

**CONDITIONAL REZONING APPLICATION  
FOR**

**STATESON HOMES**

**FOTHERINGAY  
SUBDIVISION**

**ROANOKE ROAD**

**TAX PARCELS #072-A 02\*; 072-1 56; 059-3 58;  
059-3 57, 59; 072-1 60, 73(1)6\*; 072-A 4\* (\*portion of)**

**March 3, 2025**

**PREPARED FOR:  
STATESON HOMES  
618 North Main Street  
Blacksburg, VA 24060**

**PREPARED BY:  
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**FOTHERINGAY SUBDIVISION**  
**COMPREHENSIVE PLAN JUSTIFICATION**

**Property and Project Description**

The properties described in the Rezoning application are currently zoned Agriculture A1. The entire Fotheringay LLC property on the east side of Roanoke Road is approximately 659.66 acres. However, this application and project is only requesting a rezoning for approximately 276.66 acres. There are multiple parcels that make up the 276.66 acres which is requested for rezoning in this application. They are designated as follows:

- 1) Tax Map ID# 072-A 02 & Parcel ID# 023523 (portion of)  
Existing Acreage: 53.343 Acres  
Proposed Acreage for Rezoning: 32.52 Acres  
Proposed Use: Single Family Detached and Townhome  
Existing Zoning Designation: A1 -Agriculture  
Proposed Zoning Designation: PUD-RES -Planned Unit Development Residential
  
- 2) Tax Map ID# 072-1 56 & Parcel ID# 013681  
Existing Acreage: 37.824 Acres  
Proposed Acreage for Rezoning: 35.531 Acres  
Proposed Use: Single Family Detached and Townhome  
Existing Zoning Designation: A1 -Agriculture  
Proposed Zoning Designation: PUD-RES -Planned Unit Development Residential
  
- 3) Tax Map ID# 059-3 58 & Parcel ID# 013682  
Existing Acreage: 15.30 Acres  
Proposed Acreage for Rezoning: 15.30 Acres  
Proposed Use: Single Family Detached and Townhome  
Existing Zoning Designation: A1 -Agriculture  
Proposed Zoning Designation: PUD-RES -Planned Unit Development Residential
  
- 4) Tax Map ID# 059-3 57, 59 & Parcel ID# 013683  
Existing Acreage: 60.70 Acres  
Proposed Acreage for Rezoning: 60.70 Acres  
Proposed Use: Single Family Detached and Townhome  
Existing Zoning Designation: A1 -Agriculture  
Proposed Zoning Designation: PUD-RES -Planned Unit Development Residential
  
- 5) Tax Map ID# 072-1 60, 73(1)6 & Parcel ID# 013684 (portion of)  
Existing Acreage: 304.40 Acres  
Proposed Acreage for Rezoning: 122.03 Acres  
Proposed Use: Single Family Detached and Townhome  
Existing Zoning Designation: A1 -Agriculture  
Proposed Zoning Designation: PUD-RES -Planned Unit Development Residential

- 6) Tax Map ID# 072-A 4 & Parcel ID# 013680 (portion of)  
Existing Acreage: 188.10 Acres  
Proposed Acreage for Rezoning: 10.58 Acres  
Proposed Use: Single Family Detached and Townhome  
Existing Zoning Designation: A1 -Agriculture  
Proposed Zoning Designation: PUD-RES -Planned Unit Development Residential

\*Note: All acreages shown above are approximated based on GIS information and deeds/records. A field survey has not been completed at this time and some acreages may vary.

The requested zoning change to PUD-RES Planned Unit Development Residential would allow for a future land use that is in keeping with the requested Montgomery County Comprehensive Plan designation of this area as Village Expansion. According to the Comprehensive Plan, *“Village Expansion Areas are intended to provide an alternative to scattered rural residential development and to provide an opportunity to enhance the vitality of existing villages by providing for compatible expansions of residential and employment uses. Village Expansion Areas are adjacent to existing villages where appropriate new development can be accommodated while retaining the viability and character of the historic village core. These are natural expansion areas for the Villages that may potentially be served by future public sewer and water extensions. Development in Village Expansion Areas should be designed to tie into the existing street network serving the village it is adjacent to and to complement and augment the historic character and development pattern of the existing village. A mix of appropriately scaled residential, non-residential and community uses are anticipated in Village Expansion Areas.”* The Village Expansion areas, along with Urban Expansion Areas and the Village Areas, are where the Comprehensive Plan anticipates the future growth of the unincorporated portions of the County.

