



MONTGOMERY
COUNTY, VIRGINIA

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): KNOLLWOOD ASSOCIATES, LLC	Jeanne Stosser Managing Member	Address: PO BOX 10397 BLACKSBURG, VA 24062
Telephone: 540-605-5000		Email: jstosser@sasbuilders.com

Applicant Name: Owner Contract Purchaser/Lessee KNOLLWOOD ASSOCIATES, LLC	Jeanne Stosser Managing Member	Address: PO BOX 10397 BLACKSBURG, VA 24062
Telephone: 540-605-5000		Email: jstosser@sasbuilders.com

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

Property Description:

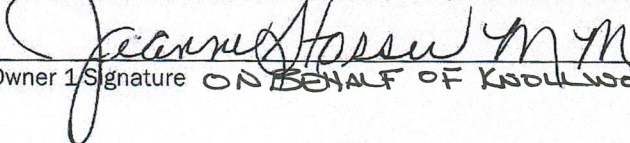
Location or Address: (Describe in relation to nearest intersection) CINNABAR ROAD - APPROXIMATELY 0.75 MILES NORTH OF AUTHORITY DRIVE		
Parcel ID Number(s): 011231 & 026412	Acreage: 35.56 ACRES	Existing Zoning: A1 & RM-1
Comprehensive Plan Designation: URBAN EXPANSION	Existing Use: VACANT	

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


Proposed Use(s) including acreage: MINI-WAREHOUSE/SELF STORAGE 35.56 acres

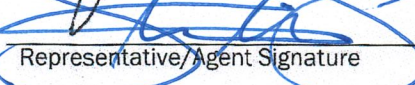
I certify that the information supplied on this application and on the attachments provided (maps or other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of Montgomery County and State of Virginia to enter the above property 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.


7/29/22
 Owner 1 Signature ON BEHALF OF KNOLLWOOD DEVELOPMENT LLC Date

Owner 2 Signature (for add'l owners please attach separate sheet) _____ Date


7-29-22
 Applicant Signature ON BEHALF OF KNOLLWOOD DEVELOPMENT LLC Date


7/29/22
 Representative/Agent Signature Date



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

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): KNOLLWOOD ASSOCIATES, LLC Jeanne Stosser	Address: PO BOX 10397 BLACKSBURG, VA 24062
Telephone: 540-605-5000	Managing Member Email: jstosser@sasbuilders.com

Applicant Name: Owner Contract Purchaser/Lessee KNOLLWOOD ASSOCIATES, LLC Jeanne Stosser	Address: PO BOX 10397 BLACKSBURG, VA 24062
Telephone: 540-605-5000	Managing Member Email: jstosser@sasbuilders.com

Representative Name and Company: STEVE SEMONES - BALZER AND ASSOCIATES	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) CINNABAR ROAD - APPROXIMATELY 0.75 MILES NORTH OF AUTHORITY DRIVE		
Parcel ID Number(s): 011231 & 026412	Acreage: 35.56 ACRES	Existing Zoning: A1 & RM-1
Comprehensive Plan Designation: URBAN EXPANSION	Existing Use: VACANT	

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

Proposed Zoning (Include Acreage): CB - COMMUNITY BUSINESS FOR THE ENTIRE 35.56 ACRES
Proposed Use: SPECIAL USE PERMIT FOR MINI-WAREHOUSE/SELF STORAGE

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.

Jeanne Stosser 7/29/22
 Owner 1 Signature ON BEHALF OF KNOLLWOOD DEVELOPMENT LLC Date

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

Jeanne Stosser 7-29-22
 Applicant Signature ON BEHALF OF KNOLLWOOD DEVELOPMENT LLC Date

[Signature] 7/29/22
 Representative/Agent Signature Date

**COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION**

**ARTICLES OF AMENDMENT
TO THE ARTICLES OF ORGANIZATION OF
KNOLLWOOD ASSOCIATES, L.L.C.**

ONE

The name of the limited liability company is Knollwood Associates, L.L.C. (the "Company").

TWO

Article 3 of the Articles of Organization of the Company is deleted in its entirety and the following new Article 3 is inserted in its place:

3. The post office address of the Company's principal office and the office where the Company's records will be maintained pursuant to Virginia Code Section 13.1-1028 is 3601 Holiday Lane, Suite B, Blacksburg, Virginia 24060.

THREE

The foregoing amendment was adopted on January 20, 1998 by the Members of the Company in accordance with Chapter 12 of Title 13.1 of the Code of Virginia of 1950, as amended.

KNOLLWOOD ASSOCIATES, L.L.C.

By: 

Jeanne H. Stosser, Member

**REZONING AND SPECIAL USE PERMIT
APPLICATION
FOR**

**CINNABAR ROAD
SELF STORAGE**

**TAX PARCEL #067-A 164 & #067-A160F
PARCEL ID #011231 & #026412**

August 1, 2022

**PREPARED FOR: KNOLLWOOD ASSOCIATES, LLC
P.O. BOX 10397
BLACKSBURG, VA 24062**

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

**KNOLLWOOD ASSOCIATES, LLC
CINNABAR ROAD SELF STORAGE
COMPREHENSIVE PLAN JUSTIFICATION**

Property and Project Description

The property described in the Rezoning application is currently zoned Agriculture A1 and Multi-Family Residential RM-1. The property is 35.565 acres in area and currently is vacant. No use has existed on the property in the last couple of decades. The property was cleared, and mass graded in 2015 to allow for future building pad sites. The previous grading plan for this mass grading was prepared by Balzer and Associates and approved by Montgomery County. The proposed rezoning request is to rezone the entirety of the 35.565 acres to Community Business CB and to be granted a Special Use Permit for Mini-Warehouse use. 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-164 & Parcel ID# 011231
Existing Acreage: 9.877
Current Address: 650 Cinnabar Road
Existing Zoning Designation: Agriculture A1
Future Land Use Designation: Urban Expansion

