

**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): RWW36 LLC	Address: 144 OAK TREE BLVD CHRISTIANSBURG, VA 24073
Telephone: 540-382-5885	Email: SCHB@SWVA.NET

Applicant Name:    Owner    Contract Purchaser/Lessee RWW36 LLC	Address: 144 OAK TREE BLVD CHRISTIANSBURG, VA 24073
Telephone: 540-382-5885	Email: SCHB@SWVA.NET

Representative Name and Company: STEVE SEMONES - WESTWOOD PS	Address: 80 COLLEGE STREET SUITE H CHRISTIANSBURG, VA 24073
Telephone: 540-381-4290	Email: STEVE.SEMONES@WESTWOODPS.COM

**Property Description:**



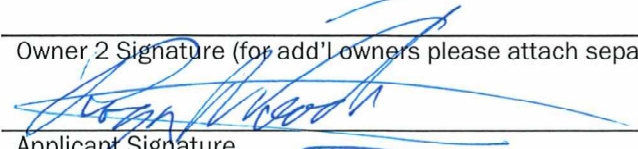

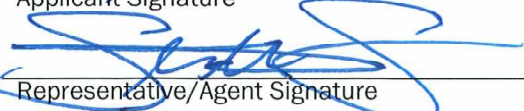

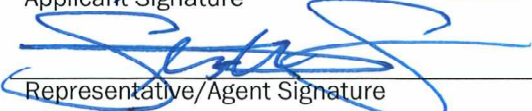

Location or Address: (Describe in relation to nearest intersection) TERMINUS OF BARN ROAD		
Parcel ID Number(s): 008939 / Vacated Meadow Creek Road / Vacated Barn Road	Acreage: 0.67 / 0.989 / 0.430	Existing Zoning: A1 / C1 / C1
Comprehensive Plan Designation: UDA	Existing Use: VACANT	

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

Proposed Zoning (Include Acreage): GENERAL BUSINESS - WITH PROFFERED CONDITIONS
Proposed Use: BY RIGHT GB USES AS DESCRIBED IN THE PROFFER STATEMENT

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.

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

**REZONING APPLICATION  
FOR**

**RWW36 PROPERTY  
BARN ROAD  
FUTURE COMMERCIAL  
DEVELOPMENT**

**TAX PARCEL #104-A 27B  
PARCEL ID #008939**

**December 15, 2025**

PREPARED FOR:	RWW36, LLC 144 OAK TREE BOULEVARD CHRISTIANSBURG, VA 24073
PREPARED BY:	BALZER & ASSOCIATES, INC. 80 COLLEGE STREET SUITE H CHRISTIANSBURG, VA 24073

**RWW36 PROPERTY - BARN ROAD  
FUTURE COMMERCIAL DEVELOPMENT  
COMPREHENSIVE PLAN JUSTIFICATION**

**Property and Project Description**

The property described in the Rezoning application is currently zoned Agriculture A1. The adjacent property owned by RWW36, LLC and RWW34, LLC was originally rezoned to GB in 2009 and included a binding masterplan. That rezoning was amended in 2010 with a new masterplan and proffers and again in 2024. Part of that masterplan included the realignment and construction of Meadow Creek Road. Over the last 15 years, some work has occurred on the property including, the construction of Meadow Creek Road, a mass grading of the property to set up future development and the construction of a semi-regional stormwater management facility to serve this property and future development area on Carilion. However, the original rezoning area included property owned by the Young family who after rezoning, decided not to sell their property to RWW36. The final VDOT alignment of Meadow Creek Road also differed from the approved masterplan. Both changes make the previously approved masterplan unbuildable. Thus, any development on the site required the previous rezoning approval to be amended. No use has existed on the property in the last couple of decades other than a small rental house. 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 add in the 0.67 acre parcel on Barn Road and to also show areas of vacated right of way to be incorporated into the overall future developable area. The breakdown of the proposed additional acreages is as follows:

- 1) Subject Parcel as shown on attached Master Plan Sheet Z3  
Currently Zoned A1  
Tax Map ID# 104-4-27B & Parcel ID# 008939  
Existing Acreage: 0.670 ac
- 2) Vacated Meadow Creek Road Right of Way as shown on attached Master Plan Sheet Z3  
Currently Zoned C1  
Instrument #2021011352  
Existing Acreage: 0.989 ac
- 3) Vacated Barn Road Right of Way as shown on attached Master Plan Sheet Z3  
Currently Zoned C1  
Instrument #2021013134  
Existing Acreage: 0.430 ac

