



Rezoning Application Form

Rezoning, Conditional Zoning, Proffer Amendment Montgomery County, Virginia

755 Roanoke St. Suite 2A, Christiansburg, VA 24073
540-394-2148 | mcplan@montgomerycountyva.gov

Application Request: (Please check one) Conditional Rezoning Rezoning Amend Proffers

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

Owner of Record (attach separate page for add'l owners): ROANOKE VALLEY HOLDINGS, LLC	Address: 5211 SOUTH CONCOURSE DR ROANOKE, VA 24019
Telephone: 540-204-4247	Email: rfralin@irec.cc

Applicant Name: Owner Contract Purchaser/Lessee ROANOKE VALLEY HOLDINGS, LLC	Address: 5211 SOUTH CONCOURSE DR ROANOKE, VA 24019
Telephone: 540-204-4247	Email: rfralin@irec.cc

Representative Name and Company: BALZER & ASSOCIATES - STEVE SEMONES	Address: 80 COLLEGE STREET, SUITE H CHRISTIANSBURG, VA 24073
Telephone: 540-381-4290	Email: ssemones@balzer.cc

Property Description:

Location or Address: (Describe in relation to nearest intersection) 1784 & 1756 PEPPERS FERRY ROAD		
Parcel ID Number(s): 020970, 020958	Acreage: 33.54	Existing Zoning: A-1 AGRICULTURAL
Comprehensive Plan Designation: Urban Expansion	Existing Use: SINGLE FAMILY RESIDENTIAL & VACANT	

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

Proposed Zoning (Include Acreage): RM-1 (+/- 12.33 acres) & R-1 (+/- 20.83 acres)
Proposed Use: Multi-Unit and Single-Family Residential

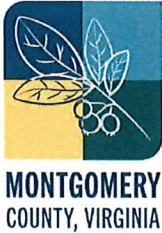
I certify that the information supplied on this application and on the attachments provided (maps or other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of Montgomery County and State of Virginia to enter the above property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

If signing on behalf of a Corporation, Partnership, or LLC, please specify your title with the entity and provide documentation clarifying your authority to sign on behalf of the entity.

_____ Date 6/5/22

Owner 2 Signature (for add'l owners please attach separate sheet) _____ Date _____
 _____ Date 6/5/22

_____ Date 7/6/22



Rezoning Application Checklist

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

✕ **Application Form.** The application form must be signed by all of the property owners. If ownership is in the name of any type of legal entity or organization including, but not limited to, a name of a corporation, partnership, or association, or in the name of a trust, or in a fictitious name, a document acceptable to the County must be submitted certifying that the person signing the application has the authority to do so. If the application is submitted by an agent of the owner, the agent shall sign the application as well.

✕ **Comprehensive Plan Justification.** References should be made to the Comprehensive Plan Policy sections in the text portion of the plan. The Comprehensive Plan map provides an overview of the future land use policy areas, but does not provide a guide to the specific land use policies adopted by Montgomery County.

Land use policies are articulated in the Planning and Land Use portion of [Montgomery County, 2025](#) (chapter 2). available at the Planning & GIS Services Department or on the web. If the proposed development, rezoning, or special use permit is located in a village or village expansion area not covered by an adopted village plan, then the proposal needs to be consistent with the overall Comprehensive Plan.

Villages and Village Expansion Areas. If the proposed development, rezoning, or special use permit is located in a village or village expansion area covered by an adopted Village Plan, the proposal needs to be consistent with both the overall county Comprehensive Plan and with the village plan.

Information that must be addressed concerning the County Comprehensive Plan when submitting rezoning applications includes:

- a) Compliance with required lot minimums, district minimums, and availability of water and sewer
- b) Specific criteria for evaluating rezoning applications included in PLU 2.1, including location, public utilities, road access, public facilities and amenities, inter-parcel access, and buffers.
- c) Describe, in specific detail, how the rezoning request fits with the land use policies included under the appropriate land use policy area. There are seven land use policy areas: Resource Stewardship (PLU 1.2), Rural (PLU 1.3), Rural Communities (PLU 1.4), Residential Transition (PLU 1.5), Villages (PLU 1.7), Village Expansion Areas (PLU 1.6), and Urban Expansion Areas (PLU 1.8). Each area has specific policies covering land uses, community design, and community facilities and utilities.
- d) If the proposed rezoning requires the addition of a road, the proposal needs to address how the new transportation facilities fit with the transportation policies (specifically interconnectivity and subdivisions) included in the transportation chapter. (TRN 1.3, TRN 1.4)
- e) If the proposed rezoning requires an E and S permit (land disturbance of more than 10,000 square feet) or with large areas of impervious surface (paved parking areas, etc.), the proposal will need to address groundwater, surface water, and stormwater runoff concerns included in the Environmental Resources Chapter. (ENV6.5, ENV5.6)
- f) If the proposed rezoning is part of a subdivision request, the cover letter needs to address how the proposed subdivision will meet the policies outlined in the Housing Resources chapter. (HSG 1.1, HSG 1.3)
- g) Current & future educational facility and program needs in County resulting from proposed rezoning.

- ✗ **Concept Development Plan. Required for all rezoning requests (excluding A-1 and C-1 districts).** A concept plan is an initial plan, which shows the general nature of the land use change or development, which is intended. It differs from the final site plan, or, plot plan, which is required prior to the issuance of zoning approval and a building permit.

A professional site planner or engineer should prepare concept plans. The level of needed detail may vary depending on the nature, size and complexity of the proposed project. The following items shall be addressed with a concept plan submittal:

Existing Site Features:

- a) Name of all landowners, applicant (if different), developer, engineer/ party preparing the plans.
- b) Date, revision date(s), scale and north point of plan.
- c) Lot size in acres and/or square feet, property lines and dimensions and any easements.
- d) Vicinity sketch.
- e) Zoning and existing use of property and all adjoining properties.
- f) All existing buildings, and streets and/or other adjacent improved or unimproved rights-of-way.
- g) All existing physical features such as tree cover, natural watercourses, recorded drainage easements, and 100-year floodplain limits.
- h) Industrial/ commercial and large-scale residential developments must include contour intervals (maximum 20' intervals).

Proposed Site Features:

- i) Location of proposed access areas, loading zones, SWM facilities and streets or other rights-of-way.
- j) Structures: dimensions, use and the general types of exterior materials. Outside lighting: general location, height and type, and shielding.
- k) General landscaping plan. Existing trees and shrubs are recommended to be maintained wherever possible.
- l) General location and type of screening (fences, walls, vegetation), signs and trash enclosures.
- n) If project is to be phased, please show proposed phase(s).

- na □ **Voluntary Proffer Statement (if Conditional Rezoning is requested).** Refer to "Rezoning Process and Procedures (Packet 1)" for details regarding proffer statements. Proffer statements shall be submitted on the form provided with this application.

- ✗ **Filing Fee.** The application fee shall be paid when the application is submitted. Fees are determined by the current fee schedule. Contact Planning & GIS staff for assistance calculating fees. Checks should be payable to " Treasurer of Montgomery County".

Please note: In addition to the application fee, an invoice will be sent to the applicant/owner for fees associated with legal advertisements as required by the Commonwealth of Virginia.