- 2) Parent Parcel as shown on attached Existing Conditions Sheet Z1
Tax Map ID# 067-A160F & Parcel ID# 026412
Existing Acreage: 25.688
Current Address: Cinnabar Road
Existing Zoning Designation: Multi-Family Residential RM-1
Future Land Use Designation: Urban Expansion

The project proposes to develop the property as a mini-warehouse use. The use will be provided in two different types of buildings and is proposed to be developed in two phases as shown on the master plan. Phase I will include the main signature building which will be a three-story storage facility that will provide approximately 113,750 sf of conditioned storage space, an additional 5,500 sf of unconditioned storage space and an office space. The other proposed buildings on site in Phase I will be more traditional single story unconditioned storage units and will provide an additional 26,200 sf of storage space. Phase I buildings will be located along the frontage of the property on the approximately 5-acre graded area. Phase II will include the construction of an additional 42,400 sf of unconditioned storage buildings on the back side of the property. The timing of when these units will be constructed will be based on market demand. Until those units are constructed, the applicant and developer wish to use that area as recreational vehicle parking/storage. As new residential subdivisions have developed across the New River Valley over the last 20 years, homeowners associations have included more restrictions on recreational vehicles kept on personal lots and many of those HOA's strictly enforce those regulations. Thus, demand for this use has grown exponentially in

the New River Valley and this site would provide a secure location for residents to store their vehicles.

The requested zoning change to CB and the requested SUP would allow for a future land use that is in keeping with the Montgomery County Comprehensive Plan which designates this area as Urban Expansion. According to the Comprehensive Plan, *“Urban Expansion Areas are the preferred location for new residential and nonresidential development occurring in unincorporated areas of Montgomery County. These areas will accommodate a full range of residential unit types and densities. These are areas adjacent to Blacksburg, Christiansburg and Radford and are intended to be natural expansion areas for uses occurring within town and city boundaries. Transportation improvements within Urban Expansion Areas will be designed to tie into the existing street network serving the City and the towns and development in these areas will be compatible with and complimentary to development within corporate limits.”*

The Urban Expansion Areas, along with Village Expansion areas, Urban Development Areas and the Village Areas, are where the Comprehensive Plan anticipates the future growth of the unincorporated portions of the County.

According to the Montgomery County Zoning Ordinance, *“(t)he Community Business, CB district is intended to create locations in the county for the provisions of non-intensive 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 use 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.

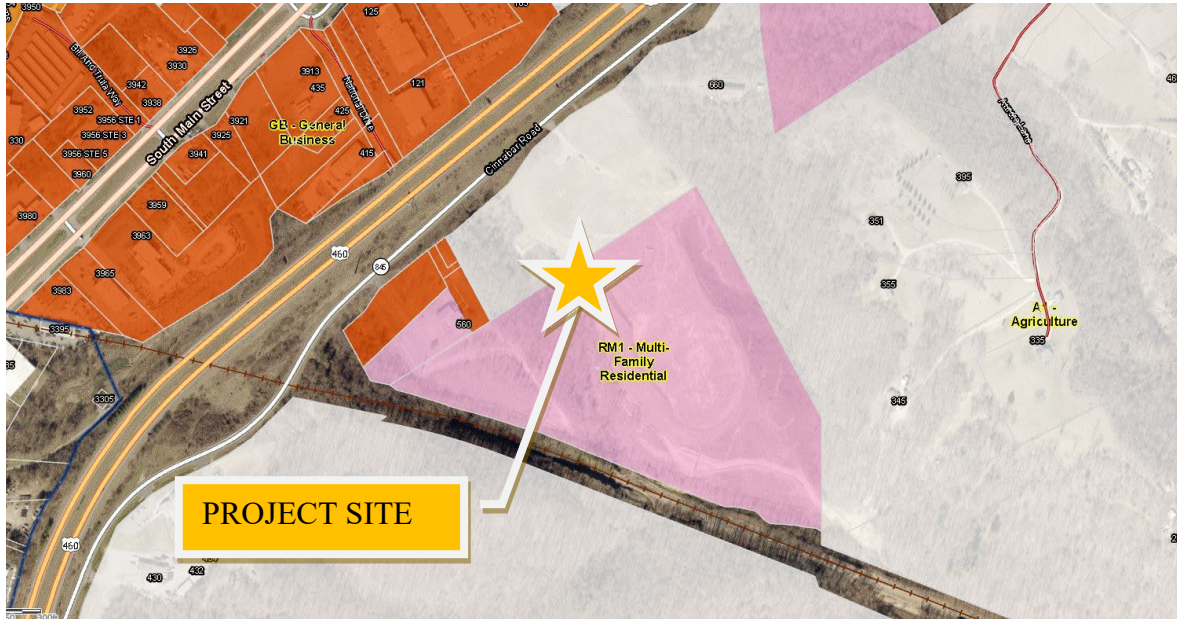
Qualifying lands. Lands qualifying for inclusion in the district shall be those within the current CB district on the date of adoption, or other lands within areas mapped as rural communities, residential transition, village, village expansion, or urban expansion in the comprehensive plan which are served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

While mini storage 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. The use itself is inherently a low traffic generator. As stated later in this application, even with the number of units proposed for full buildout, it only generates 28 trips during the peak driving hour. More users typically visit their mini storage units on the weekend when traffic patterns on the main roads are less, thus further reducing potential traffic

