



EXHIBIT-A: Plat of Property
875 Falling Branch Road, Christiansburg, VA 24073

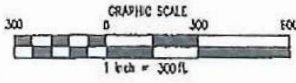
GRID NORTH - VA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE AND EXTENSION) (EPOCH 2010.00)

LEGEND:

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- R/W ROAD / STREET RIGHT-OF-WAY
- - - EXISTING EASEMENT
- TRACT LINE
- - - EDGE OF GRAVEL
- - - OVERHEAD UTILITY LINE
- - - EXISTING FENCE LINE
- - - EXISTING BUILDING
- - - DRAINAGE COURSE (FROM MAPPING)
- - - CORPORATION LIMITS
- PROPERTY CORNER
- CAPPED ROD SET
- U.P. UTILITY POLE
- C.P. TELEPHONE PEDESTAL TREE

CURVE	DELTA	ANGLE	TOGANS	ARC	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	172°29'34"	563.90'	740.57'	81.53'	120.33'	116.23°39' E		

LINE	BEARING	DISTANCE
L1	S 84°21'21" E	251.28'
L2	H 83°07'03" E	3.75'
L3	S 27°07'37" E	309.80'
L4	S 84°37'27" E	66.63'
L5	S 66°35'17" E	65.78'
L6	S 43°05'16" W	84.05'
L7	H 51°30'15" W	118.00'
L8	H 28°11'28" E	297.25'
L9	H 55°10'02" E	224.34'

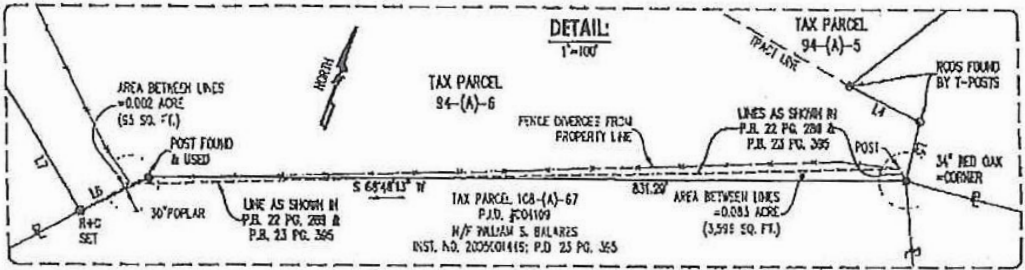


ABBREVIATIONS:

- LS - LAND SURVEYOR
- LC - CURVE
- UL - ULINE
- W.F. - WET FIELD VERIFIED
- H.F. - HIGH OR FORMERLY
- NO. / # - NUMBER
- P.B. - PLAT BOOK
- P.L.D. - PLAT BOOK
- P.F. / P.S. - PAGE / PAGES
- R/W - RIGHT-OF-WAY
- R.C. - CAPPED ROD
- RD - ROAD
- RTE - ROUTE
- F.E.M.A. - FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.L. - FLOOD INSURANCE RATE MAP
- G&N - GAY AND NEEL, INC.
- INC. - INCORPORATED
- INST. - INSTRUMENT
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NOTES:

- THIS PLAT WAS PREPARED FOR JAMES LEONARD AND REFLECTS FIELD CONDITIONS AS OF THE DATE SHOWN AND IS BASED ON RECORD RESEARCH CONDUCTED ON 08/27/21.
- CURRENT OWNER & LEGAL REFERENCES:
SUE S. ATKINSON LIVING TRUST, C/O TERRY A. GOODSON
INST. NO. 2010000172
TAX PARCEL NO.'S 94-(A)-5, 94-(A)-6 & 94-(A)-7; P.L.D. #023513
SITE ADDRESS: 875 FALLING BRANCH RD. CHRISTIANSBURG, VA
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
- THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY, USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD.
- THE SUBJECT PROPERTY LIES IN "ZONE X" - OTHER AREAS, AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.L. MAP NO.'S 5112102650 & 5112102655, EFFECTIVE DATE OF SEPTEMBER 25, 2009. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC MEANS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
- NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE OBSERVED ON THE SUBJECT PROPERTIES DURING THE COURSE OF THIS SURVEY.
- SUBJECT PROPERTIES ARE ZONED "A1" AGRICULTURAL. SETBACK REQUIREMENTS FOR MONTGOMERY COUNTY: FRONT=10'; REAR=40'; SIDE=15'; ACCESSORY BUILDINGS NO CLOSER THAN 10' TO ANY SIDE OR REAR LOT LINE.
- SETBACKS ARE NOT SHOWN FOR CLARITY PURPOSES. GAY AND NEEL, INC. AND THE SURVEYOR BOUZE MAKE AND SEAL ARE AFFIRMED HERETO, DOES NOT WARRANT SETBACKS AND ASSUMES NO LIABILITY FOR THE SETBACK INFORMATION SHOWN HEREIN. CONSULT THE MONTGOMERY COUNTY PLANNING DEPARTMENT AND/OR BUILDING INSPECTOR PRIOR TO OBTAINING ANY BUILDING OR CONSTRUCTION PERMITS.



ADJOINING PROPERTY OWNERSHIP:

- TAX PARCEL 94-(7)-5
P.L.D. #018383
W/T GREGORY V. FEJCHINGER
INST. NO. 2012010485
PLAT W.D.B. 569 PG. 813
- TAX PARCEL 94-(3)-3
P.L.D. #019789
W/T ROBERT E. WETZLER & BETTY Q. WETZLER
INST. NO. 2009000019
P.B. 7 PG. 9
- TAX PARCEL 94-(3)-2
P.L.D. #005420
W/T HATHAN A. KOVACK
INST. NO. 2012007875
PLAT W.D.B. 595 PG. 80
- TAX PARCEL 94-(1)-128
P.L.D. #033677
W/T JOSEPH F. JONES & ELIZABETH H. JONES
C.B. 942 PG. 229
PLAT IN D.B. 650 PG. 628
- TAX PARCEL 94-(A)-13
P.L.D. #023183
W/T JOSEPH F. JONES & ELIZABETH H. JONES
C.B. 942 PG. 229
P.B. 12 PG. 18

GAY AND NEEL, INC.
ENGINEERING & LAND PLANNING & SURVEYING
1260 Radford Street
Christiansburg, Virginia 24073
Phone: (540) 384-5001
Fax: (540) 361-2773
Email: info@gayandneel.com
Web: www.gayandneel.com

PLAT OF SURVEY OF TAX PARCELS 94-(A)-5, 94-(A)-6 & 94-(A)-7 SITUATED ON FALLING BRANCH ROAD, ROUTE 640 MONTGOMERY COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW T. WOSTELLER
Lic. No. 3172
08/03/21
LAND SURVEYOR

PM	MTM
TECH	MTM
CREW	SCL, APP, CJL
3/24	08/03/21

2071008351.002



EXHIBIT-B: Preliminary Concept Plan

875 Falling Branch Road, Christiansburg, VA 24073

LEGEND

- Property Line (Red dashed line)
- Gravel Road (Orange dashed line)
- Future Fence (Green dashed line with circles)
- Tributary (Blue dashed line)
- Future Structure (Red solid square)



