



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): RIVERBEND NURSERY LLC	Address: 19010 SHAKER BLVD SHAKER HEIGHTS, OH 44122
Telephone: 317-490-2769	Email: steven@rivebendnursery.com

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

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

Property Description:

Location or Address: (Describe in relation to nearest intersection) NORTHWEST CORNER OF INTERSECTION OF CHILDRESS ROAD AND SASSAFRASS ROAD		
Parcel ID Number(s): 025566	Acreage: 40.421	Existing Zoning: RR-RURAL RESIDENTIAL
Comprehensive Plan Designation: RURAL	Existing Use: Onsite plant growing for LiveRoof product. (greenroof)	

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

Proposed Zoning (Include Acreage): A1 - AGRICULTURE - 40.421 ACRES
Proposed Use: SAME AS EXISTING USE

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.

Owner 1 Signature STEVEN J. RONYAK, CEO Date 5/17-2021

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

Applicant Signature STEVEN J. RONYAK, CEO Date 5/17-2021

Representative/Agent Signature [Signature] Date 5/18/21



BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

80 College Street
Suite H
Christiansburg VA 24073
540.381.4290
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Roanoke
Richmond
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Harrisonburg
Lynchburg

May 18, 2021

Emily Gibson
Director of Planning & GIS Services
Montgomery County
755 Roanoke Street, Suite 2A
Christiansburg, VA 24073

RE: Riverbend Nursery Rezoning
Balzer Job #24200050.00

Dear Emily,

The following letter shall accompany the above referenced rezoning request by Riverbend Nursery for their Childress Road property.

The property described in the Rezoning application is located northwest of the intersection of Childress Road and Sassafrass Road, is approximately 40.42 acres in size and is designated as Tax Parcel ID#025566. The property is currently zoned RR Rural Residential, and the request is to downzone the parcel to A1 Agriculture. In 2007, the previous property owners, James and Rebecca Thornton, received approval from the Montgomery County Board of Supervisors to rezone the subject property from A1 to RR for the development of a single-family subdivision. However, that proposed subdivision was never constructed and the property remained vacant. In 2014, Riverbend Nursery purchased the property and began work on the current growing operation that occupies the site today. The site and all the surrounding areas are shown as Rural on the Future Land Use Map of the Montgomery County Comprehensive plan which supports the rezoning to an Agriculture designation.

Riverbend Nursery has been in operation and part of our community for over 30 years. Riverbend Nursery LLC is wholesale producer of high-quality annuals, perennials, flowering nursery stock, herbs, and vegetables serving independent garden centers, landscapers, and resorts from New Jersey to Alabama to Kentucky. Riverbend GreenRoofs is a supplier of LiveRoof modules used in the green roofing industry, servicing New Jersey, Pennsylvania, Virginia, Maryland, Delaware, Washington DC, and the Carolinas. These products are used extensively for storm water management, providing green spaces with aesthetic value, and energy savings on rooftops throughout the US, additionally we provide Green Roof maintenance in the greater DC metro area to further protect the investment into green roofing.

In 2020 Riverbend Nursery LLC started a branding program called Blue Ridge Grown to help market their herb and vegetable products as well as the beauty of the area we call home. During the early stages of the pandemic, they saw a shortcoming in food security locally and as a company they raised over \$3000 for local food banks. This experience inspired them to do more, and they now have expanded Blue Ridge Grown with our Plant a Better Tomorrow campaign. Riverbend Nursery is donating \$.15 for every Blue Ridge Grown Plant a Better Tomorrow plant sold to food security charities in the region the plant was purchased. For every tray of 18 plants = one food security meal. They estimate that Riverbend will donate \$30,000 to regional food security charities in



2021. Many of their independent garden centers are also making donations which will enable them to grow this program further. They plan to partner this program with other growers and retailers throughout the US to make an impact nationwide.

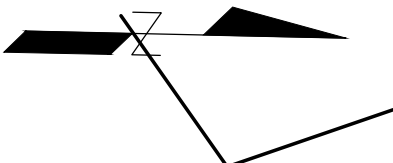
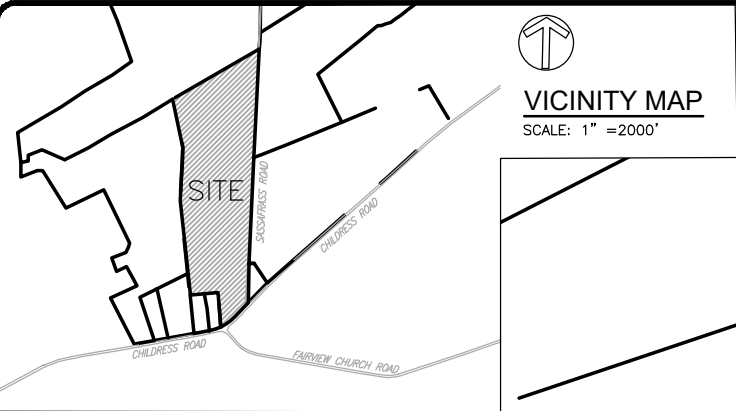
Riverbend currently employs 75 people fulltime and another 65 on a seasonal basis from March-December. Their starting wage for nursery labor is currently \$12.00/hour and the average rate per hour of a nursery worker at Riverbend is \$15.25/hour. One of their goals is to ensure a living wage for our employees. Their research shows for a two-adult household with both members working the living wage is \$11.11 in Floyd County and \$11.98 in Montgomery County. We also offer bonuses and productivity incentives that come to \$.50-\$1.50/hour across the season. Additionally, Riverbend Nursery LLC provides salaried managerial jobs for more than two dozen people in our area.

