

May 2, 2019

Ms. Brea Hopkins  
Montgomery County  
Department of Planning & GIS Services  
755 Roanoke Street, Suite 2A  
Christiansburg, VA 24073

RE: CHP Merrimac Rezoning, Parcels 012016, 012015, 025905, 025906, 025907  
Comprehensive Plan Justification  
Job No. 2914.0

Dear Ms. Hopkins:

On behalf of Community Housing Partners (CHP), Gay and Neel, Inc (GNI) would like to present the following Comprehensive Plan Justification, supplementing the rezoning package submitted to Montgomery County on May 1, 2019. As outlined by Montgomery County rezoning standards, there are seven specific bullet points to be expanded upon by the client with regards to a Comprehensive Plan Justification. They are presented as follows:

**1. Compliance with required lot minimums, district minimums, and availability of water and sewer**

- As outlined in the Montgomery County Zoning Ordinance, the R-3 Compact development option holds the following subdivision requirements:
  - Minimum Lot Size: 5,000 square feet
  - Minimum Lot Width: 80' (reduced to 60' with use of curb and gutter)
  - Front Yard Setback: 10' min.
  - Side Yard Setback: 10' min.
  - Rear Yard Setback: 25' min.
  - Max Density: 5 dwellings/gross acre
  - Open Space: 25% minimum of gross parent parcel
- The layout provided with the rezoning application adheres to the requirements above. With regards to the availability of public water and sewer, an availability letter from Bob Fronk of MCPSA has been included with the rezoning package. Both public water and public sewer are available to the subject parcels.

**2. Describe, in specific detail, how the rezoning or special use permit request fits with the land use policies included under the appropriate land use policy area. There are seven land use policy areas: Resource Stewardship (PLU 1.2), Rural (PLU 1.3), Rural Communities (PLU 1.4), Residential Transition (PLU 1.5), Villages (PLU 1.7), Village Expansion Areas (PLU 1.6), and Urban Expansion Areas (PLU 1.8). Each area has specific policies covering land uses, community design, and community facilities and utilities.**

- The subject property is defined as Residential Transition, defined under PLU 1.5 of the Comprehensive Plan. With regard to the specifics outlined in question #2:

▪ Land Use:

- Per section 1.5.1 (a), *"The predominant and preferred land use in Residential Transition areas is residential"*. The proposed use of land associated with this rezoning is residential, meeting the overall intent of the land use.
- Per section 1.5.1 (b), development of new parcels and compatibility of adjacent development shall be evaluated on a case-by-case basis (note 21). While the proposed development does have a higher density than the adjacent land within Montgomery County, the subject parcel is immediately south of existing residential development located within the Town of Blacksburg, and has a great proximity to Prices Fork Road and Blacksburg High School.
- Per section 1.5.1 (c), *"The County should evaluate portions of the Residential Transition areas that will have built out at development levels that are lower than what would be permitted by zoning to determine if there is any benefit to rezone these areas to be consistent with actual development"*. Given the challenging site topography of the subject parcel, development under a format less dense than R-3 Compact zoning requirements would be extremely difficult, and would force a developer's hand to produce high-end, high-price homes servicing a subset of the real estate market that appeals to investors and high-income families. We believe that the workforce-affordable model proposed by CHP is of substantial value to Montgomery County, and should therefore be given strong consideration.

▪ Community Design:

- Per section 1.5.2 (a), *"New development...shall not exceed 1 dwelling unit per acre, with the exception of developments served by both public water and sewer."* At 52 lots across 24.37 AC, a density of 2.13 dwellings/acre is proposed. However, included with this rezoning package is an availability letter from MCPSA confirming the availability of both public water and sewer service.
- Per section 1.5.2 (b), *"New development...should be clustered, or exhibit other conservation design principles to preserve on-site natural, cultural, historic, scenic, open space, or environmental resources."* Under the R-3 Compact requirements, a minimum of 25% of the subject parcel shall be designated as open space. Included on the provided conceptual layout, my client anticipates greater than 30% open space, subject to final engineering, with a substantial portion of this 30% located within existing floodplain downstream from the proposed development. For this reason, we believe that we are meeting the intent of open space and preservation of environmental areas within the subject parcel.
- Per section 1.5.2 (c), *"New development...should be designed to be compatible with existing neighborhoods and subdivisions."* As outlined in the R-3 Compact requirements, and by VDOT SSAR design standards, pedestrian accommodations have been provided throughout the community, along with interconnection to adjacent parcels meeting

VDOT interconnectivity requirements. We believe that these components allow for easy future development on adjacent properties, and meet the intent of the County to provide pedestrian-friendly accommodations.

▪ Community Facilities and Utilities:

- Per section 1.5.3 (a), *“Future sewer and water service extensions...will be discouraged except to resolve existing public health threats or to interconnect existing individual systems or when provided by private developers.”* As included in the MCPSA public water and sewer availability letter, these services are readily available to the subject parcel, and any infrastructure improvements necessary to service the new development would be paid for by a private developer (CHP).
- Per section 1.5.3 (b), community facilities are discouraged. No community facilities are proposed at this time with this rezoning application.
- Section 1.5.3 (c) does not apply to this rezoning application. The only transportation improvements proposed with this development would be VDOT-compliant roads to provide homeowners access. These roads would be built to VDOT standards, and maintained by VDOT after construction.

**3. If the proposed rezoning or special use permit requires the addition of a road, the proposal needs to address how the new transportation facilities fit with the transportation policies (specifically interconnectivity and subdivisions) included in the transportation chapter. (TRN 1.3, TRN 1.4)**

- In accordance with both Montgomery County and VDOT design standards, the road network associated with this project shall meet requirements associated with VDOT SSAR design guidelines, and interconnectivity requirements. The proposed layout has been preliminarily reviewed by VDOT, and has been found to be generally approvable.

**4. If the proposed rezoning or special use permit requires an E and S permit (land disturbance of more than 10,000 square feet) or with large areas of impervious surface (paved parking areas, etc.), the proposal will need to address groundwater, surface water, and stormwater runoff concerns included in the Environmental Resources Chapter. (ENV6.5, ENV5.6)**

- In accordance with Montgomery County, DEQ, and VDOT standards, stormwater and surface water will be controlled and mitigated as necessary to meet necessary requirements. In general, stormwater quantity control will be addressed via adequate conveyance to the floodplain via storm sewer conduit and rip-rap lined channels. Stormwater quality would be addressed through the purchase of nutrient credits. The final design would be reviewed by both VDOT and Montgomery County. Regarding groundwater, public water and sewer connections shall be provided to all residential lots, so no impact to groundwater is anticipated. The site is also not located in a region that shows a substantial presence of karst. A USGS soils map has been included with the rezoning package, and hydrologic group “B” soils are predominantly present, which are generally considered as acceptable for backfilling and having low erosive properties.

5. **If the proposed rezoning or special use permit is part of a subdivision request, the cover letter needs to address how the proposed subdivision will meet the policies outlined in the Housing Resources chapter. (HSG 1.1, HSG 1.3)**
  - As outlined in HSG 1.1, affordable housing is of high importance to Montgomery County. My client would like to stress that this is also the goal of the proposed community, and of CHP. Housing demand, in particular single family detached, in Montgomery County continues to feel abnormally high pressure as compared to state and national averages. The growth of Virginia Tech and the Corporate Research Center are attracting high number of young professionals to the area. This demand growth has not been met with smart supply which has created an unhealthy homeownership market, particularly in the median income segment. CHP's proposed design would consider a mixed income development that allows for affordability in the absence of traditional housing subsidy. By creating a development that serves a broad income spectrum, CHP can provide affordable options through the mechanism of square footage, and lot position within the development to drive cost/price into an attainable range and providing economic diversity within the development. The target population served would be 80-140% of the Area Median Income (\$56,000-\$107,000), putting the attainable sales price range from \$200k-\$350k range. The target price range for this community is preliminarily targeting a \$215k-\$245k price point. Over the past five years, the trend to add inventory has been focused primarily on high end for sale and multifamily rental, leaving a gap in housing stock for median income families and pushing many into the rental market as home prices rise faster than their incomes. As this trend continues and expands, the importance of building new energy-efficient homes available in the \$215k-\$245k range has become more and more critical. This proposed development alongside Community Housing Partners would help to combat this need.
  - Regarding section HSG 1.3, the proposed development has been designed in a way to meet VDOT interconnectivity requirements, and promote pedestrian mobility throughout the community through a network of sidewalks.
  
6. **Current & future educational facility and program needs in County resulting from proposed rezoning and/or special use permit.**
  - Preliminary discussions with MCPS have also taken place and no immediate concern regarding student capacity was indicated, however we expect to continue this conversation.
  
7. **The application must address the specific criteria for evaluating rezoning applications included in PLU 2.1, including location, public utilities, road access, public facilities and amenities, inter-parcel access, and buffers.**
  - Location: The subject property is defined as "Residential Transition", which is characterized by lower-density residential uses, but permits the use of higher-density zoning classifications provided that it is serviced by public water and sewer. The attached availability letter from MCPSA confirms the availability of these utilities. Residential Transition areas have also been identified by Montgomery County as target growth areas, and the rezoning application from CHP would certainly allow for that growth to happen.
  - Public Utilities: A letter from MCPSA certifying the availability of public water and sewer has been included with this rezoning application.

- Road Access: VDOT-compliant road access has been provided, in addition to calculations proving that a turn lane and taper are not required along Merrimac Road. Sight distance has also been confirmed, and sight distance easement letters of intent signed by the adjacent homeowners have been included in the rezoning package.
- Public Facilities and Amenities: Public facilities in the form of roads and sidewalks are proposed. No other amenities are proposed at this time.
- Interparcel Access: Interconnectivity in accordance with Montgomery County and VDOT standards has been provided with the rezoning package.
- Pedestrian Access: A sidewalk network shall be provided throughout the community, with a portion or roadway having dual-sided sidewalk, and the majority of roadways having single-sided sidewalk. Refer to the road cross-section detail provided on the Conceptual Layout Exhibit in the rezoning package.
- Buffers: All surrounding properties are single-family detached or vacant/agricultural, therefore a Group 1 land use abutting a Group 1 land use does not require a buffer, in accordance with 10-43(c) of the Montgomery County Code.

Thank you for your time in reviewing this request. If you have any questions, please feel free to contact me.

Sincerely,  
Gay and Neel, Inc.