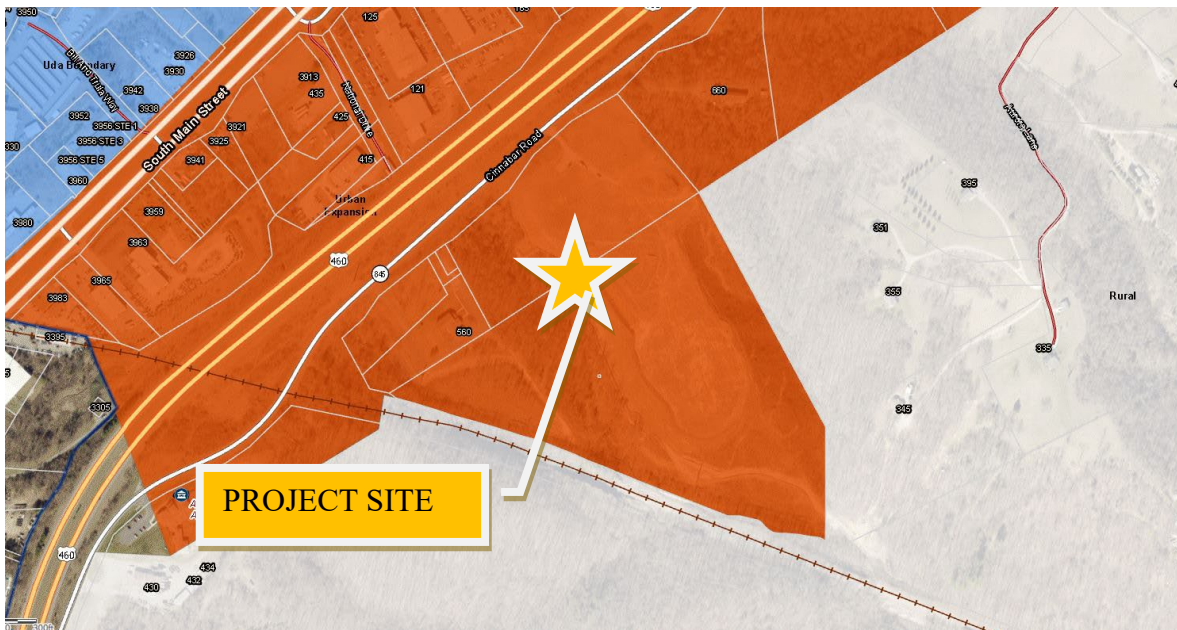
conflicts. Also, as trips are minimal it is also a very quiet use which meets the intent and principles of the Community Business zoning district.

The attached rezoning exhibit labeled Z3 shows the Master Plan layout and designates the building areas, parking areas, and entrance improvements. If approved, the property would be required to submit a site plan and building plans in accordance with County requirements.

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 as an Urban Expansion Area. CB zoning is an appropriate zoning district and multi-family housing is an appropriate use within the Urban Expansion area.
- 2) ***PLU 1.8.3 Urban Expansion Area Land Use*** – By developing this property, it meets the County’s focus to target future non-residential development within this future land use area.
- 3) ***PLU 1.8.5 Urban Expansion Area Utilities and Public Facilities***– Public water and sewer facilities will be extended to serve the subject property and has been coordinated between the PSA and the Town of Christiansburg.
- 4) ***PLU 2.1.1 Location*** – The development is located within an area designated Urban Expansion Area.
- 5) ***PLU 2.1.2 Public Utilities*** – The development will have public utilities that service it.
- 6) ***PLU 2.1.3 Road Access*** – The property has safe access from a public road.
- 7) ***PLU 2.1.7 Buffers*** – The property will provide all applicable buffers.
- 8) ***ENV 3.2.4 Maintaining Water Quality*** – The development will provide all required stormwater management to meet water quality standards.
- 9) ***ENV 3.2.6 Preservation of Natural Landscapes*** – The development will preserve a large amount of natural vegetation particularly along the perimeter of the property line adjacent to lower impact uses.
- 10) ***ENV 3.2.7*** – The development will protect main water sources and riparian areas.
- 11) ***ENV 5.6*** – The development will provide for stormwater management and is located in an area where public water and sewer service exists.
- 12) ***ENV 6.5*** – The proposed development will maintain existing drainage patterns for stormwater management.
- 13) ***ENV 7.0*** – 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 Cinnabar Road. There is currently no water or sewer service to the property. When the 460 Bypass was installed, service to the property was somewhat cut off from being able to access the Town of Blacksburg waterline system along South Main Street/Business 460. There were, however, several conduits that were installed under the Bypass to allow for future extensions. While the proposed project will have a low daily water/sewer usage requirement, a well and septic system are not viable for the project. There will be a bathroom and breakroom in the multi-story building but that building will also be required to have a sprinkler system that is the main cause for a waterline extension. After conversations with the Montgomery County PSA and the Town of Christiansburg, it has been determined that a new watermain will be extended down Cinnabar Road from the current termination location at

the Montgomery County Animal Shelter. This line would be installed along the edge of the Cinnabar Road right of way and would terminate at the subject property. That termination point of the line would be designed to allow for a future connection should the Town or PSA wish to extend that line further north on Cinnabar Road.

Sanitary sewer for the property will be provided by an onsite lateral and small private pump station. There is currently a private pump station that serves the existing church and that pumps through one of the conduits under the 460 Bypass and ties into a gravity sewer on the other side of the road. The proposed development will either pump to that same gravity main across 460 or tie into the existing forcemain serving the church. Final engineering will be completed during the site plan process to determine the best course of action for this sewer line.

Roads

The proposed development conceptual plan shows the location of the existing entrance that is in use for the property. There is planned to be only one entrance to the property when it is developed, and the location will be generally where the existing entrance is located today. This entrance location was approved and installed by VDOT as part of the 460 Bypass project in the early 2000’s. This entrance will be widened to meet VDOT commercial entrance standard guidelines as well as to service the vehicles that will be utilizing the development, such as moving trucks. All access aisles and parking areas internal to the project will be private and will be designed to Montgomery County standards.

Upon review of the ITE Trip Generation manual-11th 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
Mini- Warehouse	151	*187,850sf	272	17	28	10	7	13	15
TOTAL			272	17	28	10	7	13	15

*Includes full buildout of Phase I and Phase II as shown on the masterplan.

