

COMPREHENSIVE PLAN AMENDMENT APPLICATION

Montgomery County Planning & GIS Services | 755 Roanoke Street, Suite 2A | Christiansburg, VA 24073
 540-394-2148 | mcplan@montgomerycountyva.gov

Please complete all sections of this application.

APPLICANT INFORMATION:

Property Owner (attach separate page for add'l owners): FOTHERINGAY LLC	Agent: BALZER & ASSOCIATES - STEVE SEMONES
Address: PO BOX 2662 SALEM, VA 24153	Address: 80 COLLEGE STREET SUITE H CHRISTIANBURG VA 24073
Phone: 540-268-2398	Phone: 540-381-4290
Cell Phone: 504-813-3226	Cell Phone: 540-641-0328
Email: DABNEYJACOB@GMAIL.COM	Email: SSEMONES@BALZER.CC

PROPERTY INFORMATION:

Property Address: 8339 ROANOKE ROAD	
Tax Map Number: MULTIPLE - SEE ATTACHED	Parcel ID: MULTIPLE - SEE ATTACHED
Deed Book: MULTIPLE - SEE ATTACHED	Page: MULTIPLE - SEE ATTACHED
Current Comprehensive Plan Designation: RESOURCE STEWARDSHIP	Proposed Comprehensive Plan Designation: VILLAGE EXP.- MEDIUM DENSITY RES & OPEN SPACE
Current Use of Property: AGRICULTURAL / RESIDENTIAL	Proposed Use of Property: RESIDENTIAL / OPEN SPACE

APPLICATION ATTACHMENTS:

<ul style="list-style-type: none"> <input type="checkbox"/> Completed application form <input type="checkbox"/> Letter of justification, including specific plan citations <input type="checkbox"/> Traffic Impact Study (per VDOT 527 Regulations, when applicable) <input type="checkbox"/> Plat of property or properties <input type="checkbox"/> Map showing property and surrounding parcels <input type="checkbox"/> Preliminary concept plan illustrating owner's intention for the property <input type="checkbox"/> Application Fee \$500 (+ \$20 / acre) <input type="checkbox"/> 10 copies of all application materials

I certify that the information supplied on this application and on the attachments provided is complete, accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of Montgomery County and the State of Virginia to enter the above property for the purposes of processing and reviewing the above application.

Sarah Dabney Jacob Managing Member for 2/3/2025
 Fotheringay LLC
 Property Owner's Signature (attach separate page for add'l owners) Date

Steven M Semones Digitally signed by Steven M Semones
 DN: cn=US, e=ssemones@balzer.cc, cn=Steven M Semones
 Date: 2025.02.03 10:51:38-0500 2/3/2025

Agent's Signature Date

FOR OFFICE USE ONLY:	DATE RECEIVED: _____	<input type="checkbox"/> APPLICATION COMPLETE
	FEE PAID: _____	<input type="checkbox"/> APPLICATION INCOMPLETE
	REVIEWED BY: _____	

TAX MAP #'S

**072-A 4 (162.15 acre portion of)
072-A 4A (Cemetery Parcel)
072-1 60, 73 (1)6
072-A 2
072-1 56
059- 3 57, 59
059-3 58**

PARCEL ID #'S

**013680 (162.15 acre portion of)
180205
013684
023523
013681
013683
013682**

DEED BOOK & PAGE

**DB: 1156 PG: 0223
DB: 2009 PG: 001513**

**COMPREHENSIVE PLAN AMENDMENT
FOR**

FOTHERINGAY LLC

**ROANOKE ROAD
TAX PARCELS #072-A 4; 072-A4A; 072-1 60, 73 (1)6;
072-A 2; 072-1 56; 059- 3 57, 59; 059-3 58**

February 3, 2025

**PREPARED FOR: FOTHERINGAY LLC
PO BOX 2662
SALEM, VA 24153**

**PREPARED BY: BALZER & ASSOCIATES, INC.
80 COLLEGE STREET, SUITE H
CHRISTIANSBURG, VA 24073**

FOTHERINGAY LLC PROPERTY – COMPREHENSIVE PLAN AMENDMENT

COMPREHENSIVE PLAN JUSTIFICATION

Description of Comprehensive Plan Amendment Request

Montgomery County has developed and maintained a Comprehensive Plan for the purpose of guiding growth and development in a manner that reflects the principles of the County, its governing body and its citizens. As stated in the Comprehensive Plan, the goal is *“to address the long-range development of a community, a county, or a region. They focus primarily on land use and land quality issues: where to locate industrial, commercial, or residential growth; how to protect the physical and historical environments; and where to site the nuts and bolts infrastructure (schools, roads, water and sewer lines, parks, and other community facilities).”* It is the intent of this application to amend the future land use map to better represent the residential potential of the subject property in keeping with the goals and objectives detailed in the Comprehensive Plan and the Elliston Lafayette Village Plan while still protecting open space and a historically significant property.