- ✗ **Completed Preliminary Review Meeting Application, Preliminary Review Meeting- Application Checklist, and Items determined necessary in Preliminary Review Meeting.** Preliminary Review meetings are required Forms are included in "Rezoning Process and Procedures (Packet 1)".

- ✗ **Digital Submission of Application and all exhibits.** Applications will not be considered complete until digital items are received. An Adobe PDF document format is preferred for compatibility.

- ✗ **Ensure all applicable items identified in "Rezoning Requirements" (pg 4) are addressed in the application package (concept plan, justification statement, etc).** It may be necessary to attach additional documentation.

Additional Rezoning Requirements

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

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

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

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

CONDITIONAL REZONING APPLICATION

FOR

WILKSHIRE

TAX PARCEL #077-A124

TAX PARCEL #078-A 1

July 1, 2022

PREPARED FOR:

R.P. Fralin, Inc.

5211 S. Concourse Drive

Roanoke, VA 24019

PREPARED BY:

BALZER & ASSOCIATES, INC.

80 College Street, Suite H

Christiansburg, VA 24073

WILKSHIRE
COMPREHENSIVE PLAN JUSTIFICATION

Property and Project Description

The properties described in the Rezoning application are currently zoned Agriculture A1. There are multiple parcels requested for rezoning in this application. They are designated as follows:

- 1) Tax Map ID# 077-A124 & Parcel ID# 020970
Existing Acreage: 21.160 acres
Proposed Acreage for Rezoning: 21.160 Acres
Proposed Use: Single Family Detached and Multi-Family
Existing Zoning Designation: A1 -Agriculture
Proposed Zoning Designation: RM-1 Multiple Family Residential and R-3 Residential

- 2) Tax Map ID# 078-A 1 & Parcel ID# 020958
Existing Acreage: 12.378 acres
Proposed Acreage for Rezoning: 12.378 Acres
Proposed Use: Single Family Detached
Existing Zoning Designation: A1 -Agriculture
Proposed Zoning Designation: R-3 Residential

The requested zoning change to RM-1 and R-3 would allow for a future land use that is in keeping with the Montgomery County Comprehensive Plan which designates this area as Urban Expansion. According to the Comprehensive Plan, *“Urban Expansion Areas are the preferred location for new residential and nonresidential development occurring in unincorporated areas of Montgomery County. These areas will accommodate a full range of residential unit types and densities. These are areas adjacent to Blacksburg, Christiansburg and Radford and are intended to be natural expansion areas for uses occurring within town and city boundaries. Transportation improvements within Urban Expansion Areas will be designed to tie into the existing street network serving the City and the towns and development in these areas will be compatible with and complimentary to development within corporate limits.”*

The Urban Expansion Areas, along with Village Expansion areas, Urban Development Areas and the Village Areas, are where the Comprehensive Plan anticipates the future growth of the unincorporated portions of the County.

The project is designed as a master planned development with two different housing types, community clubhouse and amenity area, open space, sidewalk infrastructure, and new road improvements. The unit types have been designed to provide housing products that are in high demand in Montgomery County and will appeal to various buyers and renters. All single family detached units will be subdivided and will be a “for sale” product. Multi-family units will be “for rent”. The expected timeline for total buildout of the property is 3-5 years once construction commences. It is planned that the property

will be developed and constructed in multiple stages based on overall consumer/buyer and rental demand. It is anticipated that both housing types will be provided in the initial construction plan set submitted to Montgomery County. The overall conceptual masterplan is shown on Sheet Z3, included with this application and narrative. More detailed drawings of each housing section are also included in the application.

The first housing type proposed is multi-family apartment units. They will provide a mix of 2-bedroom units (96 units) and 1-bedroom units (54 units). The buildings will be constructed in 24 unit and 18 unit configurations. All buildings will be accessed from the internal parking lots shown on the masterplan and will be designed for ADA accessibility as required by federal and state guidelines. Sidewalks will be included within the development to connect the buildings to the parking areas, the clubhouse area and to the other open space areas. Units will be situated around the internal parking lots to limit the visual impact of the parking lots from the public right of way along Peppers Ferry and the new proposed Road A.

The second housing type is single-family detached units in the R-3 zoned section of the property. These units will be on individual subdivided lots of greater than 10,000 square feet and a minimum of 80' in width at the setback line. Multiple house styles, footprints, and options will be available to buyers in the single-family section. Many of the homes will likely be built to suit so the future buyers can truly make the house their own. These homes will be mix of 3- and 4-bedroom units and may also be provided with garages as desired by the purchaser.

The masterplan shows the overall layout of the property which puts the multi-family housing towards the front of the property and adjacent to Peppers Ferry Road. This limits traffic extending further into the site. The single-family home section of the project is located on the back acreage and is situated adjacent to the more rural setting of the neighboring properties.

This project has been designed in keeping with the current Comprehensive Plan and the elements that directly conform to the issues stated in the **Montgomery County 2025 Comprehensive Plan** are the following:

- 1) **PLU 1.8.3.a** – The development is located within an area designated Urban Expansion.
- 2) **PLU 1.8.3.b** – The development will have a range of residential types and densities.
- 3) **PLU 1.8.4.e** – The development will be compatible with developments within the corporate limits.
- 4) **PLU 1.8.5a** - The development will have public utilities and will provide stormwater management for the new development.
- 5) **PLU 1.8.5c** – The new roads within the development will provide a new connection to Peppers Ferry Road and will have right of way dedicated to allow for future interconnectivity to an adjacent property.
- 6) **PLU 2.1.1** – The development is located within an area designated Urban Expansion.
- 7) **PLU 2.1.2** – The development will be served by public water and sewer.

- 8) **PLU 2.1.3** – The road access point is shown from Peppers Ferry Road. Any applicable road improvements or right of way dedication will be determined during the site plan review process and incorporated into the design drawings.
- 9) **PLU 2.1.4** – The concept plan shows the location of all roads, sidewalks, trails and open spaces.
- 10) **PLU 2.1.5**– The development will provide a future access point to the adjacent parcel to the west.
- 11) **PLU 2.1.6** – The development will have open space, and pedestrian access.
- 12) **PLU 2.1.7** – The development will have buffers along all uses with lower intensities.
- 13) **ENV 1.5** – The development will utilize BMP’s to protect water quality.
- 14) **ENV 3.2.4** – The development will minimize any negative effect on water quality.
- 15) **ENV 3.2.6** – Several areas of natural landscaping are planned to be preserved. These areas are primarily located along the north and eastern edge of the property where environmental sensitive areas may exist. Any existing vegetation along exterior property lines may also be preserved if grading activities allow.
- 16) **ENV 3.2.7** – The development will protect main water sources and riparian areas.
- 17) **ENV 5.6** – The development will provide for stormwater management and is located in an area where public water and sewer service exists.
- 18) **ENV 6.5** – The proposed development will maintain existing drainage patterns for stormwater management.
- 19) **ENV 7.0** – The proposed development will maintain water quality and protect downstream properties with stormwater management techniques.
- 20) **HSG 1.3.3** – The development provides interconnectivity of roads and sidewalk infrastructure.
- 21) **TRN 1.3.2** – The main entry road is designed to provide connectivity within the subdivision and to undeveloped adjacent parcel to the west.
- 22) **TRN 1.3.3** – All public streets and right of ways will be designed and constructed to VDOT standards.
- 23) **TRN 1.3.5** – Sidewalks will be provided on both sides of the public roads.
- 24) **UTL 4.1.2** – The project could allow for regional stormwater management facility with coordination with Montgomery County.

