

June 24, 2026

Brea Hopkins
Montgomery County
Director of Planning and GIS
755 Roanoke Street
Christiansburg, VA 24073

Re: Fotheringay Subdivision Rezoning Request &
Special Use Permit Request

Dear Brea:

Accompanying this letter are the revisions to and resubmittal of the rezoning documents for our Fotheringay Subdivision Rezoning application. As you are aware, we paused on any further resubmittals last year as we awaited the PSA's sanitary sewer study of the Elliston sewershed. As that study is complete and the County has completed the Montgomery Matters Comprehensive Plan update, we believe now is an appropriate time to continue our application process.

Below is a list of the revisions we have made to the application.

- 1) The Special Use Permit for additional height for the single family homes and the townhomes is hereby withdrawn. This was a concern of residents so the applicant will address height with a change to rooflines as necessary to stay within the 35' height requirement as defined in the zoning ordinance. All heights noted in the application narrative now reference 35'. Please consider this comment our official request to withdraw the SUP application.
- 2) All drawings, narrative and proffer statement have a new date of June 24, 2026.
- 3) One of the previous home types proposed, the Villas, has been removed from the project. Only Single Family Detached, Single Family Estate and Townhomes remain in the project.
- 4) The application narrative has been updated to reflect the new Montgomery Matters Comprehensive Plan and the Elliston Lafayette Village Plan.
- 5) The narrative and the drawings have been updated to provide two (2) development options. This option proposal is a result of the applicant and property owners agreeing to reserve an approximately 13.16 acre site adjacent to Eastern Montgomery High School for purchase by the County for a period of 5 years from rezoning approval. This land, if purchased by the County, would be for a public use as determined by the County in the future. Should the County purchase the property, the development would be developed as Option #1 as shown in the drawings with a total of 349 housing units. Should the County not purchase the property, the development would be developed as Option #2 as shown in the drawings with a total of 400 housing units. These two options have been noted throughout the application narrative and this is also included in the updated proffer statement.
- 6) Water and sanitary sewer usage calculations have been updated to show both options regarding density.
- 7) VDOT Trip Generations calculations have been updated to show both options regarding density.

- 8) As a result of the Hurt & Proffitt Elliston Sewer Model study, the project has been proposed to be developed in phases based on the existing capacity in the sanitary sewer system and when future improvements would be required to accept additional sewer flows. These phases are shown on the drawings.
- 9) The proffer statement has been revised.
 - a. Proffer #3 has been updated to reference the Hurt & Proffitt Elliston Sewer Model report and its findings.
 - b. Proffer #7 has been added to address the 13.16 acre reserve area for purchase by Montgomery County and the overall master plan options presented with this application.
 - c. Proffer #8 has been added to note the maximum densities for both Option #1 and Option #2.

We look forward to resuming our public hearing process and the upcoming meetings with the Planning Commission and the Board of Supervisors. Thank you for your continued assistance with this project and please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Steven M. Semones
Senior Director

Parcel ID Number: _____

Board of Supervisors Ordinance No: _____

This document prepared by: Martin M. McMahon, County Attorney

755 Roanoke Street, Suite 2E

Christiansburg, VA 24073

Exempted from recordation taxes and fees under Sections 58.1-811, 17.1-279(E)

Voluntary Proffer Statement Form

Date (include revision dates): March 31, 2025, Revised June 24, 2026

Applicant Name: STATESON HOMES

Owner(s) Name: FOTHERINGAY, LLC

Applicant Address: 618 NORTH MAIN ST.

Owner Address: PO BOX 2662

BLACKSBURG, VA 24060

SALEM, VA 24153

Project Name: FOTHERINGAY SUBDIVISION Property Description: ALL OR A PORTION OF SIX PARCELS EAST OF ROANOKE ROAD AND ADJACENT TO EASTERN MONTGOMERY ELEMENTARY SCHOOL AND EASTERN MONTGOMERY HIGH SCHOOL. CURRENTLY USED FOR AGRICULTURAL PURPOSES AND TWO SINGLE FAMILY RENTAL HOMES EXIST ON THE PROPERTY.

Magisterial District: SHAWSVILLE Parcel ID Number(s): 023523*, 013681, 013682,

Current Zoning District: A1 013683, 013684*, 013680* (* Portion of)

Requested Zoning District(s): PUD-RES

The applicants and owners voluntarily and without any requirement by or exaction from Montgomery County or its governing body, hereby proffer the following conditions, acknowledging that the proposed proffers are voluntary, reasonable, specifically attributable to the proposed new residential development or other residential use (including applications for new residential rezoning with a residential component of a mixed use zoning):

- 1) *Property shall be developed in general conformance with the rezoning narrative and the master plan drawings by Westwood Professional Services. depicted on Sheets Z1-Z13 dated June 24, 2026.*
- 2) *An active amenity area will be provided for the residents of Fotheringay Subdivision. The applicant will determine final amenity package during the site plan process. This area will be provided and constructed prior to the issuance of the 300th Certificate of Occupancy.*
- 3) *The Property shall be served by Montgomery County Public Service Authority public water and sanitary sewer. The owner/applicant shall coordinate with the PSA during the site plan process to determine final impacts and/or required improvements to the existing accepting sanitary sewer system infrastructure that would be directly attributable to the proposed development as noted within the Elliston Sewer Model report from Hurt & Proffitt dated November 11, 2025.*
- 4) *The homeowner's association shall maintain all community owned grounds, including but not limited to landscaped areas, recreational areas, parking and paved areas, walking trails, sidewalks located outside of the public right of way and stormwater management areas.*
- 5) *Road improvements will be designed per VDOT and/or County requirements. The roads through the Property shall be built and dedicated as public roads. The alleys will be built and maintained as private roads. All public road cul-de-sacs shall be built with a minimum 45-ft. radius to the edge of pavement.*
- 6) *One reservation of land has been shown on the Conceptual masterplan to provide future inter-parcel connections. This will be dedicated to the County at the time of Recordation of the subdivision plat for that phase of development. Specific area is the southern extension of Road F to a remaining parcel of Fotheringay LLC. This is provided for construction of future transportation needs such as vehicular, pedestrian, and bikeway needs. Road F extension shall be constructed as part of the road network and shall be publicly dedicated.*
- 7) *An approximately 13.16 acre area adjacent to Eastern Montgomery High School shall be reserved for a period of five (5) years after the rezoning approval for an option to purchase by Montgomery County for future public use as determined by Montgomery County. This area is designated "Reserve Area" on Sheet Z2 Masterplan Option #1. Should Montgomery County choose not to exercise this option to purchase within the five year period noted, the property shall be permitted to develop residential lots as shown on Sheet Z3 Masterplan Option #2.*

8) *Should the property be developed as shown on the Option #1 masterplan, no more than 349 residential units (1.26 units per acre) shall be constructed on the subject properties. Should the property be developed as shown on the Option #2 masterplan, no more than 400 residential units (1.45 units per acre) shall be constructed on the subject properties.*

The applicants and owners hereby affirm and acknowledge the following:

- This proffer statement supersedes any and all previously submitted proffers.
- All such conditions are in conformity with the County’s Comprehensive Plan.
- Neither the County staff, the Planning Commission, the Board of Supervisors, nor any of its officers, employees, or agents suggested, requested or accepted an unreasonable proffer as defined by state law.
- Montgomery County is in no way obligated to rezone the subject property; however, in the event the property is rezoned, the conditions proffered shall continue in full force and effect unless or until they are modified by subsequent amendment to the zoning ordinance; and that the applicants and owners, their heirs, personal representatives, assigns, grantees, and other successors in interest or title, shall not be released from the responsibility of fulfilling each of the enumerated conditions by virtue of any variance or other change in or to the zoning ordinance.
- If any proffer attached to this rezoning is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such proffer shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining proffers in this rezoning, it being the intent that this proffer statement shall stand, notwithstanding the invalidity of any proffer hereof.

WITNESS the following signature(s):

Applicant/Owner Name: STATESON HOMES

Title and/or Company: _____

Signature: _____

State of _____ County of _____

“The foregoing instrument was acknowledged before me this _____ day of _____, 2025 by _____.”

Notary Public

My Commission Expires: _____

Applicant/Owner Name: FOTHERINGAY, LLC

Title and/or Company: _____

Signature: _____

State of _____ County of _____

“The foregoing instrument was acknowledged before me this _____ day of _____, 2025 by
_____.”

Notary Public

My Commission Expires: _____



REZONING REQUEST FOR

Fotheringay Subdivision

Stateson Homes

ORIGINAL SUBMISSION: MARCH 3, 2025

REVISED SUBMISSION: JUNE 24, 2026

PREPARED FOR:

**STATESON
HOMES**

PREPARED BY:

Westwood



Rezone Proposal

Fotheringay Subdivision

Montgomery County, Virginia

Prepared For:

Stateson Homes
618 North Main Street
Blacksburg
Virginia, 24060
(540) 553-0544

Prepared By:

Westwood Professional Services
80 College Steet, Ste H
Christiansburg, VA 24073
(540) 381-4290

Project Number: R0063190.00

Date: June 24, 2026

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1.0 Executive Summary

1.1 Proposal

The Fotheringay Subdivision Rezone Proposal requests approval to rezone multiple parcels, or portions thereof, totaling approximately 276.66 acres to Planned Unit Development – Residential (PUD-RES) in Montgomery County, Virginia. The proposed development will consist of a master-planned residential community featuring a mix of housing types, including single-family detached homes, estate single-family homes, and townhomes.

Two development options are presented for the Board’s consideration and will be addressed within this application narrative and on the submitted masterplans. The options are similar, except for the utilization of approximately 13.16 acres adjacent to Eastern Montgomery High School. Under Option 1, the County receives a right of first refusal to purchase this land as stated within the submitted Proffer Statement. Under Option 2, these 13.16 acres are developed into 51 single-family homes. If the County selects Option 1 but does not purchase the land within a determined timeframe, the land will default to Option 2.

Both Options propose 152 townhome units. Option 1 proposes 197 single-family homes for a total of 349 new dwellings in the subdivision. Option 2 proposes 248 for a total of 400 new dwellings. Both options would be constructed in Phases and would span a 5–8 year period. The development is designed to provide a diverse range of housing options that meet current market demand while creating a cohesive and walkable neighborhood. Key components include an internal network of public roads, sidewalks, a multi-use trail system, and active and passive open space amenities exceeding minimum PUD requirements.

Development Options

Attribute	Option 1: “Public Land”	Option 2: “Full Development”
Land for Public Use	Option to purchase by Montgomery County proffered for 13.16 acres adjacent to Eastern Montgomery High School.	Land is developed for private use by applicant.
Townhome Units	152	152
Single Family Detached Units	197	248
Total Units	349	400

The overall design emphasizes clustering of development in suitable areas while preserving environmentally sensitive lands, scenic features, and significant open space throughout the site.

1.1.1 Design

The proposed project is designed as a master planned development with a mix of three 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 phases based on overall consumer/buyer demand and required public infrastructure improvements. 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 options are shown on Sheets Z2, Z3, Z4 and Z5 included with this application and narrative. More detailed drawings of each housing section are also included in the application.

The first housing type is traditional **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 proposed is **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 townhomes will be located near the center of the property and to the east 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.

1.1.2 Included Properties

The following table briefly describes the six existing properties included in the rezone request. For some properties, rezoning is only requested for a portion of the property. Please note the acreages provided are approximate:

Properties Proposed for Rezone

Parcel ID	Tax Map ID	Existing Acreage	Acreage for Rezoning	Existing Zoning	Proposed Zoning	Proposed Use
023523	072-A 02	53.34	32.52 (~61%)	A1	PUD-RES	Single Family Homes or Townhomes
013681	072-1 56	37.82	35.53 (~94%)	A1	PUD-RES	Single Family Homes or Townhomes
013682	059-3 58	15.30	15.30 (100%)	A1	PUD-RES	Single Family Homes or Townhomes
013683	059-3 58	60.70	60.70 (100%)	A1	PUD-RES	Single Family Homes or Townhomes
013684	072-1 60, 73(1)6	304.40	122.03 (~40%)	A1	PUD-RES	Single Family Homes or Townhomes
013680	072-A 4	188.10	10.58 (~6%)	A1	PUD-RES	Single Family Homes or Townhomes
Total		659.66	276.66 (~42%)	A1	PUD-RES	Single Family Homes or Townhomes

1.2 Comprehensive Plan

The proposed rezoning is consistent with the recently adopted Montgomery Matters - Montgomery County Comprehensive Plan, particularly with respect to concentrating growth within designated village areas. The site is located within the Elliston/Lafayette Village growth area, where increased residential density and infrastructure utilization are encouraged.