The project is designed as a master planned development with a mix of four different housing types, active amenity areas, extensive sidewalk infrastructure, public roads, and a multi-use trail. The unit types have been designed to provide housing products that are in high demand in Montgomery County, and appeal to a wide range of buyers. All units will be subdivided and will be “for sale” product. The expected timeline for total buildout of the property is 5-8 years. It is planned that the property will be developed and constructed in multiple stages based on overall consumer/buyer demand. It is anticipated that many of the different housing types will be provided in the initial construction plan set submitted to Montgomery County. The overall conceptual masterplan is shown on Sheets Z2 and Z3 included with this application and narrative. More detailed drawings of each housing section are also included in the application.

The first housing type is Single Family Detached homes. These homes will be on individual subdivided lots. The sizes of the lots and the homes will vary in order to provide a greater variety of styles and price points for the subdivision and overall market. Multiple house styles, footprints, and options will be available to buyers in the single-family section. Most of the homes will be built to suit, so the future buyers can truly

make the house their own. These homes will be a mix of 3 and 4 bedrooms and may also be provided with garages as desired by the purchaser.

The second housing type is Estate Lot Single Family Detached homes. These homes will also be on individual subdivided lots, however the lot sizes will be greater than the typical single family lots in the core of the development area. This is primarily due to the existing topography, feasible road access and the desire to maintain forested area along the ridges of the project area. The number of lots and the general property line locations may change during final engineering design and the subdivision platting process.

The third housing type are the Villa Units. The Villas are attached units and defined as a townhouse by the County code. However, these units are larger in footprint and provide a different living experience than the townhome units described later in the application. The Villas will be primarily 3-bedroom units and a first-floor owners suite will be available thus providing for single level living for residents who so desire that option. They will also have the option for a 1 or 2 car garage. The Villas will have individual driveways that are accessed directly off the proposed public roads.

The fourth housing type proposed are Townhomes. They will primarily be 3-bedroom units and will be provided with a 1 or 2 car garage. These units are arranged so that all are accessed from private alleys. These private alleys limit the curb cuts onto the new public roads and allow the units to have rear loaded garages. This takes the garage doors and cars out of sight from the main roads and allows the units to be situated closer to the roads. With units addressing the street and streetscape, it creates a more walkable and interactive community. These townhomes are situated to either front the streets as described above or to front on an open green area. These green areas provide opportunities for more community gathering areas in each of the townhome pods.

The majority of the townhomes and villa units will be located near the center of the property and to the west of Eastern Montgomery Elementary School. This is also the location of the active amenity area. It is also in an area that is well separated from a visual perspective from Roanoke Road.

This project has been designed in keeping with the current Comprehensive Plan and the Elliston / Lafayette Village Plan. The elements that directly conform to the issues stated in the **Montgomery County 2025 Comprehensive Plan** are the following:

- 1) **PLU 1.6** – The development is located within an area designated Village Expansion.
- 2) **PLU 1.6.4.a** – The development will not exceed 2.0 units per acre in density.
- 3) **PLU 1.6.4.b** – The development will have a range of housing types.
- 4) **PLU 1.6.4.c** – The development will complement the village area have many of the design elements discussed in this section.
- 5) **PLU 1.6.4.d & 1.7.4a**– The development will preserve the historic Fotheringay homeplace and fields surrounding it.
- 6) **PLU 1.6.4.e** – The development will preserve critical open space and natural features.