Site Development Regulations

As noted above, the property is being requested to be rezoned to two separate Zoning Districts, RM-1 and R-3. As such, development in each of those designated zoning areas will be required to meet the Zoning Ordinance standards for their respective zoning. This would include items such as parcel sizes, setbacks, heights, densities, occupancy, parking space numbers, and landscaping/buffering. This rezoning does not include a PUD-RES option thus no variations to the standard zoning requirements are being proposed.

Water & Sewer Service

The proposed rezoning area is on the north side of Peppers Ferry Road. Currently the site does have public water service located adjacent to the parcel boundaries via two, 16” waterlines in Peppers Ferry Road. There is also a separate 8” waterline along the eastern property boundary of Parcel #020958. Although the subject property is in Montgomery County, the water and sewer service will be provided by the Town of Christiansburg. Montgomery County PSA has discussed the Wilkshire application with the Town and the

Town has provided a Water and Sewer Availability letter confirming this agreement. Wilkshire will install a new 8” waterline from one of the existing 12” waterlines to serve the new development area. All main waterlines shall be 8” per Town of Christiansburg standards. It is assumed that a second waterline connection may be needed for looping requirements. The specific location of that second connection will be determined during the site plan process. This “loop” will be beneficial for redundant service to customers in case of a watermain break and will assist in overall water quality. Fire hydrants will also be installed throughout the entire development in accordance with Town of Christiansburg and Emergency Services requirements.

Sanitary sewer extensions will be required for the development as well. There currently is not sanitary sewer service adjacent to this property, however there is a public utility easement that has been dedicated from the eastern property boundary to the Town of Christiansburg Belmont Pump Station. This easement was dedicated for the extension of an 8” sewer line to serve New River Landing Mobile Home Park. Should that sewer line not be installed at the time Wilkshire wishes to develop, the applicant would be required to install that line to service this property. All new sewer lines installed for Wilkshire must be 8” in diameter and constructed to Town of Christiansburg standards. Based on the preliminary sewer line design performed for New River Landing, there may be portions of Wilkshire that cannot be served by gravity sewer. If such areas are identified during site plan design, it may be necessary to install a small pump station. The design and specifications of this pump station would be coordinated with the Town of Christiansburg.

The applicant will be required to dedicate Public Utility easements centered on all utilities that are designed and installed as public mains per Town of Christiansburg standards.

Based on Virginia Department of Health Standards, an average daily flow is estimated as follows for the proposed uses as shown on the conceptual master plan:

SINGLE-FAMILY RESIDENTIAL & MULTI-FAMILY RESIDENTIAL USE

Single Family Residential Dwelling: 45 units

Design Assumptions and Calculations:

1. Based on 12VAC5-610-670 Table 5.1
2. 3.5 persons per dwelling unit = 158 persons
3. Water and Sewer usage for residential use is 100 gal/day per person
= 15,800 gallons per day

Multi-family Residential Dwelling: 150 units

(96 2-bedroom units & 54 1-bedroom units)

Design Assumptions and Calculations:

1. Based on 12VAC5-610-670 Table 5.1
2. 2 persons per one-bedroom unit and 3 persons per two-bedroom unit
= 396 persons

3. Water and Sewer usage for residential use is 100 gal/day per person
= 39,600 gallons per day

TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED RESIDENTIAL DEVELOPMENT = 55,400 gallons per day

The subject property is identified in the Montgomery County Comprehensive Plan as Urban Expansion. The Comprehensive Plan further states that “Urban Expansion areas are or will be served by public sewer and water services provided by the County or by the towns and the City, by mutual agreement.” As this area already has water and sewer service available, as specified in service availability letter provided by the Town of Christiansburg, this development does meet the requirements as described in the Comprehensive Plan.

Applicant will construct or cause to be constructed at no expense to the County all water/sewer mains and appurtenances on the Property and will connect the water/sewer mains to publicly owned water/sewer mains. 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.

Roads

The proposed development conceptual plan indicates that will be one main entrance/access point into the Wilkshire residential development from Peppers Ferry Road. This entrance is approximately 930’ east of Rolling Hills Drive, 715’ feet west of Nolen Road and directly across Peppers Ferry Road from Dominion Drive. The entrance road is designated as “Road A” on the conceptual master plan. This road will have an access point to the apartments (“Alley 1”) and will provide access to 26 of the 45 single family lots. The remaining lots will be accessed off of either Road B or Road C. A temporary access easement and cul-de-sac will be provided at the end of Road A. It is anticipated that this road may eventually continue into the property next door at which point the cul-de-sac will be removed and the easement will be dissolved. All public roads proposed in the development shall also be designed to VDOT and Montgomery County standards. All public roads will have sidewalks on at least one side of the road and curb and gutter.

The single-family detached lots will have individual driveway connections to the public roads fronting each lot. The RM-1 parcel has two alleys designated which will provide access into the apartment community. Parking for the apartment residents will be provided in surface lots. All alleys and parking areas internal to the apartment community 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.

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 Peppers Ferry

Road. Meetings with County staff and VDOT representative occurred prior to this filing to ensure the parameters of the study were appropriate. The analysis is included with this application and provides all background data, analysis and recommendations. Below is the trip generation for the proposed development and the recommendations for road improvements necessary to accommodate the new development.

Upon review of the ITE Trip Generation 11th Edition manual, the residential portion of the project is expected to generate the following additional vehicle trips.

TRIP GENERATION

ITE Land Use (ITE Code)	Density	Average Daily Traffic (vpd)	AM Peak Hour (vph)		PM Peak Hour (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	45 Dwelling Units	424	8	24	26	16
Multifamily Housing (Low-rise) (220)	150 Dwelling Units	1,011	14	46	49	28
Total		1,435	22	70	75	44

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 2027 traffic conditions with the proposed development fully built out:

Peppers Ferry Road and Road “A” Site Access:

- Construct a right turn lane with storage lane and taper as determined by VDOT regulations.
- Construct a left turn lane with storage lane and taper as determined by VDOT regulations.

Proposed turn lanes have been shown on the Master Plan included with this application (Sheet Z3). Exact dimensions of the storage and taper lanes will be finalized during the site plan process.

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 Peppers Ferry Road.

Water Quality & Stormwater Management Standards

The overall property currently drains naturally south to north with multiple smaller drainage areas. The majority of the site drains to an unnamed tributary that is on the subject property. However, the remaining site, including the parcel on the south side of Peppers Ferry Road, flows to the west towards the High Pockets, LLC and Price Mountain Estates, LLC properties and is collected in a small unnamed tributary on the eastern edge of the Price Mountain Estates, LLC property. All these areas converge into an unnamed tributary that connects into Slate Branch approximately 2,100 feet northwest of the subject property. Approximately 3 miles further west, Slate Branch connects to Stroubles Creek which then continues another 2.5 miles northwest until it converges with the New River.

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 and along the western perimeter 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, 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 9VAC25-840-40 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.

Project Development and Timing

The development of the project is planned to be constructed over a 3-5-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 exact infrastructure to be constructed in the initial set of construction documents will be dependent on which areas of the site are developed first. It is the applicant's desire to have both residential product types available for sale early in the project timeline. This would require any infrastructure needed for construction of a portion of the apartments and the single family to be in place.

