

AGENDA
WORK SESSION OF THE CHRISTIANSBURG TOWN COUNCIL – 6:00 P.M.
REGULAR MEETING OF THE CHRISTIANSBURG TOWN COUNCIL – 7:00 P.M.
CHRISTIANSBURG TOWN HALL
100 EAST MAIN STREET
AUGUST 11, 2015

WORK SESSION

- I. CALL TO ORDER
- II. DISCUSSION BY MAYOR AND COUNCIL MEMBERS:
 - 1. Christiansburg Farmers' Market
- III. ADJOURNMENT

~~ Recess until 7:00 P.M. ~~

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

- 1. Request to amend the Conditional Use Permit for Cambria Crossing pertaining to single-family dwellings to allow a corner lot to have a 10 foot side setback from the adjoining street instead of a 15 foot setback, and to add a provision to allow for all projections such as eaves, cornices, fireplaces, window sills to project in the yard (setback) by a maximum of 2 feet.
- 2. Request to amend the Town Code to have a density of twenty units per gross acre in a Planned Housing Development.
- 3. Rezoning request for property north of Quin W. Stuart Blvd from A Agriculture to R-3 Multi-Family Residential District.
- 4. Contingent on the above rezoning request, a request for Conditional Use Permit for a Planned Housing Development in the R-3 Multi-Family Residential District.
- 5. Issuing of bond loan to fund the Police Department building renovation and the purchase of land for a future road.

REGULAR MEETING

- I. CALL TO ORDER BY MAYOR BARBER
- II. CONSENT AGENDA
 - 1. Council Meeting Minutes of August 11, 2015
 - 2. Monthly Bills
- III. RECOGNITIONS

IV. CITIZENS' HEARINGS

1. Citizen Comments

V. STAFF REPORTS

VI. DISCUSSIONS BY MAYOR AND COUNCIL MEMBERS

1. Council action on:
 - a. Issuing of bond loan to fund the Police Department building renovation and the purchase of land for a future road.
2. Reappointment of Scott Weaver to serve as representative on the New River Valley Agency on Aging, and Richard Ballengee to serve as alternate. The reappointments would begin October 1, 2015 and end September 30, 2016.

VII. COUNCIL REPORTS

VIII. TOWN MANAGER'S REPORTS

1. Progress Reports and Announcements

IX. ADJOURNMENT

The next regular Town Council meeting will be held at Christiansburg Town Hall on Tuesday, September 8, 2015 at 7:00 P.M.

**CHRISTIANSBURG TOWN COUNCIL
CHRISTIANSBURG, MONTGOMERY CO., VA.
REGULAR MEETING MINUTES
AUGUST 11, 2015 – 7:00 P.M.**

A REGULAR MEETING OF THE CHRISTIANSBURG TOWN COUNCIL, MONTGOMERY COUNTY, CHRISTIANSBURG, VA. WAS HELD AT CHRISTIANSBURG TOWN HALL, 100 EAST MAIN STREET, CHRISTIANSBURG, VA, ON AUGUST 11, 2015 AT 7:00 P.M.

COUNCIL MEMBERS PRESENT: Mayor D. Michael Barber; Vice-Mayor R. Cord Hall; Samuel M. Bishop; Steve Huppert; Henry D. Showalter; Bradford J. Stipes; James W. Vanhoozier. ABSENT: None.

ADMINISTRATION PRESENT: Town Manager Barry Helms; Assistant Town Manager Randy Wingfield; Clerk of Council Michele Stipes; Town Attorney Theresa Fontana; Finance Director/Treasurer Val Tweedie; Planning Director Nichole Hair; Farmers' Market Manager Sarah Belcher; Building Official Jerry Heinline; Director of Public Works Ricky Bourne; Superintendent of Public Works Jim Lancianese; Public Works Administration Clerk Eddie Smith; Public Works Utility and Construction Division Assistant Superintendent Tommy Sullivan; Wastewater Treatment Plant Superintendent Ryan Hendricks; Assistant Superintendent for Streets David Sutphin.

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

1. The Town of Christiansburg Virginia as a recipient of block grant funding is required by the U.S. Department of Housing and Urban Development (HUD) to prepare and adopt a multi-year Consolidated Plan and Annual Action Plan that solicit citizen views on proposed Community Development Block Grant (CDBG) program activities contained in these documents. The plan outlines proposed activities for CDBG funding and specific activities for the program year beginning July 1, 2015. Planning Director Nichole Hair reported that the program provides funding for sidewalk and infrastructure maintenance/upkeep for a designated area bound by Roanoke, Main, and Depot streets, and will be used as matching funds for the VDOT revenue sharing funds.

REGULAR MEETING

I. CALL TO ORDER BY MAYOR BARBER.

II. CONSENT AGENDA:

1. Council Meeting Minutes of July 28, 2015

Councilman Hall made a motion to approve the consent agenda as presented, seconded by Councilman Bishop. Council voted on the motion as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.

III. RECOGNITIONS:

IV. CITIZEN'S HEARING:

1. CITIZEN COMMENTS:

- a. No comments.

V. STAFF REPORTS:

1. Jerry Heinline, Building Official – Update on the Building Inspections Department. Jerry Heinline, Building Official, provided Council with an overview of the functions and operations of the Building Inspections Department, staffed by Leslie Boone, Bill Aldridge, Chris Childress and himself. Mr. Heinline explained the role and daily functions of each staff member, explaining that the main goal of the department is to enforce building codes to ensure public safety, but that it also provides building plan reviews, issues building permits, conducts building code and property maintenance inspections, final inspections, and issues Certificates of Occupancy. Mr. Heinline then explained the property inspections process and the protocol for addressing violations, noting that, as Building

Official, he regularly assists the Fire Marshal with commercial building inspections. The Building Inspections Department is currently involved with six commercial building projects, plus six projects under review. Council was provided a brief outline of the department's current administrative projects that included updating the building permit application process and the modification of other form processes to improve efficiency. During the year 2014-2015, the Building Inspections Department performed 3,180 inspections, issued 1,634 permits, and performed more than 200 plan reviews. At Council's request, Mr. Heinline spoke about the condemnation and clean-up process, and the costs, to re-occupy property that was found to be used as a meth lab. Clean-up costs are approximately \$10,000, but because of the Town's meth lab clean-up restitution policy, taxpayer dollars do not cover these costs. Town Manager Helms added that it is not unusual for staff of the Building Inspections Department to receive threats by people in the community unhappy with the outcome of inspections. Council thanked Mr. Heinline for the staff report.

2. Ricky Bourne, Director of Public Works, and James Lancianese, Superintendent of Public Works – Update on the Public Works Department. Ricky Bourne, Director of Public Works, began the presentation by explaining the mission statement and vision of the Public Works Department that focus on providing quality services to the Christiansburg community. He introduced his staff: Superintendent of Public Works Jim Lancianese, Public Works Administration Clerk Eddie Smith, Public Works Utility and Construction Division Assistant Superintendent Tommy Sullivan, Wastewater Treatment Plant Superintendent Ryan Hendricks, and Assistant Superintendent for Streets David Sutphin, and he highlighted the roles each play within the department and in the community. Mr. Bourne reported that the three divisions within the Public Works Department, administration, field operations, and wastewater operations, are responsible for the construction, operation, and maintenance of all Town infrastructure, and each division was detailed in its specific operations. Mr. Bourne introduced Ryan Hendricks, superintendent of the wastewater treatment plant, who briefly explained the operations and treatment processes at the wastewater treatment plant and answered questions of Council. Mr. Bourne provided Council with a handout that gave recognition to the public works' employees killed in the line of duty: Jack Bean (2005), Doug King (2006), and Josh Boley (2011). Mayor Barber commented that the Town receives many positive comments from the community on the quick snow removal process by public works crews and on the downtown flowers and overall cleanliness of the Town. Council commented on the popularity of the spring/fall clean-up weeks and on the overall friendliness and professionalism of the public works employees as they interact with people while serving the community.

VI. DISCUSSIONS BY MAYOR AND COUNCIL MEMBERS:

1. COUNCIL ACTION ON:

- a. Community Development Block Grant (CDBG) Consolidated Plan and 2015-2016 Annual Action Plan. Councilman Hall made a motion to approve the Community Development Block Grant Consolidated Plan and 2015-2016 Annual Action Plan as presented, seconded by Councilman Stipes. Council was polled on the motion as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.

VII. COUNCIL REPORTS

- a. Councilman Showalter reported that the Town is currently working to expand public input to the Central Business District Committee.
- b. Councilman Huppert said he found tonight's staff reports to be excellent teaching tools and he commended the presenters. He also mentioned the extensive public service of former Council member and mayor, Harold Linkous, who passed away on Saturday.
- c. Councilman Vanhoozier expressed his appreciation for the Town's support of VT Knowledgeworks, an organization that assists new technologies in developing into viable businesses, and he spoke briefly about the types of projects that have been supported by VT Knowledgeworks. VT Knowledgework included the Christiansburg logo on its advertisement for its annual public information presentation in Roanoke.
- d. Councilman Hall expressed his appreciation for the staff reports, and for Jerry Heinline's involvement in drafting the remediation policy several years ago that relieved taxpayers from covering the costs of meth lab clean-up. He also expressed appreciation for the Police Department's involvement with a program offered through CVS Pharmacy that allows individuals to drop off prescription medications for disposal, with no questions or comments. Councilman Hall said he appreciates the Police Department's efforts to lead in many community initiatives.
- e. Mayor Barber reminded Council that the New River Valley Agency on Aging will be honoring Scott Weaver during a special presentation on August 13 at the recreation center. Also, he has been asked by the public relations department to write an article for the Town newsletter. He is working with the recreation center and the aquatic center to write an article about the sporting events that have been held in Christiansburg during the 2015 sports season.

