



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) [x] Conditional Rezoning [ ] Rezoning [ ] Amend Proffers

Applicant Information: (PLEASE PRINT - if additional owners, please attach additional sheets)

Table with 2 columns: Applicant Info, Address/Contact Info. Row 1: Owner of Record, Derek M. Lytton, Address: 1708 Fire Tower Road... Row 2: Telephone: 540-577-8440, Email:

Table with 2 columns: Applicant Info, Address/Contact Info. Row 1: Applicant Name: Owner (circled), Contract Purchaser/Lessee, Derek M. Lytton, Address: 1708 Fire Tower Road... Row 2: Telephone: 540-577-8440, Email:

Table with 2 columns: Representative Name and Company, Address. Row 1: Telephone, Email

Property Description:

Table with 3 columns: Location/Address, Parcel ID, Acreage, Existing Zoning, Comprehensive Plan Designation, Existing Use. Row 1: Location: 3040 Spaulding Road... Row 2: Parcel ID: 032267, Acreage: 1.228, Existing Zoning: R-1 Residential. Row 3: Comprehensive Plan: Rural, Existing Use: Vacant/Residential

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

Table with 1 column: Description of Request. Row 1: Proposed Zoning (Include Acreage): A-1 (1.228 acres). Row 2: Proposed Use: Residential - Single Family - Manufactured Home

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: [Handwritten Signature] Date: 2-2-23

Owner 2 Signature (for add'l owners please attach separate sheet): [Handwritten Signature] Date: 2-2-23
Applicant Signature: [Handwritten Signature] Date: 2-2-23

Representative/Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Preliminary Review Meeting**  
**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)

**Contact Person:**  Owner  Contract Purchaser  Other \_\_\_\_\_

Name: Derek M. Lytton	Address: 1708 Fire Tower Road, Christiansburg, Virginia 24073
Telephone: 540-577-8440	Email:

**Subject Property Description:**

Address/Location: (Describe in relation to nearest intersection) 3080 Spaulding Road, Christiansburg, Virginia 24073		
Parcel ID Number(s): 032267	Existing Zoning: R-1 Residential	Acreage: 1.228
Property Owner(s): Derek M. Lytton	Existing Use: Vacant/Residential	

**Amendment to Proffers**

Existing Proffers: (Please attach applicable proffers and rezoning case number)
Proposed Proffer Amendment: (Please attach proposed amendments)

**Description of Proposed Development and Uses: *The requested information below MUST be submitted***

A. Proposed Zoning Districts (Please list proposed zoning districts and acreage of each District below): A-1 Agricultural	
B. Proposed Uses (check all that applies): For Rezoning applications that are not conditional, uses permitted within the proposed district with the highest traffic trip generation will be assumed	
<input checked="" type="checkbox"/> Residential Total Single Family # of Units: <u>1</u> Total Multi-Family # of Units: _____  <input type="checkbox"/> Commercial Use _____ S.F. _____ Use _____ S.F. _____ Use _____ S.F. _____	<input type="checkbox"/> Mixed Use (Residential and Commercial) Total # of Residential Units: _____ Commercial uses Use _____ S.F. _____ Use _____ S.F. _____ Use _____ S.F. _____

**Applicant Signature:** Derek M. Lytton **Date:** 2-2-23



# **MONTGOMERY COUNTY, VIRGINIA**

**Planning & GIS Services**

## **REZONING APPLICATION** (Packet 2)

**FOR INTERNAL STAFF USE ONLY**

**VDOT Requirements**

In accordance with the Code of Virginia §15.2-2222.2 and 24 VAC 30-155, the project:

- Will require a Traffic Impact Analysis (TIA) submission and review by VDOT. TIA must be submitted with rezoning application.
- Applicant will be required to coordinate a Scope of Work Meeting with VDOT (Project will generate 1,000 or more vehicle trips per peak hour.)

***This determination is based upon the information provided by the applicant on the submitted Preliminary Review Request Form. Determination is subject to change based upon changes to the request.***

Information and VDOT forms regarding the VDOT's Traffic Impact Analysis Regulations Administrative Guidelines can be obtained online at [www.virginiadot.org/projects/chapter527](http://www.virginiadot.org/projects/chapter527).