Single family detached homes 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.

Open Spaces / Amenities

The RM-1 zoning district requires that a project reserve a minimum of 15% of the overall project area acreage as common green space. Based on the project size, the RM-1 section of Wilkshire would be required to reserve approximately 1.90 acres for common space. A minimum area of 10,000 s.f. (0.23 acres) is also required to be usable, active recreation space. The conceptual master plan has proposed approximately 16,197 sf of active recreational space with a clubhouse and pool, which will be shared by both the apartments and the single-family homes. There are approximately 1.97 acres of reserved greenspace for the RM-1 zoning district, for a total of 2.34 acres of open space (19%). There is additional reserved greenspace totaling 3.39 acres within the R-1 zoning district.

Homeowner's Association

A Homeowner's Association or a management association will be formed and be responsible for the maintenance of the proposed open space and active recreational uses including the clubhouse and 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.

Dumpsters and recycling containers are proposed on this plan for the multi-family development area and will be maintained by a private solid waste collection company. The single-family homes will all have individual trash cans that will also be picked up by a private collection company as contracted by the Homeowner's Association.

Landscaping/Buffering

Landscaping will be provided as specified in the Montgomery County Zoning Ordinance based on the land use buffer matrix. The residential portion of the subject property use would have two Land Use Group classifications. The single-family lots would be a Land Use Group 1 and the apartments would be classified as Land Use Group 3. No buffers are required for a Land Use Group 1 classification. However, the Land Use Group 3 areas would be required to provide buffers along certain perimeters of the development. A Type 3 buffer would be required along the perimeter of the parent parcel where the apartments are proposed and adjacent to the southernmost proposed single-family lots. While only a Type 2 buffer is required along Peppers Ferry Road, the applicant may wish to provide additional landscaping along this critical corridor. There is also planned to be additional landscaping along the entry road, specific open space parcels, individual home parcels, within the apartment development and around the clubhouse area.

Site Lighting

Site lighting will be provided as specified in the Montgomery County Zoning Ordinance.

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.

Housing Resources

Housing continues to be a challenge for Montgomery County as a whole, particularly in areas adjacent to the two Towns. While several large residential developments have been approved in Montgomery County in the last couple of years, most of that has occurred on the Blacksburg end of the County. The overall housing stock is still 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. Single family detached homes on a typical ¼ acre lot are still in demand, especially near the Town boundaries where utilities are available and nearby services such as shopping and restaurants are easily accessible. However, there is a continuation of increased demand for other housing types such as townhomes and multi-family apartments. Over the last few years as housing prices have skyrocketed and supply dwindled, these other living units provide options for a variety of people looking for quality housing. This is especially true as these new units provide a high-quality, energy efficient housing opportunity with little outside maintenance.

According to the Housing Resources section of the Comprehensive Plan, multi-family housing units accounted for only 5% of the housing stock in Montgomery County in 2000. This number has increased over the last 22 years with developments such as the Highlands at Huckleberry Ridge, Old Prices Fork Elementary School and the units under construction at Walnut Springs, but it is still an underutilized housing type in the

unincorporated areas of the County. Blacksburg has a large number of multi-family units that are primarily focused on Virginia Tech student housing. Christiansburg has approved several new developments as well that include apartment units, though those do not cater to the undergraduate student rentals as they do in Blacksburg. The 150 apartment units at Wilkshire will provide a location that is very accessible to all of the surrounding employment and shopping areas in the region.

Public School Impacts

The proposed residential master planned development in the proposed zoning district will be designed to allow up to 195 residential units. 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 117 total students. Full build-out and occupancy of the project will likely be 3-5 years after rezoning approval, thus the development would likely not create an instant adverse impact on the school system.

APPENDIX A

TOWN OF CHRISTIANSBURG AVAILABILITY LETTER



VIA EMAIL

June 6, 2022

Mr. Robert Fralin, President
R. P. Fralin Inc.
PO Box 20886
Roanoke, VA 24018
rfralin@rpfralininc.com

RE: Water and Sewer Availability at Tax Maps 077- A 124, 077- A 124A, 078- A 1

Mr. Fralin:

The Town of Christiansburg is pleased to provide you the following utility information in relation to the subject parcels noted above. The estimated residential water and sewer demand provided from your engineer was 55,400 gallons per day. Please be advised all utility extensions would be at the developer's expense.

Potable Water and Fire Service

The subject parcels are within the Town's water service area. Two sixteen-inch waterlines run parallel on Peppers Ferry Road. These waterlines are property of the New River Valley Regional Water Authority; however, the Town would be able to provide service from these lines. An eight-inch line also is available on the eastern portion of the parcels; this line is owned and maintained by the Town. Based on the limited information provided and known system in this area, the Town's water system can provide the appropriate domestic and fire flow to the properties.

Sanitary Sewer Service

The subject property is not currently served by Town sewer. A proposed eight-inch sanitary sewer line is planned to be installed near the eastern portion of the subject property by the adjacent property owner. The line has not been installed and would be necessary to provide sewer to this area. The Town will not construct this line; it would be the responsibility of the developer or a third party to construct this extension near the subject properties. Based on the limited information provided, the Town's sewer system may accept the proposed volumes from the development. Additional investigation and potential upgrades may be necessary at the Belmont Pump Station to accept the stated flow. These improvements would be the responsibility of the developer. Additionally, not all of the subject property is located within the Town's sewer service area. The email from Mr. Campbell of the PSA dated June 3, 2022, will serve as authorization for the connection of areas outside of the Town sewer service area.

The areas not in the Town sewer service area may need to be pumped and connected to the sanitary sewer extension.

If you have any questions, please do not hesitate to contact me at the phone number listed above.

Sincerely,

Justin St. Clair, PE
Assistant Engineering Director
Town of Christiansburg

CC: Mike Kelley, Town of Christiansburg
Devon Shields, Town of Christiansburg
Steve Semones, Balzer & Associates
file

APPENDIX B

ARCHITECTURAL EXAMPLES AND HOME STYLES









Multi-Family Building Style Example



Swimming Pool Example



APPENDIX C
ZONING DRAWINGS



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 Shenandoah Valley

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 540.381.4290



SITE ACREAGE:
12.38 ACRES

SITE ACREAGE:
21.16 ACRES

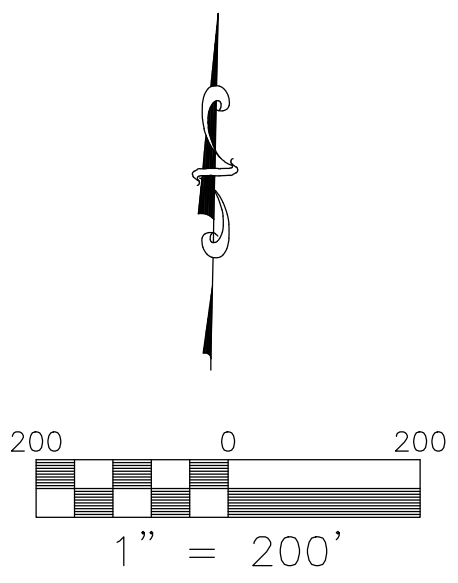
WILKSHIRE
 PEPPERS FERRY ROAD
 EXISTING CONDITIONS

