

Rezoning Application Form

Rezoning, Conditional Zoning, Proffer Amendment Montgomery County, Virginia

755 Roanoke St. Suite 2A, Christiansburg, VA 24073
540-394-2148 | mcplan@montgomerycountyvva.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): Jeffrey Allen & Jennifer Lamm Frayser	Address: 409 N. Bruffy St. Salem, VA 24513
Telephone: 804-766-5235 804-720-5235	Email: jfrayser@ftmgmt.com

Applicant Name: Owner Contract Purchaser/Lessee Jeffrey Allen & Jennifer Lamm Frayser	Address: 409 N. Bruffy St. Salem, VA 24513
Telephone: 804-766-5235 804-720-5235	Email: jfrayser@ftmgmt.com <i>Fwmgmt.com</i>

Representative Name and Company: Douglas Meredith	Address: 1647 Millwood Dr. Salem, VA 24153
Telephone: 540-353-0484	Email: dmeredithengineering@gmail.com

Property Description:

Location or Address: (Describe in relation to nearest intersection) Bradshaw Road (North of North Fork Road)		
Parcel ID Number(s): 001477	Acreage: 122.60 (records)	Existing Zoning: RR
Comprehensive Plan Designation: Rural	Existing Use: open undeveloped	

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

Proposed Zoning (Include Acreage): A-1 122.60 acres
Proposed Use: Residential (Family Subdivision)

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.

<i>Jeffrey A. Frayser</i>	6/29/23
Owner 1 Signature	Date
<i>Jennifer Lamm Frayser</i>	6/29/23
Owner 2 Signature (for add'l owners please attach separate sheet)	Date
<i>Jeffrey A. Frayser</i> <i>Jennifer Lamm Frayser</i>	6/29/23
Applicant Signature	Date
<i>[Signature]</i>	6-30-23
Representative/Agent Signature	Date

Rezoning Application Narrative

Existing Site Features:

The site (property) is owned by Jeffrey and Jennifer Frayser. They are the applicants for the rezoning. A preliminary plat is attached for review of what the owners would like to accomplish.

There are currently no buildings on the site and Bradshaw Road is the only improved road adjacent to the site.

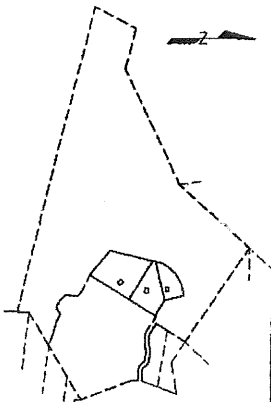
The property was purchased knowing the zoning was rural residential but the buyers were unaware of proffers that were in place that limited their ability to have a family subdivision. All properties adjacent to the site are zoned A-1.

Proposed Site Features:

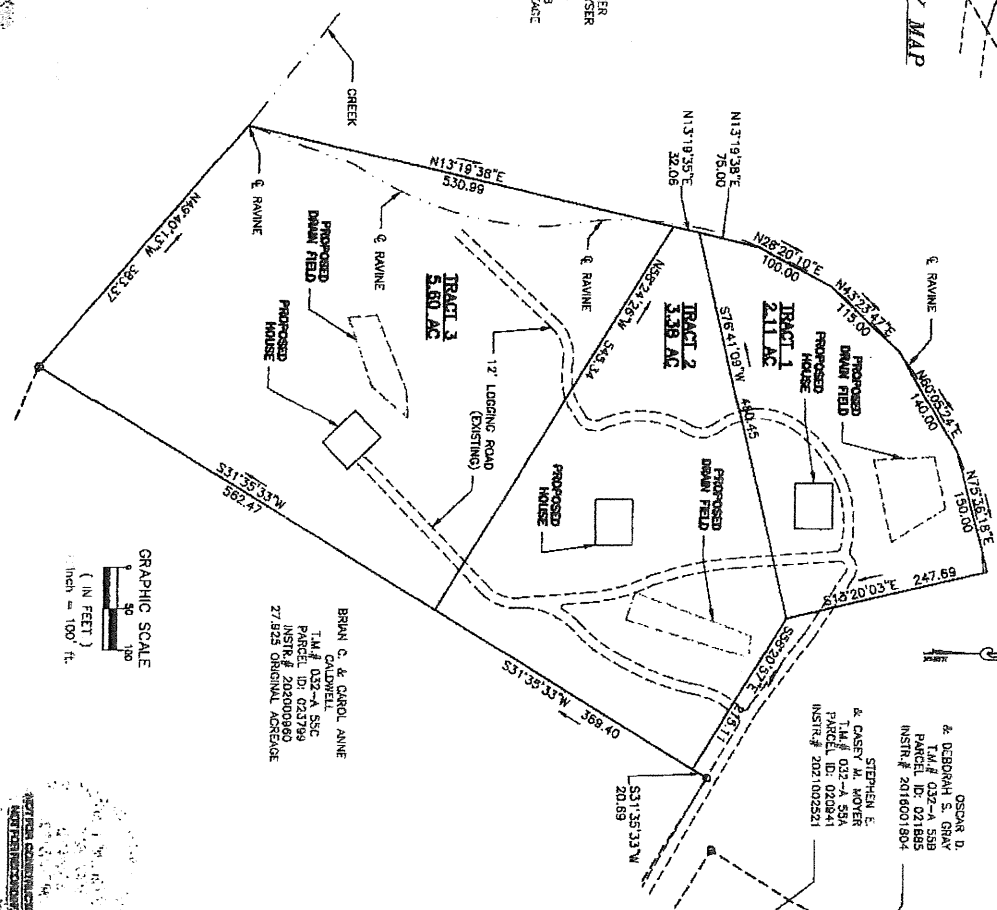
The attached plat shows three single family building lots. All have had satisfactory soils work accomplished for on site well and septic systems. The lots are being created for the applicants' son, daughter, and one set of parents. The applicants plan to build their home on the remaining property at some time in the future.