As the project is only anticipated to produce 272 new average daily trips and only 28 trips in the peak hour at full buildout, 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 project development area is 35.565 acres. The overall property currently drains naturally north to south with two internal drainage areas. The majority of the site drains to a drainage low just west of the graded areas. This low has an existing culvert that

drains to it from 460 and Cinnabar Road. A stormwater management pond was also constructed further south in this low area by VDOT during previous road construction activities. Drainage then leaves the site and flows in a southeasterly direction adjacent to the Norfolk Southern railroad line in an unnamed tributary that eventually reaches Wilson Creek approximately 2 miles downstream. The eastern most portion of the subject property drains to a local low area that drains along the eastern property line, leaves the subject parcel and connects into the same unnamed tributary mentioned above.

In 2015, a mass grading plan was prepared to clear the developable areas of the site and grade out the pad sites that exist now. As part of that plan, a stormwater management facility was designed and constructed to account for the land disturbance and change in land cover as required by the State and local stormwater guidelines. That facility still exists on the site, but it is not sized for the planned development. 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 these tributaries. Thus, the existing facility will need to be enlarged and modified or a new system constructed to meet the development requirements for the new project. Stormwater from the new buildings and parking areas will be directed to these stormwater management facilities via storm sewer or other drainage channels.

These facilities will be designed and permitted through Montgomery County and the Department of Environmental Quality during the site plan stage. These stormwater management facilities 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. 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, and all current channel and flood protection requirements set by the Virginia Stormwater Management Program will be met. It is anticipated that water quality requirements for the project may be achieved through a variety of possible design options such as retention, bio-retention and the purchase of nutrient credits. 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. In addition, the minimum standards listed in Virginia Administrative Code Section 9VAC25-840-40 will be met, where applicable, during construction. 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. However, it is anticipated that the construction will occur in two phases. Phase I will be the three-story building and the single-story buildings on the front section of the site closest to Cinnabar Road. Phase II single story buildings will be built out in the future based on market demand. Until that time, it will be graded and graveled to be used as recreational vehicle storage that would include campers, RV's, boats, etc.

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 areas, storage buildings, stormwater management, and overall lawn maintenance.

The project is proposing a trash enclosure onsite that will be used by office staff. This may be in the form of 96-gallon carts or a small dumpster that will be maintained via a contract with a private trash service. Any trash receptacles will be screened per Montgomery County Zoning Ordinance requirements.

Landscaping/Buffering

Any landscaping required will be provided as specified in the Montgomery County Zoning Ordinance based on the land use buffer matrix. The mini-warehouse use would be considered a Group 6 use as designated in the zoning ordinance. Based on the adjacent land uses, the project will be required to provide buffers along certain perimeters of the development. A Type 4 buffer would be required along the perimeter of the parent parcel adjacent to the western and southern parcels. A Type 4 buffer would also be required along the eastern perimeter of the parent parcel where it is adjacent to any single-family residential lots. The northeast corner of the subject parcel would not require a buffer as the most recent use of the adjacent property was a kennel which is also a Group 6 use. Existing vegetation and trees can count towards the required buffer plantings. Any existing landscaping that is preserved during construction will be documented for conformance with the submitted site plans. Final landscape plans would be developed during the site plan process.

Site Lighting

Site lighting will be provided as specified in the Montgomery County Zoning Ordinance. All lighting plans including photometric drawings will be provided to the Montgomery County Planning Department as part of the site plan approval process.

Signage

The developer reserves the right to construct project identification signs at locations to be determined during the final construction plan development and approval process. Any proposed signage will be permitted separately, and the designs and sizes will meet the signage requirements as stated within the Montgomery County zoning ordinance.

Public School Impacts

As the property is being requested to be rezoned to Community Business and a special use permit for mini-warehouse units only, the project will have no impact on the public-school system.