RINER MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

DATE 7/1/22
 SCALE 1"=200'
 REVISIONS

Z1

PROJECT NO 24220061.00



PEPPERS FERRY ROAD (S.R. 114)

ROLLING HILLS DRIVE

N/F
 PRICE MOUNTAIN ESTATES, L.L.C.
 INST. #2006002594
 P.B. 3 PG. 41
 TAX MAP #77-A 120
 PARCEL ID #000435

N/F
 ALLEN K WILLIAMS
 TAX MAP #078-A 1
 PARCEL ID #020958

N/F
 MAIN STREET BAPTIST CHURCH
 INST #2013001974
 INST #2009002530
 TAX MAP #66-A 18
 PARCEL ID #005435

N/F
 NEWBRIDGE RESIDENTIAL PARKS
 INST. #2019000457
 TAX MAP #078-A 3
 PARCEL ID #014071

N/F
 STEVEN W. GLOSH AND
 PATRICIA W. GLOSH
 D.B. 498, P.G. 523
 TAX MAP #78-A 1 6
 PARCEL ID. 013467

N/F
 ISAAC S. MEADOWS &
 ASHLEY D. MEADOWS
 D.B. 829, PG. 4
 TAX MAP #78-A 1 5
 PARCEL ID #012994

N/F
 CONNIE SUE SHEPPARD
 D.B. 820, PG. 769
 TAX MAP #78-A 1 4
 PARCEL ID #011618

N/F
 BETTY M. BAKER
 D.B. 442, PG. 155
 TAX MAP #78-A 1 3
 PARCEL ID #001139

N/F
 DANIEL KEITH JOHNSON
 TAX MAP #078-A 1 2
 PARCEL ID #017892

N/F
 THOMAS H. PIFER
 BELMONT TOWNHOMES
 TAX MAP #078-A 5 1
 PARCEL ID #026108

N/F
 THOMAS H. PIFER
 BELMONT TOWNHOMES
 TAX MAP #078-A 5 2
 PARCEL ID #026109

N/F
 THOMAS H. PIFER
 BELMONT TOWNHOMES
 TAX MAP #078-A 5 3
 PARCEL ID: 026110

N/F
 HIGH POCKETS, LLC
 TAX MAP #077-A-128
 PARCEL ID #005091
 INST. #2017003360

N/F
 ELIGAH O. ALIFF
 TAX MAP #077-A-123
 PARCEL ID #005090
 INST. #2013003040

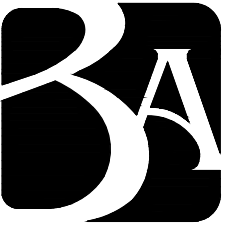
N/F
 BETTY H. ROOP
 TAX MAP #077-B-5-3
 PARCEL ID #016268
 D.B. 395, PG. 761

N/F
 ALLEN K WILLIAMS
 TAX MAP #077-A 124A
 PARCEL ID #0270109

N/F
 JAMES C. AKERS
 TAX MAP #077-A122
 PARCEL ID #000243

N/F
 DAVID W. TUCK
 TAX MAP #077-A121
 PARCEL ID #002562

N/F
 ALLEN K WILLIAMS
 TAX MAP #077-A124
 PARCEL ID #020970



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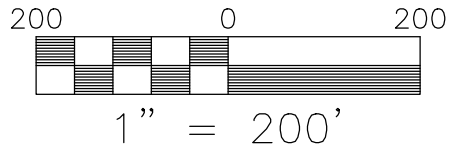
WILKSHIRE
PEPPERS FERRY ROAD
EXISTING CONDITIONS WITH AERIAL

RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

DATE 7/1/22
SCALE 1"=200'
REVISIONS

Z2

PROJECT NO 24220061.00



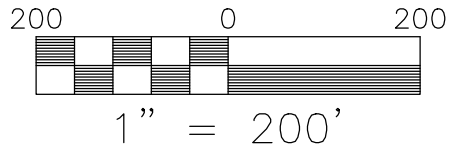
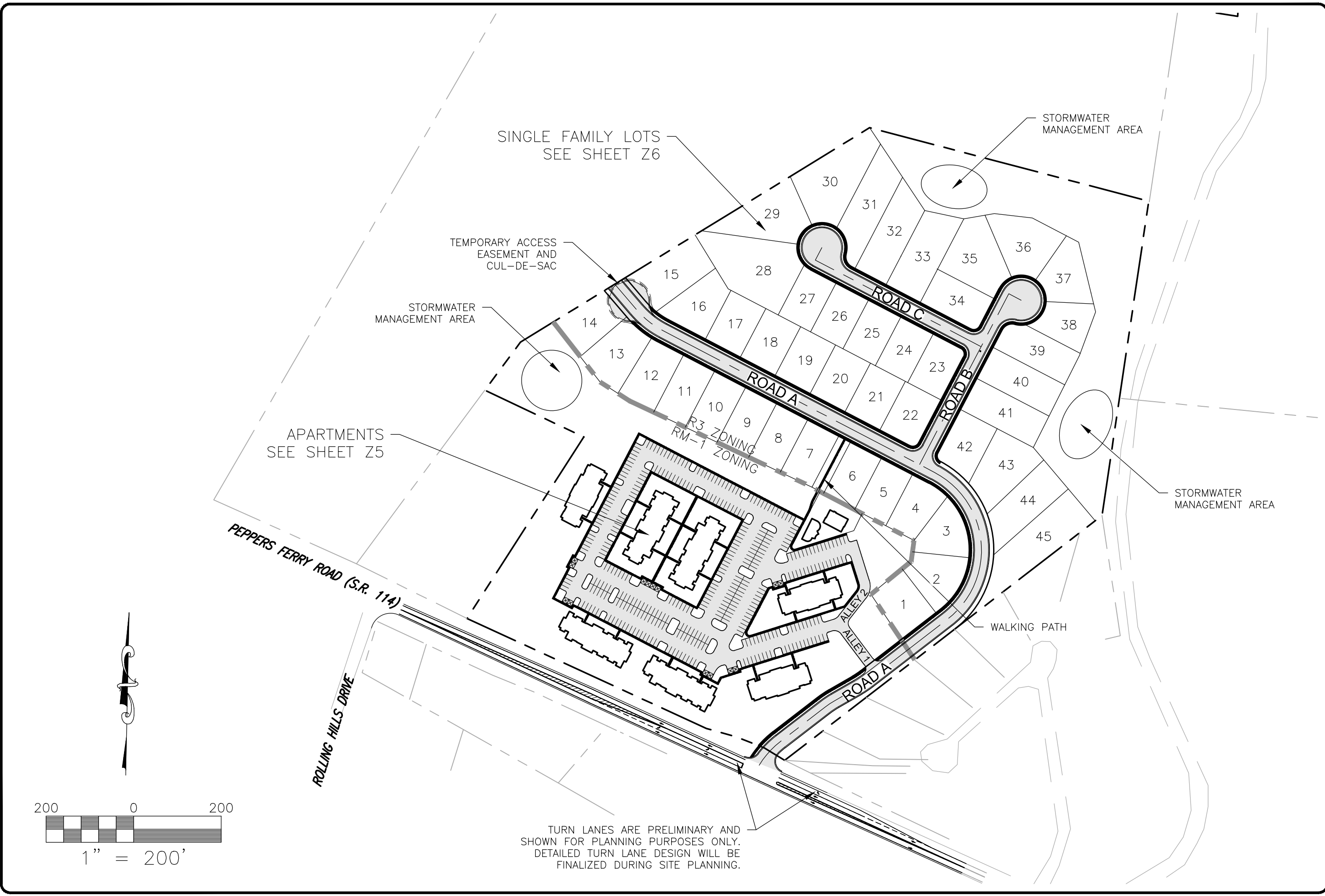


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TURN LANES ARE PRELIMINARY AND SHOWN FOR PLANNING PURPOSES ONLY. DETAILED TURN LANE DESIGN WILL BE FINALIZED DURING SITE PLANNING.