- 7) **PLU 1.6.5a & PLU 1.7.5a,e** – The development will have public utilities and will provide stormwater management for the new development.
- 8) **PLU 1.6.5c & PLU 1.7.5d**– The new roads within the development will provide a new connection to Roanoke Road and Eastern Montgomery Lane and will have sidewalks along one side of the new streets.
- 9) **PLU 1.7.4.c** – The development is proposing extensive open space and pedestrian connections throughout the subdivision. Setbacks create an inviting streetscape and parking for the higher density Townhomes is off the rear loaded alleys.
- 10) **PLU 2.1.a** – The development is located within an area designated Village Expansion.
- 11) **PLU 2.1.b** – The development will be served by public water and sewer.
- 12) **PLU 2.1.c** – The road access point is shown from Roanoke Road along with the associated improvements and determined by the accompanying traffic study.
- 13) **PLU 2.1.d** – The concept plan shows the location of all roads, sidewalks, trails and open spaces.
- 14) **PLU 2.1.e**– The development will provide multiple access points to adjacent parcels.
- 15) **PLU 2.1.f**– The development will have trails and sidewalks for pedestrian access.
- 16) **PLU 2.1.g**– The development will have buffers along all uses with lower intensities.
- 17) **CRS 1.2** – The development is preserving critical viewsheds and the historic Fotheringay home and adjacent fields.
- 18) **ENV 1.5** – The development will utilize BMP’s to protect water quality.
- 19) **ENV 3.2.4** – The development will minimize any negative effect on water quality.
- 20) **ENV 3.2.6** – Several areas of natural landscaping are planned to be preserved. These areas are primarily located along water bodies within the property where environmental sensitive areas may exist and large forested areas to the east. Any existing vegetation along exterior property lines may also be preserved if grading activities allow.
- 21) **ENV 3.2.7** – The development will protect main water sources and riparian areas.
- 22) **ENV 5.3.3** – The development will connect to public sewer.
- 23) **ENV 5.6** – The development will provide for stormwater management and is located in an area where public water and sewer service exists.
- 24) **ENV 6.5** – The proposed development will maintain existing drainage patterns for stormwater management.
- 25) **ENV 7.0** – The proposed development will maintain water quality and protect downstream properties with stormwater management techniques.
- 26) **HSG 1.3** – The development provides for a safe and livable neighborhood.
- 27) **HSG 1.3.3** – The development provides interconnectivity of roads and sidewalk infrastructure.
- 28) **PRC 2.1.4** Open spaces and playground areas will be provided in the development to serve the residents.
- 29) **PRC 2.3** – The development is proposing a trail system internal to the property as well as pedestrian connections to both Eastern Montgomery Elementary and Eastern Montgomery High to encourage non-vehicular trips to school by residents.
- 30) **TRN 1.3.1** – The number of lots served from cul-de-sac streets are minimal.
- 31) **TRN 1.3.2** – Streets are designed provide connectivity within the subdivision and to undeveloped adjacent parcels.
- 32) **TRN 1.3.3** – All public streets and right of ways will be designed and constructed to VDOT standards.
- 33) **TRN 1.3.5** – Sidewalks will be provided on one side of the public roads.

34) **UTL 4.1.2** – The project could allow for regional stormwater management facility with coordination with Montgomery County.

The elements that directly conform to the issues stated in the Montgomery County 2025 Comprehensive Plan for the **Elliston and Lafayette Village Area** are the following:

***ELV 1.0: Planning and Land Use.*** *Montgomery County is committed to encouraging appropriate development of the village and village expansion areas while maintaining the existing character and historical resources of Elliston and Lafayette.*

The project as planned maintains development patterns that are consistent with the village expansion guidelines while protecting viewsheds and the historical significance of the Fotheringay property.

***ELV 1.1: Compliance with the Comprehensive Plan.*** *New development and redevelopment with the villages and village expansion areas must be compatible with the land use policies (PLU 1.6 and PLU 1.7) and community design guidelines (PLU 3.0) established in Montgomery County’s adopted comprehensive plan. (See Village Plan: Appendix).*

The project is compatible with PLU1.6 and 1.7 as noted above.

***ELV 1.2: Village and Village Expansion Land Use Designations.*** *Establish preferred development patterns for the Villages of Elliston and Lafayette and the Elliston-Lafayette Expansion Area in order to 1) focus growth where it can be supported by infrastructure improvements; 2) maintain existing community character by promoting the use, redevelopment, and revitalization of existing historic districts and areas of development, and promoting the use of traditional neighborhood design (TND) approaches which stress pedestrian orientation, mixed use, and variable place-specific site, bulk, and density requirements (1).*

The project location can be supported by existing public infrastructure and those water and sewer lines will be extended into the development. The extension of those lines will be designed to allow for additional properties to tie into those lines as appropriately determined by the County land use designations.

***ELV 1.2.2: Residential- Mixed Use Areas.*** *Located in the Village Expansion Area, the residential-mixed use areas are areas which are deemed most appropriate for residential or residential planned unit development, however other uses may be permitted if deemed appropriate or in-character with the existing village development patterns and land uses.*

The property, while not initially designated a residential mixed use area, is adjacent to some of those designated areas from the 2007 adopted Village Plan. The planned unit development proposed provides a number residential product types that will vary in square footages, livability features and prices point.

***ELV 1.3: Zoning.*** *Evaluate and revise the Montgomery County Zoning Ordinance to provide appropriate zoning classifications for the village and village expansion areas, including exploring the creation of village and village expansion area specific zoning designations.*

*Currently, much of the land in the six villages is zoned A- 1, which does not allow for many of the mixed land uses included in the adopted comprehensive plan. Re-evaluation of existing zoning may be necessary in order to accommodate future development and redevelopment in the Villages and Village Expansion Areas.*

The inclusion of the project area with the Village Expansion designation and rezoning to a PUD-RES will allow for a housing project that provides multiple housing types and price points.

***ELV 8.0 Housing.*** Encourage the development of a broad range of housing options to provide choice and opportunity to households with a variety of income levels.

The project will provide multiple housing types that will have varying price points for many different buyer profiles.

