



# Montgomery County Planning & GIS Services 2010 Annual Report

## Planning Commission

### **Chair:**

Bryan Rice

### **Vice-Chair:**

William Seitz

### **Secretary:**

Ryan Thum

### **Members:**

Joel Donahue  
Walt Haynes  
Frank Lau  
Robert "Bob" Miller  
John Tuttle  
Malvin "Pug" Wells  
John Muffo (BOS Liaison)

## Board of Zoning Appeals

### **Chair:**

Richard M. DiSalvo, Jr.

### **Vice-Chair:**

Michael V. Reilly

### **Members:**

Richard M. Barnett  
Thomas E. Heavener  
William Stephen Howard  
C.P. "Chuck" Shorter  
David Moore (Alternate)  
T.C. "Joe" Powers  
(Alternate)

## AFD Advisory Committee

### **Chair:**

Britt A. Boucher

### **Members:**

John Garrett  
Thomas A. Loflin  
William McElfresh  
Richard J. Obiso, Jr.  
William F. Pack, III  
Robert J. Styne  
Robert 'Bob' Miller  
(PC Rep.)  
James D. Politis  
(BOS Rep.)

## 2010 Planning & GIS Services Major Projects

### Land Development Office (LDO):

Land Development Office (LDO) was implemented in the Building Inspections and Planning Departments in early 2007. Staff has continuously worked with ACS Government Solutions to update and make enhancements to the software system. Phase 2 which included a major enhancement for inspections field work, the inclusion of sign permits, and the inclusion for the site plan process was completed in June 2010. Additional LDO field software has been purchased and scheduled for customization in 2011. This software will provide a more efficient and effective utilization of LDO during field inspections and site visits. Preliminary work has begun on the next phase of development which will include web functionality. Once completed citizens, contractors, and other interested parties will have the ability to obtain application/permit/code compliance information, request inspections, and submit applications and/or code complaints via the internet. Introductory and advanced classes for county employees continue to be offered as part of the Montgomery County Career Advancement Program (McCAP).

### PIPA Pipeline Grant:

Staff has worked as a National Association of Counties (NACO) representative on the Planning and Informed Pipeline Alliance (PIPA) since 2008. The PIPA initiative seeks to increase communication between key stakeholder groups involved in local and regional planning and construction in addition to pipeline operators and all levels of government. Approximately 130 stakeholder participants undertook the work to develop the PIPA recommended practices. Montgomery County Staff received a technical assistance grant from USDOT to improve communication with pipeline operators and enhance GIS capability related to the pipeline and develop emergency response plans. The initial PIPA effort has resulted in recommended practices for local governments, property developers and owners, transmission pipeline operators, and real estate boards to be aware of and to implement as appropriate. PHMSA plans to continue working with stakeholders to ensure that a sound implementation strategy is developed and that the PIPA recommended practices are communicated to and understood by those that need to adopt them. The report is available at the following website [www.pipelineinformedplanning.com](http://www.pipelineinformedplanning.com). As part of his participation in this project, Mr. Sandy has made presentations at the American Planning Association National Conference in (Minneapolis, MN), VAZO Fall Conference (Roanoke, VA), and the Pipeline Safety Trust Annual Conference (New Orleans, LA).

### UDA Grant:

Montgomery County was awarded a \$150,000 grant from the Virginia Department of Transportation (VDOT) to work with planning consultants to designate Urban Development Areas (UDA) in the county and update our comprehensive plan, as well as zoning and subdivision ordinances. This work is scheduled to be completed by late summer 2011 in order to comply with state mandates and grant requirements. As part of this project, Mr. Sandy has presented at the Virginia Rural Planning Caucus Annual Conference at Mountain Lake Resort in Pembroke Virginia.

### Storm Ready:

On November 8, 2010, Montgomery County was declared a "Storm Ready" community by the National Weather Service. A "Storm Ready" community is one which has equipped itself with an action plan as well as multiple modes of notification sending and receiving information, in case of severe weather. Before a community can be designated "Storm Ready" it must meet specific criteria, which is reviewed and verified by an advisory board comprised of National Weather Service warning coordination meteorologists, and state and local emergency managers. "Storm Ready" counties and communities help save lives through preparedness and awareness.

