

**STATESON HOMES PROPERTY REZONING**  
**PROFFER STATEMENT**

**JULY 17, 2014**

Proffer Statement for a requested rezoning application of Tax Parcel #405-A 9, a portion of Tax Parcel #405-A 28 and a portion of Tax Parcel #435-A 40 located north of Quin W Stuart Boulevard and east of Stafford Drive. (Reference Chapter 42 of the Town of Christiansburg Zoning Ordinance effective date November 20, 1987)

Pursuant to Section 42-12(b) of the Town of Christiansburg Zoning Ordinance, the owner hereby voluntarily proffers that this property will be developed in accordance with the following conditions if and only if, approval of the proposed rezoning is granted. These proffers will be included in all future transactions of the property to all owners, their successors and assigns.

We hereby proffer the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission.

- 1) The property shall be developed in substantial conformance with the masterplan submitted dated June 10, 2014 and revised July 17, 2014.
- 2) The property proposed for R-1 Zoning shall only be utilized for single-family detached residential use.
- 3) A maximum density of no more than three (3) units per acre shall be permitted within the area requested for R-1 Zoning.
- 4) Construction traffic shall be strictly prohibited from utilizing any private roads in the Villas at Peppers Ferry.

**Owner / Applicant**

\_\_\_\_\_  
Todd Robertson

\_\_\_\_\_  
Date

**Commonwealth of Virginia**  
**County of** \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_  
2014 by:

\_\_\_\_\_ of \_\_\_\_\_ County.

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

# Resolution of the Town of Christiansburg Planning Commission

## *Conditional Use Permit Application*

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a Conditional Use Permit (CUP) request made by Stateson Homes for property on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) for a planned housing development in the R-1 Single Family Residential District, has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (**permit / do not permit**) the issuance of a CUP to Stateson Homes for a planned housing development on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) for a planned housing development in the R-1 Single Family Residential District.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend**) that the Christiansburg Town Council approve the issuance of the Conditional Use Permit with the following condition(s):

1. The presented “Site Development Regulations of the Proposed Stateson Homes Planned Housing Development” prepared by the Balzer and Associates, Inc. dated June 10, 2014 and revised July 17, 2014, shall be considered as conditions of approval.
2. The development shall be in general conformity with the presented “Stateson Homes Planned Housing Master Plan” drawings dated June 10, 2014.
3. The applicant shall install an 8 foot wide, paved walking trail with a 2 foot wide vegetative buffer along “Road A”, on the “Stateson Homes Planning Housing Master Plan” drawings dated June 10, 2014, adjoining the Villas of Peppers Ferry.
4. The developer shall install sidewalks along one side of the streets within the development. The sidewalks shall be divided from the street with a 3 foot strip of grass.
5. The developer shall install street lightening of similar design to what exists along Quin W. Stuart Blvd.
6. The developer shall provide active recreation within the development.
7. The developer shall install vegetative screening along portions of Road A that are adjacent to existing residential units located in the Villas of Peppers Ferry. A minimum of 75% evergreen trees or shrubs will be used in each screening location.
8. The developer of this property shall provide \$850 per lot, to be set aside by the Town for improvements to Stafford Drive right-of-way from Peppers Ferry Road, N.W. to Quin W. Stuart Blvd. This amount will be provided to the Town of Christiansburg at the time of applying for a building permit.

Dated this the \_\_\_\_ day of July 2014.

\_\_\_\_\_  
Craig Moore, Chairperson  
Christiansburg Planning Commission

The above Resolution was adopted on motion by \_\_\_\_\_ seconded by \_\_\_\_\_ at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Public Hearing on the above request on June 30, 2014. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Matthew J. Beasley				
Ann H. Carter				
Harry Collins				
M. H. Dorsett, AICP				
David Franusich				
Jonathan Hedrick				
Steve Huppert				
Craig Moore, Chairperson				
Joe Powers, Vice-Chairperson				
Jennifer D. Sowers				

\_\_\_\_\_  
Craig Moore, Chairperson

\_\_\_\_\_  
Nichole Hair, Secretary <sup>Non-voting</sup>



**ESTABLISHED**  
NOVEMBER 10, 1792

**INCORPORATED**  
JANUARY 7, 1833

**MAYOR**  
D. MICHAEL BARBER

**COUNCIL MEMBERS**  
SAMUEL M. BISHOP  
R. CORD HALL  
STEVE HUPPERT  
HENRY SHOWALTER  
BRADFORD J. "BRAD" STIPES  
JAMES W. "JIM" VANHOOZIER

**TOWN MANAGER**  
BARRY D. HELMS

**DIRECTOR OF FINANCE/  
TOWN TREASURER**  
VALERIE L. TWEEDIE

**CLERK OF COUNCIL**  
MICHELE M. STIPES

**TOWN ATTORNEY**  
GUYNN, MEMMER &  
DILLON, P.C.

# *Town of Christiansburg, Virginia 24073*

100 East Main Street ~ Telephone 540-382-6128 ~ Engineering Fax 540-381-7238

## Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Monday, June 30, 2014 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, July 22, 2014 at 7:00 p.m.

Application Type: Rezoning and Conditional Use Permit

Applicant: Stateson Homes

Location: Quin W. Stuart Boulevard and Stafford Drive

The Christiansburg Planning Commission will hold a Public Hearing to receive comments on Council's intention to adopt an ordinance in regards to a rezoning request by Stateson Homes for property located on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) from A Agricultural to R-1 Single Family Residential with proffers. The property contains 35.4 acres and is scheduled as Residential in the Future Land Use Map of the Christiansburg Comprehensive Plan.

Additionally, contingent on the rezoning request, a Conditional Use Permit request by Stateson Homes for property on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) for a planned housing development in the R-1 Single Family Residential District.

The property does not lie within the 100-Year and 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties are zoned R-3 Multi-Family Residential, R-1 Single Family Residential, A Agriculture, B-1 Limited Business and B-3 General Business. The adjoining properties contain residences, vacant land and businesses.

**TOWN OF CHRISTIANSBURG**

100 East Main Street

Christiansburg, VA 24073

Phone (540) 382-6120 Fax (540) 381-7238

**Rezoning Application**Landowner: STATESON HOMES Agent: BALZER & ASSOCIATESAddress: 712 NORTH MAIN ST. Address: 448 PEPPERS FERRY RD  
BUCKENBURG, VA 24060 CHRISTIANSBURG, VA 24073Phone: (540) 921-7484 Phone: (540) 381-4290I am requesting a rezoning of my property from zoning classification A to zoning classification R-1 under Chapter 42: Zoning of the Christiansburg Town Code.My property is located at NORTH OF QUIN W STREET BOULEVARDTax Parcel(s): 435-A 40 (PORTION), 405-A 28 (PORTION), 405-A 9B

I understand that proffers may be made in conjunction with the request. Proffers are voluntary offers by the property owner(s) regarding the request which must be made in writing prior to the Public Hearing. Proffers are legally binding. Any proffer(s) should be attached on a separate sheet of paper and signed and dated by the property owner(s) with the statement: "I (we) hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission."

Fee: 1250.00 dogm  
06/12/14

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge.

Signature of Landowner(s): [Signature] Date: 6/6/14

Date: \_\_\_\_\_

Date: \_\_\_\_\_

This request was approved/disapproved by a vote of the Christiansburg Town Council on \_\_\_\_\_.

\_\_\_\_\_  
Town Manager\_\_\_\_\_  
Date



# TOWN OF CHRISTIANSBURG

100 East Main Street

Christiansburg, VA 24073

Phone (540) 382-6120 Fax (540) 381-7238

## Conditional Use Permit Application

Landowner: STATESON HOMES Agent: BALZER & ASSOCIATES  
 Address: 712 NORTH MAIN ST. Address: 448 PEPPERS FERRY RD  
BUCKSBURG VA 24060 CHRISTIANSBURG, VA 24073  
 Phone: (540) 921-7484 Phone: (540) 381-4290

I am requesting a Conditional Use Permit to allow A PLANNED HOUSING DEVELOPMENT  
IN A R-1 ZONING DISTRICT  
 on my property that is zoning classification EXIST: A  
PROP: R-1 under Chapter 42: Zoning of the  
 Christiansburg Town Code.

My property is located at NORTH OF QUIN W. STUART BOULEVARD  
 Tax Parcel(s): 435-A 40 (PORTION), 405-A 28 (PORTION), 405-A 9B

Fee: Paid with rezoning - num dgm

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge. I understand that Conditions may be placed on my property in regards to the above mentioned use/activity. I also understand that the Conditional Use Permit may be revoked and/or additional Conditional Use Permits required should questions regarding conformity arise.

Signature of Landowner(s): Todd Robertson Digitally signed by Todd Robertson  
DN: cn=Todd Robertson, o=Stateson Homes, ou=  
email=trobertson@statesonhomes.com, c=US  
Date: 2014.06.10 08:57:37 -0400 Date: 6/10/14  
 \_\_\_\_\_ Date: \_\_\_\_\_  
 \_\_\_\_\_ Date: \_\_\_\_\_

This request was approved / disapproved by a vote of the Christiansburg Town Council on \_\_\_\_\_.  
 Any Conditions attached shall be considered requirements of the above request.

\_\_\_\_\_  
 Town Manager

\_\_\_\_\_  
 Date

\* Paid with rezoning num

**REZONING APPLICATION AND  
CONDITIONAL USE PERMIT APPLICATION  
FOR**

**STATESON HOMES  
PLANNED HOUSING DEVELOPMENT  
Christiansburg, Virginia**

**TAX PARCELS  
435-A 40 (Portion of)  
405-A 28 (Portion of)  
405-A 9B**

**JUNE 10, 2014**

**PREPARED FOR:  
STATESON HOMES  
712 North Main Street  
Blacksburg, VA 24060**

**PREPARED BY:  
BALZER & ASSOCIATES, INC.  
448 Peppers Ferry Road, NW  
Christiansburg, VA 24073**

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## **I. Land Use Plan**

### **Proposed Development**

This application is for the rezoning of a portion of three parcels located north of Quin W Stuart Boulevard, east of Stafford Drive and west of the Villas at Peppers Ferry to R-1 Single Family Residential. The application is also for a conditional use permit to allow a Planned Housing Development within the R-1 district. The development is designed to be a single family residential community that provides an attractive residential project. The site layout and the proposed architectural style of the homes represent a responsible design approach in keeping with principles laid out in the Comprehensive Plan and the Future Land Use designation for this property adopted by the Town of Christiansburg.

### **Existing Conditions Map**

The property included in the rezoning request is shown on Sheet Z1. The boundary information shown on this plan is a compilation of deed and plat research and some actual field survey. A full boundary survey has not performed at this time, thus some boundary information and acreages may change slightly based on a final survey.