Joshua M. MacDonald, P.E.  
Project Manager

JMM/scw

May 1, 2019

Ms. Brea Hopkins  
Montgomery County  
Department of Planning & GIS Services  
755 Roanoke Street, Suite 2A  
Christiansburg, VA 24073

RE: CHP Merrimac Rezoning, Parcels 012016, 012015, 025905, 025907  
Job No. 2914.0

Dear Ms. Hopkins:

On behalf of Community Housing Partners (CHP), Gay and Neel, Inc (GNI) is excited to present to you a rezoning opportunity for 24.37 AC located within Montgomery County. The subject parcels are located off of Merrimac Road, just west of the VFD training grounds/old wastewater treatment plant. CHP has identified a growing need within Montgomery County to provide workforce-affordable housing, targeted at the median income, intended to allow the opportunity for home ownership to an underserved subset of the Montgomery County tax base. This development would convert 24.37 AC from an existing A-1 zoning to R-3 compact, and allow for the construction of 52 single-family detached homes. The target price range for these homes is tentatively set for \$215k-\$245k, and construction methodology would focus on energy efficiency, longevity of materials utilized, lower maintenance expectations, and aesthetic appeal. In an area where the housing market and entry-level home prices continues to grow, CHP has taken on the task of not maximizing profits with high-end high-price homes, but rather addressing the real concern of home affordability in Montgomery County. CHP looks to embody the altruism a community hopes for, and strives to allow Montgomery County to continue a track record of responsible growth.

As part of the rezoning process, Montgomery County has provided standard questions A-P that an applicant must detail. The specific questions and answers are as follows:

- a) Whether the proposed zoning district classification is consistent with the Comprehensive Plan. (Addressed under "3. Comprehensive Plan Justification")
  1. The comprehensive plan has designated the subject parcel as "Residential Transition", detailed as low-density residential neighborhoods as the optimal use, but allowing for higher density residential neighborhoods provided that public water and sewer is available. Included as an attachment to this application is a public water and sewer availability letter from Bob Fronk of MCPSA certifying the availability of these utilities.

- b) Whether there are any changed or changing conditions in the area affected that make the proposed rezoning appropriate.
  - 1. The New River Valley is in desperate need of more workforce-affordable housing options, targeting the median income bracket. Over the past five years, the trend to add inventory has been focused primarily on high end for sale and multifamily rental, leaving a gap in housing stock for median income families and pushing many into the rental market as home prices rise faster than their incomes. As this trend continues and expands, the importance of building new energy-efficient homes available in the \$215k-\$245k range has become more and more critical. This proposed development alongside Community Housing Partners would help to combat this need.
  
- c) Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity.
  - 1. The immediately surrounding areas are generally zoned A1, RR1, and PR (Town of Blacksburg), with portions of Merrimac Road to the east zoned R1. Blacksburg High School is also approximately a 2-mile drive from the entrance to the proposed CHP community.
  
- d) Whether adequate utility, sewer and water, transportation, school and other facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.
  - 1. Both public water and sewer are available for the subject parcel. Included as an attachment to this application is a public water and sewer availability letter from Bob Fronk of MCPSA certifying the availability of these utilities. Regarding transportation, adequate cul-de-sac diameters have been provided throughout the community to ensure adequate space for bus turnarounds. Preliminary discussions with MCPS have also taken place and no immediate concern regarding student capacity was indicated, however we expect to continue this conversation.
  
- e) The effect of the proposed rezoning on the County's ground water supply.
  - 1. This proposed development would be serviced by public water and sewer. No adverse impacts to groundwater is anticipated.
  
- f) The effect of uses allowed by the proposed rezoning on the structural capacity of the soils.
  - 1. USGS soil data has been included with this rezoning package, and predominantly hydrologic soil group "B" soils are present. This classification of soil is generally expected to be adequate for home construction, but will be further explored with a formal geotechnical report at the time of final engineering design.

- g) The impact that the uses that would be permitted if the property were rezoned will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity and whether the proposed rezoning uses sufficient measures to mitigate the impact of through construction traffic on existing neighborhoods and school areas.
  - 1. Vehicular traffic calculations have been included with the submittal package, and have demonstrated that a turn lane and/or taper are not required for the subject parcel with the proposed improvements. There are no existing pedestrian facilities along Merrimac Road, however the proposed CHP development would construction sidewalk as reflected in the typical detail included with this package (2-sided sidewalk on roads at or exceeding 400 VPD, and 1-sided sidewalk for roads less than 400 VPD). In general, adequate pedestrian facilities will be provided within the proposed community, and would allow for future development to potentially connect to them. Regarding construction traffic, there is substantial open space on the subject property to allow for equipment storage and parking during the construction process. Limited offsite construction traffic and impact is anticipated.
  
- h) Whether a reasonably viable economic use of the subject property exists under the current zoning.
  - 1. The current parcel is zoned A-1, and would require substantial roadway construction and grading activities just to get to the center of the subject parcel where adequate width is present to subdivide. Also, given that the area designated as "preserved open space" in the attached Preliminary Layout Exhibit" has a very steep grade, with a portion located in the floodplain, much of the subject parcel would not be reasonably further developed. For these reasons, we believe development under the A-1 zoning regulations would present a sizeable challenge to be economically viable.
  
- i) The effect of the proposed rezoning on environmentally sensitive land or natural features, wildlife habitat, vegetation, water quality and air quality.
  - 1. All DEQ standards would be adhered to, including stormwater quality and quantity considerations. No presence of any gravesites, endangered species, wetlands or other sensitive features are anticipated to be disturbed with this project, and the existing floodplain on the subject parcel shall also not be disturbed.
  
- j) Whether the proposed rezoning encourages economic development activities in areas designated by the Comprehensive Plan and provides desirable employment and enlarges the tax base.
  - 1. The proposed rezoning addresses the need for homes of median affordability. CHP has a strong track record of delivering workforce-affordable housing with a focus on quality construction, energy efficiency, and ease of maintenance. Given the proximity to Prices Fork Road and Blacksburg High School, we believe this proposed development would be of great value to the community, and help address the need for high quality and median-affordable housing.



- k) Whether the proposed rezoning considers the needs of agriculture, industry, and businesses in future growth.
  - 1. The proposed rezoning addresses the need for workforce-affordable housing, with a focus on quality construction, energy efficiency, and ease of maintenance. Allowing employees to live near where they work is an invaluable quality-of-life component that homes in the target price range would address for people who may not have ever had this opportunity.
  
- l) Whether the proposed rezoning considers the current and future requirements of the community as to land for various purposes as determined by population and economic studies.
  - 1. As the region continues to grow, housing must be a central piece to the region's growth strategy. Currently, the housing market in Montgomery county is at a severe deficit to its projected population growth and additional inventory must be considered. The position of this land is ideal for rezoning to address the growing Blacksburg/Christiansburg population, with close access to Interstate 81 to reach throughout the NRV.
  
- m) Whether the proposed rezoning encourages the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County.
  - 1. A moderate density residential development that preserves substantial open space and provides median-affordable housing to Montgomery County residents would be of substantial value, and in accordance with the Comprehensive Plan.
  
- n) Whether the proposed rezoning considers trends of growth or changes, employment, and economic factors, the need for housing, probable future economic and population growth of the county.
  - 1. Housing demand, in particular single family detached, in Montgomery County continues to feel abnormally high pressure as compared to state and national averages. The growth of Virginia Tech and the Corporate Research Center are attracting high number of young professionals to the area. This demand growth has not been met with smart supply which has created an unhealthy homeownership market, particularly in the median income segment. CHP's proposed design would consider a mixed income development that allows for affordability in the absence of traditional housing subsidy. By creating a development that serves a broad income spectrum, CHP can provide affordable options through the mechanism of square footage, and lot position within the development to drive cost/price into an attainable range and providing economic diversity within the development. The target population served would be 80-140% of the Area Median Income (\$56,000-\$107,000), putting the attainable sales price range from \$200k-\$350k range.

- o) The effect of the proposed rezoning on the provision of moderate housing by enhancing opportunities for all qualified residents of Montgomery County.
  - 1. Montgomery County current has a housing inventory challenge. By all accounts, a healthy market has 6 months of available inventory for sale. According to MLS data, the state average for the past 12 months is 5.9 months while Montgomery county has 3.7 months, and trending down. To address this, we have to consider adding additional inventory, but in an intentional manner. If we continue to add high end stock, median income families that cannot afford those homes will look to the rental market, increasing the demand for rentals and incentivize investors to purchase rental homes which will continue to drive up the price of “starter” homes in the market. This only way to combat this wedge is to push pressure out from the middle by creating median housing stock. This is CHP’s plan for the proposed development. It’s been our mission our mission for over 42 years to create healthy, sustainable, affordable housing and we will continue to pursue ventures that offer this opportunity for everyone.
  
- p) The effect of the rezoning on natural, scenic, archaeological, or historic features of significant importance.
  - 1. No adverse impacts to any natural, scenic, archaeological, or historical features are anticipated as part of this proposed rezoning.

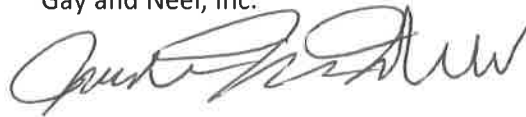
In addition to the responses above, additional design criteria and guidance has been provided by other review entities within Montgomery County. The concerns and mitigation/responses are outlined as follows:

- 1. **VDOT**
  - a. **Turn lane/taper analysis**
    - i. GNI has completed an analysis regarding the need for turn lanes and tapers, and are included as an attachment to the rezoning package. Our findings, confirmed with VDOT, find that no turn lanes or tapers are required to access the community.
  - b. **Sight Distance at Merrimac Road Entrance**
    - i. GNI has field-verified sight distance along Merrimac Road, and have determined that easements shall be required on the adjacent properties to clear brush and trees, along with cutting back of the steep bank adjacent to Merrimac. CHP has met with the adjacent property owners, and they intend to formally sign off on easements should the rezoning process be successful. Letters of intent for these easements have been included as attachments to the rezoning package.
  - c. **Pedestrian Accommodations**
    - i. Sidewalks have been outlined in the details provided on the conceptual layout exhibit, included as an attachment to the rezoning package. Roads with 400 VPD or greater have sidewalks on both sides, while roads with less than 400 VPD have sidewalks on one side of the road. We believe this meets the intent of pedestrian accommodations within the community.
  - d. **On-street parking**
    - i. On-street parking will not be permitted. Road widths have been design accordingly, with roadways with 400 VPD or greater at 24’ wide, and roadways with less than 400 VPD at 18’ wide.