ARCHITECTURAL EXAMPLES









BALZER & ASSOCIATES
 PLANNERS / ARCHITECTS
 ENGINEERS / SURVEYORS

Roanoke / Richmond
 New River Valley
 Shenandoah Valley

www.balzer.cc

80 College Street
 Suite H
 Christiansburg, VA 24073
 540.381.4290

CINNABAR ROAD SELF STORAGE

EXISTING CONDITIONS WITH ARIEL

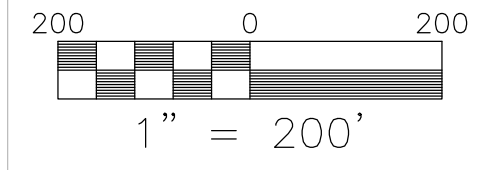
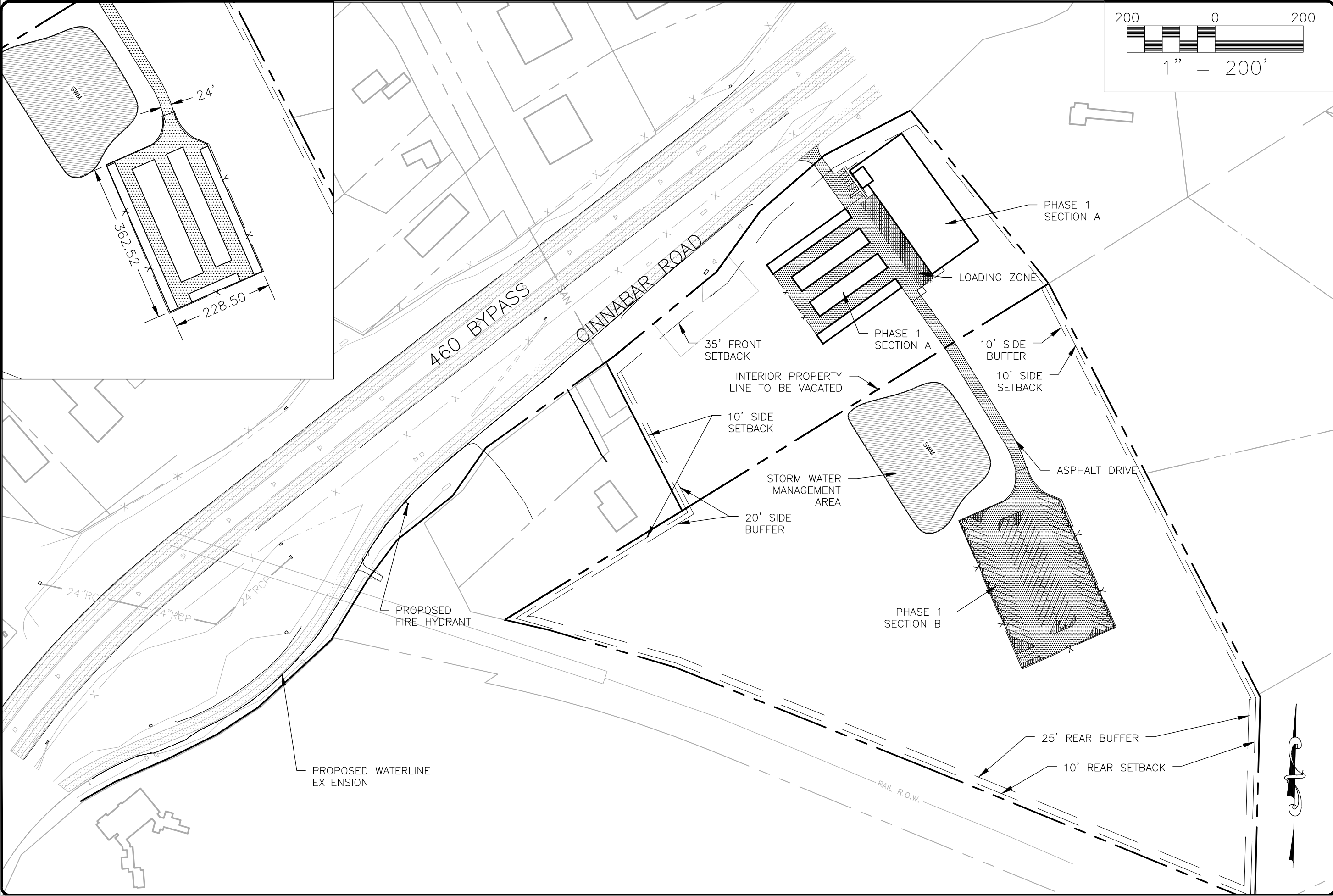
SHAWSVILLE MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

DATE 8/1/2022
 SCALE 1" = 200'
 REVISIONS

Z2

PROJECT NO 24220067.00

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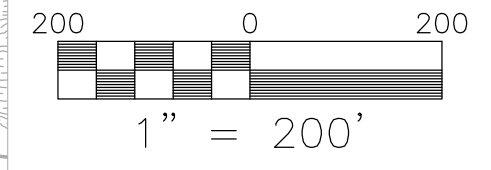
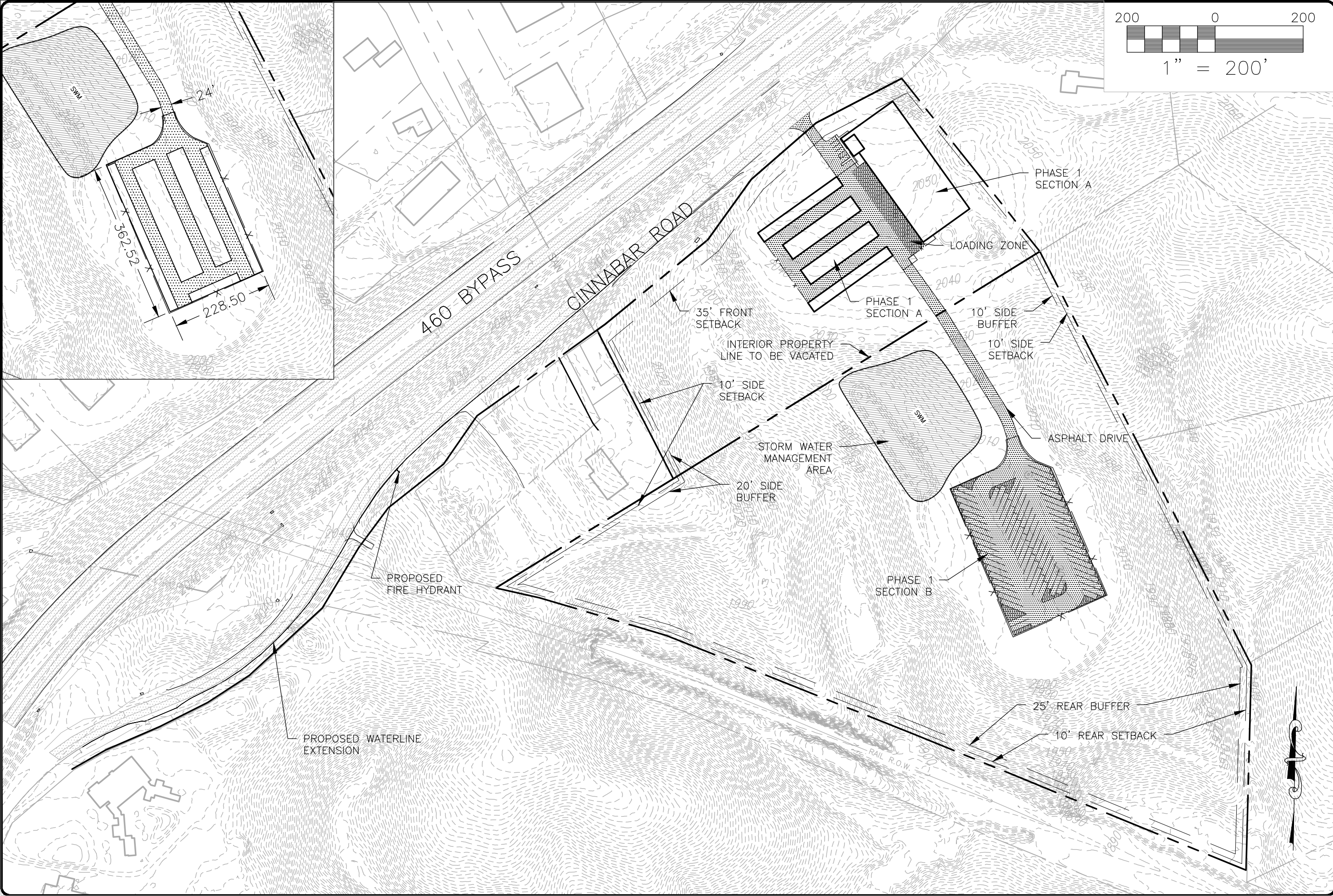
CINNABAR ROAD SELF STORAGE