## **II. Preliminary Layout**

### **Zoning**

The proposed rezoning and conditional use permit request is for approximately 35.40 acres north of Quin W. Stuart Boulevard to be rezoned from A Agriculture to R-1 Single Family Residential with a Conditional Use Permit for a Planned Housing Development with conditions. The portions of #435-A 40 and #405-A 28 not included in this rezoning request are proposed to retain the Agricultural zoning designation.

### **Master Plan**

Appendix Sheet Z2- The Master Plan of the proposed development. The Master Plan graphically designates the location of proposed public roads, future lots, open space and stormwater management areas. Specific design elements of the project are discussed in more detail in the following portions of this application. The project's direct correlation to guiding principles of the Town of Christiansburg Comprehensive Plan is discussed in Section VI entitled Zoning, Existing Land Use, and Comprehensive Plan Vision.

## **III. Site Development regulations**

### **REQUIREMENTS LOT TYPE R-1 PLANNED HOUSING DEVELOPMENT**

#### **TYPE A LOTS**

#### **Setbacks and Yards**

##### **(a) Front Setback**

The minimum front yard setback shall be twenty (20) feet from any street right-of-way.

(b) Side Yards

The minimum side yard shall be ten (10) feet with a minimum total of the side yards being 10 feet. No building, or part of a building, shall be constructed within an easement.

(c) Rear Yard

The minimum rear yard setback shall be twenty-five (25) feet.

(d) Front Porches and Stoops

Front porches and stoops (excluding steps) may extend a maximum of ten (10) feet from the primary front building facade, and a maximum of eight feet into the minimum front setback. The primary front building facade is that portion of the exterior walls, located on the front street side, which encloses spaces interior to a dwelling.

- 1) "Front Porch" shall be defined as a constructed exterior surface, covered or uncovered, attached to a front street side of a dwelling, at the front door, that is not enclosed by walls on at least two sides.

Frontage, Lot Depth, and Area

- (a) The minimum lot width measured at the right-of-way shall be seventy five (75) feet and be maintained, at a minimum, for the entire depth of the lot. Lots that front on a curve radius less than or equal to 225' shall be a minimum of 75 feet wide at the 20 foot minimum setback line, and may be less than 75 feet wide at the street line, but no less than thirty (30) feet.
- (b) Minimum lot depth shall be one hundred (100) feet.
- (c) Although the above dimensions indicate required minimums, no R-1 Planned type lot shall have a lot configuration which would create a lot with less than 6,000 square feet in total lot area.

Corner Lots

The following provisions shall apply to corner lots:

- (a) Of the two sides of a corner lot the front shall be deemed the shorter of the two sides fronting on the streets.
- (b) The side yard on the side facing the side street shall be twenty (20) feet or more for both main and accessory buildings with a total combined side yard of thirty (30) feet for the main building.

- 1) Each corner lot shall have a minimum width, at the setback line and the street line measured to the PI of a radius, where a radius exists, of seventy (70) feet.

(C) Driveway may enter the lot from the side street.

## **TYPE B LOTS**

### Setbacks and Yards

#### (a) Front Setback

The minimum front yard setback shall be twenty (20) feet from any street right-of-way.

#### (b) Side Yards

The minimum side yard shall be seven and one half (7.5) feet with a minimum total of the side yards being fifteen (15) feet. No building, or part of a building, shall be constructed within an easement.

#### (c) Rear Yard

The minimum rear yard setback shall be twenty-five (25) feet.

#### (d) Front Porches and Stoops

Front porches and stoops (excluding steps) may extend a maximum of ten (10) feet from the primary front building facade, and a maximum of eight feet into the minimum front setback. The primary front building facade is that portion of the exterior walls, located on the front street side, which encloses spaces interior to a dwelling.

- 1) "Front Porch" shall be defined as a constructed exterior surface, covered or uncovered, attached to a front street side of a dwelling, at the front door, that is not enclosed by walls on at least two sides.

### Frontage, Lot Depth, and Area

- (a) The minimum lot width measured at the right-of-way shall be sixty (60) feet and be maintained, at a minimum, for the entire depth of the lot. Lots that front on a curve radius less than or equal to 225' shall be a minimum of 60 feet wide at the 20 foot minimum setback line, and may be less than 60 feet wide at the street line, but no less than thirty (30) feet.
- (b) Minimum lot depth shall be one hundred (100) feet.
- (c) Although the above dimensions indicate required minimums, no R-1 Planned type lot shall have a lot configuration which would create a lot with less than 6,000 square feet in total lot area.

### Corner Lots

The following provisions shall apply to corner lots:

- (a) Of the two sides of a corner lot the front shall be deemed the shorter of the two sides fronting on the streets.
- (b) The side yard on the side facing the side street shall be twenty (20) feet or more for both main and accessory buildings with a total combined side yard of twenty seven and one half (27.5) feet for the main building.
  - 1) Each corner lot shall have a minimum width, at the setback line and the street line measured to the PI of a radius, where a radius exists, of seventy (70) feet.
- (C) Driveway may enter the lot from the side street

### **TYPE A & B LOTS**

#### Height

Buildings may be erected up to thirty five (35) feet in height above the main finished floor elevation except that no accessory building within twenty (20) feet of any lot line shall be more than one story high. All accessory buildings shall be less than the main building in height.

#### Density

The proposed R-1 District and Planned Housing Development shall have a maximum density requirement of three (3) units per acre.

#### Occupancy

The proposed R-1 District and Planned Housing Development shall have a maximum occupancy requirement for single family dwellings as stated in Section 42-155 of the Christiansburg Zoning Ordinance. The maximum dwelling unit occupancy shall be a family and up to two (2) unrelated individuals per unit.

#### Accessory Buildings

- (A) The minimum setback for accessory buildings, regardless of height, is five feet from any adjoining property line and a minimum of 10 feet from any side street right-of-way line, except:
  - a. Accessory buildings shall not be constructed inside of, or on any portion of, any easement.
  - b. The front facade of any accessory structure shall be set back a minimum of ten feet from the rear of the principle structure.

#### Miscellaneous Provisions

- (A) Driveways will be designed and constructed in accordance with the Town of Christiansburg Zoning Ordinance

- (B) Sidewalks will be provided along all proposed public streets as required by Town Code. All principle structures shall be provided with a minimum three feet wide walkway connected to the street right-of-way, or alternatively, to the driveway.

### **Open Space**

A minimum of fifteen-percent (15%) of the total project area shall be designated as open space. A minimum of five thousand (5,000) square feet shall be provided for active or passive recreational activities. The attached exhibit Sheet Z2 shows the areas designated as open space. The majority of the open space shown is adjacent to or inclusive of sensitive environmental areas onsite. These areas include the creek that runs through the property and the wetland area on the eastern side of the property near the proposed stormwater management area. The types of active recreation that have been discussed are a tot lot or a gazebo area. The applicant investigated the idea of a trail connection from the property to the Huckleberry Trail. However, after discussion with Town staff, an additional at grade railroad crossing would not be advisable. It was also discussed that the sidewalk infrastructure that was built with the Villas project would allow residents to access the Huckleberry at the location that is currently under construction along Peppers Ferry Road. This subdivision will also have sidewalks that will connect to the sidewalks along Quin W Stuart Boulevard. The project will also be less than half a mile from the Wilson property that has been purchased by the Town for new recreational facilities.

### **Project Phasing**

Due to the size of the project and the cost of development, the subdivision will likely be built out as a phased development. As part of the first phase of development, stormwater management will be designed for the ultimate buildout and all roads, water and sewer infrastructure will be preliminarily designed to insure coordinated construction in future phases. Any open space that is adjacent to a phase will be developed and dedicated as part of that phase's final subdivision plat. While phasing is likely, the applicant does reserve the right to build out the entire subdivision in one phase.

### **Subdividing & Parcels**

The project site currently exists as three separate parcels. Upon redevelopment, all interior parcel lines will be vacated or adjusted. Any subdivided lots, open space, and other applicable easements will be dedicated on the final approved subdivision plat as required by the Town of Christiansburg Subdivision Ordinance. Utilities serving the parcels shall be designed to meet Town of Christiansburg Water and Sewer Standards. All parcels will have public utility easements and drainage easements as required by Town standards and all lots will have full access to open space/common space. Subdivision plats shall be required for all subdivisions within the Planned Housing Development.

### **Landscaping & Screening**

Landscaping will be provided as specified in the Town of Christiansburg Zoning Ordinance. This will include the required interior greenspace areas, any required

buffering and the overall site greenspace and landscaping requirements. Screening may be designed to help mitigate any concerns from adjacent properties or address screening desired by the applicant. Existing fences along the perimeter of the property will likely remain if in reasonable repair. Any existing vegetation adjacent to outside parcel boundary lines is proposed to be preserved as grading allows and if the vegetation is deemed to be healthy and safe to future residents.

#### **Site Lighting**

As this development is a single family residential subdivision, no specific site lighting is proposed. The developer may provide residential scale lighting on individual lots during building construction. Street lighting would also be provided as required by Town of Christiansburg zoning ordinance and in coordination with AEP.

#### **Maintenance**

The applicants will establish a Homeowners Association which will be responsible for maintenance of all common space elements including exterior elements such as recreational areas, open space and stormwater management areas. These areas will be under the development's ownership or Homeowners Association and will be maintained at no cost to the general taxpayer.

#### **Signage**

The developer reserves the right to construct a project identification sign at a location 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 Town of Christiansburg zoning ordinance.

### **IV. Public Utilities**

All utilities will be constructed to Town standards, and where appropriate, be dedicated to the Town. Public utility easements will be dedicated along water distribution and sewer collection lines outside of the road right-of-way.

#### **Water and Sanitary Sewer**

The proposed rezoning area is on the north side of Quin W Stuart Boulevard and adjacent to Phase I and Phase II of the Villas at Peppers Ferry. According to the Town water maps and approved construction plans for the Villas, there are four 8" waterlines that could be connected to for water service to serve the proposed subdivision. One 8" line is located on the south side of Quin W Stuart Boulevard and another is located in Stafford Drive. The other two waterlines were installed as part of the Villas project and are currently stubbed to their western property lines. It is assumed that some "looping" will be required during the final waterline design process. The proposed development will install new waterlines and service connections throughout the property to serve the new residential uses. A preliminary analysis shows that extending an 8" waterline throughout the development should also provide sufficient pressure and flow. This will be determined by the Town Engineering department at the time of site plan development. Any required fire hydrants will be located within the project as

required by Town Code. The proposed waterline sizes may change based on final design criteria.

According to Town sewer maps, approved construction plans for the Villas and some actual field survey data, there currently are six 8" gravity sanitary sewer lines and one 10" gravity sewer line that either run through or are adjacent to the property. These lines would serve as adequate connection points for the future gravity sewer lines that would be required for the development of this parcel. All main lines will be located within easements and will be constructed per Town Code.

Based on Virginia Department of Health Standards, an average daily flow is estimated for the proposed uses below.

