



# 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): JJB PROPERTIES, LLC	Address: PO BOX 10246 BLACKSBURG, VA 24060
Telephone: 540-605-1150	Email: justin@greenvalleybuildersinc.com

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

Representative Name and Company: 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) VACANT PARCEL WEST OF FLEETS WAY, 1470 HARDING ROAD, & 1466 HARDING ROAD		
Parcel ID Number(s): 021509, 025880, 120191	Acreage: 14.823, 0.479, & 1.316	Existing Zoning: GB AND RESIDENTIAL R2
Comprehensive Plan Designation: RESIDENTIAL TRANSITION	Existing Use: AUTO REPAIR (THE BUG SHOP) & SINGLE FAMILY RES.	

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

Proposed Zoning (Include Acreage ):                      Community Business CB (1.97), General Business GB (1.21), Residential R2 (0.55)
Proposed Use: MINI STORAGE, AUTOMOBILE REPAIR, SINGLE FAMILY RESIDENTIAL

*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.*

	6/3/2019
Owner 1 Signature	Date
	6/3/2019
Owner 2 Signature (for add'l owners please attach separate sheet)	Date
	6/3/2019
Applicant Signature	Date
	6/3/2019
Representative/Agent Signature	Date



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### Montgomery County, Virginia

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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): JUEL M ALBERT, JR	Address: 4829 WHITETHORNE ROAD BLACKSBURG, VA 24060
Telephone: 540-552-8800	Email:

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

Representative Name and Company: BALZER AND ASSOCIATES, INC	Address: 80 COLLEGE STREET SUITE H CHRISTIANSBURG, VA 24073
Telephone: 540-381-4290	Email: <a href="mailto:ssemones@balzer.cc">ssemones@balzer.cc</a>

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 3, 2019

Applicant Name: JJB PROPERTIES, LLC

Owner(s) Name: JJB PROPERTIES, LLC

Applicant Address: PO BOX 10246

Owner Address: PO BOX 10246

BLACKSBURG, VA 24060

BLACKSBURG, VA 24060

Applicant Name: JUEL M ALBERT, JR.

Owner(s) Name: JUEL M ALBERT, JR.

Applicant Address: 4829 WHITETHORNE RD

Owner Address: 4829 WHITETHORNE RD

BLACKSBURG, VA 24060

BLACKSBURG, VA 24060

Project Name: HARDING ROAD PROPERTIES

Property Description: THREE PARCELS WEST OF FLEET WAY. ONE VACANT PARCEL, THE BUG SHOP AND ONE SINGLE FAMILY RESIDENTIAL STRUCTURE.

Magisterial District: MOUNT TABOR Parcel ID Number(s): 021509, 025880, 120191

Current Zoning District: GB & R2 Requested Zoning District(s): CB, GB & R2

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):

*List proffered conditions numerically. Conditions may be grouped under headings (For example: Transportation, Recreation, etc) Conditions should be detailed, enforceable, and specific.*

- 1) *Property shall be developed in general conformance with the master plan by Balzer and Associates, Inc. depicted on Sheet Z3 dated June 3, 2019.*
- 2) *The proposed new road shall be constructed to Montgomery County and VDOT standards and shall be dedicated as a public road.*
- 3) *The following by-right uses in Community Business shall not be permitted upon rezoning:*
  - a. *Business or trade school.*
  - b. *Cemetery.*
  - c. *Conference or training center.*
  - d. *Crematorium.*
  - e. *Custom meat cutting, processing and sales (excluding slaughtering).*
  - f. *Day care facility.*
  - g. *Funeral home.*
  - h. *Homeless shelter.*
  - i. *School.*
  - j. *School of special instruction.*

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.
- Offsite proffer(s), *(include if applicable, otherwise delete this section):* N/A
  - Address an impact to the following types of offsite public facility improvements; public transportation facilities, public safety facilities, public school facilities, or public parks
  - Address a need created by the new residential development or new residential use for public facility improvements in excess of existing public facility capacity at the time of the rezoning, which may be based on the projected impacts specifically attributable to the new residential development or new residential use.
  - Have a direct and material benefit on the new residential development or new residential use.
  - Is/are voluntary and comply with all restrictions set out in state law. No unreasonable proffers were suggested or requested by the County.
  - *(Outline the time or event at which the property shall be transferred to and owned by the County or other public entity, where appropriate.)*
  - *(Acknowledge the improvements for which the property is being proffered are part of the County's overall program for capital improvements, even if not contained in the immediate five-year improvement plan.)*
  - *(Describe how the property is to be treated in the event the County or other public entity determines that it will not be able to use the property for the specific purpose intended.)*

WITNESS the following signature(s):

Applicant/Owner Name: JASON BOYLE

Title and/or Company: PRESIDENT GREEN VALLEY BUILDERS

Signature: [Handwritten Signature]

State of Virginia County of Montgomery

"The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of June, 2019 by Jason Boyle."

[Handwritten Signature]  
Notary Public

My Commission Expires: 01/31/2021



Applicant/Owner Name: Juel M Albert Jr JUEL M ALBERT JR

Title and/or Company: Owner The Bug Shop

Signature: Juel M Albert Jr

State of Virginia County of Montgomery

"The foregoing instrument was acknowledged before me this 3rd day of June, 2019 by Juel Albert."

H Saville  
Notary Public

My Commission Expires: 01/31/2021





**Preliminary Review Meeting**  
**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)

**Contact Person:**  Owner  Contract Purchaser  Other ( Balzer & Associates )

Name: Steve Semones	Address: 80 College St, Suite H, Christiansburg, VA 24073
Telephone: 540-381-4290	Email: ssemones@balzer.cc

**Subject Property Description:**

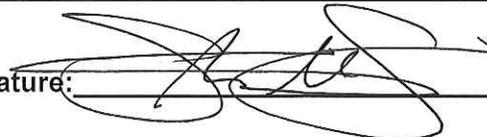
Address/Location: (Describe in relation to nearest intersection)		
Parcel ID Number(s): 021509, 025880, 120191	Existing Zoning: R2/GB	Acreage: 14.82, 0.48, 1.32
Property Owner(s): JJB Properties, LLC, Juel M. Albert Jr, & Angela Albert	Existing Use: Vacant, Commercial Garage, Residential	

**Amendment to Proffers**

Existing Proffers: (Please attach applicable proffers and rezoning case number)
Proposed Proffer Amendment: (Please attach proposed amendments)