WILKSHIRE
 PEPPERS FERRY ROAD
 CONCEPTUAL MASTER PLAN

RINER MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

DATE 7/1/22
 SCALE 1" = 200'
 REVISIONS

Z3

PROJECT NO 24220061.00



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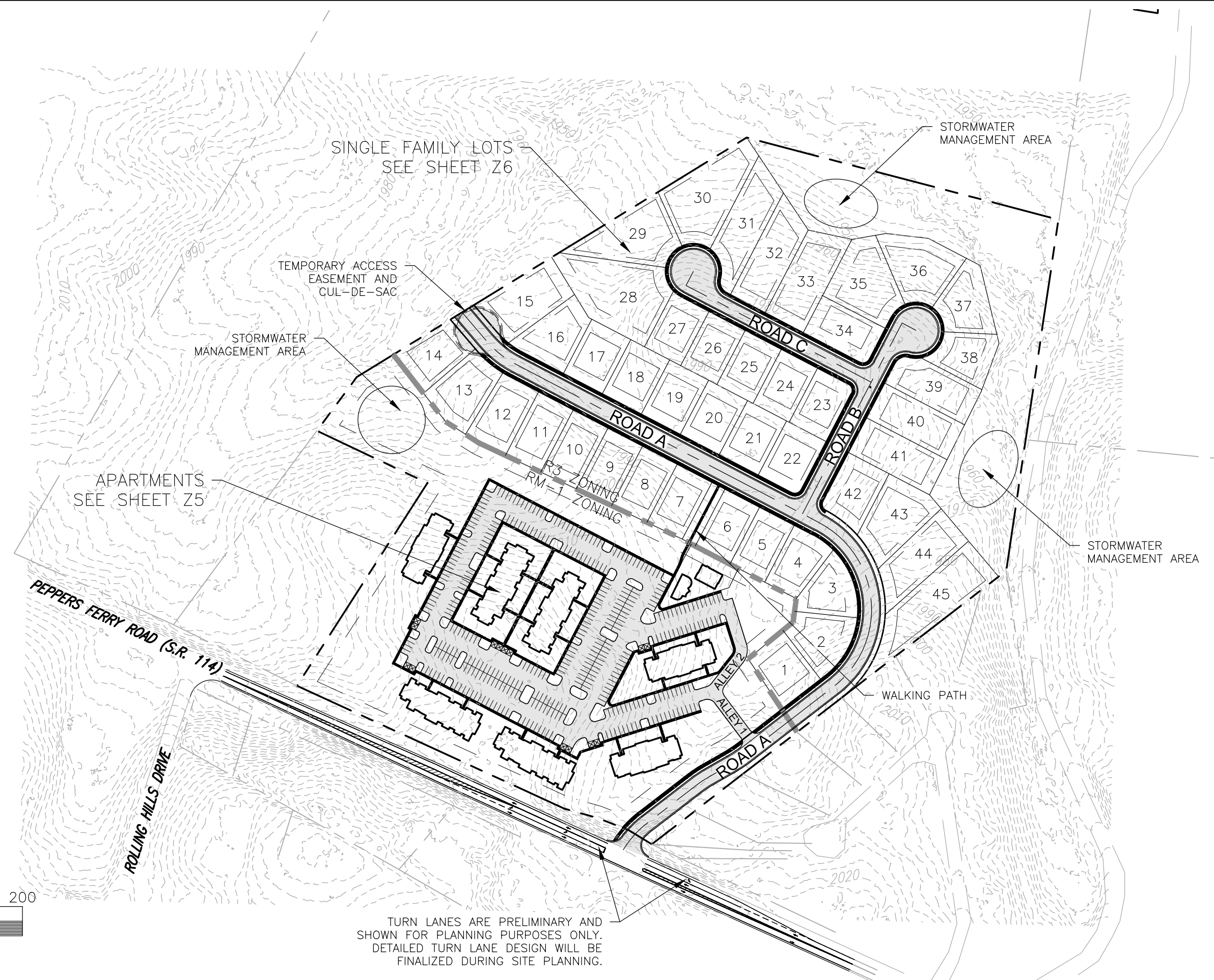
WILKSHIRE
PEPPERS FERRY ROAD
TOPOGRAPHICAL MASTER PLAN

RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

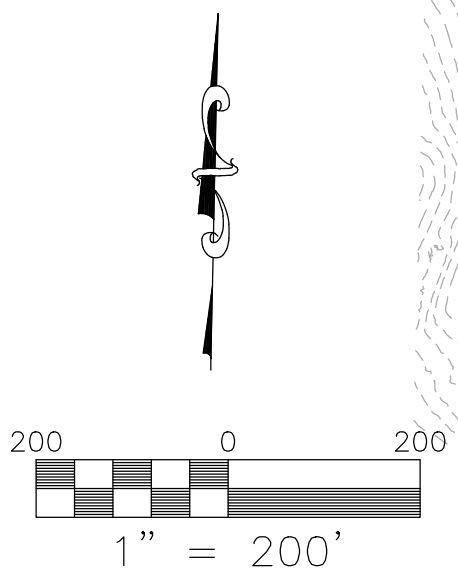
DATE 7/1/22
SCALE 1" = 200'
REVISIONS

Z4

PROJECT NO 24220061.00



TURN LANES ARE PRELIMINARY AND SHOWN FOR PLANNING PURPOSES ONLY. DETAILED TURN LANE DESIGN WILL BE FINALIZED DURING SITE PLANNING.