#### RESIDENTIAL USE

Townhomes: Maximum of 78 total Homes

*Design Assumptions and Calculations:*

1. Water and Sewer usage for residential use is 75 gal/day per person. Assume 3 persons per dwelling = 17,550 gal/day

**TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED DEVELOPMENT = 17,550 gallons per day**

Applicant will construct or cause to be constructed at no expense to the Town 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 Town, will comply with the regulations and standards of the Town 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 unless otherwise directed by the Town of Christiansburg. Any water mains and appurtenances and/or sewer mains that must be relocated as part of the development will be relocated by the applicant at no cost to the Town.

#### Water Quality & Stormwater Management Standards

The subject property shown for development drains naturally to the east. Surface runoff flows to the stream that runs parallel to the Norfolk Southern Railway right of way. This stream is an unnamed tributary of Slate Creek. Thus, this property is part of the New River watershed. The current masterplan shows the preliminary location for the stormwater management areas. Preliminary calculations have been performed to evaluate the stormwater management requirements for a subdivision of this type and have been used to determine the general sizes and locations of these stormwater areas. These areas would be sized to accommodate the additional stormwater runoff created by the increased impervious areas of the development. The stormwater management facilities would work in conjunction with one another and reduce the amount of post development runoff as well as treating the stormwater runoff for water quality purposes. Onsite measures such as Low Impact Development techniques may be implemented as well to further control the point

source pollutants coming from individual home sites. The proposed stormwater management areas will conform to all applicable Department of Environmental Quality and Town of Christiansburg regulations dealing with stormwater quantity and quality. This includes the minimum design standards for channel protection and flood protection. With these design measures in place there should be no negative impact on the groundwater supply for any adjacent downstream well users.

### **Environmental Impacts & Concerns**

There are currently two specific areas on the property that are environmentally sensitive and have been addressed during the preliminary design process. The first is a creek that runs west to east across the property. This creek also has some fringe wetland areas adjacent to it. There is currently a culvert crossing of the creek and the Town also has a sewer line that runs parallel to the creek. The proposed masterplan shows this creek area as future dedicated open space. The only impact anticipated is the upgrade of the existing culvert to allow for the new proposed road crossing. The second area is a large low area just south of proposed lot 50. This area appears to be a wetland area as well and is currently shown to remain in open space. Prior to any development, the property will have to be delineated for streams and wetlands, confirmed by the US Army Corps of Engineers and the Department of Environmental Quality, and all appropriate permits filed and mitigation provided as necessary. During construction it will also be necessary to provide all required erosion and sediment control measures along the stream to avoid any sediment and silt from reaching adjacent properties and the storm sewer system.

### **Trash Pick-up**

The project plans to be serviced with curbside trash pickup by the Town of Christiansburg as is typical of single family residential subdivisions located within Town limits.

### **Other Utilities**

Utility connections such as power, phone, cable television, gas, and any other miscellaneous utilities serving this community shall be located underground. Relocation of any existing utility lines will be at the direction of the individual utility companies. Coordination with AEP and the other private utility companies will be necessary to limit or avoid impacts to the adjacent residential and commercial areas during construction.

## **V. Traffic Circulation Pattern**

### **Public Roads, Access Drives and Vehicular Traffic**

The current master plan shows two access points to the project. The main access will be off of Quin W Stuart Boulevard. During the development of the Villas at Peppers Ferry, a future road was anticipated along the western side of the Villas to serve the remaining property for future development. This alignment is what is shown as the main access road on the masterplan. The secondary access location is off of Stafford Drive on Tax Parcel #405-A 9. There is currently a rental house on



that property as well as a driveway that serves the Halberstadt's homeplace. The house will be removed and public right of way will be dedicated to the Town for the construction of a new public road. While it is not anticipated that this access point will be heavily used, it does serve as an important second connection point in the need for emergency service access and overall interconnectivity. All proposed roads will be designed to meet Town standards.

By completing the Town of Christiansburg VDOT Traffic Impact Analysis (TIA) Supplemental Application, it has been determined that a TIA is not warranted with this project. The trip generation numbers for the proposed uses are shown below for the AM Peak, PM Peak and Weekday totals. Since the density proposed with the project meets the guidelines in the Comprehensive Plan, no road improvements for Quin W. Stuart Boulevard, Stafford Drive or Peppers Ferry Road are proposed with this project.

<u>Use</u>	<u>ITE</u>	<u># of Units</u>	<u>AM In</u>	<u>AM Out</u>	<u>AM Total</u>	<u>PM In</u>	<u>PM Out</u>	<u>PM Total</u>	<u>Weekday</u>
Single Family Detached	210	81	16	50	66	55	32	87	865

### **Pedestrian Walks**

Sidewalks will be installed along the proposed public roads as required by the Town of Christiansburg Zoning Ordinance. Existing sidewalks are located along the north and east side of Quin W Stuart Boulevard. The proposed sidewalks will connect the residents to the existing sidewalk infrastructure which then leads to the Peppers Ferry Road and the Huckleberry Trail. Sidewalks within the Town right of way will be standard 5' width and designed to Town standards. Any sidewalks will that will serve as accessible routes will meet ADA requirements.

## **VI. Zoning, Existing Land Use and Comprehensive Plan Vision**

The property is currently zoned A Agricultural District. The property is located in an area designated Area 1: 114 Corridor as shown on the Town of Christiansburg Planning Area Map in the Comprehensive Plan. The subject parcel is surrounded by several differing existing zoning designations including single family residential, multi-family residential, Limited Business and General Business. The subject parcel is shown as Residential on the Future Land Use Map as is the adjacent property to the north and west. The property to the south is shown as Mixed Use w/ Buffer (Res/Bus) and the property to the east which is the New River Valley Mall is shown as Business/Commercial.

The proposed rezoning and conditional use permit application support and meet the guidelines set forth the Comprehensive Plan and the Future Land Use Map. New housing permits have increased in Christiansburg over the last year as the recession that has plagued the housing industry for the last 5 years has finally begun to ease. The desire of people to live in Christiansburg due to its shopping, recreational opportunities and affordability continues to grow. The location of the subject parcel lends itself to a residential subdivision as proposed and will fit in nicely with the existing development of the Villas at Peppers Ferry. It is well positioned to take full

advantage of the shopping and entertainment areas in town and its proximity to the Huckleberry Trail and the Future Town Park on the Wilson property will certainly be of value to future homeowners. The ease in which to access Route 460 is also important in this application as there is little impact on other residential subdivisions from traffic leaving the proposed subdivision to go either towards Blacksburg or Roanoke. There is ample existing utility infrastructure nearby and the road improvements currently underway on Peppers Ferry Road will certainly help ease the traffic congestion concerns along this stretch of road.

The proposed project shows a maximum of 78 residential units. This would on average have the potential of increasing the local public school enrollment by 47 total students. This is a national average based on a dwelling unit adding 0.6 students to the school system. As this will be a single family residential neighborhood, it is anticipated that there will be school age children that would be attending Montgomery County Public Schools.

The elements that directly conform to the goals and strategies stated in the **Town of Christiansburg 2013 Comprehensive Plan** are listed below and reference the Policy Chapter as adopted November 19, 2013. The italicized text is from the Comprehensive Plan, while the regular text is the how the proposal meets these guidelines.

## Goals and Strategies

### ENV 1 - Natural Resources Goals and Strategies

*ENV 1.2 Encourage the retention of existing trees and wooded lots and the planting of additional trees during development.*

Existing vegetation shall be preserved as grading allows within the development.

*ENV 1.5 Require recognition of critical features in development plans and locations for future development.*

Critical features have been identified during the design development process.

*ENV 1.8 Limit development on sites with steep slope and prohibit development that creates steep slopes.*

Steep slope development is not anticipated with this proposal.

*ENV 1.11 Encourage developers to consider methods to reduce development impacts.*

The developer is willing to look at options for reducing runoff and environmental impacts during final design plan development.

### ENV 2 - Water Quality, Watersheds, and Stormwater Management Goals and Strategies

*ENV 2.2B Encourage on-site water infiltration systems using natural vegetation and natural filtration systems for new developments.*

The developer is open to using filtration/infiltration stormwater techniques.

*ENV 2.10 Maintain standards and specifications for design and construction of stormwater management infrastructure.*

Stormwater management will be implemented with the development that meets or exceeds state and local regulations and specifications.

*ENV 2.13 Reduce stormwater runoff and prevent flooding at existing sites by requiring upgrades with redevelopment or rezoning.*

Stormwater management will be implemented with the development that meets or exceeds state and local regulations.

*ENV 2.20 Implement riparian buffers to assist in water infiltration, soil stabilization, and bank restoration along rivers and creeks.*

Buffers are proposed along the creek area.

### **ENV 3 - Open Space Goals and Strategies**

*ENV 3.1 Require dedicated open space for new developments and for changes in land use where appropriate.*

Open space will be dedicated with the subdivision.

*ENV 3.3 Interconnect open space areas.*

Open space areas will be connected by the sidewalk proposed along the right of way.

*ENV 3.8 Plan for a trail network to connect public places, recreation areas, and other open spaces.*

While trails are not proposed with this project, sidewalks are proposed and will connect to other town recreational facilities such as the Huckleberry Trail and future Town park. Sidewalks will connect the residents of this subdivision to Town recreational facilities as well as shopping, food and entertainment options.

### **PR/A 2 - Facilities Goals and Strategies**

*PR/A 2.3 Encourage development of on-site recreational facilities within new residential developments appropriate to the needs of the residents.*

Open space will be provided within the subdivision and some recreational opportunities will be provided for residents.

### **IS 4 - Stormwater Management Goals and Strategies**

*IS 4.1A Encourage the use of rain gardens, permeable pavements, green roofs, and increased urban tree canopy.*

Alternative water quality measures may be used in this development.

*IS 4.1B Encourage on-site water infiltration systems using natural vegetation and natural filtration systems for new developments.*

Onsite filtering systems may be used in this development.

*IS 4.2 Maintain standards and specifications for design and construction of stormwater management infrastructure.*

The project will meet all current Town standards and specifications for stormwater management at the time of design and development.

### **TRN 3 - Road Network Goals and Strategies**

*TRN 3.4 Reduce traffic congestion and speeding in residential areas.*

Roads are designed to minimize long straight stretches where speeding can occur.

*TRN 3.5 New development should increase connectivity to support efficient emergency service provision and reduce congestion at intersections of local and collector/arterial streets.*

The development proposed multiple access points which will support efficient emergency service responses and reduce congestion.

*TRN 3.5A Limit cul-de-sacs and support the use of grid type patterns for increased connectivity.*

No cul-de-sacs are proposed with the development thus encouraging interconnectivity.

## **CED 8 - Community Character Goals and Strategies**

*CED 8.6 Ensure that new residential neighborhoods in Town are compatible and integrated with the existing community character.*

The proposed development will be compatible with the Villas at Peppers Ferry.

