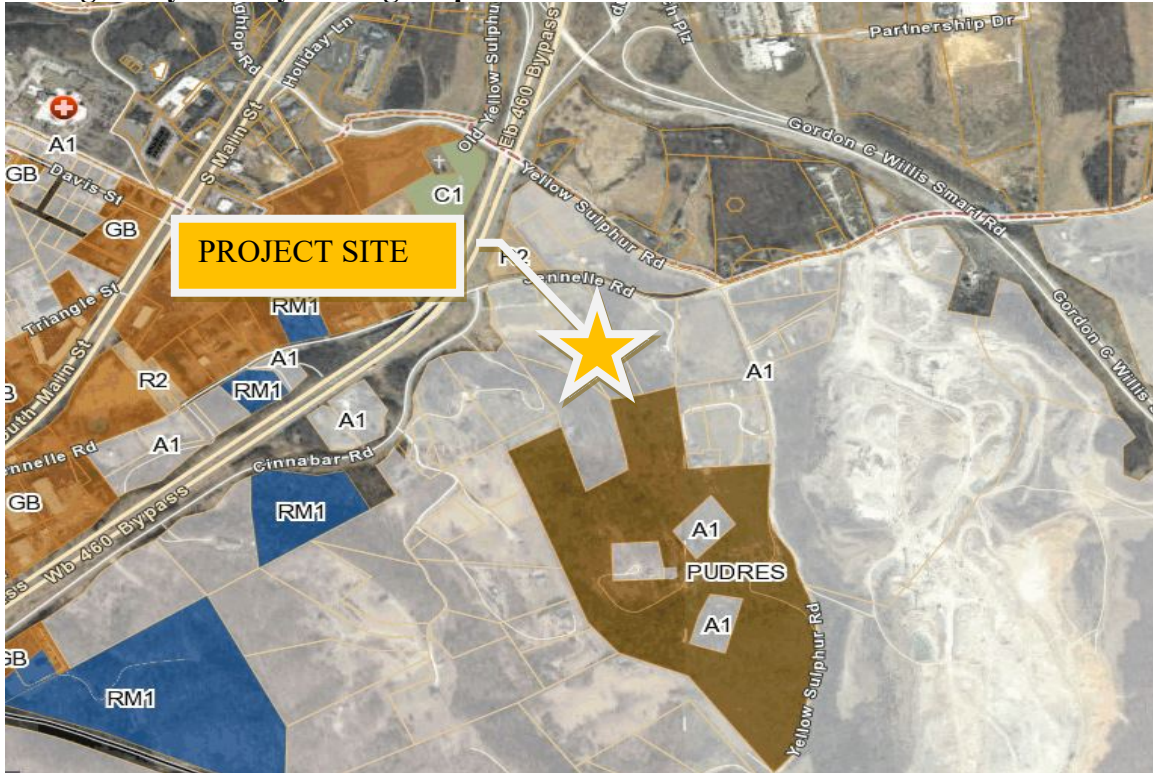
Activities in CB districts shall have limited traffic and other impacts on uses in other districts through proper location at street intersections, preference for locations adjoining existing nonresidential uses and zoning, and provision of space and physical buffers as prescribed. Areas designated for use in the comprehensive plan are best suited for rezoning to this district.

Qualifying lands. Lands qualifying for inclusion in the district shall be those within the current CB district on the date of adoption, or other lands within areas mapped as rural communities, residential transition, village, village expansion, or urban expansion in the comprehensive plan which are served by or planned for connections to public sewer and water.”