NORTH ACREAGE



875 Falling Branch Road, Christiansburg, VA 24073



CENTRAL ACREAGE

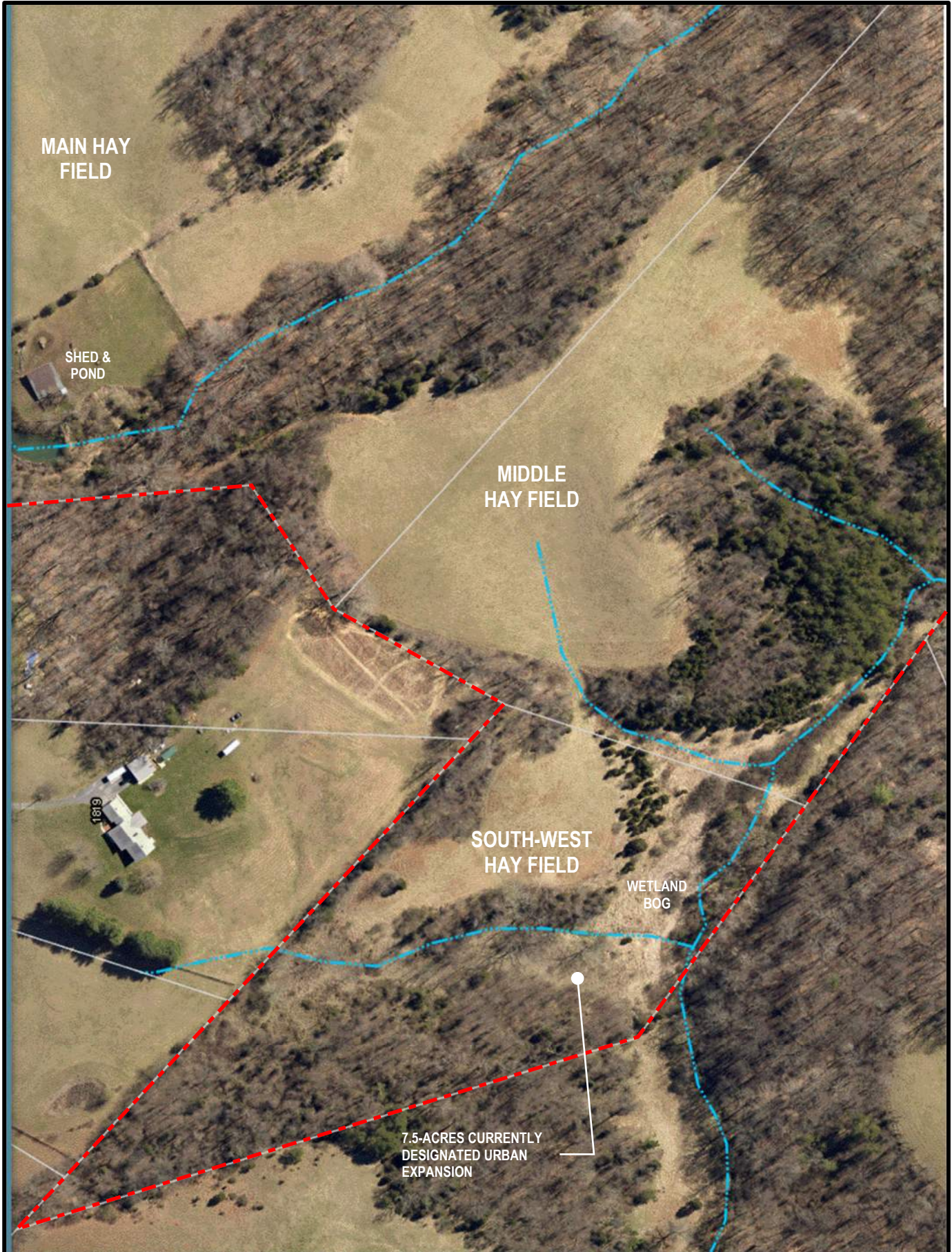


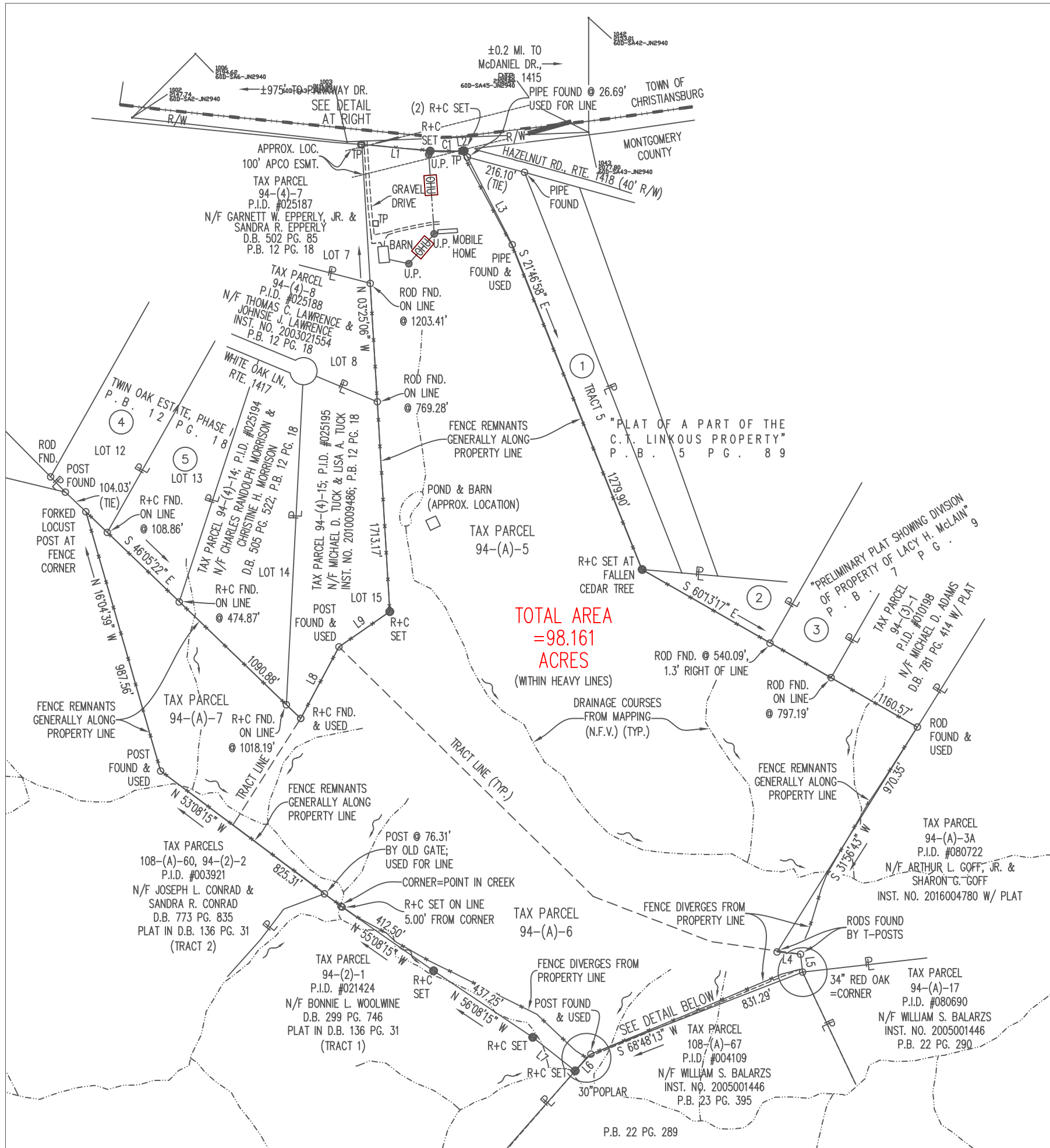


875 Falling Branch Road, Christiansburg, VA 24073



SOUTHERN ACREAGE





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 84°21'23" E	251.28'
L2	N 83°09'03" E	3.75'
L3	S 27°07'32" E	359.80'
L4	S 84°33'27" E	86.63'
L5	S 06°35'17" E	65.78'
L6	S 43°03'16" W	84.05'
L7	N 51°38'15" W	198.00'
L8	N 28°11'28" E	297.25'
L9	N 55°10'02" E	226.34'

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD	CHORD BEARING
C1	12°29'34"	552.98'	120.57'	60.53'	120.33'	N 89°23'50" E

ADJOINING PROPERTY OWNERSHIP:

- ①
TAX PARCEL 94-(7)-5
P.I.D. #018963
N/F GREGORY V. FEUCHTENBERGER
INST. NO. 2012010486
PLAT IN D.B. 565 PG. 813
- ②
TAX PARCEL 94-(3)-3
P.I.D. #019789
N/F ROBERT E. METZLER & BETTY Q. METZLER
INST. NO. 2009000019
P.B. 7 PG. 9
- ③
TAX PARCEL 94-(3)-2
P.I.D. #005420
N/F NATHAN R. MINNICK
INST. NO. 2009007875
PLAT IN D.B. 595 PG. 60
- ④
TAX PARCEL 94-(4)-12B
P.I.D. #033627
N/F JOSEPH F. JONES & ELIZABETH H. JONES
D.B. 942 PG. 229
PLAT IN D.B. 650 PG. 628
- ⑤
TAX PARCEL 94-(4)-13
P.I.D. #025193
N/F JOSEPH F. JONES & ELIZABETH H. JONES
D.B. 942 PG. 229
P.B. 12 PG. 18