The proposed amendment would remove approximately 633.72 acres of land that currently is designated as Resource Stewardship and change it to Medium Density Residential and Open Space within the expanded Village Expansion Area. This property has frontage on Roanoke Road, Eastern Montgomery Lane and a small portion of Brake Road. It also has access from Barnett Road which is a private road. It has been owned by the same family since the 1830's and has been used primarily for agricultural uses as it is today. The property has the historic Fotheringay Home which was constructed in 1796 located on it and the land is currently being used for cattle and hay production. There are also two rental homes on the property at the terminus of Barnett Road. For years this farm had been in the Agricultural and Forestal District, however this designation was removed from the property in October 2021.

Due to the historical significance of the property, the family wishes to maintain a large portion of the property as agricultural property thus proposing an Open Space designation. The property nearest the elementary and high schools would be designated Medium Density Residential to allow for a single-family residential subdivision. The property is currently zoned A-1 and would have to be rezoned to allow this type of subdivision. However, the Comprehensive Plan needs to be amended before approval of a rezoning application. The new residential designation requested, Medium Density Residential in Village Expansion, would be in keeping with the surrounding land uses and is consistent with current designations of several adjacent parcels. 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.”* These areas may contain a variety of residential housing types as

well as appropriately scaled commercial uses that mainly cater to the local residents within the village area. They are also areas that typically have public water and sewer available to them or can access these utilities through redevelopment. When the Comprehensive Plan was adopted in 2004 and the Elliston & Lafayette Plan adopted in 2007, water and sewer utilities were not readily accessible to this property. In late 2007, Fotheringay LLC sold 20 acres to Montgomery County that allowed for the construction of Eastern Montgomery Elementary School. The school was constructed in 2010 which also included the extension of public water and sewer services. This utility extension makes portions of the Fotheringay property available to those public services. Villages in Montgomery County are unique and as stated in the Village Planning documents, “unlike their larger counterparts, which have the luxury of land and expansive public works and may more clearly separate uses, villages and village expansion areas are constrained by limited public facilities, especially the possible extent and capacity of public water and sewer.” Had water and sewer been available in early 2007, the Fotheringay property would likely have been included in the Village Expansion area during the initial Village Planning process due to its location along Route 11, potential access to public water & sewer and existing medium density residential and civic land uses adjacent to its boundaries.

As previously noted, a rezoning application will need to be filed and approved prior to any residential development occurring at a density higher than the existing A-1 zoning would allow. With the desire to transition to a Medium Density Residential future land use, there are several implementing zoning districts that could be used to accomplish this type of subdivision. Those would include the R-2, R-3 or PUD-RES zoning designations. As shown on the drawings included and attached to this application, there are approximately 326 acres shown as Medium Density Residential and 307.72 acres shown as Open Space. Within the area designated Medium Density Residential, the area is further divided into an approximately 161-acre single-family residential area and a 165-acre large lot single-family residential area. This is based primarily on topography and land cover that would best facilitate a more traditional single-family subdivision. The steeper and more wooded areas would be more beneficial for larger estate type single family lots.







As part of the preliminary review of the property, a trip generation study was done to determine if a VDOT TIA would be required. At an R-2 density of 2.9 units per acre at 158 acres, that could yield 458 single family homes, plus an additional 15 larger estate lots for a total of 473 homes. The ITE Trip Generation 11th Edition manual estimates 473 single family detached homes would generate 4,460 average daily trips which is well below the 5,000 average daily trips threshold that triggers the TIA requirement. A more detailed traffic analysis would be required at the time of rezoning submittal that would include updated trip generation and turn lane analysis based upon the submitted masterplan.