The development supports key Comprehensive Plan strategies by:

- Providing diverse housing types to meet community needs,
- Locating residential growth near existing infrastructure and public facilities,
- Preserving environmentally sensitive areas and open space, and
- Supporting economic development by expanding the local housing supply.

The proposal aligns with long-term planning goals by directing growth to areas where it can be efficiently served while maintaining the broader rural character of the County.

1.3 Village Plan

This rezone proposal demonstrates consistency with the Elliston-Lafayette Village Plan by directly aligning with its growth, land use, and housing goals. Economically, the project introduces a compact, townhome-style development that generates a high fiscal value per acre, maximizing land-use efficiency in line with the plan's preference for village-scale reinvestment over auto-oriented sprawl.

Located along a main corridor, it matches the community's desire for a primarily residential character while expanding the local consumer market to support nearby businesses and enhance the economic viability of the historic village core. Furthermore, the project complies with the Future Land Use Map's vision for the Village Transition designation and utilizes existing infrastructure near local schools, successfully preventing scattered regional development.

The proposal also fulfills key short- and long-term action items in the Village Plan aimed at diversifying local housing options. By offering site-built and townhome alternatives beyond standard manufactured homes, the development provides the missing middle and small multifamily unit types needed to support young families, older residents, and local labor forces. This influx of diverse housing stock addresses a critical community demand for missing amenities and affordable housing, reinforcing the plan's long-term vision for flexible, corridor-based residential growth.

1.4 Land Use

The proposed land use represents an appropriate transition from existing agricultural and low-density uses to a planned residential community within a designated growth area. The mix of housing types allows for a range of densities that are strategically distributed across the site.

Higher-density uses, such as townhomes, are centrally located near community amenities and adjacent institutional uses, while lower-density estate lots are situated in areas constrained by topography or intended for preservation of rural character. This arrangement creates a balanced and compatible land use pattern that integrates with surrounding properties and respects existing development patterns.

2.0 Comprehensive Plan

2.1 Consistency

As documented in this narrative, the project as proposed is substantially consistent with many of the goals and policies documented in the Montgomery County Comprehensive Plan. This project focuses growth within the Elliston/Lafayette Village growth area, it offers a diverse mix of housing options, it utilizes existing infrastructure rather than building new development in a “leapfrog” pattern. It strives to honor and protect the environmentally sensitive and historically significant lands which sit within and outside of its borders.

This project will provide critically needed housing supply to help meet housing demand. A mix of housing is proposed, something which is directly called for in the Comprehensive Plan. The neighborhood will be providing amenities for its residents and the community through a new trail network, open spaces, and playgrounds.

The project is expected to have a positive impact on the economy of Montgomery County, particularly in the Elliston/Lafayette area. Attracting new residents to the area will increase the market for local businesses in this part of the County.

The project is also consistent with the transportation goals and policies of the Comprehensive Plan. US 460 has ample capacity to handle the expected increase to traffic. Additionally, the project will have a robust pedestrian network of sidewalks and trails that will provide recreational opportunities and enable potential students to be able to walk to school.

Overall, the project reinforces the Comprehensive Plan’s vision by promoting compact, infrastructure-supported growth while maintaining the Elliston/Lafayette area’s rural character.

2.2 Policies

2.2.1 Environment

Environment Strategies

Strategy	Text	Compatibility
E.A.3	<i>“Restoring, connecting, and protecting natural habitats and sensitive lands.”</i>	Several areas of natural landscaping are planned to be preserved. These areas are primarily located along water bodies within the property where environmentally 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.
E.A.8	<i>“Protecting sensitive species from further disturbance.”</i>	Should sensitive species be discovered, measures will be taken to protect them.

2.2.2 History & Culture

History & Culture Strategies

Strategy	Text	Compatibility
HC.A.1	<i>“Identifying and protecting historic landscapes and viewsheds, sites, structures, and districts.”</i>	The historic Fotheringay House is adjacent to this site and will not be disturbed by the construction of this project.

2.2.3 Recreation

Recreation Strategies

Strategy	Text	Compatibility
R.A.2	<i>“Extending the existing trail network.”</i>	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.
R.A.5	<i>“Fostering active living habits for County residents.”</i>	The project will be approximately halfway between Creed Fields Park and Eastern Montgomery Park, which will provide close access to recreation opportunities for active living.
R.C.2	<i>“Integrating open space and recreational access in new developments.”</i>	Open space will be provided per PUD requirements.

2.2.4 Land Use

Land Use Strategies

Strategy	Text	Compatibility
LU.A.1	<i>“Focusing new development into growth areas and villages.”</i>	The project will be inside the Elliston/Lafayette Village area.
LU.A.3	<i>“Focusing on higher densities where existing infrastructure is located.”</i>	The project will connect into existing utilities which serve Eastern Montgomery Schools and were planned to provide use to this property.

LU.B.1	<i>“Restricting development in risk-prone area.”</i>	Although the project contains a small amount of floodplain, no structures are proposed in the risk prone area.
LU.B.4	<i>“Providing diverse housing types.”</i>	This project will offer three types of housing.
LU.B.5	<i>“Integrating open space and recreational access in new developments.”</i>	Open space will be provided per PUD requirements.

2.2.5 Economic Development

Economic Development Strategies

Strategy	Text	Compatibility
ED.A.1	<i>“Focusing economic development activities in the villages and growth areas.”</i>	The project will be inside the Elliston/Lafayette Village area.
ED.A.3	<i>“Allowing higher commercial densities where existing infrastructure and transportation networks are located.”</i>	The project will connect into existing utilities which serve Eastern Montgomery Schools and were planned to provide use to this property.
ED.B.1	<i>“Providing opportunities for small business incubation.”</i>	This project is expected to support the local business in the Elliston/Lafayette area.
ED.B.3	<i>“Supporting existing businesses and operations.”</i>	This project is expected to support the local business in the Elliston/Lafayette area.
ED.B.5	<i>“Supporting the growth of technology-based manufacturing and advanced industry.”</i>	By providing additional housing, this project will be directly supporting these industries which rely upon sufficient housing for their employees.
ED.C.2	<i>“Expanding the local tax base and maintaining qualities that make the County a highly desirable place to live and work.”</i>	The proposed development will bring new residents to Montgomery County, which will increase the tax base.
ED.D.4	<i>“Supporting programs and partnerships that retain local talent and encourage graduates and skilled workers to live and work in Montgomery County.”</i>	The project indirectly supports this strategy by offering attractive housing for young professionals.
11.1	<i>“Identify and secure land for future industrial expansion.”</i>	The project indirectly supports this action by providing new housing near the “Elliston Industrial Park”, which will be attractive for potential new businesses.

2.2.6 Housing

Housing Strategies

Strategy	Text	Compatibility
H.A.2	<i>“Facilitating the development of mixed-income neighborhoods.”</i>	The variety of housing types within the project will directly support this strategy.
H.A.6	<i>“Fostering affordability in new housing developments.”</i>	Although affordable units will not be included in the project, the project will increase the housing stock which will contribute to a more affordable housing market.
H.B.3	<i>“Preserving Montgomery County’s rural character, historic resources, and community design patterns in new and existing developments.”</i>	The historic Fotheringay House is adjacent to this site and will not be disturbed by the construction of this project.
H.B.4	<i>“Integrating neighborhood amenities that support new and existing communities.”</i>	Open spaces and playground areas will be provided in the development to serve the residents.
H.C.1	<i>“Supporting development with high-quality materials and innovative building practices.”</i>	Final building material selections have not been decided, but will be a mixture of high quality, long lasting, and low maintenance finishes with varying texture, style, and colors.
12.8	<i>“... permit [ADU’s]... where deemed appropriate.”</i>	The development will permit accessory dwelling units for Single Family Detached homes.

2.2.7 Transportation

Transportation Strategies

Strategy	Text	Compatibility
T.A.1	<i>“Enhancing traffic patterns, road design, and traffic control measures at high-crash-rate intersections.”</i>	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.

Strategy	Text	Compatibility
T.C.1	<i>“Ensuring the inclusion of elements like sidewalks, bike lanes, and bus stops with shelters along roadways to make non-automotive travel safer and more enjoyable.”</i>	The development will have trails and sidewalks for pedestrian access.
T.C.4	<i>“Enhancing and expanding multi-use trail systems to better connect users to neighborhoods and key activity centers.”</i>	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.
“Other Projects”	<i>“Encourage the addition or inclusion of bicycle and pedestrian facilities along all streets and roads in designated villages and growth areas.”</i>	The development will provide sidewalks, which will support this goal for the village growth area.

2.2.8 Education

Education Strategies

Strategy	Text	Compatibility
ED.C.1	<i>“Ensuring that all County facilities have adequate capacity.”</i>	The development is proffering the right of first refusal for approximately 13 acres of property immediately adjacent to East Montgomery High School for public use. Should the County determine to make the purchase, the land could be used for parks and recreation, to expand the school, for emergency services operations, etc.

2.2.9 Infrastructure

Infrastructure Strategies

Strategy	Text	Compatibility
I.C.1	<i>“Prioritizing public water and sewer to villages and growth areas.”</i>	This project falls within the Elliston/Lafayette Village area and will be serviced by the same infrastructure that supports the adjacent schools.

2.2.10 Infrastructure

Infrastructure Strategies

Strategy	Text	Compatibility
I.C.1	<i>“Prioritizing public water and sewer to villages and growth areas.”</i>	This project falls within the Elliston/Lafayette Village area and will be serviced by the same infrastructure that supports the adjacent schools.

3.0 Village Plan

3.1.1 Vision & Growth Goals

Goals

Goal	Text	Compatibility
3	<i>Economic Opportunity: Encourage sustainable economic growth that supports local business, agriculture, tourism, and recreation while maintaining the community's rural character.</i>	This project will support economic growth in the area. By infusing additional residents into the area, local businesses will have an increased market to support them.

Value Per Acre Analysis

Text	Compatibility
<i>The value per acre results show that Elliston-Lafayette gets its strongest fiscal and community return from compact village-scale reinvestment, especially townhouses and the historic Downtown Elliston pattern, while auto-oriented travel stop development should remain limited to appropriate highway-serving locations and not define the village core.</i>	The land this project sits on is currently underutilized. As townhomes are proposed as part of this project, a high value per acre is expected.

Future Land Use Map

Future Land Use	Compatibility
Village Transition	This project is consistent with the intended character of the Village Transition future land use designation.

3.1.2 Actions

First Five Years

Action	Text	Compatibility
8	<i>Support shared-use solutions for parks and community space.</i>	Option 1 would provide an opportunity to support this action if selected.

Action	Text	Compatibility
9	<i>Expand housing options to support young households, families, and older residents.</i>	This project directly supports this action.
10	<i>Re-establish the village core as a service center for surrounding rural areas.</i>	Although not located within the Village Core, this development will support this action by increasing the market potential of the Village Core.

Five To Ten Years

Action	Text	Compatibility
16	<i>Support light industrial, warehousing, and employment uses in designated areas.</i>	This project will support these businesses by providing much needed affordable housing to retain their labor force.

Ten To Twenty Years

Action	Text	Compatibility
22	<i>Encourage mixed-use and flexible zoning along corridors.</i>	This project directly supports this action.
26	<i>Expand housing options beyond manufactured homes to include site-built and small multifamily units.</i>	This project directly supports this action.
27	<i>Limit infrastructure extensions that would encourage scattered development.</i>	This project is tapping into the existing infrastructure that supports the East Montgomery schools. No significant expansion is proposed.

3.1.3 Plan Appendix

Round One Meeting Format

Policy	Text	Compatibility
Page 18	<i>Elliston-Lafayette participants... decided that Elliston-Lafayette should be primarily residential. It should have limited mixed-use development, likely along the main corridor.</i>	This residential project is located on the main corridor.