MASTER PLAN

SHAWSVILLE MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

DATE 8/1/2022
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N3
 PROJECT NO 24220067.00



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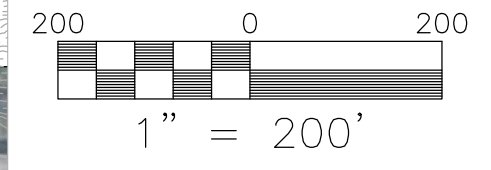
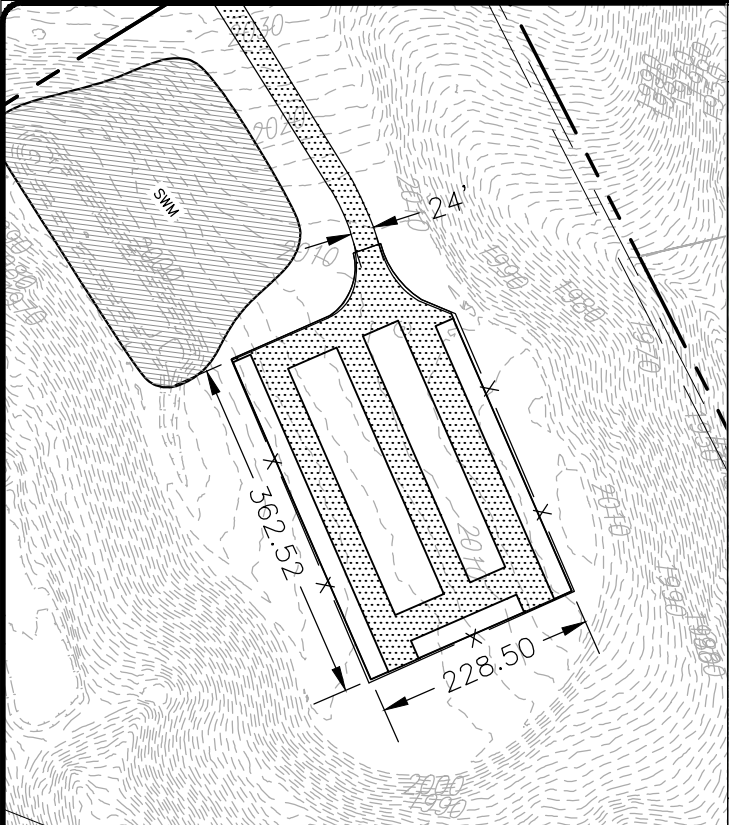
CINNABAR ROAD SELF STORAGE

MASTER PLAN WITH TOPO

SHAWVILLE MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

DATE 8/1/2022
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N4
 PROJECT NO 24220067.00



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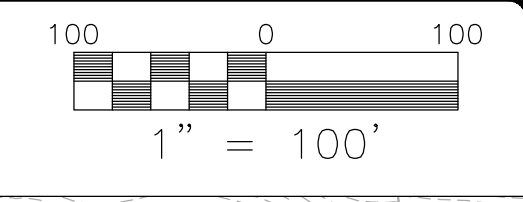
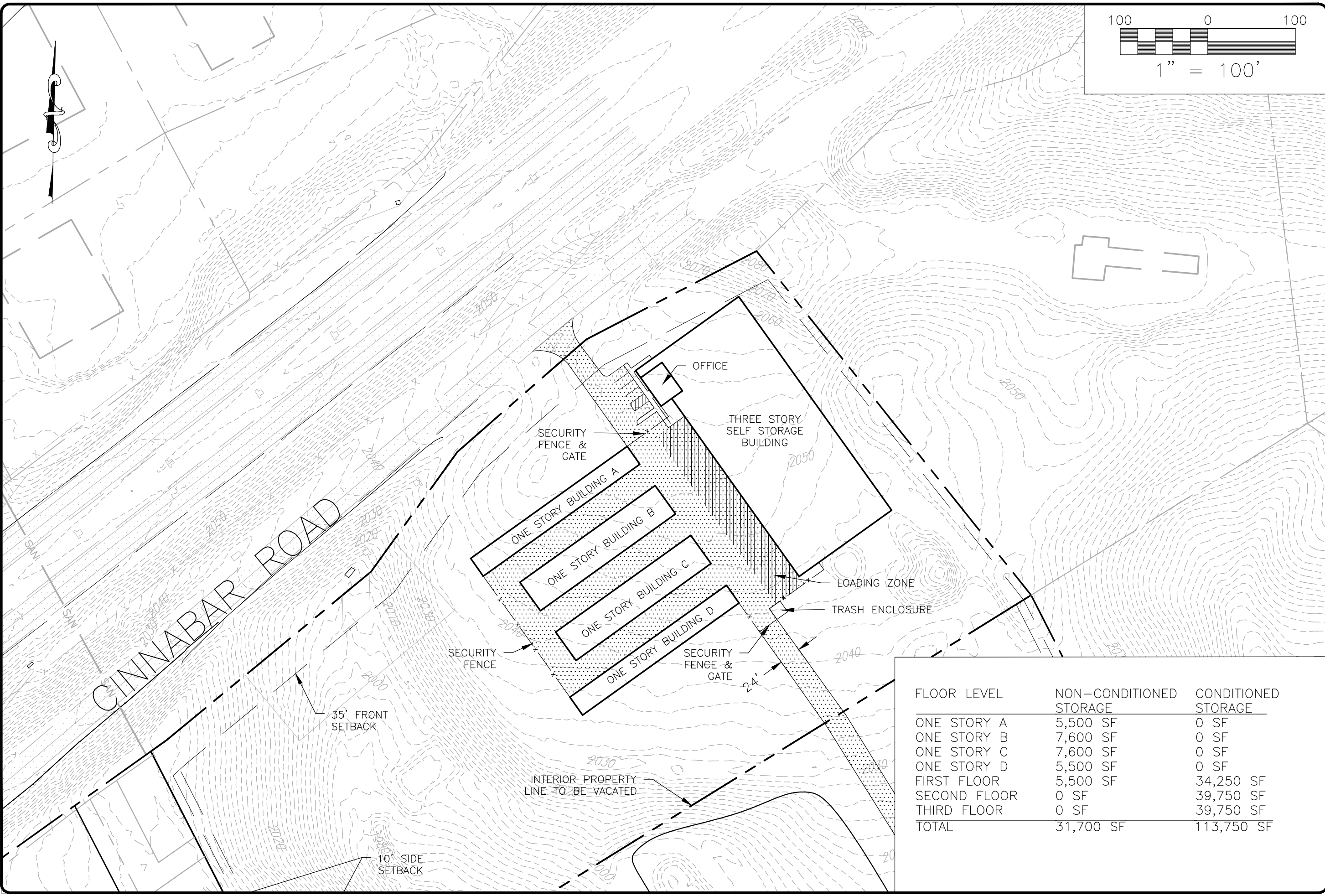
CINNABAR ROAD SELF STORAGE