## **LUP 1 - Housing Goals and Strategies**

*LUP 1.6A Strive to ensure new housing developments and infill structures are designed in context with existing built neighborhoods, complement the overall character and architecture of the neighborhood, and do not overtax existing public infrastructure.*

The proposed development will be compatible with the Villas at Peppers Ferry and there is ample existing infrastructure in the vicinity of the new development area.

## **LUP 2 - Existing and Future Land Use and Planning Goals and Strategies**

*LUP 2.2A Ensure development is compatible with surrounding uses through buffers and other techniques.*

The proposed development will be compatible with the Villas at Peppers Ferry.

*LUP 2.7 Promote environmentally friendly neighborhoods and housing developments.*

The proposed design will promote a friendly neighborhood.

*LUP 2.7A Protect environmental features (e.g. floodplains, karst) in new residential development.*

Existing streams and wetland areas are shown to be preserved in the proposed design.

*LUP 2.7C Control stormwater runoff in new residential developments and subdivisions.*

Stormwater will be designed and implemented per new DEQ standards.

*LUP 2.7D Encourage common open spaces and playgrounds in new development.*

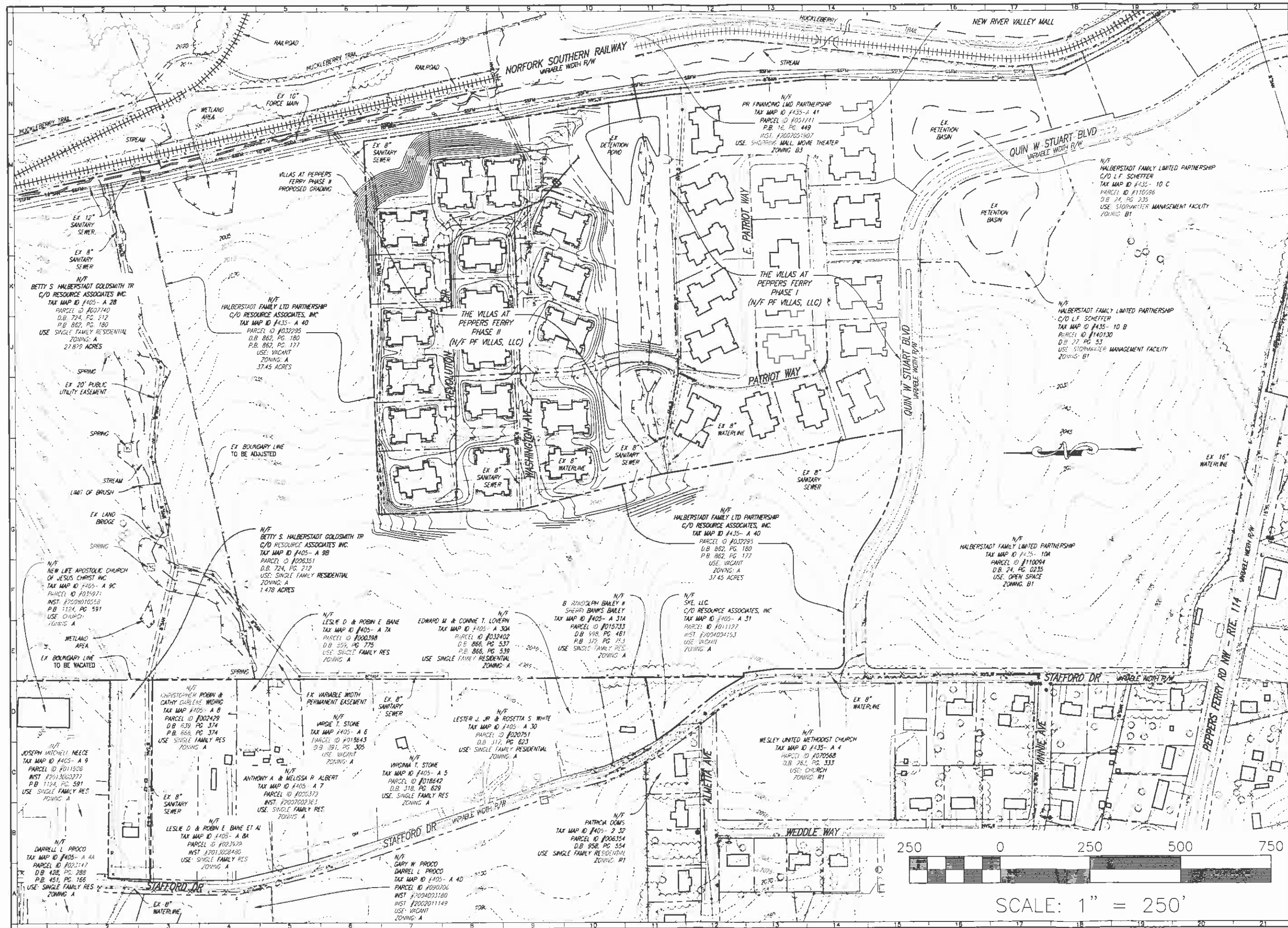
Both are included with this request.

*LUP 2.8 Ensure land use decisions are integrated with transportation decisions to maintain or improve access to various uses and prevent future gridlock.*

Multiple access points are proposed thus promoting interconnectivity.

*LUP 2.8A Promote connected and walkable neighborhoods. Promote multiple entrances, interconnected streets, and pedestrian sidewalks or trail linkages for neighborhood development.*

Sidewalks are proposed for the development and multiple access points are proposed thus promoting interconnectivity.



**BALZER**  
AND ASSOCIATES, INC.  
REGISTERED PROFESSIONAL ENGINEER  
www.balzer.cc  
New River Valley  
Richmond  
Roanoke  
Shenandoah Valley  
RESIDENTIAL AND DEVELOPMENT ENGINEERING  
SITE DEVELOPMENT ENGINEERING  
LAND USE PLANNING & ZONING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
ARCHITECTURE  
STRUCTURAL ENGINEERING  
TRANSPORTATION ENGINEERING  
ENVIRONMENTAL & SOIL REMEDIATION  
WETLAND DEMARCATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.  
448 Peppers Ferry Road NW  
Christiansburg, VA 24073  
540-381-4290  
FAX 540-381-4291

STATESON HOMES  
PLANNED HOUSING DEVELOPMENT

EXISTING CONDITIONS

RINER MAGISTERIAL DISTRICT  
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY JRT  
DESIGNED BY JRT  
CHECKED BY SMS  
DATE 6/10/14  
SCALE 1" = 250'  
REVISIONS

SHEET NO  
**Z1**  
JOB NO. B1300086.00



#### GENERAL NOTES

1. SITE ADDRESS CHRISTIANSBURG, VIRGINIA 24073  
RIVER MAGISTERIAL DISTRICT
2. OWNER: HALBERSTADT FAMILY LTD PARTNERSHIP  
C/O RESOURCE ASSOCIATES, INC.  
582 FORDS ROAD  
MANAKIN SABOT, VA 23103  
CONTACT: LARRY SHEFFER  
OWNER: BETTY S GOLDSMITH HALBERSTADT TRUSTEE  
C/O RESOURCE ASSOCIATES, INC.  
588 FORDS ROAD  
MANAKIN SABOT, VA 23103  
CONTACT: LARRY SHEFFER
3. TAX PARCEL NO.S: #435-A 40, #405-A 28; #405-A 9B
4. CURRENT ZONING: A - AGRICULTURAL DISTRICT
5. PROPOSED ZONING: R-1 SINGLE-FAMILY RES. DISTRICT WITH CUP TO ALLOW PLANNED HOUSING DEVELOPMENT
6. THE PROPERTY IS LOCATED IN F.E.M.A. DEFINED ZONE X (UNSHADED) AS SHOWN ON PANEL #51121C0141C (EFFECTIVE DATE SEPTEMBER 25, 2009).
7. WATER SERVICE: TOWN OF CHRISTIANSBURG
8. SEWER SERVICE TOWN OF CHRISTIANSBURG
9. TOTAL SITE AREA = ±66.8 ACRES
10. AREA TO BE REZONED = ±35.4 ACRES
11. OPEN SPACE PROVIDED = ±8.7 ACRES (25%)

#### LEGEND

- PROPERTY LINE
- EASEMENT LINE
- OPEN SPACE PARCEL



SCALE: 1" = 250'



www.balzer.cc

New River Valley  
Richmond  
Roanoke  
Shenandoah Valley

RESIDENTIAL AND DEVELOPMENT ENGINEERING  
SITE DEVELOPMENT ENGINEERING  
LAND USE PLANNING & DESIGN  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
ARCHITECTURE  
STRUCTURAL ENGINEERING  
TRANSPORTATION ENGINEERING  
ENVIRONMENTAL & SOIL SCIENCE  
WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.  
448 Peppers Ferry Road, NW  
Christiansburg, VA 24073  
540-381-4290  
FAX 540-381-4291