VIII. TOWN MANAGER'S REPORTS:

1. PUBLIC HEARING REQUESTS: Town Manager Helms presented the following requests and recommended setting the Public Hearings as indicated:

August 25, 2015

Issuing of bond loan to fund the Police Department building renovation and purchase of land for a future road.

September 8, 2015

Community Development Block Grant 2015 Consolidated Annual Report.

September 22, 2015

Rezoning request for 915 Peppers Ferry Road from R-2 Two-Family Residential Zoning to B-3 General Business Zoning.

On motion by Councilman Hall, seconded by Councilman Showalter, Council voted to set the Public Hearings for the dates indicated as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.

2. PROGRESS REPORTS AND ANNOUNCEMENTS:

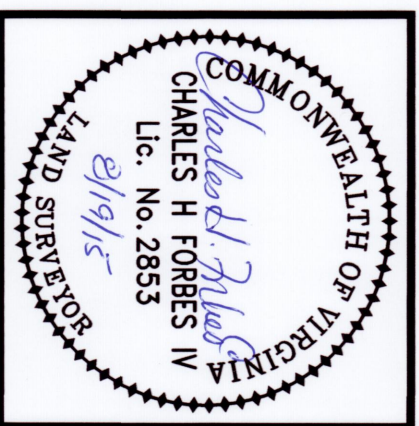
- The Annual VML Conference is scheduled for October 4-6 in Richmond. Council was reminded to notify the clerk of plans to attend.
- A legislative rail reception is scheduled for August 20, 2015 at Radford University. Council was asked to let Town Manager Helms know of plans to attend.
- The new Town policy to provide full-time employees with free passes to the aquatic center has resulted in fifty-eight individual memberships, two family memberships, and ten participants in various classes.

IX. ADJOURNMENT:

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 8:08 P.M.

Michele M. Stipes, Clerk of Council

D. Michael Barber, Mayor



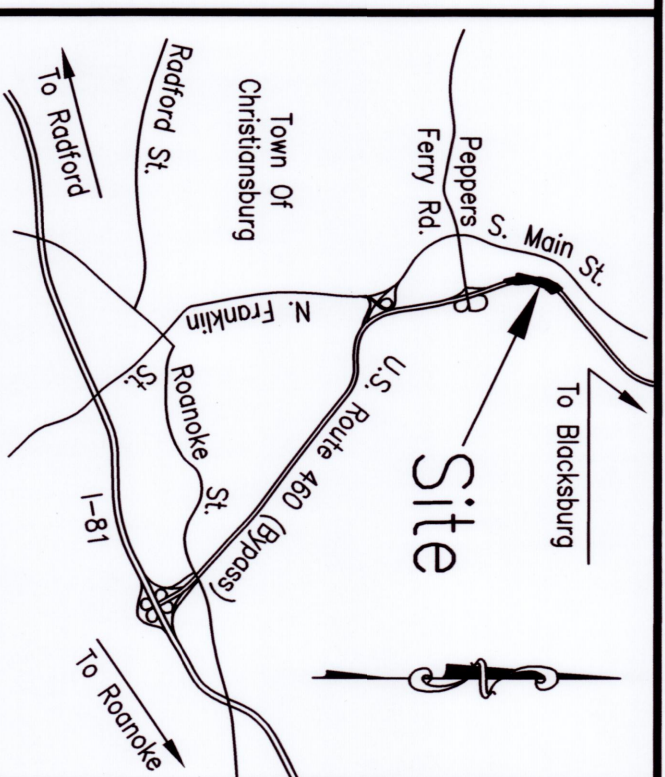
THOMPSON & LITTON
726 Auburn Avenue
Radford, Virginia 24141
www.T-L.com

Boundary Adjustment Survey
For Montgomery County
Situated In
Town Of Christiansburg, Virginia

Drawn: JLN/DEH
Checked: CHF
Date: 19 AUG 2015
Project No: 12430-90

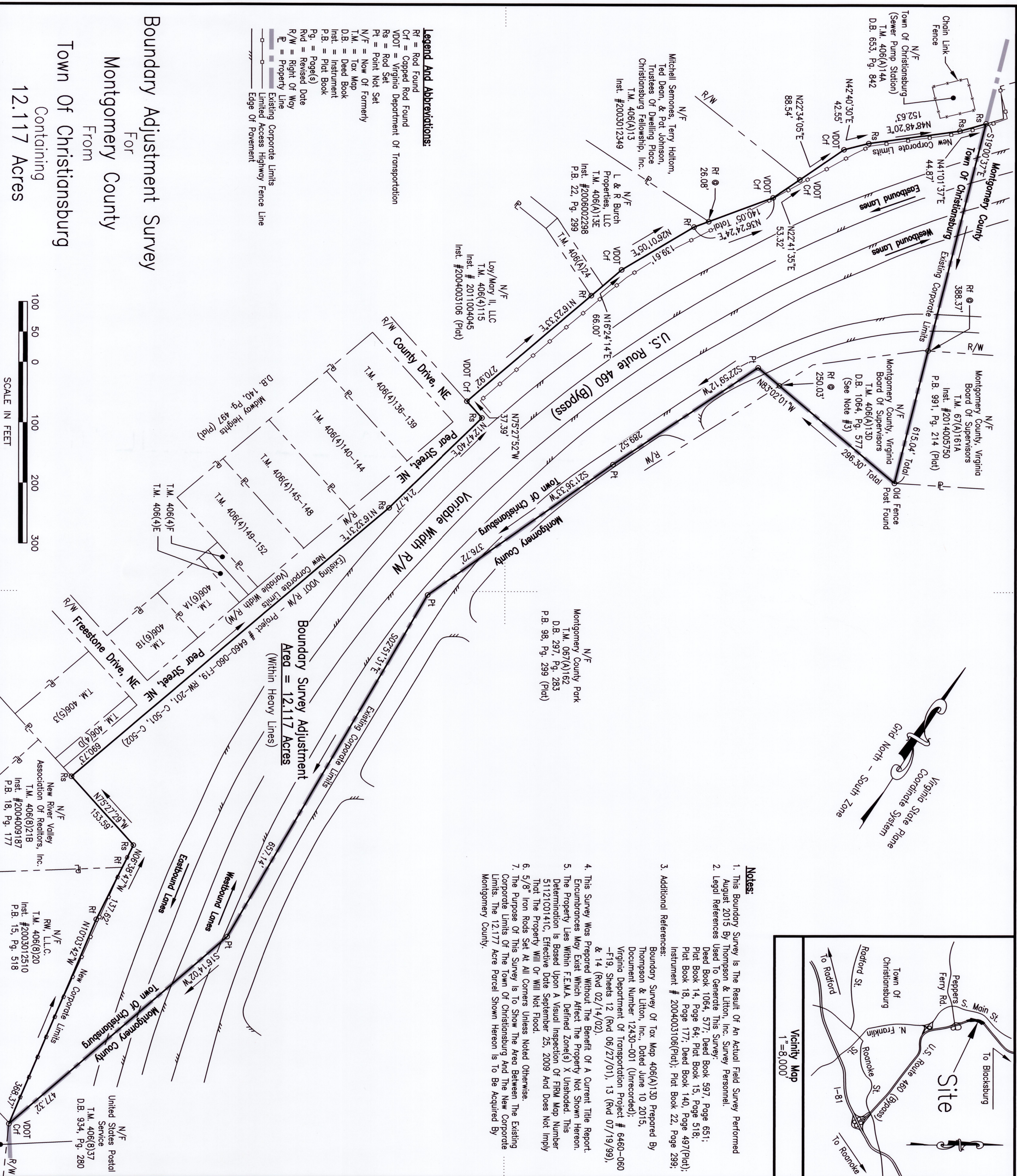
Document No:
12430-002
Sheet No.

1 Of 1



Vicinity Map
1"=8,000'

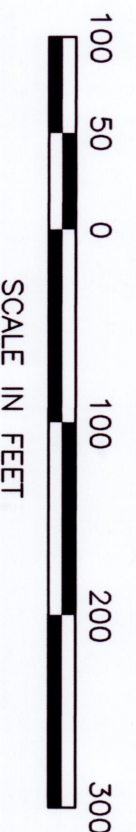
- Notes:**
1. This Boundary Survey is The Result Of An Actual Field Survey Performed August 2015 By Thompson & Litton, Inc. Survey Personnel.
 2. Legal References Used To Generate This Survey:
Deed Book 1064, 577; Deed Book 597, Page 651;
Pit Book 14, Page 64; Pit Book 15, Page 518;
Pit Book 18, Page 177; Deed Book 140, Page 497(Pit);
Instrument # 2004003106(Pit), Pit Book 22, Page 299;
 3. Additional References:
Boundary Survey Of Tax Map 406(A)130 Prepared By Thompson & Litton, Inc., Dated June 10 2015,
Document Number 12430-001 (Unrecorded);
Virginia Department Of Transportation Project # 6460-060-F19, Sheets 12 (Rvd 06/27/01), 13 (Rvd 07/19/99), & 14 (Rvd 02/14/02).
 4. This Survey Was Prepared Without The Benefit Of A Current Title Report. Encumbrances May Exist Which Affect The Property Not Shown Hereon.
 5. The Property Lies Within F.E.M.A. Defined Zone(s) X Unshaded. This Determination Is Based Upon A Visual Inspection Of FRM Map Number 51121C0141C, Effective Date September 25, 2009 And Does Not Imply That The Property Will Or Will Not Flood.
 6. 5/8" Iron Rods Set At All Corners Unless Noted Otherwise.
 7. The Purpose Of This Survey Is To Show The Area Between The Existing Corporate Limits Of The Town Of Christiansburg And The New Corporate Limits. The 12.177 Acre Parcel Shown Hereon Is To Be Acquired By Montgomery County.



