

**Christiansburg Planning Commission**  
**Minutes of July 20, 2015**

Present: Matthew J. Beasley  
Ann Carter  
Harry Collins  
David Franusich  
Steve Huppert  
Hil Johnson  
Virginia Peeples  
Joe Powers  
Craig Moore, Chairperson  
Jennifer D. Sowers, Vice-Chairperson  
Nichole Hair, Secretary <sup>Non-Voting</sup>

Absent: T.L. Newell

Staff/Visitors: Sara Morgan, staff  
Missy Martin, staff  
Tabitha Proffitt, staff  
Cindy Wells, Montgomery County

Chairperson Moore called the meeting to order at 7:00 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia.

Public Comment.

Chairperson Moore opened the floor for public comment. With no comments  
Chairperson Moore closed the floor for public comment.

Approval of meeting minutes for June 29, 2015.

Chairperson Moore introduced the discussion. Commissioner Peeples made a motion to approve the Planning Commission meeting minutes. Commissioner Collins seconded the motion, which passed 6-3. Commissioners Franusich, Sowers, and Johnson abstained, as they were not present at the last meeting.

Planning Commission discussion on a Conditional Use Permit request by Matthew Hicks, agent for Andrews Roofing and Construction, LLC, for a single family residence at 100 Depot Street, N.E. (tax parcel 496 – ((15)) – 61A) in the B-3 General Business District. The Planning Commission public hearing was held on June 29, 2015.

Chairperson Moore introduced the discussion and read the drafted conditions:

1. The property shall be restricted to single family use only.
2. This permit shall be valid for Matthew Hicks, the present applicant only and is non-transferrable.
3. The existing structure shall not be expanded or enlarged unless flood heights are fully offset by accompanying improvements.

Planning Commission discussion on a Conditional Use Permit request by Matthew Hicks, agent for Andrews Roofing and Construction, LLC, for a single family residence at 100 Depot Street, N.E. (tax parcel 496 – ((15)) – 61A) in the B-3 General Business District – (continued).

4. Should the modification, alteration, repair, reconstruction or improvement of this structure exceed 50 percent of the fair market value, the structure will be brought into compliance with all applicable floodplain requirements.

Chairperson Moore asked Ms. Hair if she had any other information. Ms. Hair stated during the last meeting Mr. Hicks had indicated he had invested about \$32,000 for improvements. Ms. Hair stated from reviewing the building permits Mr. Hicks has about \$12,000 as the cost of renovations and repairs at this point. Ms. Hair added this includes electrical repairs, a new heat pump installed, and some other upgrades that needed to be done. Ms. Hair stated Mr. Hicks also did some asbestos removal within the structure, which was the most expensive item at about \$6,000.

Chairperson Moore asked if the basement of this structure is able to be occupied. Ms. Hair stated there is no connection between the upstairs and the basement; if anything it would be used for storage in which the tenant would only have access to from the outside. Ms. Hair stated there is no connecting stairwell on the inside. Ms. Hair added the only renovations are for the upstairs. Ms. Hair stated the Commission could add a condition to limit the residential use to the upstairs.

Commissioner Collins stated the Comprehensive Plan has this area set to be Residential. Commissioner Collins inquired about rezoning the property. Ms. Hair stated the adjoining properties are zoned as business.

Commissioner Powers stated he brought up the floodplain question and believes the conditions address his concerns.

Ms. Hair stated she had the conditions drafted directly from the ordinance in order to incorporate everything. Ms. Hair added since it is an existing structure the Town does not want to make it cost prohibitive for Mr. Hicks to go forward on his project if he was granted his Conditional Use Permit.

Commissioner Franusich stated he was not present for the public hearing, but from reading through the minutes he noted Mr. Hicks stated the only reason he purchased the property was to have shared parking available for a downtown project he was completing. Commissioner Franusich wished to talk about the parking on the property further.

Ms. Hair stated this property contains another parcel and detailed the location on the map. Ms. Hair added the vacant parcel could be utilized for parking as well as the parking area at this property. Ms. Hair stated Mr. Hicks has purchased the Kittinger building and has renovated the upstairs for apartments. Ms. Hair added Mr. Hicks' original plan was to include onsite parking. Ms. Hair stated although the parking plan was engineered is the installation of the parking area is very cost prohibitive for Mr. Hicks to do so at this time.

Planning Commission discussion on a Conditional Use Permit request by Matthew Hicks, agent for Andrews Roofing and Construction, LLC, for a single family residence at 100 Depot Street, N.E. (tax parcel 496 – ((15)) – 61A) in the B-3 General Business District – (continued).

Ms. Hair stated Mr. Hicks will need parking for his tenants and is aware of the requirements. Ms. Hair added Mr. Hicks will have adequate parking for his tenants to for both projects. Chairperson Moore inquired if parking plans would be approved by the Town. Ms. Hair stated she does foresee any plans to pave the vacant parcel.

Chairperson Moore inquired about how the parking is being met by using the shared parking agreement.

Ms. Hair stated the existing parking area at this property is already paved and is within the 900 feet of the apartments downtown. Ms. Hair added Mr. Hicks has adequate parking for both of the residential uses. Mr. Hicks noted there is both paved and gravel parking spaces currently available.

Chairperson Moore clarified that in terms of the Conditional Use Permit, no additional conditions will be needed for parking. Chairperson Moore stated Mr. Hicks is required by the Town to maintain a certain amount of parking spaces for the residents of both properties.

Chairperson Moore asked for any additional thoughts on the proposed conditions.

Commissioner Collins made a motion to recommend Town Council approve the Conditional Use Permit with the four drafted conditions. Commissioner Sowers seconded the motion, which passed 10-0. Commissioner Carter she is very happy to see a building that is making a comeback.

Chairperson Moore stated the Planning Commission recommendation will be forwarded to the Town Council for the public hearing on Tuesday, July 28, 2015.

Other Business.

Chairperson Moore asked Ms. Hair for an update on the chicken issue.

Ms. Hair stated staff is still working on this item, and has been compiling research from chicken ordinances in adjoining localities and other information from past meeting minutes regarding chickens. Ms. Hair stated she is working towards compiling all the information for the Commissioners in order to move forward on the matter. Ms. Hair inquired if the Planning Commission would like Gary Coggins to come in and speak regarding chickens. Ms. Hair stated Mr. Coggins spoke to the Planning Commission previously when chickens were being considered and Mr. Coggins provided many aspects from the health department standards. Commissioner Sowers agreed it would be nice to have him come in again since a lot the Commissioners were not present for this. Ms. Hair stated she would reach out to Mr. Coggins to see what his availability is in the upcoming months.

Other Business – (continued).

Chairperson Moore reiterated that staff will continue to work on this but understands it is not the most time critical item, due to upcoming deadlines with grants.

Ms. Hair stated she hoped to have at least some background information available to review at the August 3<sup>rd</sup> meeting.

Chairperson Moore asked if the past minutes can be sent to the planning commission. Ms. Hair indicated she will have that sent this week or next week.

Chairperson Moore asked if there is any other business to discuss.

Ms. Hair noted the change in Development Subcommittee to the first Wednesday, August the 5<sup>th</sup> at 8:30 am. Ms. Hair stated the subcommittee will be discussing a proposed change to the ordinance regarding how porches and stoops are incorporated in the setbacks. Ms. Hair stated porches and stoops are currently are considered part of the main structure.

Chairperson Moore asked Commissioner Huppert what if he would like to address the Planning Commission.

Commissioner Huppert asked if council members could be notified of when Gary Coggins will be coming in to discuss chickens. Ms. Hair stated she will inform Town Council members as well.

Commissioner Huppert stated he felt the combined work session with the Planning Commission and Town Council worked very well together. Commissioner Huppert stated he would support meetings occurring like this in the future.

Commissioner Powers asked for an update on Mr. Anderson's Conditional User Permit for a towing business. Ms. Hair stated a certified letter has been sent requesting Mr. Anderson provide a solution for the violation to the Conditional Use Permit, but the return receipt has not been received notifying that he has received the letter. Chairperson Moore asked Ms. Hair to clarify what the process will be. Ms. Hair stated upon receiving the letter Mr. Anderson will have 30 days to provide a solution to the issue and then an additional 30 days to implement.

Chairperson Moore stated if anything further needs to be discussed and added to the agenda, inform address Ms. Hair. Chairperson Moore thanked the Commissioners and staff for the information and all that they do.

There being no more business, Chairperson Moore adjourned the meeting at 7:21 p.m.

---

Craig Moore, Chairperson

---

Nichole Hair, Secretary Non-Voting



# TOWN OF CHRISTIANSBURG

100 East Main Street

Christiansburg, VA 24073

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

## Conditional Use Permit Amendment Application

Landowner: Stateson Homes, LLC/Cambria Crossing, LLC

Agent: Kevin D. Conner/Gay and Neel, Inc.

Address: 712 North Main Street/P.O. Box 1499

Address: 1260 Radford Street

Blacksburg, VA 24060/Christiansburg, VA 24068

Christiansburg, VA 24073

Phone: (540) 921-7484

Phone: (540) 381-6011

I am requesting to amend conditions regarding the requested tax parcels within Cambria Crossing. See Attachment 2.

My property is located at Phoenix Blvd, Christiansburg.