STATION HOMES  
PLANNED HOUSING DEVELOPMENT

MASTER PLAN

RIVER MAGISTERIAL DISTRICT  
TOWN OF CHRISTIANSBURG, VIRGINIA

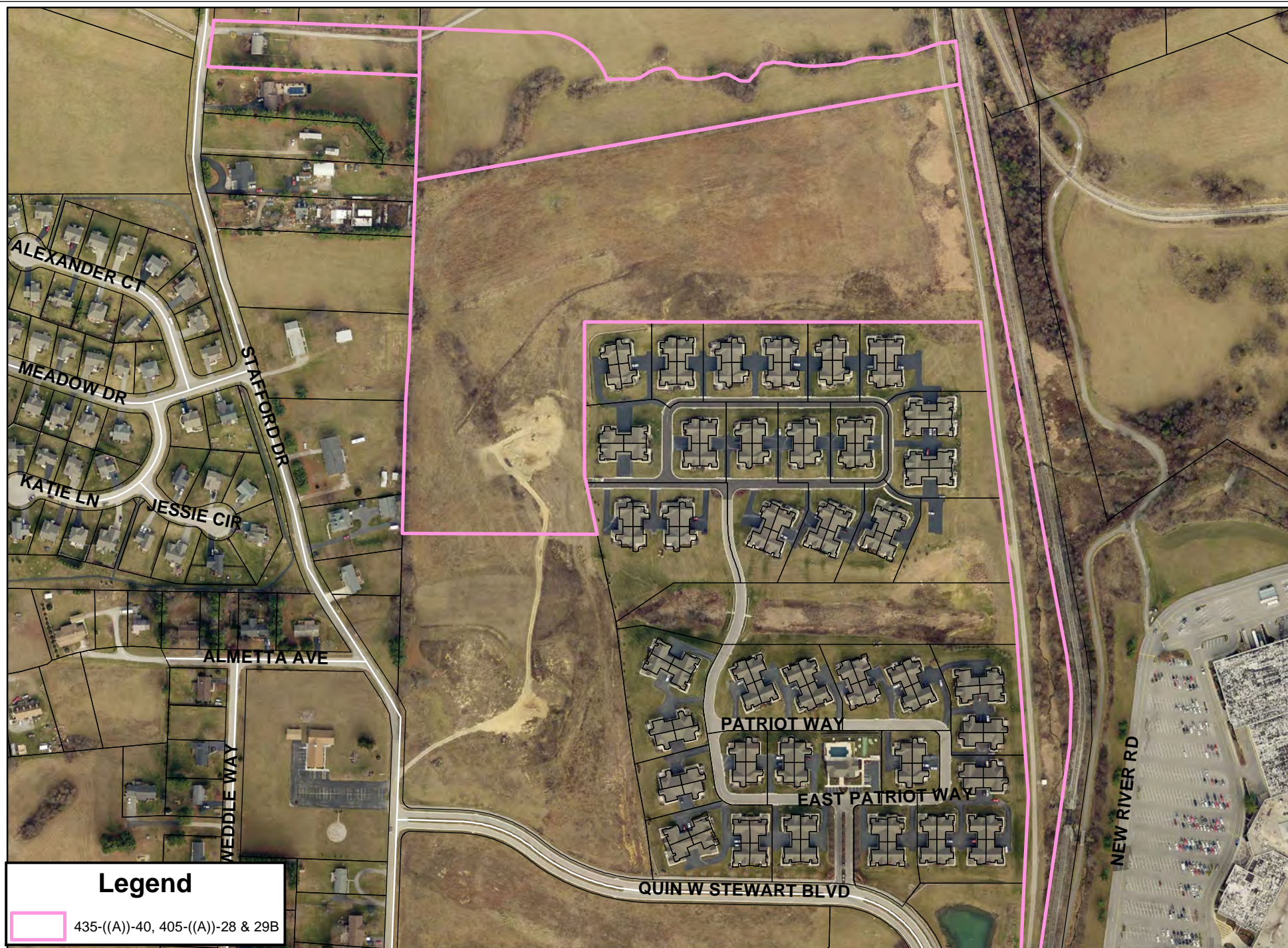
DRAWN BY JRT  
DESIGNED BY JRT  
CHECKED BY SMS  
DATE 6/10/14  
SCALE 1" = 250'  
REVISIONS:

SHEET NO

Z2

JOB NO. B1300085.00





## Legend

435-((A))-40, 405-((A))-28 & 29B

REZONING REQUEST: QUIN W. STUART BLVD/STAFFORD DRIVE

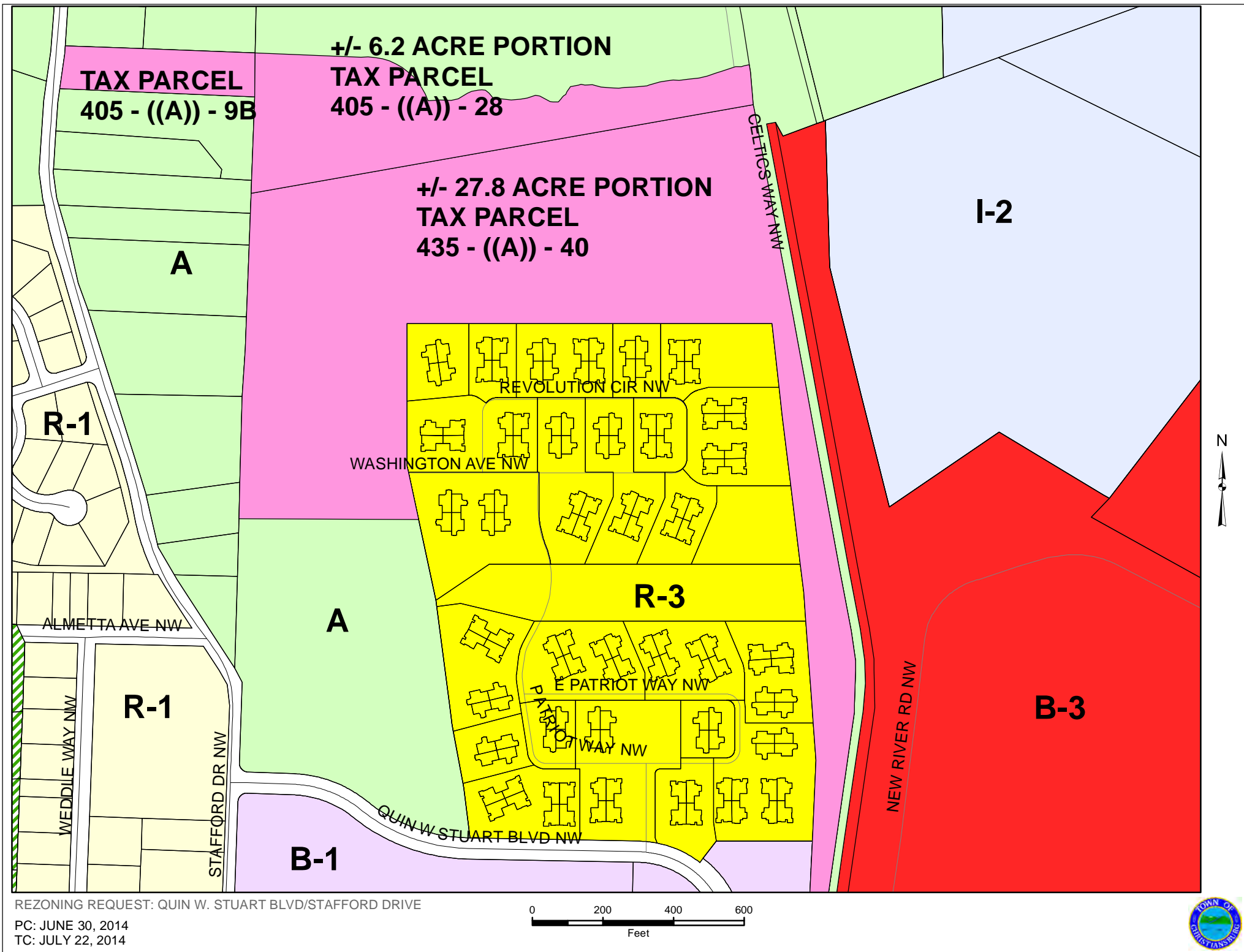
PC: JUNE 30, 2014

TC: JULY 22, 2014

0 100 200 300  
Feet









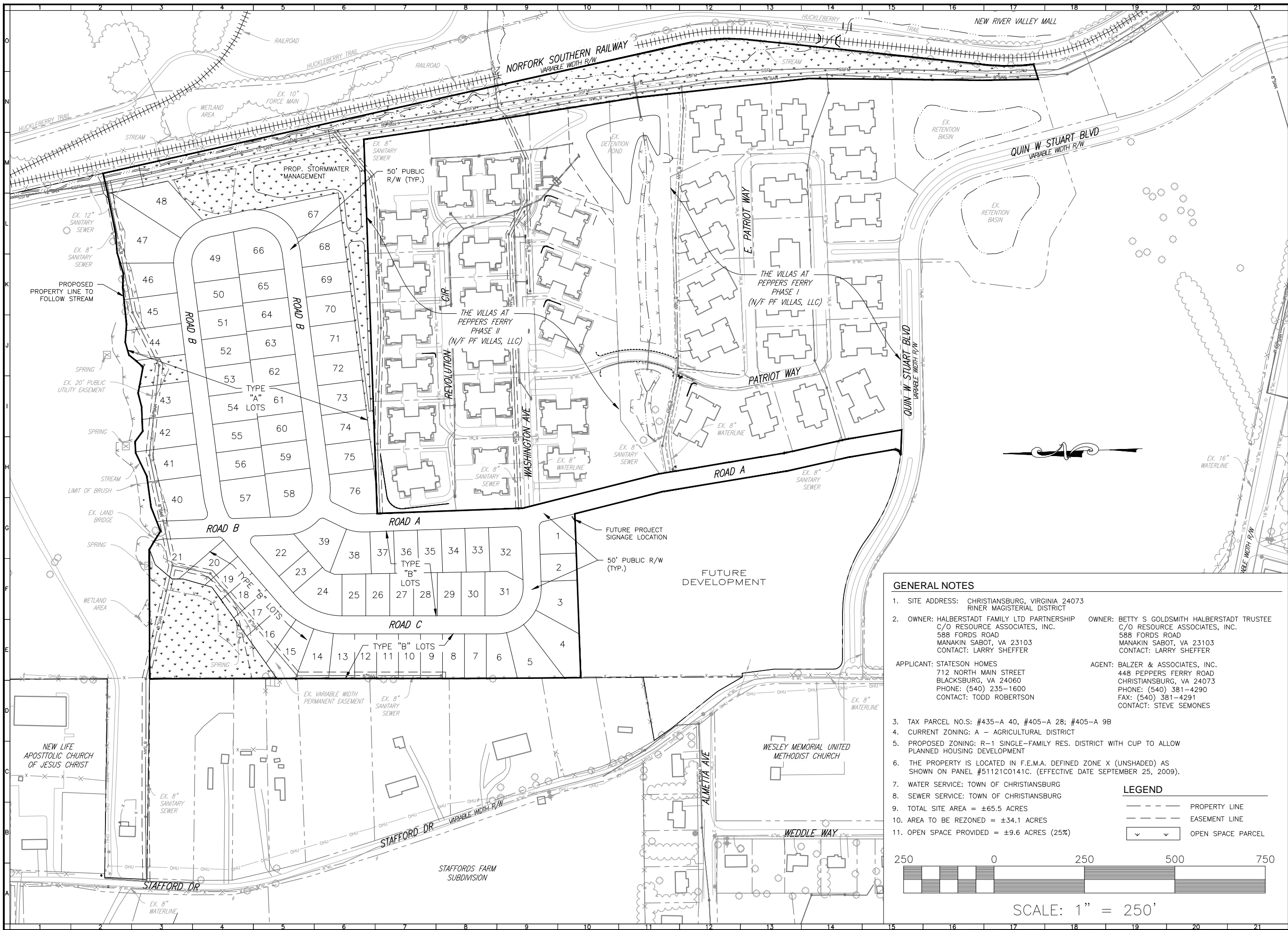
Rezoning: Quin E. Stewart Blvd/Stafford Drive - Stateson Homes