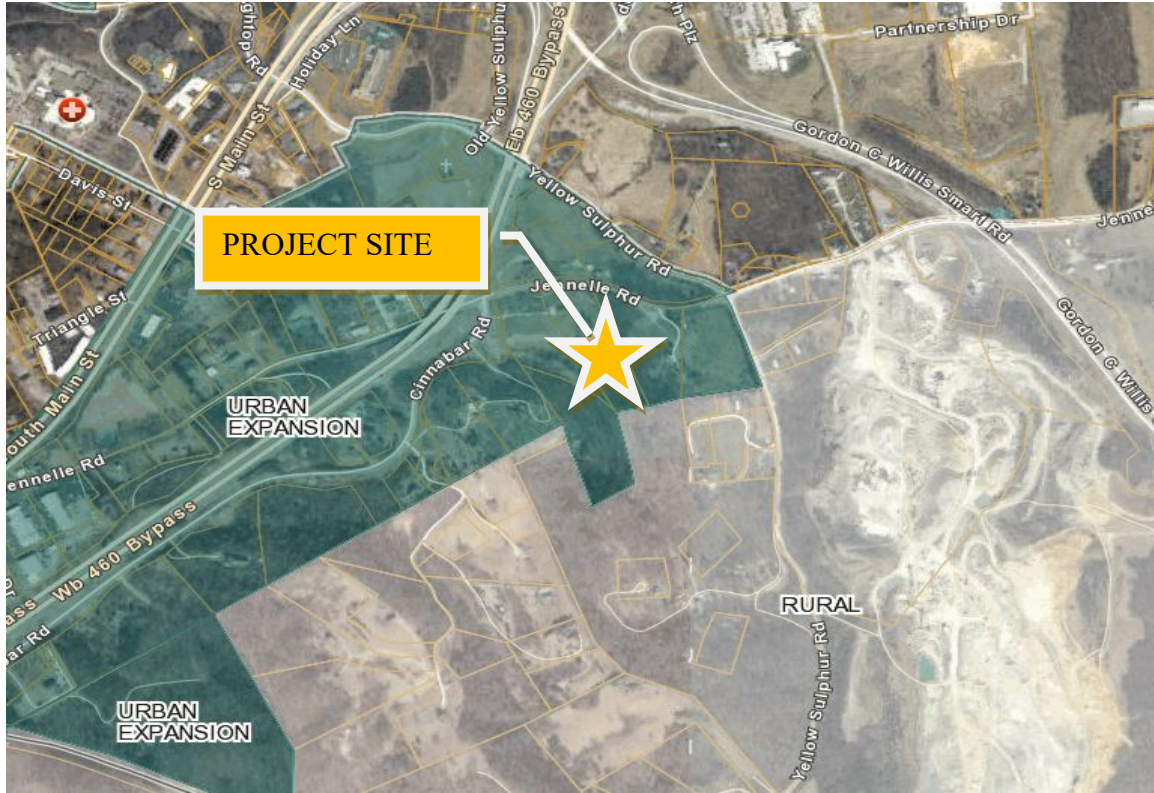
While a Contractors Service Establishment is not a residential use, it is allowed by Special Use Permit in the Community Business zoning district. This is due to the minimal impact nature of this use. It is a very low impact use for a number of reasons. The first reason is that it produces a very low traffic demand. According to Mr. McGrady, there will only be 3-4 people at the office on a daily basis. Those employees are office staff performing typical office and managerial duties. The field employees do not come to the office but rather report to their project site. They are allowed to take their work trucks home thus there is no need for employees to come to the office and switch vehicles in the morning and afternoon. This drastically reduces the amount of trips generated by the proposed use, which is very low anyway based on the ITE Trip Generation manual described later in this application. A second reason is that based on the location of the office and storage building being located at the back of the property, the visual impact of this commercial use is minimal. The existing vegetation on the property and adjacent properties will also provide screening in addition to what is required by the zoning ordinance.

The attached rezoning exhibit labeled Z2 shows the Master Plan layout and designates the building areas, parking areas, proposed septic area and remaining open space. If approved, the property would be subdivided along the proposed zoning line in accordance with County requirements and in conjunction with the required site plan submittals.