MASTER PLAN WITH TOPO

SHAWSVILLE MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

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N5
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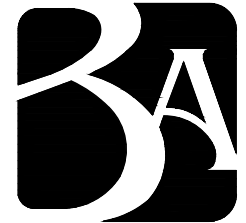
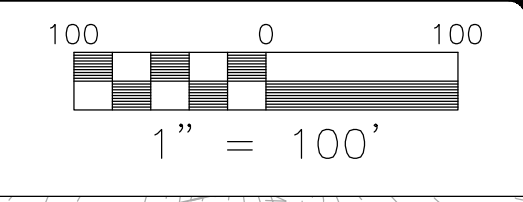
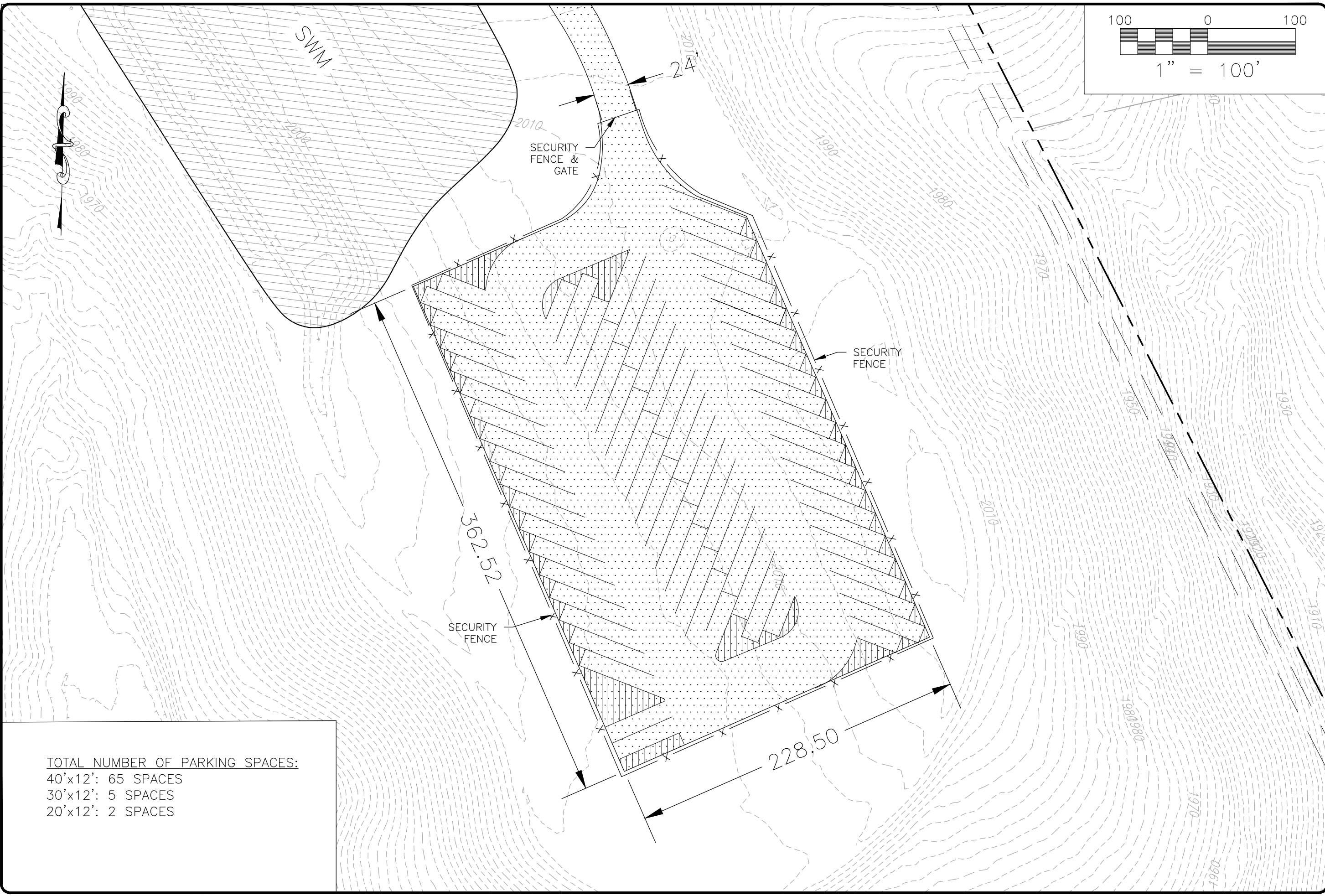
CINNABAR ROAD SELF STORAGE