Tax Map #	Owner(s)		Mailing Address	City, St, Zip
405- 6 A	J&D BUILDERS OF THE NRV INC		1950 PEPPERS FERRY RD	PULASKI VA 24301
375- A 14A	THOMPSON ROGER L	THOMPSON BETTY LANE	117 JADE DR	RADFORD VA 24141
405- A 29	MONTGOMERY COUNTY BOARD	OF SUPERVISORS		
405- A 15	QUALITY BUILDERS LLC		P O BOX 199	BLACKSBURG VA 24063
405- A 27	HALBERSTADT FAMILY LIMITED	C/O RESOURCE ASSOCIATES INC	588 FORDS RD	MANAKIN SABOT VA 23103
405- 6 21	DRUMMOND SEAN D		1095 STAFFORD DR	CHRISTIANSBURG VA 24073
405- 6 22	LAUTERIO GERALDINE J		1085 STAFFORD DR	CHRISTIANSBURG VA 24073
405- A 13E	FISHER CHARLES T	FISHER SUSAN J	1075 STAFFORD DR	CHRISTIANSBURG VA 24073
405- 1 4	DUARTE SUSAN		1065 STAFFORD DR	CHRISTIANSBURG VA 24073
405- 1 3	MARTIN DONALD R	MARTIN LINDA L	1045 STAFFORD DR	CHRISTIANSBURG VA 24073
405- 1 2	DAVIS CHARLES ERIC	DAVIS CAROLYN SUE	1025 STAFFORD DR	CHRISTIANSBURG VA 24073 4037
405- A 15A	MONTGOMERY COUNTY	BOARD OF SUPERVISORS		
405- 1 1	HALBERSTADT FAMILY LTD PTNRSHP	C/O RESOURCE ASSOCIATES INC	588 FORDS RD	MANAKIN SABOT VA 23103
405- A 28	HALBERSTADT BETTY S GOLDSMITH TR	C/O RESOURCE ASSOCIATES INC	588 FORDS RD	MANAKIN SABOT VA 23103
405- A 12	SALMON ROGER ALLEN		975 STAFFORD DR	CHRISTIANSBURG VA 24073
405- A 11A	DANNER FREDERICK R	DANNER APRIL M	965 STAFFORD DR	CHRISTIANSBURG VA 24073
405- A 11C	MARTIN CAROLYN RAE		605 DOBBINS HOLLOW RD	PILOT VA 24138
405- A 28	HALBERSTADT BETTY S GOLDSMITH TR	C/O RESOURCE ASSOCIATES INC	588 FORDS RD	MANAKIN SABOT VA 23103
405- A 10,11	MARTIN WILLIAM L	MARTIN JUANITA	2349 CRAB CREEK RD	CHRISTIANSBURG VA 24073
405- A 10A	DANNER FREDERICK R		965 STAFFORD DR	CHRISTIANSBURG VA 24073
405- A 4A	PROCO DARRELL L		740 STAFFORD DR NW	CHRISTIANSBURG VA 24073
405- A 9	NEECE JOSEPH MITCHELL		755 STAFFORD DR NW	CHRISTIANSBURG VA 24073
405- A 4D	PROCO GARY W	PROCO DARRELL L	820 STAFFORD DR	CHRISTIANSBURG VA 24073
405- A 9B	HALBERSTADT BETTY S GOLDSMITH TR	C/O RESOURCE ASSOCIATES INC	588 FORDS RD	MANAKIN SABOT VA 23103
405- A 8	WIDRIG CHRISTOPHER ROBIN	WIDRIG CATHY DARLENE	725 STAFFORD DR	CHRISTIANSBURG VA 24073
435- A 40	HALBERSTADT FAMILY LTD PRTRNSHP	C/O RESOURCE ASSOCIATES INC	588 FORDS RD	MANAKIN SABOT VA 23103
435- A 41	PR FINANCING LMD PARTNERSHIP		782 NEW RIVER RD	CHRISTIANSBURG VA 24073
405- A 8A	BANE LESLIE D	BANE ROBIN E ETAL	665 STAFFORD DR	CHRISTIANSBURG VA 24073
405- A 7A	BANE LESLIE D	BANE ROBIN E	665 STAFFORD DR	CHRISTIANSBURG VA 24073
405- A 7	ALBERT ANTHONY A	ALBERT MELISSA R	645 STAFFORD DR	CHRISTIANSBURG VA 24073
405- A 6	STONE VIRGIE T		615 STAFFORD DR NW	CHRISTIANSBURG VA 24073
405- A 5	STONE VIRGINIA T		615 STAFFORD DR NW	CHRISTIANSBURG VA 24073
405- 5 T	PF VILLAS LLC		COMMON AREA	
405- 5 U	PF VILLAS LLC		COMMON AREA	
405- 5 V	PF VILLAS LLC		COMMON AREA	
405- 5 Y	PF VILLAS LLC		6912 THREE CHOPT RD SUITE C	RICHMOND VA 23226
405- 5 W	PF VILLAS LLC		COMMON AREA	RICHMOND VA 23226
405- 5 35-3	HYPES RUTH I	DECKER HILDA H	280 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 32-2	SUMNER ROY R		3825 WELCH HILL LN	LOVETTSVILLE VA 20180
405- 5 34-3	MCALLISTER RENNIE M		1217 HYDE LN	RICHMOND VA 23229
405- 5 32-3	WILLIAMS RICHARD BOYD		401 HOLLAND LN APT 613	ALEXANDRIA VA 22314 3435
405- 5 33-3	KERSHNER DOTTIE M		360 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 34-2	EBEL ROLAND	EBEL ELAINE	330 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 36-3	BOOTH WAYNE E	BOOTH CLAIRE T	240 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 36-2	GRANT EMMONS		250 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 31-3	DUNCAN KENNETH L		430 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 35-2	WIRT NAGATHA N		290 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 33-2	TAWNEY JACK B	TAWNEY MARTHA G	370 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 31-2	STEBBINS JOHN R	STEBBINS MARY R	1950 JONES RD	SKIPWITH VA 23968
405- 5 35-1	KERNS COREY	KERNS TOKUKO	606 EILEEN ST	BRENTWOOD CA 94513
405- 5 35-4	BOYER WALTER E	BOYER NANCY A	270 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 32-4	PERRY NORMAN E SR		390 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 32-1	LOWE ROBERT A SR	LOWE BARBARA JANE	420 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 34-1	GRAYBEAL PHILLIP E	GRAYBEAL VICKIE G	340 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 34-4	SAKS CHARLES E	SAKS MARTA T	310 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 33-4	PF VILLAS LLC		6912 THREE CHOPT RD SUITE C	RICHMOND VA 23226
405- 5 33-1	BRADLEY LEWIS N		380 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 36-4	HARRIS ROBERT V		230 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 36-1	STONE CARLA B		260 REVOLUTION CIR	CHRISTIANSBURG VA 24073 6394
405- 5 31-4	DAVIS LAURA T		440 REVOLUTION CIR	CHRISTIANSBURG VA 24073

Tax Map #	Owner(s)		Mailing Address	City, St, Zip
405- 5 31-1	KITTS BRIAN L		460 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 X	PF VILLAS LLC		6912 THREE CHOPT RD SUITE C	RICHMOND VA 23226
405- A 30	WHITE LESTER J JR	WHITE ROSETTA S	575 STAFFORD DR NW	CHRISTIANSBURG VA 24073
405- 5 S	PF VILLAS LLC		COMMON AREA	
405- 5 37-2	WOOLDRIDGE UTE URSEL		210 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 Q	PF VILLAS LLC		COMMON AREA	
405- 5 U	PF VILLAS LLC		COMMON AREA	
405- 5 P	PF VILLAS LLC		COMMON AREA	
405- 5 37-1	WILLSON ARTHUR B	WILLSON LISBETH N	220 REVOLUTION CIR	CHRISTIANSBURG VA 24073 6394
405- 5 27-2	MUNDY PHIBBS BARBARA A		465 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 21-3	BALLWEG JOHN A	BALLWEG ARMIDA L	55 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 23-3	VA L DEGEORGE DECLARATION	OF TR DATED NOVEMBER 12 1990	425 MAGNA CARTA VIA	CHRISTIANSBURG VA 24073
405- 5 37-3	DOWLING KATHRYN S	DUNCAN EDITH ANNE P	200 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 27-3	PETER JOHN E	PETER JUDITH L	15 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 37-4	PF VILLAS LLC		6912 THREE CHOPT RD SUITE C	RICHMOND VA 23226
405- 5 25-3	HORNSHUH JAMES E	HORNSHUH MARY J	195 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 25-2	BRUETSCH DENNIS M	BRUETSCH KELLY M	105 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 21-2	STAFFORD TERRY T		25 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 23-2	KESLING DORIS A		65 REVOLUTION CIR UNIT 23-2	CHRISTIANSBURG VA 24073
405- 5 30-3	MAGEE ROBERT E JR	MAGEE REBECCA C	470 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 30-2	BOATWRIGHT BONNIE W		480 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 30-1	ALAN E BAYER TRUST 10/19/05	C/O ALAN E BAYER TRUSTEE	20 WASHINGTON AVE	CHRISTIANSBURG VA 24073
405- 5 30-4	JANOV DORA R		10 WASHINGTON AVE	CHRISTIANSBURG VA 24073
405- 5 27-4	STEVEN DOUGLAS NACK REV TR	C/O STEVEN DOUGLAS NACK TRS	P O BOX 592	PEMBROKE VA 24136
405- 5 27-1	CORCORAN JAMES	CORCORAN NAN J	475 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 25-4	HINES BETTY F		185 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 25-1	RUDD JOHN G	RUDD CHARLENE A	70 LIVE OAK LN	PINEHURST NC 28374
405- 5 21-1	WOOD LINDA S	WOOD KEITH R	35 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 21-4	WILSON JAMES H	WILSON ROBERTA S	45 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 23-1	REYNOLDS RUTH B		75 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 23-4	BECKER MARTINA C	TOYENS-SANCHEZ JESUS E	CMR 422 BOX 244	APO AE 09067
405- 5 26-2	BROWN DEBORAH L		170 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 26-1	WEBB RICHARD L	WEBB HONORE H	160 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 26-3	RIEHL WILLIAM E	RIEHL KIMBERLY A	180 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 26-4	WALMAN WILLIAM R	WALMAN SUE ANN	150 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 T	PF VILLAS LLC		COMMON AREA	
405- 5 R	PF VILLAS LLC		COMMON AREA	
405- A 30A	LOVERN EDWARD M	LOVERN CONNIE T	545 STAFFORD DR	CHRISTIANSBURG VA 24073
405- 5 N	PF VILLAS LLC		6912 THREE CHOPT RD SUITE C	RICHMOND VA 23226
405- 5 28-3	HARPER WILSON G	HARPER FAYE D	10 DONCASTER LN	BLUFFTON SC 29909
405- 5 29-2	PAPE HOWARD A	PAPE KAREN D	478 WOODLAND RD	CHARLOTTESVILLE VA 22901
405- 5 20-2	CONNORS MAUREEN		40 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 22-2	CALLISON CONNIE R		80 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 24-2	GRAVES TRUST DATED 10/06/08	SAMMEY R OR MARIA V GRAVES TRS	120 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 29-3	SPITZER KIRK	SPITZER LEILA B	13296 BECKFORD LN	RICHMOND VA 23238
405- 5 28-2	SEAY RALEIGH F JR	SEAY LINDA B	1825 MONTEREY AVE	ORLANDO FL 32804
405- 5 20-3	BISHOP C WAYNE	BISHOP JOYCE H	60 REVOLUTION CIR UNIT 20-3	CHRISTIANSBURG VA 24073
405- 5 22-3	SCHOTT PAUL D	SCHOTT JEAN C	100 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 24-3	KOLLER DEBORAH A		8401 KINTAIL DR	CHESTERFIELD VA 23838
405- 5 20-1	JEANNE A ZENZIUS TRUST	C/O JEANNE A ZENZIUS TRUSTEE	30 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 22-1	HENDREN MARJORIE E		70 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 28-4	THOMAS L ACKISS TRUST	ANN L ACKISS TRUST	2401 LOOKOUT CT	VIRGINIA BEACH VA 23455
405- 5 29-4	MABRY CURTIS	MABRY KAREN	35 WASHINGTON AVE	CHRISTIANSBURG VA 24073
405- 5 29-1	DUNCAN VERNON	DUNCAN REBECCA H	5656 PARLIAMENT DR	VIRGINIA BEACH VA 23462
405- 5 28-1	PERRY WALTER MICHAEL		15 WASHINGTON AVE	CHRISTIANSBURG VA 24073
405- 5 20-4	WILLIAM C MCALLISTER REV TR	C/O WILLIAM C MCALLISTER TRS	1 AMPTHILL RD	RICHMOND VA 23226
405- 5 22-4	SAVLA SITAL BHIMSHI	SAVLA JYOTI	90 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 24-1	SEARS SAM D	SEARS KATHERINE D	3737 BLUE LAKE DR	RICHMOND VA 23233
405- 5 24-4	KORSLUND MARY K		130 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- A 31A	BAILEY B RANDOLPH II	BAILEY SHERRI BANKS	495 STAFFORD DR	CHRISTIANSBURG VA 24073
405- 5 B	PF VILLAS LLC		COMMON AREA	
405- A 31	SKE LLC	C/O RESOURCE ASSOCIATES INC	588 FORDS RD	MANAKIN SABOT VA 23103