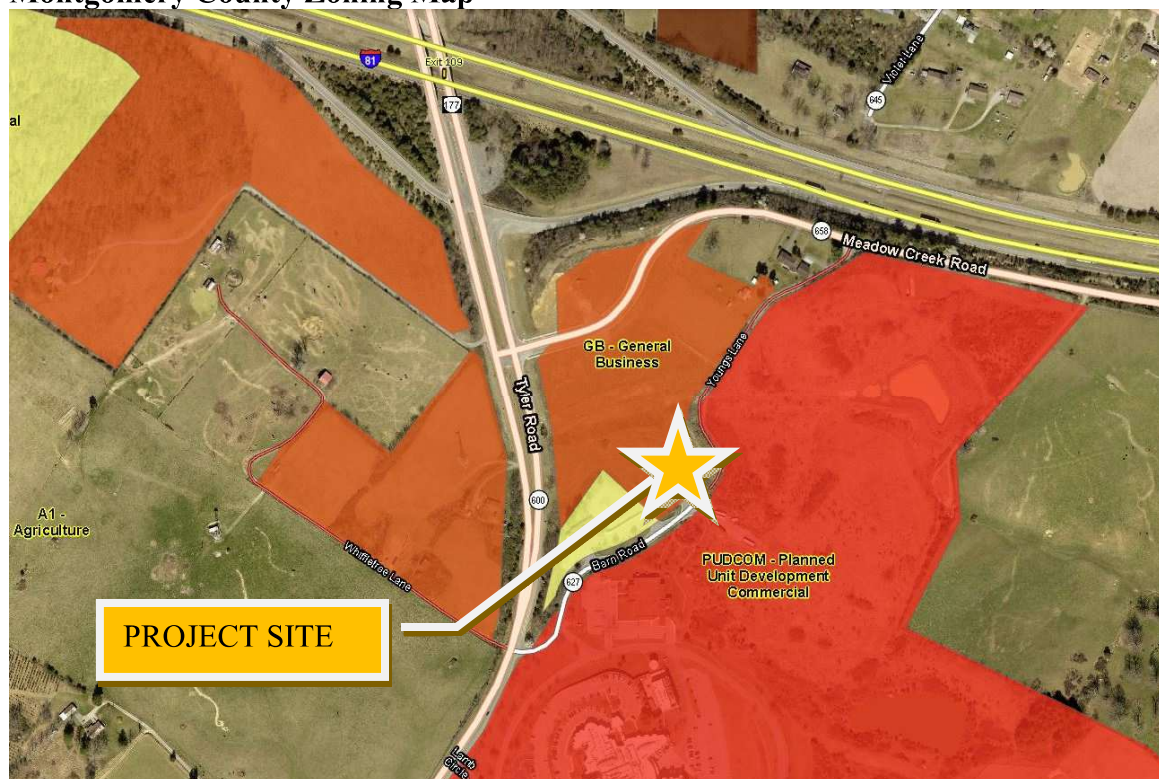
The proposal is for the subject parcel and the vacated right of way areas to be included in the overall project area to allow for a larger development potential on each side of Meadow Creek Road.. Uses for the two future phase development areas shown on the

Sheet Z3 would be in compliance with the same proffered conditions as the original and amended rezoning approvals.

The requested rezoning amendment to the existing GB General Business would allow for a future land use that is in keeping with the original approval and in accordance with the Montgomery County Comprehensive Plan and the 177 Corridor Plan which designates this area as an Urban Development Area. Urban Development Areas are areas which have been designated as preferred locations for new residential and nonresidential development. These areas are designated for reasonably compact development that can accommodate 10-20 years of projected growth. The Urban Development Areas also allow for development that will be compatible to existing development within the corporate limits.