- e. Interconnectivity
  - i. As discussed with VDOT and found to be generally approvable, a point of interconnection has been provided and is reflected in the conceptual layout exhibit, included as an attachment to the rezoning package. The connection point extends to the west between lots 33 and 34, and meets the intent of VDOT interconnectivity standards.
- f. Stormwater Management
  - i. While most of the site drains south to the existing floodplain, and is not expected to be a problem to handle stormwater conveyance, a portion of the roadway from approximately lots 1-6 will drain back towards Merrimac Road. Stormwater improvements shall be made in accordance with VDOT standards and specifications, which may include detention methods, runoff reduction, downstream channel analysis, downstream channel improvements, or a combination of these approaches. Final management methodologies shall be determined with final engineering and site plan preparation, however the applicant acknowledges that stormwater shall be controlled in a way that meets VDOT standards.

CHP and GNI are very excited about the opportunity, we believe this community would contribute to Montgomery County, and look forward to continued exploration of this plan.

Sincerely,  
Gay and Neel, Inc.



Joshua M. MacDonald, P.E.  
Project Manager

Enclosures

cc: Michael George, Community Housing Partners (via email)

JMM/kmt



MONTGOMERY COUNTY  
PLANNING & GIS SERVICES

**REZONING  
APPLICATION**  
(PACKET 2)



## Rezoning Application Checklist

The applicant shall submit ten (10) copies of all required materials listed below for Rezoning, Conditional Rezoning, and Amendment to Proffers. Applications will **NOT** be accepted without the following attachments:

- Completed Preliminary Review Meeting Application & Preliminary Review Meeting- Application Checklist Forms.**
- Application Form.**
- Comprehensive Plan Justification.**
- Concept Development Plan.**
- Voluntary Proffer Statement if Conditional Rezoning is requested.**
- Filing Fee.**
- Digital Submission of Application and all exhibits.**
- Ensure all applicable items identified in “Rezoning Requirements” (pg 3) are addressed in the application package (concept plan, justification statement, etc). It may be necessary to attach additional documentation.**

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The following may be required as determined by the **Preliminary Review Meeting – Application Checklist:**

- Elevations (appearance of buildings):** Two (2) paper copies reduced to 8 ½” x 11” of proposed buildings must be submitted in addition to an electronic copy in “.pdf” format.
- Documentation of Community Meeting.** Community meetings can be held after submitting an application. County staff and the Planning Commissioner representing the magisterial district in which the project is located should be notified a least a week in advance of the meeting date.
- Proffers for Conditional Rezoning.**
- Title Report.** Title Reports must be recent (a maximum of six (6) months prior to filing the application.)
- Traffic Impact Analysis (TIA)- County:** Based upon the proposed use and/or density a traffic impact analysis may be required.
- VDOT Traffic Impact Analysis (TIA)- 527 Review:** In accordance with Code of Virginia 15.2-222.2 and 24 VAC 30-155, a VDOT TIA may be required when filing your Rezoning Application packet.

## Additional Rezoning Requirements

The applicant for rezoning shall provide a statement of justification to address the following items in the application materials to demonstrate what impact the proposed request will have on the County's resources and how the request complies with Montgomery County's comprehensive plan.

### **Section 10-54(1)(k)(4), Montgomery County Zoning Ordinance**

4. Zoning Map Amendments. If the application is for a reclassification of property to a different zoning district classification on the Zoning Map, the applicant shall address all the following in its statement of justification or plat unless not applicable. The Planning Commission shall give reasonable consideration to the following matters:

- a) Whether the proposed zoning district classification is consistent with the Comprehensive Plan. (Addressed under "3. Comprehensive Plan Justification")
- b) Whether there are any changed or changing conditions in the area affected that make the proposed rezoning appropriate.
- c) Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity.
- d) Whether adequate utility, sewer and water, transportation, school and other facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.
- e) The effect of the proposed rezoning on the County's ground water supply.
- f) The effect of uses allowed by the proposed rezoning on the structural capacity of the soils.
- g) The impact that the uses that would be permitted if the property were rezoned will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity and whether the proposed rezoning uses sufficient measures to mitigate the impact of through construction traffic on existing neighborhoods and school areas.
- h) Whether a reasonably viable economic use of the subject property exists under the current zoning.
- i) The effect of the proposed rezoning on environmentally sensitive land or natural features, wildlife habitat, vegetation, water quality and air quality.
- j) Whether the proposed rezoning encourages economic development activities in areas designated by the Comprehensive Plan and provides desirable employment and enlarges the tax base.
- k) Whether the proposed rezoning considers the needs of agriculture, industry, and businesses in future growth.
- l) Whether the proposed rezoning considers the current and future requirements of the community as to land for various purposes as determined by population and economic studies.
- m) Whether the proposed rezoning encourages the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County.
- n) Whether the proposed rezoning considers trends of growth or changes, employment, and economic factors, the need for housing, probable future economic and population growth of the county.
- o) The effect of the proposed rezoning on the provision of moderate housing by enhancing opportunities for all qualified residents of Montgomery County.
- p) The effect of the rezoning on natural, scenic, archaeological, or historic features of significant importance.



# 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](mailto: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): Community Housing Partners		Address: 448 Depot Street NE, Christiansburg, VA 24073
Telephone: 540-382-2002	Fax: 540-382-1935	Email: <a href="mailto:mgeorge@chpc2.org">mgeorge@chpc2.org</a>

Applicant Name: Owner Contract Purchaser/Lessee Community Housing Partners		Address: 448 Depot Street NE, Christiansburg, VA 24073
Telephone: 540-382-2002	Fax: 540-382-1935	Email: <a href="mailto:mgeorge@chpc2.org">mgeorge@chpc2.org</a>

Representative Name and Company: Josh MacDonald, Gay and Neel, Inc.		Address: 1260 Radford Street, Christiansburg, VA 24073
Telephone: 540-381-6011	Fax: 540-381-2773	Email: <a href="mailto:jmacdonald@gayandneel.com">jmacdonald@gayandneel.com</a>

**Property Description:**

Location or Address: (Describe in relation to nearest intersection) 1789 Merrimac Road, Blacksburg, VA 24060		
Parcel ID Number(s): 012016, 012015, 025905, 025906, 025907	Acreage: 24.37	Existing Zoning: A-1
Comprehensive Plan Designation: Residential Transition	Existing Use: Single Family Home	

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

Proposed Zoning (Include Acreage ): R-3 Compact, 24.37 AC	
Proposed Use: Single Family Residential	