**Description of Proposed Development and Uses: *The requested information below MUST be submitted***

A. Proposed Zoning Districts (Please list proposed zoning districts and acreage of each District below): R2- GB- CB-	
B. Proposed Uses (check all that applies): For Rezoning applications that are not conditional, uses permitted within the proposed district with the highest traffic trip generation will be assumed	
<input checked="" type="checkbox"/> Residential Total Single Family # of Units: <u>1 existing</u> Total Multi-Family # of Units: _____ <input checked="" type="checkbox"/> Commercial Use Commercial Garage (existing) S.F. _____ Use Mini-Warehouses S.F. _____ Use _____ S.F. _____	<input type="checkbox"/> Mixed Use (Residential and Commercial) Total # of Residential Units: _____ Commercial uses Use _____ S.F. _____ Use _____ S.F. _____ Use _____ S.F. _____

**Applicant Signature:**  **Date:** 5/14/19

**FOR INTERNAL STAFF USE ONLY**

**VDOT Requirements**

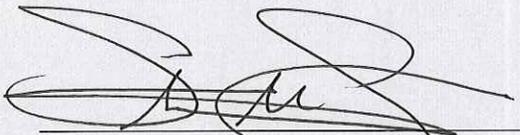
In accordance with the Code of Virginia §15.2-2222.2 and 24 VAC 30-155, the project:

- Will require a Traffic Impact Analysis (TIA) submission and review by VDOT. TIA must be submitted with rezoning application.
- Applicant will be required to coordinate a Scope of Work Meeting with VDOT (Project will generate 1,000 or more vehicle trips per peak hour.)

***This determination is based upon the information provided by the applicant on the submitted Preliminary Review Request Form. Determination is subject to change based upon changes to the request.***

Information and VDOT forms regarding the VDOT's Traffic Impact Analysis Regulations Administrative Guidelines can be obtained online at [www.virginiadot.org/projects/chapter527](http://www.virginiadot.org/projects/chapter527).

- Documentation of Community Meeting.** Community meetings can be held after submitting application. County staff should be notified a least a week in advance of meeting date.
- Survey Plat.** No larger than 11"x17"
- Traffic Impact Analysis (TIA) - County:** Based upon the proposed use and location, the project may substantially affect roadways and the County may require a traffic impact analysis.
- Elevations:** 8 ½" x 11" copies of proposed buildings must be submitted in addition to an electronic copy in ".pdf" format.
- Other:** *Traffic information relating to future R-2 development*

  
\_\_\_\_\_  
Applicant's Signature/Printed Name

*5/14/19*  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Staff Signature (Planning)

\_\_\_\_\_  
Date

This form is to verify completion of the required Preliminary Review Meeting and must be submitted at the time of filing of applications. Based upon the proposed development, County staff has determined the information checked on this form must be submitted in addition to regular submission requirements for Rezoning, Provisional Use Permit, or Amendment to Proffer Application

**REZONING APPLICATION &  
SPECIAL USE PERMIT  
FOR**

**JJB PROPERTIES LLC &  
JUEL M. ALBERT, JR.**

**HARDING ROAD  
PROPERTIES**

**TAX PARCEL #041-A 38  
TAX PARCEL #041-A 38A  
TAX PARCEL #041-A 38E**

**June 3, 2019**

**PREPARED FOR: JJB PROPERTIES LLC (Owner)  
PO BOX 10246  
BLACKSBURG, VA 24062**

**JUEL M ALBERT, JR (Owner)  
4829 WHITETHORNE ROAD  
BLACKSBURG, VA 24060**

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

**JJB PROPERTIES LLC & JUEL M. ALBERT, JR.**  
**– HARDING ROAD PROPERTIES**  
**COMPREHENSIVE PLAN JUSTIFICATION**

**Property and Project Description**

The properties described in the Rezoning application are currently zoned Residential R-2 and General Business GB. There are three parcels requested for rezoning in this application and one request for a Special Use Permit. They are designated as follows:

- 1) Designated Parcel “A” on the attached Master Plan Sheet Z3  
Tax Map ID# 041-A 38 & Parcel ID# 021509  
Existing Acreage: 14.823  
Proposed Acreage for Rezoning: 1.97 Acres  
Proposed Use: Mini Storage  
Existing Zoning Designation: General Business GB (portion) & Residential R2 (portion)  
Proposed Zoning Designation: Community Business CB with Special Use Permit
  
- 2) Designated Parcel “B” on the attached Master Plan Sheet Z3-  
Tax Map ID# 041-A 38A & Parcel ID# 025880  
Existing Acreage: 0.479  
Proposed Acreage for Rezoning: 1.21 Acres  
Existing Use: Auto Service – The Bug Shop  
Existing Zoning Designation: General Business GB  
Proposed Zoning Designation: General Business GB
  
- 3) Designated Parcel “C” on the attached Master Plan Sheet Z3-  
Tax Map ID# 041-A 38E & Parcel ID# 120191  
Existing Acreage: 1.316  
Proposed Acreage for Rezoning: 0.55 Acres  
Existing Use: Single Family Residential  
Existing Zoning Designation: General Business GB (portion) & Residential R2 (portion)  
Proposed Zoning Designation: Residential R2

In 1982, the Montgomery County Board of Supervisors approved a rezoning for the parcel that contains the Bug Shop. They amended the zoning from Residential R2 to General Business GB by request of the applicant due to the proposed expansion of the Bug Shop building. As part of this rezoning, the boundary of the GB zoning district was set based on a 100’ buffer off of the property line. While this met the intent of the zoning at the time, it has created a zoning district that crosses over property lines thus leaving parcels with split zoning. The initial request to rezone a small portion of Parcel A to allow for Mini-Storage was discussed with County Staff and it was realized that this rezoning could also allow for a re-designation of the zoning line for the Bug Shop and the

existing single-family residential home. Thus, making a clean zoning line that aligns with property lines and the uses within them.

This three parcel rezoning will also provide a new public road to be installed off of Harding Road that will serve the mini storage property, the Bug Shop and the remaining 12.42-acre portion of Tax Map# 041-A 38 that will remain as Residential R2. The current property owners do plan to extend that road and build housing in the future, however that plan is not part of this current request and would be a by-right development. This new road will greatly improve the safety and access along this section of Harding Road as the entire frontage of the Bug Shop is currently used to access that property and the single-family structure. Upon a successful rezoning and new subdivision plat, the right of way would be dedicated for the new road and the new property lines would allow for the County required landscape buffers to be installed.