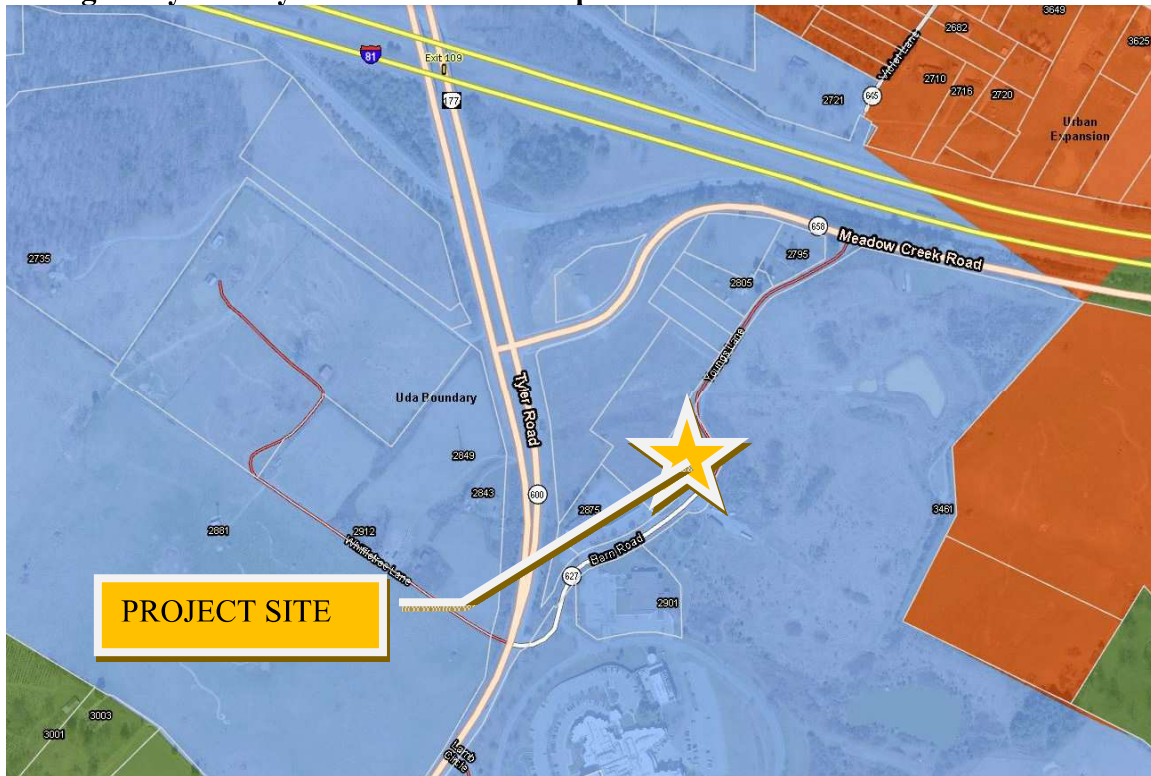
Given the site constraints and necessary compliance with specific zoning regulations, the current layout gives a realistic build out density to use for projecting water and sewer usage as well as transportation planning. The attached rezoning exhibit labeled Z3 shows the Master Plan layout and designates 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 1.8.2 – The development is proposed within a planned corridor area (177 Corridor) and is under the review of Montgomery County and the City of Radford.
- 2) PLU 1.8.4.c,e – The overall development provides commercial uses and is compatible with development within the corporate limits. It also provides opportunities for pedestrian and vehicular circulation throughout the development.
- 3) PLU 1.8.5.a,c / 2.1.b – The development will have public utilities and will allow for effective transportation strategies.
- 4) PLU 1.8.6 – Due to the project being located in the 177 Corridor, Montgomery County and the City of Radford had coordinated on this area being designated for commercial expansion.
- 5) PLU 2.1a – The commercial development is located within an area designated Urban Development Area.
- 6) PLU 2.1.f – The development will provide safe pedestrian walkways to land uses.
- 7) PLU 2.1.c,e, TRN 1.3.2 – The proposed site entrances will be safely designed and will be constructed at the owner's expense. The proposed site access and reserved right of way will allow for future interconnections with adjacent properties.
- 8) PLU 2.1.d, f – The development will have pedestrian access between uses.

- 9) PLU 2.1.g – The development will have buffers along all uses with lower intensities as well as increased buffers as required by the 177 Corridor Overlay regulations.
- 10) ENV 3.2.4 – The development will minimize any negative effect on water quality.
- 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 is maintaining existing drainage patterns for stormwater management.
- 13) ENV 7.0 – The proposed development is maintaining water quality and protecting downstream properties with stormwater management techniques.
- 14) TRN 1.3.2, TRN 1.3.5 – Interconnectivity of roads and walkways will be provided.
- 15) TRN 1.4.2 – Access to the proposed higher intensity uses will be within the property as opposed to accessing off of a major thoroughfare, i.e.. Tyler Road. Each use will not have its own entrance off of Tyler Road.
- 16) TRN 2.4.1 – The proposed main entrance location meets the access management requirements in the 177 Corridor Plan.

The elements that directly conform to the issues stated in the Montgomery County 2025 Comprehensive Plan for the **VA 177/ Tyler Avenue Corridor Area** and **The Route 177 Gateway Area Plan** are the following:

- 1) The proposed main entrance to the overall project area off Tyler Road is where the existing Meadow Creek Rd cross-over with Tyler Rd is located and other access points will be in accordance with VDOT Access Management Guidelines.
- 2) Additional landscape buffer requirements will be adhered to based on the Corridor Plan.
- 3) The development meets the uses allowed by the Future Land Use Map.
- 4) Any utility upgrades required as a result of the proposed development would be installed by the developer.
- 5) The use proposed by-right uses are considered a Service-Oriented use and are in the appropriate land use area as shown on Figure 7, Page 14.

### **Water & Sewer Service**

The proposed rezoning area is on the east side of Tyler Road and to the south of Interstate 81 Northbound and adjacent to the relocated Meadow Creek Road. Currently the site does have public 8" water and public 8" sewer service located adjacent to the parcel boundaries along the southern property line adjacent to Barn Road. The main connection to the Montgomery County Public Service Authority (PSA) operated water and sewer is located on Barn Road. Both the water and sewer will be extended appropriately into the subject property and designed to allow future connections to adjacent parcels. All public utility easements will be dedicated as required by Montgomery County PSA standards.