Legend And Abbreviations:

- Rf = Rod Found
Crf = Capped Rod Found
VDOT = Virginia Department Of Transportation
Rs = Rod Set
Pt = Point Not Set
N/F = Now Of Formerly
T.M. = Tax Map
D.B. = Deed Book
Inst. = Instrument
P.B. = Plot Book
Pg. = Page(s)
Rd = Revised Date
R/W = Right Of Way
P = Property Line
Existing Corporate Limits
Limited Access Highway Fence Line
Edge Of Pavement

Boundary Adjustment Survey
For
Montgomery County
From
Town Of Christiansburg
Containing
12.117 Acres



TOWN OF CHRISTIANBURG		
BILLS TO BE PAID FOR THE MONTHS OF	JULY AND AUGUST	
VENDOR NAME	AMOUNT	DESCRIPTION
A CLEANER WORLD	182.00	
A-1 HEATING & COOLING	390.00	
ADAMS CONSTRUCTION CO.	11,077.25	ASPHALT MIX
AIRGAS MID-AMERICA, INC.	507.89	
ALGONQUIN PRODUCTS COMPANY	382.64	
ALL SEASONS PEST CONTROL, INC	85.00	
AMERICAN MINE RESEARCH INC.	1,000.00	
ANDERSON & ASSOCIATES INC	10,620.61	ENGINEERING FEES, MAIN WATERLINE REPL AND PARK DEPOT DRAINAGE
ANGLE FLORIST	100.50	
ARAMARK UNIFORM SERVICES, INC.	3,151.72	AQ TOWELS AND MATS
ARC3 GASES	260.61	
ATLANTIC EMERGENCY SOLUTIONS, INC	845.00	
ATLANTIC UTILITY SOLUTIONS, INC	130,734.42	WATER METER REPLACEMENT PROJECT
AUDIOTRONICS	830.78	
AUTO EXPERTS, LLC	45.00	
AUTO MASTER TIRE & SERVICE	73.68	
B & K TRUCK ACCESSORIES	595.00	
B & T LAWN CARE LLC	7,920.00	MOWING SERVICES TOWN PROPERTIES
BALLPARK SIGNS	2,500.00	BROCHURES FOR AQUATICS
BANE OIL COMPANY, INC	3,923.26	OFF ROAD DIESEL
BASHAM OIL COMPANY	5.27	
BKT UNIFORMS	686.93	
BLACKSBURG POWER EQUIPMENT	1,476.00	BLOWERS AND EDGERS FOR MAINTENANCE
BLACKSBURG/CHRISTIANSBURG	3,300.00	MPO SUPPORT
BOONE TRACTOR & IMPLEMENT INC.	190.24	
BOUND TREE MEDICAL, LLC	3,744.19	MEDICAL SUPPLIES RESCUE
BOWIE SALES, INC.	4,365.66	COUPLINGS AND PARTS FOR WATER AND STORM DRAIN
BRAME SPECIALTY COMPANY INC.	4,980.95	JANITORIAL SUPPLIES
BRIAN'S LOCK & KEY	8.75	
BSN SPORTS COLLEGIATE PACIFIC	1,451.87	SUPPLIES FOR YOUTH FOOTBAL
CARDINAL BLUEPRINTERS, INC.	350.00	
CARDINAL RUBBER & SEAL INC.	357.50	
CARGILL, INC.	28,831.00	DEICER SALT
CARILION EMPLOYEE ASSIST. PROGRAM	4,435.20	EAP PROGRAM
CARQUEST AUTO PARTS	425.50	
CARROT-TOP INDUSTRIES, INC.	1,038.77	
CARTER MACHINERY	49,925.99	ASPHALT ROLLER
CARTRIDGE WORLD	419.97	
CDW LLC	1,899.38	1041 SOFTWARE LICENSING 858 HARDWARE FOR SERVER ROOM
CENTRAL ELECTRONICS	72.00	
CHA CONSULTING INC	1,785.00	ENGINEERING CAMBRIA WATER SYSTEM IMPROVEMENTS
CIVIC PLUS	7,887.73	WEBSITE MAINTENANCE
CMC SUPPLY, INC.	553.35	
CONTROL EQUIPMENT CO. INC.	19.43	
CRAIG'S FIREARM SUPPLY, INC	734.46	
D J R ENTERPRISES	2,211.86	YOUTH FOOTBALL
DISTINCTIVE INTERIORS, INC	294.31	
DUNCAN FORD MAZDA	1,170.50	
EAST COAST EMERGENCY VEHICLES, LLC	1,065.45	
ELECTRICAL SUPPLY CO	2,408.88	VARIOUS ELECTRICAL SUPPLIES TOWN WIDE MAINTENANCE
EMERGENCY COMMUNICATIONS NETWORK, LLC	18,100.00	CODE RED WEATHER WARNING SYSTEM
EMS TECHNOLOGY SOLUTIONS, LLC	306.00	
EMS, INC	300.00	
ENVIRONMENTAL LAND WASTE MANAGEMENT SERVICE, INC	15,000.00	HAULING BIOSOLIDS
ENVIRONMENTAL RESOURCE ASSOC.	424.24	
ENVIRONMENTAL SCIENCE APPLICATIONS, INC	1,200.00	
FASTENAL COMPANY	58.32	
FERGUSON ENTERPRISES, INC.#75	20,322.16	PIPE, FITTINGS SUPPLIES FOR WATER AND SEWER REPAIRS AND CONNECTIONS
FIRE RESCUE AND TACTICAL, INC	917.94	
FIRE SAFETY PRODUCTS, INC	357.00	
FIRST DUE GEAR LLC	494.00	
FITNESS CONCEPTS, INC.	10,084.00	2 TREADMILLS REC CENTER
FLEET ONE, LLC	18,019.76	FUEL FOR TOWN VEHICLES
FLEET PRIDE, INC	5,835.62	PARTS FOR MAINTENANCE AND REPAIR OF TOWN VEHICLES AND EQUIPMENT
FULL SOURCE, LLC	506.06	
GALLS, AN ARAMARK COMPANY	1,375.95	UNIFORMS PD

TOWN OF CHRISTIANBURG		
BILLS TO BE PAID FOR THE MONTHS OF	JULY AND AUGUST	
VENDOR NAME	AMOUNT	DESCRIPTION
GATES FLOWERS AND GIFTS, LLC	34.00	
GAY AND NEEL, INC.	1,418.75	SURVEY MILL LANE PROPERTY
GEMPLER'S INC.	92.65	
GODWIN MANUFACTURING CO.,INC.	1,074.23	
GRAINGER	1,430.03	SUPPLIES FOR MAINTENANCE CREWS
GUYNN & WADDELL, P.C.	5,861.31	LEGAL SERVICES
HALL'S GARAGE DOORS	289.00	
HAMANN, INC	8,100.00	CEMETERY LAWN MOWING
HANDY RENTALS, INC	75.00	
HARPER AND COMPANY INC.	3,505.00	HYDROCHLORITE FOR AQUATICS
HARVEY CHEVROLET CORP.	786.71	
HDH TECHNICAL, INC	580.00	
HEYWARD INCORPORATED OF VA, INC	4,074.35	UV LAMPS FOR WWTP
HIGHWAY MOTORS, INC.	512.15	
HMI WELDING SUPPLY, INC.	11.25	
HOSE HOUSE, INC.	50.46	
HY-TEST, INC	193.00	
IDEXX DISTRIBUTION, INC.	51.16	
INTERNATIONAL ASSOCIATION OF FIRE CHIEFS	244.00	
INTERNATIONAL CODE COUNCIL	55.00	
INTERSTATE BATTERY SYSTEM OF ROANOKE VALLEY, INC	61.46	
INTOXIMETERS, INC.	918.00	
J J KELLER & ASSOCIATES, INC	765.00	
J O HERBERT COMPANY, INC	1,237.50	LED LIGHTS FOR STREET LIGHTS
JAMISON'S SHARPENING, INC	365.25	
JDV EQUIPMENT CORPORATION	4,995.00	AUGER FOR GRIT REMOVAL SYSTEM
JORDAN OIL CO., INC.	4,787.76	FUEL FOR FIRE AND RESCUE
KIMBALL MIDWEST	76.39	
KING-MOORE, INC	3,895.00	IT CONSULTING
KUSTOM SIGNALS, INC.	1,645.00	RADAR FOR NEW PD VEHICLES
L-3 COMMUNICATIONS-MOBILE VISION	4,948.00	VIDEO RECORDING FOR NEW PD VEHICLES
LANCASTER, INC.	614.05	
LANDSCAPE SUPPLY INC.	1,354.22	TURF MIX FOR RECREATION
LITTLE RIVER POOL AND SPA, INC	836.75	
LOWES HOME CENTERS, INC.	3,987.35	MAINTENANCE SUPPLIES VARIOUS TOWN DEPTS
M. C. DEAN INC	500.00	
MARKETING ON MAIN STREET LLC	1,627.21	RESCUE AND PD LOGO SHIRTS
MCAFFEE, INC	225.00	
MCGRADY-PERDUE HEATING & COOLING, INC	1,011.00	
METRO HEAVY-DUTY, INC.	155.00	
MONTGOMERY COUNTY FINANCIAL & MANAGEMENT SERVICES	105,000.00	REGIONAL 911 QTR 1 PAYMENT
MONTGOMERY COUNTY PUBLIC SCHOOLS	1,269.00	
MONTGOMERY DISTRIBUTORS	516.37	
MONTGOMERY SANITATION SERVICES	550.00	
MUELLER SYSTEMS	173,465.15	WATER METER PROJECT
MUNICIPAL EMERGENCY SERVICES, INC	33.46	
MUSCO SPORTS LIGHTING, LLC	5,405.00	ADDITIONAL WARRANTY LIGHTING SYSTEM AT HARKRADER
NATIONAL POOLS OF ROANOKE, INC.	242.08	
NEW RIVER COMMUNITY ACTION	6,813.00	ANNUAL SUPPORT
NEW RIVER COMMUNITY COLLEGE	389.00	
NEW RIVER GLASS	309.74	
NEW RIVER VALLEY AIRPORT COMMISSION	15,157.00	ANNUAL SUPPORT
NEW RIVER VALLEY MPO	5,800.00	NRV MPO
NEW RIVER VALLEY RESTAURANT SERV.	98.00	
NORTHEASTERN SUPPLY INC.	52.63	
OLD TOWN PRINTING & COPYING	130.32	
O'REILLY AUTO PARTS	392.05	
OUTDOOR POWER EQUIPMENT	887.88	
P B ELECTRONICS	185.00	
PC LAND, INC.	48.00	
PETERS AQUATICS	75.00	
PILOT FASTENERS LTD	100.35	
PIONEER MANUFACTURING COMPANY	3,895.00	STRIPING FOR BALL FIELDS RECREATION
PITNEY BOWES	178.35	
POLYDYNE, INC.	9,810.00	CLARIFOC FOR WWTP
POWER ZONE	330.98	