#### PARCEL "A"

Currently, a large portion of the proposed rezoning area for Parcel A is zoned GB as part of the above referenced 1982 rezoning. However, the inclusion of additional property into the existing GB zoning for the mini storage use presented several concerns based on Ordinance requirements. The requested zoning change to CB Community Business and the requested Special Use Permit on the 1.97-acre portion of #041-A 38 would allow for a use that does meet many of items specified in the Montgomery County Zoning Ordinance for the CB district.

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 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. It is a very low impact use for a number of reasons. The first reason is that it produces a very low traffic demand. As stated later in this application, the daily weekday trips generated for this use are only 23 per day and only a very small percentage of those are during peak driving hours. More users visit their mini storage units on the weekend when traffic patterns on the main roads are less. A second reason is that based on their design, they are a very low-profile structure, so height and visibility is at a minimum. This also allows for units to be screened much more effectively by fencing and vegetation.

#### PARCEL "B"

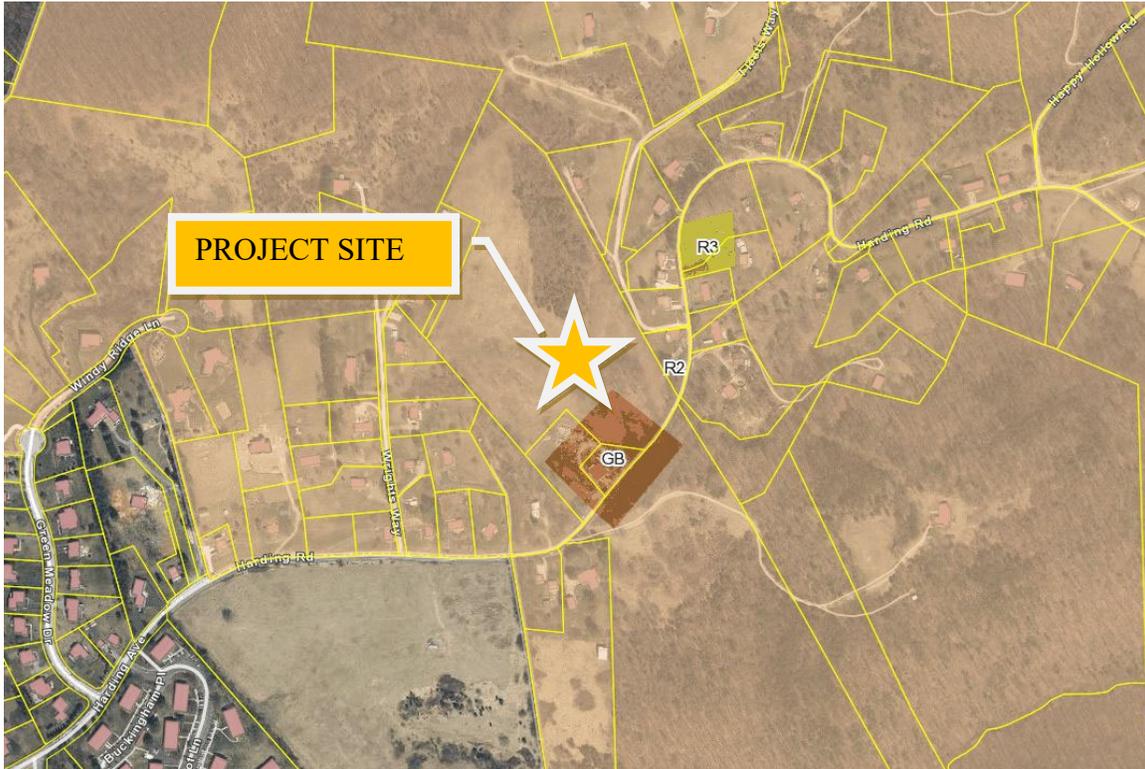
The Bug Shop parking areas currently cross the property line and the current GB zoning line. The requested zoning change to General Business GB on the new 1.21 acre lot as shown on Sheet Z3 would allow for all of the Bug Shop uses to be on one parcel and zoned correctly. This also allows for future expansion of the parking area as well as providing areas for the County required landscape buffers. Based on the size of the existing Bug Shop building, a Community Business designation could not apply here.

#### PARCEL "C"

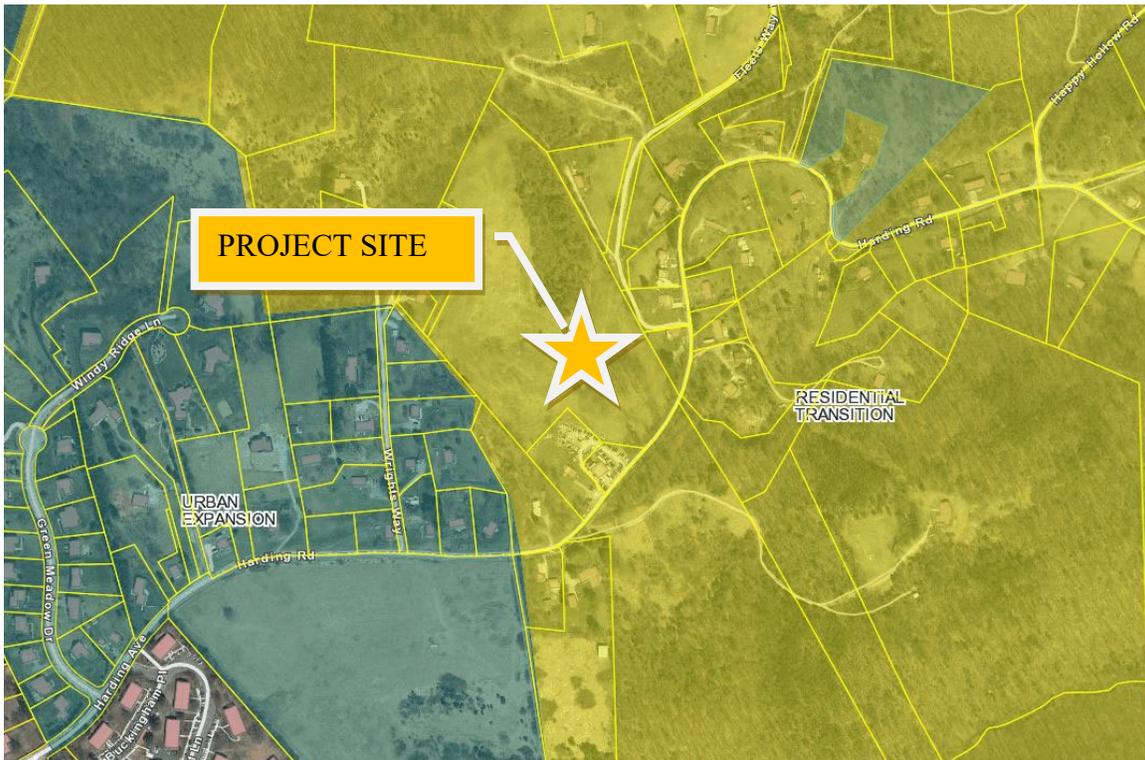
The existing Single-Family Residential unit is primarily zoned R2 but does have a portion of GB within it as well based on the 1982 rezoning. By lot line adjusting this parcel to 0.55 acres and rezoning it to a complete R2 designation, it brings the use on that lot into zoning compliance. The installation of the new public road will also allow all Bug Shop customers and employees to use that road for their new entrance location. This will leave the single-family lot with only 1 driveway entrance and room to turn a car around on that property. This creates a much more compliant, and safe, scenario for zoning as well as VDOT.