4.0 Site Development Regulations

4.1 Planned Unit Development

Planned Unit Development Residential Districts are “established to provide for the development of planned residential communities that incorporate a variety of housing options... [the] district is intended to allow greater flexibility than is generally possible under conventional zoning district regulations.” Accordingly, this section consists of the proposed site development regulations for the project and the degree to which the project will be consistent with or vary from typical development standards.

4.2 Base Regulations

The proposed Planned Urban Development (PUD) regulations will be based on three existing zoning districts within the County Zoning Ordinance correlating with the three proposed types of housing for the project. Each proposed housing type will have its own regulations and will be referred to by the terminology noted in the table below throughout this document. Unless specifically requested below, the proposed development intends to abide by the standards of these base zoning districts as applicable for each proposed use:

Base Zoning Regulations

Proposed Use	Base Zoning District	Project Area Term
Single Family Detached	R-3: Moderate Density Residential	“Single Family Core”
Estate Single Family Detached	R-1: Low Density Residential	“Single Family Estate”
Townhomes	RM-1: Multiple-Family Residential	“Townhomes”

4.2.1 Dimensional Regulations

The dimensional requirements of the project shall be as follows:

Proposed Dimensional Regulations

Regulation	Single Family Core	Single Family Estate	Townhomes
Minimum Setbacks			
- Front	20' ⁽ⁱ⁾	40' ⁽ⁱ⁾	10' ⁽ⁱ⁾
- Side	7.5' ⁽ⁱⁱ⁾	15' ⁽ⁱⁱ⁾	10' ^{(ii) (iii)}
- Rear	30' ⁽ⁱ⁾	40' ⁽ⁱ⁾	10' ⁽ⁱ⁾
Minimum Lot Width	60'	100'	16'
Minimum Lot Size	6,000 sf	20,000 sf	900 sf
Maximum Height	35' ^(iv)	35' ^(iv)	35' ^(iv)
Accessory Building Setbacks^(v)			
- Rear	5'	5'	5'
- Interior Side	5'	5'	5'
- Street-Side	10'	10'	10'
- From Principal Structure	10'	10'	10'

- (i) Porches, stoops, decks, uncovered patios, covered patios, and steps may extend into required front and rear setback areas, provided no structural element can encroach into a public utility easement.
- (ii) Cantilevered elements or overhangs may extend into side setback areas by no more than three (3) feet, provided no structural element can encroach into a public utility easement.
- (iii) The minimum side setback for townhome units shall only apply to end units and is not applicable to sides which share a wall with an adjacent townhome unit.
- (iv) All accessory buildings shall be less than the principal structure in height. Accessory buildings within twenty (20) feet of any lot line shall not exceed thirty-five (35) feet in height.
- (v) Accessory buildings shall not be constructed inside of, or on any portion of, any easement.

4.2.2 Maximum Impervious Surface Area

The maximum impervious area for the entire project shall not exceed 65% of the overall project area.

4.2.3 Density

The overall development shall not exceed a density of two (2) units per acre. The density of the development shall be aggregated in clusters according to the master plan. Actual density shown on the two master plan options are:

Option 1: 349 units / 276.66 total rezoned acres = 1.26 units per acre

Option 2: 400 units / 276.66 total rezoned acres = 1.45 units per acre

4.2.4 Driveways

Driveways for Townhome Units shall enter from private alleys as shown on the Masterplan.

Driveway entrances will be designed and constructed in accordance with the Montgomery County Zoning Ordinance and VDOT standards.

4.2.5 Parking

The minimum off-street parking shall be computed based on the standards in the following table:

Required Parking

PUD Area/Use	Parking Rate
Single Family Core	2.0 per dwelling unit
Single Family Estate	2.0 per dwelling unit
Townhomes	2.0 per dwelling unit

Any residential units with a garage may count garage spaces towards their required parking ratio. Additional parking spaces may be provided off the internal alleys during the site plan development stage.

As all main roads in the development 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.

4.2.6 Sidewalks

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.

4.2.7 Landscaping & Buffering

Buffer yards shall be provided along the exterior property lines of the project as typically required by the Montgomery County Zoning Ordinance.

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.

4.2.8 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.

4.2.9 Accessory Dwelling Units

Accessory Dwelling Units (ADU's) are permitted in the 'Single Family Core' and 'Single Family Estate' areas of the project provided the following conditions are met:

1. The associated base zoning (see Table 2.3.1 A) permits ADU's.
2. The ADU meets all applicable regulations set forth in Section 10-41 (2) of the Montgomery County Code.

The County currently permits ADU's in the associated base zoning districts.

4.3 Open Space & Amenities

4.3.1 PUD Requirements

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 has proposed approximately 73.00 or 74.00 acres of reserved open space depending on the master plan option chosen which represents 26% of the overall property acreage. There are also several areas of active open space proposed totaling 280,328 s.f. (6.4 acres). 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 161,192 s.f. (3.7 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.

4.3.2 Homeowners' 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.

4.4 Timeline & Phasing

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 masterplan drawings included in the application show the proposed phasing plan splitting the development into three distinct phases. This phasing is consistent with the applicant's desire to have multiple product types available for sale early in the project timeline. The exact infrastructure to be constructed in the initial set of construction documents will be dependent upon final coordination with the PSA. Any sewer infrastructure improvements needed for the construction of a phase or a portion thereof of the townhomes and the single family will need to be included as dictated by the Hurt and Proffitt report mentioned in Section 6.1 below. 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 300th 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.

5.0 Land Use

5.1 Proposed Uses

The project is designed as a master planned development with a mix of three 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 options are shown on Sheets Z2, Z3, Z4 and Z5 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 proposed is **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 townhomes will be located near the center of the property and to the east 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.

5.2 Compatibility

The proposed master-planned development is compatible with the surrounding Elliston/Lafayette village community, aligning directly with designated growth boundaries despite adjacent agricultural uses. Positioning higher-density townhomes and single-family detached homes next to East Montgomery County middle and high schools establishes a logical transitional buffer while optimizing school proximity for families.

The design proactively respects the area's rural and cultural heritage by protecting the adjacent historic Fotheringay House and striving for its preservation. Structurally, the development integrates seamlessly into regional infrastructure; US 460 possesses ample existing capacity to absorb the projected traffic increase safely. Furthermore, the project enhances community livability by satisfying all county open space mandates through localized parks and playgrounds. This is augmented by a dedicated internal trail network linking residents directly to the adjacent mountains, ensuring ample recreational integration without disrupting the surrounding landscape.

Given the site's strategic designation within the village boundaries, the proposed mixed-residential development represents the most appropriate land use for the property. Maintaining the site exclusively for low-yield agricultural use or allowing isolated, low-density sprawl would fail to maximize its direct adjacency to public schools and utility infrastructure. Conversely, a purely commercial or industrial zoning would conflict with both the village character and the preservation of the neighboring historic Fotheringay House. By introducing a thoughtful blend of townhomes and single-family detached units, the project efficiently absorbs regional population growth exactly where infrastructure is planned to accommodate it. It serves as an ideal transitional land use, balancing necessary housing density with robust open space, recreational trail connectivity, and historic preservation.

5.3 Trends

5.3.1 Housing Demand

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 Matters section of the Comprehensive Plan, single family attached housing units account for only 6.6% of the housing stock in Montgomery County. 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 water and 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. Population

5.3.2 Population Growth

The County's Comprehensive Plan notes that while most residents live in towns, the majority of population growth over the last thirty years has occurred in unincorporated areas. Furthermore, Montgomery County is projected to be the only Virginia county to cross the 100,000-resident threshold by 2030.

While the New River Valley's higher education institutions attract thousands of students, retaining them post-graduation has historically been a challenge. A low cost of living is a strong draw, but scarce local career opportunities have historically forced graduates to move away. This trend is reversing, however, with the County currently out-pacing much of the Commonwealth in growth.

Increasing the high-quality housing stock appeals to both young professionals and prospective employers. This development does not merely react to housing demand; it proactively attracts businesses to the area by establishing an appealing, market-rate residential base.

5.3.3 Economic Growth

The proposed development directly aligns with the broader growth trajectory outlined by the New River Valley Regional Commission. The NRVRC's overarching 2025 Regional Economic Strategy (RES) projects economic growth through targeted industry sectors—specifically advanced manufacturing, value-added agriculture, information technology, and biotech—backed by core priorities like small business development, workforce training, industrial site readiness, and natural resource preservation. Critical high-priority infrastructure investments, such as widespread broadband expansion, the development of multi-modal passenger rail, and a \$100 million commitment to housing diversification, serve as the foundational pillars designed to unlock this future economic capacity across the valley.

By synthesizing these regional goals, the development of diverse housing options directly addresses the specific "housing diversification" priority identified in the RES Action Plan. As the region aggressively expands its high-value target sectors, a critical influx of engineers, researchers, and technical professionals is anticipated. Offering a variety of housing stock within a single master-planned community ensures the development can accommodate a wide demographic spectrum, ranging from young tech professionals and graduate researchers seeking low-maintenance townhomes to growing families of manufacturing managers requiring larger, single-family detached properties.

Furthermore, this dual-density residential model actively supports the region's primary economic driver: talent retention and workforce availability. The RES emphasizes that aligning student and worker pipelines with industry needs is futile without an adequate, accessible supply of nearby housing. This development creates entry-level homeownership paths for early-career workers, thereby preventing the talent 'brain drain' that frequently threatens rapidly growing technology and industrial corridors.

5.3.4 Public Schools

The proposed residential master planned development in the proposed PUD-RES zoning district will be designed to allow up to 349 residential units in Option 1 and up to 400 residential units in Option

2. 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 209 total students in Option 1 or 240 total students in Option 2. 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 by MCPS, the schools in the Shawsville/Elliston area are under capacity at this time.

Furthermore, because the single-family homes and townhomes sit entirely within a designated village growth area, they utilize the public infrastructure that already serves the existing school campus and was designed to allow for a future connection by the subject property. This geographic alignment creates a highly efficient arrangement, ensuring that the new residential density is placed directly where educational infrastructure is established, minimizing the need for costly new utility extensions or major logistical adjustments to service the student population.

6.0 Facilities

6.1 Utilities

6.1.1 Water & Sewer

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.

A recent study of the Elliston sewer shed performed by Hurt & Proffitt on behalf of the county and the applicant, determined that there will be some sewer infrastructure upgrades required to accommodate the full buildout of the development in Option 1 or Option 2. It also determined that some infrastructure is already operating at capacity. The details of these improvements are included in the November 11, 2025 report. Improvements will be made as determined by the PSA and will likely be phased as the development is constructed in phases as shown on the master plans.

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.

An average daily flow is estimated as follows for the proposed uses as shown on the conceptual master plan:

Estimated Water & Sewer Usage – Option 1

Use	Number of Units	Assumed Usage Rate	Projected Gallons Per Day
Single Family Residential	197	250 gal/day/unit	49,250
Townhomes	152	250 gal/day/unit	38,000
Total Project	349	250 gal/day/unit	87,250

Estimated Water & Sewer Usage – Option 2

Use	Number of Units	Assumed Usage Rate	Projected Gallons Per Day
Single Family Residential	248	250 gal/day/unit	62,000
Townhomes	152	250 gal/day/unit	38,000
Total Project	400	250 gal/day/unit	100,000

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.

6.1.2 Stormwater Management & Water Quality

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.

6.2 Transportation

6.2.1 Road Layout

The proposed development conceptual plan indicates that there will be two main 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 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 115 of the lots are located on those streets. This calculates to 33% for Option 1 and 29% for Option 2. 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.

6.2.2 Traffic Analysis

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 12th Edition manual, the project is expected to generate the following additional vehicle trips.