Tax Map #	Owner(s)		Mailing Address	City, St, Zip
405- 5 H	PF VILLAS LLC		COMMON AREA	
405- 5 9-2	GUNN RALPH W		P O BOX 434	CHRISTIANSBURG VA 24068
405- 5 L	PF VILLAS LLC		COMMON AREA	
405- 5 J	PF VILLAS LLC		COMMON AREA	
405- 5 K	PF VILLAS LLC		COMMON AREA	
405- 5 9-3	HANKS H ELRAY	HANKS JORETTA	257 PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 9-1	MCCOY MICHAEL A	MCCOY BESSIE GENEVA	253 PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 13-3	MEEK PHILIP JR	MEEK ODERAY	173 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 10-3	CRABTREE WILLIAM HITER	CRABTREE BERTHA ROBINSON	193 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 11-3	NOLAN KATHLEEN		183 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 14-3	EAST VIRGINIA L		P O BOX 2624	CHRISTIANSBURG VA 24068
405- 5 13-2	YOUNG NANCY S LE	ETAL	175 E PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 10-2	KREBS ROBERT D	KREBS DORIS	195 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 11-2	MULLINS RONALD D	MULLINS MARGARET	185 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 14-2	BAKER HAROLD L	BAKER AGNES N	165 E PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 9-4	SAS LLC		P O BOX 10397	BLACKSBURG VA 24062
405- 5 15-3	GILL S CARY		1207 W 42ND ST	RICHMOND VA 23225
435- A 4	WESLEY UNITED METHODIST CHURCH			
405- 5 15-2	BLAND JAMES W	BLAND MARIE D	155 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 13-4	RICHARDS EVERETT JR	RICHARDS SHERRY	171 E PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 10-4	PAUL E SENSMEIER AND KATHRYN SUE	SENSMEIER REV LIVING TRUST	191 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 11-4	PARRON CHARLES E	PARRON ANDREA G	P O BOX 232	CHRISTIANSBURG VA 24068 0232
405- 5 14-4	HURST WADE R SR	HURST BETTY A	161 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 13-1	FOSTER JOHN W	FOSTER LOMA S	177 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 10-1	SPECHT DEBORAH N		197 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 15-4	HOAG PAUL	HOAG PAM	19214 LEANDER VIEW	CULPEPER VA 22701
405- 5 11-1	SAS LLC		P O BOX 10397	BLACKSBURG VA 24062
405- 5 14-1	LORTON LILA M	WILLIAMSON PATRICIA L	167 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 15-1	WILKER KATHLEEN R		23 YELLOW WOOD WAY	IRVINE CA 92612
405- 5 8-3	JUDY S JONES REV LIVING TR	C/O JUDY S & ERNEST W JONES JR TRS	10537 GLENCOE RD	GLEN ALLEN VA 23060
405- 5 16-2	BLANCO MYRA		143 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 8-2	LESTER MARVIN E	LESTER BETTY JO	245 PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 16-3	DILLON WILLIAM W ESTATE ETAL	C/O FRANCES D DILLON	201 CRAIG DR	BLACKSBURG VA 24060
405- 5 8-4	HELMS MARTHA M		241 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 G	PF VILLAS LLC		COMMON AREA	
435- 13 M	PF VILLAS LLC		COMMON AREA	
435- 13 D	PF VILLAS LLC		COMMON AREA	
435- 13 A	PF VILLAS LLC		COMMON AREA	
435- 13 8-1	SUTHERLAND DEREK CHARLES		243 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 16-4	DUVALL BARBOUR		147 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 16-1	WALL JENNIFER GREY		141 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 4-3	REINHARD WILLIAM G JR	REINHARD PATRICIA B	22 ST ANDREWS LN	BLUFFTON SC 29909
435- 13 2-2	ODELL STEVEN A	ARNOLD PATTY A	22 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 12-3	MASRI ROGER C	ETAL	44 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 4-2	HAMBLIN CARL H G	HAMBLIN RITA S DOBBINS LE	12 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 2-3	BOLTON CRESCENT G	BOLTON LISELOTTE	24 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 12-2	SUTPHIN RON	SUTPHIN BRENDA	42 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 F	PF VILLAS LLC		COMMON AREA	
435- 13 17-3	WAKLEY LIVING TRUST	C/O JACK & KATHARINE WAKLEY TRS	135 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 4-4	QUORUM HOLDING		P O BOX 10802	BLACKSBURG VA 24062
435- 13 4-1	LARGEN KAREN LYNNETTE		3201 ROSE MILL RD	ARRINGTON VA 22922 2226
435- 13 2-1	PALMER PATRICK J JR ESTATE	ANNA KATHERINE COOK EXECUTOR	935 MCHENRY AVE	CHRISTIANSBURG VA 24073
435- 13 2-4	THORNTON ROBERTS DONNA	ROBERTS EDDIE T	26 PATRIOT WAY UNIT 2-4	CHRISTIANSBURG VA 24073
435- 13 12-1	MENEES ROBERT	MENEES MARY KAY	40 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 12-4	CONLEY JERRY M	POMPILLIO DONNA	46 E PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 17-2	RUESCHMAN DEAN L	RUESCHMAN JEAN R	133 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 7-3	STAHL ROSS W	STAHL ROBERTA A	237 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 7-2	LERCH GARY D	LERCH DAWN H	1701 DUCATUS DR	MIDLOTHIAN VA 23113 4067
435- 13 17-1	PETTINGER CHARLES B	PETTINGER JANICE M	131 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 17-4	HULL RICHARD KEVIN	HULL TAMMY C	137 E PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 7-4	WEBSTER MARTHA BIRD		231 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 7-1	FRIEBEN THOMAS J	FRIEBEN KAREN SUE	233 PATRIOT WAY	CHRISTIANSBURG VA 24073