TOWN OF CHRISTIANBURG		
BILLS TO BE PAID FOR THE MONTHS OF	JULY AND AUGUST	
VENDOR NAME	AMOUNT	DESCRIPTION
PRESSURE WASHING SUPPLIES & SERV	214.45	
PRO CHEM INC	1,019.18	
PROFESSIONAL COMMUNICATIONS	19,014.12	13640 NEW RADIOS RESCUE 4375 911 CONSOLE MAINTENANCE 1000 RADIO FOR STREETS
PUBLIC RELATIONS SOCIETY OF AMERICA	308.00	
QUALITY TIRE & BRAKE SERVICE	2,303.00	TIRE REPLACEMENTS AND REPAIRS TOWN VEHICLES
R. FRALIN CONSTRUCTION, INC	1,500.00	REFUND CONSTRUCTION BOND
RADFORD HOSE & FITTINGS, INC.	112.55	
RAKESTRAW LAWN CARE, INC	135.00	
RECREATION SUPPLY CO INC	532.40	
RICHMOND MACHINERY & EQUIP CO	264.57	
SAM'S ON THE MARKET, INC.	1,315.00	
SANICO, INC	14,943.49	JANITORIAL SUPPLIES , NEW SCRUBBER AQ 6850 BURNISHER AND WET DRY VAC 1570
SCHINDLER ELEVATOR CORPORATION	2,796.53	ELEVATOR MAINTENANCE AQUATICS
SERVICE COMMUNICATION	543.25	
SERVICEMASTER COMMERCIAL CLEANING	2,171.00	JANITORIAL SERVICES AQUATICS
SHEEHY AUTO STORES	29,650.00	VAN FOR RESCUE DEPT
SHELOS MOTOR MILE	5,283.59	4513 REPAIR RESCUE VEHICLE VARIOUS OTHER DEPT VEHICLE REPAIRS
SHERWIN-WILLIAMS	328.11	
SHRED-IT US JV LLC	148.58	
SHRM	190.00	
SIGN SYSTEMS, INC	140.00	
SIGN-A-RAMA	270.28	
SIMPLEXGRINNELL LP	446.00	
SKYLINE DOOR & HARDWARE, INC	752.40	
SMITH'S CUSTOM MILLING	217.50	
SNAP-ON TOOLS	22.90	
SOUTHERN STATES	954.94	
STATE ELECTRIC SUPPLY CO.,INC.	685.46	
STEEL SERVICES, INC.	540.93	
STERICYCLE, INC	1,384.41	DISPOSAL SERVICES, AQUATICS AND RESCUE
SYCOM TECHNOLOGIES	2,050.00	EMAIL ARCHIVER IT
TAYLOR OFFICE & ART SUPPLY,INC	2,652.39	OFFICE SUPPLIES VARIOUS TOWN DEPTS
TEMPLETON-VEST	600.00	
TENCARVA MACHINERY CO.	4,710.01	PUMPS AND PARTS FOR WWTP
THOMPSON TIRE & MUFFLER	6,260.04	5092. EQUIPMENT TIRES PW AND PD TIRES
TIDY SERVICES	770.90	
TRANE	32,885.00	REPLACE PAC2 AND PAC3 AT AQUATICS
TREASURER OF VA	49,289.80	LODA PAYMENT FOR POLICE FIRE AND RESCUE
TROY & BANKS, INC	477.78	
UNIFIRST CORPORATION	344.25	
UNITED MUFFLERS	233.90	
UNITED RENTALS,INC.	1,635.86	RENTAL OF AERATOR FOR HARKRADER AND MINI EXCAVATOR PW
USA BLUE BOOK	342.32	
VA ASSOC OF MUNICIPAL WASTEWATER AGENCIES, INC	60.73	
VALEAC	100.00	
VIRGINIA BUSINESS SYSTEMS	261.99	
VIRGINIA MARYLAND REG. COLLEGE	189.74	
VIRGINIA TECH/MONTGOMERY	50,000.00	ANNUAL SUPPORT
VIRGINIA TRUCK CENTER	150.00	
VIRGINIA UTILITY PROTECTION SERVICE, INC	280.35	
VULCAN, INC	6,998.40	SIGN MATERIALS
WADES FOODS INC.	200.78	
WALTER SURFACE TECHNOLOGIES INC	1,600.00	BIOCARE SERVICE PD
WESTERN VIRGINIA EMS COUNCIL	1,400.00	TRAINING RESCUE
WETLAND STUDIES AND SOLUTIONS, INC	308.46	
WILLIAMS SUPPLY INC.	8,822.20	PUMP REPLACEMENTS WWTP ANNUAL MAINTENANCE FOR SCADA SYSTEM
WILSON BROTHERS INCORPORATED	606.50	
WOLFMAN'S AUTO & CYCLE SEATS	750.00	
TOTAL BILLS TO BE PAID AUGUST 28, 2015	1,050,367.94	

**TOWN OF CHRISTIANBURG
BILLS PAID DURING THE MONTH OF
SPECIAL REVENUE FUNDS**

JULY AND AUGUST

VENDOR	AMOUNT PAID	DESCRIPTION
ATLANTIC EMERGENCY SOLUTIONS	2,630.33	FD Truck Repairs
Blue Ridge Copiers	4.44	
CARDMEMBER SERVICES	3,525.27	FD Lodging Conference
CARQUEST	149.99	
CRAIGS FIREARMS	12,178.50	NON LETHAL WEAPONS NRVCT GRANT
Directv	160.64	
DUBLIN TOWN OF	13,818.89	REIMBURSE FROM NRVCT GRANT NON LETHAL WEAPONS
Employee Reimbursements	2,640.00	Virginia State Firefighters Conventions
Exxon Mobil	1,173.30	
GILES COUNTY SHERIFF	11,718.00	REIMBURSE FROM NRVCT GRANT NON LETHAL WEAPONS
MONTGOMERY COUNTY	56,613.99	REIMBURSE FROM NRVCT GRANT NON LETHAL WEAPONS
Municipal Emergency Services	761.21	
NARROWS TOWN OF	6,349.69	
NFPA	929.57	FD Fire Prevention Campaign
PEARISBURG POLICE DEPT	8,143.00	REIMBURSE FROM NRVCT GRANT NON LETHAL WEAPONS
Price's Body Shop	191.38	
PULASKI COUNTY	30,378.19	REIMBURSE FROM NRVCT GRANT NON LETHAL WEAPONS
RADFORD CITY POLICE DEPT	21,084.25	REIMBURSE FROM NRVCT GRANT NON LETHAL WEAPONS
SOUTHERN POLICE SUPPLY	2,185.00	NON LETHAL WEAPONS NRVCT GRANT
TASER INTERNATIONAL	30,378.19	NON LETHAL WEAPONS NRVCT GRANT
TOWN OF CHRISTIANBURG	541.15	
VERIZON	362.77	
Virginia Business Systems	136.80	
Virginia Truck Center	389.50	
TOTAL PAID BILLS	206,444.05	