According to the letter provided to the owner from the PSA on June 22, 2009, the pump station has an additional 40,000 gallons of capacity and the sewer system has 103,000 gallons of remaining capacity. These numbers were confirmed to be consistent as of

5/13/2024 based on information received from the previous PSA Director as no additional development has occurred in this corridor since the original letter issued in 2009. Previously approved Phase I water usage was estimated at approximately 35,000 gpd. Coordination with the PSA will be necessary to ensure that the pump station can be upgraded in the future by others as adjacent property develops.

Future Phases of Development water and sewer usages are unknown at this time as there is not a confirmed use to be built on the subject property.

All water and sewer usage rates per taken from the Virginia Department of Health Design and Construction criteria table 5.1.

The subject property is identified in the Montgomery County Comprehensive Plan as Urban Development Area (UDA). The Comprehensive Plan identifies Urban Development Areas as those areas designated by the County as appropriate for higher density and intensity residential and commercial development over the next 10-20 years and which have public utilities available to them.

Applicant will construct or cause to be constructed at no expense to the County all water/sewer mains and appurtenances on the Property and will connect the water/sewer mains to publicly owned water/sewer mains. All water mains and sewer mains will be constructed to the standards of the County, will comply with the regulations and standards of the County and will comply with the regulations and standards of all other applicable regulatory authorities. All water mains and appurtenances and sewer mains will be dedicated to public use.

### **Roads**

As mentioned previously, Meadow Creek was realigned as part of a VDOT Revenue Sharing project several years ago. As part of that project, two commercial entrances were installed to serve the northern and southern adjacent properties. The proposed development conceptual plan shows the location of the existing entrances and the Phase I development plans to use that existing southern commercial entrance. It is also proposed to install a right in/right out access point on Tyler Road approximately 305' south of the Meadow Creek Road intersection. This entrance was proposed on the amended 2010 rezoning as well. All entrances will be designed to meet VDOT commercial entrance standard guidelines as well as to service the vehicles that will be utilizing the development, such as tractor trailers. All access aisles and parking areas internal to the project will be private and will be designed to Montgomery County standards. Access to future development phases nearest Barn Road would likely be accessed from Barn Road due to topographical challenges and the overhead powerline infrastructure and easements.

The previous 2024 amendment included projected trip generation for the Phase I convenience store and restaurant at a rate of 1,034 daily trips, 104 peak hour AM trips and 83 peak hour PM trips. It is important to note that the 2010 rezoning approval included uses that totaled 7,752 average daily trips, 588 AM peak hour trips and 713 PM

peak hour trips. With the overall reduced developable area, it is unlikely that future phases of development on the north side of Meadow Creek Road and areas accessed from Barn Road would support uses large enough that would generate enough trips per day to equal or exceed the 2010 estimates. However, all future developments will provide updated trip generation data along with turn lane analysis and any other traffic related analysis required by the Virginia Department of Transportation at the time of site plan submittal. Any improvements warranted by future developments shall be the responsibility of the developer.

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

A semi-regional stormwater management facility was designed and then constructed in 2017 to serve this development area and certain future developable areas of Carilion New River Valley Medical Center. The facility itself is located on hospital property with all easements and maintenance agreements in place. A current Virginia Stormwater Management Program (VSMP) / Construction General Permit (CGP) is active for the subject property which allows it to continue to use the existing pond. Should future development exceed previous assumptions, a project may be required to construct additional stormwater management improvements. However, as the subject area's developable area has been reduced, no additional stormwater management is anticipated for a future project on the subject parcel.

### **Project Phasing**

The overall development is likely to be constructed in multiple phases. Phase I will be the previously approved convenience store/restaurant on the south side of Meadow Creek Road. The Barn Road parcel and the parcel to the north of Meadow Creek Road do not currently have final users or businesses defined so those developments would occur in the future and would require a separate site plan to be submitted to the County for review and approval.

### **Property Maintenance**

The property owners shall be responsible for maintenance of the property. A management company may be contracted which would oversee exterior maintenance required for the parking areas and overall lawn maintenance.

The project is proposing a trash enclosure onsite. The site plan shows a double dumpster with screening walls. All trash will be collected by a private 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 landscaping along the frontage adjacent to Tyler Road is shown as a Type 3, the parcel lines adjacent to



property with a residential use will have a 25' Type 4 Buffer, the frontage along I-81 will have 20' type 4, and the parcel lines adjacent to properties of medical use shall have a 20' type 2 buffer as required by the matrix and the 177 Corridor Plan. These buffers should provide adequate screening for the property from adjacent properties and right of ways.