When developing the conceptual plan for the proposed mini storage units, units were situated to screen the internal parking drive aisles from adjacent uses. The attached rezoning exhibit labeled Z3 shows the Master Plan layout and designates the building areas, parking areas, and open space. Zoning Exhibit Z4 shows a conceptual layout of the these uses as well as a potential residential development on the remaining R2 zoned property.

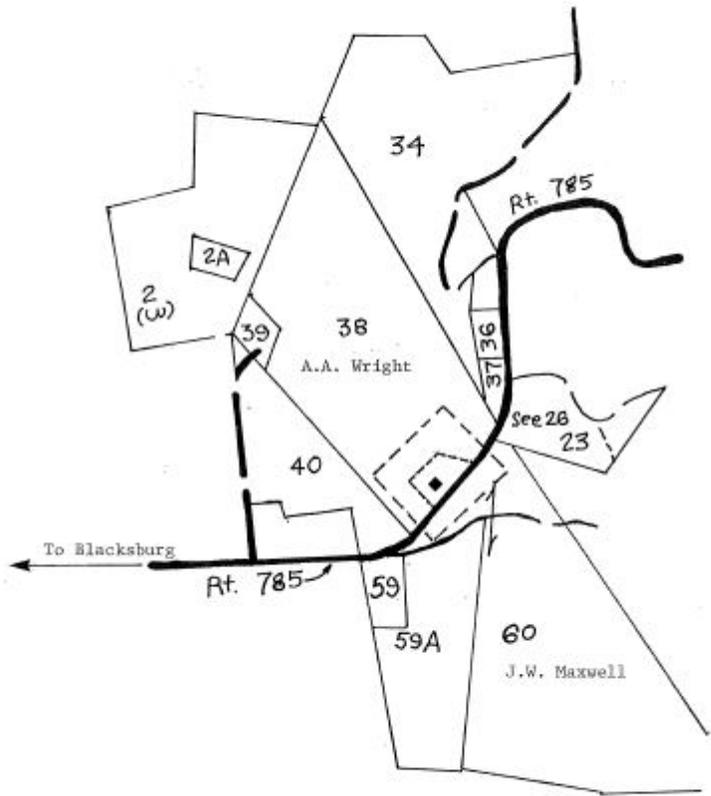
## Montgomery County Zoning Map



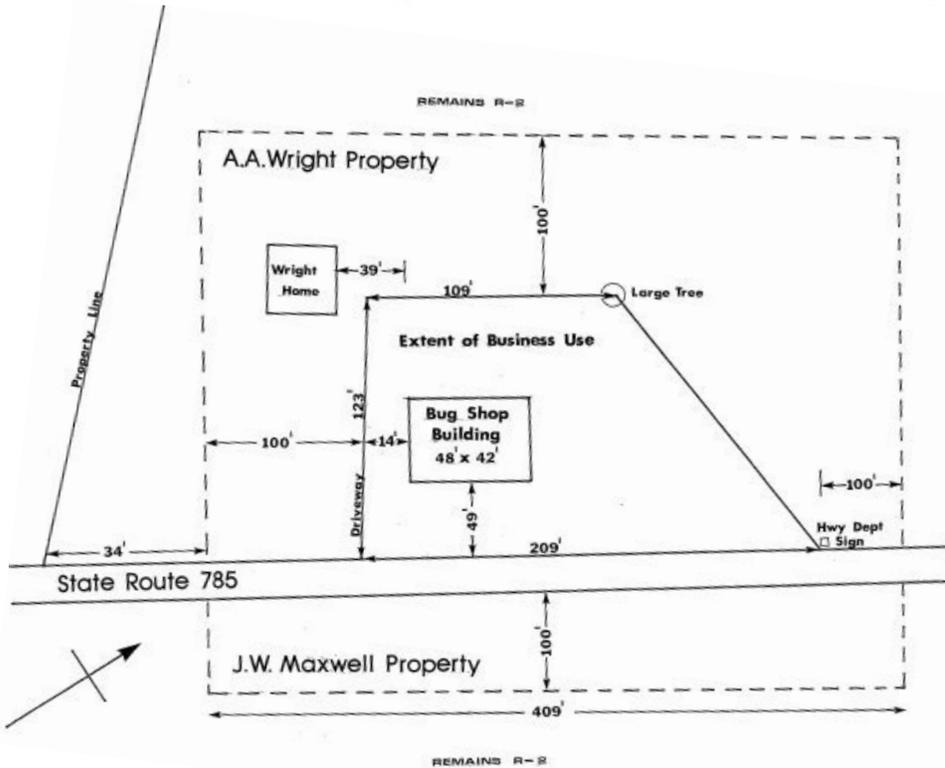
## Montgomery County Future Landuse Map



Rezoning Diagrams from 1982 Request – Ordinance 1982-31



General location of Wright/Maxwell rezoning request. Outside dashed line approximately indicates extent of request from R-2 to GB. Inside dashed line approximately indicates actual extent of business use. Please refer to attached site diagram.