EXISTING ZONING MAP

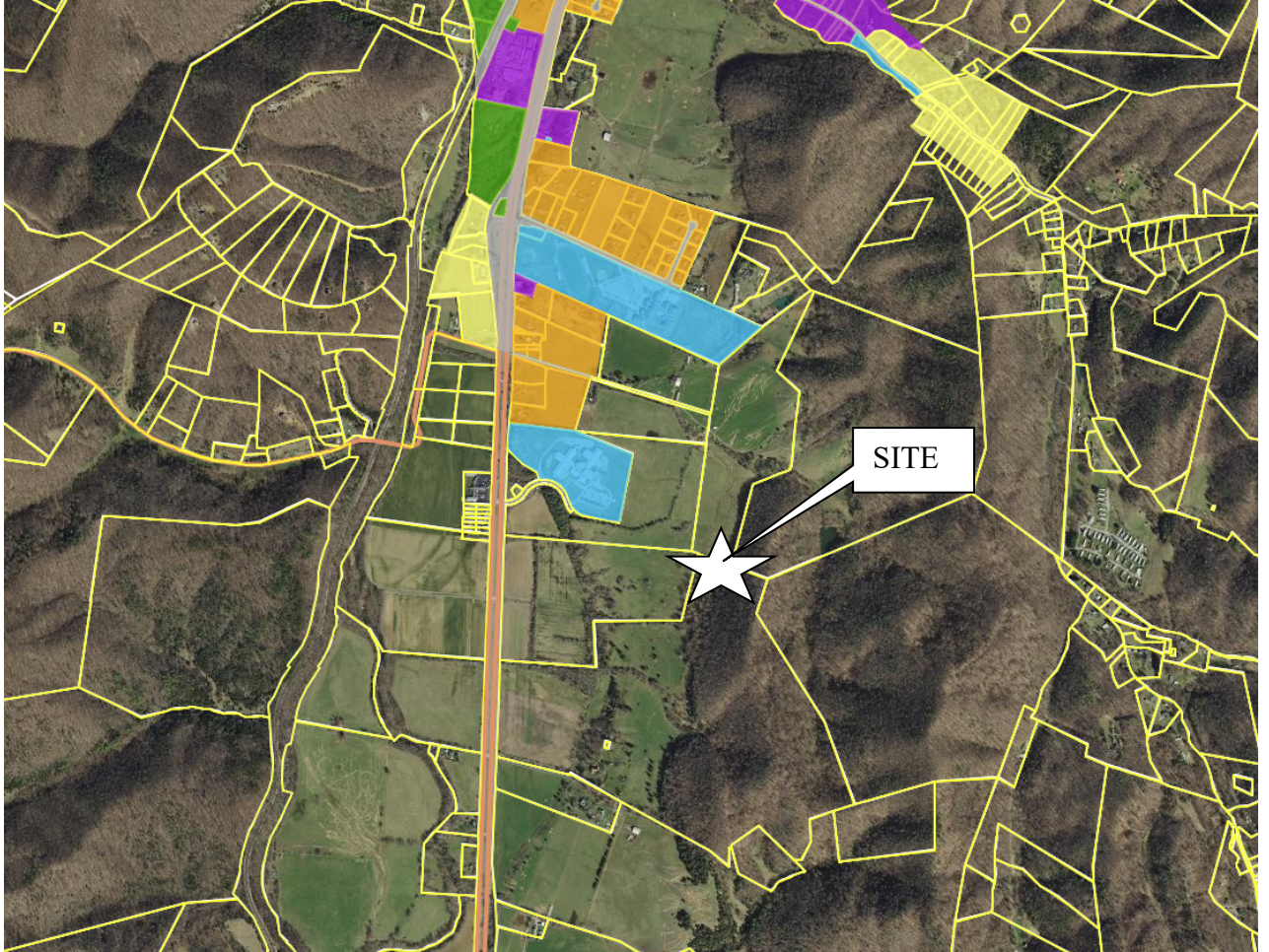


FUTURE LAND USE MAP

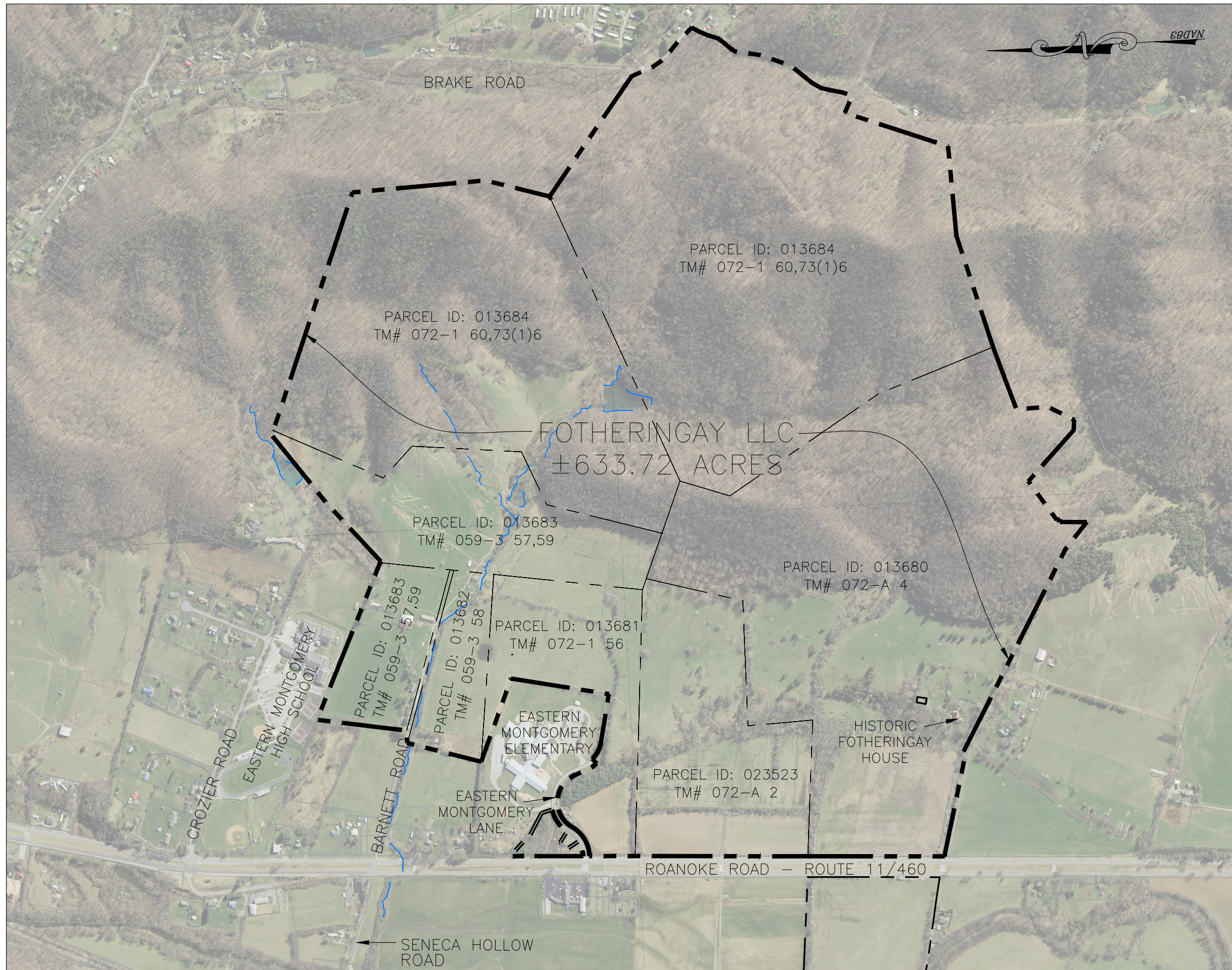


-  Residential Transition
-  Resource Stewardship
-  Rural
-  UDA Boundary
-  Urban Expansion
-  Village Expansion

VILLAGE LAND USE MAP



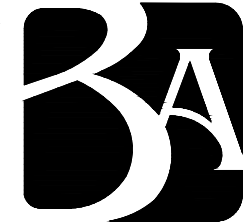
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Traditional Neighborhood Design (TDC)
- Mixed Use
- Civic
- Open Space
- Right of Way



DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.

CONCEPT PLAN NOTE: THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.