*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.*

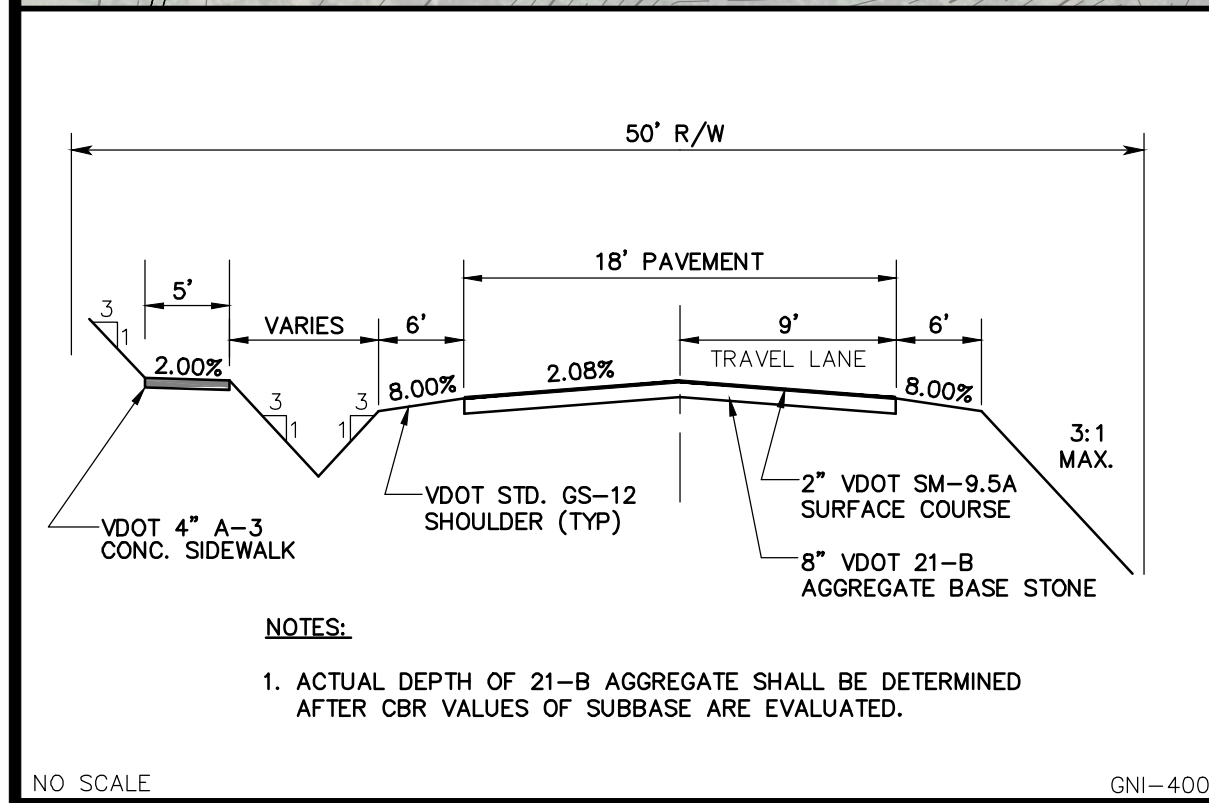
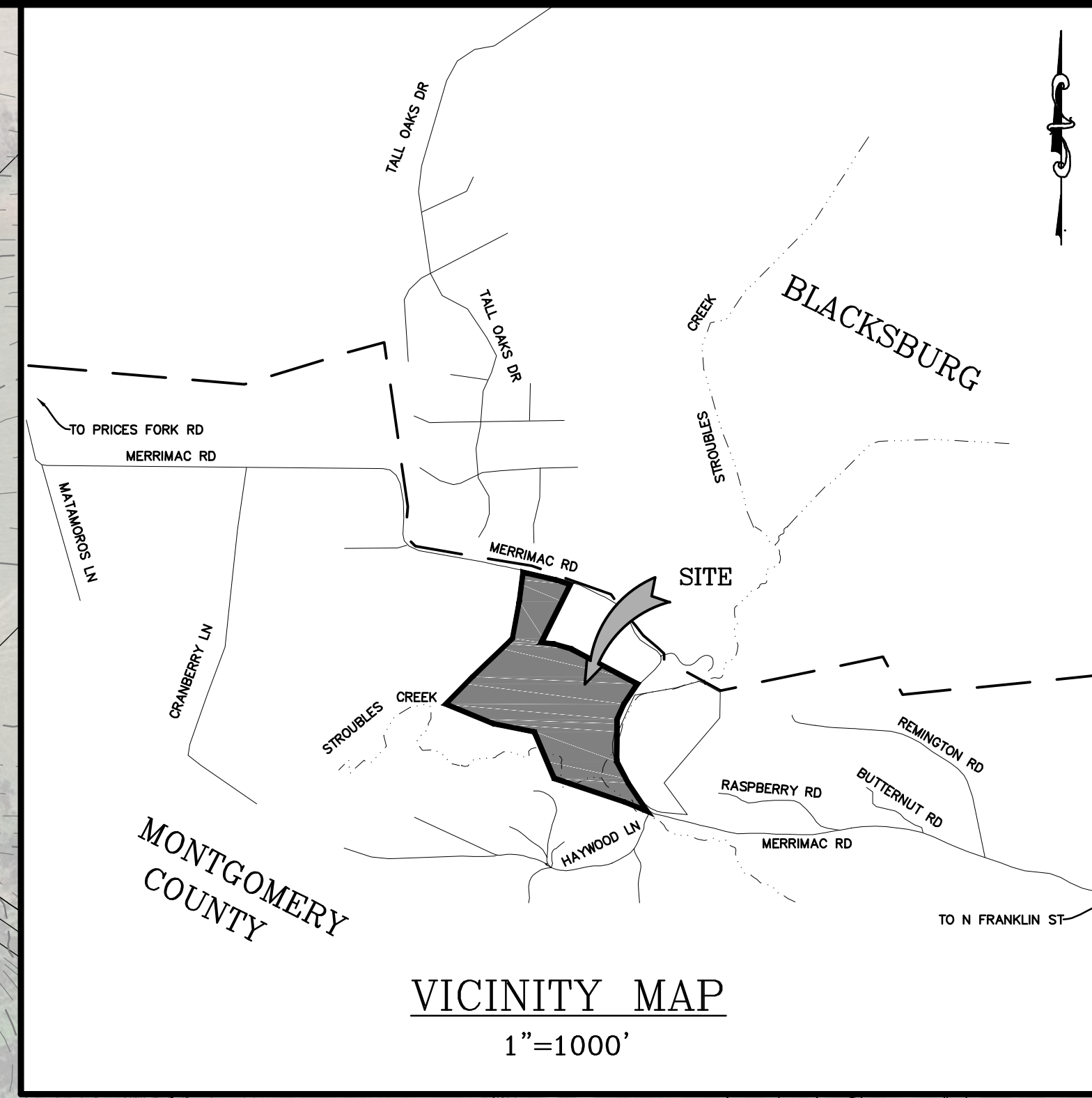
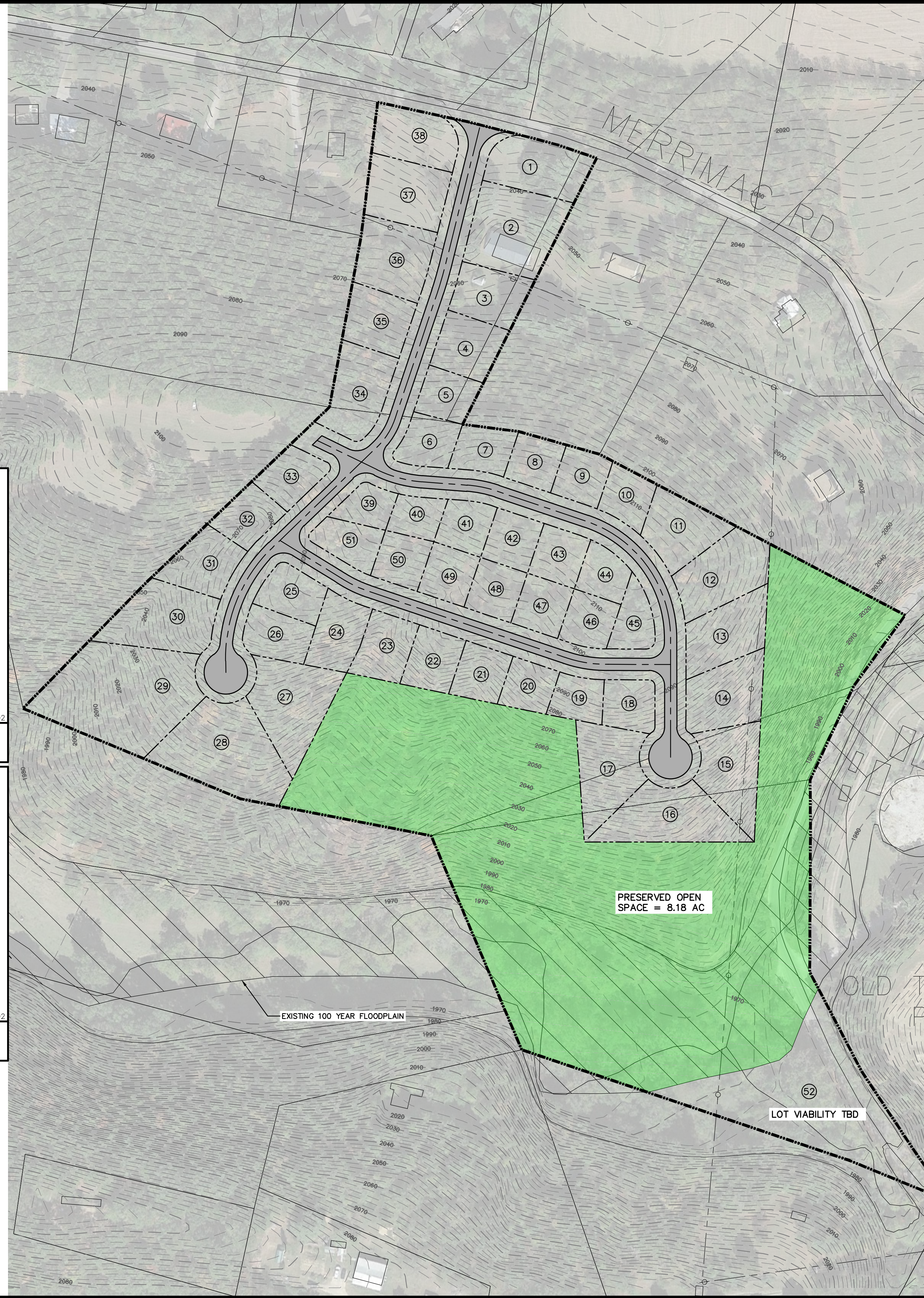
4/30/19  
Date

Owner 2 Signature (for add'l owners please attach separate sheet) Date  
4/30/19  
Date