Trip Generation Calculations – Option 1

ITE Land Use (& Code)	Number of Units	Average Daily Traffic (vpd)	Average AM Peak Hour of Adjacent Street	Average AM Peak Hour Generator	Average PM Peak Hour of Adjacent Street	Average PM Peak Hour Generator
Single-Family Detached Housing (210)	197	1,791	138	148	183	191
Single-Family Attached Housing (215)	152	999	71	87	78	79
Total		2,790	209	235	261	270

Trip Generation Calculations – Option 2

ITE Land Use (& Code)	Number of Units	Average Daily Traffic (vpd)	Average AM Peak Hour of Adjacent Street	Average AM Peak Hour Generator	Average PM Peak Hour of Adjacent Street	Average PM Peak Hour Generator
Single-Family Detached Housing (210)	248	2,254	174	186	231	241
Single-Family Attached Housing (215)	152	999	71	87	78	79
Total		3,253	245	273	309	320

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.

6.2.3 Pedestrian Traffic

Within the neighborhood, sidewalks will be constructed on one side of every street, creating a continuous network through the community that will provide residents with a safe place to walk. This will assist with pedestrians walking to open space areas, the trail system or to one of the adjacent schools as the development will be immediately adjacent to Eastern Montgomery High School and Eastern Montgomery Elementary School. Pedestrian connections will be provided to both of these schools as part of the project and will be coordinated with Montgomery County Public Schools. The connection to the High School may change based on which option of the master plan is eventually developed. To ensure the safety of elementary school pedestrians, a school zone safety program may be implemented near the campus to strictly enforce traffic regulations.

Additionally as mentioned above, a trail network is proposed for recreation just above the subdivision. The sidewalk system will connect directly to these trails, ensuring residents have a safe, seamless pedestrian path to access outdoor recreation.

6.2.4 Construction Traffic

All construction traffic will comply with local regulations and remain fully considerate of neighboring properties. Because the project site is isolated from existing residential areas and is accessed exclusively via US 460, neighborhood traffic disruptions are expected to be minimal.

7.0 Environment

7.1 Soils

An analysis of the site's soil composition highlights the dual topography of the site that presents both highly productive agricultural land and distinct engineering constraints. The lower, gently sloping portions are dominated by well-structured deep loams, including the Duffield-Ernest and Guernsey silt loam complexes (2 to 7% slopes). Designated as Prime Farmland or Farmland of Statewide Importance in Virginia, these fertile soils offer excellent stability and water-holding capacity. While their development inevitably displaces high-value agricultural resources, their gentle topography minimizes the need for disruptive mass grading and provides a structurally sound foundation for residential infrastructure.

As the terrain elevates, the development face encounters more varied drainage and slope conditions. The inclusion of McGary and Purdy soils introduces higher clay content and slower permeability, requiring targeted stormwater management and engineering oversight for foundations. Additionally, the mid-slope transitions of the Duffield-Ernest and Unison and Braddock complexes (7 to 15% slopes) accelerate runoff velocity, necessitating robust erosion and sediment control measures during construction to protect lower-lying areas.

Conversely, the upper boundaries transition sharply into steep (15 to 25%) and severe (25 to 65%) mountain slopes dominated by the Berks-Lowell-Rayne complex. Excluded from prime farmland designations, these steep areas present severe constraints, including shallow bedrock, extreme runoff potential, and high erosion risks. Constructing here escalates infrastructure costs and triggers steep-slope conservation ordinances. Consequently, these rugged sectors are best preserved as natural open space or passive recreation buffers, strategically concentrating the residential footprint on the more stable terrain below.

While converting these productive soils represents a loss of agricultural land, the property's strategic positioning makes it ideal for a major residential subdivision. Developing the stable lower slopes directly addresses critical regional housing demand without encroaching into more ecologically sensitive mountain ecosystems. By absorbing growth within a concentrated, topographically favorable boundary, the project delivers vital housing where the geology best supports it.

7.2 Sensitive Lands

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.

7.3 Natural Features

Portions of the eastern rim of the Elliston Valley are included within the boundaries of the subdivision. Development is not proposed on the ridge itself. However, a nature trail network is proposed for the recreation of the residents.

8.0 Economic Development

8.1 Existing Site Viability

Based on the information provided in the draft Elliston/Lafayette Village Plan, the existing agricultural use of the land is described as inefficient, indicating it is not the most economically viable option. In contrast, developing a residential subdivision featuring townhomes and single-family detached homes aligns directly with the area's growth goals and community needs. Value per acre analyses show that compact, village-scale reinvestments—specifically townhouses—yield the strongest fiscal and community returns. Furthermore, introducing new housing stock satisfies a critical local demand for affordable housing, helps retain the labor force for surrounding industries, and infuses new residents into the market to support local businesses and the nearby Village Core.

A primary economic advantage of this residential proposal is its exceptional infrastructure efficiency. The project avoids the heavy municipal costs associated with scattered development by tapping directly into the existing utilities and infrastructure that currently service the adjacent East Montgomery schools. Because the subdivision leverages this nearby, pre-existing system, only certain improvements to the existing system are necessary. This ease of connection maximizes the project's economic viability while strictly adhering to local planning policies that discourage wasteful infrastructure extensions.

8.2 Employment

The proposed project represents a vital catalyst for regional economic growth, driving both immediate and long-term prosperity. It is anticipated to infuse the local market with substantial purchasing power that will accelerate commercial retail sales and generate recurring municipal revenues, particularly within the New River Valley. This growth supports the creation and retention of high-quality, high-wage jobs by expanding the housing supply necessary to attract and retain skilled professionals, managers, and technical talent for the region's expanding economic sectors.

8.3 Industry Sector Impacts

The proposed development is expected to generally stimulate the local economy. Beyond direct construction labor, the project will support employment in the regional supply chain. Local suppliers of building materials, hardware, and architectural or engineering services will experience increased demand. Once occupied, the influx of residents will increase the local consumer base. This sustained increase in household spending will support and potentially expand employment in various sectors of the local economy.

8.3.1 Industrial

A critical constraint on regional economic development is the availability of affordable housing for workers. While the project does not feature designated affordable housing units, the addition of 257 detached homes and 152 townhomes significantly increases overall inventory. This helps alleviate the regional housing shortage, providing necessary housing options for professionals, managers, and skilled laborers employed in the industrial parks and tech sectors of both the Roanoke and New River Valleys.

8.3.2 Commercial

The commercial sector in the New River Valley is positioned to capture the primary economic windfall from this development. Because Elliston sits at a strategic midpoint, the project functions as an essential residential feeder for the Blacksburg and Christiansburg markets. The substantial purchasing power of the 349-400 new households will flow directly into the New River Valley's commercial economy, as residents utilize the US-460 corridor for their daily commutes, employment, and primary shopping needs.

The influx of these families will provide a reliable, long-term boost in retail sales, grocery demand, dining revenue, and personal service expenditures within the municipality's commercial districts. Rather than exporting economic activity, this neighborhood will actively capture regional growth and channel it into local businesses, optimizing municipal commercial zoning investments and generating sustainable, recurring local sales tax revenue.

8.3.3 Agricultural

The project will introduce one of Elliston's first large-scale, master-planned residential communities, marking a natural and structured transition from a traditional exurban, rural-agricultural economy toward a diversified suburban economy. While this represents a shift in land utilization, the benefits of the project are expected to outweigh potential losses within the agricultural sector:

- **Strategic, Non-Invasive Growth:** Rather than encroaching on isolated, high-yield agricultural sites, the project is strategically situated adjacent to existing infrastructure, including the Eastern Montgomery Elementary school complex. This ensures that growth is concentrated where public investments have already been made, preserving the integrity of the area's more remote farming operations. Additionally, the project will be situated in the Elliston Village—an area the County is expecting additional growth.
- **Economic Diversification and Stability:** Relying heavily on an exurban or rural economic base can leave a community vulnerable to market fluctuations. By introducing 349-400 new households, the project infuses the local economy with a reliable, year-round consumer base. This economic stabilization helps fund municipal services and infrastructure that benefit all residents, including the agricultural community.
- **Enhanced Local Market Opportunities:** The influx of new residents creates an immediate, highly localized consumer market for surviving agricultural operations in the broader region. Local farms, agribusinesses, and artisanal producers will benefit from an increased demand for hyper-local goods, farm-to-table supply chains, and agritourism activities, effectively modernizing the economic viability of the surrounding rural landscape.

9.0 Housing

9.1 Property Values

This development is anticipated to have a positive impact on local property values. In rural and transitional corridors like eastern Montgomery County, where the existing housing stock consists heavily of older, established rural properties, a new master-planned development introduces modern, higher-density housing typologies. Because appraisers utilize recent, local sales for comparative market analyses (CMAs), these premium new-construction sales lift the overall price-per-square-foot baseline for the entire area.

9.2 Neighborhood Impacts

In acknowledgement of the diverse perspectives and concerns previously raised by Elliston and Shawsville residents regarding the proposed housing development near the historic Fotheringay property, this section seeks to respond generally to previous input given from community members regarding the project. This input is highly valued and has played a critical role in the modifications that have been made to the proposed master plan. In response to the primary concerns shared by residents, the following information provides clarity on how these matters are being addressed:

Historical Preservation and Environmental Protection: The historical significance of the Fotheringay estate—including its connection to Revolutionary War Officer George Hancock and the Lewis and Clark Legacy Trail—is fully recognized. The development proposes only rezoning 276 acres of the total 660-acre property and that 276 acre developable area is located over three tenths of a mile from the historic Fotheringay home. Thus helping to safeguard the historic integrity, scenic views, and local agricultural identity.

Infrastructure, Flooding, and Stormwater Management: Residents have expressed concerns regarding housing density, structural height, and potential environmental impacts, such as increased water runoff into the Roanoke River and implications for the local floodplain. Any subsequent rezoning process will require comprehensive technical reviews and specialized surveys. These assessments will thoroughly evaluate stormwater management, flooding risks, and infrastructure capacity before any construction can be authorized.

Economic Development vs. Community Scale: This development recognizes the delicate balance between preserving the rural character of the Elliston-Lafayette village and addressing the region's housing shortage. While a higher-volume development may appear to conflict with the low-density, rural nature of the community, the project will position Elliston/Lafayette as a strategic housing community between Roanoke and Montgomery counties, bringing much-needed tax revenue and economic support to local schools and services. The design also preserves the viewshed and agricultural land use immediately adjacent to Roanoke Road by not putting housing directly fronting the road.

9.3 Moderate Housing

Although designated affordable units will not be included in the project, the project will increase the housing stock of Montgomery County. This is expected to increase the supply of housing, which may in turn contribute to a more affordable housing market.

10.0 Cultural Resources

10.1 Historic Resources

The project site is located adjacent to the historic Fotheringay House, a culturally significant property associated with early settlement patterns in eastern Montgomery County and recognized for its ties to regional history. The proposed development has been carefully planned to avoid direct impacts to this resource. No construction activities, grading, or infrastructure improvements are proposed within or immediately adjacent to the Fotheringay House property.

In addition to direct avoidance, the project incorporates significant open space and buffering strategies intended to preserve the historical setting and visual context of the area. Large portions of the property, particularly along ridgelines and areas nearest to historically sensitive locations, are planned to remain undeveloped. These preserved areas help maintain the rural character and spatial separation that contribute to the integrity of the historic landscape.

The development also supports broader Comprehensive Plan goals related to the protection and recognition of historic resources by limiting encroachment, maintaining viewsheds where feasible, and avoiding incompatible land uses in close proximity to known historic features.

10.2 Archaeologic Resources

No known archaeological resources have been formally identified within the limits of the proposed rezoning area based on currently available information. However, given the long history of settlement and agricultural use in the Elliston/Lafayette area, the potential exists for previously undocumented archaeological materials to be present.

To address this possibility, the applicant acknowledges that all site development activities will comply with applicable state and local regulations regarding archaeological resource protection. Should any archaeological materials, artifacts, or human remains be encountered during construction, work in the immediate vicinity will cease and appropriate authorities will be notified in accordance with Virginia Department of Historic Resources (VDHR) protocols.

Through adherence to these procedures, the project ensures that any inadvertent discoveries are handled responsibly and that cultural resources are preserved or documented as necessary.

10.3 Natural & Scenic Beauty

The project area contains a range of scenic and natural features that define the character of the eastern portion of Montgomery County, including rolling agricultural fields, forested ridgelines, existing water features, and views toward the surrounding mountains. These elements contribute significantly to the rural identity and visual quality of the Elliston/Lafayette village area.