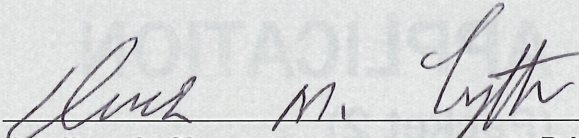
*N/A*  **Documentation of Community Meeting.** Community meetings can be held after submitting application. County staff should be notified a least a week in advance of meeting date.

**Survey Plat.** No larger than 11"x17"

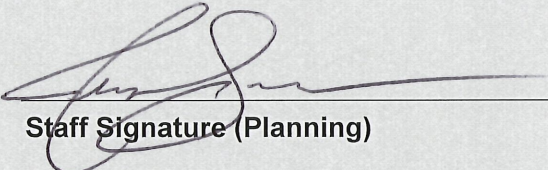
**Traffic Impact Analysis (TIA) - County:** Based upon the proposed use and location, the project may substantially affect roadways and the County may require a traffic impact analysis.

**Elevations:** 8 1/2" x 11" copies of proposed buildings must be submitted in addition to an electronic copy in ".pdf" format.

**Other:**


**Printed Name**
2-2-23
**Date**

**Applicant's Signature**


**Date**

**Staff Signature (Planning)**

This form is to verify completion of the required Preliminary Review Meeting and must be submitted at the time of filing of applications. Based upon the proposed development, County staff has determined the information checked on this form **must** be submitted in addition to regular submission requirements for Rezoning, Provisional Use Permit, or Amendment to Proffer Application



## Request for Zoning Review

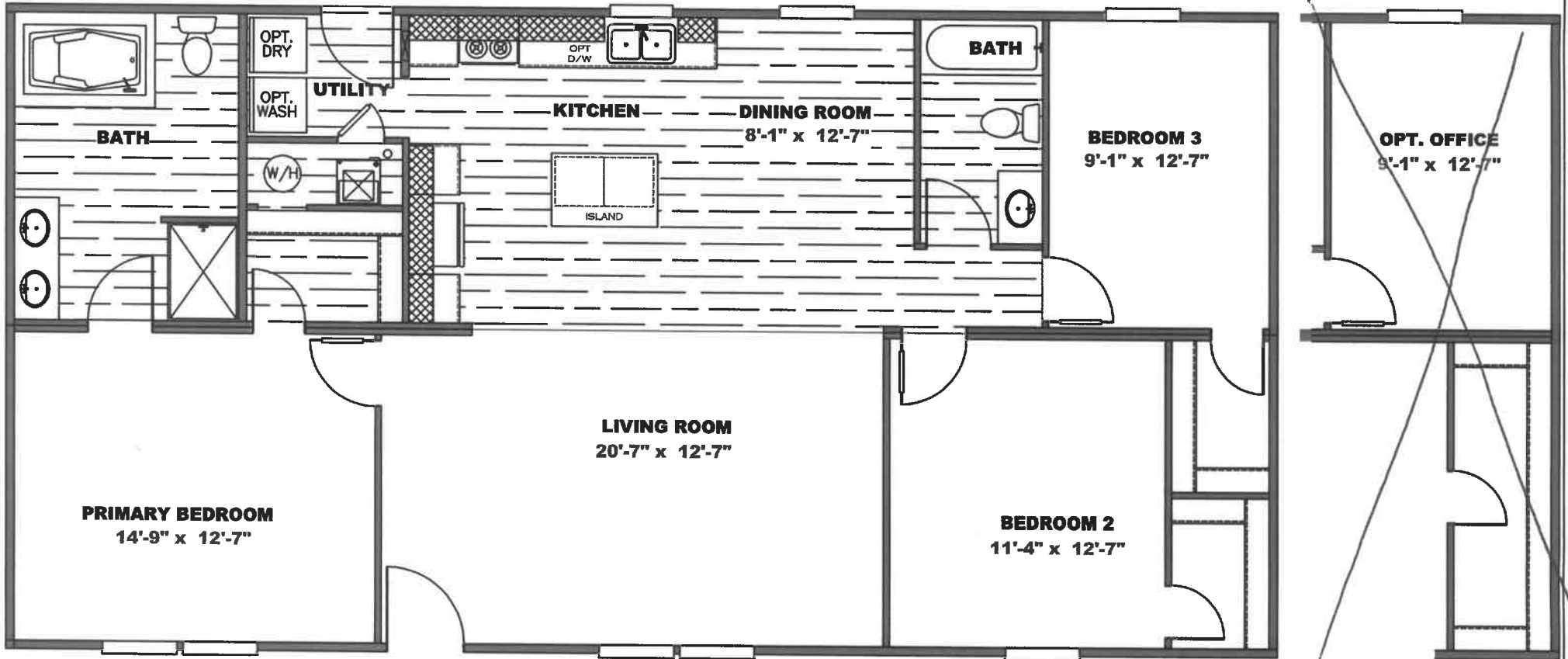
Complete **ALL** fields and submit via email to [mcplan@montgomerycountyva.gov](mailto:mcplan@montgomerycountyva.gov) or in person to Planning & GIS Services. An incomplete application will result in delays.