### **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 General Business has no residential development uses proposed, the project will have no impact 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): December 15, 2025

Applicant Name: RWW36, LLC

Owner(s) Name: RWW36, LLC

Applicant Address: 144 Oak Tree Blvd

Owner Address: 144 Oak Tree Blvd

Christiansburg, VA 24073

Christiansburg, VA 24073

Project Name: BARN ROAD REZONING

Property Description: ONE PARCEL LOCATED AT THE TERMINUS OF BARN ROAD APPROXIMATELY 950' NE OF THE INTERSECTION OF BARN ROAD AND TYLER ROAD. THE PROPERTY IS CURRENTLY VACANT AND IS REQUESTED FOR REZONING TO ALLOW FOR REDEVELOPMENT THAT IS CONSISTENT WITH THE PREVIOUSLY APPROVED REZONING APPLICATIONS FOR THE ADJACENT PROPERTIES.

Magisterial District: RINER Parcel ID Number(s): 008939

Current Zoning District: A1 Requested Zoning District(s): GB with proffers

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 Z3 dated December 15, 2025.*
- 2) *The site shall be served by Montgomery County PSA sanitary sewer and water. The rezoning of the property does not allocate or reserve water and sewer capacity for the proposed development. Site plan approval for the development shall be conditioned upon adequate water and sewer capacity being available. There is a limited amount of water and sewer capacity available for development in the 177 Corridor before infrastructure improvements are needed to increase capacity. The applicant may be responsible for bearing the cost of any necessary utility infrastructure improvements needed by the PSA both on site and off site to accommodate the requested capacity based on the proposed use for the Property.*
- 3) *The right in/right out entrance shall be approved and constructed prior to the issuance of a certificate of occupancy for the convenience store building as shown on the approved Master Plan.*
- 4) *The following by-right uses in General Business shall not be permitted upon rezoning:*
  - a. apartment as accessory use*
  - b. building material sales*
  - c. cemetery*
  - d. church*
  - e. civic club*
  - f. crematorium*
  - g. custom meat cutting- processing and sales*
  - h. funeral home*
  - i. homeless shelter*
  - j. pet-household*
  - k. public utility lines, other distribution or collection facility*
  - l. school*
  - m. garden center*
- 5) *The following architectural standards of the development will be incorporated into the development to provide compatibility with commercial uses on the 177 Corridor:*
  - a. No heating, air conditioning or mechanical equipment shall be placed on the roof of any building unless screened from ground level. Flat roofs shall have a parapet wall tall enough in height to screen any roof mounted mechanical equipment.*
  - b. The exposed portions of all exterior wall surfaces of each building on the Property (excluding rooftop screening materials for mechanical equipment) shall be designed and constructed of similar materials. This proffer shall not preclude the use of a design that alternates a combination of permitted materials for architectural effect. Building materials shall consist primarily of brick, stone, split face block, EIFS such as Dryvit, cementitious siding. Accent materials such as additional glazing and/or decorative metal panels shall be allowed.*
  - c. Roofing materials for pitched roofs shall be metal, natural or composite shingle. Buildings with flat roofs shall have a decorative cornice at the top of all walls.*

- d. When a building is adjacent to a public right of way, architectural detail shall be incorporated to create architectural character on the building faces that are visible from that public right of way. Detail includes highlighting foundations, lintels, sills and cornices with contrasting materials and breaking up the mass of the building with bands at floor levels or projections at entries.*
- e. Windows and doors shall have a regular pattern of solids and voids that are consistent throughout individual buildings when visible from a public right of way.*
- f. Building elevations shall be included with all site plan submittals.*
- g. Prefabricated metal buildings with vertical metal siding shall be prohibited.*

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:** ROGER W. WOODY

**Title and/or Company:** MANAGING MEMBER - RWW36, LLC

**Signature:** 

**State of** Virginia **County of** Montgomery

"The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of December, 2025 by

Roger Woody."