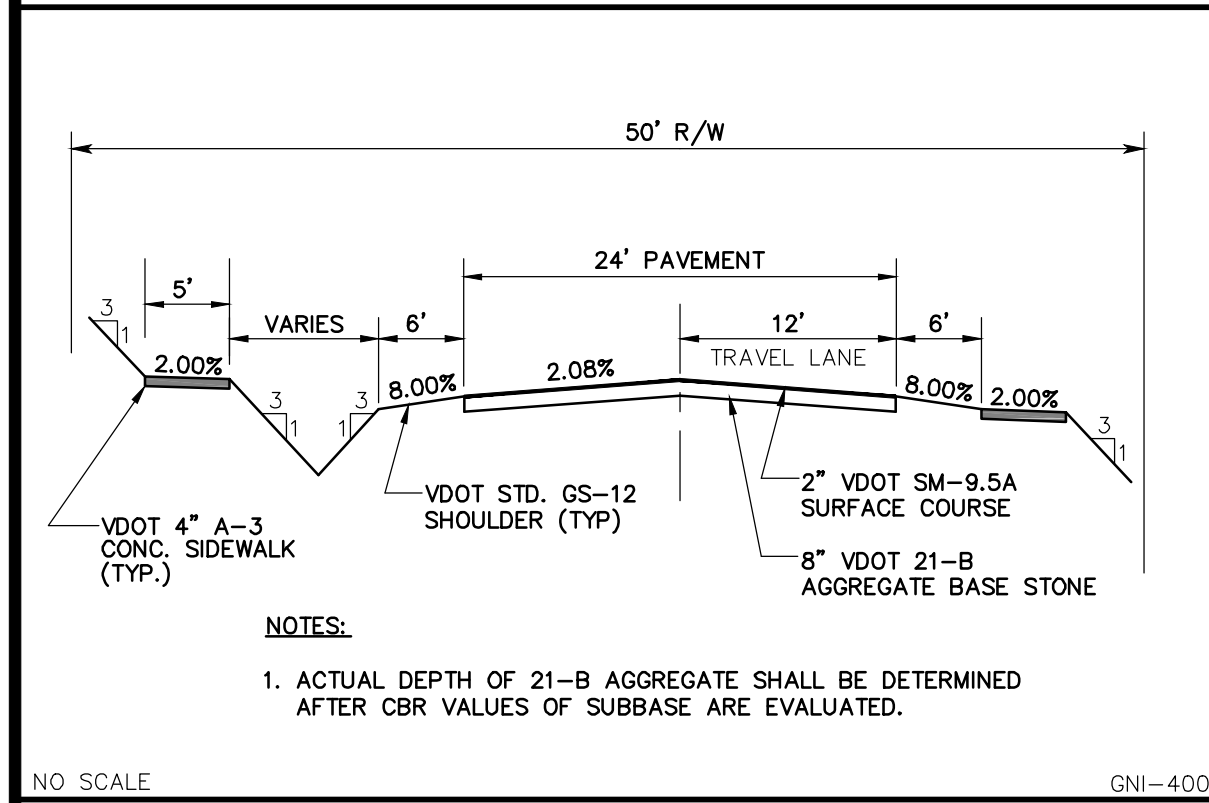
Representative/Agent Signature Date

**GENERAL NOTES:**

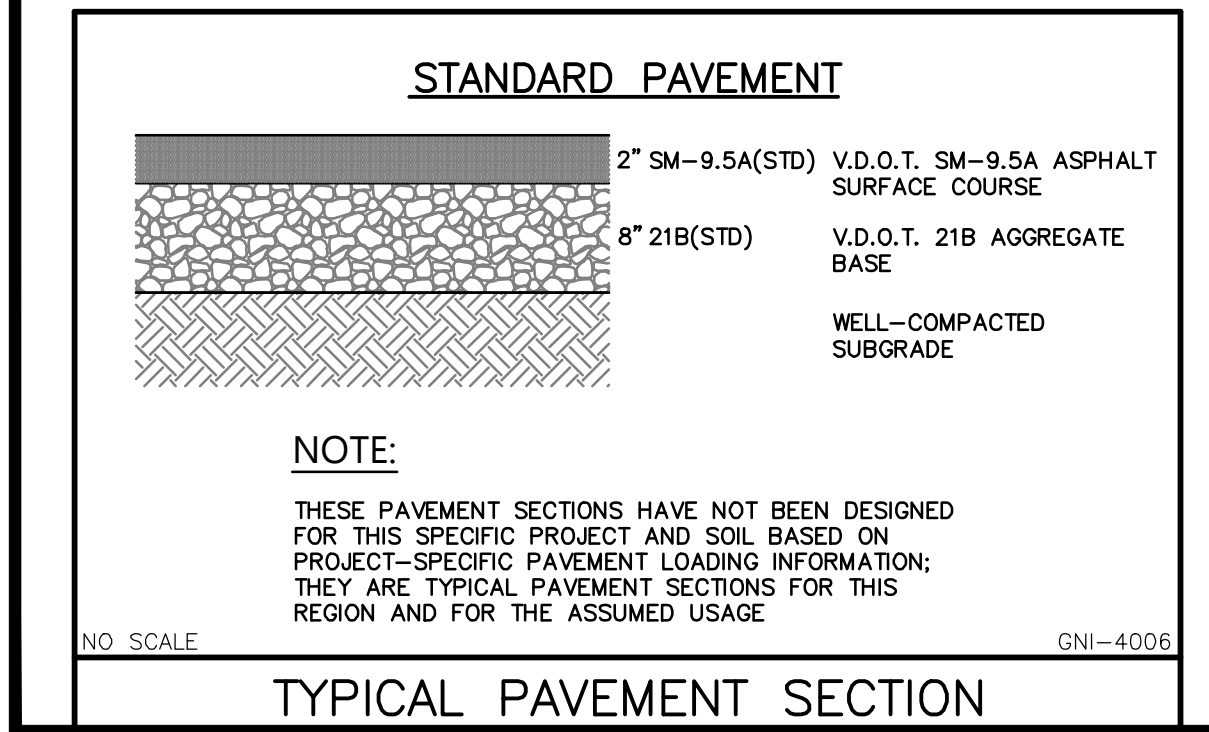
- OWNER/DEVELOPER: COMMUNITY HOUSING PARTNERS CORPORATION  
448 DEPOT ST NE  
CHRISTIANSBURG, VA 24073  
PROJECT LOCATION: 1789 MERRIMAC RD.  
BLACKSBURG, VA 24060
- PARCEL ID: 012015, 012016, 025905, 025906, 025907
- ALL WORK PROPOSED IN THESE PLANS IS TO BE DONE WITHIN THE ABOVE LISTED TAX PARCELS, EASEMENTS OBTAINED, OR PUBLIC RIGHTS-OF-WAY.
- CURRENT ZONING DISTRICT: A-1, AGRICULTURAL  
SETBACKS:  
FRONT= 40'  
SIDE STREET= 15'  
SIDE= 15'  
REAR= 40'  
PROPOSED ZONING DISTRICT: R-3, RESIDENTIAL (COMPACT OPTION)  
SINGLE FAMILY DWELLING AREA R-3:  
TOTAL AREA= 24.37 AC.  
MINIMUM LOT SIZE= 5,000 S.F.  
MINIMUM WIDTH AT SETBACK= 80' (REDUCED TO 60' WITH CURB/GUTTER)  
MINIMUM FRONT YARD= 10'  
MINIMUM SIDE YARD= 10'  
MINIMUM REAR YARD= 25'
- BOUNDARY AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. NO BOUNDARY SURVEY WAS PERFORMED AS A PART OF THIS PROJECT.
- TOTAL PARCEL AREA: 24.37 AC.  
PROPOSED BUILDING USE(S): SINGLE FAMILY RESIDENTIAL  
TOTAL UNITS: 52  
PROPOSED BUILDING HEIGHT: LESS THAN 35 FEET  
OPEN SPACE REQUIRED: MIN. 25% (6.09 AC.)  
OPEN SPACE PROVIDED: >25% (AS SHOWN, 34% AT 8.18 AC., SUBJECT TO CHANGE WITH FINAL ENGINEERING)
- LOT ARRANGEMENTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO MINOR CHANGES WHILE CONFORMING TO R-3 COMPACT STANDARDS.



**TYPICAL 18' ROAD CROSS-SECTION**  
(LESS THAN 400 VPD, NO ON-STREET PARKING)



**TYPICAL 24' ROAD CROSS-SECTION**  
(400 VPD OR GREATER, NO ON-STREET PARKING)



**NOTE:**  
THESE PAVEMENT SECTIONS HAVE NOT BEEN DESIGNED FOR THIS SPECIFIC PROJECT AND SOIL BASED ON PROJECT-SPECIFIC PAVEMENT LOADING INFORMATION; THEY ARE TYPICAL PAVEMENT SECTIONS FOR THIS REGION AND FOR THE ASSUMED USAGE

**GAY AND NEEL, INC.**  
ENGINEERING • LAND PLANNING • SURVEYING  
1260 Radford Street  
Christiansburg, Virginia 24073  
Phone: (540) 381-6011  
Fax: (540) 381-2773  
Email: info@gayandneel.com  
Web: www.gayandneel.com

The drawing, design, and digital files relating to this project are the property of Gay and Neel, Inc. The reproduction, copying, or other use of this drawing without GNI's written consent is prohibited.

**CHP MERRIMAC SUBDIVISION**  
**PRELIMINARY LAYOUT**

NO SCALE GNI-4002

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

PIC	JOHN NEEL, P.E.
PM	JOSH MACDONALD, P.E.
DESIGN	EMQ, JMM, ZJM

ISSUE DATE: 5/1/2019  
GNI JOB NO.: 2914.0  
SHEET TITLE: PRELIMINARY LAYOUT EXHIBIT  
SHEET NUMBER: 1 OF 1

\\gnt-server\Production\Drawings\2019\14\ENGINEERING\Design\Plans\Preliminary\Layout.dwg  
Proposal - 04/29/2019 4:17:57 PM - Zmoore, AutoCAD PDF (General Documentation) p03\_11





**MONTGOMERY COUNTY  
PUBLIC SERVICE AUTHORITY**

---

**Government Center  
Suite 2I  
755 Roanoke Street  
Christiansburg, VA 24073-3185**

**M. Todd King, Chairman  
Darrell O. Sheppard, Vice-Chair  
Mary W. Biggs, Secretary-Treasurer  
Sara R. Bohn, Member  
April N. DeMotts, Member  
Steve R. Fijalkowski, Member  
Christopher A. Tuck, Member**

**Robert C. Fronk, PE  
PSA Director**

March 2, 2019

Mr. Josh MacDonald, PE  
Via Email: [Jmacdonald@gayandneel.com](mailto:Jmacdonald@gayandneel.com)

RE: Availability No. 19-09  
Merrimac Road  
Parcel ID 012015, 012016, 025905,  
025906 & 025907  
Tax Map No. 053- 1 2, 053- 1 2A,  
053-A 17, 17A & 17C  
Water/Sewer

Dear Mr. MacDonald:

Public water and sanitary sewer may be made available to this proposed residential subdivision along Merrimac Road, Parcel ID 012015, 012016, 025905, 025906 & 025907.

Public water service would require an eight-inch water main extension to a point adjacent to all lots of this proposed subdivision from the 12" water main located along the opposite side of Merrimac Road adjacent to the subject property. The as-built plans for the 12" water main indicate an eight-inch water main was installed under Merrimac Road to the property of Parcel ID 025907. The hydraulic grade line of this water system is approximately 2284 feet MSL. The facility fee would be \$2,500.00, the connection fee would reduce to the meter cost of \$225.00 for total connection fee of \$2,725.00 per residential unit.

Sanitary sewer service would require a public sewer extension to a point adjacent to all lots of this proposed development from the BVPI Sanitation Authority sewer interceptor along the southern side of Stroubles Creek in the property of Parcel ID 025907. Due to terrain, it is uncertain if a gravity sewer main extension would serve all areas of this proposed development. If gravity sewer service is not available to all proposed lots, a public sewer force main with private individual pumps for each property may be required. The facility fee would be \$3,000.00 per residential unit.

Conditions for connection to the BVPI Sanitation Authority sewer interceptor would be identified during the plan review process. All identified conditions and costs for a connection to the BVPISA sewer would be the responsibility of the property owner.

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

Page Two  
Mr. Josh MacDonald, PE  
March 2, 2019

The water and sewer facilities must be designed to PSA standards by an engineer and approved by the PSA prior to construction. The owner would be required to obtain public easements for all portions of the water and sewer line extensions in private property. The owner would be responsible for the cost of the water and sewer line extensions, BVPI Sanitation Authority sewer connection, any necessary water system appurtenances, public easements, highway permits, and any other associated requirements. These designs should be incorporated into the site development plans for this development and submitted to the PSA for review. Payment of the water and sewer facility fees for all units of the development would be required prior to approval of the site plan.

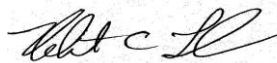
***This letter and stated fees are only valid to March 1, 2020.***

Please be advised that all PSA water and sewer systems have a fixed number of available connections. Water and sewer capacity is reserved by payment of facility fees, provided service is currently available to the subject property. Please be advised that water and sewer fees would be charged for each residential unit such that a duplex would be considered as two residential units.

Also be advised that this development must also meet all Montgomery County Planning and Zoning Department requirements. The availability of water and sanitary sewer facilities does not by itself authorize the development of this property.

If you have questions or need additional clarification on the above information, please contact me at 381-1997.