TOWN OF CHRISTIANSBURG		
BILLS PAID DURING THE MONTH	JULY AND AUGUST	
VENDOR	AMOUNT PAID	DESCRIPTION
ADVANCE AUTO PARTS	105.03	
AFA PROTECTIVE SYSTEMS	274.35	
AIRGAS NATIONAL CARBONATION	1,006.90	CARBON DIOXIDE FOR POOL
ALGONQUIN PRODUCTS COMPANY	404.81	
ALVIS ELECTRIC	735.00	
ANTHEM BLUE CROSS BLUE SHIELD	188,742.29	EMPLOYEE HEALTH INSURANCE
ANTHEM LIFE INSURANCE COMPANY	3,191.06	EMPLOYEE LIFE INSURANCE
APPALACHIAN POWER	60,223.27	ELECTRIC BILLS TOWN
ATLANTIC UTILITY SOLUTIONS	3,200.00	
AT & T	388.57	
ATMOS ENERGY	559.78	NATURAL GAS BILL TOWN
BB&T INSURANCE	11,100.00	LIABILITY INSURANCE
BOSTON MUTUAL LIFE INS	2,632.68	EMPLOYEE PD INSURANCE
BLACKSBURG PARTNERSHIP	500.00	PASSENGER RAIL LEGISLATIVE RECEPTION
BRIGHT SERVICES	3,054.93	FINANCE TEMP
CHA CONSULTING	923.63	band 4th july
CANNON SOLUTIONS	30.00	LOAN PAYMENT 4.7 MILL LOAN
CARDMEMBER SERVICES	31,053.55	EQUIP/SUPPLIES PD 7066.91 RESCUE 1010.75 AQ 1663.97 OTHER 1970.43 DUES 45. SCHOOLS 9862.12 TRAVEL4778.09 UNIFORMS 55. FIRE/RESCUE RECRUITING 642.01 SOFTWARE 434. FD TRAINING 3525.27
CHANDLER CONCRETE	3,371.00	CONCRETE FOR STREET REPAIRS AND RECYCLING SITE
CHRISTIANSBURG HIGH SCHOOL	150.00	
CITIZENS	1,820.00	INTERNET SERVICES
COLD STONE CREAMERY	48.00	
COLONIAL LIFE & ACCIDENT INSURANCE	1,068.26	EMPLOYEE PAID LIFE INSURANCE
COMMONWEALTH BUILDING MATERIALS	151.55	
CONTROL EQUIPMENT	717.86	
COPPERHEAD GRAPHICS	830.00	
DE LAGE LANDEN	718.00	COPIERS PD
DELL MARKETING	599.90	7 DELL MONITORS
DELTA DENTAL	7,256.69	
DONS AUTO	406.99	
DUES AND MEMBERSHIP	943.36	hr 493.36 rescue 450
ECK SUPPLY COMPANY	167.72	
EMS TECHNOLOGY SOLUTIONS	306.00	
EMS MANAGEMENT CONSULTANTS	4,129.38	EMS BILLING COMPANY FEES
FAMILY MEDICINE OF BLACKSBURG	2,125.00	DRUG TESTING AND HEP B VACCINES
FARMERS MARKET CHIP EXCHANGE	1,009.00	
FED EX	146.05	
FERGUSON ENTERPRISES INC	1,046.24	PIPE AND SUPPLIES
FIDELITY NATIONAL TITLE	10,805.00	
GAY AND NEEL INC	17,879.00	TRUMAN WILSON PARK 14054 BLUE LEAF STREAM RESTORATION 3825.
HALLS GARAGE DOOR	380.00	
HAT WORLD INC	143.76	
HI-DHO DOG TRAINING	1,320.00	
HOME DEPOT	1,391.90	REPAIR AND MAINTENANCE
IMG COLLEGE	2,500.00	MARKETING SPONSORSHIP AGREEMENT
KEY RISK INSURANCE	43,244.64	WORKMANS COMPENSATION
KROGER	1,037.62	
LOWES HOME CENTER	23.73	
LUMOS NETWORKS INC	907.95	
MERLO MASSAGE AND TRAGER THERAPY	130.00	
MONTGOMERY PUBLISHING LLC	975.00	
MONTGOMERY REGIONAL SOLID WASTE AUTHORITY	37,368.46	TIPPING CHARGES
NEW RIVER VALLEY PIZZA	421.79	AQ BDAY PARTIES
NORTHEASTERN SUPPLY INC	21.97	
PETTY CASH	234.05	

TOWN OF CHRISTIANBURG		
BILLS PAID DURING THE MONTH	JULY AND AUGUST	
VENDOR	AMOUNT PAID	DESCRIPTION
REFUND FEES REC DEPT	975.00	
REFUND AQUATICS	30.00	
REFUND TAXES	351.49	
REFUND EMS THIRD PARTY	337.06	
REFUNDwater deposits	416.57	
REIMBURSEMENTS EMPLOYEES	13.51	
REYNOLDS ARCHITECTS INC	8,732.90	PD RENOVATIONS
ROANOKE TIMES	50.00	JOB AND MEETING POSTINGS LEGAL AND BUDGET POSITNGS
ROANOKE VALLEY SPEECH AND HEARING CENTER	30.00	
SALEM STONE	3,394.32	SAND GRAVEL ETC STREETS AND WATER
SAMS CLUB	2,975.88	HARKRADER CONCESSIONS, BUDDY CAMP, WORLD SERIES
SANICO	2,409.14	JANITORIAL SUPPLIES
SCHOOLS	1,235.00	pd 1185 STREETS 50
SHENTEL	336.50	
SISSON & RYAN LLC	10,530.98	STONE, GRAVEL, SAND
SOUTHEASTERN SECURITY CONSULTANTS	570.00	BACKGROUND INVESTIGATIONS
SOUTHERN REFRIDGERATION	4,145.06	PARTS FOR AQUATICS MAINTENANCE
SOUTHERN POLICE SUPPLY	1,999.76	PD SUPPLIES
SPRINT	68.94	
STAND ENERGY	2,801.60	GAS AQUATIC
TRAVEL	5,845.17	
TRACTOR SUPPLY	927.30	
TRANE	20,367.16	19182.72 AQUATIC ANNUAL MAINT AGREEMENT
TRAVELERS INSURANCE	8,164.00	CYBER LIABILITY COVERAGE
TREASURER OF VIRGINIA	5,202.90	FEE LEVY 1562.16 VITA 52.74 VSMP FEES 2268 LICENSING 10 DEQ 1310
TWIST & TURN MANUFACTURING	875.00	
US CELLULAR	475.40	
US BANK	363,608.22	10 MILL WWTP LOAN
VERIZON	1,819.69	PHONE SERVICE
VERIZON WIRELESS	4,681.65	CELL PHONE SERVICE 2 MONTHS
VRS	163,817.30	MONTHLY RETIREMENT PAYMENT
VOLSAP	1,710.00	RETIREMENT FIRE DEPT
VACORP	362.12	
WEST PUBLISHING	267.80	
WETLAND STUDIES AND SOLUTIONS	8,323.64	BRANCH STREAM RESTORATION
TOTAL SPECIAL REVENUE BILLS PAID	206,444.05	
TOTAL PAID BILLS	1,081,772.78	
BILLS TO BE PAID	1,050,367.94	
GRAND TOTAL	2,338,584.77	

BOND PURCHASE AGREEMENT

Between: **Carter Bank & Trust (the “Purchaser”)**
 1300 Kings Mountain Road
 P.O. Box 1776 (24115-1776)
 Martinsville, Virginia 24112
 Attention: John J. Engel, III, Vice President
 Telephone: (276) 656-1776

And: **Town of Christiansburg, Virginia (the “Issuer”)**
 100 E. Main St.
 Christiansburg, VA 24073
 Attention: Barry Helms, Town Manager
 Telephone: (540) 382-6128

Dated: **As of September 1, 2015**

This Bond Purchase Agreement (the “Agreement”) is entered into as of the date set forth above, between the Town of Christiansburg, Virginia (the “Issuer”) and Carter Bank & Trust (the “Purchaser”). For and in consideration of the premises hereinafter contained, Issuer hereby agrees to issue and sell to Purchaser, and Purchaser agrees to purchase and accept, the Bond, as defined below, on the terms set forth herein.

ARTICLE I. DEFINITIONS

As used in the Agreement, the following terms will have the meanings indicated below unless the context clearly requires otherwise:

“Agreement” means the Bond Purchase Agreement executed by an Issuer and Purchaser, including all exhibits, schedules and attachments attached thereto.

“Authorizing Statute” means the Virginia Public Finance Act in the Code of Virginia.

“Bond” means the 2015 Bond issued by the Issuer, as identified in the Resolution.

“Bond Counsel” means Spotts Fain PC.

“Code” is defined in Section 3.1(f).

“Issue Date” is September 3, 2015.

“Event of Default” is defined in Section 6.1.

“Issuer” means the entity identified as such in the first paragraph of the Agreement, and its permitted successors and assigns.

“Project” means the financing of certain infrastructure improvements, including (i) acquisition of land to build a road between Peppers Ferry Road and North Franklin Street and (ii) renovations and build out of the police department building, with construction and equipping of the third floor of the building and construction of an elevator, together with related administrative and financing costs.

“Purchaser” means the entity identified as such in the first paragraph of the Agreement, and its successors and assigns.

“Resolution” means the resolution of the Council of Issuer adopted August 25, 2015, authorizing the execution and delivery of this Agreement and the issuance of the Bond.

“State” means the Commonwealth of Virginia.

ARTICLE II. PURCHASE OF BOND

Section 2.1 **Purchase and Form of Bond.** On the terms, and subject to the conditions set forth in this Agreement, Purchaser hereby agrees to purchase the Bond, at a price of 100 percent of the par amount thereof. The principal amount of the Bond shall be \$2,014,000. The form of the Bond is attached hereto as Attachment 1. The Bond is issued pursuant to the Authorizing Statute.

Section 2.2 **Interest; Installments.** The Bond shall bear interest at the rate of 2.10% per annum, calculated on a 30/360-day basis. Issuer will repay the Bond in semiannual installments, including principal and interest on each August 1 and interest on each February 1, beginning February 1, 2016, and ending August 1, 2025. Payments shall be made consistent with the Schedule I affixed to the Bond, which such Schedule is incorporated herein and made a part of this Agreement by this reference.

Section 2.3 **Application.** Any payments by Issuer to Purchaser shall be applied first to pay accrued interest, and second to pay principal.

Section 2.4 **Option to Prepay.** Issuer shall have the option to prepay in whole the principal of the Bond at any time.

ARTICLE III. COVENANTS AND CONDITIONS

Section 3.1 **Covenants of the Issuer.** As of the Issue Date, Issuer represents, covenants and warrants for the benefit of Purchaser as follows:

- (a) Issuer is a public body corporate and politic duly organized and existing under the constitution and laws of the State with full power and authority to issue the Bond, and to enter into the Agreement and the transactions contemplated thereby and to perform all of its obligations thereunder.
- (b) Issuer will do or cause to be done all things necessary to preserve and keep in full force and effect its existence as a body corporate and politic. To the extent Issuer should merge with another entity under the laws of the State, Issuer agrees that as a condition to such merger it will require that the remaining or resulting entity shall be assigned Issuer's rights and shall assume Issuer's obligations under the Bond and the Agreement.
- (c) Issuer has been duly authorized to issue the Bond and to execute and deliver the Agreement by proper action by its governing body, or by other appropriate official approval, and all requirements have been met and procedures have occurred in order to ensure the validity and enforceability of the Bond and the Agreement, and Issuer has complied with such public bidding requirements as may be applicable to the Bond, the Agreement and the Project. On the Issue Date, Issuer shall cause to be delivered an opinion of counsel, as to the federal and state tax exemption of interest on the Bond, with such changes therein as may be approved by Purchaser.
- (d) Issuer will provide Purchaser with current financial statements and budgets and such other financial information of Issuer as Purchaser may request, in such form and containing such information as may be requested by Purchaser.
- (e) Issuer will expend the proceeds of the Bond on costs and expenses of the Project for which the Issuer may expend Bond proceeds under the Authorizing Statute and shall pursue completion of the Project expeditiously.
- (f) Issuer will comply with all applicable provisions of the Internal Revenue Code of 1986, as amended (the “Code”), including Sections 103 and 148 thereof, and the regulations of the Treasury Department

thereunder, from time to time proposed or in effect, in order to maintain the excludability from gross income for federal income tax purposes of the interest on the Bond. Issuer covenants and agrees that it will use the proceeds of the Bond as soon as practicable and with all reasonable dispatch for the purpose for which the Bond has been issued, and that no part of the proceeds of the Bond shall be invested in any securities, obligations or other investments except for the temporary period pending such use nor used, at any time, directly or indirectly, in a manner which, if such use had been reasonably anticipated on the date of issuance of the Bond, would have caused the Bond or related Bonds of the Project to be or become "arbitrage bonds" within the meaning of Section 103(b)(2) or Section 148 of the Code and the regulations of the Treasury Department thereunder proposed or in effect at the time of such use and applicable to obligations issued on the date of issuance of the Bond. In furtherance of the covenant contained in the preceding sentence, the Issuer agrees to comply with the tax compliance certificate delivered at the Issue Date and the provisions of Section 141 through 150 of the Code, as applicable.