The proposed master plan has been intentionally designed to preserve and incorporate these scenic and natural assets. Development is generally concentrated on the lower, more suitable portions of the site, while steep slopes, ridgelines, roadside areas and heavily wooded areas are preserved as open space. This approach minimizes visual intrusion into prominent landscape features and protects the natural skyline that frames the area.

A substantial portion of the property will remain as permanent open space, exceeding minimum Planned Unit Development (PUD) requirements. These preserved areas include environmentally sensitive lands, mature tree stands, drainage corridors, and areas surrounding existing ponds. By maintaining large, contiguous open spaces, the development retains key aspects of the site's natural beauty while also providing ecological benefits such as habitat preservation, stormwater management, and erosion control.

In addition, buffering, landscaping, and thoughtful site layout will help soften views of the development from surrounding roadways and adjacent properties. Internal open spaces and a connected trail network will allow residents to engage directly with the natural environment while maintaining the overall visual continuity of the landscape.

Through these strategies, the project respects and reinforces the scenic character of the area, ensuring that new development is integrated in a manner that preserves both the visual quality and natural beauty of the site.

11.0 Appendices

11.1 Appendix A - Architectural Examples and Home Styles

11.1.1 Single Family Home Examples

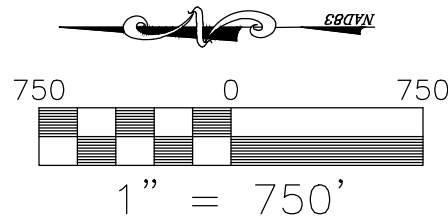
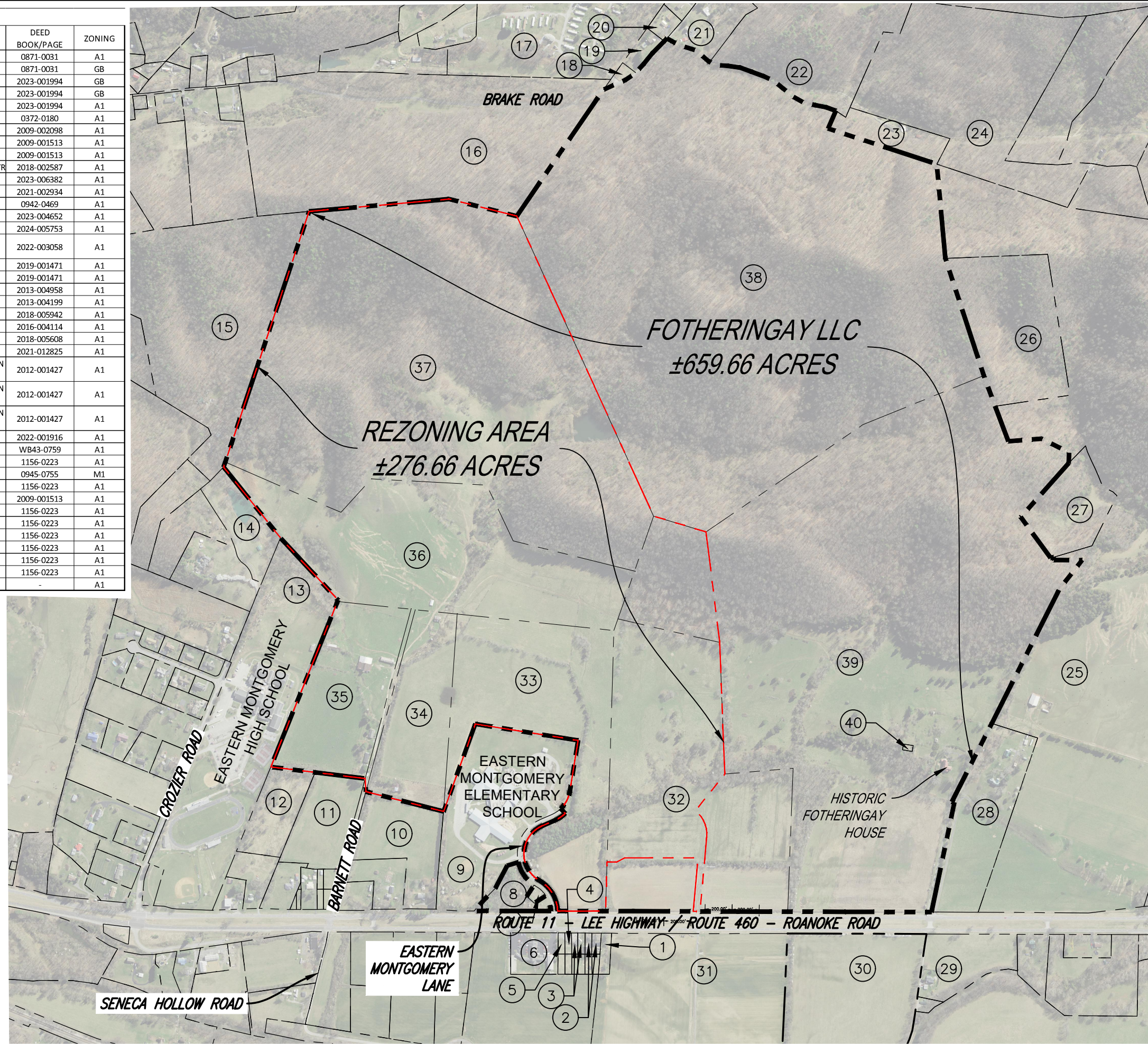




11.1.2 Townhome Examples



PARCEL LEGEND					
# ON MAP	PARCEL ID	TAX MAP ID	OWNER	DEED BOOK/PAGE	ZONING
1	016385	072-A 1	GUNTHER W GASS	0871-0031	A1
2	016389	059-B 1 22,23,35,*	GUNTHER W GASS	0871-0031	GB
3	016388	059-B 1 20,21,33,*	RICARDO BELLO MARCELINO	2023-001994	GB
4	016387	059-B 1 19,32	RICARDO BELLO MARCELINO	2023-001994	GB
5	016386	059-B 1 18,31	RICARDO BELLO MARCELINO	2023-001994	A1
6	070542	059-B 1 11	SENECA BAPTIST CHURCH TRS	0372-0180	A1
7	160186	072-1 56C	MONTGOMERY COUNTY PSA	2009-002098	A1
8	013681	072-1 56	FOTHERINGAY LLC	2009-001513	A1
9	150048	072-1 56A	MONTGOMERY COUNTY BOARD OF SUPERVISORS	2009-001513	A1
10	015801	059-3 55A	MORGAN EUGENE SCOTT TR & TERRY RENO SCOTT TR	2018-002587	A1
11	001347	059-3 54	RONALD R RAKES & MARY M RAKES	2023-006382	A1
12	270074	059-A 36A	ERICA N FEUEBACHER & PAUL J RICHTER II	2021-002934	A1
13	007383	059-2 10	MONTGOMERY COUNTY BOARD OF SUPERVISORS	0942-0469	A1
14	110823	059-2 8D	JAMES D BRADLEY & BRIDGETTE C BRADLEY	2023-004652	A1
15	004449	059-2 12	MORRIS MCCLURE DUNAHO	2024-005753	A1
16	005294	060-A 83	JAMES P & CORNELIA D SHOFFNER JOINT TR, C/O KAREN E & ANDREW L SHOFFNER CO-TRS	2022-003058	A1
17	014086	060-A 84	PARKER BROTHERS MANAGEMENT, COMPANY LLC	2019-001471	A1
18	025804	073-1 61D	PARKER BROTHERS MANAGEMENT, COMPANY LLC	2019-001471	A1
19	017917	073-1 61C	CHRISTOPHER J HAAS & CARMEN LEIGH HAAS	2013-004958	A1
20	034728	073-1 61E	PAUL WILLIAMS	2013-004199	A1
21	004155	073-A 19	JAMES T COLLOP & ELIZABETH A COLLOP	2018-005942	A1
22	033583	073-A 15J	ANDREW R SMITH & ANGELA R SMITH	2016-004114	A1
23	017361	072-A 53	BERKLEY W SIMMONS JR	2018-005608	A1
24	07362	072-A 52	JAMES T COLLOP & ELIZABETH A COLLOP	2021-012825	A1
25	008419	072-A 49C, 49AA,*	MARYE E MADISON REV TRUST & MARYE E MADISON CO-TRS ETAL	2012-001427	A1
26	008419	072-A 49C, 49AA,*	MARYE E MADISON REV TRUST & MARYE E MADISON CO-TRS ETAL	2012-001427	A1
27	008419	072-A 49C, 49AA,*	MARYE E MADISON REV TRUST & MARYE E MADISON CO-TRS ETAL	2012-001427	A1
28	008420	072-A 49	WILLIAM GRAHM THOMPSON & MARIE G DAVID	2022-001916	A1
29	007385	072-A 6	JOYCE L GRAHAM	WB43-0759	A1
30	013680	072-A 4	FOTHERINGAY LLC	1156-0223	A1
31	024109	072-A 2A	WILLIAM R YAGLE & RUTH C YAGLE TRS	0945-0755	M1
32	023523	072-A 2	FOTHERINGAY LLC	1156-0223	A1
33	013681	072-1 56	FOTHERINGAY LLC	2009-001513	A1
34	013682	059-3 58	FOTHERINGAY LLC	1156-0223	A1
35	013683	059-3 57, 59	FOTHERINGAY LLC	1156-0223	A1
36	013683	059-3 57, 59	FOTHERINGAY LLC	1156-0223	A1
37	013684	072-1 60, 73(1)6*	FOTHERINGAY LLC	1156-0223	A1
38	013684	072-1 60, 73(1)6*	FOTHERINGAY LLC	1156-0223	A1
39	013680	072-A 4	FOTHERINGAY LLC	1156-0223	A1
40	1800205	072-A 4A	FOTHERINGAY CEMETERY	-	A1



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.

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FOTHERINGAY SUBDIVISION
 EXISTING CONDITIONS
 SHAWSVILLE MAGISTERIAL DISTRICT
 ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

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 CHECKED: SMS
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BASE DISTRICT R3 COMPACT: SINGLE FAMILY CORE LOTS

FRONT SETBACK: 20'
 SIDE SETBACK: 7.5'
 REAR SETBACK: 30'
 MINIMUM LOT WIDTH: 60'
 MINIMUM LOT AREA: 6,000 SQ. FT.

BASE DISTRICT R1: SINGLE FAMILY ESTATE LOTS




FRONT SETBACK: 40'
 SIDE SETBACK: 15'
 REAR SETBACK: 40'
 MINIMUM LOT WIDTH: 100'
 MINIMUM LOT AREA: 20,000 SQ. FT.

BASE DISTRICT RM-1: TOWNHOME LOTS

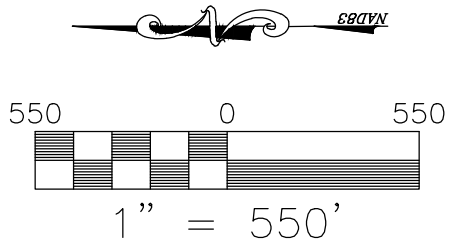
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 MINIMUM LOT AREA: 900 SQ. FT.