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

- 1) ***PLU 1.5 Residential Transition Areas*** – The development is located within an area designated Residential Transition. While a small portion of the parcel is being requested for a Community Business zoning, the majority of the property will be utilized for residential uses. The Bug Shop has been in service in this area for decades and the proposed mini storage use is a very low impact, low traffic generating use as well that will not be intrusive to the surrounding area.
- 2) ***PLU 1.5.3a Residential Transition Area Facilities and Utilities***– The mini storage development will not require water or sewer, so no new extensions are proposed.
- 3) ***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.
- 4) ***PLU 2.1.g Buffers*** – The development will have buffers along all uses with lower intensities.
- 5) ***TRN 1.3.3 Right of Way Standards*** – The development will provide new right of way to all subdivided lots.
- 6) ***TRN 1.4.3 Shared Access*** – The new proposed road will eliminate a large commercial entrance for the Bug Shop and will allow the Bug Shop, the Mini Storage and any future lots to access Harding Road from one location.
- 7) ***ENV 1.5 Water Quality*** – The development will utilize BMP’s to protect water quality.
- 8) ***ENV 3.2.4 Maintaining Water Quality*** – The development will minimize any negative effect on water quality.
- 9) ***ENV 6.5 Stormwater Management*** – The proposed development will maintain existing drainage patterns for stormwater management.
- 10) ***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 north side of Harding Road and approximately 660 feet west of the new Corporate Limit of the Town of Blacksburg. It is another 1,300’ to the previous corporate line and the location of any public utilities. The Montgomery County PSA does not have any public water or sewer facilities in this area. Connection to Town of Blacksburg water and sewer would require a boundary line adjustment which is not warranted or desired for this project. As the proposed rezoning area is a storage facility, no restrooms are proposed thus no water or sewer service is required/needed. Future residential lots would be served by private well and septic systems. Those facilities would be permitted and approved at a later time through the County subdivision process. Any existing septic systems shall be relocated and re-permitted as necessary if disturbed by any proposed development.

## Roads

The proposed development conceptual plan shows a new public road being constructed that will connect to Harding Road. This road will be designed to meet VDOT standards and will be approved as part of the subdivision and site plan process. The proposed entrance location is approximately 1,040 feet east of Wrights Way (Private) and 530 west of Fleets Way (Private). The closest public roads are Green Meadow Drive which is 0.44 miles to the west and Happy Hollow Road which is 0.49 miles to the east. This new road location will provide all required intersection sight distances and stopping sight distances as dictated by the Virginia Department of Transportation.

Currently the entrances to the Bug Shop and the existing house are directly off of Harding Road and function as one large pull off area. When the proposed road is installed, the existing house will have one driveway access solely for its use. The Bug Shop entrances will be off of the new road and will no longer have access directly off of Harding Road. This will create a much safer intersection for property users, customers and other vehicles using Harding Road. The first entrance to the Bug Shop and the proposed Mini Storage will be across from one another and will be placed approximately 86' off of the Harding Road intersection. Each use will also have a secondary access point approximately 218' from Harding Road. Due to the limited trip generation of these uses and the minimal number of future residential units, no turn lanes into these commercial uses are warranted or proposed. The new road will be terminated with a temporary cul-de-sac as shown on the Master Plan Sheet Z3 that would be removed at the time of the future residential subdivision. All access aisles and parking areas internal to the project will be private and will not be dedicated as public right of way. No commercial entrances driveways will connect directly to Harding Road.

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
Mini Warehouse	151	14,190 sf	23	3	3	2	1	2	1
Single Family Residential	210	24 units	227	18	24	5	13	15	9
Auto Care Center	942	2,676 sf	41	7	9	4	3	4	5
<b>TOTAL</b>			<b>291</b>	<b>28</b>	<b>36</b>	<b>11</b>	<b>17</b>	<b>21</b>	<b>15</b>

As the project is only anticipated to produce 291 daily trips, it does not meet the threshold to require a VDOT 527 Traffic Impact Analysis. Harding Road is a 35-mph road and is classified as a Collector Road. It has approximately 1,800 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 Harding 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 Harding Road.

As such, no additional street improvements are proposed or required with this development.

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

The Parcel A project site area is 14.823 acres. The overall property currently drains naturally in a sheet flow condition to the northeast towards a large natural swale. There are some upstream offsite areas that also drain through this property. The total drainage area coming through and off this site is approximately 34 acres. This drainage area continues east along Fleets Way and various properties in an easterly direction. Approximately, 0.60 miles east from the project site, the drainage converges with Indian Run which is a tributary of the North Fork of the Roanoke River. This sub drainage area reaching Indian Run is approximately 109 acres, while the overall drainage area for Indian Run at this location is approximately 748 acres. 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, entrance improvements and site grading are also planned to occur in one phase. However, the construction of the storage buildings themselves are planned to be phased. As shown on the masterplan, three 100'x25' buildings are planned to be constructed in the first phase. Three additional buildings are shown as future buildings to be constructed at a later time if demand for additional units exists.

The lot line adjustment and subdivision plats required to create the new lot for the storage buildings shall be prepared concurrently with the site plan approval process. Any future by-right R-2 lots shall be designed and approved separately of the site plans for the storage units. 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 areas, storage buildings, stormwater management, and overall lawn maintenance.

No dumpsters or trash pickup is proposed with this plan for the mini storage.

### **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 mini warehouse use and the existing Bug Shop would both be classified as Land Use Group 6. For the mini warehouse, a Type 4 buffer would be required on the north and east sides of the property as the zoning of those adjacent uses are residential. The southern property line would require a Type 3 buffer as Harding Road is a Collector Road. The western property line would require a Type 1 buffer. The revised property lines for the Bug Shop property will also allow for new buffer yards. However, based on the existing building and parking locations, not all property lines will be able to provide the full buffer yards – specifically along Harding Road, the proposed road, and a small portion of the western property line.