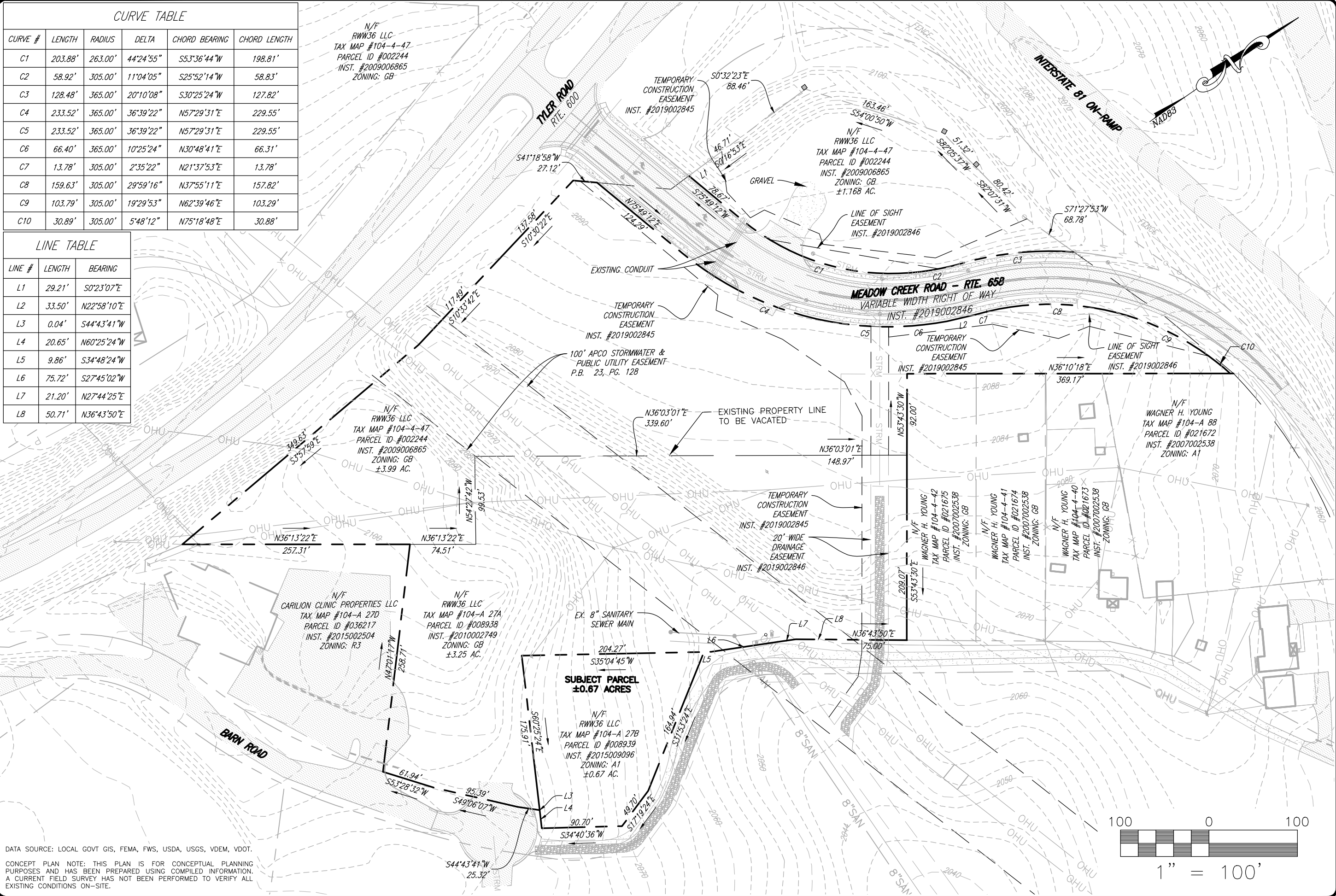
  
Notary Public

**My Commission Expires:** September 30, 2026

Sherry Kay Trout-Van Dyke  
NOTARY PUBLIC  
REGISTRATION # 7782676  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES September 30, 2026

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	203.88'	263.00'	44°24'55"	S53°36'44"W	198.81'
C2	58.92'	305.00'	11°04'05"	S25°52'14"W	58.83'
C3	128.48'	365.00'	20°10'08"	S30°25'24"W	127.82'
C4	233.52'	365.00'	36°39'22"	N57°29'31"E	229.55'
C5	233.52'	365.00'	36°39'22"	N57°29'31"E	229.55'
C6	66.40'	365.00'	10°25'24"	N30°48'41"E	66.31'
C7	13.78'	305.00'	2°35'22"	N21°37'53"E	13.78'
C8	159.63'	305.00'	29°59'16"	N37°55'11"E	157.82'
C9	103.79'	305.00'	19°29'53"	N62°39'46"E	103.29'
C10	30.89'	305.00'	5°48'12"	N75°18'48"E	30.88'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	29.21'	S0°23'07"E
L2	33.50'	N22°58'10"E
L3	0.04'	S44°43'41"W
L4	20.65'	N60°25'24"W
L5	9.86'	S34°48'24"W
L6	75.72'	S27°45'02"W
L7	21.20'	N27°44'25"E
L8	50.71'	N36°43'50"E