Applicant/Agent: CLAYTON HOMES CHRISTIANSBURG Company/Firm: CMH INC  
 Phone: 540-382-9015 Email: HC631 @ CLAYTONHOMES.COM  
 Mailing Address: 1340 West Main St City: CHRISTIANSBURG State: VA Zip: 24073  
 Current Property Owner Name: Doreen Lytton  
 Location of Property/911 Address: TBD SPAULDING RD CHRISTIANSBURG, VA 24073  
 Parcel ID (6 digits): 032267 Parcel Size: 1.228 acres Zoning District (if known): PLUM CREEK

**PROPOSED CONSTRUCTION:** (please select and answer **ALL** corresponding fields)

- Single Family Dwelling:** Are you replacing an existing dwelling?  Yes  No
- Stick Built  Class A Manufactured Home (Doublewide, Triplewide, etc.)  
 Modular  Class B Manufactured Home (Singlewide)
- Number of Bedrooms: 3 Number of Kitchens with Cook Surface: 1  
 Dimensions: 28x52 Sq Ft: 1456 Height: 14 FT  
 Deck Size(s) 8x19 - FRONT 8x12 BACK Porch Size \_\_\_\_\_
- Addition:** Size N/A Height: \_\_\_\_\_  
 Proposed use, list all: (bedroom, bath, den, etc.) \_\_\_\_\_
- Accessory Structure Type:** N/A  
 Use (vehicles, firewood, personal work shop or storage, etc.) \_\_\_\_\_  
 Dimensions: \_\_\_\_\_ Height: \_\_\_\_\_ ft.  
 Primary Dwelling: Sq Ft: \_\_\_\_\_ Primary Dwelling Height \_\_\_\_\_ ft.
- Farm Structure Type AND Use:** N/A  
 Size: \_\_\_\_\_ Height: \_\_\_\_\_ ft.
- Home Occupation - Business Type:** N/A  
 Dwelling Unit Sq Ft: \_\_\_\_\_ Home Occ Sq Ft: \_\_\_\_\_ ft.  
 Number of Employees Living in Dwelling: \_\_\_\_\_ Sign?: \_\_\_\_\_
- Other Construction** (i.e. Temporary Camper/RV, Deck, Pool, Solar, Renovation, etc.) N/A  
 DESCRIPTION: \_\_\_\_\_




**New construction requires a site plan, including a sketch of the property, proposed structure or use, distance to property lines and location of driveways. An address cannot be assigned until this is received.**



**EAGLE**  
SERIES

MODEL:	28'x52' EAGLE
MODEL #:	EAG28523A
DATE:	11/01/17
STD PLAN *CONDITIONED:	1,369 FT <sup>2</sup>

# ParcelandLand Viewer

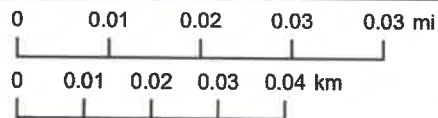
-  Corporate Line
-  Tax Parcels
-  All Other Roads



VITA, Esri, HERE, Garmin, INCREMENTAL, USGS, EPA, USDA, Montgomery County VA, FEMA, USFWS, USGS

\*For reference purposes only.  
Not to be used as an official  
legal document.

Scale: 1:1,128



Map by Montgomery County VA web  
map viewer 1/26/2023