PHASE 1 - SECTION A

SHAWSVILLE MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

FLOOR LEVEL	NON-CONDITIONED STORAGE	CONDITIONED STORAGE
ONE STORY A	5,500 SF	0 SF
ONE STORY B	7,600 SF	0 SF
ONE STORY C	7,600 SF	0 SF
ONE STORY D	5,500 SF	0 SF
FIRST FLOOR	5,500 SF	34,250 SF
SECOND FLOOR	0 SF	39,750 SF
THIRD FLOOR	0 SF	39,750 SF
TOTAL	31,700 SF	113,750 SF

DATE 8/1/2022
 SCALE 1" = 100'
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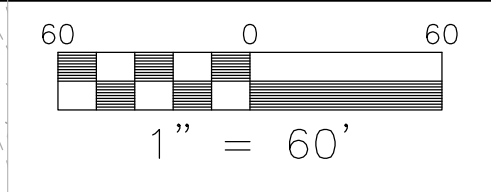
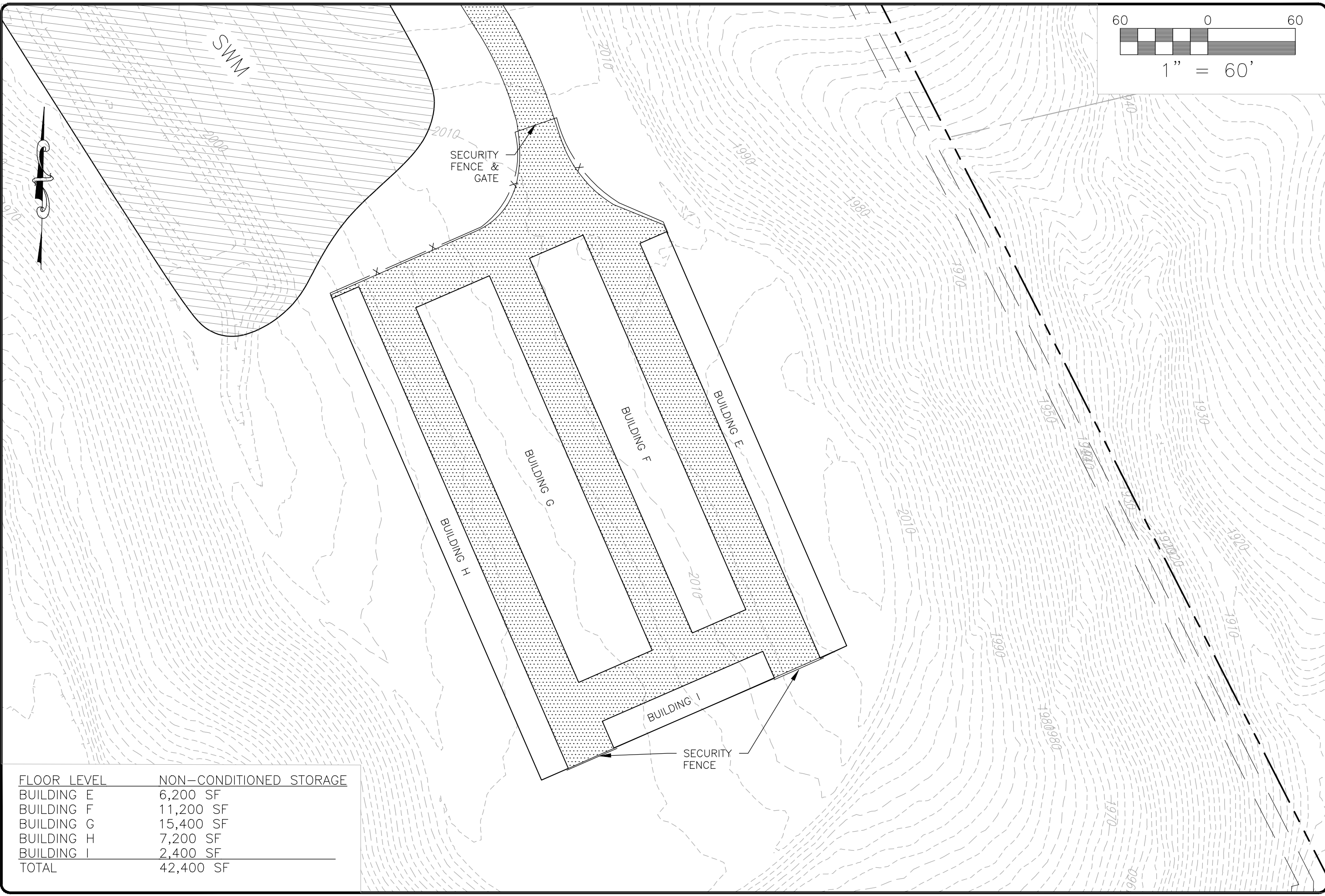
CINNABAR ROAD SELF STORAGE

PHASE 1 - SECTION B

SHAWSVILLE MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

TOTAL NUMBER OF PARKING SPACES:
 40'x12': 65 SPACES
 30'x12': 5 SPACES
 20'x12': 2 SPACES

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CINNABAR ROAD SELF STORAGE

PHASE 2

SHAWSVILLE MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

DATE 8/1/2022
 SCALE 1" = 60'
 REVISIONS

FLOOR LEVEL	NON-CONDITIONED STORAGE
BUILDING E	6,200 SF
BUILDING F	11,200 SF
BUILDING G	15,400 SF
BUILDING H	7,200 SF
BUILDING I	2,400 SF
TOTAL	42,400 SF



PROJECT NO 24220067.00