Montgomery County Zoning Map



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 1.8 Urban Expansion Areas*** – The development is located within an area designated Urban Expansion. Community Business zoning is an appropriate zoning district within the Urban Expansion area.
- 2) ***PLU 1.8.4.e Urban Expansion Area Community Design*** – The development is compatible with development within the corporate limits.
- 3) ***PLU 1.8.5 Urban Expansion Area Facilities and Utilities***– Currently, public water and sewer facilities are not accessible for the subject property. However, the property and project could connect to public water and sewer in the future.
- 4) ***PLU 1.9 Focused Growth Targets*** – By developing this property, it meets the County’s focus to target 80% of future development within the designated Expansion areas.
- 5) ***PLU 2.1.a Location*** – The development is located within an area designated Urban Expansion.
- 6) ***PLU 2.1.b Road Access*** – The property has safe access from a public road.
- 7) ***PLU 2.1.g Buffers*** – The development will have buffers along all uses with lower intensities.
- 8) ***TRN 1.4 Connectivity and Access Management*** – The development’s access point provides a safe and orderly low volume commercial entrance.

- 9) ***ENV 1.5 Water Quality*** – The development will utilize BMP’s to protect water quality.
- 10) ***ENV 3.2.4 Maintaining Water Quality*** – The development will minimize any negative effect on water quality.
- 11) ***ENV 3.3 Individual Septic System*** – Any new septic system will be sited, designed and installed by professionals to ensure compliance with all regulations.
- 12) ***ENV 6.5 Stormwater Management*** – The proposed development will maintain existing drainage patterns for stormwater management.
- 13) ***ENV 7.0 Stormwater and Erosion Control*** – The proposed development will maintain water quality and protect downstream properties with stormwater management techniques.

Water & Sewer Service

The proposed rezoning area is on the south side of Jennelle Road and approximately 920 feet west of the new Corporate Limit of the Town of Blacksburg at the intersection of Yellow Sulphur Road and Jennelle Road. The Montgomery County PSA does not have any public water or sewer facilities along the property frontage of Jennelle Road. As the proposed rezoning area is a small contractors office facility, only two restrooms are proposed so very little water or sewer service is required/needed. Typically, there are only 3-4 people in the office throughout the course of a normal workday. Thus, the office will be adequately served by private well and septic systems. Those facilities would be permitted and approved at a later time through the County subdivision process. The existing drainfield serving the house has been located and is shown on the zoning drawings. A Soil evaluation company has also designated the location of an appropriately sized drainfield for the proposed use which to is shown on the rezoning drawings.

Roads

The proposed development conceptual plan shows the location of the existing entrance that will be used for the proposed use. This entrance is approximately 490’ east of the intersection of Jennelle Road and Cinnabar Road and approximately 640’ west of the intersection of Jennelle Road and VJ Drive. Based on the limited amount of traffic projected from the proposed project, VDOT has indicated that this will be considered a low volume commercial entrance. It is also anticipated that no turn lanes into this commercial use are warranted or proposed. All access aisles and parking areas internal to the project will be private and will not be dedicated as public right of way. This development will be the only use utilizing this entrance location. The existing house on the parent parcel has a separate driveway that is located off of Cinnabar Road and is shared with the single-family house at 411 Jennelle Road.

Upon review of the ITE Trip Generation manual-10th 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
Specialty Trade Contractor	180	3,364 sf	34	6	3	4	2	2	5
TOTAL			34	6	7	4	2	2	5

As the project is only anticipated to produce 34 daily trips, it does not meet the threshold to require a VDOT 527 Traffic Impact Analysis. Jennelle Road is a 35-mph road and is classified as a Rural Major Collector Road. It has approximately 1,100 trips per day using it. Upon review of the opposing traffic and proposed trip generation, no right turn or left turn lanes are warranted on Jennelle Road. Per previous discussions with VDOT and Montgomery County staff, there are no noted transportation or traffic issues along the project route other than limited sight distances along certain portions of Jennelle Road. As such, no additional street improvements are proposed or required with this development.