***ELV 11.0: Transportation.*** Develop a safe, orderly, and efficient mixed modal transportation network of roads, bikeways, and walkways in Elliston, Lafayette, and the Elliston Lafayette Village Expansion Area to serve the varied needs of village and village expansion area residents.

•Encourage the development of interconnected and intraconnected street, bikeway, and walkway networks in new subdivisions.

The project as proposed has multiple connection points to Roanoke Road, areas shown for future connectivity and plenty interconnectivity in the neighborhood itself from both a vehicular and pedestrian perspective.

***ELV 12.0 Utilities.*** Continue to provide public water and sewer to the Villages of Elliston and Lafayette, the Ironto Interchange, and the Elliston-Lafayette expansion area.

• Require all future development in the Elliston and Lafayette expansion area to connect to public water and sewer.

The project location has access to both public water and sanitary sewer infrastructure and will connect to both systems with the development.

## **Site Development Regulations**

### Parent Parcel Perimeter Setbacks and Yards

- (a) Buffer yards shall be provided along the exterior property lines as required by the Montgomery County Zoning Ordinance.

### Base District Determinations

- (a) Single Family – Core lots shall have a R3 Compact base district.
- (b) Single Family – Estate lots shall have a R1 base district.
- (c) Townhome and Villa lots shall have a RM-1 base district.

### Lot Area, Setbacks, Frontage, Lot Depth, and Area (Single Family – Core Lots only)

- (a) Minimum setbacks for Single Family Core homes are as follows:
  - Front Setback: Twenty (20) feet
  - Side Setback: Seven and one half (7 ½) feet
  - Rear Setback: Thirty (30) feet
- (b) The minimum lot width shall be sixty (60) feet as measured at the front setback line.
- (c) Although the above dimensions indicate required minimums, no lot shall have less than 6,000 square feet in total lot area.

- (d) Front porches & stoops, rear decks and patios (covered or uncovered) and steps may extend into the front and rear setbacks.
- (e) Cantilevered elements or overhangs may extend into the side setbacks by no more than three (3) feet.

\* No structural element can encroach into a public utility easement.

Lot Area, Setbacks, Frontage, Lot Depth, and Area (Single Family – Estate Lots only)

- (a) Minimum setbacks for Single Family Estate homes are as follows:

Front Setback: Forty (40) feet

Side Setback: Fifteen (15) feet

Rear Setback: Forty (40) feet

- (b) The minimum lot width shall be one hundred (100) feet as measured at the front setback line
- (c) Although the above dimensions indicate required minimums, no lot shall have less than 20,000 square feet in total lot area.
- (d) Front porches & stoops, rear decks and patios (covered or uncovered) and steps may extend into the front and rear setbacks.
- (e) Cantilevered elements or overhangs may extend into the side setbacks by no more than three (3) feet.

\* No structural element can encroach into a public utility easement.

Lot Area, Setbacks, Frontage, Lot Depth, and Area (Villas only)

- (a) Minimum setbacks for Villas are as follows:

Front Setback: Twenty (20) feet

Side Setback for end units: Six (6) feet

Rear Setback: Ten (10) feet

- (b) The minimum lot width shall be twenty-eight (28) feet as measured at the front setback line
- (c) Although the above dimensions indicate required minimums, no lot shall have less than 2,500 square feet in total lot area.
- (d) Front porches & stoops, rear decks and patios (covered or uncovered) and steps may extend into the front and rear setbacks.
- (e) Cantilevered elements or overhangs may extend into the side setbacks by no more than three (3) feet.

\* No structural element can encroach into a public utility easement.

Lot Area, Setbacks, Frontage, Lot Depth, and Area (Townhomes only)

- (a) Minimum setbacks for Townhomes are as follows:

Front Setback: Ten (10) feet

Side Setback for end units: Ten (10) feet

Rear Setback: Ten (10) feet

- (b) The minimum lot width shall be sixteen (16) feet as measured at the front setback line

- (c) Although the above dimensions indicate required minimums, no lot shall have less than 900 square feet in total lot area.
  - (d) Front porches & stoops, rear decks and patios (covered or uncovered) and steps may extend into the front and rear setbacks.
  - (e) Cantilevered elements or overhangs may extend into the side setbacks by no more than three (3) feet.
- \* No structural element can encroach into a public utility easement.

Clubhouse or other constructed amenities

- (a) Any clubhouse or constructed amenities structures will be setback a minimum of twenty (20) feet from any public right of way.
- (b) Other constructed amenities such as a pool will be setback a minimum of twenty (20) feet from any public right of way.
- (c) Parking for any clubhouse or active recreation area shall be setback a minimum of fifteen (15) feet from any public right of way.