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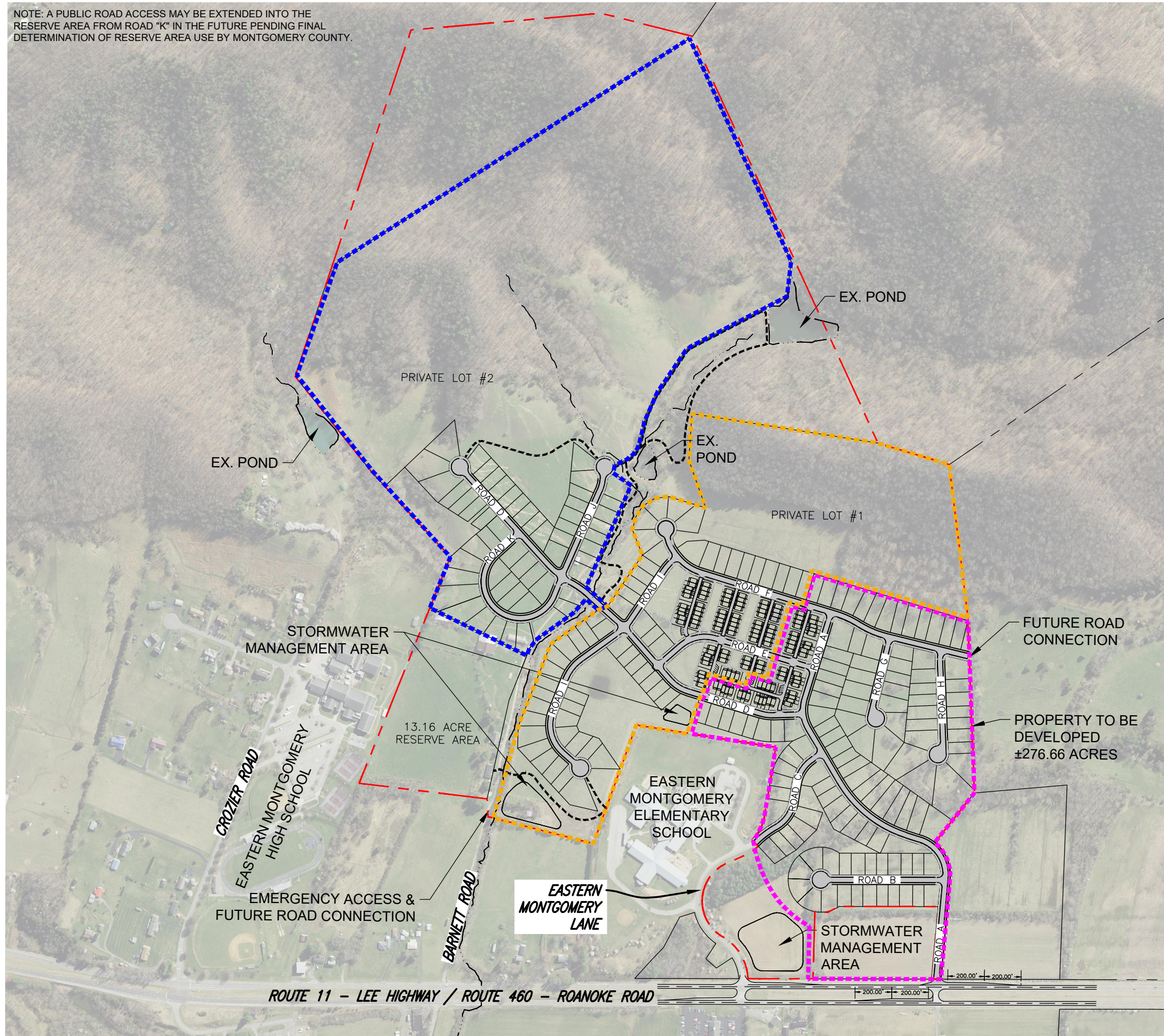
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114	SINGLE FAMILY LOTS
46	TOWNHOMES
160	PHASE I UNITS
PHASE II	
1	PRIVATE S.F.LOTS
56	SINGLE FAMILY LOTS
78	TOWNHOMES
135	PHASE II UNITS
PHASE III	
1	PRIVATE S.F.LOTS
53	SINGLE FAMILY LOTS
0	TOWNHOMES
54	PHASE III UNITS

TOTAL LOT COUNT = 349 UNITS



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

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FOTHERINGAY SUBDIVISION
 AERIAL OVERLAY OF CONCEPTUAL MASTER PLAN
 OPTION #1
 SHAWSVILLE MAGISTERIAL DISTRICT
 ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

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 DESIGNER: SMS
 CHECKED: SMS
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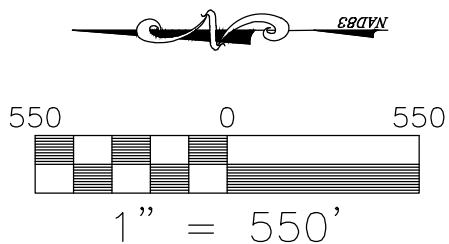
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 MINIMUM LOT AREA: 900 SQ. FT.

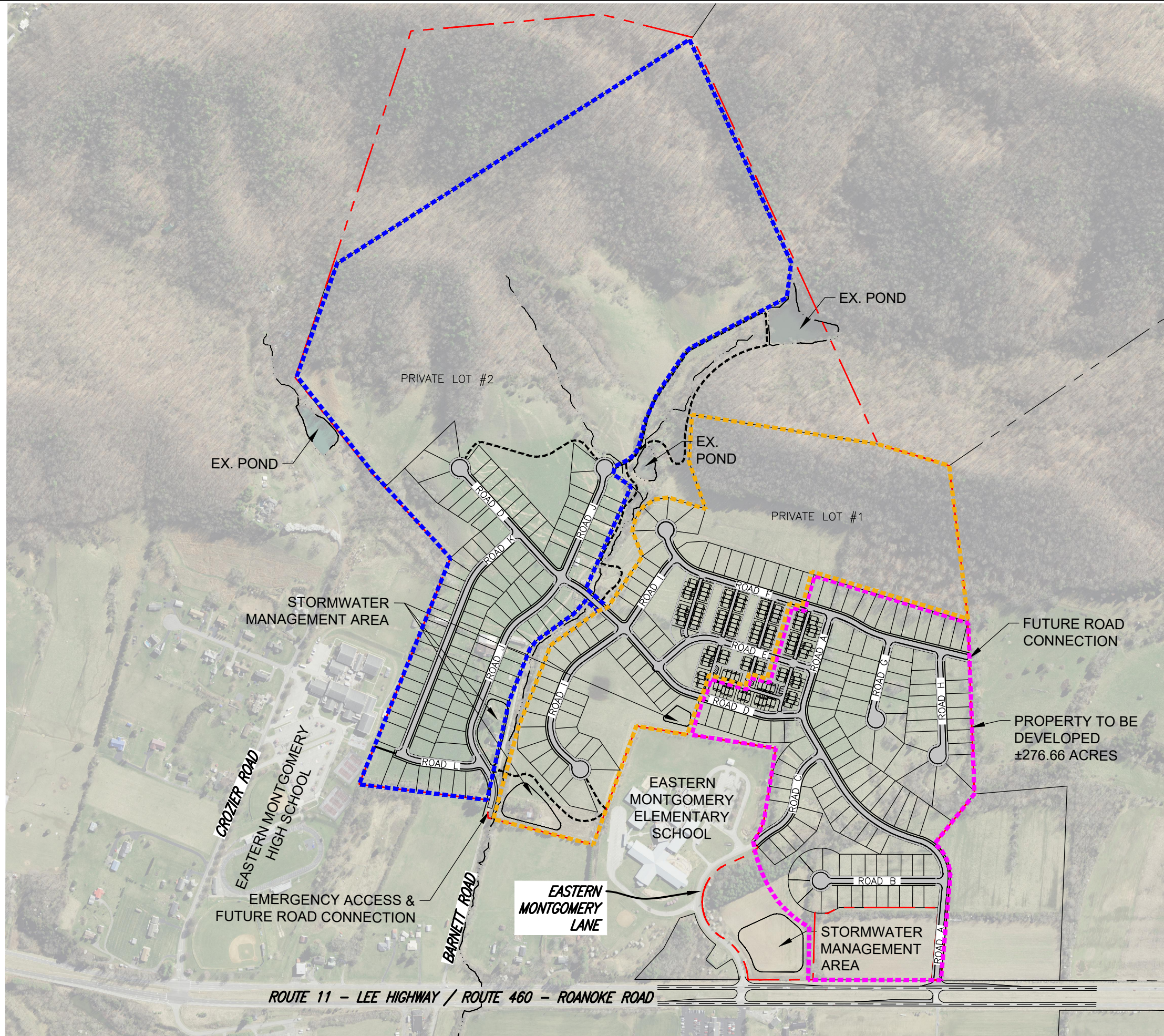
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160	PHASE I UNITS
PHASE II	
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78	TOWNHOMES
135	PHASE II UNITS
PHASE III	
1	PRIVATE S.F.LOTS
104	SINGLE FAMILY LOTS
0	TOWNHOMES
105	PHASE III UNITS

TOTAL LOT COUNT = 400 UNITS



DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.
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 ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