Water Quality & Stormwater Management Standards

The original parcel area is 5.295 acres. The subject parcel site area will be approximately 3.358 acres after it has been subdivided. The overall property currently drains naturally in a sheet flow condition to the west towards a large natural swale offsite and then into Wilson Creek. There are some upstream offsite areas that also drain through this property. The total drainage area coming through and off this site is approximately 11 acres. The larger drainage area continues to flow into Wilson Creek as it moves south picking up various tributaries along the way. As development occurs and impervious areas increase on the project site, stormwater management will be required to control the increased water flows as they move offsite to this tributary. The stormwater management facility would be sized to accommodate the additional stormwater runoff created by the increased impervious areas of the development and designed to reduce the amount of post development runoff. It is anticipated that water quality requirements for the project will be achieved through the purchase of nutrient credits. The proposed stormwater management areas will conform to all applicable Department of Environmental Quality regulations dealing with stormwater quantity and quality. At a minimum, the 2-Year and 10 Year post-development runoff rates will be less than or equal to the 2-Year and 10-Year pre-development runoff rates. Downstream adequacy will also be addressed with the overall stormwater management plan to ensure areas downstream of the project site do not see increased flooding or erosion. With these design measures in place 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 required stormwater management, access road and entrance improvements, site grading, parking areas and building construction are planned to occur in one phase. The subdivision plat required to create the new lot for the office use shall be prepared concurrently with the site plan approval process. All subdivided lots will meet the requirements stated within this rezoning application and the Montgomery County Zoning Ordinance and Subdivision Ordinance as applicable.

Property Maintenance

The property owners shall be responsible for maintenance of the property. A management company may be contracted with which would oversee exterior maintenance required for the parking area, office building, stormwater management, and overall lawn maintenance.

A dumpster is proposed for the project and will be screened as required per Montgomery County code.

Landscaping/Buffering

Landscaping will be provided as specified in the Montgomery County Zoning Ordinance based on the land use buffer matrix. The subject property for the contractor service establishment use would be classified as Land Use Group 6. Based on this Land Use Group 6 designation, a Type 2 buffer would be required on the north side of the property adjacent to Jennelle Road which is a Collector Road. The southern, eastern and western property lines would require a Type 4 buffer as the adjacent uses are single family residential. Final landscape plans will be developed during the site plan process and based on existing conditions, some of the existing vegetation may be able to count towards the required plantings within the buffer yards.

Public School Impacts

As the property is being requested to be rezoned for a commercial use, the project will not have any impacts on the public-school system.

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): May 26, 2020

Applicant Name: Jason & Indra McGrady

Owner(s) Name: Jason & Indra McGrady

Applicant Address: 401 Deercroft Drive

Owner Address: 401 Deercroft Drive

Blacksburg, VA 24060

Blacksburg, VA 24060

Project Name: McGRADY-LAMBERT ELECTRIC Property Description: THREE PARCELS WEST OF FLEET WAY. ONE VACANT PARCEL, THE BUG SHOP AND ONE SINGLE FAMILY RESIDENTIAL STRUCTURE.

Magisterial District: SHAWSVILLE Parcel ID Number(s): 025143

Current Zoning District: A1 Requested Zoning District(s): CB

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 May 26, 2020.*
- 2) *The proposed office building shall be constructed in general conformance with the rendering provided within the application dated May 26, 2020.*

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 _____, 2019 by
_____.”

Notary Public

My Commission Expires: _____

Applicant/Owner Name: _____

Title and/or Company: _____

Signature: _____

State of _____ County of _____

“The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by
_____.”