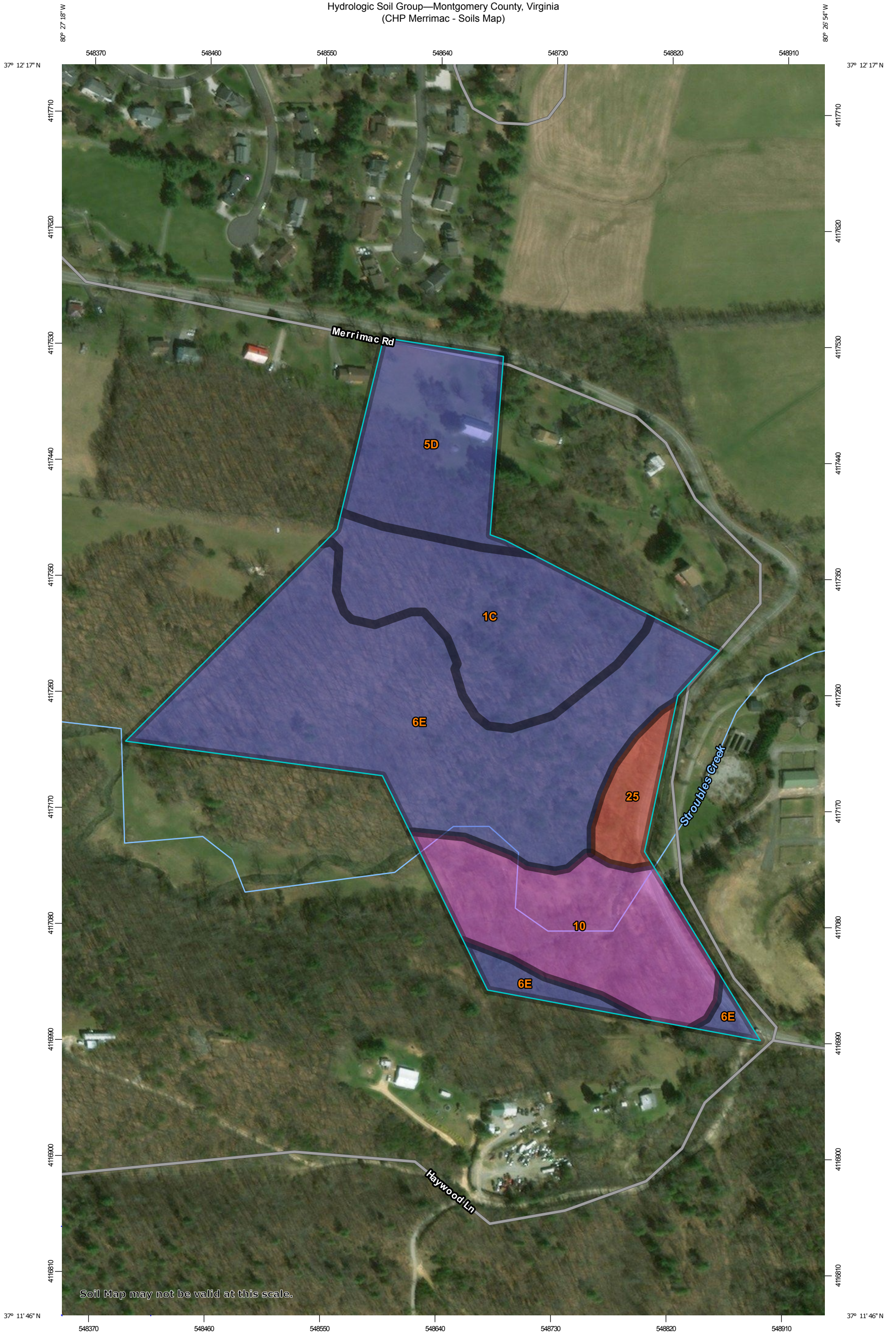
Sincerely,



Robert C. Fronk, PE  
PSA Director

cc: Montgomery Co. Planning Dept.

Hydrologic Soil Group—Montgomery County, Virginia  
(CHP Merrimac - Soils Map)



Map Scale: 1:2,720 if printed on B portrait (11" x 17") sheet.


0 40 80 160 240 Meters

0 100 200 400 600 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines


 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points






 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available


### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Montgomery County, Virginia  
 Survey Area Data: Version 11, Aug 28, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 22, 2012—Feb 5, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1C	Berks-Clymer complex, 7 to 15 percent slopes	B	5.3	19.4%
5D	Berks-Weikert complex, 15 to 25 percent slopes	B	3.9	14.2%
6E	Berks and Weikert soils, 25 to 65 percent slopes	B	12.3	44.7%
10	Craigsville soils	A	4.8	17.7%
25	McGary and Purdy soils	D	1.1	4.0%
<b>Totals for Area of Interest</b>			<b>27.4</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



# GAY AND NEEL, INC.

ENGINEERING ♦ LANDSCAPE ARCHITECTURE ♦ SURVEYING  
540.381.6011 www.gayandneel.com

Job Name CHP Subdivision

Job No. 2914

Time \_\_\_\_\_

By BAP

Date 4/26/19

Record Of Communication Turn Lane Analysis

Sheet No. \_\_\_\_\_

Of \_\_\_\_\_

Merrimac Rd: Remington RD. → Prices Fork RD.

AADT: 1200

DIR. Factor: 0.574

K Factor: 0.113

Single Family Detached Housing - Peak Enters

$$\ln(T) = (.94)(\ln(50)) + 0.34$$

$$\ln(T) = 4.0173$$

$$\downarrow (4.0173) \\ (e^{4.0173}) = T = 55.55 \approx 56$$

$$(56)(.64 \text{ Enter}) = \underline{36 \text{ Trips}}$$

↑ ITE Trip Generation Manual  
10<sup>th</sup> Edition, Volume 2, Part 1, Use 210, Page

Left Turn Analysis:

$$\text{VPH Opposing Volume} - (1200)(1 - 0.574)(0.113) = \underline{58 \text{ Trips}} \text{ [Exist]}$$

$$\text{VPH Advancing Volume} - (1200)(0.574)(0.113) = \underline{78 \text{ Trips}}$$

\*Advancing Volume is Vehicles Heading Towards Prices Fork RD.

Peak Enters: 36 Trips

$$\text{Peak Left Turn Enters (57.4\%)} = \underline{21}$$

$$\text{Peak Right Turn Enters (42.6\%)} = \underline{15}$$

$$\text{Total Opposing: } 58 + 15 = \underline{73}$$

$$\text{Total Advancing: } 78 + 21 = \underline{99}$$

% Vehicles Making Left Turn Into Site:

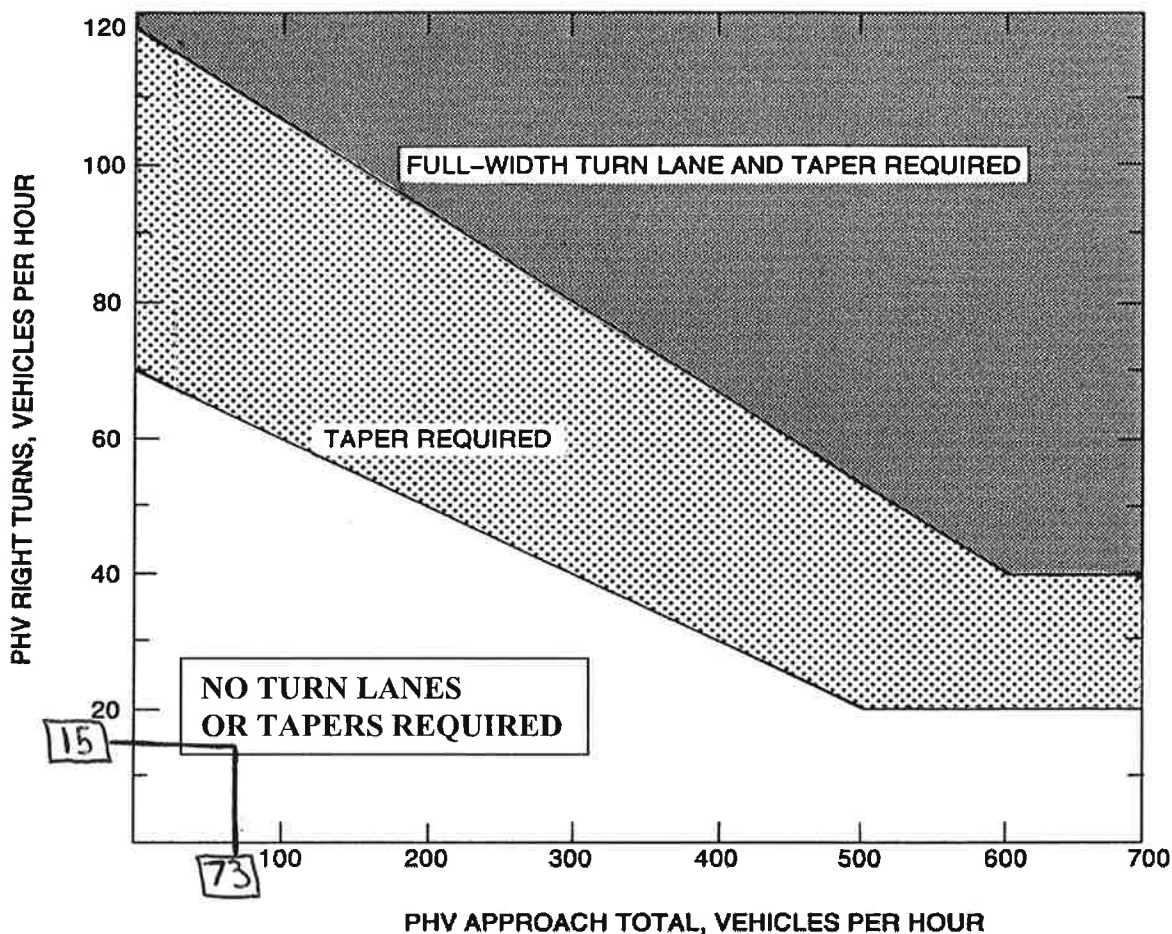
$$21 \text{ Trips} / (78 + 21) = 21.2\% \approx 20\%$$

Right Turn Analysis:

$$\text{VPH Advancing Volume} = 58 \text{ Trips} + 15 = \underline{73}$$

\*Advancing Volume is Vehicles Heading Towards Remington RD.

$$\text{Peak Right Turn Enters (42.6\%)} : \underline{15}$$



Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

**LEGEND**

**PHV** - Peak Hour Volume (also Design Hourly Volume equivalent)

**Adjustment for Right Turns**

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.