### **Public School Impacts**

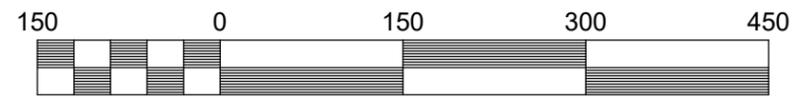
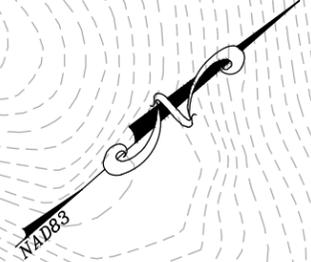
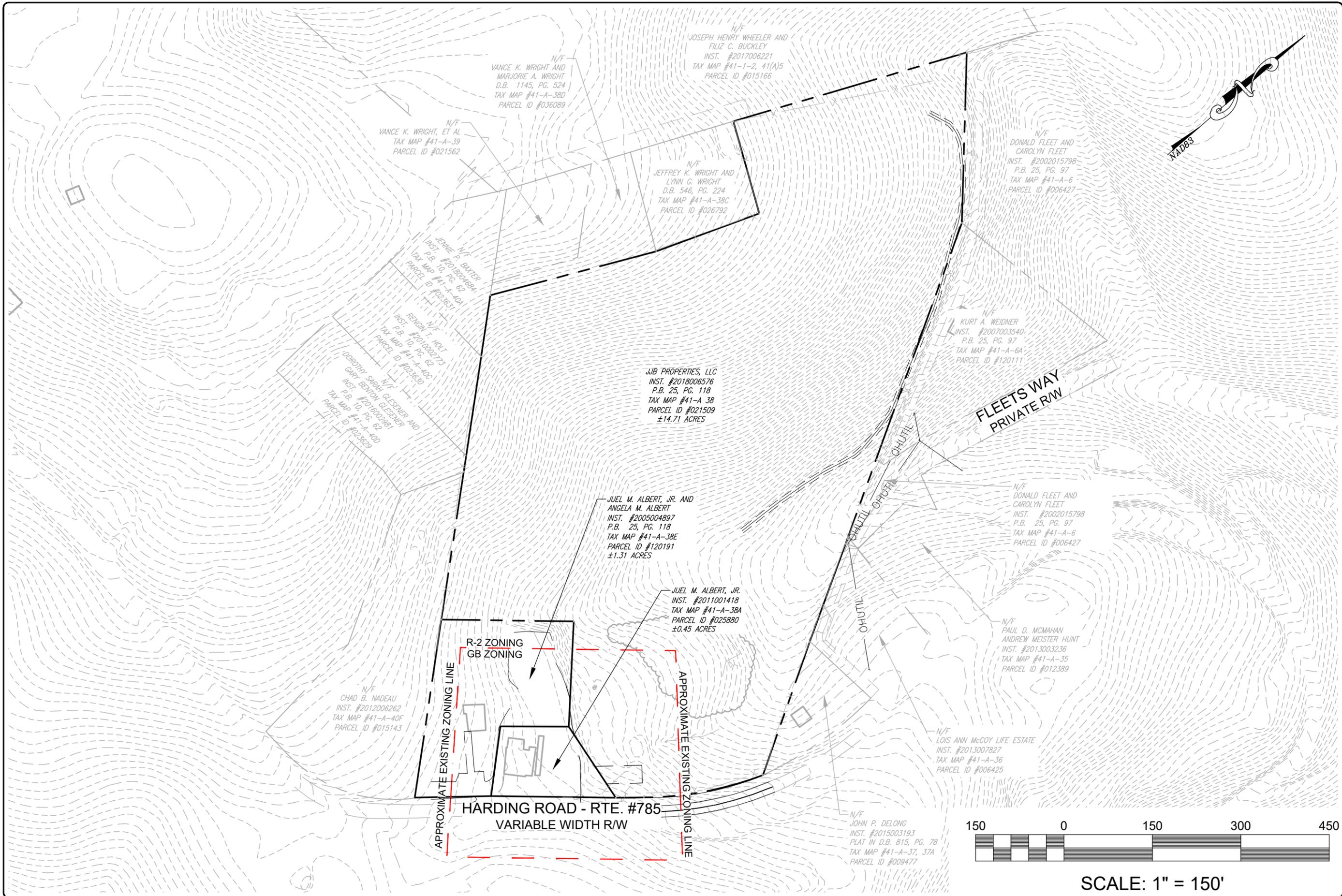
The portion of the properties requested for rezoning that are commercial uses will not have any impacts on the public school system. Future by-right development of the remaining R-2 property would have the potential to add students to the public school system. It is estimated that there may be a maximum of 12 duplex structures which would yield 24 dwelling units. Based on the national average of a single dwelling unit adding 0.6 students to the school system, the project would on average have the potential of increasing the enrollment by 15 total students. Full build-out and occupancy of the project will likely be 18-24 months after rezoning approval, thus the development would likely not create an instant adverse impact on the school system.





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

Roanoke / Richmond  
 New River Valley / Staunton  
 Harrisonburg / Lynchburg  
[www.balzer.cc](http://www.balzer.cc)  
 1208 Corporate Circle  
 Roanoke, VA 24018  
 540.772.9580



SCALE: 1" = 150'