Height

Villa and Single-Family Buildings may be erected up to Forty (40) feet in height above the main finished floor elevation; except that no accessory building within twenty (20) feet of any lot line shall be more than thirty-five (35) in height. All accessory buildings shall be less than the main building in height.

Townhome Buildings may be erected up to Forty-five (45) feet in height above the main finished floor elevation; except that no accessory building within twenty (20) feet of any lot line shall be more than thirty-five (35) in height. All accessory buildings shall be less than the main building in height.

Accessory Buildings

The minimum setback for accessory buildings, regardless of height, is five feet from any adjoining rear or interior side property line and a minimum of 10 feet from any side street right-of-way line, except:

- a. Accessory buildings shall not be constructed inside of, or on any portion of, any easement.
- b. The front facade of any accessory structure shall be set back a minimum of ten feet from the rear of the principal structure.

Density

The maximum residential density for the overall development shall be 2.0 units per acre.

Driveways

- (a) Driveways for Townhome Units shall enter from private alleys as shown on the Masterplan.
- (b) Driveways for Villa Units shall enter from the public streets and shall meet VDOT driveway spacing criteria.

- (c) Driveways for Single Family lots shall enter from the public streets and shall meet VDOT driveway spacing criteria.

### Parking

- (a) Townhomes shall be parked at a ratio of 2 spaces per unit and may be provided in garages, in driveways (including behind garages). Additional parking spaces may be provided off the internal alleys during the site plan development stage.
- (b) Villas shall be parked at a ratio of 2 spaces per unit and may be provided in garages and in driveways (including behind garages).
- (c) Any residential units with a garage may count garage spaces towards their required parking ratio.
- (d) As all main roads will be public, road widths shall be designed to VDOT standards and may allow for on-street parking on one or both sides of the road should the developer choose that particular road design option.

### Miscellaneous Provisions

- (a) Driveways entrances will be designed and constructed in accordance with the Montgomery County Zoning Ordinance and VDOT standards.
- (b) Sidewalks will be provided at a minimum along one side of all proposed public streets. All principal structures shall be provided with a minimum three feet wide walkway connected to the street right-of-way, or alternatively, to the driveway. Units may share sidewalks.
- (c) Rear privacy fencing between townhome units shall not be required.
- (d) Accessory Dwelling Units shall be allowed on the single family core and single family estate lots as specified in the underlying R-1 and R-3 zoning district.
- (e) Maximum impervious area for the entire project shall not exceed 65% of the overall project site.

### Water & Sewer Service

The proposed rezoning area is on the east side of Roanoke Road and adjacent to both Eastern Montgomery Elementary School and High School. Currently the site does have public water service located adjacent to the parcel boundaries via a 10" waterline in Roanoke Road. There is also an existing 8" waterline that was extended during the elementary school construction to the terminus of Eastern Montgomery Lane to allow for future connection to this property. The project will plan to tie to both existing waterlines and extend new waterlines throughout the proposed development at a minimum of 8" diameter. A connection to both lines will complete a "loop" in the system which is beneficial for redundant service to customers in case of a watermain break. Fire hydrants will be installed throughout the development as well in accordance with PSA and Emergency Services requirements.

Sanitary sewer extensions will be required for the development as well. There is an existing 10" sanitary sewer line that was extended during the elementary school construction to the terminus of Eastern Montgomery Lane to allow for future connection to this property. This 10" sewer ties into the public PSA sewer pump station that was also installed as part of the elementary school project. The project will connect into this line at the terminus of Eastern Montgomery Lane and may also tie in along that line in other locations as determined during final engineering design. A minimum of 8" gravity sewer will be designed to service the proposed single-family homes and the townhomes within the project. It appears based on the existing topography that the proposed lots can be serviced by gravity sewer and no public pump stations should be required.

The applicant will be required to dedicate Public Utility easements centered on all utilities that are designed and installed as public mains per Montgomery County PSA standards.

Based on Virginia Department of Health Standards, an average daily flow is estimated as follows for the proposed uses as shown on the conceptual master plan:

SINGLE-FAMILY RESIDENTIAL & TOWNHOME USE

Single Family Residential Dwelling: 257 units

*Design Assumptions and Calculations:*

1. Based on 12VAC5-610-670 Table 5.1
2. Water and Sewer usage for residential use is 75 gal/day per person  
= 115,650 gallons per day

Townhome Residential Dwelling: 152 units

*Design Assumptions and Calculations:*

1. Based on 12VAC5-610-670 Table 5.1
2. Water and Sewer usage for residential use is 75 gal/day per person  
= 68,400 gallons per day

**TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED DEVELOPMENT = 184,050 gallons per day**

The subject property is identified in the Montgomery County Comprehensive Plan as Village Expansion. The Comprehensive Plan further states that Village Expansion areas are "...natural expansion areas for the Villages that may potentially be served by future public sewer and water extensions. Preliminary boundaries should be set based on utility service areas, physical and natural features that define the "area of interest" and existing zoning." As this area already has water and sewer service available, as specified in the service availability letter provided by the Montgomery County PSA, this development does meet the requirements as described in the Comprehensive Plan.