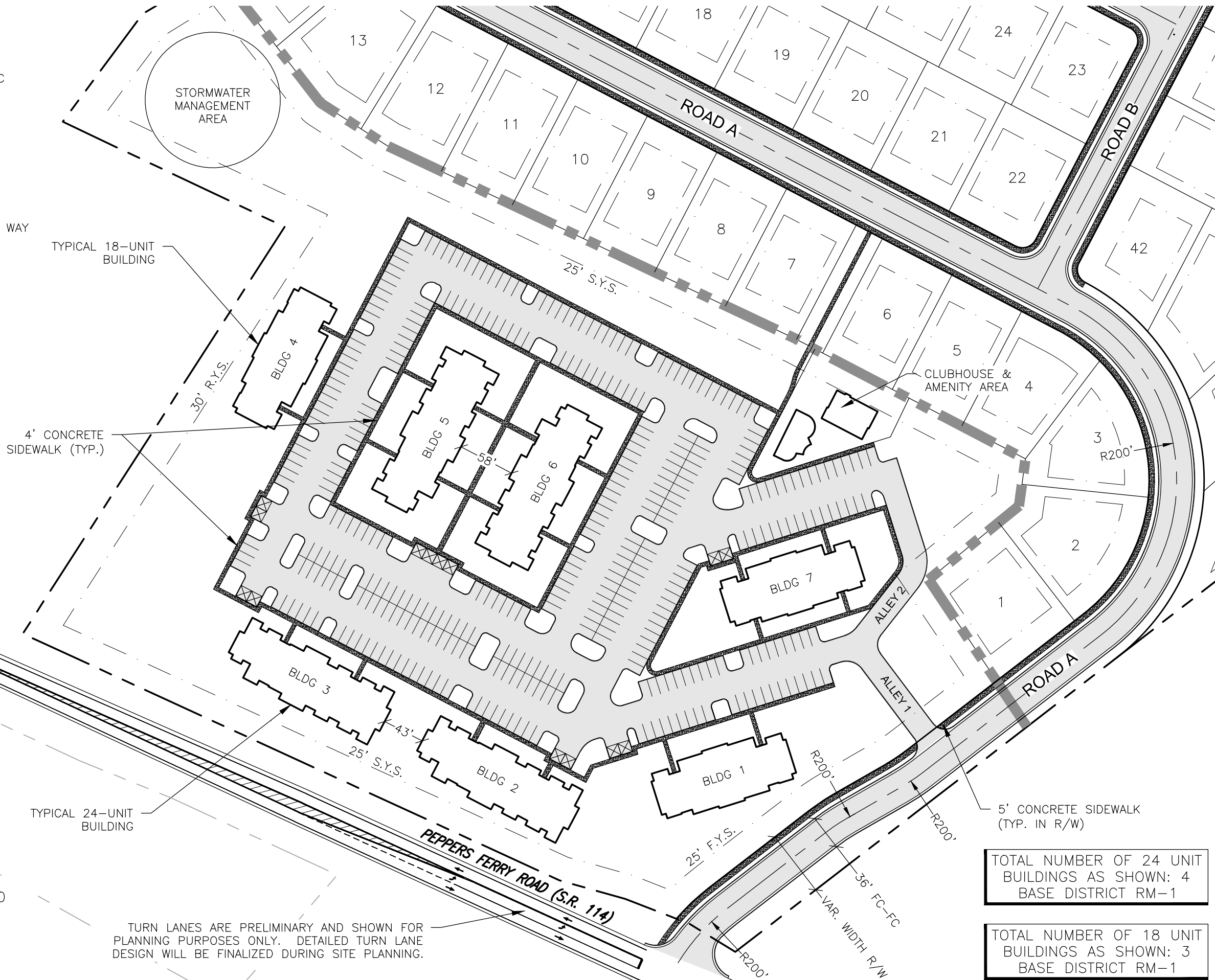
ZONING REQUIREMENTS:

BASE DISTRICT RM-1:

TOTAL AREA: ±12.33 AC
 ALLOWABLE DENSITY: 12 UNITS PER AC
 MAXIMUM HEIGHT: 35'
 MAXIMUM IMPERVIOUS AREA: 60%
 PARKING REQUIREMENTS:
 1.5 SPACES/1-BED UNIT
 2.0 SPACES/2-BED UNIT
 FRONT SETBACK: 25'
 SIDE SETBACK 25'
 SPACE BETWEEN BUILDINGS: 25'
 REAR SETBACK: 30'
 PARKING SETBACK: 8' FROM RIGHT OF WAY

BASE DISTRICT R3:

TOTAL AREA: ±20.83 AC
 MINIMUM LOT AREA: 10,000 SF
 MAXIMUM HEIGHT: 35'
 MAXIMUM IMPERVIOUS AREA: 50%
 FRONT SETBACK: 25'
 SIDE SETBACK: 10'
 REAR SETBACK: 25'



TOTAL NUMBER OF 24 UNIT BUILDINGS AS SHOWN: 4
 BASE DISTRICT RM-1

TOTAL NUMBER OF 18 UNIT BUILDINGS AS SHOWN: 3
 BASE DISTRICT RM-1



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WILKSHIRE
 PEPPERS FERRY ROAD
 APARTMENT LAYOUT PLAN

RINER MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

DATE 7/1/22
 SCALE 1" = 100'
 REVISIONS

Z5

PROJECT NO 24220061.00

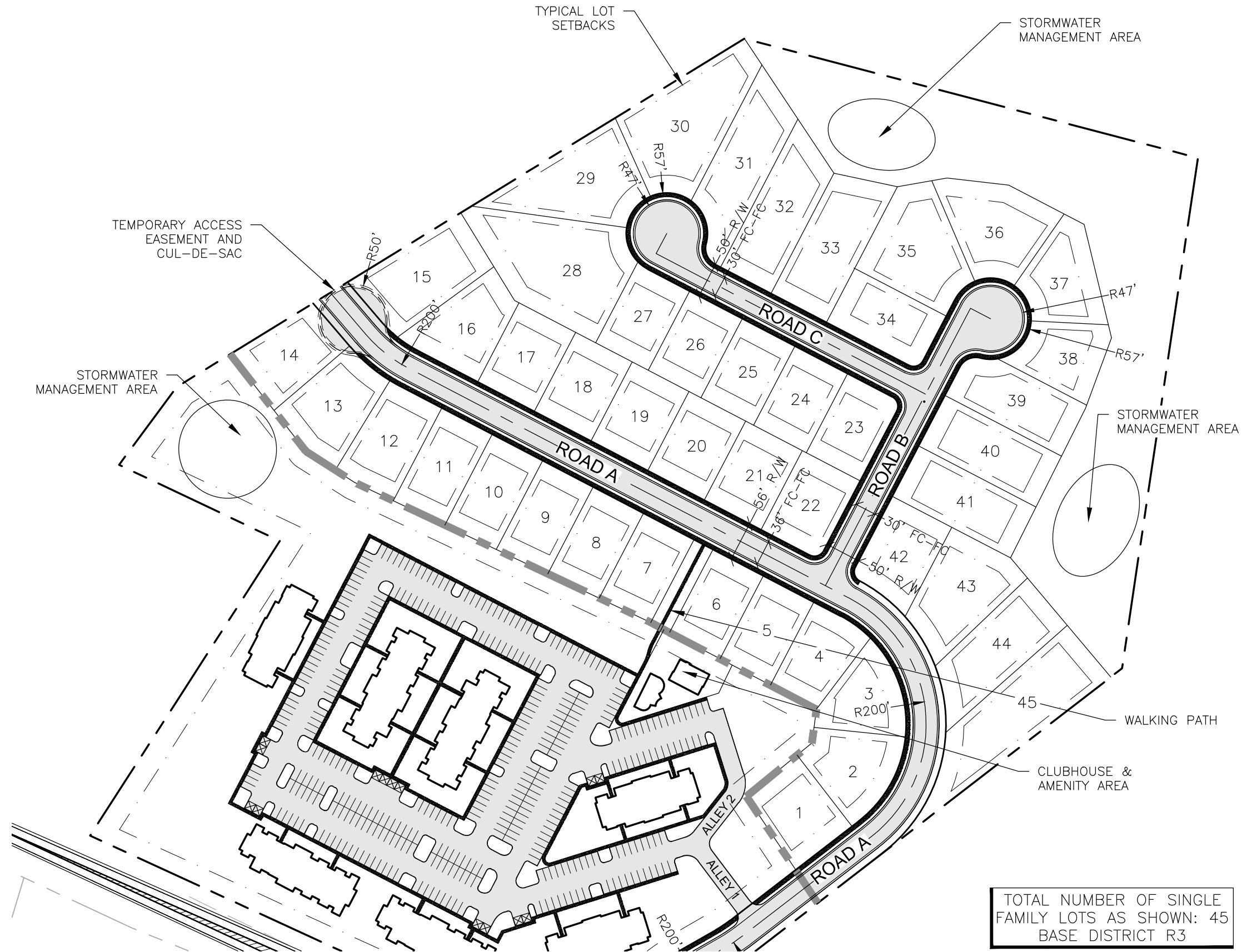
ZONING REQUIREMENTS:

BASE DISTRICT RM-1:

TOTAL AREA: ±12.33 AC
 ALLOWABLE DENSITY: 12 UNITS PER AC
 MAXIMUM HEIGHT: 35'
 MAXIMUM IMPERVIOUS AREA: 60%
 OPEN SPACE REQUIRED: 15%
 RECREATIONAL AREA REQUIRED: 10,000 SF
PARKING REQUIREMENTS:
 1.5 SPACES/1-BED UNIT
 2.0 SPACES/2-BED UNIT
 FRONT SETBACK: 25'
 SIDE SETBACK 25'
 SPACE BETWEEN BUILDINGS: 25'
 REAR SETBACK: 30'
 PARKING SETBACK: 8' FROM RIGHT OF WAY

BASE DISTRICT R3:

TOTAL AREA: ±20.83 AC
 MINIMUM LOT AREA: 10,000 SF
 MAXIMUM HEIGHT: 35'
 MAXIMUM IMPERVIOUS AREA: 50%
 FRONT SETBACK: 25'
 SIDE SETBACK: 10'
 REAR SETBACK: 25'



TOTAL NUMBER OF SINGLE FAMILY LOTS AS SHOWN: 45
 BASE DISTRICT R3



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WILKSHIRE
 PEPPERS FERRY ROAD
 SINGLE FAMILY LAYOUT PLAN

RINER MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

DATE 7/1/22
 SCALE 1" = 150'
 REVISIONS

Z6

PROJECT NO 24220061.00

OPEN SPACE CALCULATIONS:

RM-1 ZONING:

REQUIRED OPEN SPACE: 15%

OPEN SPACE PROVIDED:

RECREATIONAL: 16,197 SF

NON-RECREATIONAL: 85,730 SF

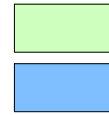
TOTAL OPEN SPACE: 101,927 SF (19.0%)

R-3 ZONING:

NO OPEN SPACE REQUIREMENT

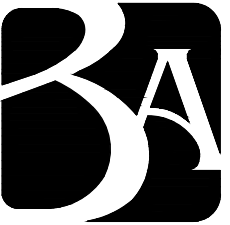
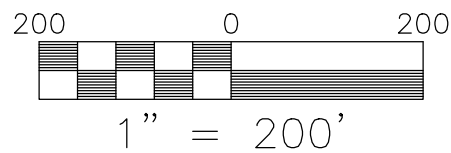
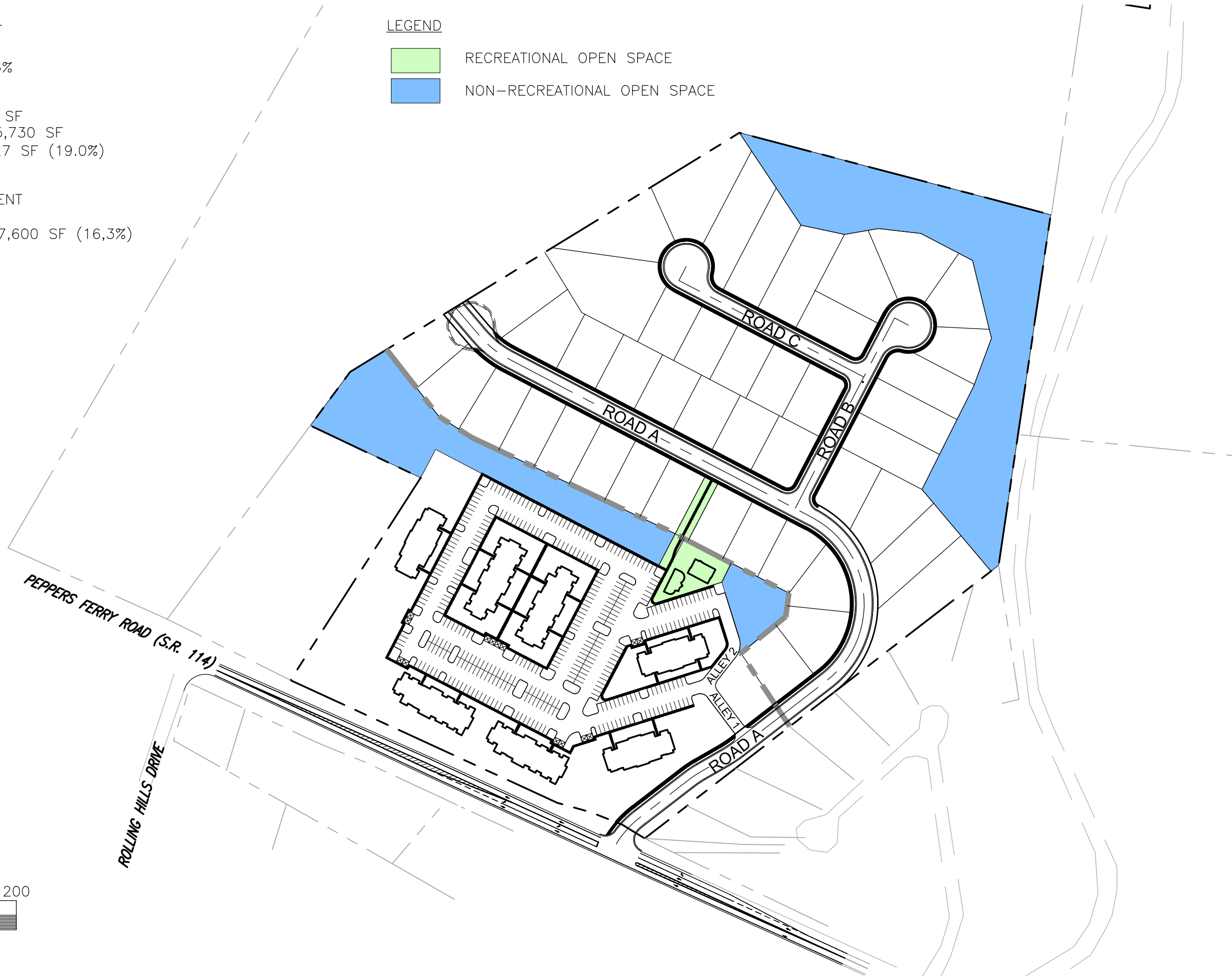
OPEN SPACE PROVIDED: 147,600 SF (16.3%)

LEGEND



RECREATIONAL OPEN SPACE

NON-RECREATIONAL OPEN SPACE



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WILKSHIRE
PEPPERS FERRY ROAD
OPEN SPACE PLAN

RIVER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

DATE 7/1/22
SCALE 1" = 200'
REVISIONS

Z7

PROJECT NO 2422061.00