Tax Parcel(s): See Attachment 1

Fee: \$750.00

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):

Date: 7-8-15

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

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

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

\_\_\_\_\_  
Barry D. Helms, Town Manager

\_\_\_\_\_  
Date

## Attachment 1

### Tax Parcel Nos. & Addresses:

Lot No.	Tax Parcel No.	Address
18	465-(38)-18	130 Phoenix Blvd, N.W.
19	465-(38)-19	140 Phoenix Blvd, N.W.
20	465-(38)-20	150 Phoenix Blvd, N.W.
21	465-(38)-21	160 Phoenix Blvd, N.W.
22	465-(38)-22	170 Phoenix Blvd, N.W.
23	465-(38)-23	180 Phoenix Blvd, N.W.
24	465-(38)-24	190 Phoenix Blvd, N.W.
25	465-(38)-25	200 Phoenix Blvd, N.W.
26	465-(38)-26	210 Phoenix Blvd, N.W.
27	465-(38)-27	220 Phoenix Blvd, N.W.
33	465-(38)-33	339 Phoenix Blvd, N.W.
34	465-(38)-34	335 Phoenix Blvd, N.W.
35	465-(38)-35	325 Phoenix Blvd, N.W.
36	465-(38)-36	315 Phoenix Blvd, N.W.
37	465-(38)-37	305 Phoenix Blvd, N.W.
38	465-(38)-38	295 Phoenix Blvd, N.W.
39	465-(38)-39	285 Phoenix Blvd, N.W.
40	465-(38)-40	275 Phoenix Blvd, N.W.
41	465-(38)-41	265 Phoenix Blvd, N.W.
42	465-(38)-42	255 Phoenix Blvd, N.W.
43	465-(38)-43	245 Phoenix Blvd, N.W.
44	465-(38)-44	235 Phoenix Blvd, N.W.
45	465-(38)-45	225 Phoenix Blvd, N.W.
46	465-(38)-46	215 Phoenix Blvd, N.W.
95	465-(38)-95	500 Dewdrop Lane
96	465-(38)-96	510 Dewdrop Lane
97	465-(38)-97	520 Dewdrop Lane
98	465-(38)-98	530 Dewdrop Lane
99	465-(38)-99	540 Dewdrop Lane
100	465-(38)-100	550 Dewdrop Lane
101	465-(38)-101	560 Dewdrop Lane
102	465-(38)-102	570 Dewdrop Lane
103	465-(38)-103	580 Dewdrop Lane
104	465-(38)-104	590 Dewdrop Lane
105	465-(38)-105	600 Dewdrop Lane
106	465-(38)-106	610 Dewdrop Lane
107	465-(38)-107	620 Dewdrop Lane

108	465-(38)-108	630 Dewdrop Lane
109	465-(38)-109	5350Dewdrop Lane
110	465-(38)-110	545 Dewdrop Lane
111	465-(38)-111	555 Dewdrop Lane
112	465-(38)-112	565 Dewdrop Lane
113	465-(38)-113	575 Dewdrop Lane
114	465-(38)-114	585 Dewdrop Lane
115	465-(38)-115	595 Dewdrop Lane
116	465-(38)-116	605 Dewdrop Lane
117	465-(38)-117	615 Dewdrop Lane
118	465-(38)-118	625 Dewdrop Lane
119	465-(38)-119	500 Dewdrop Lane
120	465-(38)-120	355 Roudabush Dr.
121	465-(38)-121	365 Roudabush Dr.
122	465-(38)-122	375 Roudabush Dr.
123	465-(38)-123	385 Roudabush Dr.
124	465-(38)-124	395 Roudabush Dr.

## Attachment 2

### Revised Conditions Single Family Dwelling Standards

#### 5. Corner Lots:

The following provisions shall apply to corner lots:

- (B) The side yard on the side facing the side street shall be a minimum ~~15~~ 10 feet or more for both main and accessory buildings.

### Revised Conditions Additional Conditions:

- 10. For all dwellings (single family or townhomes) projections such as eaves, cornices, fireplaces, and window sills may project into the yard (setback) by a maximum of two (2) feet.





**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 & DILLON, P.C.

# *Town of Christiansburg, Virginia 24073*

100 East Main Street ~ Telephone 540-382-6128 ~ Fax 540-382-7338

## **Town of Christiansburg Planning Staff Report**

Planning Commission Public Hearing Date: Monday, August 3, 2015 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, August 25, 2015 at 7:00 p.m.

Application Type: Conditional Use Permit Amendment

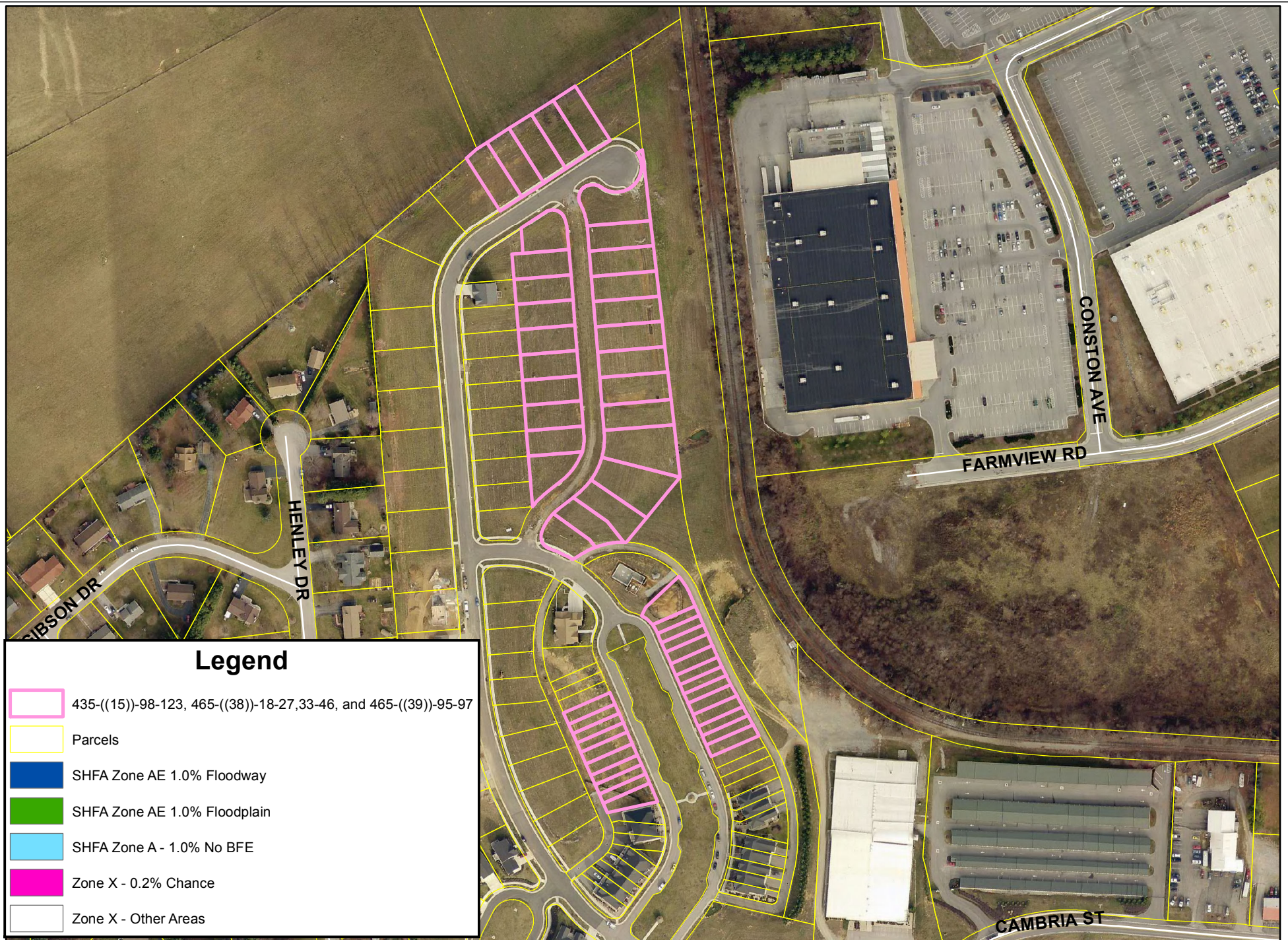
Applicant: Kevin D. Conner, Agent for Stateson Homes, LLC and Cambria Crossing, LLC

Location: 355, 365, 375, 385, 395 Roudabush Drive, 500, 510, 520, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, , 610, 615, 620, 625, 630 Dewdrop Lane, and 130, 140, 150, 160, 170, 180, 190, 200, 210, 215, 220, 225, 235, 245, 255, 265, 275, 285, 295, 305, 315, 325, 335, 339 Phoenix Boulevard N.W.

The Town of Christiansburg has received a Conditional Use Permit Amendment request by Kevin D. Conner, agent for Stateson Homes, LLC and Cambria Crossing, LLC at 355, 365, 375, 385, 395 Roudabush Drive, 500, 510, 520, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, , 610, 615, 620, 625, 630 Dewdrop Lane, and 130, 140, 150, 160, 170, 180, 190, 200, 210, 215, 220, 225, 235, 245, 255, 265, 275, 285, 295, 305, 315, 325, 335, 339 Phoenix Boulevard N.W. (tax parcels 435 – ((15)) – 98-123, 465 – ((38)) – 18-27, 33-46, and 465 – ((39)) – 95-97) in the MU-1 Mixed Use: Residential-Limited Business District.

The property is not located within the 100-Year and 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties are zoned A Agriculture and MU-1 Mixed Use: Residential-Limited Business. The adjoining properties contain residences and farm land.