PRELIMINARY - NOT FOR CONSTRUCTION



BALZER & ASSOCIATES
a Westwood Company

Roanoke / Richmond
New River Valley
Shenandoah Valley

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80 College Street
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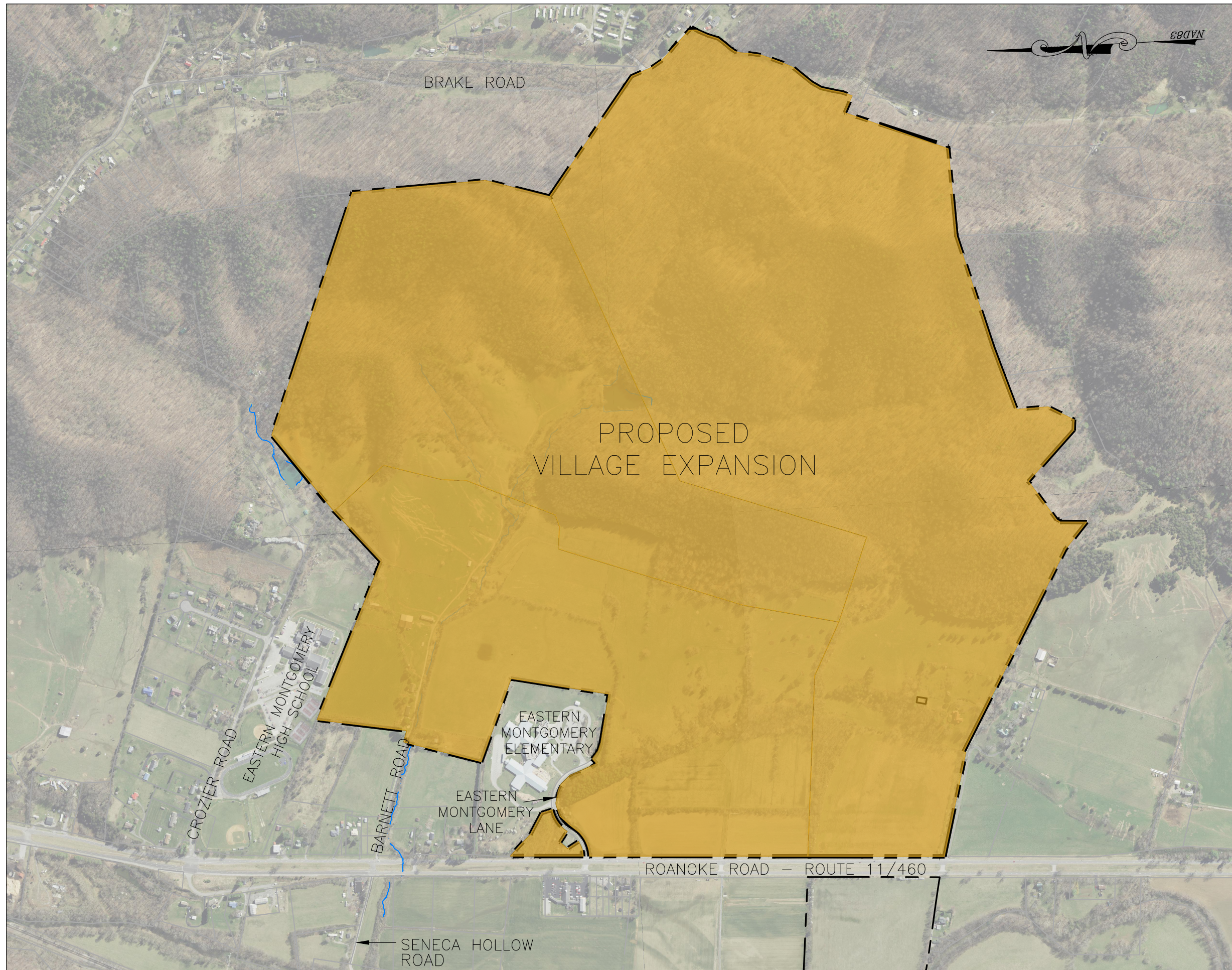
FOTHERINGAY LLC
COMPREHENSIVE PLAN AMENDMENT
EXISTING CONDITIONS

SHAWSVILLE MAGISTERIAL DISTRICT
ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