All water mains and sewer mains will be constructed to the standards of the Montgomery County PSA, will comply with the regulations and standards of the PSA 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**

The proposed development conceptual plan indicates that there will be two main entrance /access points into the development from Roanoke Road. The first entrance location is across from an existing median break approximately 1,056 feet south of Eastern Montgomery Lane. This entry road is designated Road A on the conceptual masterplans and will generally align with the existing farm road in this location and be the main spine road for the development. A turn lane analysis was performed at this location based on the published 2023 VDOT Annual Average Daily Traffic volume estimates and the projected turning movements for the proposed subdivision at full buildout. Upon review, this intersection will need to be improved with a full right turn lane and taper and a full left turn lane and taper. Both turn lanes will be designed and constructed to VDOT standards. The developer may choose to install these turn lanes during the first phase of construction or may choose to install it when the actual warrants are reached based on the trip generation per phase of development. The second entrance location will be the extension of Eastern Montgomery Lane. This road currently terminates just past the elementary school bus loop and just short of the property line. There are existing right and left turn lanes along Roanoke Road at the intersection of Eastern Montgomery Lane, so no additional road improvements are proposed.

A third access point at Barnett Road is also available to the subdivision but it is not proposed to be improved to a public road standard. Barnett Road is a 30' private right of way for the use of the property owners along Barnett Road and the Fotheringay property. Additional land would need to be dedicated by other property owners in order to obtain a 40' right of way that would allow for an acceptable VDOT standard road. While this may be possible in the future, it is not proposed with this application. It is proposed that the new subdivision can use this road as allowed within the legal limits of the private right of way and will be usable for emergency services access. As this road will only have limited traffic, no intersection improvements are proposed. All other public roads proposed in the development shall also be designed to VDOT and Montgomery County standards. All public roads will have sidewalks on one side of the road at a minimum and curb and gutter.

The single-family detached lots and the Villa lots will have individual driveway connections to the public roads fronting each lot. The townhome units will not have individual driveway access to the public roads. The townhomes have been designed in pods which will be accessed by a series of private alleys. These alleys lead to the rear of the units where their driveways and garages are. While this is an additional expense by the applicant, it allows the townhomes to move closer to the main roads and create a more inviting and pedestrian level streetscape. It also allows for internal greenspace courtyards to be created where lots do not front directly on the public street. All alleys and parking areas internal to the project will be private and will not be dedicated as



public right of way. Thus, all maintenance of these areas will be the responsibility of the future Homeowners Association or management company.

The road layout provides extensive connectivity throughout the subdivision. While there are several cul-de-sacs shown, only 28% of the lots are located on those streets. As noted previously, a connection will also be provided to Barnett Road for emergency access although the existing section of Barnett Road is private right of way. There are also future road connection stub-outs shown on the masterplan to undeveloped adjacent properties to the south of the development area. This will allow for future connectivity as desired by Montgomery County and VDOT. Undeveloped adjacent properties to the east and north are unreachable with a VDOT standard road so no future connections have been shown to those parcels. Property to the west of Road D is owned by MCPS so no road connection is shown to that parcel. Pedestrian trail connections are also shown to Eastern Montgomery Elementary and High School. Based on the final trail design, those trails could provide additional access to the subdivision in case of an emergency. If that were proposed, removable bollards would be installed on each end of the trail to prevent vehicular access unless there is an emergency.

As part of this rezoning application, a Turn Lane Analysis has been performed to study the potential impacts of this new development on the existing road system of Roanoke Road. Meetings with County staff and VDOT representative occurred prior to this filing to ensure the parameters of the study were appropriate. Below is the trip generation for the proposed subdivision and the recommendations for road improvements necessary to accommodate the new development.

Upon review of the ITE Trip Generation 11<sup>th</sup> Edition manual, the project is expected to generate the following additional vehicle trips.

#### TRIP GENERATION

ITE Land Use (ITE Code)	Density	Average Daily Traffic (vpd)	AM Peak Hour (vph)		PM Peak Hour (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	257 Dwelling Units	2,423	47	133	152	89
Single-Family Attached Housing (215)	152 Dwelling Units	1,094	23	50	50	37
<b>Total</b>		<b>3,517</b>	<b>70</b>	<b>183</b>	<b>202</b>	<b>126</b>

Based on VDOT's Access Management Design Standards for Entrances and Intersections and traffic capacity analysis, the following improvements are expected to accommodate the projected traffic conditions with the proposed development fully built out:

Roanoke Road and Road "A" Site Access:

- Construct an eastbound right turn lane and taper.
- Construct a westbound left turn lane and taper in the existing median.