## Legend

- 435-((15))-98-123, 465-((38))-18-27,33-46, and 465-((39))-95-97
- Parcels
- SHFA Zone AE 1.0% Floodway
- SHFA Zone AE 1.0% Floodplain
- SHFA Zone A - 1.0% No BFE
- Zone X - 0.2% Chance
- Zone X - Other Areas

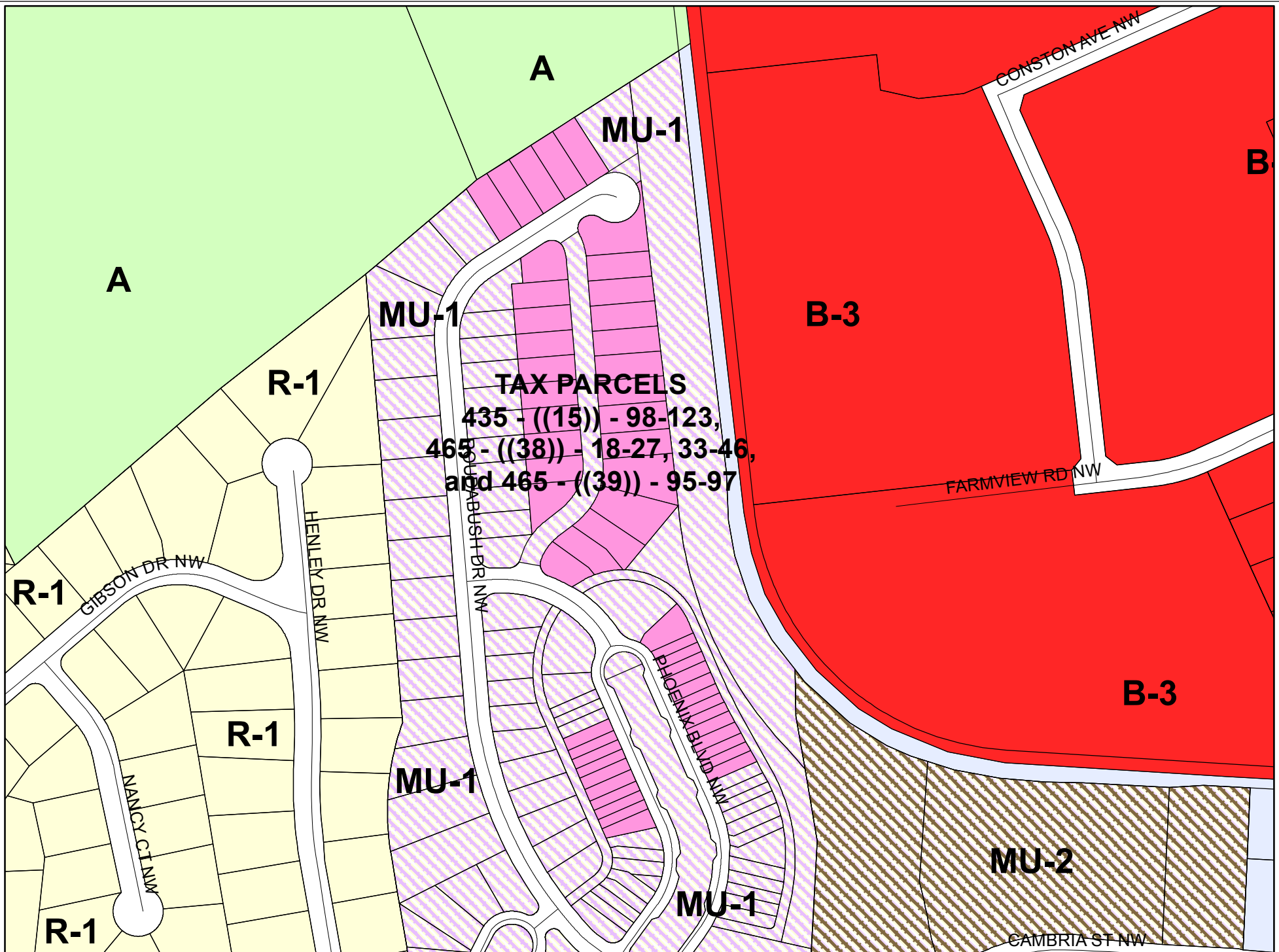
CUP AMENDMENT REQUEST: Roudabush Drive, Dewdrop Lane, and Phoenix Boulevard NW

PC: AUGUST 3, 2015

TC: AUGUST 25, 2015

0 100 200 300  
Feet





CUP AMENDMENT REQUEST: Roudabush Drive, Dewdrop Lane, and Phoenix Boulevard NW

PC: AUGUST 3, 2015

TC: AUGUST 25, 2015

CUP Amendment: Stateson Homes, LLC and Cambria Crossing, LLC  
Adjoining Property Owners

<u>Tax Map #</u>	<u>Owner(s)</u>	<u>Address</u>	<u>City, State, Zip Code</u>
435- A 2A,1	TOWN OF CHRISTIANSBURG		CHRISTIANSBURG VA 24073
435- A 3,2	TOWN OF CHRISTIANSBURG		CHRISTIANSBURG VA 24073
465- A 6	CHRISTIANSBURG TOWN OF	100 E MAIN ST	CHRISTIANSBURG VA 24073
435- 15124	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15123	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15122	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15121	STATESON HOMES LLC	347 CLOVER HOLLOW RD	NEWPORT VA 24128
435- 15120	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15119	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15108	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15 73	BLUBAUGH WALTER L	345 ROUDABUSH DR	CHRISTIANSBURG VA 24073
435- 15 72	SCHEIDT DEREK B	325 ROUDABUSH DR	CHRISTIANSBURG VA 24073
435- 15118	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15107	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15 C	CAMBRIA CROSSING LLC	COMMON AREA	
435- 15 71	ROANOKE VALLEY HOLDINGS LLC	P O BOX 20886	ROANOKE VA 24018
435- 15106	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15117	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15105	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15116	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15 74	AFRIDI MIRAM K	300 ROUDABUSH DR	CHRISTIANSBURG VA 24073
435- 15104	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15115	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15 75	ROANOKE VALLEY HOLDINGS LLC	P O BOX 20886	ROANOKE VA 24018
435- 15103	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15114	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15 76	ROANOKE VALLEY HOLDINGS LLC	P O BOX 20886	ROANOKE VA 24018
435- 15102	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15113	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15 77	SAADAT SEYED H	270 ROUDABUSH DR	CHRISTIANSBURG VA 24073
435- 15101	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15112	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15 78	ROANOKE VALLEY HOLDINGS LLC	P O BOX 20886	ROANOKE VA 24018
435- 15100	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15111	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15 79	ROANOKE VALLEY HOLDINGS LLC	P O BOX 20886	ROANOKE VA 24018
435- 15 99	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15110	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15 80	JONES SHAWN S	240 ROUDABUSH DR	CHRISTIANSBURG VA 24073
436- 7 11	SPRADLIN FARM PROPERTIES LLC	2151 VOLUNTEER PKWY	BRISTOL TN 37620
435- 15109	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
435- 15 81	ROANOKE VALLEY HOLDINGS LLC	P O BOX 20886	ROANOKE VA 24018
435- 15 98	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 39 D	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 39 97	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 39 82	ELLIOTT INVESTMENTS LLC	P O BOX 171	CHRISTIANSBURG VA 24068
465- 39 96	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 39 83	FRALIN SP LLC	P O BOX 20886	ROANOKE VA 24018
465- 39 95	STATESON HOMES LLC	347 CLOVER HOLLOW RD	NEWPORT VA 24128
465- 38 D	DECLYN DEVELOPMENT INC	COMMON AREA	
465- 38 32	PROUDFOOT KEVIN W	345 PHOENIX BLVD	CHRISTIANSBURG VA 24073
465- 39 84	ROANOKE VALLEY HOLDINGS	P O BOX 20886	ROANOKE VA 24018
465- 38 33	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 31	MOSER BUSTER L	260 PHOENIX BLVD NW	CHRISTIANSBURG VA 24073
465- 39 85	ROANOKE VALLEY HOLDINGS	P O BOX 20886	ROANOKE VA 24018
465- 38 34	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 35	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 36	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 39 86	ROANOKE VALLEY HOLDINGS	P O BOX 20886	ROANOKE VA 24018