DRAWN BY SMS
CHECKED BY SMS
DATE 2/3/2025
SCALE 1" = 750'
REVISIONS

CPA 1

PROJECT NO 24240421.00



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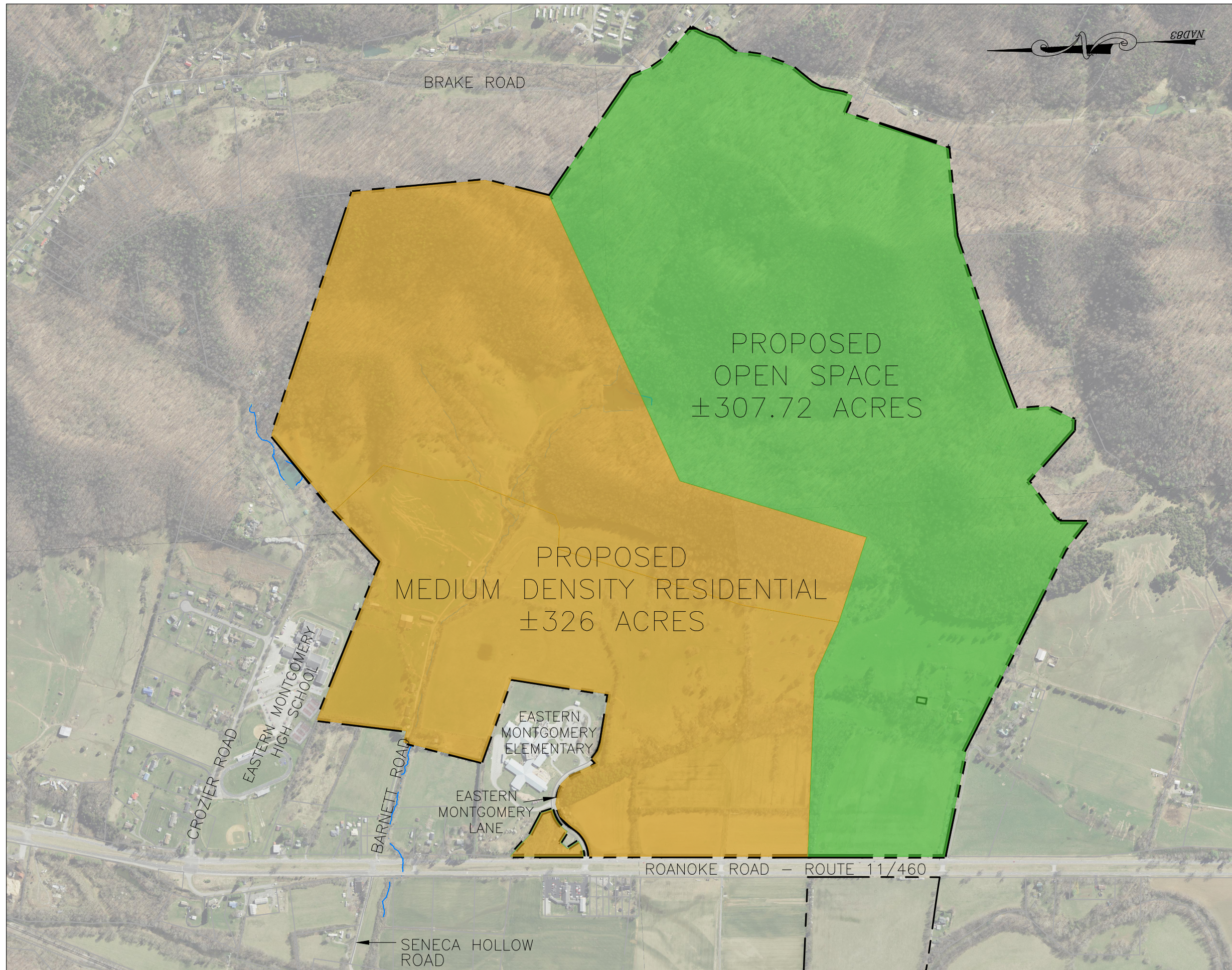
FOTHERINGAY LLC
COMPREHENSIVE PLAN AMENDMENT
PROPOSED LAND USE MAP #1

SHAWSVILLE MAGISTERIAL DISTRICT
ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