## 2010 Annual Report

In addition to major projects that staff work on throughout the year, Planning & GIS staff have diligently been working on everyday activities. A total of 405 predevelopment letters were processed and 285 of those were approved as zoning permits. Tables have been included on the next two pages outlining other daily and monthly activities of the department.

Re-Zoning Requests				
Case Number	Property Owner	Request	Acres	Outcome
RZ-2010-07511	Roger Woody	Rezone A-1 to GB	10.35+/-	Withdrawn
RZ-2010-07611	RWW35 LLC	Rezone A-1 to GB	10.35+/-	Approved w. proffers
RZ-2010-08177	Bryan and Katie Katz	A-1 to CB	1.653	Approved w. proffers

Special Use Permit Requests			
Case Number	Property Owner	Request	Outcome
SU-2010-07568	WTB Partnership	Commercial Kennel in GB	Approved w. conditions
SU-2010-07608	Kelly Burdette and John Barr	Commercial Kennel in A-1	Approved w. conditions
SU-2010-07998	Joseph Maxwell	195' Monopole Telecommunications Tower in GB	Deferred per applicant's request
SU-2010-08301	B&C Investors LLC	Contractors Storage Establishment in GB	Approved w. conditions
SU-2010-08381	Bryan and Katie Katz	Storage/Parking for 5 commercial buses in CB	Approved w. conditions
SU-2010-08392	Mark and Carolyn King	Contractor's Storage Yard in A-1	Pending
SU-2010-07575*	Carl Absher	Accessory building in excess of 1200 sq. ft and 18 ft in height	Approved w. conditions
SU-2010-08022*	Harold Rhodes	Accessory building in excess of 1200 sq. ft and 18 ft in height	Approved w. conditions

\*Denotes cases heard by Board of Zoning Appeals

Subdivision Requests			
Subdivision Type	No. Received	No. Approved	Pending
Major	2	1	1
Minor	22	15	7
Boundary Line Adjustment	46	37	9
Family	12	9	3

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### Board of Zoning Appeals

Case Number	Property Owner	Request	Outcome
VAR-2010-07574	Evelyn Blake	Reduced side setback	Approved w. conditions
VAR-2010-07846	Mitchell Albert	Reduced front setback	Approved w. conditions
VAR-2010-07920	T. Wayne Clark	Appeal	Zoning Administrator decision upheld
VAR-2010-07932	Nancy Miller Caldwell	Reduced rear setback	Approved w. conditions
VAR-2010-08425	Curtis Loveday	Reduced front and rear setbacks	Pending

**Comprehensive Plan Amendments:** Upon the recommendation of the Planning Commission, the Board of Supervisors voted to approve an amendment to the 2025 Comprehensive Plan Future Policy Map and Shawsville Village Policy Map designations for 63 acres located immediately adjacent to Ryan Road. This amendment removed the property from the Shawsville Village and changed the future land use designation from Low Density Residential (Shawsville Village) to Resource Stewardship. The Board of Supervisors approved the amendment in December 2010.

**GIS Department 2010 Activities:** Montgomery County GIS Services provides standard and specialized mapping, GIS analytical services, and end user application training and support to our citizens, internal departments, constitutional offices, and state agencies. The department handles daily mapping needs for many County affairs. Some of the more significant projects of 2010 are:

- . Billboard field investigation and creation of GIS layer
- . General signage field investigation and creation of GIS layer
- . Mobile Home Park street naming and addressing
- . Pipeline field investigation and update and creation of GIS layers
- . LDO updating of pipeline, village area, and floodplain parcels
- . Landuse Capability Classification (LCC) soils identification and mapping for Commissioner of Revenue
- . US Census address field investigation and mapping updates
- . Regional 911 Authority proposed radio system propagation mapping
- . Virginia Utility Protections Service permit data exporting
- . iCARE property website GIS map creation
- . LDO enhancements and revisions including GIS map viewer activation
- . General Real Estate Reassessment support (Pictometry/GIS)
- . LDO Permitting Report for County Auditors
- . GIS Crime mapping and Wireless Mapping Display application support for Sheriff's Office
- . GIS and mapping support for Emergency Medical Services
- . GIS and mapping support for Economic Development, County Administration, and Parks and Recreation
- . VGIN LiDAR projection participation

**Zoning Ordinance Updates:**

Several sections of the zoning ordinance were reviewed and revised this year including: the Floodplain Management Overlay District (Sec. 10-37) and parking requirements in business districts. We will continue to work on landscaping, signage, temporary healthcare structures, and UDA amendments in 2011.