<u>Tax Map #</u>	<u>Owner(s)</u>	<u>Address</u>	<u>City, State, Zip Code</u>
465- 38 37	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 A	DECLYN DEVELOPMENT INC	COMMON AREA	
466- A 1	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
465- 38 38	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 30	STATESON HOMES LLC	347 CLOVER HOLLOW RD	NEWPORT VA 24128
465- 39 87	ROANOKE VALLEY HOLDINGS LLC	P O BOX 20886	ROANOKE VA 24018
465- 38 39	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 29	STATESON HOMES LLC	347 CLOVER HOLLOW RD	NEWPORT VA 24128
465- 38 40	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 28	STATESON HOMES LLC	347 CLOVER HOLLOW RD	NEWPORT VA 24128
465- 38 41	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 39 88	ROANOKE VALLEY HOLDINGS LLC	P O BOX 20886	ROANOKE VA 24018
465- 38 27A	STATESON HOMES LLC	347 CLOVER HOLLOW RD	NEWPORT VA 24128
465- 38 42	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 27	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 43	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 39 89	ROANOKE VALLEY HOLDINGS LLC	P O BOX 20886	ROANOKE VA 24018
465- 38 26	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 44	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 25	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 45	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 24	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 39 90	ROANOKE VALLEY HOLDINGS LLC	P O BOX 20886	ROANOKE VA 24018
465- 38 46	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 23	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
466- 28 1	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
465- 38 47	STATESON HOMES LLC	347 CLOVER HOLLOW RD	NEWPORT VA 24128
465- 38 22	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 39 91	ROANOKE VALLEY HOLDINGS LLC	P O BOX 20886	ROANOKE VA 24018
465- 38 48	FABIAN ALAN J	465 MILL POINTE RD	BLACKSBURG VA 24060
465- 38 21	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 49	STATESON HOMES LLC	347 CLOVER HOLLOW RD	NEWPORT VA 24128
466- A 2	GARY LAWSON LLC	406 CAMBRIA ST	CHRISTIANSBURG VA 24073
465- 38 20	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 49A	STATESON HOMES LLC	347 CLOVER HOLLOW RD	NEWPORT VA 24128
465- 39 92	ROANOKE VALLEY HOLDINGS LLC	P O BOX 20886	ROANOKE VA 24018
465- 38 19	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 50	ANDREWS TONYA L	1307 LODGE CT	MISSOURI CITY TX 77489
465- 38 18	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 51	DAME KELLY A	2624 PINWOOD DR	DRAPER VA 24324
465- 39 93	ROANOKE VALLEY HOLDINGS LLC	2404 ELECTRIC RD STE B	ROANOKE VA 24018
465- 38 17	MURPHY PAUL D	120 PHOENIX BLVD	CHRISTIANSBURG VA 24073
465- 38 52	SHELOR MONICA R	145 PHOENIX BLVD	CHRISTIANSBURG VA 24073
465- 39 94	ROANOKE VALLEY HOLDINGS LLC	2404 ELECTRIC RD STE B	ROANOKE VA 24018
465- 38 16	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 53	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 15	MARTIN KIMBERLY MARIE	100 PHOENIX BLVD NW	CHRISTIANSBURG VA 24073
465- 38 54	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 55	CONNOR NOAH DAVID JR	114 PHOENIX BLVD NW	CHRISTIANSBURG VA 24073
465- 38 56	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 57	KOK L T	95 PHOENIX BLVD NW	CHRISTIANSBURG VA 24073
465- A 3A	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
466- 27 A	KENSON INC	135 ROBINS REST RD	BLUEFIELD WV 24701
465- 38 A	DECLYN DEVELOPMENT INC	COMMON AREA	
466- 6 5	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
465- 34 17	KOGER JACOB WILLIAM	1654 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 34 16	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
465- 34 15	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
465- 34 14	FINMAN HEATHER B	1660 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 34 A	HASH INVESTMENTS LLC	COMMON AREA	
465- 3 A	HENLEY PLACE HOMEOWNERS ASSN	COMMON AREA	
466- 6 1A	CHRISTIANSBURG TOWN OF	100 E MAIN ST	CHRISTIANSBURG VA 24073

<u>Tax Map #</u>	<u>Owner(s)</u>	<u>Address</u>	<u>City, State, Zip Code</u>
465- 3 1	BURNETTE CHARLES A	420 CANTERBURY ST	CHRISTIANSBURG VA 24073
465- 3 A	HENLEY PLACE HOMEOWNERS ASSN	COMMON AREA	
465- 3 2	NEWHOUSE DAVID RAY II	4519 NORTH FORK RD	ELLISTON VA 24087
465- 3 3	BURNETTE CHARLES A	420 CANTERBURY ST	CHRISTIANSBURG VA 24073
465- 34 18	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
465- 34 19	SHAW ANTHONY J	1650 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 3 4	BURNETTE CHARLES A	420 CANTERBURY ST	CHRISTIANSBURG VA 24073
465- 34 13	TRAINOR TRAVIS B	1646 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
466- 6 6	CHRISTIANSBURG TOWN OF	100 E MAIN ST	CHRISTIANSBURG VA 24073
465- 34 12	KAUHANE BRIANNA ROBINSON	1644 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
466- 11 A	OAK TREE TOWNHOMES HOMEOWNERS	COMMON AREA	
465- 34 11	LINKOUS JEFFREY T	1642 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 34 10	MOORE-WILLS DANA M	4500 RIDERWOOD WAY	CHESTER VA 23831
466- 19 1	DURBIN DAVID C	20 SAPPHIRE AVE	CHRISTIANSBURG VA 24073
466- 19 2	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
466- 19 3	PEARMAN SARAH E	1626 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
466- 19 4	CASTRO JAMES	1628 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 34 5	HASH INVESTMENTS LLC	P O BOX 1499	CHRISTIANSBURG VA 24068 1499
465- 34 6	YANCEY STEVEN	1688 TURNER CREEK RD	CALLAWAY VA 24067
465- 34 7	THOMPSON JASON E	446 SOUTH 300 E	RIVER HEIGHTS UT 84321
465- 3 9	PINARD VICKI D	1667 YORK DR	CHRISTIANSBURG VA 24073
465- 34 9	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
465- 3 10	BURNETTE CHARLES A	420 CANTERBURY ST	CHRISTIANSBURG VA 24073
465- 34 8	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
465- 3 11	WEEKS CHERI	23316 AUDREY AVE	TORRANCE CA 90505
465- 3 12	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
465- 32 A	HASH INVESTMENTS LLC	COMMON AREA	
465- 32 7	CANADA PROPERTIES LLC	135 SOMERSET ST	CHRISTIANSBURG VA 24073
465- 32 8	WEST STANLEY D	120 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073
465- 32 9	BARROS THOMAS S	1346 HAMMOCK BEACH RD	SWANSBORO NC 28584
465- 32 10	PUESCHEL LOUIS BRIAN SR	7835 SPARTANBURG DR	SARALAND AL 36571
465- 32 11	WOODS SARAH R	7823 BLENHEIM RD	SCOTTSVILLE VA 24590
465- 32 12	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
465- 32 13	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
465- 3 13	FRYE BRYAN M	2168 WINTERGREEN DR	RADFORD VA 24141
466- 9 6	HILL BILLIE JEAN	1620 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
466- 11 1	LINKOUS MARSHALL	P O BOX 2445	CHRISTIANSBURG VA 24068
465- 3 14	FREUDENBERGER JOHN H ETAL	12 ATKINSON CIR	ELKTON MD 21921
465- 3 15	SCOTT RHONDA F	1168 FAIRVIEW CHURCH RD SW	FLOYD VA 24091
466- 9 5	SIMMONS JAMES E B	1610 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 7 16	HOPKINS RONALD W	603 DUNCAN ST	ASHLAND VA 23005
465- 32 18	JOYCE HANNAH JO	135 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073
465- 32 17	GIBSON ERIN PAIGE	145 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073
465- 32 16	KEES NATHAN D	155 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073
465- 32 15	THOMPSON JODY A	165 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073
465- 32 14	MCCUTCHEON BETTY GAYLE	175 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073
466- 9 4	GILBERT JAMES J LE ETAL	1600 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 7 17	BANKS KATHY P	1639 YORK DR	CHRISTIANSBURG VA 24073
466- 11 5	MARTIN HAZEL VIRGINIA	1675 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 7 18	FLUGRATH MARION	1637 YORK DR	CHRISTIANSBURG VA 24073
466- 11 6	FOLEY PATRICK D	1665 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 7 19	GROESBECK REBECCA	1635 YORK DR	CHRISTIANSBURG VA 24073
465- 7 20	DUNCKLEE DYLAN J	1633 YORK DR	CHRISTIANSBURG VA 24073
466- 11 7	WARSTLER LISA B	1655 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 7 A	HENLEY PLACE HOMEOWNERS	COMMON AREA	
465- 7 21	MARTIN GRACE L	6620 SHERRY RD	ROANOKE VA 24019
466- 11 8	KIPPS GARY D	1645 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 7 22	DALEY WILLIAM A JR	1629 YORK DR	CHRISTIANSBURG VA 24073
466- 9 3	KANNEY DOUGLAS W	1590 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 32 19	KURDZIOLEK WESLEY L	62 28TH ST	SAN FRANCISCO CA 94110
466- 11 9	KOONTZ THOMAS	106 CANTERBURY CT	BLACKSBURG VA 24060
465- 32 20	TURNER JESSE ALLEN	225 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073

<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Address</u>	<u>City, State, Zip Code</u>
465- 29 A	HUNTERS RIDGE TOWNHOME ASSN INC	C/O SHARON GILBERT	COMMON AREA	ROANOKE VA 24018
465- 32 26	MAYCOCK JERRY R	MAYCOCK CATHERINE M	4817 KEAGY RD	CHRISTIANSBURG VA 24073
465- 32 25	ABDELNOUR ROB		240 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073
465- 32 24	PETTRY CRYSTAL MICHELLE		250 HUNTERS RIDGE LN	DALEVILLE VA 24083
465- 4 12B	ALFANO JOHN M		130 CHARLESTON PL	CHRISTIANSBURG VA 24073
465- 4 13	OWENS MICHAEL D	OWENS TARA P	565 TARRYTOWN RD	



# TOWN OF CHRISTIANSBURG

100 East Main Street  
Christiansburg, VA 24073  
Phone (540) 382-6120 Fax (540) 381-7238

## Christiansburg Town Code Amendment Application

Applicant: STATESON HOMES Agent: BALZER AND ASSOCIATES  
Address: 2001 SOUTH MAIN STREET Address: 448 PEPPERS FERRY ROAD  
BLACKSBURG, VA 24060 CHRISTIANSBURG, VA 24073  
Phone: 540-921-7484 Phone: 540-381-4290

I am requesting an amendment to the *Christiansburg Town Code* described as follows: \_\_\_\_\_

Amendment to Town Code Section 42-164(a)(4) to read as follows: \_\_\_\_\_

The overall dwelling unit density shall not exceed twenty (20) dwelling units  
per gross acre.

Fee: \$500.00

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 I must comply with all *Christiansburg Town Code* requirements regardless of Town Council action on the amendment request.