The proposed use ("Family Subdivision") will align with the rural communities designation in the comprehensive plan by conforming to the adjacent properties small lot residential use. The family subdivision will enhance the existing rural community by conforming to the current residential area utilizing the current improved roads.

REMAINING PROPERTY MAP
SCALE 1"=1000'



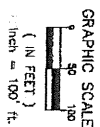
JENNIFER ALLAN FRAYSER
& JENNIFER LAMM FRAYSER
T.M.# 032-A-55
PARCEL ID: 001477
INSR.# 202000960
122,600 ORIGINAL ACRES



BRYAN G. & CAROL ANNE
CALDWELL
T.M.# 032-A-55C
PARCEL ID: 023799
27,925 ORIGINAL ACRES

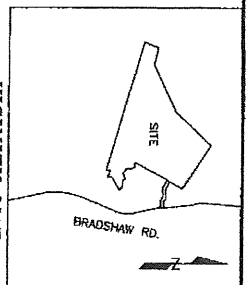
OSCAR D.
& DEBORAH S. GRAY
T.M.# 021-55
PARCEL ID: 021889
INSR.# 2016001804

STEPHEN S.
& CASPEY M. MOTER
T.M.# 032-A-55A
PARCEL ID: 020841
INSR.# 2021002521



I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF

DATE: _____



- LEGEND**
- SURVEYED PROPERTY LINE
 - DEED LINE
 - VACATED LINE/EASEMENT LINE
 - SET REBAR
 - EXISTING IRON FOUND
 - ⊙ END OF LINE/CURVE
 - NOTHING FOUND, NOTHING SET

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
2. THIS PROPERTY AS PLATED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE.
3. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
4. ANY FENCED ENCLOSURES NOT DIMENSIONED, SHALL NOT BE SCHEDULED.
5. NO GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL WAS FOUND.
6. LEGAL REFERENCE: NSR# 202000960
7. ZONING DISTRICT: RR-100AL RESERVATION

LOT ASSIGNMENT TABLE	
PARCEL	ACREAGE
T.M.# 032-A-5	122.60
INSR.#	202000960
AFTER SUPERVISION	
T.M.# 032-A-5	111.61
ACREAGE LOT ASSIGNMENTS	CONVERTED TO:
REMAINDER	TRACT #1
TRACT #1	TRACT #2
TRACT #2	TRACT #3
TRACT #3	MICHAEL AND LINDA LAMM (FATHER AND MOTHER)

FAMILY SUBDIVISION PLAT
PARTIAL FIELD SURVEY

T.M.# 032-A-55
PARCEL ID 001477
122,600 ORIGINAL ACRES
CREATING TRACTS 1, 2, & 3
PROPERTY OWNED BY
JEFF ALLAN &
JENNIFER LAMM
FRAYSER

LOCATED ON
BRADSHAW RD.
MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
COMM. 0336 SURVEYED: 06/2003

MERRETT
ENGINEERING SURVYING & C.L.L.C.
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