These proposed road improvements will effectively manage the increased traffic generated by the development as well as provide for safe movement for all vehicles along Roanoke.

**Water Quality & Stormwater Management Standards**

The overall property currently drains naturally east to west in multiple smaller drainage areas. All these areas flow towards Roanoke Road - some by overland flow through the flatter field areas adjacent to Roanoke Road and then into the roadside ditches and some that flow into a small tributary that runs from the existing farm ponds then along Barnett Road and then into the Roanoke Road culvert system. Approximately 1,200 feet to the west of Roanoke Road is the South Fork Roanoke River. Most of the area between Roanoke Road and the river is designated Floodway or Zone AE.

All stormwater conveyance within the proposed public right of way will be curb and gutter (CG-6 or roll face), drop inlets and storm sewer pipes. No roadside ditches are proposed for this development. All storm sewer pipes will be sized for transporting the 10-year storm event and sag conditions including culverts will be sized to pass the 100-year storm event. As storm sewer traverses through private property to stormwater management facilities or other drainage channels, all outfalls shall be in a dedicated public drainage easement to an adequate channel.

Open space areas have been sited throughout the property to allow for multiple stormwater management facilities to be constructed upon the development of the project. These facilities will be designed and permitted through Montgomery County and the Department of Environmental Quality during the site plan and subdivision platting stage. 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 these tributaries. These stormwater management facilities 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 may be achieved through a variety of possible design options such as retention, conserved open space, bio-retention and the purchase of nutrient credits. No stormwater management facilities or BMP's are proposed within the dedicated road right of way.

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, and all current channel and flood protection requirements set by the Virginia Stormwater Management Program will be met. 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. In addition, the minimum standards listed in Virginia Administrative Code Section 9VAC25-875-560 will be met, where applicable, during construction. With these design measures in place, there should be no negative impact on the groundwater supply for any adjacent well users.

### **Project Development and Timing**

The development of the project is planned to be constructed over a 5-8-year period. It is planned that an overall mass grading plan will be provided in the first set of construction documents so that the entire site can be graded at one time. This will ensure that all roads, sanitary sewer and stormwater management facilities are planned accordingly for the entire development. The exact infrastructure to be constructed in the initial set of construction documents will be dependent on which areas of the site are developed first. It is the applicant's desire to have multiple product types available for sale early in the project timeline. This would require any infrastructure needed for the construction of a portion of the townhomes, the villas and the single family to be in place. Construction of the active amenity area will likely not occur at the initial phase of overall site development. The main active amenity area shown on the masterplan shall be constructed prior to the issuance of the 300<sup>th</sup> certificate of occupancy.

All product types, including the townhome units, are proposed to be subdivided on individual lots and will be for sale units. All subdivided lots will meet the requirements stated within this rezoning application and the Montgomery County Zoning Ordinance and Subdivision Ordinance as applicable.

### **Open Spaces / Amenities**

The PUD-RES zoning district requires that a project reserve a minimum of 20% of the overall project area acreage as open space. Based on the project size, the project would be required to reserve approximately 55.3 acres for open space. A minimum contiguous area of 20,000 s.f. (0.46 acres) is also required to be usable, active recreation space. The proposed development masterplan has proposed approximately 76.00 acres of reserved open space which represents 27% of the overall property acreage. There are also several areas of active open space proposed. The largest being located near the center of the development. This would be the location of a clubhouse and/or pool should the developer choose to construct one. This amenity area alone is approximately 230,727 s.f. (5.29 acres) which far exceeds the PUD-RES minimum. Other activities such as pavilion space, bocce ball, and/or playground equipment are all possible within this area. Other areas of active open space are also planned throughout the development – primarily in the

courtyards throughout the Townhome section. These specific spaces will be programmed during the site plan stage and shall be constructed at the time of the townhomes adjacent to them are constructed. Other overall amenities would be the trail system proposed and the retention of the existing ponds onsite. A Homeowner's Association or a management association will be formed and be responsible for the maintenance of the proposed open space and active recreational uses.

### **Homeowner's Association**

A Homeowner's Association or a management association will be formed and be responsible for the maintenance of the proposed open space and any active recreational uses such as a Clubhouse or pool area. These areas will be under the development's ownership or the established Association and will be maintained at no cost to the general taxpayer. A management company will also oversee exterior maintenance required for the parking areas and stormwater management areas. Lawn maintenance for portions of the development may also be provided for at the developer's discretion.