Signature of Applicant(s): \_\_\_\_\_ Date: 7/14/15

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

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

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

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

\_\_\_\_\_  
Date



**AN ORDINANCE AMENDING CHAPTER 42 “ZONING” OF THE *CHRISTIANSBURG TOWN CODE* IN REGARDS TO PLANNED HOUSING DEVELOPMENTS.**

WHEREAS, notice of the Planning Commission public hearing regarding the intention of the Town Council to pass said ordinance was published two consecutive weeks (xxxx, 2015 and xxx, 2015) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg; and,

WHEREAS, notice of the intention of the Town Council to pass said ordinance was published two consecutive weeks (xxxx, 2015 and xxxx, 2015) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg; and,

WHEREAS, a public hearing of the Planning Commission of the Town was held August 3, 2015 and resulted in a recommendation by the Planning Commission that the following proposed ordinance revisions be adopted; and,

WHEREAS, a public hearing of Council of the Town was held August 25, 2015; and,

WHEREAS, Council deems proper so to do,

Be it ordained by the Council of the Town of Christiansburg, Virginia that Chapter 42 “Zoning” of the *Christiansburg Town Code* be amended as follows:

**ARTICLE I. IN GENERAL**

**Sec. 42-164. Planned housing developments.**

- (a) Within an R-3 Multiple-Family Residential District, as a conditional use or in conjunction with an application for conditional zoning for R-3 Residential, and in order to encourage improved housing design, variety in housing types and best use of topography, a site plan shall be submitted for a planned housing development, together with a subdivision plan, if required by this chapter or chapter 40, and such other descriptive material or proffers as may be necessary to fully determine the development, even though such development does not comply in all respects to the dimensional requirements of the R-3 District, provided:
  - (1) One or more major features of the development, such as unusual natural features, yard spaces, open spaces and building types and arrangements, are such as to justify application of this section rather than a conventional application of the other regulations of the R-3 District.
  - (2) Materials submitted, drawings, descriptions, proffers and the like are sufficiently detailed to ensure compliance with the intent of this section.
  - (3) The project itself, or a larger project of which it is a part, is of sufficient size in the location proposed as to permit development of an internal environment, which, if different from designs otherwise permitted in the R-3 District, will not adversely affect existing and future development in the surrounding area.
  - (4) ~~The overall dwelling unit density does not exceed that permitted in the R-3 District for development of comparable housing types.~~ **The overall dwelling unit density shall not exceed twenty (20) dwelling units per gross acre.**

- (5) The development is designed to promote harmonious relationships with surrounding adjacent and nearby developed properties, and, to this end, may employ such design techniques as may be appropriate to a particular case, including use of building types, orientation and spacing and setback of buildings, careful use of topography, maintenance of natural vegetation, location of recreation areas, open spaces and parking areas, grading, landscaping and screening.
- (6) Provision satisfactory to the planning commission and approved by the town attorney shall be made to ensure that nonpublic areas for the common use and employment of occupants, but not in individual ownership by such occupants, shall be maintained in a satisfactory manner without expense to the general taxpayer.
- (b) Procedures and general standards for approval of an application under this section shall be the same as those for a conditional use permit or for conditional zoning as described in article I, as the case may require.

(Code 1972, § 30-57; Code 1992, § 30-57; Ord. No. 2012-10, § 30-57, 11-20-2012)

---

This ordinance shall become effective upon adoption. If any part of this ordinance is deemed unlawful by a court of competent jurisdiction all remaining parts shall be deemed valid.

Upon a call for an aye and nay vote on the foregoing ordinance at a regular meeting of the Council of the Town of Christiansburg, Virginia held xxxx, 2015, the members of the Council of the Town of Christiansburg, Virginia present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor D. Michael Barber*				
Samuel M. Bishop				
Cord Hall				
Steve Huppert				
Henry Showalter				
Bradford J. Stipes				
James W. "Jim" Vanhoozier				

\*Votes only in the event of a tie vote by Council.

SEAL:

---

Michele M. Stipes, Town Clerk

---

D. Michael Barber, Mayor



# 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 AND ASSOCIATES

Address: 2001 SOUTH MAIN STREET Address: 448 PEPPERS FERRY ROAD  
BLACKSBURG, VA 24060 CHRISTIANSBURG, VA 24073

Phone: 540-921-7484 Phone: 540-381-4290

I am requesting a rezoning of my property from zoning classification A to zoning classification R-3 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) and 435-A 31 <sup>405- SM</sup>

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: \$1000.00

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: 7/14/15

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

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

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

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

\_\_\_\_\_  
Date



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

**STATESON HOMES  
MULTI-FAMILY RESIDENTIAL  
PLANNED HOUSING DEVELOPMENT  
Christiansburg, Virginia**

**TAX PARCELS  
435-A 40 (Portion of)  
405-A 31**

**JULY 14, 2015**

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

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

## Table of Contents

I.	Land Use Plan.....	3
II.	Preliminary Layout.....	3
III.	Site Development Regulations .....	3
IV.	Public Utilities.....	5
V.	Traffic Circulation Pattern .....	7
VI.	Zoning, Existing Land Use & Comprehensive Plan Vision .....	8
	Proffer Statement for the Application of Stateson Homes Rezoning .....	13

## **I. Land Use Plan**

### **Proposed Development**

This application is for the rezoning of a portion of two parcels located north of Quin W Stuart Boulevard, east of Stafford Drive and west of the Villas at Peppers Ferry to R-3 Multiple-Family Residential. The application is also for a conditional use permit to allow a Planned Housing Development within the R-3 district. The development is designed to be a multi-family residential apartment community that provides an attractive residential project with open space and amenities for the use of its residents. The site layout and the proposed architectural style of the units 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 an actual field survey.

## **II. Preliminary Layout**

### **Zoning**

The proposed rezoning and conditional use permit request is for approximately 10.2 acres north of Quin W. Stuart Boulevard to be rezoned from A Agriculture to R-3 Multiple-Family Residential with a Conditional Use Permit for a Planned Housing Development with conditions. The portion of #435-A 40 not included in this rezoning request has been previously rezoned to R-1 PHD by Stateson Homes. Subdivision plans for that parcel are currently under review by Town staff and the property has not been officially subdivided yet.

### **Master Plan**

Appendix Sheet Z2- The Master Plan of the proposed development. The Master Plan graphically designates the location of proposed roads, buildings, 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 FOR THE R-3 PLANNED HOUSING DEVELOPMENT**

#### **Site Regulations**

### *Setbacks and Yards*

All setback and yard requirements shall meet the R-3 district standards and the Development Standards for Apartments as stated in the Town of Christiansburg Zoning Ordinance.

### *Building Height*

Building heights shall be a maximum of 40' as measured according to the Town of Christiansburg Zoning Ordinance.

### *Density*

Density shall not exceed a maximum of 18 dwelling units per gross acre.

### **Open Space**

All multi-family developments in Christiansburg are required to provide a minimum of 400 square feet of open space for each dwelling unit. The proposed development is currently meeting that standard. The attached exhibit Sheet Z2 shows the areas designated as open space. This open space will be in the form of green areas for residents to use as well as a clubhouse and pool. While not specified with this application, other active recreational areas may be provided during site plan development. Examples of these other uses could include but not be limited to outdoor grilling areas, horseshoes, or gazebos. The existing trail systems within the overall neighborhood and the nearby Huckleberry Trail will also be beneficial to the residents. 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**

No phasing is planned for this project. Due to the nature of the development, all site work must be performed at the beginning of the project. The applicant does plan to build the buildings separately and request certificates of occupancy as buildings are complete.

### **Subdividing & Parcels**

The project site currently exists as two separate parcels. Upon redevelopment, all interior parcel lines will be vacated or adjusted. All applicable easements will be dedicated on the final approved subdivision plat as required by the Town of Christiansburg Subdivision Ordinance. Utilities serving the parcel shall be designed to meet Town of Christiansburg Water and Sewer Standards. A subdivision plat shall be required for any subdivision or lot line vacation proposed 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**

Site lighting will be provided within the development. Lighting will be residential in scale and will be used in the parking lots for public safety. Lighting will also be used around the buildings. The development will consider the issues mentioned in the comprehensive plan in regards to minimizing any potential light pollution. Any lighting will be similar in look and character to that in the Villas at Peppers Ferry and that is planned for the Stateson single family subdivision.

#### **Maintenance**

As the proposed project is a multi-family development, all exterior maintenance of the grounds, buildings, stormwater management facilities, clubhouse and recreational facilities will be the responsibility of the management company of the apartment complex.

#### **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, approved construction plans for the Villas, and current construction plans for the Stateson single family subdivision, there are three 8" waterlines that could be connected to for water service to serve the proposed apartment community. One 8" line is located on the south side of Quin W Stuart Boulevard and another is located in Stafford Drive. The third waterline will be located in the new public street on the east side of the project site. This line will be installed as part of the single family subdivision development. 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. It is assumed that the Town will require any new waterlines proposed for this project to be looped into two lines. 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. The

applicant is proposing to master meter the buildings and submeter the individual units.

According to Town sewer maps, approved construction plans for the Villas and pending construction plans for the single family subdivision, there are two 8" gravity sanitary sewer lines along the east side of 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

Apartments: Maximum of 168 total Units

*Design Assumptions and Calculations:*

1. Water and Sewer usage for residential use is 75 gal/day per person. Assume 3 persons per dwelling = 37,800 gal/day

**TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED DEVELOPMENT = 37,800 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. One small drainage area flows to the existing wetland area between Phase I and Phase II of the Villas at Peppers Ferry. The other drains to a storm sewer system that then flows to the existing ponds that were constructed as part of the Villas. 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 is currently one specific area on the property that is environmentally sensitive and should be addressed during the site plan review stage. This is the area along the eastern edge of the property that drains to the existing wetland area between Phase I and Phase II of the Villas at Peppers Ferry. The Villas wetland area was only minimally disturbed during the initial construction and care must be taken to ensure its protection during this project's construction. The location of the existing wetlands is such that the actual project construction itself will not impact them but surface water and stormwater will drain to them. Protection of this resource will come from adequate erosion and sediment control devices being installed and maintained during construction and effective stormwater management being included with the project. The subject property has been investigated and a wetland delineation was performed. No streams or wetlands were found on this portion of the property and this delineation has been confirmed by the US Army Corps of Engineers.