Roanoke / Richmond  
New River Valley  
Shenandoah Valley

**www.balzer.cc**

80 College Street  
Suite H  
Christiansburg, VA 24073  
540.381.4290

## BARN ROAD REZONING

### EXISTING CONDITIONS

DRAWN BY SJW  
CHECKED BY SMS  
DATE 12/15/2025  
SCALE 1" = 100'  
REVISIONS

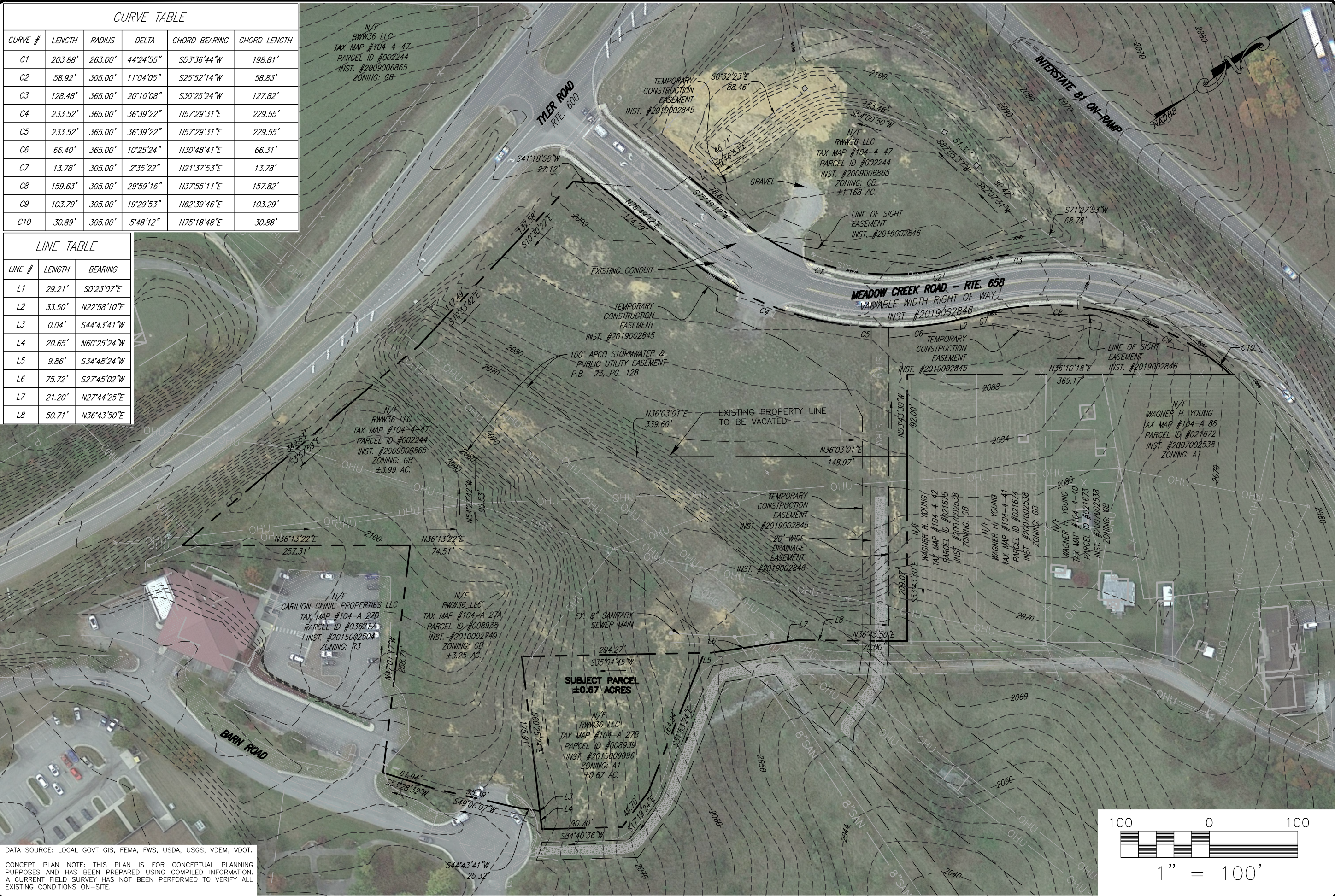
**Z1**

PROJECT NO 24240055.00



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L6	75.72'	S27°45'02"W
L7	21.20'	N27°44'25"E
L8	50.71'	N36°43'50"E