875 Falling Branch Road, Christiansburg, VA 24073

August 27, 2022

Ms. Brea Hopkins, Director
Montgomery County Planning & GIS Services
755 Roanoke Street, Suite 2A
Christiansburg, VA 24073
mcplan@montgomerycountyva.gov

RE: Comprehensive Plan Amendment Justification Letter

Ms. Hopkins,

Please reference **Exhibit-A** (*Platt of Property*), **Exhibit-B** (*Preliminary Concept Plan*), and **Exhibit-C** (*Plot Plan*), enclosed.

I am appealing for a *Comprehensive Plan Amendment* for a farm I own at 875 Falling Branch Road just outside the corporate limits of the town of Christiansburg. The 98.161-acre farm encompasses tax parcel ID# 023513 and tax parcels 194-A-5, 6 & 7.

I purchased the property in August 2021 to use it for a horse rescue facility under an eventual 501 (c) 3 non-profit designation. The farm will provide a sanctuary for horses and donkeys that become a burden to their owners due to age, health, and financial complications. The farm has a history of boarding horses and has an 8-stall horse barn and +/- 40 acres of pasture and hay fields.

I am working with the *New River Land Trust* to place the entire farm under a permanent conservation easement with their organization, but the 7.5-acre tax parcel 194-A-7 is located within the *Urban Expansion Area of Falling Branch*. The IRS requires charitable conservation easements to comply with the local policy or plan (i.e. its comprehensive plan), which disqualifies the 7.5-acre urban expansion area.

Furthermore, the 7.5-acre parcel contains the headwaters of Falling Branch and possesses an estimated 1½ acre upland wetland (33 Weaver soil type), which specialist from Virginia Tech investigated as a potential habitat for rare types of amphibian species.

I am asking that this 7.5-acre parcel be re-designation as *Rural* on the *Montgomery County Comprehensive Plan* and removed from its current designation as *Urban Expansion*.

The remaining 90.661-acres encompassing tax parcels 194-5 & 6 is located in the “Rural” future land use designation while the entire 98.161 acres is zoned A-1, Agriculture and encompasses a single tax parcel ID#023513.

Factors supporting removal of the 7.5-acres from the Urban Expansion Area designation are as follows:

1. Access into the 7.5-acres is only through the remainder of the farm from Falling Branch Road via only a long gravel and earthen farm road;
2. The entire farm, including the 7.5-acres, lacks access to public water and sewer;
3. The 7.5-acres possesses mostly moderate to steeper sloped terrain, two branches of the headwaters of Falling Branch.
4. The 7.5-acres possess a 1½ acre site designated a wetland (33 Weaver soil type) at the confluence of the two feeder streams that may be a suitable habitat for a variety of rare amphibian species (mainly upland salamanders and frog species);
5. The parcel is part of one tax parcel ID and is a critical component of the overall farm operation with several acres of existing hay field;
6. The conservation easement designation will help me seek grant and low interest loan funds for installing stream riparian buffers fencing and alternative water troughs for the protection of the Falling Branch feeder streams;
7. The 7.5 acres lies immediately adjacent to the *Rural* designated area which encompasses the remainder of the farm.

I hope this explanation is sufficient to support the re-designation of the 7.5-acres from Urban Expansion Area to Rural on the County Comprehensive Plan and map.

Please let me know if you have any questions and thank you for your consideration,



James P. Lemmon
4727 La Villa Marina, Unit B
Marina del Rey, CA 90292
310-922-7600

Enclosures: *Exhibit-A: Platt of Property*
Exhibit-B: Preliminary Concept Plan
Exhibit-C: Plot Plan