- (g) The Issuer designates the Bond as a "qualified tax-exempt obligation" for the purpose of Section 265(b)(3) of the Code. The Issuer represents and covenants as follows:
- i. The Issuer will in no event designate more than \$10,000,000 of obligations as qualified tax-exempt obligations in calendar year 2015, including the Bond, for the purpose of such Section 265(b)(3);
 - ii. The Issuer, all its "subordinate entities," within the meaning of such Section 265(b)(3), and all entities which issue tax-exempt obligations on behalf of the Issuer and its subordinate entities have not authorized, in the aggregate, more than \$10,000,000 of tax-exempt obligations to be issued in calendar year 2015 (not including "private activity bonds," within the meaning of Section 141 of the Code, other than "qualified 501(c)(3) bonds," within the meaning of Section 145 of the Code), including the Bond;
 - iii. Barring circumstances unforeseen as of the date of delivery of the Bond, the Issuer will not issue tax-exempt obligations itself or approve the issuance of tax-exempt obligations of any of such other entities if the issuance of such tax-exempt obligations would, when aggregated with all other tax-exempt obligations theretofore issued by the Issuer and such other entities in calendar year 2015, result in the Issuer and such other entities having issued a total of more than \$10,000,000 of tax-exempt obligations in calendar year 2015 (not including private activity bonds other than qualified 501(c)(3) bonds), including the Bond; and
 - iv. The Issuer has no reason to believe that the Issuer and such other entities will issue tax-exempt obligations in calendar year 2015 in an aggregate amount that will exceed such \$10,000,000 limit; provided, however, that if the Issuer receives an opinion of nationally recognized bond counsel that compliance with any covenant set forth in (i) or (iii) above is not required for the Bond to be a qualified tax-exempt obligation, the Issuer need not comply with such covenant.
- (h) The issuance of the Bond and the execution, delivery and performance of the Agreement and compliance with the provisions thereof by Issuer does not conflict with or result in a violation or breach or constitute a default under, any resolution, bond, agreement, indenture, mortgage, note, lease or other instrument to which Issuer is a party or by which it is bound by any law or any rule, regulation, order or decree of any court, governmental agency or body having jurisdiction over Issuer or any of its activities or properties resulting in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any property or assets of Issuer or to which it is subject.

Section 3.2 **Conditions.** Purchaser's obligation to purchase the Bond on the Issue Date is subject to satisfaction of the following conditions:

- (a) Purchaser shall have received a certified copy of the duly authorized Resolution;
- (b) Purchaser shall have received an original of the Agreement and the Bond, duly executed by Issuer in accordance with the Resolution;
- (c) Purchaser shall have received an opinion of Bond Counsel, in form and substance satisfactory to Purchaser's counsel, to the effect that:

- i. the Resolution, the Agreement, and the Bond are valid and legally binding obligations of Issuer, enforceable against Issuer in accordance with their terms, except to the extent that enforceability may be limited by or rendered ineffective by (A) bankruptcy, insolvency, fraudulent conveyance, reorganization, moratorium and other similar laws affecting creditors' rights generally; (B) the application of equitable principles and the exercise of judicial discretion in appropriate cases; (C) common law and statutes affecting the enforceability of contractual obligations generally; and (D) principles of public policy concerning, affecting or limiting the enforcement of rights or remedies against governmental entities such as Issuer;
 - ii. the interest payable on the Bond is excludable from gross income under the Code;
 - iii. the Bond is not a "private activity bond" within the meaning of Section 141 of the Code, and
 - iv. the Bond is a qualified tax-exempt obligation under Section 265(b)(3)(B) of the Code;
- (d) Purchaser shall have received the certificate of a duly authorized representative of Issuer to the effect that:
- i. there is no action, suit, proceeding, or investigation at law or in equity before or by any court or government, city or body pending or, to the best of the knowledge of Issuer, threatened against Issuer to restrain or enjoin the adoption of the Resolution or the execution and delivery of this Agreement or the issuance of the Bond, or the collection and application of funds as contemplated by this Agreement and the Bond, which in the reasonable judgment of Issuer, would have a material and adverse effect on the ability of Issuer to pay amounts due under the Bond, and
 - ii. the adoption of the Resolution and the execution and delivery of the Agreement and the Bond do not and will not conflict in any material respect with or constitute on the part of Issuer a breach of or default under any law, charter provision, court decree, administrative regulation, resolution, ordinance, or other agreement or instrument to which Issuer is a party or by which it is bound;
- (e) Purchaser shall have received such additional legal opinions, certificates, proceedings, instruments, or other documents as Purchaser or Bond Counsel may reasonably request to evidence compliance by Issuer with the legal requirements for adoption of the Resolution, execution and delivery of the Agreement, issuance of the Bond, acquisition and construction of the Project and the due performance or satisfaction by Issuer of all agreements then to be performed and all conditions then to be satisfied by Issuer.
- (f) Issuer shall have satisfied all of Purchaser's required conditions precedent to closing.

ARTICLE IV. PAYMENT AND SECURITY

Section 4.1 Payment of Bond. Issuer shall promptly pay the principal of, and interest and premium, if any, on the Bond in lawful money of the United States of America, in such amounts and on such dates as described in the Agreement and the Bond. Issuer shall pay Purchaser a charge on any delinquent payments in an amount sufficient to cover all additional costs and expenses incurred by Purchaser from such delinquent payment. In addition, Issuer shall pay a late charge of two and one-half percent (2 1/2%) on all delinquent payments of principal of and interest and premium, if any, on the Bond, and interest on said delinquent amounts from the date such amounts were due until paid at the rate of 12% per annum or the maximum amount permitted by law, whichever is less.

Section 4.2 Use of Proceeds. Issuer shall establish a segregated account for the proceeds on its books and shall reimburse itself from such account for the costs of the Project and shall pay the costs of issuing the Bond at the Issue Date.

Section 4.3 Full Faith and Credit. The full faith and credit of Issuer is irrevocably pledged for the payment of the principal of and premium, if any, and interest on the Bond and all other payment obligations under the Agreement. Unless other funds are lawfully available and appropriated for timely payment of the Bond and all other payment obligations under the Agreement, Issuer shall levy and collect an annual ad valorem tax, over and above all other taxes authorized or limited by law and without limitation as to rate or amount, on all locally taxable property in Issuer sufficient to pay when due the principal of and premium, if any, and interest on the Bond and all other

payment obligations under the Agreement.

Section 4.4 Obligations Absolute. To the extent permitted by law, the obligations of Issuer to make the payments required under the Bond and the Agreement and to perform and observe the other agreements on its part contained in the Bond and the Agreement shall be absolute and unconditional and shall not be abated, rebated, set-off, reduced, abrogated, terminated, waived, diminished, postponed or otherwise modified in any manner or to any extent whatsoever while any portion of the Bond remains unpaid regardless of any contingency, act of God, event or cause whatsoever. Issuer shall pay absolutely net the amounts required to be paid hereunder, regardless of any rights of set-off, recoupment, abatement or counterclaim that Issuer might otherwise have against Purchaser, its successors or assigns or any other party or parties.

Section 4.5 Agreement to Survive. The provisions of the Agreement will survive the issuance of the Bond and the payment of the purchase price therefor. The Agreement will terminate upon the payment in full of all amounts due under the Bond and the Agreement, provided that any prepayment is undertaken in accordance with the Agreement and further provided that Section 5.3 of the Agreement will survive its termination.

ARTICLE V. ASSIGNMENT; RISK OF LOSS

Section 5.1 Assignment by Purchaser. Purchaser's right, title and interest in, to and under the Bond and the Agreement may be assigned and reassigned in whole without the necessity of obtaining the consent of Issuer. Issuer agrees to execute all documents, including notices of assignment that may be reasonably requested by Purchaser or any assignee to evidence any such assignment or reassignment, including without limitation the issuance of a new Bond of like tenor registered in the name of the assignee upon surrender of the old Bond. If any Bond is lost, destroyed or stolen, evidence of such loss, destruction or theft may be submitted to Issuer, and Issuer shall execute and deliver a new Bond of like tenor in lieu of and in substitution for the Bond so lost, destroyed or stolen, upon receipt of a written indemnity from Purchaser reasonably satisfactory to Issuer.

Section 5.2 Assignment by Issuer. NONE OF ISSUER'S OBLIGATIONS UNDER THE BOND OR THE AGREEMENT MAY BE ASSIGNED BY ISSUER FOR ANY REASON, WITHOUT THE PRIOR WRITTEN CONSENT OF PURCHASER.

