Planning

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MONTGOMERY, VIRGINIA HELD ON THE 18th DAY OF DECEMBER, 2006 AT 6:00 P.M. IN THE BOARD CHAMBERS, MONTGOMERY COUNTY GOVERNMENT CENTER, 755 ROANOKE STREET, CHRISTIANSBURG, VIRGINIA:

ORD FY-07-09
AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 28.32 ACRES FROM AGRICULTURE (A-1) TO GENERAL BUSINESS (GB) LOCATED ON THE NORTHEAST SIDE OF FARMVIEW ROAD, EAST OF NORTH FRANKLIN ST (US 460 BUS) AND WEST OF THE US ROUTE 460 (BYPASS), WITH PROFFER PROVIDING INTERPARCEL ACCESS TOWARD STATE ROUTE 114
ROGER WOODY

On a motion by Doug Marrs, seconded by Gary D. Creed and carried unanimously,

BE IT ORDAINED, By the Board of Supervisors of Montgomery County, Virginia that it hereby finds that the proposed rezoning is in compliance with the Comprehensive Plan and meets the requirement for public necessity, convenience, general welfare and good zoning practice, and therefore the zoning classification of that certain tracts or parcels of land consisting of 28.324 acres of land is hereby amended and rezoned from the zoning classification of Agriculture (A-1) to General Business (GB) subject to the following proffer condition:

1. Once the development produces an average of 10,000 trips per day on Farmview Road, the applicant shall provide an interparcel access going from the applicant's property that is subject to this rezoning, toward State Route 114. This interparcel access will run on land owned by the applicant, through the K-Mart parking lot adjacent to the K-Mart building and it will terminate at Laurel Street, which provides further access to State Route 114. If a more desirable access way leading to State Route 114 via Welcome Street, the lower property from Arbor Drive, or elsewhere becomes available prior to the installation of this interparcel access way, the more desirable access may be built in lieu of the one cited above adjacent to K-Mart.

This action was commenced upon the application of Roger Woody and Roger Woody T/A Showcase Home Builders.

The property is located on the northeast side of Farmview Road, east of North Franklin St (US 460 BUS) and west of the US Route 460 (Bypass), and is identified as Tax Parcel No(s). 79-A-23, 24-26, 26A; 79-A-142, 143-147 (Acct #'s 017576, 021678, 026179, 021680, 032861, 001650, 006010, 021677, 001730, 029424, 001729) in the Shawsville Magisterial District (District B). The property currently lies in an area designated as Urban Expansion in the Comprehensive Plan.

BE IT FURTHER ORDAINED, That the Board hereby instructs County staff to forward to the Town of Christiansburg the concerns raised by the citizens regarding the development of the property such as traffic flow, traffic congestion, buffers to protect adjacent property, noise, commercial lighting spillover, and possible dust control issues such that the Town staff can mitigate such inputs in accordance with the Town's subdivision site plan review and other land use and building controls as prescribed by the Town Manager's letter of October 2, 2006 and statement recorded at the October 23,2006 Board of Supervisors meeting.

This ordinance shall take effect upon adoption.

The vote on the foregoing ordinance was as follows:

AYE	NAY
Mary W. Biggs	None
Annette S. Perkins	
James D. Politis	
John A. Muffo	
Gary D. Creed	
Doug Marrs	
Steve L. Spradlin	

ATTEST: B. Clayton Goodman III
B. Clayton Goodman, III
County Administrator