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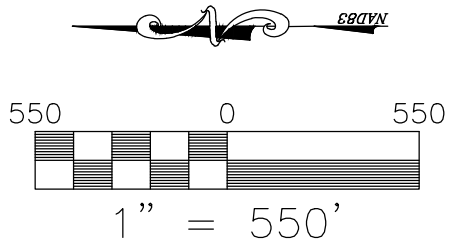
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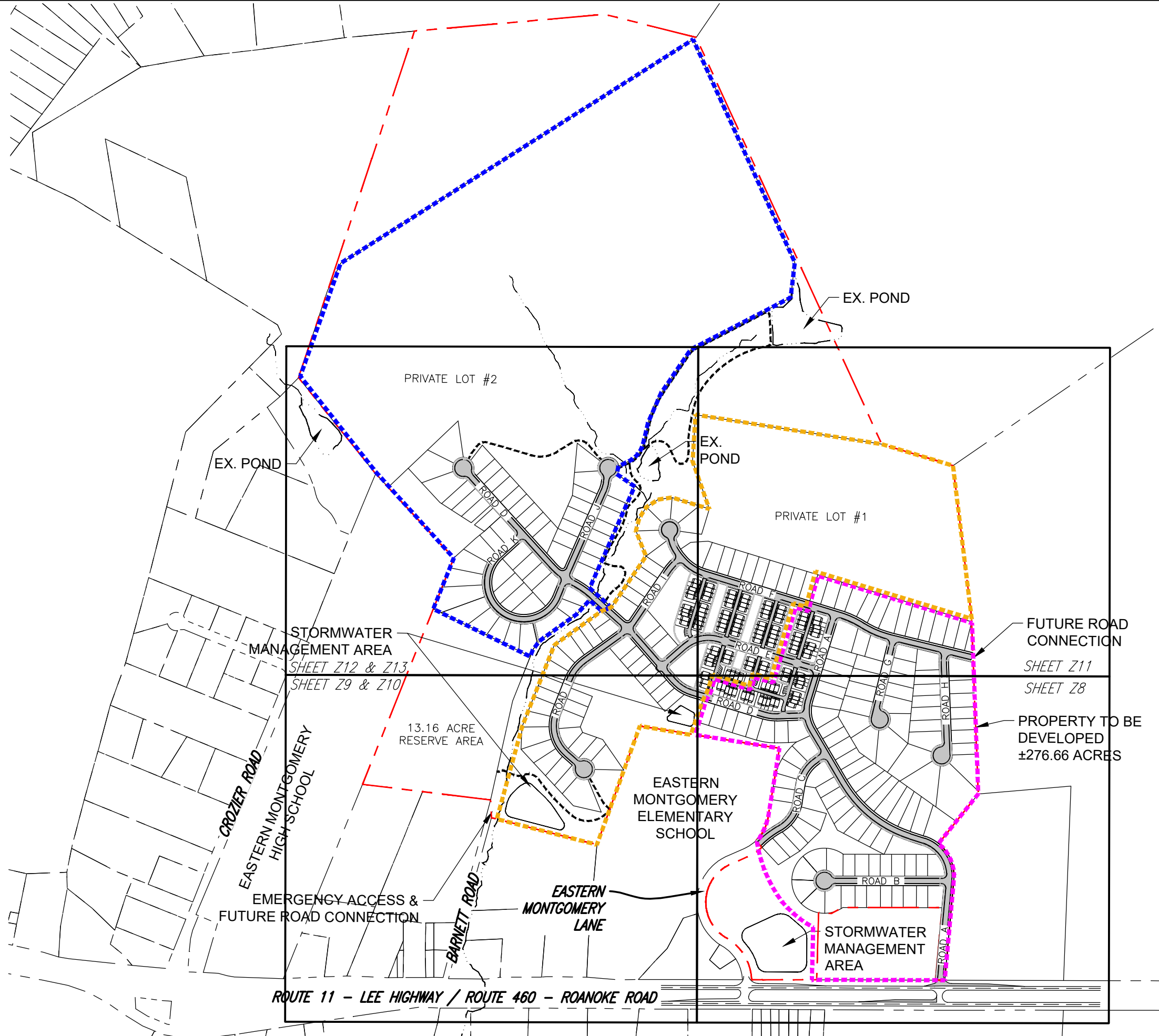
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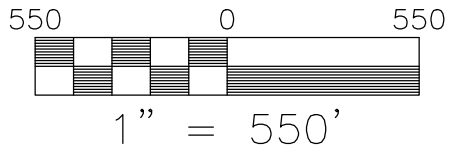
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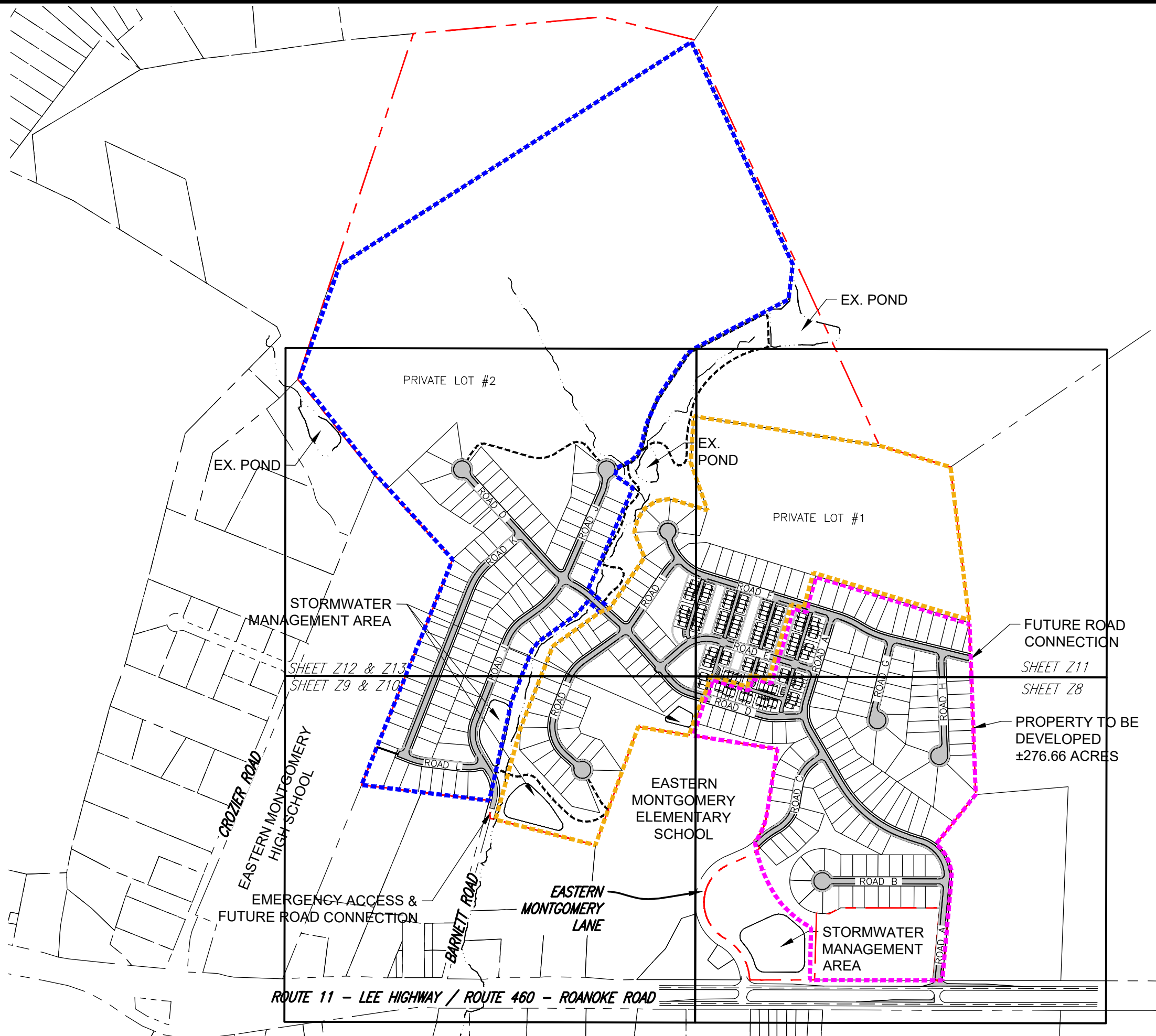
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1		PRIVATE S.F.LOTS
56		SINGLE FAMILY LOTS
78		TOWNHOMES
135		PHASE II UNITS
PHASE III		
1		PRIVATE S.F.LOTS
104		SINGLE FAMILY LOTS
0		TOWNHOMES
105		PHASE III UNITS

TOTAL LOT COUNT = 400 UNITS



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.



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FOTHERINGAY SUBDIVISION
 CONCEPTUAL MASTER PLAN
 OPTION #2
 SHAWSVILLE MAGISTERIAL DISTRICT
 ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

DRAFTER: ACN
DESIGNER: SMS
CHECKED: SMS
DATE: 6/24/2026
SCALE: 1" = 550'

24240421.00
Z5

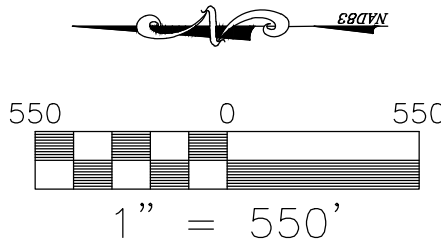
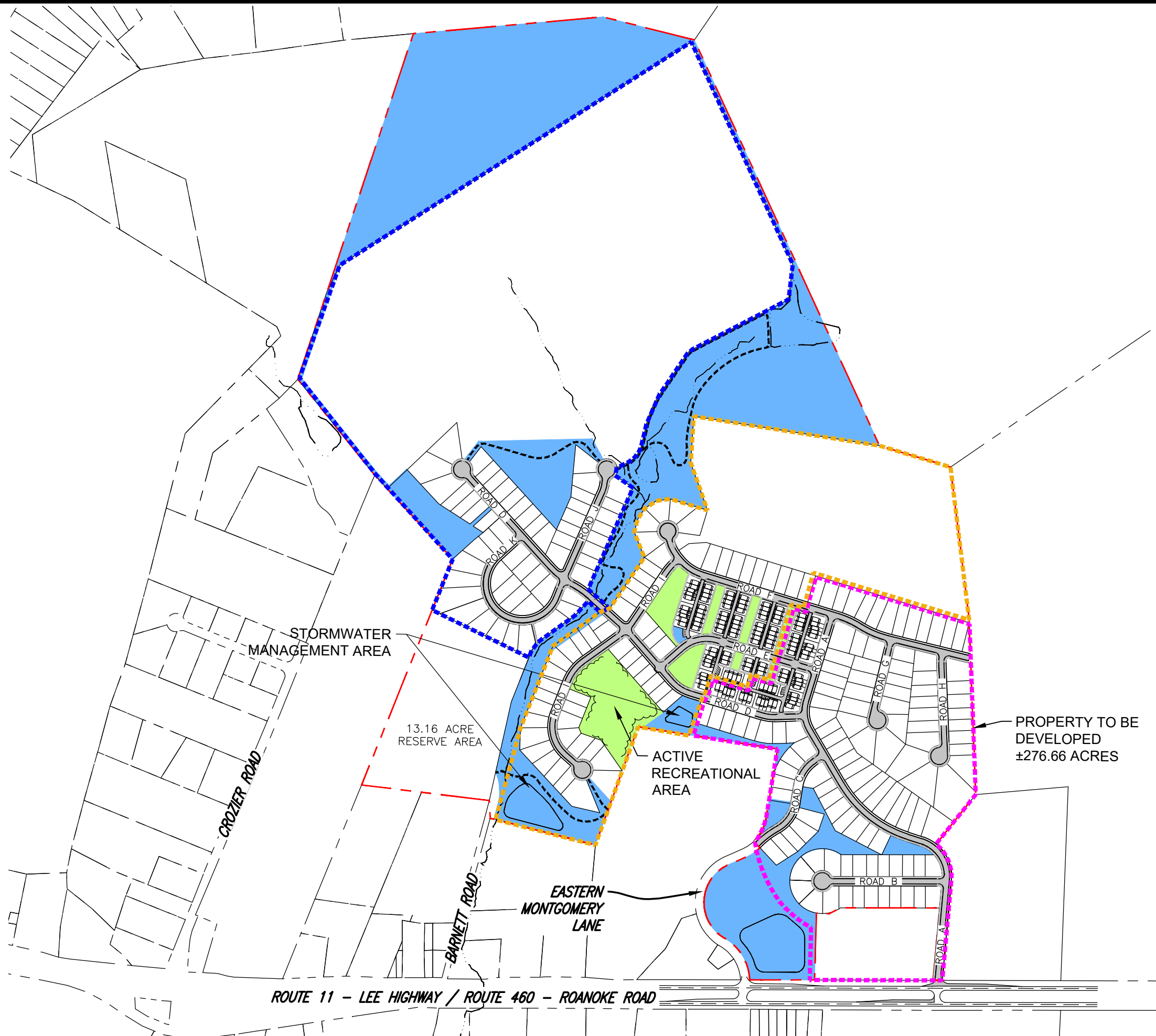
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LEGEND

- RECREATIONAL OPEN SPACE
- NON-RECREATIONAL OPEN SPACE

OPEN SPACE CALCULATIONS

TOTAL DEVELOPMENT AREA:	±276.66 AC
REQUIRED OPEN SPACE:	55.33 AC (20%)
PROPOSED OPEN SPACE:	
RECREATIONAL:	±6.40 AC
NON-RECREATIONAL:	±67.00 AC
TOTAL OPEN SPACE:	±73.4 AC (26%)



DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.
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FOTHERINGAY SUBDIVISION
OPEN SPACE PLAN
OPTION #1
 SHAWSVILLE MAGISTERIAL DISTRICT
 ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

DRAFTER: ACN
DESIGNER: SMS
CHECKED: SMS
DATE: 6/24/2026
SCALE: 1" = 550'

