

# Town of Christiansburg Planning Commission

100 East Main Street  
Christiansburg, Virginia 24073-3029  
Telephone: (540) 382-6128  
Fax: (540) 382-7338  
August 12, 2015

To all concerned parties:

## Planning Commission

Chairperson  
Craig Moore

Vice-Chairperson  
Jennifer D. Sowers

Secretary <sup>Non-Voting</sup>  
Nichole Hair

Other Members  
Matthew J. Beasley  
Ann H. Carter  
Harry Collins  
David Franusich  
Steve Huppert  
Hil Johnson  
T.L. Newell  
Virginia Peeples  
Joe Powers

## Planning Director

Nichole Hair

## Town Manager

Barry D. Helms

## Town Attorney

Guynn &  
Waddell, P.C.

Notice is hereby given that the Christiansburg Planning Commission will be meeting in the Christiansburg Town Hall located at 100 E. Main Street, Christiansburg, Virginia on **Monday, August 17, 2015 at 7:00 p.m.** for the purpose of allowing the full Commission to review the following:

### PLEDGE OF ALLEGIANCE

- 1) Public comments – 5 minute limit per citizen.
- 2) Approval of Planning Commission Minutes for August 3, 2015 meeting.
- 3) Planning Commission public hearing on Town Council's intention to adopt an ordinance in regards to a rezoning request by Harless Todd and Jeanie M. Ratliff for property located at 1050 Peppers Ferry Road, N.W. (tax parcel 434 – ((A)) – 22) from A Agriculture to B-3 General Business. The property contains 5.49 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan.
- 4) Discussion by Planning Commission on:
  - 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 Planning Commission public hearing was held on August 3, 2015.
  - b. Town Council's intention to adopt an ordinance amending Chapter 42 "Zoning" of the Christiansburg Town Code to have Section 42-164(a)(4) read as follows: The overall dwelling unit density shall not exceed twenty (20) dwelling units per gross acre. The Planning Commission public hearing was held on August 3, 2015.
  - c. Town Council's intention to adopt an ordinance in regards to 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 with proffers. The property contains approximately 10 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan. The Planning Commission public hearing was held on August 3, 2015.
  - d. 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 Planning Commission public hearing was held on August 3, 2015.
  - e. Town Council's intention to adopt an ordinance in regards to a rezoning request by Harless Todd and Jeanie M. Ratliff for property located at 1050 Peppers Ferry Road, N.W. (tax parcel 434 – ((A)) – 22) from A Agriculture to B-3 General Business. The property contains 5.49 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan.
- 5) Other business.

*The next regular Planning Commission meeting date is scheduled for Monday, August 31, 2015 at 7:00 p.m.*

For a description of the preceding items or to view the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map contact the Planning Department in the Christiansburg Town Hall, 100 East Main Street, Christiansburg, VA 24073-3029 during normal office hours of 8:00 a.m. - 5:00 p.m. Monday through Friday. Written comments may be sent to the preceding address; please allow adequate mailing time.

Sincerely,



Nichole Hair, Secretary  
Christiansburg Planning Commission