Roanoke / Richmond  
New River Valley  
Shenandoah Valley

**www.balzer.cc**

80 College Street  
Suite H  
Christiansburg, VA 24073  
540.381.4290

## BARN ROAD REZONING

### EXISTING CONDITIONS WITH AERIAL IMAGERY

DRAWN BY SJW  
CHECKED BY SMS  
DATE 12/15/2025  
SCALE 1" = 100'  
REVISIONS

**Z2**

PROJECT NO 24240055.00



GENERAL NOTES

1. SUBJECT PARCEL AREA = ±0.67 AC.

2. VACATED RIGHT OF WAY AREAS:  
MEADOW CREEK ROAD = 0.989 ACRES  
BARN ROAD = 0.43 ACRES

3. PROPOSED ZONING:  
GENERAL BUSINESS (RT. 177 CORRIDOR OVERLAY)= ±2.089 AC

4. MINIMUM LOT SIZE-20,000 SF

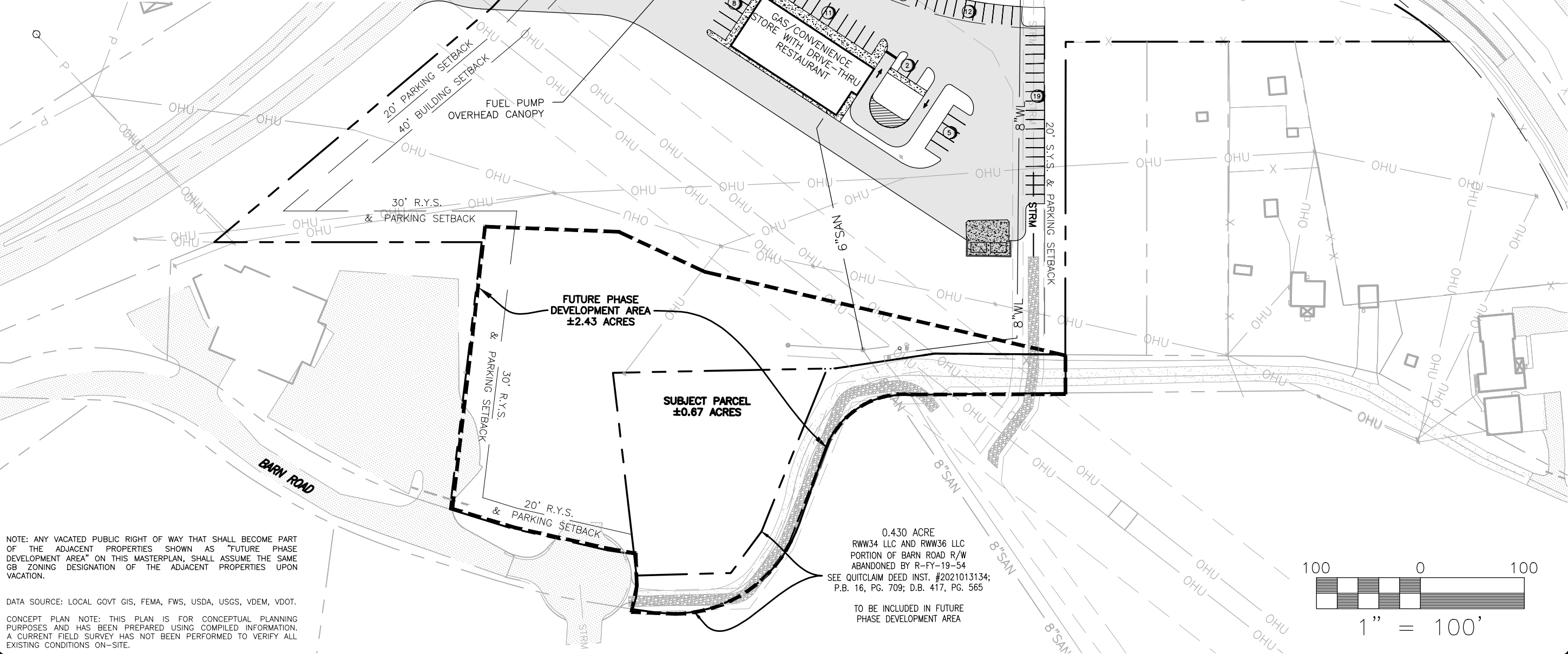
5. MINIMUM LOT WIDTH - 75 FEET

6. MAX. LOT COVERAGE BY BUILDINGS & PAVED AREAS= 50% (4.20 AC)  
60% (5.05 AC) IF SITE DESIGN COMPLIES WITH REQUIREMENTS  
OUTLINED IN SEC. 10-39 ROUTE 177 CORRIDOR OVERLAY  
DISTRICT MONTGOMERY COUNTY ZONING ORDINANCE.  
LOT COVERAGE PROPOSED= 23.0% (1.93 AC)

7. SETBACKS: BUILDINGS OR STRUCTURES SHALL BE SET  
40 FEET MIN. FROM R/W OF ANY CORRIDOR THOROUGHFARE  
OR CORRIDOR COLLECTOR AND  
20' FEET MIN. FROM ANY OTHER R/W

PARKING- 20' FROM ANY R/W  
PARKING SHALL NOT EXTEND INTO SIDE OR REAR YARDS

SIDE & REAR- 20' MIN. FROM SIDE OR REAR PROPERTY  
LINES OR ADJACENT R/W; FOR USES ADJOINING A RESIDENTIAL  
ZONING DISTRICT THE MIN. DISTANCE SHALL BE 30'
8. REQUIRED BUFFERS ARE IDENTIFIED BY THE MINIMUM WIDTH SPECIFIED BY  
THE MONTGOMERY COUNTY ZONING ORDINANCE FOR THE PARTICULAR  
TYPE AND USE. LANDSCAPE REQUIREMENTS HAVE NOT BEEN INDICATED  
FOR GRAPHICAL CLARITY, BUT SHALL COMPLY WITH MINIMUM  
REQUIREMENTS OUTLINED IN ARTICLE IV SECT. 10-43 OF THE ZONING  
ORDINANCE.



Roanoke / Richmond  
New River Valley  
Shenandoah Valley

**www.balzer.cc**

80 College Street  
Suite H  
Christiansburg, VA 24073  
540.381.4290

BARN ROAD REZONING

MASTER PLAN

RINER MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY SJW  
CHECKED BY SMS  
DATE 12/15/2025  
SCALE 1" = 100'  
REVISIONS

Z3

PROJECT NO 24240055.00