Adjusted right turns = PHV Right Turns - 20

If PHV is not known use formula:  $PHV = ADT \times K \times D$

K = the percent of AADT occurring in the peak hour

D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

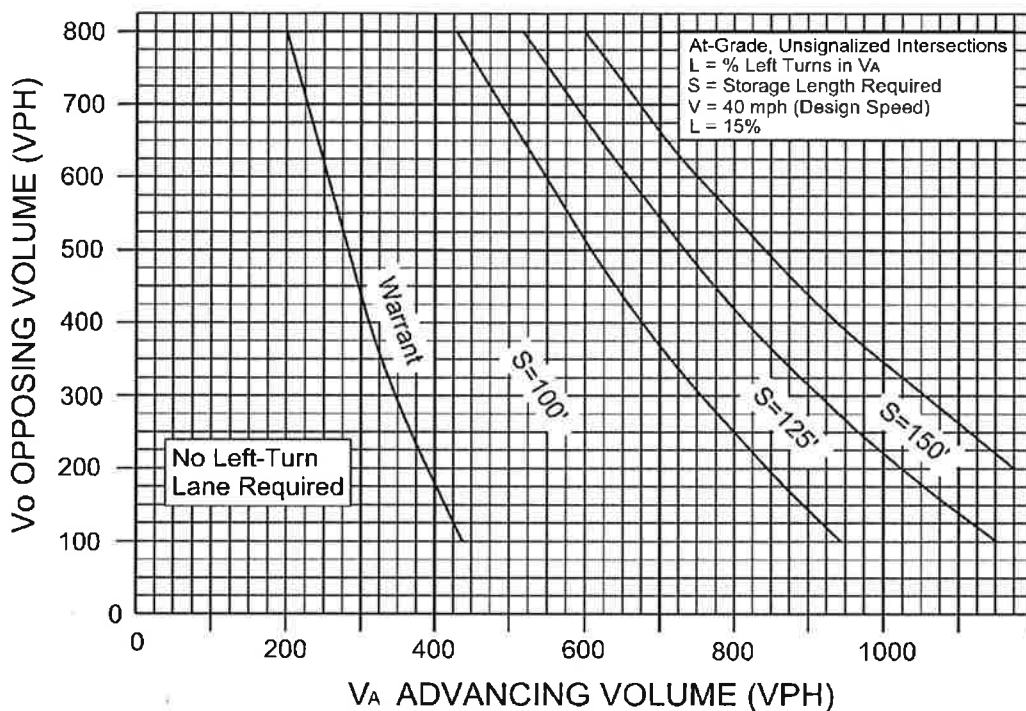
When right turn facilities are warranted, see Figure 3-1 for design criteria.\*

**FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)**

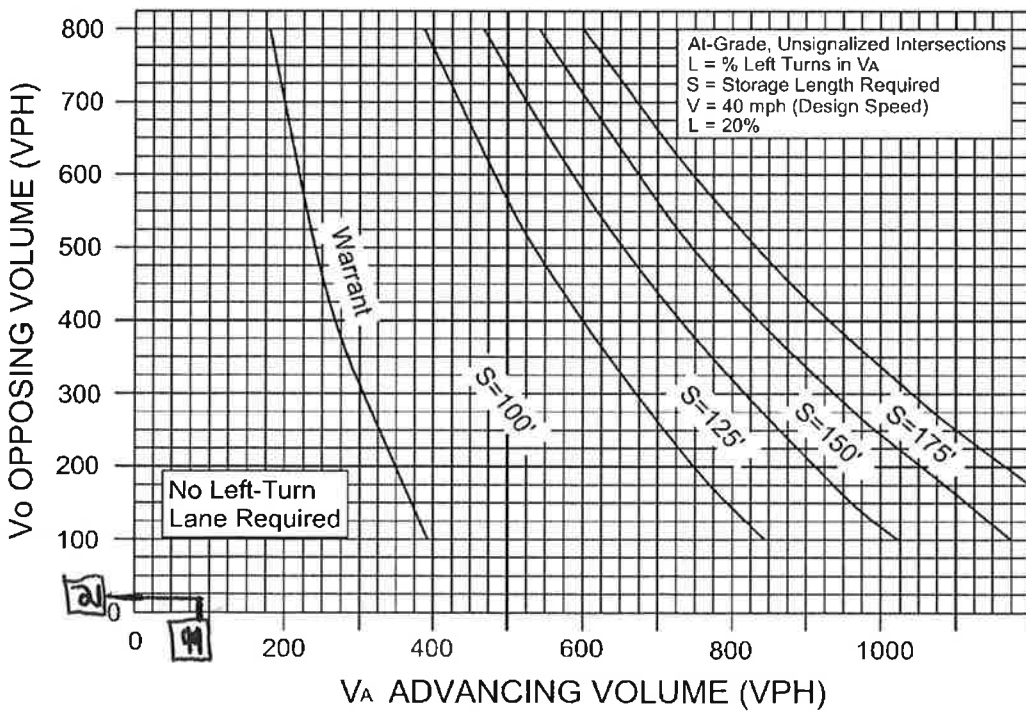
\* Rev. 1/15



**WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAY**



**FIGURE 3-7**



**FIGURE 3-8**

Virginia Department of Transportation  
Traffic Engineering Division  
2017  
Annual Average Daily Traffic Volume Estimates By Section of Route  
Montgomery Maintenance Area

Route	Length	AA	QA	4Tire	Bus	-----Truck-----				QC	K Factor	QK	Dir Factor	AAWDT	QW	Year
						2Axle	3+Axle	1Trail	2Trail							
<b>Montgomery County</b>																
(655) Mt Zion Rd	2.18	480	G	98%	1%	1%	0%	0%	0%	C	0.121	0.587	500	G	2017	
			From 60-781 Lick Run Rd													
			To 60-654 Brookfield Rd													
(655) Glade Road	1.46	990	G	98%	1%	1%	0%	0%	0%	F	0.121	0.587	1000	G	2017	
			From 60-654 Buckshot Lane													
			To Meadowbrook Dr													
(656) Estates Dr	0.13	45	R								NA		NA		03/29/2013	
			From 60-625 Big Falls Rd													
			To Cul-de-Sac													
(657) Merrimac Rd	0.74	3000	R								NA		NA		04/18/2013	
			From 60-733 Huff Lane													
(657) Merrimac Rd	1.13	1200	N								0.113	0.574	NA		04/18/2013	
			From 60-808 Hightop Rd													
(657) Merrimac Rd	2.47	1200	R								0.113	0.574	NA		04/18/2013	
			From 60-770 Remington Rd													
(657) Walnut Spring Rd	1.10	480	R								NA		NA		04/18/2013	
			From 60-685 W. rices Fork Rd													
			To 60-685 E. rices Fork Rd													
			To Dead End													
(658) Meadow Creek Rd	0.27	3200	G	97%	1%	1%	0%	0%	0%	F	0.109	0.67	3300	G	2017	
			From SR 177; 60-600 Tyler Rd													
(658) Meadow Creek Rd	0.85	3200	G	97%	1%	1%	0%	0%	0%	F	0.109	0.680	3400	G	2017	
			From 60-627 Barn Rd													
(658) Meadow Creek Rd	2.04	3200	G	97%	1%	1%	0%	0%	0%	F	0.107	0.669	3400	G	2017	
			From 60-677 Currin Rd													
(658) Meadow Creek Rd	0.41	3000	G	97%	1%	1%	0%	0%	0%	C	0.111	0.624	3200	G	2017	
			From 60-693 Childress Rd													
			To SR 8 Riner Rd													
(659) Vickers Switch Rd	1.98	840	R								NA		NA		05/02/2013	
			From SR 114 W. eppers Ferry Blvd													
			To SR 114 E. eppers Ferry Blvd													
(660) Crab Mill Rd	1.70	290	R								NA		NA		04/23/2013	
			From 60-719 Switchback Rd													
			To 60-661 Chrisman Mill Rd; WCL Christiansburg													
(661) Silver Lake Rd	0.98	460	R								NA		NA		04/23/2013	
			From SWCL Christiansburg													
(661) Chrisman Mill Rd	0.10	310	R								NA		NA		04/23/2013	
			From 60-662 Chrisman Mill Rd													
			To 60-662 Silver Lake Rd													
(661) Chrisman Mill Rd	0.95	190	R								0.133	0.682	NA		02/05/2016	
			From 0.10 MN 60-662													
			To WCL Christiansburg; Gap													
(661) Chrisman Mill Rd	0.34	750	R								NA		NA		04/23/2013	
			From 60-660 Crab Mill Rd; NCL Christiansburg; Gap													
(661) Dominion Dr	0.26	1200	R								NA		NA		04/23/2013	
			From 60-760 Dominion Dr													
			To 60-760 Chrisman Mill Rd													
(662) Silver Lake Rd	0.70	270	R								NA		NA		04/23/2013	
			From WCL Christiansburg													
(662) Silver Lake Rd	0.50	380	R								NA		NA		04/23/2013	
			From US 11 E. Radford St													
			To US 11 W. Radford St													
(663) Walton Rd	0.88	1600	G	98%	0%	0%	0%	0%	0%	C	0.126	0.519	1700	G	2017	
			From 60-661 Chrisman Mill Rd; Silver Lake Rd													
			To US 11 Radford St													
			To 60-720 Spaulding Rd													