### **Trash Pick-up**

The project plans to be serviced by private trash collection. Several dumpster areas are shown on the masterplan for the convenience of the residents. All dumpster and recycling areas will meet town standards in size and will be screened per town requirements with architectural materials that match the building materials of the project.

### **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 the road proposed with the Stateson single family subdivision. The secondary access will be off of Quin W Stuart Boulevard. The development will have

common access drives serving the buildings and all will be designed and constructed 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.

<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>
Mid-Rise Apartments	223	168	16	35	51	38	28	66	776

There are currently no road improvements for Quin W. Stuart Boulevard, Stafford Drive or Peppers Ferry Road proposed with this project. However, the applicant has provided data to the town concerning this project and the previous single family rezoning request for inclusion in the overall traffic study currently underway as part of the Truman Wilson Park project. It is understood by the applicant that some preliminary information from this study will be available within 30-60 days from the date of this application. This study began after the Peppers Ferry Road construction was complete and is the same study discussed during the previous rezoning request for the Stateson single family subdivision.

The applicant is also proposing to dedicate additional right of way along Stafford Drive, just north of Quin W. Stuart.

### **Pedestrian Walks**

Sidewalks will be installed within the development and will connect to the existing sidewalks and trail system as well as the proposed trail extension of the Stateson single family development. Sidewalks within the Town right of way will be standard 5' width and designed to Town standards. Any sidewalks 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. The Comprehensive Plan discusses having a range and variety of housing opportunities for its residents. While the Comprehensive Plan states that in 2013 Multi-Family residential use accounted for 9.9% of the Town's acreage, it is assumed that most of

that is in the form of townhomes. There are not many apartment complexes in the Town limits. The Hillside is the newest complex and was completed in 2009. While that project is a market rate project, many of the other complexes in Town are affordable/income restricted units. The project type proposed with this application does not exist in Christiansburg at this time. The plan is for a Class A, market rate apartment complex with full amenities including a clubhouse and a pool. While the Villas at Peppers Ferry is a for-sale product and primarily serves active senior living, the construction quality and amenity package of that project is likely the closest comparison to the proposal. This is not a student housing project and it is not a low income project. This project will market to young professionals, young families, and active adults either wanting to downsize or desiring a no maintenance living experience.

As part of this rezoning proposal, the applicant is also requesting a Town Code Amendment. The requested amendment would allow a density of up to 20 dwelling units per acre as part of a CUP for a Planned Residential District in the R-3 District. The by-right density of R-3 would stay at 10 units per acre. In the current construction climate, costs are continuing to rise as are land costs. A project of this quality and one that provides these type of amenities to its residents, must achieve a density higher than the current maximum allowed of 10 units per acre in order to be successful as well as to operate and maintain the units and grounds appropriately. The current masterplan shows a total of 168 dwelling units on approximately 10.2 acres which provides a density of 16.5 units per acre.

As stated by the applicant in the previous single family rezoning request, the desire of people to live in Christiansburg due to its shopping, recreational opportunities and affordability continues to grow. Not only will this development meet an unserved market need but it will blend in beautifully with the Villas at Peppers Ferry as well as the Stateson single family subdivision. Details such as quality of construction, common building materials, and consistent site features such as lighting styles and landscaping all work together to create a true neighborhood of mixed residential uses. The project will also help to buffer the single family subdivision and a portion of the Villas at Peppers Ferry from any future commercial development on the front parcel located between Peppers Ferry Road and Quin W Stuart Boulevard.

While the project will have a clubhouse, pool and other recreational opportunities onsite, it is also 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 residents. 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. The completion of the improvements to Peppers Ferry Road have also helped with traffic flow in this area.

The proposed project shows a maximum of 168 residential units. This would on average have the potential of increasing the local public school enrollment by 101

total students. This is a national average based on a dwelling unit adding 0.6 students to the school system. It is anticipated that there will be some school age children that would be attending Montgomery County Public Schools living in this development. However, based on previous projects of this type which would classify as Luxury/Class A apartments, the actual number of school age children will likely be far less than the national average stated above. A study provided to the applicant comparing three similar existing projects (one in Lynchburg and two in Charlottesville) show ratios of only 0.06, 0.083 and 0.11 students per unit.

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 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 and recreational areas will be designated within the development.

*ENV 3.3 Interconnect open space areas.*

Open space areas will be connected by the sidewalks and trails along the right of way and within the proposed development.

*ENV 3.5 Require and enforce maintenance of open spaces.*

Open spaces and recreational areas will be maintained by the management company of the development.

#### **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 development and the proposed clubhouse and pool will provide recreational opportunities 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.*

Interior access roads are designed to minimize speeding.

*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 proposes multiple access points which will support efficient emergency service responses and reduce congestion.

#### **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 1.5 Encourage a wide range of housing types and choices within neighborhoods including accommodations for those with special needs.*

The proposed development provides a style of multi-family residential living not available in Christiansburg. This type of housing will provide a need for those looking for higher scale rental opportunities.

*LUP 1.6A Strive to ensure new housing developments and infill structures are designed*

**STATESON HOMES MULTI-FAMILY RESIDENTIAL**  
**REZONING PROFFER STATEMENT**

**JULY 14, 2015**

Proffer Statement for a requested rezoning application of Tax Parcel #405-A 31, 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 July 14, 2015.
- 2) The property proposed for R-3 Zoning shall only be utilized for multiple-family residential use.
- 3) 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** \_\_\_\_\_

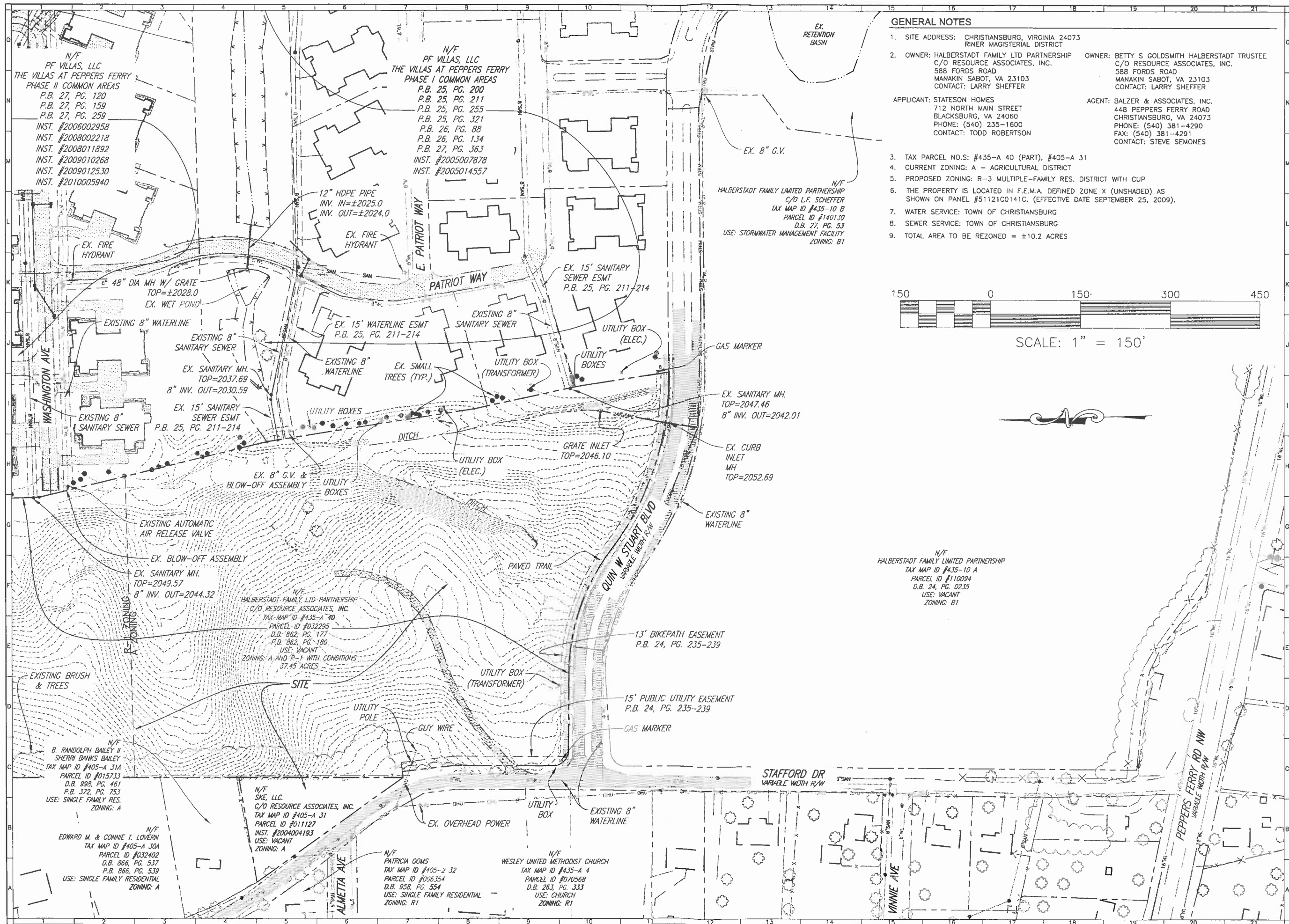
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_  
2015 by:

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

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

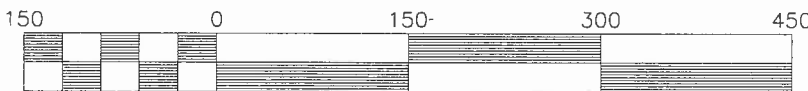
My commission expires \_\_\_\_\_

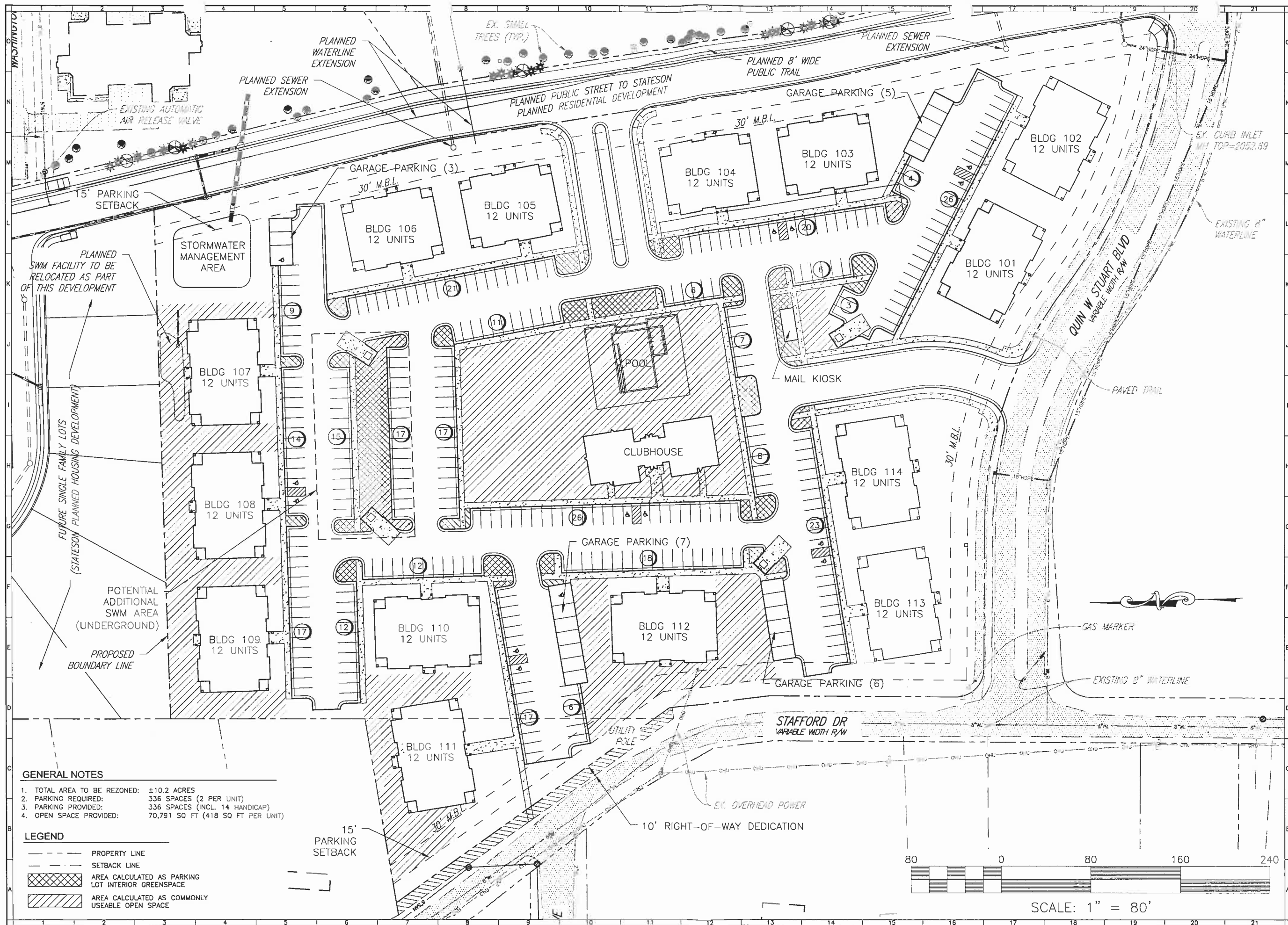




GENERAL NOTES

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 (PART), #405-A 31
4. CURRENT ZONING: A - AGRICULTURAL DISTRICT
5. PROPOSED ZONING: R-3 MULTIPLE-FAMILY RES. DISTRICT WITH CUP
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 AREA TO BE REZONED = ±10.2 ACRES





REFLECTING TOMORROW  
www.balzer.cc

New River Valley  
Richmond  
Roanoke  
Staunton  
Hartsville

RESIDENTIAL LAND DEVELOPMENT ENGINEERING  
SITE DEVELOPMENT ENGINEERING  
LAND USE PLANNING & ZONING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
ARCHITECTURE  
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 MULTI-FAMILY**  
QUIN W STUART BOULEVARD  
**MASTER PLAN**  
RIVER MAGISTERIAL DISTRICT  
TOWN OF CHRISTIANBURG, VIRGINIA

DRAWN BY JRT  
DESIGNED BY  
CHECKED BY SMS  
DATE 7/14/15  
SCALE 1" = 80'  
REVISIONS:

SHEET NO.  
**Z2**  
JOB NO. 24150061.00



## TOWN OF CHRISTIANSBURG

100 East Main Street  
Christiansburg, VA 24073  
Phone (540) 382-6120 Fax (540) 381-7238

### Traffic Impact Statement

*This application and accompanying documentation must be submitted in conjunction with the corresponding rezoning, conditional use permit, site plan, or subdivision application before any application can be reviewed by staff. If you have any questions, please contact the Planning/Zoning or Engineering Departments.*

Name of Development: STATESON HOMES MULTI-FAMILY RESIDENTIAL PHD  
Landowner(s): STATESON HOMES Phone: 540-921-7484  
Landowner's Address: 2001 SOUTH MAIN STREET BLACKSBURG, VA 24066  
Address/Location: NORTH OF QUIN W STUART BLVD  
Tax Map Parcel(s): 435-A 40(PORION) + 405-A 31 Size of Site: ± 10.2 ac  
Proposed Use: MULTI-FAMILY RESIDENTIAL  
Current Zoning District: A-AGRICULTURAL  
Current Future Land Use Map Classification: RESIDENTIAL

**This application is submitted in conjunction with:**

- ☒ Rezoning Application. Proposed Zoning District: R-3  
☒ Conditional Use Permit Application  
☐ Development Plan Application  
☐ Subdivision Application

**This is the** ☐ **first** ☐ **second** ☐ **third** **or subsequent submission of the TIS for review by the Town of Christiansburg.**

**A traffic impact analysis** ☐ **is** ☒ **is not required for the proposed project:**

- ☐ **Yes or** ☒ **No**, the proposed residential development generates 66 vph which is greater than the requirement of 100 vehicles per hour, **or**
- ☐ **Yes or** ☐ **No**, the proposed non-residential project generates \_\_\_\_\_ vph which is greater than the requirement of 250 vehicles per hour
- ☐ **Yes or** ☐ **No**, the proposed non-residential project generates or \_\_\_\_\_ vpd which is greater than the requirement of 2,500 vehicles per day.
- ☐ **Yes or** ☐ **No**, a new TIS study is not required because a previously submitted TIS is still applicable for the project site. (Note: the appropriate documentation must be attached)

**If a TIS is required, please provide the following information:**

Name of Property Owner(s): \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email address: \_\_\_\_\_

**Applicant to whom review comments will be sent:** \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email address: \_\_\_\_\_

**Project Engineer who prepared Traffic Impact Statement (if different from applicant):**

Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ N/A \_\_\_\_\_ Fax: \_\_\_\_\_  
Email address: \_\_\_\_\_

*By signing below, I acknowledge that all information on this application and included in the supporting documentation is correct and accurate, and has been prepared by an appropriate licensed professional.*

**SIGNATURE OF APPLICANT:** \_\_\_\_\_ **Date:** 7/14/15

**For Staff Use Only:**

Date Received: \_\_\_\_\_ ☐ First Submission ☐ Second Submission ☐ Third or Subsequent Submission  
Reviewed and accepted as complete by \_\_\_\_\_ Date \_\_\_\_\_  
Rejected by \_\_\_\_\_ Date \_\_\_\_\_  
Reason for rejection: \_\_\_\_\_



**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 & WADDELL, P.C.

# *Town of Christiansburg, Virginia 24073*

100 East Main Street ~ Telephone 540-382-6128 ~ Fax 540-382-7338

## **Town of Christiansburg Planning Staff Report**

Planning Commission Public Hearing Date: Monday, August 3, 2015 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, August 25, 2015 at 7:00 p.m.

Application Type: Rezoning and Conditional Use Permit

Applicant: Balzer and Associates, Agent for Stateson Homes

Location: North of Quin W. Stuart Boulevard N.W.

The Town of Christiansburg has received a rezoning request by Balzer and Associates, agent for Stateson Homes on property on the northern of Quin W. Stuart Boulevard N.W. (an approximately 9.5 acre portion of tax parcel 435 – ((A)) – 40 and tax parcel 405-((A))-31) from A Agriculture to R-3 Multi-Family Residential. The property contains approximately 10 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan.

Contingent on the above item, a Conditional Use Permit request by Balzer and Associates, agent for Stateson Homes for a planned housing development on property on the northern of Quin W. Stuart Boulevard N.W. (an approximately 9.5 acre portion of tax parcel 435 – ((A)) – 40 and tax parcel 405-((A))-31) in the R-3 Multi-Family Residential District.