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REVISIONS

CPA 2
PROJECT NO 24240421.00

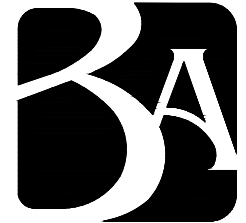
DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.
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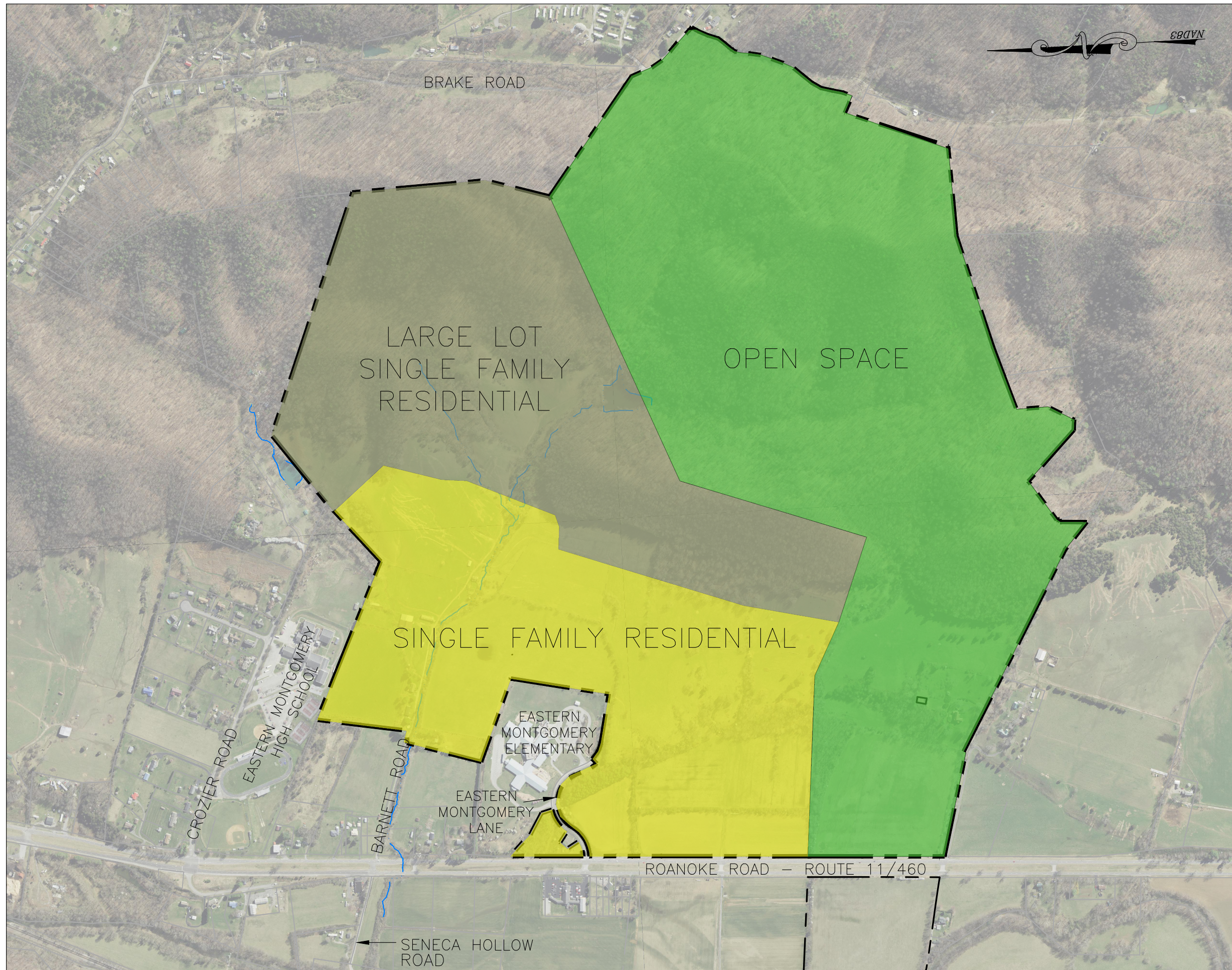
FOTHERINGAY LLC
COMPREHENSIVE PLAN AMENDMENT
PROPOSED LAND USE MAP #2

SHAWSVILLE MAGISTERIAL DISTRICT
ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

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SCALE 1" = 750'
REVISIONS

CPA 3

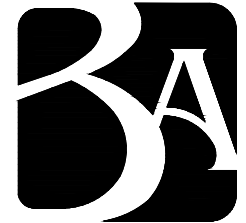
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FOTHERINGAY LLC
COMPREHENSIVE PLAN AMENDMENT
PROPOSED LAND USE MAP #3

SHAWSVILLE MAGISTERIAL DISTRICT
ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

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DATE 2/3/2025
SCALE 1" = 750'
REVISIONS

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PROJECT NO 24240421.00