24240421.00
N6

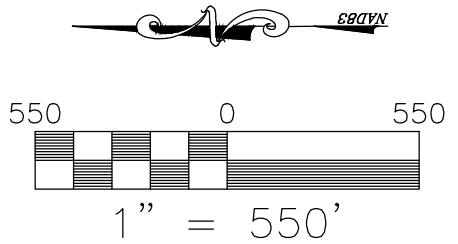
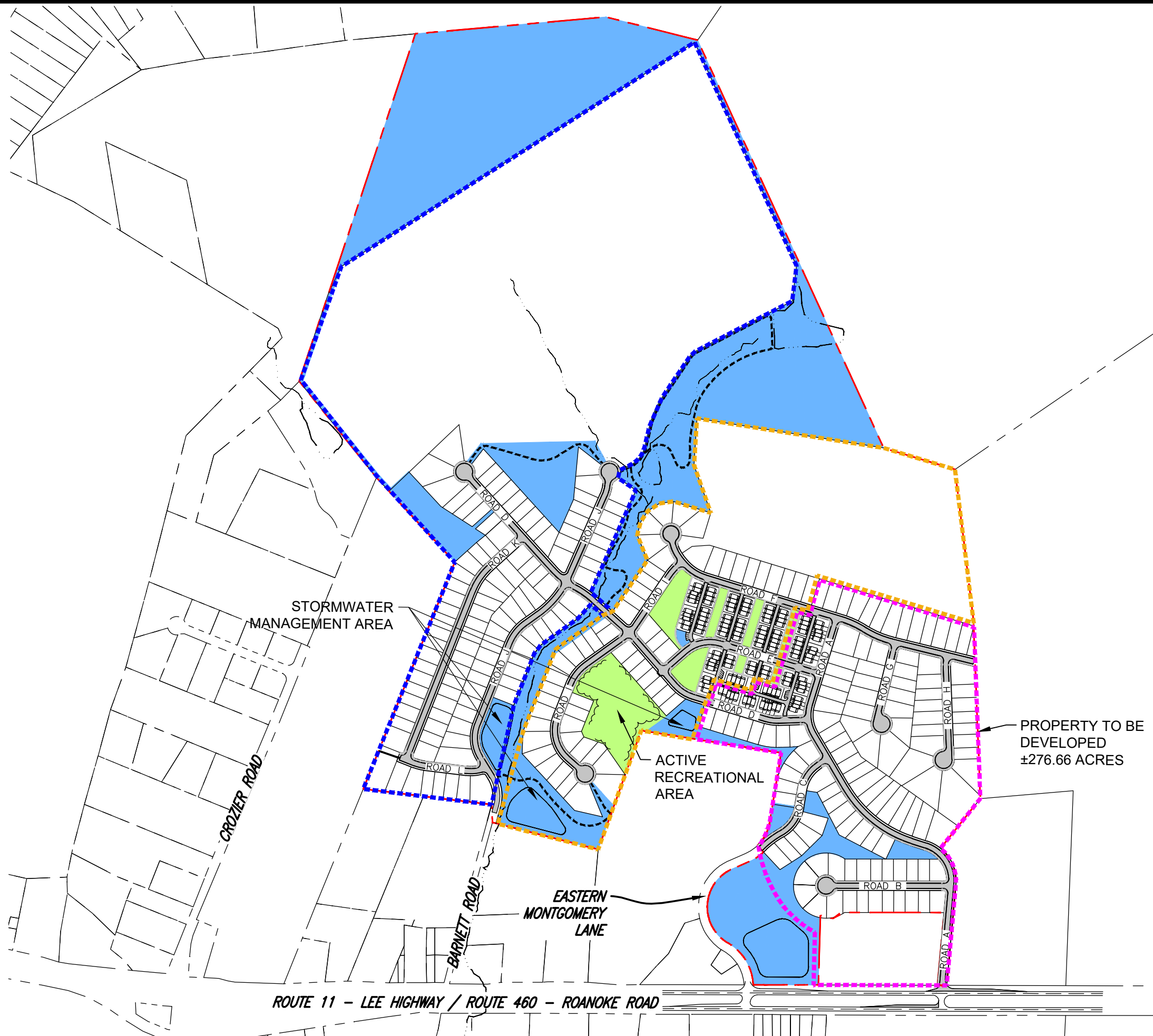
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LEGEND

- RECREATIONAL OPEN SPACE
- NON-RECREATIONAL OPEN SPACE

OPEN SPACE CALCULATIONS

TOTAL DEVELOPMENT AREA:	±276.66 AC
REQUIRED OPEN SPACE:	55.33 AC (20%)
PROPOSED OPEN SPACE:	
RECREATIONAL:	±6.40 AC
NON-RECREATIONAL:	±68.00 AC
TOTAL OPEN SPACE:	±74.4 AC (26%)



DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.
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FOTHERINGAY SUBDIVISION
OPEN SPACE PLAN
OPTION #2
 SHAWSVILLE MAGISTERIAL DISTRICT
 ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

DRAFTER: ACN
DESIGNER: SMS
CHECKED: SMS
DATE: 6/24/2026
SCALE: 1" = 550'

24240421.00



Last Saved by: Mlarocche
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 Drawing: N:_BAU\Projects\24240421\00 STATESON - FOTHERINGAY\CIVIL\dwg\FOTHERINGAY_REZONING_BASE_6-24-2026

ZONING REQUIREMENTS:

BASE DISTRICT R3 COMPACT: SINGLE FAMILY CORE LOTS

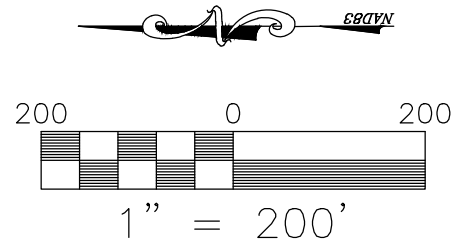
FRONT SETBACK: 20'
 SIDE SETBACK: 7.5'
 REAR SETBACK: 30'
 MINIMUM LOT WIDTH: 60'
 MINIMUM LOT AREA: 6,000 SQ. FT.

BASE DISTRICT R1: SINGLE FAMILY ESTATE LOTS

FRONT SETBACK: 40'
 SIDE SETBACK: 15'
 REAR SETBACK: 40'
 MINIMUM LOT WIDTH: 100'
 MINIMUM LOT AREA: 20,000 SQ. FT.

BASE DISTRICT RM-1: TOWNHOME LOTS

FRONT SETBACK: 10'
 SIDE SETBACK: 10'
 REAR SETBACK: 10'
 MINIMUM LOT WIDTH: 16'
 MINIMUM LOT AREA: 900 SQ. FT.



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.

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FOTHERINGAY SUBDIVISION
SECTION A
 SHAWSVILLE MAGISTERIAL DISTRICT
 ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

DRAFTER: ACN
 DESIGNER: SMS
 CHECKED: SMS
 DATE: 6/24/2026
 SCALE: 1" = 200'

24240421.00
N8

Last Saved by: Mlarocche
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ZONING REQUIREMENTS:

BASE DISTRICT R3 COMPACT: SINGLE FAMILY CORE LOTS

FRONT SETBACK: 20'
SIDE SETBACK: 7.5'
REAR SETBACK: 30'
MINIMUM LOT WIDTH: 60'
MINIMUM LOT AREA: 6,000 SQ. FT.

BASE DISTRICT R1: SINGLE FAMILY ESTATE LOTS

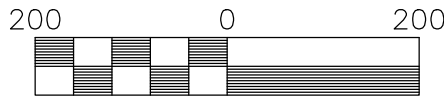
FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 40'
MINIMUM LOT WIDTH: 100'
MINIMUM LOT AREA: 20,000 SQ. FT.

BASE DISTRICT RM-1: TOWNHOME LOTS

FRONT SETBACK: 10'
SIDE SETBACK: 10'
REAR SETBACK: 10'
MINIMUM LOT WIDTH: 16'
MINIMUM LOT AREA: 900 SQ. FT.



ROUTE 11 - LEE HIGHWAY / ROUTE 460 - ROANOKE ROAD



1" = 200'

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

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Westwood

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FOTHERINGAY SUBDIVISION

SECTION B
OPTION #1

SHAWSVILLE MAGISTERIAL DISTRICT
ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

DRAFTER: ACN
DESIGNER: SMS
CHECKED: SMS
DATE: 6/24/2026
SCALE: 1" = 200'

24240421.00

NZ

Last Saved by: Mlaroche
Print Date/Time: 6/23/2026 12:51 PM
Drawing: N:_BAU\Projects\24240421\00 STATESON - FOTHERINGAY\CIVIL\dwg\FOTHERINGAY_REZONING_BASE_6-24-2026

ZONING REQUIREMENTS:

BASE DISTRICT R3 COMPACT: SINGLE FAMILY CORE LOTS

FRONT SETBACK: 20'
SIDE SETBACK: 7.5'
REAR SETBACK: 30'
MINIMUM LOT WIDTH: 60'
MINIMUM LOT AREA: 6,000 SQ. FT.

BASE DISTRICT R1: SINGLE FAMILY ESTATE LOTS

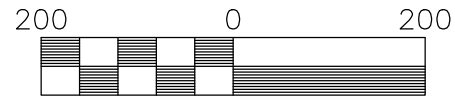
FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 40'
MINIMUM LOT WIDTH: 100'
MINIMUM LOT AREA: 20,000 SQ. FT.

BASE DISTRICT RM-1: TOWNHOME LOTS

FRONT SETBACK: 10'
SIDE SETBACK: 10'
REAR SETBACK: 10'
MINIMUM LOT WIDTH: 16'
MINIMUM LOT AREA: 900 SQ. FT.



ROUTE 11 - LEE HIGHWAY / ROUTE 460 - ROANOKE ROAD



1" = 200'

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

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Westwood

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FOTHERINGAY SUBDIVISION

SECTION B
OPTION #2

SHAWSVILLE MAGISTERIAL DISTRICT
ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

DRAFTER: ACN
DESIGNER: SMS
CHECKED: SMS
DATE: 6/24/2026
SCALE: 1" = 200'

24240421.00

Z10

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ZONING REQUIREMENTS:

BASE DISTRICT R3 COMPACT: SINGLE FAMILY CORE LOTS

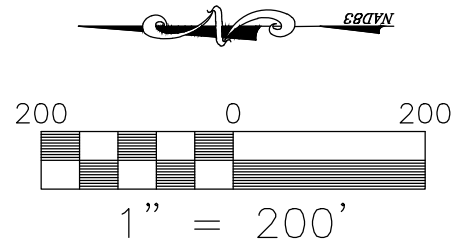
FRONT SETBACK: 20'
SIDE SETBACK: 7.5'
REAR SETBACK: 30'
MINIMUM LOT WIDTH: 60'
MINIMUM LOT AREA: 6,000 SQ. FT.

BASE DISTRICT R1: SINGLE FAMILY ESTATE LOTS

FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 40'
MINIMUM LOT WIDTH: 100'
MINIMUM LOT AREA: 20,000 SQ. FT.

BASE DISTRICT RM-1: TOWNHOME LOTS

FRONT SETBACK: 10'
SIDE SETBACK: 10'
REAR SETBACK: 10'
MINIMUM LOT WIDTH: 16'
MINIMUM LOT AREA: 900 SQ. FT.



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

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FOTHERINGAY SUBDIVISION

SECTION C

SHAWVILLE MAGISTERIAL DISTRICT
ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

DRAFTER: ACN
DESIGNER: SMS
CHECKED: SMS
DATE: 6/24/2026
SCALE: 1" = 200'

24240421.00

Z11

Last Saved by: Mlaroche
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ZONING REQUIREMENTS:

BASE DISTRICT R3 COMPACT: SINGLE FAMILY CORE LOTS

FRONT SETBACK: 20'
SIDE SETBACK: 7.5'
REAR SETBACK: 30'
MINIMUM LOT WIDTH: 60'
MINIMUM LOT AREA: 6,000 SQ. FT.

BASE DISTRICT R1: SINGLE FAMILY ESTATE LOTS

FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 40'
MINIMUM LOT WIDTH: 100'
MINIMUM LOT AREA: 20,000 SQ. FT.

BASE DISTRICT RM-1: TOWNHOME LOTS

FRONT SETBACK: 10'
SIDE SETBACK: 10'
REAR SETBACK: 10'
MINIMUM LOT WIDTH: 16'
MINIMUM LOT AREA: 900 SQ. FT.



Westwood

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FOTHERINGAY SUBDIVISION

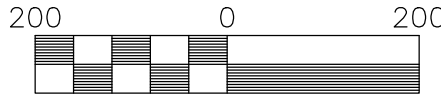
SECTION D
OPTION #1

SHAWSVILLE MAGISTERIAL DISTRICT
ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

DRAFTER: ACN
DESIGNER: SMS
CHECKED: SMS
DATE: 6/24/2026
SCALE: 1" = 200'

24240421.00

Z12



1" = 200'

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

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ZONING REQUIREMENTS:

BASE DISTRICT R3 COMPACT: SINGLE FAMILY CORE LOTS

FRONT SETBACK: 20'
SIDE SETBACK: 7.5'
REAR SETBACK: 30'
MINIMUM LOT WIDTH: 60'
MINIMUM LOT AREA: 6,000 SQ. FT.

BASE DISTRICT R1: SINGLE FAMILY ESTATE LOTS

FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 40'
MINIMUM LOT WIDTH: 100'
MINIMUM LOT AREA: 20,000 SQ. FT.

BASE DISTRICT RM-1: TOWNHOME LOTS

FRONT SETBACK: 10'
SIDE SETBACK: 10'
REAR SETBACK: 10'
MINIMUM LOT WIDTH: 16'
MINIMUM LOT AREA: 900 SQ. FT.



Westwood

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FOTHERINGAY SUBDIVISION

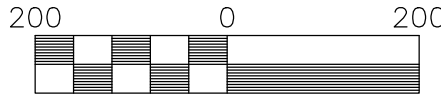
SECTION D
OPTION #2

SHAWSVILLE MAGISTERIAL DISTRICT
ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

DRAFTER: ACN
DESIGNER: SMS
CHECKED: SMS
DATE: 6/24/2026
SCALE: 1" = 200'

24240421.00

Z13



1" = 200'

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

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