Tax Map #	Owner(s)		Mailing Address	City, St, Zip
435- 13 C	PF VILLAS LLC		COMMON AREA	
435- 13 E	PF VILLAS LLC		COMMON AREA	
435- 13 6-3	O NEIL ELLEN A		227 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 1-2	MABRY RICHARD L LE	MABRY RUTH V LE ETAL	207 E PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 18-3	GERARD T HOPKINS JR TRUST	C/O GERARD T JR & MARY D HOPKINS TRS	P O BOX 1193	EASTON MD 21601
435- 13 19-2	EATON JOHN STEVEN	EATON CARLOTTA B	113 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 1-3	DAVIS ROBERT V	DAVIS XIN	201 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 18-2	UNDERWOOD JACQUELINE S		123 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 19-3	DEBORAH STROH MCDONALD TRUST	C/O DEBORAH STROH MCDONALD TR	12818 TURBERVILLE LN	HERNDON VA 20171
435- 13 3-3	VON UCHTRUP ROBERT	VON UCHTRUP OLLINE M	6677 CIRCLE DR	RADFORD VA 24141
435- 13 3-2	WILSON FRANK M		103 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 5-3	WILLIAMS CARROLL D	WILLIAMS STEPHEN M	2108 REAGAN RD	BLACKSBURG VA 24060
435- 13 5-2	VALATKA MARILYN S		217 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 6-2	WIGGERT JOHN C	WIGGERT JEANETTE	225 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 6-4	HARRIS CHARLIE	HARRIS FRANCES E	221 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 10 A	HALBERSTADT FAMILY LMTD PTNRSHP	C/O RESOURCE ASSOCIATES INC	588 FORDS RD	MANAKIN SABOT VA 23103
435- 13 6-1	MARTIN COY W		404 FAIRWAY DR	ABINGDON VA 24211
435- 13 1-4	LINKOUS CHESTER C	LINKOUS DEBORAH E	P O BOX 2233	CHRISTIANSBURG VA 24068 2233
435- 13 1-1	PICKERING TIMOTHY L		205 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 18-4	HOWELL HAROLD E	HOWELL DORTHY ETAL	127 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 18-1	TURNWALD GRANT H		121 E PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 19-1	FERGUSON JUDITH A		111 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 19-4	GRUBER DAVID	GRUBER BETTY JO	117 EAST PATRIOT WAY NW	CHRISTIANSBURG VA 24073
435- 13 3-4	HUBER PIERRETTE CARTIER		107 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 3-1	SMITH NANCY A		101 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 5-4	HOWARD HIRAM JEFF	HOWARD BARBARA KAY	98 BROOKE DR	FREDERICKSBURG VA 22408
435- 13 5-1	EDMONDSON JAMES P	EDMONDSON DOLORES A	215 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- A 5	BRUMFIELD JENNY E		896 JENNELLE RD	BLACKSBURG VA 24060
435- 10 C	HALBERSTADT FAMILY LIMITED	PARTNERSHIP C/O L F SCHEFFER	COMMON AREA	
435- A 5A	POOLE STEVEN WARE	DANETTE GOAD POOLE	150 STAFFORD DR	CHRISTIANSBURG VA 24073
435- 10 B	HALBERSTADT FAMILY LIMITED	PARTNERSHIP C/O L F SCHEFFER	COMMON AREA	
435- A 6	OSTERBAUER DAVID C		100 STAFFORD DR	CHRISTIANSBURG VA 24073
435- 2 14	BUTTERWORTH GEORGE L	BUTTERWORTH MARY H	90 STAFFORD DR NW	CHRISTIANSBURG VA 24073
435- 10 3	COMMONWEALTH OF VIRGINIA		P O BOX 3071	SALEM VA 24153
435- 2 15	RICHARDSON KENNETH W	RICHARDSON CONNIE H	80 STAFFORD DR NW	CHRISTIANSBURG VA 24073
435- 10 2	CHRISTIANSBURG TOWN OF		100 EAST MAIN ST	CHRISTIANSBURG VA 24073
435- 2 16	MOELLER MATTHEW B	MOELLER DEVON D	725 PEPPERS FERRY RD	CHRISTIANSBURG VA 24073
435- 10 1	HALBERSTADT FAMILY LTD PTNRSHP	C/O RESOURCE ASSOCIATES INC	588 FORDS RD	MANAKIN SABOT VA 23103
435- A 32	COMMONWEALTH OF VIRGINIA		P O BOX 3071	SALEM VA 24153
435- A 23A	ELMORE JOHN D		720 PEPPERS FERRY RD NW	CHRISTIANSBURG VA 24073
435- A 23	ELMORE JOHN D	ELMORE ARNEDA V	720 PEPPERS FERRY RD	CHRISTIANSBURG VA 24073
435- A 24	SMITH LIVING TRUST	C/O CLARENCE E & DELORES A SMITH	7198 DOGWOOD CT	RADFORD VA 24141
435- 9 A	JCDI LLC		COMMON AREA	
435- 9 1	JCDI LLC		P O BOX 11264	BLACKSBURG VA 24062
435- 4 3	QUORUM HOLDING CORPORATION		P O BOX 10802	BLACKSBURG VA 24062
435- 3 3	WAL-MART REAL ESTATE BUSINESS TR	STORE #1292	P O BOX 8050	BENTONVILLE AR 72712 8050
435- 12 1	NRV LLC	ATTN JOHN R MCADEN V P	P O BOX 20886	ROANOKE VA 24018
435- A 2A,1	TOWN OF CHRISTIANSBURG			CHRISTIANSBURG VA 24073
435- A 39A	MILLER LAND CO INC	C/O TBC MERCHANTS #367	823 DONALD ROSS RD	JUNO BEACH FL 33408
435- A 3,2	TOWN OF CHRISTIANSBURG			CHRISTIANSBURG VA 24073
405- A 9C	NEW LIFE APOSTOLIC CHURCH	OF JESUS CHRIST INC	783 STAFFORD DR	CHRISTIANSBURG VA 24073



**GENERAL NOTES**

1. SITE ADDRESS: CHRISTIANSBURG, VIRGINIA 24073  
RINER MAGISTERIAL DISTRICT
2. OWNER: HALBERSTADT FAMILY LTD PARTNERSHIP  
C/O RESOURCE ASSOCIATES, INC.  
588 FORDS ROAD  
MANAKIN SABOT, VA 23103  
CONTACT: LARRY SHEFFER
3. TAX PARCEL NO.S: #435-A 40, #405-A 28; #405-A 9B
4. CURRENT ZONING: A - AGRICULTURAL DISTRICT
5. PROPOSED ZONING: R-1 SINGLE-FAMILY RES. DISTRICT WITH CUP TO ALLOW PLANNED HOUSING DEVELOPMENT
6. THE PROPERTY IS LOCATED IN F.E.M.A. DEFINED ZONE X (UNSHADED) AS SHOWN ON PANEL #51121C0141C. (EFFECTIVE DATE SEPTEMBER 25, 2009).
7. WATER SERVICE: TOWN OF CHRISTIANSBURG
8. SEWER SERVICE: TOWN OF CHRISTIANSBURG
9. TOTAL SITE AREA = ±65.5 ACRES
10. AREA TO BE REZONED = ±34.1 ACRES
11. OPEN SPACE PROVIDED = ±9.6 ACRES (25%)

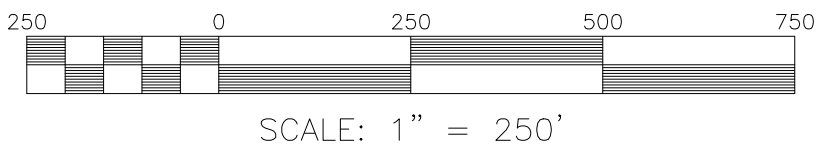
OWNER: BETTY S GOLDSMITH HALBERSTADT TRUSTEE  
C/O RESOURCE ASSOCIATES, INC.  
588 FORDS ROAD  
MANAKIN SABOT, VA 23103  
CONTACT: LARRY SHEFFER

APPLICANT: STATESON HOMES  
712 NORTH MAIN STREET  
BLACKSBURG, VA 24060  
PHONE: (540) 235-1600  
CONTACT: TODD ROBERTSON

AGENT: BALZER & ASSOCIATES, INC.  
448 PEPPERS FERRY ROAD  
CHRISTIANSBURG, VA 24073  
PHONE: (540) 381-4290  
FAX: (540) 381-4291  
CONTACT: STEVE SEMONES

**LEGEND**

- PROPERTY LINE
- - - EASEMENT LINE
- OPEN SPACE PARCEL



**BALZER AND ASSOCIATES, INC.**  
REFLECTING TOMORROW  
www.balzer.cc

New River Valley  
Richmond  
Roanoke  
Shenandoah Valley

RESIDENTIAL LAND DEVELOPMENT ENGINEERING  
SITE DEVELOPMENT ENGINEERING  
LAND USE PLANNING & ZONING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
ARCHITECTURE  
STRUCTURAL ENGINEERING  
TRANSPORTATION ENGINEERING  
ENVIRONMENTAL & SOIL SCIENCE  
WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.  
448 Peppers Ferry Road, NW  
Christiansburg, VA 24073  
540-381-4290  
FAX 540-381-4291

**STATESON HOMES**  
PLANNED HOUSING DEVELOPMENT

**MASTER PLAN**

RINER MAGISTERIAL DISTRICT  
TOWN OF CHRISTIANSBURG, VIRGINIA

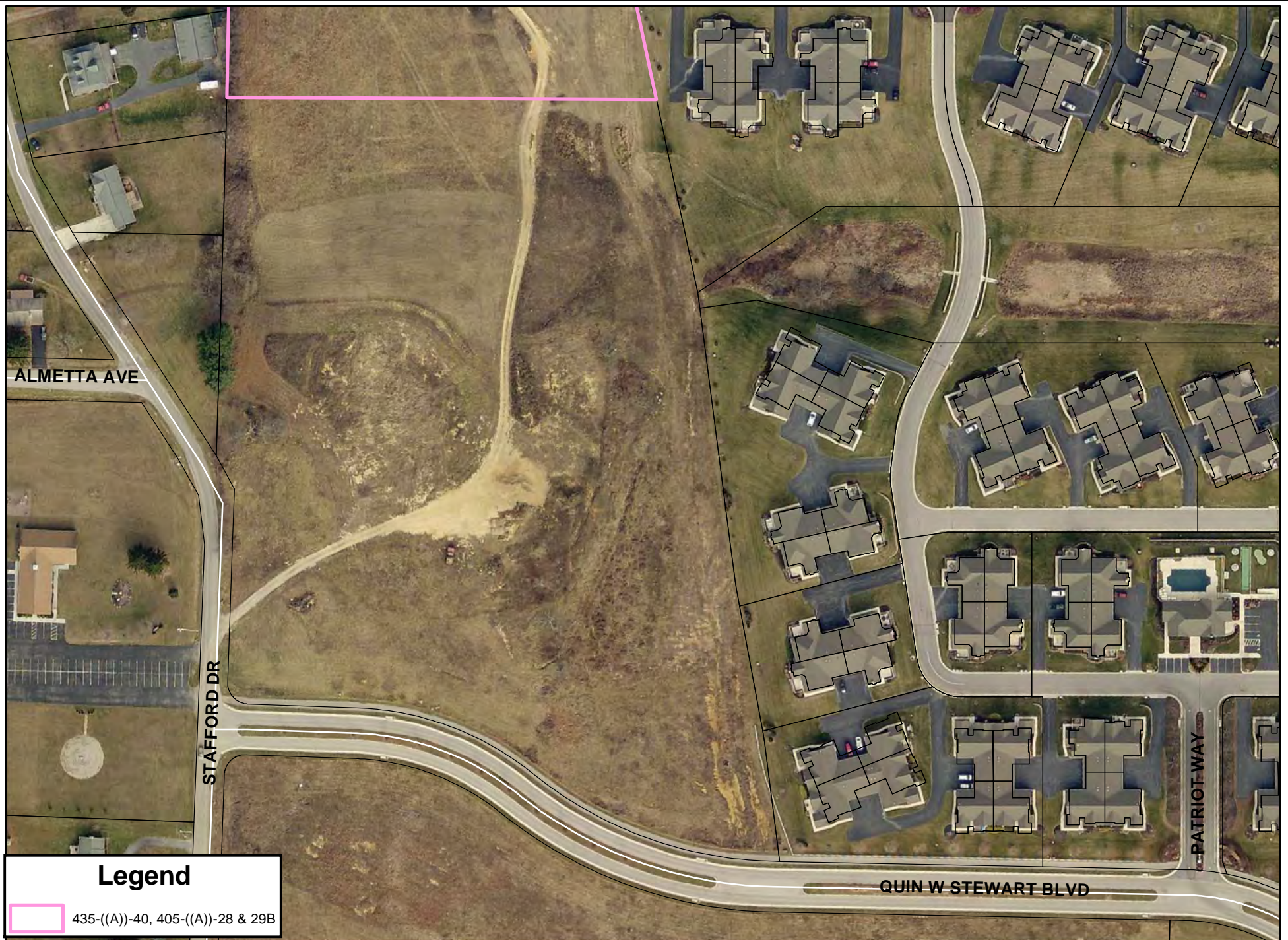
DRAWN BY JRT  
DESIGNED BY JRT  
CHECKED BY SMS  
DATE 6/10/14  
SCALE 1" = 250'

REVISIONS:  
7/17/2014

SHEET NO.  
**Z2**

JOB NO. B1300086.00





REZONING REQUEST: QUIN W. STUART BLVD/STAFFORD DRIVE

PC: JUNE 30, 2014

TC: JULY 22, 2014