Notary Public

My Commission Expires: _____

PROPOSED OFFICE PERSPECTIVE





BALZER & ASSOCIATES
 PLANNERS / ARCHITECTS
 ENGINEERS / SURVEYORS

Roanoke / Richmond
 New River Valley / Staunton
 Harrisonburg / Lynchburg

www.balzer.cc

80 College Street
 Suite H
 Christiansburg, VA 24073
 540.381.4290

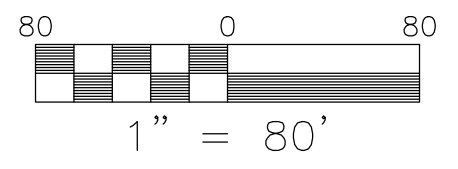
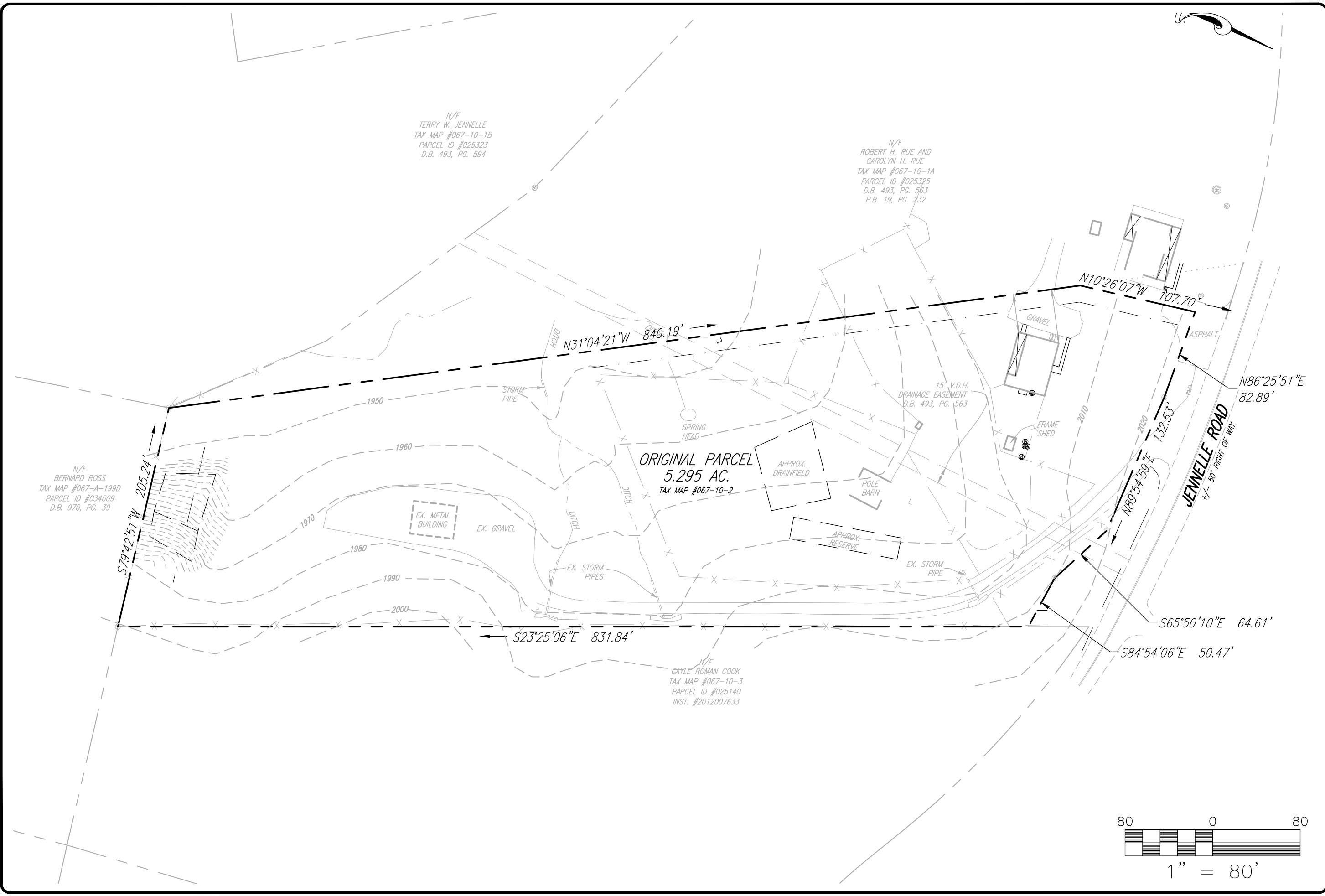
McGRADY LAMBERT ELECTRIC
 REZONING AND SPECIAL USE PERMIT
 EXISTING CONDITIONS