**Agricultural and Forestal Districts:**

The Agricultural and Forestal Advisory Committee met in August 2010 to review the addition of approximately 20 acres owned by Macon C. Sammons to Agricultural and Forestal District 6. The Board of Supervisors approved the addition in October 2010.

**NRVPCD Project Collaboration:**

Montgomery County Planning staff has collaborated with the New River Valley Planning District Commission on the update of the 2000 Bikeway Walkway Plan, and the Hazard Mitigation Plan. Staff has also worked with the PDC on the writing of the Green Infrastructure Plan, Rural Long Range Transportation Plan, and Regional Water Supply Plan for the New River Valley. Planning staffs from Montgomery County and other jurisdictions hosted a Planning Commissioners training event on the topic of land use applications for new energy technologies in the spring of 2010.

# Montgomery County Planning & GIS Services



**Steven Sandy**  
**Planning Director**  
Contact Information:  
sandysm@montgomerycountyva.gov



**Robert Pearsall**  
**GIS/LDO Services Manager**  
Contact Information:  
pearsallrj@montgomerycountyva.gov



**Dari Jenkins**  
**Planning & Zoning Administrator**  
Contact Information:  
jenkinsds@montgomerycountyva.gov



**Jamie R. MacLean**  
**Development Planner**  
Contact Information:  
macleanjr@montgomerycountyva.gov



**Michael Sutherland**  
**GIS Analyst**  
Contact Information:  
sutherlandmk@montgomerycountyva.gov



**Brea Hopkins**  
**Planning/Zoning Technician**  
**LDO Project Specialist**  
Contact Information:  
hopkinsbg@montgomerycountyva.gov

## **Ongoing Training:**

In addition to employees attending a variety of McCAP training sessions offered by the county, staff and Planning Commission members took advantage of training opportunities offered through various organizations across Virginia. Joel Donahue completed the CPEAV Planning Commissioners Certification Program. Bryan Rice, Bob Miller, and Joel Donahue attended the 2010 Land Use and Zoning Conference. Bob Miller, Joel Donahue, and Jamie MacLean attended the 2010 CPEAV Planning and Zoning Seminar. Steve Sandy and Jamie MacLean attended the Rural Planning Caucus. Brea Hopkins and Dari Jenkins attended the Virginia Association of Zoning Officials (VAZO) Fall Conference. Dari Jenkins attended the VAZO Spring Conference. Frank Lau, Bob Miller, Bryan Rice, John Tuttle, Joel Donahue, Steve Sandy, Dari Jenkins, and Jamie MacLean attended the Annual Planning Commissioners Dinner.

Staff has always been encouraged to take advantage of these training opportunities to gain knowledge in their respective fields and provide enhanced customer service to the citizens of Montgomery County.

## **Staff News:**

Dari Jenkins, Zoning Administrator, successfully passed the required examination to attain her certification as Certified Zoning Administrator through the VA Association of Zoning Officials. Congratulations Dari!

Jamie MacLean, Development Planner, successfully passed the required examination to attain her certification as a Certified Zoning Officer (CZO) through the VA Association of Zoning Officials (VAZO). Jamie also successfully passed the required examination to attain her certification as a Certified Floodplain Manager (CFM) through the Association of State Floodplain Managers. Congratulations Jamie!

755 Roanoke Street, Suite 2A  
Christiansburg, VA 24073

Phone: 540-394-2148 Fax: 540-381-8897 Web: [MontgomeryCountyVA.gov](http://MontgomeryCountyVA.gov)