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

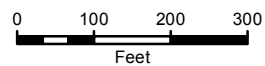




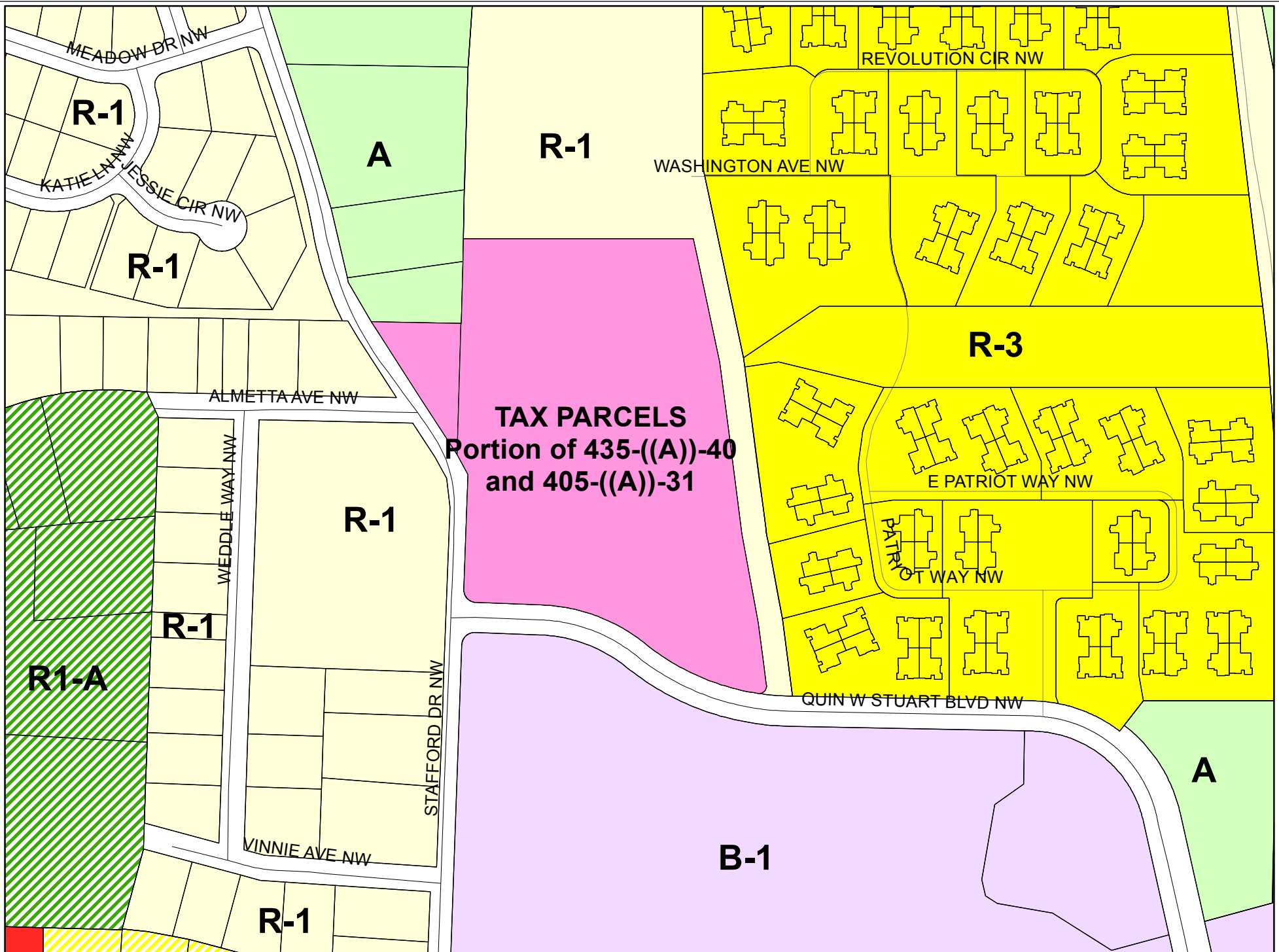
REZONING/CUP REQUEST: North of Quin W. Stuart Boulevard

PC: AUGUST 3, 2015

TC: AUGUST 25, 2015

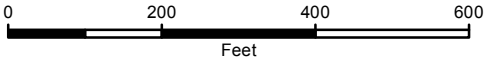






REZONING/CUP REQUEST: Roudabush Drive, Dewdrop Lane, and Phoenix Boulevard NW

PC: AUGUST 3, 2015  
TC: AUGUST 25, 2015



Rezoning and Conditional Use Permit  
North of Quin W. Stuart Boulevard NW

<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Address</u>	<u>City, State, Zip</u>
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 27	HALBERSTADT FAMILY LIMITED	C/O RESOURCE ASSOCIATES INC	588 FORDS RD	MANAKIN SABOT VA 23103
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- A 13A	LINKOUS RIBBLE M	LINKOUS NANNIE S	1020 STAFFORD DR	CHRISTIANSBURG VA 24073
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 3D	DEGASTYNE ROLAND PAUL	DEGASTYNE CATHERINE L	930 STAFFORD DR	CHRISTIANSBURG VA 24073
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 9C	NEW LIFE APOSTOLIC CHURCH	OF JESUS CHRIST INC	783 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 PRTNRSHP	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 ANDREW D	BANE RACHAEL L	685 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 VIRGIE T		615 STAFFORD DR NW	CHRISTIANSBURG VA 24073
405- 5 T	PF VILLAS LLC		COMMON AREA	
405- 5 V	PF VILLAS LLC		COMMON AREA	
405- 5 Y	PF VILLAS LLC		6912 THREE CHOPT RD STE 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		38625 WELCH HILL LN	LOVETTSVILLE VA 20180
405- 5 34-3	RENNIE M MCALLISTER REV TR	C/O RENNIE M MCALLISTER TRS	1217 HYDE LN	RICHMOND VA 23229
405- 5 32-3	WILLIAMS RICHARD BOYD		400 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 33-3	KERSHNER DOTTIE M		360 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 34-2	EBEL ROLAND	EBEL ELAINE	201 WHEATLAND CT	CHRISTIANSBURG VA 24073
405- 5 36-3	BOOTH WAYNE E	BOOTH CLAIRE T	240 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 36-2	HARPER WILSON G	HARPER FAYE D	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	COCHRAN MARY L		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	PAGET JOE A	PAGET MARIE L	350 REVOLUTION CIR	CHRISTIANSBURG VA 24073
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



<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Address</u>	<u>City, State, Zip</u>
405- 5 31-4	DAVIS LAURA T		155 HOWERY ST	CHRISTIANSBURG VA 24073
405- 5 31-1	KITTS BRIAN L		460 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 4 A	STAFFORDS FARM HOMEOWNERS	ASSOCIATION INC	COMMON AREA	
405- 5 X	PF VILLAS LLC		6912 THREE CHOPT RD STE 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	PEPE DEOBRAH BONNIE	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	BRUCE A TOMLINSON LLC		710 SAWGRASS BRIDGE RD	VENICE FL 34292
405- 5 25-3	HORNSHUH JAMES E	HORNSHUH MARY J	195 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 25-2	BRUETSCH DENNIS M		P O BOX 4704	HOUSTON TX 77210
405- 5 21-2	STAFFORD BARTON MATTHEW	STAFFORD LINDSEY DANIELLE	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 LISA LITTLEFIELD	412 STERLING HEIGHTS LN	BLACKSBURG VA 24060
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	BAKER JAMES EDWARD	BAKER JUDY LISA	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	LINDA S WOOD 2014 REV TRUST	C/O LINDA S WOOD TRS	157 GOLDEN BEAR LN	CLEMMONS NC 27012
405- 5 21-4	WILSON JAMES H	WILSON ROBERTA S	45 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 23-1	ZYGNER JEROME J	ZYGNER GAYLE M	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 STE C	RICHMOND VA 23226
405- 5 28-3	YARLANKI SRINIVAS	KETHINEEDI KALPANA	10 REVOLUTION CIR	CHRISTIANSBURG VA 24073
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	CHASE JOSEPH L	CHASE SUSAN N	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	OTTO H WEGMAN TRUST		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	2101 REAGAN RD	BLACKSBURG VA 24060
405- 5 24-1	SEARS SAM D	SEARS KATHERINE D	3737 BLUE LAKE DR	RICHMOND VA 23233
405- 5 24-4	VAN RYNE MARIAN		130 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- A 31A	BAILEY B RANDOLPH II	BAILEY SHERRI BANKS	495 STAFFORD DR	CHRISTIANSBURG VA 24073

<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Address</u>	<u>City, State, Zip</u>
405- 5 B	PF VILLAS LLC		COMMON AREA	
405- 2 32	OOMS PATRICIA		2605 WARM HEARTH DR APT 103	BLACKSBURG VA 24060
405- A 31	SKE LLC	C/O RESOURCE ASSOCIATES INC	588 FORDS RD	MANAKIN SABOT VA 23103
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 FAMILY TRUST	C/O MICHAEL A MCCOY CO TRS	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 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	3461 NORTH FORK FARMS RD	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	SWIM KYLE M		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	1434 HIGHLAND CT	MYRTLE BEACH SC 29575
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

<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Address</u>	<u>City, State, Zip</u>
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
435- 13 C	PF VILLAS LLC		COMMON AREA	
435- 13 E	PF VILLAS LLC		COMMON AREA	
435- 13 6-3	O NEIL ELLEN A	CLARK KEVIN R	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		3063 HOWARD AVE 101	MYRTLE BEACH SC 29577
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		P O BOX 6336	CHRISTIANSBURG VA 24068 6336
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	CECIL SHARON TRENOR		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 ESTATE	C/O JANA E SCAVONA EXECUTOR	121 E PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 19-1	FERGUSON JUDITH A		1060 SHOWALTER DR APT 106	BLACKSBURG VA 24060
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 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