**HARDING ROAD PROPERTIES REZONING**

**OVERALL EXISTING CONDITIONS**

MOUNTAIN TOP INDUSTRIAL DISTRICT  
 MONTGOMERY COUNTY, VIRGINIA

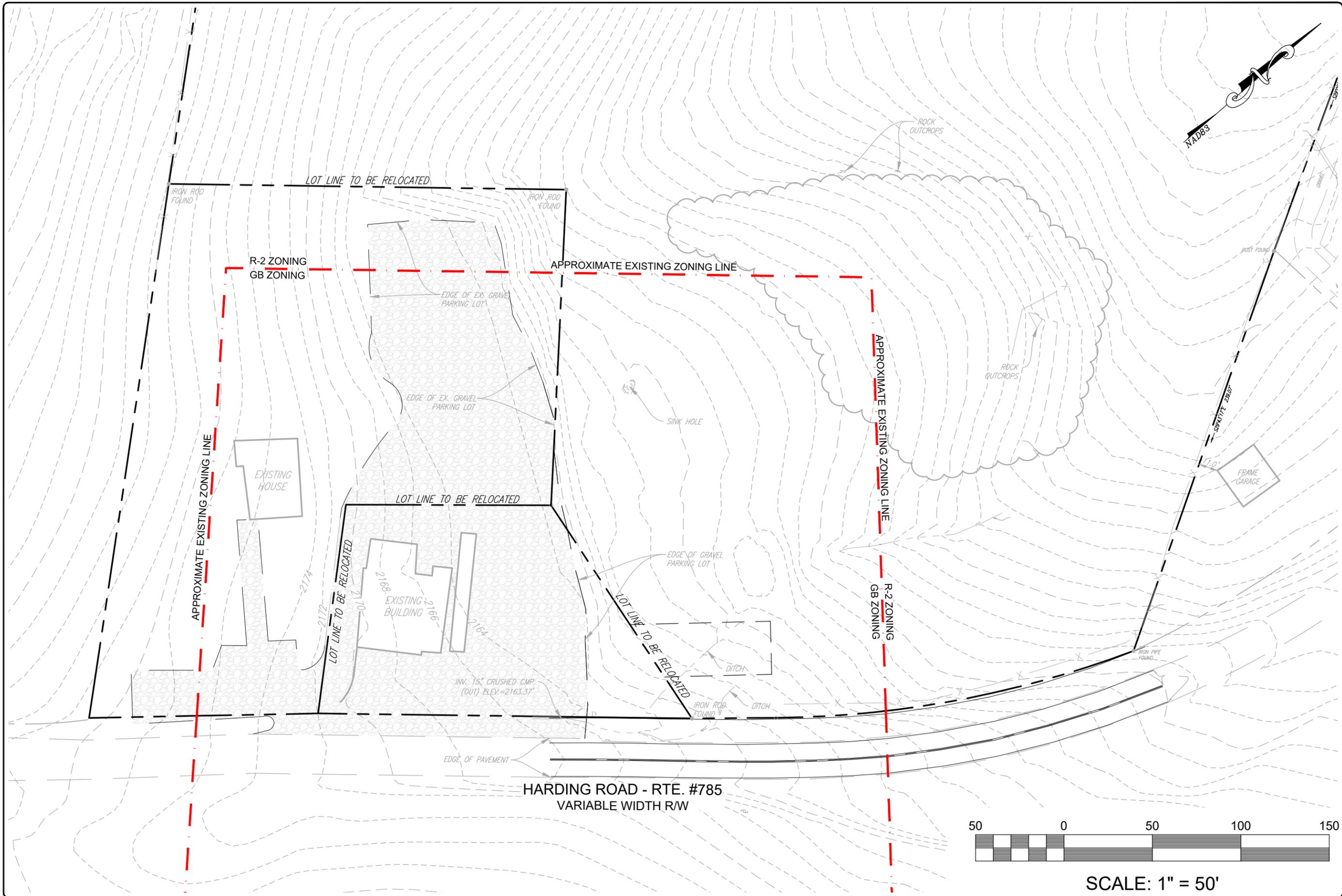
DRAWN BY	GLM
DESIGNED BY	GLM
CHECKED BY	SMS
DATE	6/3/19
SCALE	1" = 150'
REVISIONS	

**Z1**



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 1208 Corporate Circle  
 Roanoke, VA 24018  
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**HARDING ROAD PROPERTIES REZONING**

**EXISTING CONDITIONS**

MOUNTAIN ASSESSMENT DISTRICT  
 MONTGOMERY COUNTY, VIRGINIA

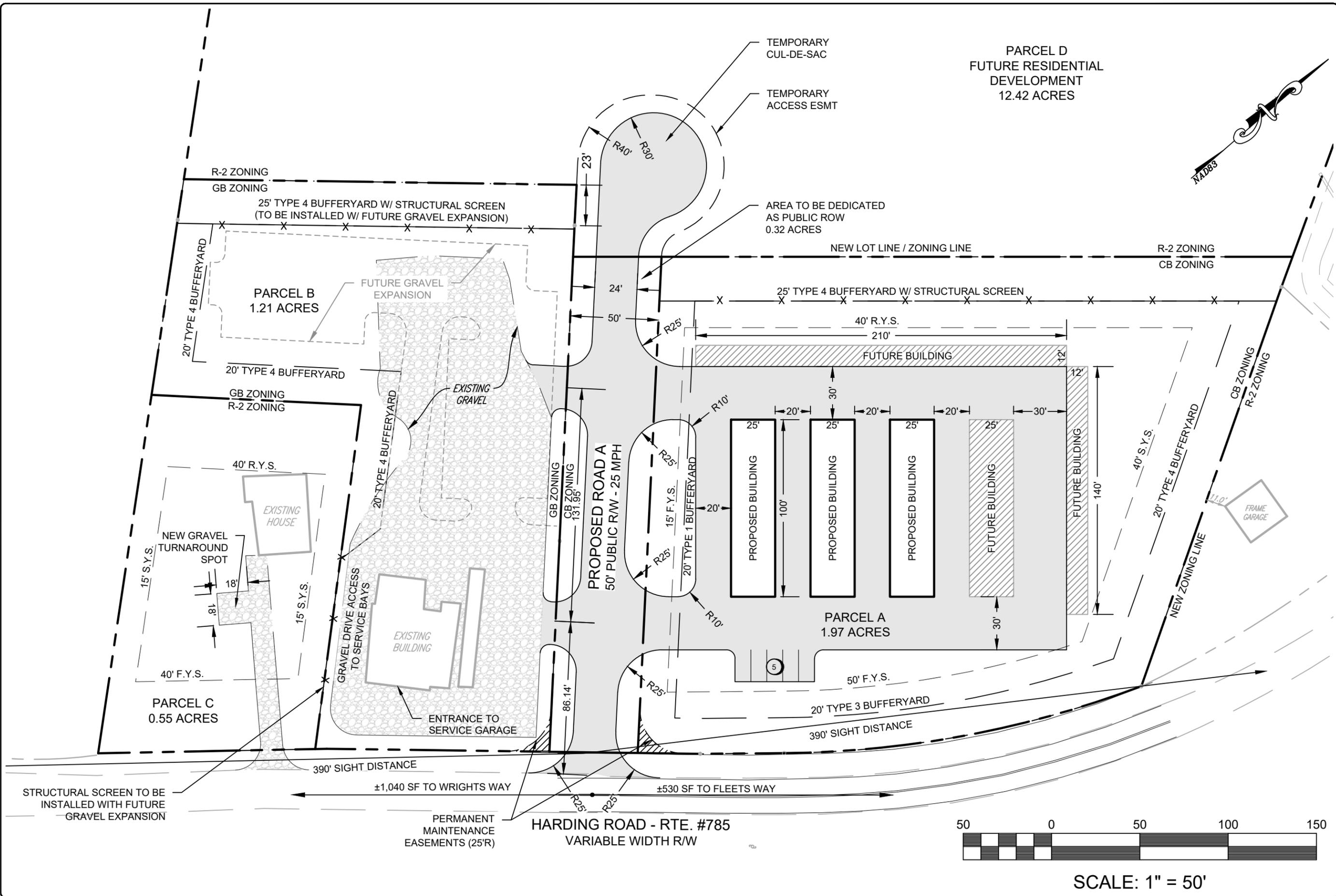
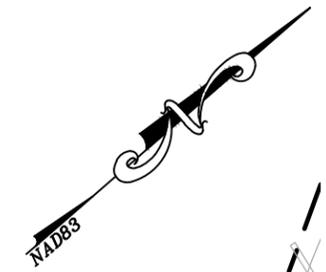
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DESIGNED BY	GLM
CHECKED BY	SMS
DATE	6/3/19
SCALE	1" = 50'
REVISIONS	