Section 5.3 Risk of Loss Covenants. Issuer shall not be required to indemnify or hold Purchaser harmless against liabilities arising from the Agreement. However, as between Purchaser and Issuer, and to the extent permitted by law, Issuer shall bear the risk of loss for, shall pay directly, and shall defend against any and all claims, liabilities, proceedings, actions, expenses, damages or losses arising under or related to the Bond or the Agreement, including, but not limited to, the loss of federal tax exemption of the interest on the Bond, except that Issuer shall not bear the risk of loss of, nor pay for, any claims, liabilities, proceedings, actions, expenses, damages or losses that arise directly from the gross negligence or willful misconduct of the Purchaser.

ARTICLE VI. DEFAULT

Section 6.1 Events of Default Defined. Any of the following shall constitute an "Event of Default" under the Agreement:

- (a) Failure by Issuer to make any payment of principal of, or interest or premium on, the Bond, or other payment required to be paid under the Agreement, at the time specified therein;
- (b) Failure by Issuer to observe and perform any covenant, condition or agreement on its part to be observed or performed with respect to the Bond or the Agreement, other than as referred to in subparagraph (a) above, for a period of thirty (30) days after written notice specifying such failure and requesting that it be remedied is given to Issuer by Purchaser, unless Purchaser shall agree in writing to an extension of such time prior to its expiration; provided that, if the failure stated in the notice cannot be corrected within the applicable period, Purchaser will not unreasonably withhold its consent to an extension of such time if corrective action is instituted by Issuer within the applicable period and diligently pursued until the default is corrected;

- (c) Any statement, representation or warranty made by Issuer in the Agreement or the Bond shall prove to have been false, incorrect, misleading or breached in any material respect on the date when made;
- (d) Issuer shall (i) apply for or consent to the appointment of a receiver, trustee, custodian or liquidator of Issuer, or of all or a substantial part of the assets of Issuer, (ii) be unable, fail or admit in writing its inability generally to pay its debts as they become due, (iii) make a general assignment for the benefit of creditors, (iv) have an order for relief entered against it under applicable federal bankruptcy law, or (v) file a voluntary petition in bankruptcy or a petition or an answer seeking reorganization or an arrangement with creditors or taking advantage of any insolvency law or any answer admitting the material allegations of a petition filed against Issuer in any bankruptcy, reorganization or insolvency proceeding;
- (e) Issuer shall default on any of its indebtedness issued whether or not on a parity basis with the Bond, which indebtedness remains uncured after any applicable cure period permitted by such indebtedness; or
- (f) An order, judgment or decree shall be entered by any court of competent jurisdiction, approving a petition or appointing a receiver, trustee, custodian or liquidator of Issuer or of all or a substantial part of the assets of Issuer, in each case without its application, approval or consent, and such order, judgment or decree shall continue unstayed and in effect for any period of 60 consecutive days.

Section 6.2 Remedies on Default. If an Event of Default shall have occurred, Purchaser may proceed against Issuer and its agents, officers and employees to protect and enforce the rights of Purchaser under the Bond and the Agreement by mandamus or by other suit, action or special proceedings in equity or at law, in any court of competent jurisdiction, either for the appointment of a receiver or for the specific performance of any covenant or agreement contained in the Bond or in the Agreement, or in an award of execution of any power herein granted for the enforcement of any proper, legal or equitable remedy as Purchaser may deem most effectual to protect and to enforce its rights under the Bond or the Agreement, or to enjoin any act or thing which may be unlawful or in violation of any right of Purchaser under the Bond or the Agreement, or to require Issuer to act as if it were the trustee of an express trust, or any combination of such remedies. While any Event of Default exists, the unpaid principal amount of the Bond shall bear interest at the rate of 12 percent per annum or the maximum rate permitted by applicable law, whichever is less.

Section 6.3 No Remedy Exclusive. No remedy conferred upon or reserved to Purchaser in the Agreement or the Bond is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under the Agreement or the Bond now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient. In order to entitle Purchaser to exercise any remedy reserved to it in this Article it shall not be necessary to give any notice, other than such notice as may be required in this Article.

Section 6.4 Costs and Attorney Fees. Upon the occurrence of an Event of Default by Issuer in the performance of any term of the Agreement or the Bond, Issuer agrees to pay to Purchaser or reimburse Purchaser for, in addition to all other amounts due hereunder, all of Purchaser's costs of collection, including reasonable attorney fees, whether or not suit or action is filed thereon. Any such costs shall be immediately due and payable upon written notice and demand given to Issuer, and shall bear interest at the rate of 12% per annum or the maximum amount permitted by law, whichever is less. In the event suit or action is instituted to enforce any of the terms of the Agreement or the Bond, the prevailing party shall be entitled to recover from the other party such sum as the court may adjudge reasonable as attorneys' fees at trial or on appeal of such suit or action or in any bankruptcy proceeding, in addition to all other sums provided by law.

ARTICLE VII. MISCELLANEOUS

Section 7.1 Notices. All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when delivered or mailed by certified mail, postage prepaid, to the parties hereto at the addresses immediately after the signatures to the Agreement (or at such other address as either party hereto shall designate in writing to the other for notices to such party), to any assignee at its address as it appears on the registration books maintained by Issuer.

Section 7.2 **Further Assurances.** Issuer agrees to execute such other and further documents and to take all such action as may be necessary or appropriate, from time to time, in the reasonable opinion of Purchaser, to consummate the transactions contemplated hereby and thereby, and to carry out the purposes and intentions of the Agreement.

Section 7.3 **Binding Effect.** The Agreement and the Bond shall inure to the benefit of and shall be binding upon Purchaser and Issuer and their respective successors and permitted assigns.

Section 7.4 **Severability.** In the event any provision of the Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 7.5 **Waiver of Jury Trials.** Issuer and Purchaser hereby irrevocably waive all right to trial by jury in any action, proceeding or counterclaim (whether based on contract, tort or otherwise) arising out of or relating to the Bond or the Agreement or the actions of Purchaser or Issuer in the negotiation, administration, performance or enforcement hereof.

Section 7.6 **Amendments, Changes and Modifications.** The Agreement may be amended in writing by Purchaser and Issuer.

Section 7.7 **Execution in Counterparts.** The Agreement hereunder may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 7.8 **Applicable Law.** The Agreement shall be governed by and construed in accordance with the laws of the State.

Section 7.9 **Captions.** The captions or headings in the Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of the Agreement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Purchaser and Issuer have caused the Bond Purchase Agreement to be executed in their names by their duly authorized representatives as of the date first above written.

Purchaser: Carter Bank & Trust
By:
Name: John J. Engel, III
Title: Vice President

Address for Notice:
1300 Kings Mountain Road
P.O. Box 1776 (24115-1776)
Martinsville, Virginia 24112
Telephone: (276) 656-1776
Attention: John J. Engel, III, Vice President

Issuer: Town of Christiansburg, Virginia
By:
Name: D. Michael Barber
Title: Mayor

Attest:
By:
Name: Barry Helms
Title: Town Manager

Address for Notice:
100 E. Main St.
Christiansburg, VA 24073
Telephone: (540) 382-6128
Attention: Town Manager

Form of Bond

[See Transcript Tab 3]

**CERTIFICATE OF THE CLERK OF THE
TOWN OF CHRISTIANSBURG, VIRGINIA**

The undersigned Clerk of the Town of Christiansburg, Virginia (the "Town"), certifies that:

1. Upon notice duly give, a meeting of the Council (the "Council") of the Town was duly called and held on August 25, 2015 (the "Meeting").

2 Attached hereto is a true, correct and complete copy of a resolution (the "Resolution") of the Council entitled "Resolution of the Town Council of the Town of Christiansburg, Virginia, Authorizing the Issuance and Sale of its General Obligation Bond, Series 2015 in a Maximum Principal Amount Not to Exceed \$2,014,000, and the Execution and Delivery of Certain Documents Prepared in Connection Therewith," as recorded in full in the minutes of the Meeting and duly adopted by a majority of the members of the Council present and voting during the Meeting.

3. A summary of the members of the Council present or absent at the Meeting, and the recorded vote with respect to the Resolution, is set forth below:

Member Name	Voting				
	Present	Absent	Yes	No	Abstaining
D. Michael Barber, Mayor	_____	_____	_____	_____	_____
Samuel M. Bishop	_____	_____	_____	_____	_____
Cord Hall	_____	_____	_____	_____	_____
Steve Huppert	_____	_____	_____	_____	_____
Henry Showalter	_____	_____	_____	_____	_____
Bradford J. "Brad" Stipes	_____	_____	_____	_____	_____
James W. "Jim" Vanhoozier	_____	_____	_____	_____	_____

4. The Resolution has not been repealed, revoked, rescinded or amended, and is in full force and effect on the date hereof.

WITNESS my signature and the seal of the Town, this ____ day of _____, 2015.

(SEAL)

Clerk of Town of Christiansburg, Virginia

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
CHRISTIANSBURG, VIRGINIA, AUTHORIZING THE ISSUANCE AND
SALE OF ITS GENERAL OBLIGATION BOND, SERIES 2015 IN A
MAXIMUM PRINCIPAL AMOUNT NOT TO EXCEED \$2,014,000, AND
THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS
PREPARED IN CONNECTION THEREWITH**

WHEREAS, the Town of Christiansburg, Virginia (the “Town”), has determined that it is necessary and advisable to borrow money and issue its general obligation bond to finance the cost of certain infrastructure improvements, including (i) acquisition of land to build a road between Peppers Ferry Road and North Franklin Street and (ii) renovations and build out of the police department building, with construction and equipping of the third floor of the building and construction of an elevator, all together with related administrative and financing costs (collectively, “the Project”); and

WHEREAS, the Council of the Town (the “Council”) has previously approved the services of the Virginia Municipal League/Virginia Association of Counties’ Finance Program (“VML/VACo”) to solicit proposals from banking institutions and received a proposal from Carter Bank & Trust, a Virginia banking corporation (the “Bank”) to purchase the Bond (as defined below) and the Bank has indicated its willingness to purchase such Bond in accordance with the terms of the Bond Purchase Agreement between the Bank and the Town (the “Agreement”), the forms of which has been presented to the Council at this meeting;

**BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF
CHRISTIANSBURG, VIRGINIA:**

1. Authorization of Bond and Use of Proceeds. Pursuant to the Constitution of the Commonwealth of Virginia and the Public Finance Act of 1991, as amended (the “Public Finance Act”), Title 15.2, Chapter 26 of the Code of Virginia of 1950, as amended (the “Virginia Code”), and without regard to any requirements or restrictions contained in any charter or special act of the Town, the Council hereby authorizes the issuance and sale of a general obligation bond of the Town in an aggregate principal amount not to exceed \$2,014,000, to fund the costs of the Project, including costs incurred in issuing the Bond (as hereinafter defined).