Riverbend Nursery is clearly a longstanding and valued member of our community and we hope Montgomery County Staff, the Planning Commission and the Board of Supervisors are supportive of the rezoning request.

If you have any questions or comments, please feel free to contact me.

Sincerely,
BALZER AND ASSOCIATES. INC.

Steven M. Semones
Executive Vice President

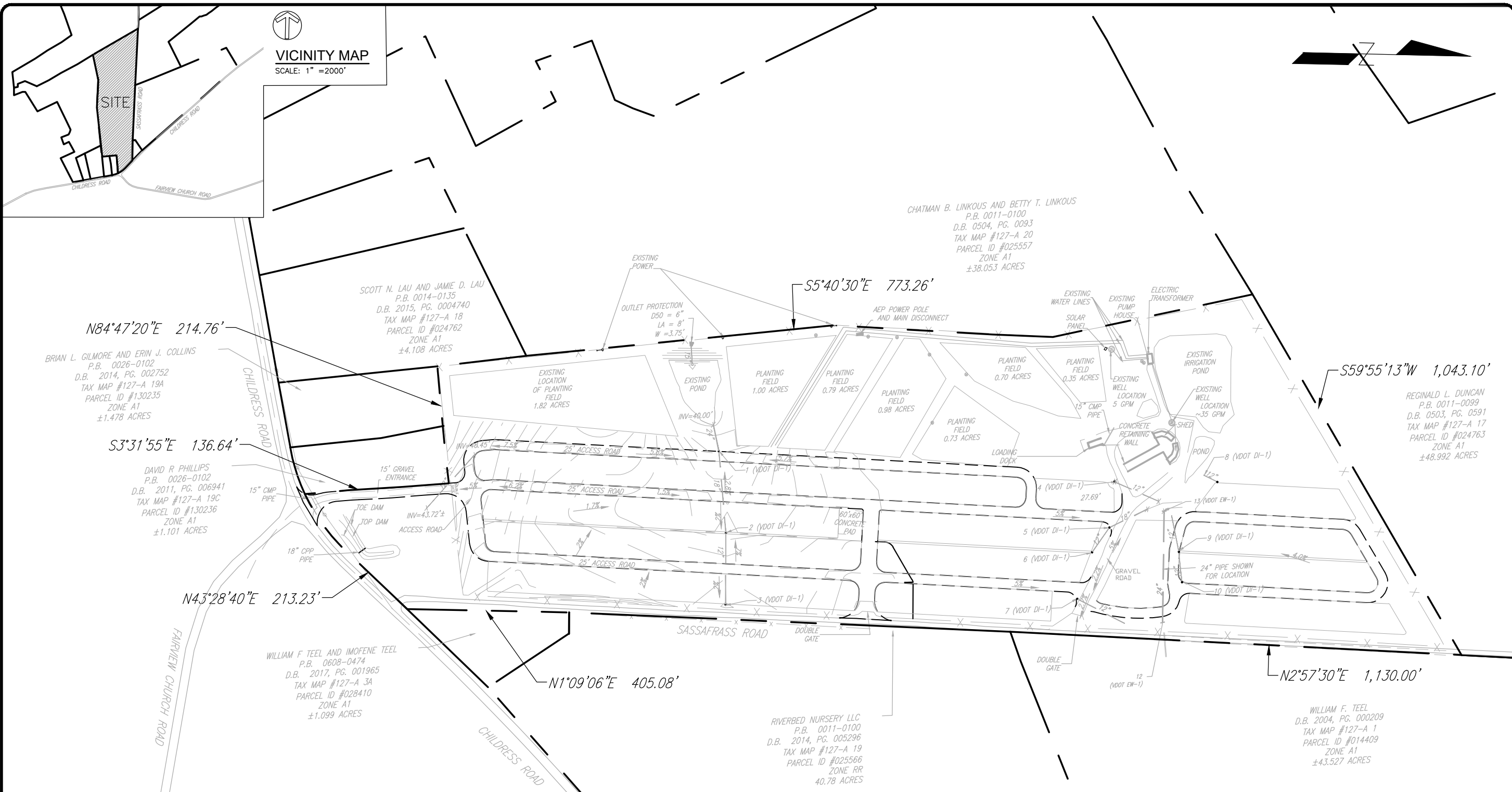


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PLANNERS / ARCHITECTS
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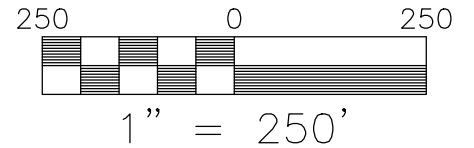
www.balzer.cc

80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290



GENERAL NOTES

1. SITE AREA: 40.78 AC
2. ZONING: RR
3. THE PROPERTY IS LOCATED IN F.E.M.A. DEFINED ZONE X (UNSHADED) AS SHOWN ON PANEL #51121C0220C. (EFFECTIVE DATE SEPTEMBER 25, 2009). THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY AND NO ELEVATION STUDY HAS BEEN PERFORMED AS PART OF THIS PROJECT.



RIVERBEND NURSERY REZONING

EXISTING CONDITIONS

CHILDRESS ROAD
MONTGOMERY COUNTY, VA

DATE 5/21/2021
SCALE 1" = 250'
REVISIONS

Z1
PROJECT NO 24210050.00