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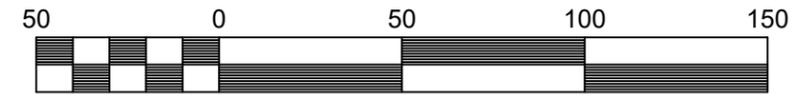
PARCEL D  
 FUTURE RESIDENTIAL  
 DEVELOPMENT  
 12.42 ACRES



HARDING ROAD PROPERTIES REZONING  
 MASTER PLAN

DRAWN BY GLM  
 DESIGNED BY GLM  
 CHECKED BY SMS  
 DATE 6/3/19  
 SCALE 1" = 50'  
 REVISIONS

MOUNTAIN VIEW INDUSTRIAL DISTRICT  
 MONTGOMERY COUNTY, VIRGINIA



SCALE: 1" = 50'

Z3

PROJECT NO 24180051.00



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

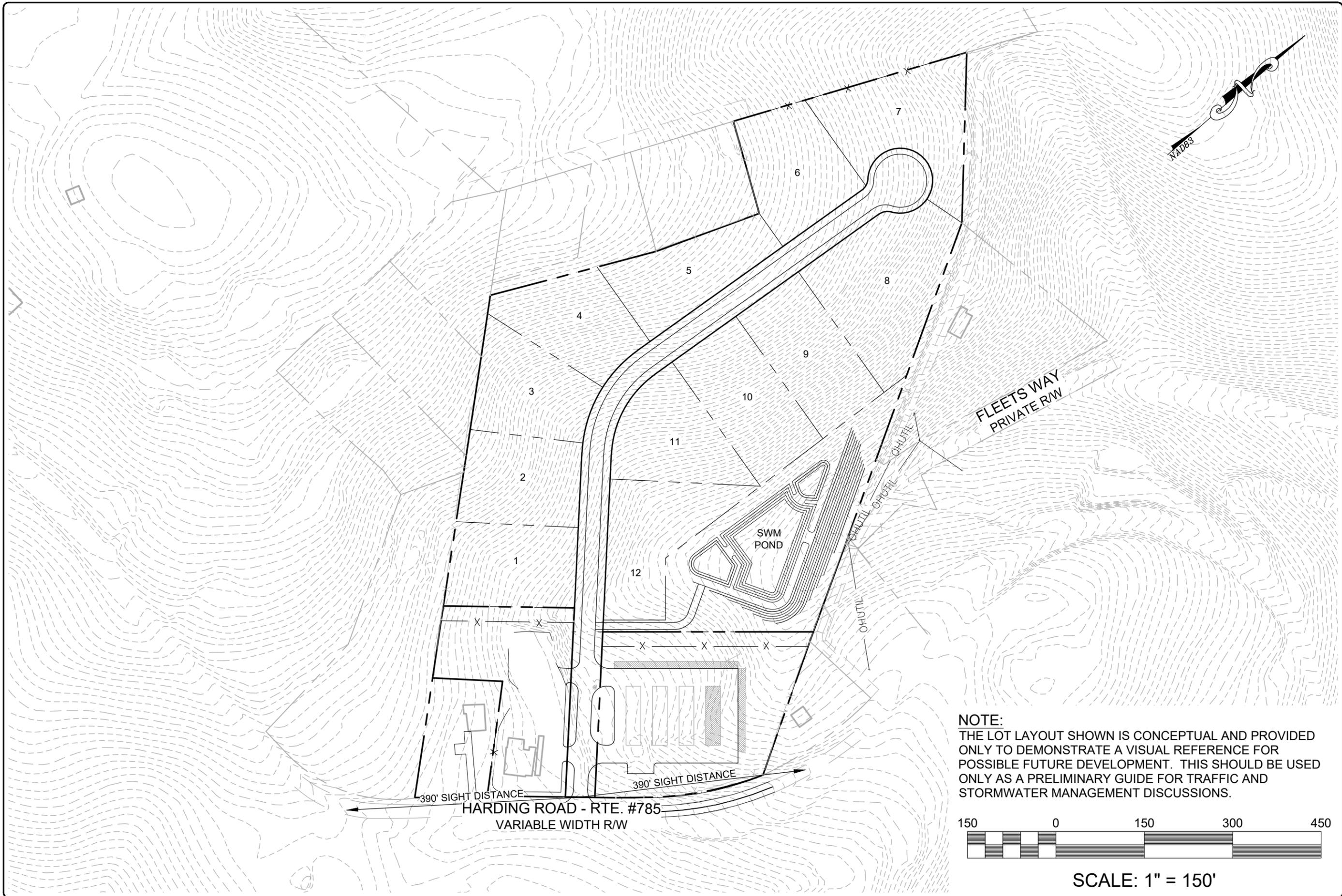
Roanoke / Richmond  
 New River Valley / Staunton  
 Harrisonburg / Lynchburg  
[www.balzer.cc](http://www.balzer.cc)  
 1208 Corporate Circle  
 Roanoke, VA 24018  
 540.772.9580

**HARDING ROAD PROPERTIES REZONING**

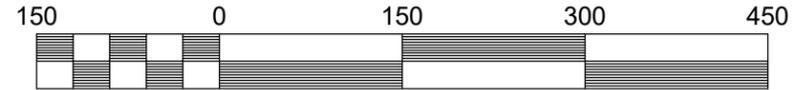
**CONCEPTUAL LOT LAYOUT**

MOUNT TABOR INDUSTRIAL DISTRICT  
 MONTGOMERY COUNTY, VIRGINIA

DRAWN BY GLM  
 DESIGNED BY GLM  
 CHECKED BY SMS  
 DATE 6/3/19  
 SCALE 1" = 150'  
 REVISIONS



**NOTE:**  
 THE LOT LAYOUT SHOWN IS CONCEPTUAL AND PROVIDED ONLY TO DEMONSTRATE A VISUAL REFERENCE FOR POSSIBLE FUTURE DEVELOPMENT. THIS SHOULD BE USED ONLY AS A PRELIMINARY GUIDE FOR TRAFFIC AND STORMWATER MANAGEMENT DISCUSSIONS.



**SCALE: 1" = 150'**

**Z4**

PROJECT NO. 24180051.00