# Single-Family Detached Housing (210)

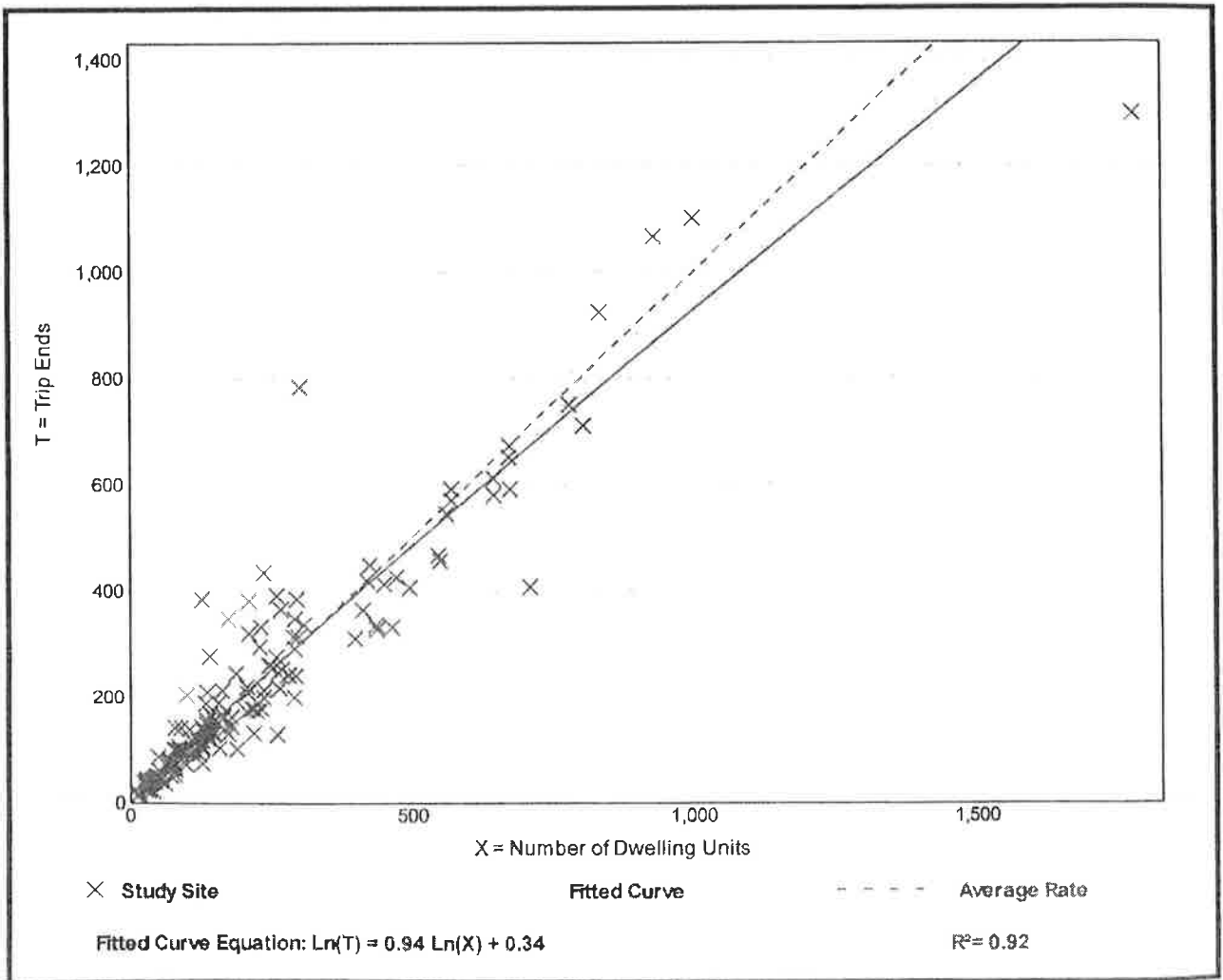
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**PM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 165  
 Avg. Num. of Dwelling Units: 217  
 Directional Distribution: 64% entering, 36% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.49 - 2.98	0.31

## Data Plot and Equation



# Single-Family Detached Housing (210)

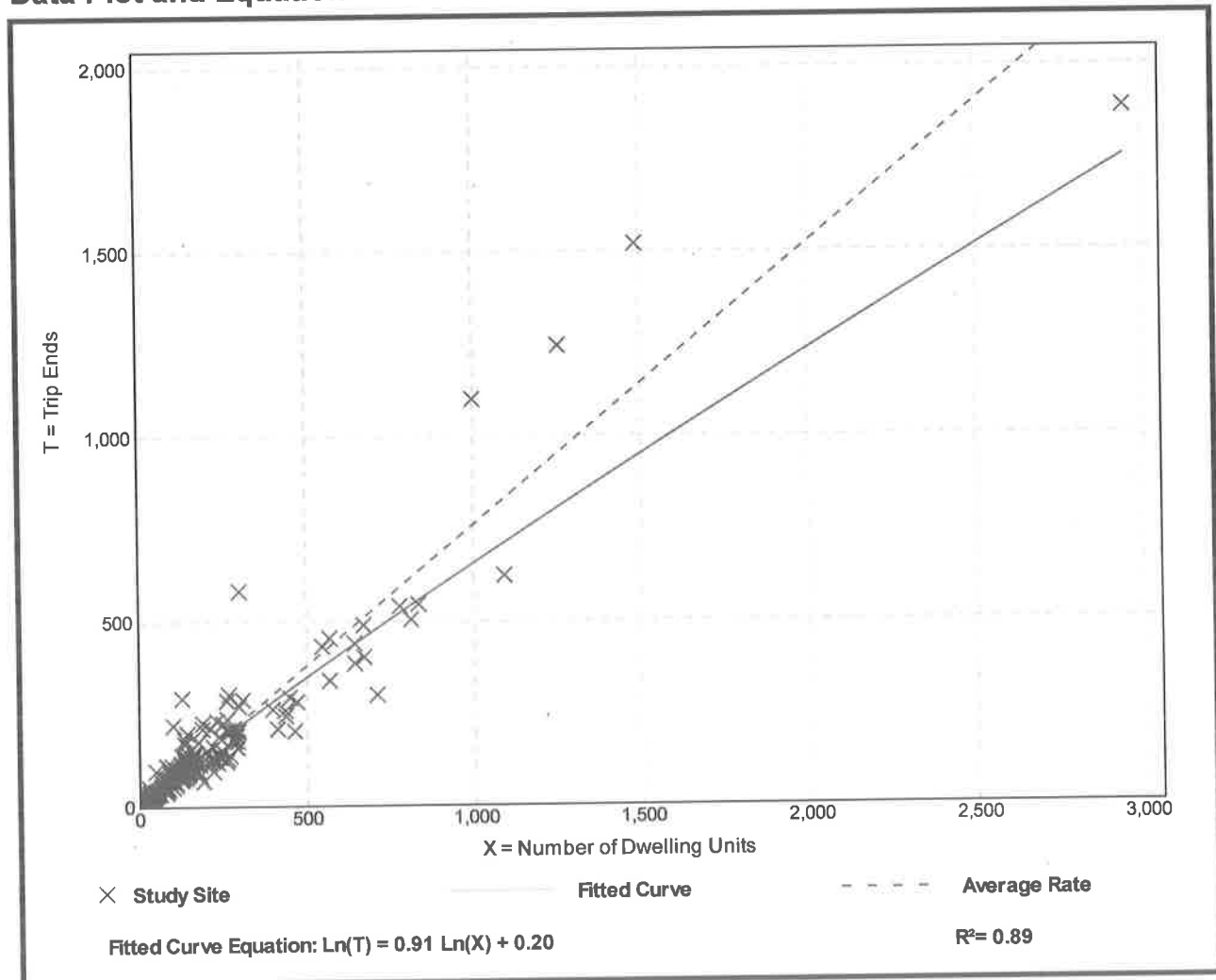
Vehicle Trip Ends vs: Dwelling Units  
 On a: Weekday,  
 AM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
 Number of Studies: 157  
 Avg. Num. of Dwelling Units: 231  
 Directional Distribution: 26% entering, 74% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.76	0.36 - 2.27	0.26

## Data Plot and Equation





# COMMUNITY HOUSING PARTNERS

Community Housing Partners

448 Depot Street NE, Christiansburg, VA 24073 | (540) 382-2002, TTY: 711, fax: (540) 382-1935 | www.CommunityHousingPartners.org



## Memorandum of Agreement

Between the Parties:

Peggy Matusевич, owner of 1771 Merrimac and Community Housing Partners Corporation (CHP)

All parties hereby agree to the following:


In exchange for the easement shown on the attached 'right distance exhibit'

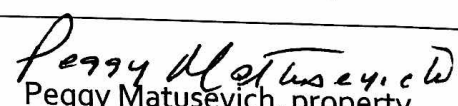
CHP offers: Tree clearing along the front property line of 1771 Merrimac, Any tree within 15' of the front property line that Peggy Matusевич designated by marking.

CHP offers: A one time payment of \$8,000 (eight thousand)

CHP agrees: If any action by VDOT or CHP should cause any damage to the septic system serving the house at 1771 Merrimac, CHP shall bear the full cost of repair.

CHP offers: First right of refusal, for a limited time, to be determined, on the sale of any one lot, including but not limited to a lot with the house at 1789 Merrimac, or another lot on that land, commission free.

 2/1/19  
 Michael E. George  
 Project Manager  
 Principal Broker, CHP Realty  
 REALTOR®, Licensed in Virginia

 2-1-19  
 Peggy Matusевич, property  
 owner, 1771 Merrimac Rd.  
 Blacksburg VA 24060

We are an equal housing opportunity provider. We do not discriminate on the basis of race, color, sex, national origin, religion, disability or familial status (having children under age 18). We do not interfere, threaten, or coerce persons in the exercise of their fair housing rights. We do not retaliate against persons who have asserted their rights or persons who have assisted someone in asserting their rights.



COMMUNITY HOUSING PARTNERS

Community Housing Partners  
www.CommunityHousingPartners.org

448 Depot Street NE, Christiansburg, VA 24073 | (540) 382-2002, TTY: 711 | fax: (540) 382-1935

NeighborWorks  
COMMUNITY DEVELOPMENT



Memorandum of Agreement

Between the Parties:

Lana K. Juarez, owner of 1815 Merrimac and Community Housing Partners Corporation, and  
Connie B. Matusevich (John L)  
All parties hereby agree to the following:

CHP to pay for a survey of 1815 Merrimac and the parcel adjoining to the West belonging to C. Matusevich's to secure both the VDOT easement and adjust the line between the 2 above parcels to include the driveway for 1815 on its property. This adjustment to take the minimum amount possible from C. Matusevich's parcel.

All new surveys to be signed by all relevant parties prior to recording in the courthouse.  
CHP to pay all expenses associated with this agreement

All parties to be given copies of the new survey.

CHP to hire an appraiser to determine value of both 1835 and 1815 Merrimac, and the land value of the adjusted area.

CHP to set aside a landscaping budget of \$2,500 to restore 1815 Merrimac from any landscape loss associated with the VDOT Easement.

*[Signature]*

Connie Matusevich

Lana K. Juarez

Michael E. George  
Project Manager  
Principal Broker, CHP Realty  
REALTOR®, Licensed in Virginia

Connie Matusevich  
Owner of:  
1835 Merrimac  
Rd. Blacksburg  
24060

Lana K. Juarez, property owner,  
1815 Merrimac Rd. Blacksburg VA  
24060

We are an equal housing opportunity provider. We do not discriminate on the basis of race, color, sex, national origin, religion, disability or familial status (having children under age 18). We do not interfere, threaten, or coerce persons in the exercise of their fair housing rights. We do not retaliate against persons who have asserted their rights or persons who have assisted someone in asserting their rights.



Cedar Hill Blacksburg

Approximate price \$220,000



Cedar Hill Blacksburg

Approximate price \$220,000





Bixby Court, Blacksburg (upper photo).

Approximate price \$190,000

Norwood St. Christiansburg (lower photo)

Approximate price \$240,000



Prospect St. Blacksburg

