

Comprehensive Plan Amendment Request

August, 2007

Cover Sheet

Comprehensive Change: From: Plum Creek Village Low Density Residential to Plum Creek Village Medium Density Residential

Property Address: 1600 block, west side, of Gantt Drive, Village of Plum Creek
Parcel ID: 008404 & 008407 Tax Map #: 90-A 9 and 90-A 10

Owner's Name: John Darin Greear and Tabitha Dawn Greear
Mailing Address: 1383 Rustic Ridge Road, Riner, VA, 24149
Phone Number(s): 540-320-5859

Agent's Name: n/a
Agent Address: n/a
Phone Number(s): n/a

Client Checklist:

- Application/ Cover Letter (25 copies)
- Concept sketch of property (25 copies)
- Fee + Technology Fee

Office Checklist:

- ✓ Description for Consent Agenda 9/12/2007
- ✓ Description for Legal Notice 9/12/2007 Sent to Brea 9/12 Published on 9/26 and 10/3
- ✓ Map Request to GIS Services _____
- _____ Letter of schedule to applicants _____
- _____ Consent Agenda given to Planning Commission _____
- _____ Email to Plan Review Participants _____
- _____ Plan Review: Scheduled _____; Held _____ Results Received _____
- _____ 527 Review: _____ Determination: _____
- _____ Staff Analysis: _____ Staff Recommendation _____
- _____ Public Hearing Packet _____
- _____ Planning Commission PH Materials _____ Video; _____ Photos; _____ Powerpoint
- _____ Planning Commission Public Hearing _____ Decision _____
- _____ Board Public Hearing _____ Decision Date: _____ Decision: _____

August 30, 2007

Montgomery County Planning Department
County Government Center
755 Roanoke St., Suite 2A
Christiansburg, Va. 24073

First of all we would like to thank the Planning Commission, the Board of Supervisors and the entire Planning Department for all of the work that has went into creating and adopting the Village Plans. This is something that Montgomery County needed and it will help guide the growth in the future.

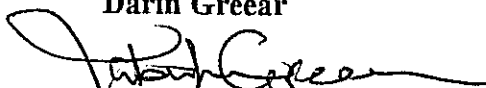
We ask you to amend the Plum Creek Village Plan to change Parcel Number 008404 (Tax ID#090-A 9) and Parcel Number 008407 (Tax ID#090-A 10) from low density Village expansion to medium density Village expansion to match with Parcel Number 008405 (Tax ID#090-A 8M) which adjoins these properties. Parcel Number 008405 (Tax ID#090-A 8M) is already located in the medium density expansion area of the Plum Creek Village. This parcel would only have access through the adjoining property and public water and public sewer is located on these parcels. We feel that these properties were simply overlooked when the Village Plan was adopted. We own all three parcels and would like to have all three in the medium density Village expansion.

We have no immediate plans for any future development of these properties but feel that nobody realized that these properties were owned by one family and therefore we feel they should all three be in the same medium density expansion area of the Plum Creek Village Plan. If you have any questions feel free to call me at 540-320-5859 or we will be happy to talk with you in person.

Sincerely,



Darin Greear



Tabitha Greear



W.R. Greear

L1	N66°46'37"E	33.03'
L2	S82°02'55"E	36.01'
L3	N66°50'54"E	44.89'
L4	S79°30'53"E	32.42'
L5	N69°33'33"E	56.48'
L6	N32°03'42"E	69.33'
L7	N34°16'23"E	55.34'
L8	N36°52'46"E	23.29'
L9	N63°53'55"E	40.00'
L10	N23°12'33"W	11.80'
L11	N50°10'26"E	74.94'
L12	N32°34'38"E	50.53'
L13	N38°06'59"E	32.41'
L14	N15°06'46"E	25.03'
L15	N34°00'31"E	25.66'
L16	N10°04'32"E	64.14'
L17	N38°53'36"E	16.38'
L18	N30°28'47"E	27.65'
L19	N7°19'43"E	17.15'
L20	N29°48'25"E	12.93'
L21	N24°30'57"W	23.00'
L22	N6°50'18"W	12.56'
L23	N23°09'00"E	28.13'
L24	S77°40'04"E	41.03'

THERE ARE NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL ON THIS PROPERTY.

3/4" ROD SET ON CORNERS NOT LABELED. THIS PLAT IS THE RESULTS OF A CURRENT FIELD SURVEY.

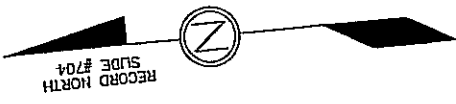
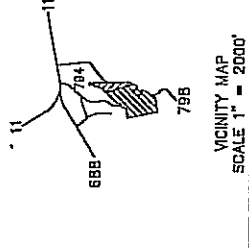
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

THIS PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD ZONE. THIS PROPERTY IS IN FLOOD ZONE "C" AS SHOWN ON R.I.R.M. COMMUNITY PANEL NO. 510099 0125A DATED OCTOBER 17, 1978.

TWIN CREEKS MOBILE HOME EST INC.
INSTRUMENT #2005-066303
TAX MAP NO. 90-(A)-7

VIRGINIA: In the Clerk's Office of the Circuit Court of Montgomery County
20____ at _____
This Map received in office, and admitted to record. ALLAN C. BURKE, CLERK

Testes: _____
Clerk-Deputy Clerk



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	34°55'18"	80.05'	131.33'	S17°39'16"W	78.81'



EXISTING TRACTS
JOHN DARIN GREEAR
AND
TABITHA DAWN GREEAR
RIVER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
SCALE 1" = 100'
MAY 15, 2007
JENNINGS L. BOLT LS
FLOYD, VIRGINIA 24091
ZONED A-1 AGRICULTURE
DEED REFERENCE
TRACT #2
D.B. 396 PAGE 561
TAX MAP NO. 90-(A)-8M
TRACT #1
D.B. 179 PAGE 145
TAX MAP NO. 90-(A)-9

JOHN DARIN GREEAR
INSTRUMENT #2004-012267
TAX MAP NO. 90-(A)-10
ID 008407



CORRECTED PLAT MAY 28, 2007 JOB #2092