No dumpsters are proposed with this plan for the residential portion of the project as all units will have individual trash cans. Pickup of these trash cans shall be by a private collection company contracted by the Homeowner's Association. If a clubhouse is provided it may choose to install a small dumpster enclosure based on final programming of that space and anticipated refuse collection needs.

### **Landscaping/Buffering**

Landscaping will be provided as specified in the Montgomery County Zoning Ordinance based on the land use buffer matrix. The subject property use would have two Land Use Group classifications. The single-family lots would be a Land Use Group 1 and the Townhomes would be classified as Land Use Group 2. No buffers are required for a Land Use Group 1 classification. However, the Land Use Group 2 areas would be required to provide buffers along certain perimeters of the development. A Type 2 buffer would be required along the perimeter of the parent parcel where the Townhomes are proposed and adjacent to Eastern Montgomery Elementary School. No internal buffering between the proposed residential types shall be required. There is also planned to be additional landscaping within specific active open space parcels.

### **Site Lighting**

Site lighting will be provided as specified in the Montgomery County Zoning Ordinance.

### **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.

## **Housing Resources**

Housing is one of the most significant challenges for Montgomery County as a whole. It is a topic that is top of mind when discussing workforce development, economic development, attracting and keeping talent in the New River Valley, and overall affordability. The lack of housing supply and the increase of construction pricing and interest rates has put a strain on the market. Housing stock is at a very low level and when homes become available for sale, they are typically under contract in a short amount of time and often with multiple back up offers. This is a problem that has existed for several years. The type of housing desired is also changing in Montgomery County. While the standard single-family detached home on large lot is still in demand, there has been a shift towards smaller lots for less maintenance and more diverse floor plans. There has also been demand for attached units such as townhomes, duplexes, and multi-family. These units, when new, provide a high-quality, energy efficient housing opportunity for young professionals, smaller families, empty nesters, and seniors with little outside maintenance. Providing buyers with these options in a mixed residential housing community helps to improve the housing stock and creates a more vibrant neighborhood.

According to the Housing Resources section of the Comprehensive Plan, single family attached housing units account for only 6.5% of the housing stock in Montgomery County in 2000. While this number has certainly increased over the last 25 years, it is still a more underutilized housing unit in the unincorporated areas of the County, especially on the eastern side of the County. Based on overall development patterns and availability of adequate infrastructure, most of these units are within the limits of the Town of Blacksburg and Town of Christiansburg. With the sewer infrastructure installed as part of Eastern Montgomery Elementary School, the ability to provide additional new housing stock to this end of the County is a great opportunity. A small single family and townhome project, Midway Estates, was constructed in 2020 providing new affordable homes in the Elliston area. These homes sold very quickly, showing the demand for new housing stock in this location of the county. It is anticipated that the proposed project will meet a large variety of buyer types and will be uniquely located where it is a convenient commute to both the Christiansburg/Blacksburg area and the Salem/Roanoke area.

## **Public School Impacts**

The proposed residential master planned development in the proposed PUD-RES zoning district will be designed to allow up to 409 residential 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 245 total students. Full build-out and occupancy of the project will likely be 5-8 years after rezoning approval, thus the development would not create an instant adverse impact on the school system. As noted previously in this application, the schools in the Shawsville/Elliston area are under capacity at this time.

# APPENDIX A

## PSA AVAILABILITY LETTER



**MONTGOMERY COUNTY  
PUBLIC SERVICE AUTHORITY**

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**Government Center  
Suite 21  
755 Roanoke Street  
Christiansburg, VA 24073-3185**

**M. Todd King, Chairman  
Derek Kitts, Vice-Chair  
Mary W. Biggs, Secretary-Treasurer  
April N. DeMotts, Member  
Steve R. Fijalkowski, Member  
Anthony Graftsky, Member**

**Charles E. Campbell  
PSA Director**

February 28, 2025

Steve:

The Fotheringay parcel ID-013681, Tax Map ID 072-156 can be served with water and sewer by the Montgomery County Public Service Authority. Please let me know if you have any other questions.

A handwritten signature in black ink that reads 'Charles E. Campbell'.

Charles E. Campbell  
Director, Montgomery County Public Service Authority

**ADMINISTRATIVE OFFICES: (540) 381-1997  
BILLING & COLLECTIONS: (540) 382-6930  
FAX NO. (540) 382-5703**

APPENDIX B

ARCHITECTURAL EXAMPLES  
AND HOME STYLES





Single Family Home



Single Family Home





Single Family Home



Single Family Home





Townhome Units



Villa Units

APPENDIX C  
ZONING DRAWINGS