SHAWVILLE MAGISTERIAL DISTRICT
 CHRISTIANSBURG, VIRGINIA 24073

DATE 5/26/2020
 SCALE 1" = 100'
 REVISIONS

Z1

PROJECT NO 24200022.00



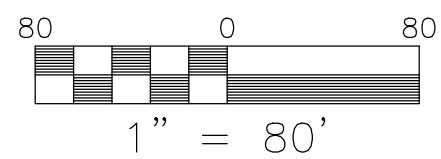
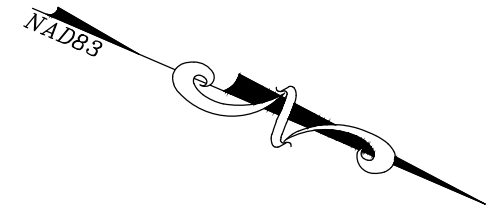
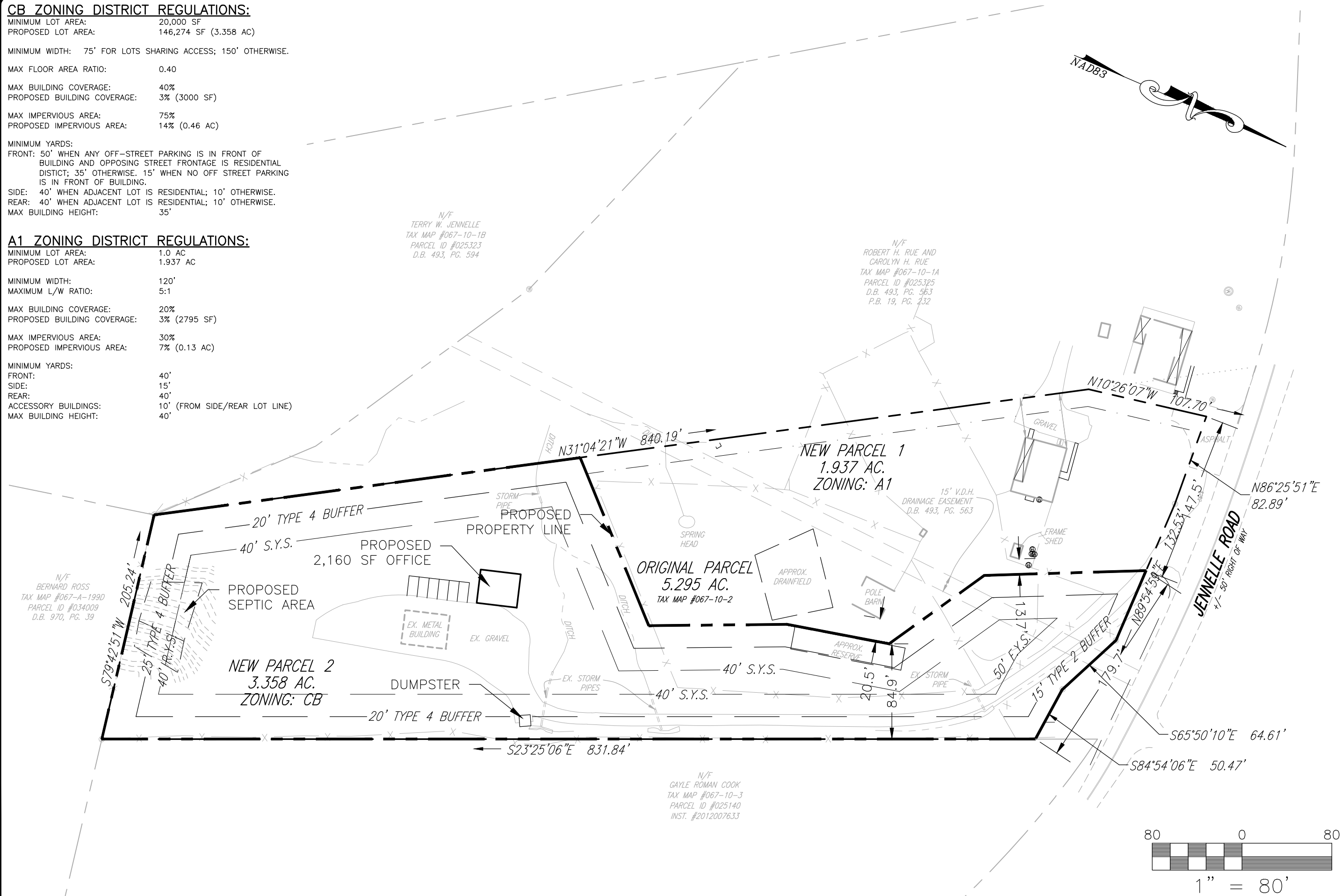
CB ZONING DISTRICT REGULATIONS:

MINIMUM LOT AREA: 20,000 SF
 PROPOSED LOT AREA: 146,274 SF (3.358 AC)
 MINIMUM WIDTH: 75' FOR LOTS SHARING ACCESS; 150' OTHERWISE.
 MAX FLOOR AREA RATIO: 0.40
 MAX BUILDING COVERAGE: 40%
 PROPOSED BUILDING COVERAGE: 3% (3000 SF)
 MAX IMPERVIOUS AREA: 75%
 PROPOSED IMPERVIOUS AREA: 14% (0.46 AC)

MINIMUM YARDS:
 FRONT: 50' WHEN ANY OFF-STREET PARKING IS IN FRONT OF BUILDING AND OPPOSING STREET FRONTAGE IS RESIDENTIAL DISTRICT; 35' OTHERWISE. 15' WHEN NO OFF STREET PARKING IS IN FRONT OF BUILDING.
 SIDE: 40' WHEN ADJACENT LOT IS RESIDENTIAL; 10' OTHERWISE.
 REAR: 40' WHEN ADJACENT LOT IS RESIDENTIAL; 10' OTHERWISE.
 MAX BUILDING HEIGHT: 35'

A1 ZONING DISTRICT REGULATIONS:

MINIMUM LOT AREA: 1.0 AC
 PROPOSED LOT AREA: 1.937 AC
 MINIMUM WIDTH: 120'
 MAXIMUM L/W RATIO: 5:1
 MAX BUILDING COVERAGE: 20%
 PROPOSED BUILDING COVERAGE: 3% (2795 SF)
 MAX IMPERVIOUS AREA: 30%
 PROPOSED IMPERVIOUS AREA: 7% (0.13 AC)
 MINIMUM YARDS:
 FRONT: 40'
 SIDE: 15'
 REAR: 40'
 ACCESSORY BUILDINGS: 10' (FROM SIDE/REAR LOT LINE)
 MAX BUILDING HEIGHT: 40'



BALZER & ASSOCIATES
 PLANNERS / ARCHITECTS
 ENGINEERS / SURVEYORS

Roanoke / Richmond
 New River Valley / Staunton
 Harrisonburg / Lynchburg

www.balzer.cc

80 College Street
 Suite H
 Christiansburg, VA 24073
 540.381.4290

McGRADY LAMBERT ELECTRIC
 REZONING AND SPECIAL USE PERMIT
 MASTER PLAN

SHAWSVILLE MAGISTERIAL DISTRICT
 CHRISTIANSBURG, VIRGINIA 24073

DATE: 5/26/2020
 SCALE: 1" = 80'
 REVISIONS:

Z2

PROJECT NO 24200022.00