2. Authorization of Bond Purchase Agreement. The Council accepts the proposal of the Bank to purchase the Town’s Bond on the terms set forth in the Bank’s proposal dated August 14, 2015 (the “Proposal”). The form of the Agreement related to the Bond and as submitted to the Council at this meeting is hereby approved. The Mayor and the Town Manager, either of whom may act (each an “Authorized Signatory”), are authorized to execute the Agreement in substantially such forms, with such completions, omissions, insertions and changes not inconsistent with this Resolution as may be approved by such official, whose approval shall be evidenced conclusively by the execution and delivery thereof. The issuance and sale of the Bond to the Bank shall be upon the terms and conditions of the Agreement. The proceeds of

such Bond shall be applied in the manner set forth in the Agreement. All capitalized terms used but not otherwise defined herein shall have the same meaning as set forth in the Agreement.

3. Bond Details. The Bond shall be issued as a single, fully registered bond designated “General Obligation Bond, Series 2015” (the “Bond”), shall be numbered R-1, and shall be in substantially the form of Exhibit A to this Resolution as hereby approved, with such completions, omissions, insertions and changes not inconsistent with this Resolution as may be approved by the officers signing such Bond. The Council authorizes the issuance and sale of the Bond on such terms as shall be satisfactory to the Authorized Signatory; provided however, that the Bond (i) shall be in a principal amount not to exceed \$2,014,000, (ii) shall mature no later than August 1, 2025 and (iii) shall bear interest on the outstanding principal balance thereof at a rate of interest approved by the Authorized Signatory, with such rate to not exceed 2.10% per year (provided that default interest may be payable at a rate in excess thereof as provided in the related Agreement). As set forth in the Agreement, the Town agrees to pay any applicable late payment or similar costs and expenses described therein. Subject to the preceding terms, the Council further authorizes the Authorized Signatory to determine the final terms, purchase price, initial interest rate, interest rate adjustment provision, maturity date and amortization schedule of the Bond, all of which shall be evidenced by the execution and delivery of the Bond, and no further action shall be necessary on the part of the Council so long as such provisions are within the limits prescribed in this Resolution.

4. Payment and Redemption Provisions. The principal of and premium, if any, and interest on the Bond shall be payable as set forth in the Bond and the related Agreement. The Bond shall be subject to redemption on the terms set forth in the related Agreement. The principal of and premium, if any, and interest on the Bond shall be payable in lawful money of the United States of America. Nothing in the Bond, this Resolution, or the Agreement shall be deemed to create or constitute an indebtedness of the Commonwealth of Virginia or any political subdivision thereof other than the Town, or a pledge of the full faith and credit of the Commonwealth of Virginia or of any political subdivision thereof other than the Town. The Town may, at its option, redeem, prepay or refund the Bond upon the terms set forth in the related Agreement.

5. Execution and Form of Bond. The Bond shall be signed by the Mayor or Vice-Mayor and the Town’s seal shall be affixed thereon and attested by the Clerk or Deputy Clerk of the Town. The Bond shall be issued as a typewritten bond in substantially the form of the Bond, with such completions, omissions, insertions and changes not inconsistent with this Resolution as may be approved by the Authorized Signatory, whose approval shall be evidenced conclusively by the execution and delivery of the Bond.

6. Pledge of Full Faith and Credit. The full faith and credit of the Town are hereby irrevocably pledged for the payment of principal of and premium, if any, and interest on the Bond. Unless other funds are lawfully available and appropriated for timely payment of the Bond, the Council shall levy and collect an annual ad valorem tax, over and above all other taxes authorized or limited by law and without limitation as to rate or amount, on all locally taxable property in the Town sufficient to pay when due the principal of and premium, if any, and interest on the Bond.

7. Preparation of Printed Bond; Mutilated or Destroyed Bond. The Town shall initially issue the Bond in typewritten form. The printed Bond may be executed by manual or facsimile signature of the Mayor or Vice-Mayor, the Town's seal affixed thereto and attested by the Clerk or Deputy Clerk of the Town; provided, however, that if both such signatures are facsimiles, no bond shall be valid until it has been authenticated by the manual signature of the Registrar and the date of authentication noted thereon. The typewritten Bond surrendered in any such exchange shall be canceled. If the Bond has been mutilated, lost or destroyed, the Town shall execute and deliver a new bond of like date and tenor in exchange and substitution for, and upon cancellation of, such mutilated bond or in lieu of and in substitution for such lost or destroyed bond; provided, however, that the Town shall so execute and deliver only if the registered owner has paid the reasonable expenses and charges of the Town in connection therewith and, in the case of a lost or destroyed bond, (a) has filed with the Town an affidavit reasonably satisfactory to the Town that such bond was lost or destroyed and (b) has furnished to the Town reasonably satisfactory indemnity.

8. Registration and Transfer of the Bond. The Town appoints the Town Treasurer as paying agent and registrar (the "Registrar") for the Bond. Upon surrender of the Bond at the office of the Registrar, together with an assignment duly executed by the registered owner or its duly authorized attorney or legal representative in such form as shall be reasonably satisfactory to the Registrar, the Town shall execute, and the Registrar shall authenticate and deliver in exchange, a new bond or bonds having an equal aggregate principal amount, of the same form and maturity, bearing interest at the same rates and registered in such name as requested by the then registered owner or its duly authorized attorney or legal representative. Any such exchange shall be at the expense of the Town, except that the Registrar may charge the person requesting such exchange the amount of any tax or other governmental charge required to be paid with respect thereto.

The Registrar shall treat the registered owner as the person or entity exclusively entitled to payment of principal, interest and premium, if any, and the exercise of all other rights and powers of the owner, except that installments shall be paid to the person or entity shown as owner on the registration books.

9. Delivery of Bonds. The Mayor or Vice-Mayor and Clerk of the Town are authorized and directed to take all proper steps to have the Bond prepared and executed in accordance with its terms and to deliver it to the Issuer as the purchaser thereof as set forth in the Agreement.

10. Tax Provisions. The City covenants that it shall not take or omit to take any action the taking or omission of which will cause the Bond to be an "arbitrage bond" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended, and regulations issued pursuant thereto (the "Code"), or otherwise cause interest on the Bond to be includable in the gross income of the registered owner thereof under existing law. Without limiting the generality of the foregoing, the City shall comply with any provision of law that may require the City at any time to rebate to the United States any part of the earnings derived from the investment of the gross proceeds of the Bond, unless the City receives an opinion of nationally recognized bond counsel that such compliance is not required to prevent interest on the Bond from being included in the gross income for federal income tax purposes of the registered owners

thereof under existing law. The City shall pay any such required rebate from legally available funds. Each of the Mayor and the City Manager of the Town is authorized to execute a Tax Compliance Agreement or any related document (the "Tax Documents") setting forth the expected use and investment of the proceeds of the Bond.

11. Bank-Qualification Designation. The Town designates the Bond as a "qualified tax-exempt obligation" for the purpose of Section 265(b)(3) of the Code. The Town represents and covenants as follows:

(a) The Town will in no event designate more than \$10,000,000 of obligations as qualified tax-exempt obligations in calendar year 2015, including the Bond, for the purpose of such Section 265(b)(3);

(b) The Town, all its "subordinate entities," within the meaning of such Section 265(b)(3), and all entities which issue tax-exempt obligations on behalf of the Town and its subordinate entities have not authorized, in the aggregate, more than \$10,000,000 of tax-exempt obligations to be issued in calendar year 2015 (not including "private activity bonds," within the meaning of Section 141 of the Code, other than "qualified 501(c)(3) bonds," within the meaning of Section 145 of the Code), including the Bond;

(c) Barring circumstances unforeseen as of the date of delivery of the Bond, the Town will not issue tax-exempt obligations itself or approve the issuance of tax-exempt obligations of any of such other entities if the issuance of such tax-exempt obligations would, when aggregated with all other tax-exempt obligations theretofore issued by the Town and such other entities in calendar year 2015, result in the Town and such other entities having issued a total of more than \$10,000,000 of tax-exempt obligations in calendar year 2015 (not including private activity bonds other than qualified 501(c)(3) bonds), including the Bond; and

(d) The Town has no reason to believe that the Town and such other entities will issue tax-exempt obligations in calendar year 2015 in an aggregate amount that will exceed such \$10,000,000 limit;

provided, however, that if the Town receives an opinion of nationally recognized bond counsel that compliance with any covenant set forth in (a) or (c) above is not required for the Bond to be a qualified tax-exempt obligation, the Town need not comply with such covenant.

12. Tax and Other Documents. Each of the Mayor and the Town Manager are authorized and directed to execute and deliver an IRS Form 8038-G in a form approved by such officers and the Town's bond counsel.

13. Limitation of Liability of Officials of Town. No covenant, condition or agreement contained herein shall be deemed to be a covenant, agreement or obligation of an officer, employee, member of Council, or agent of the Town in his or her individual capacity, and no officer of the Town or member of Council executing the Bond shall be liable personally on the Bond or be subject to any personal liability or accountability by reason of the issuance thereof. No officer, employee or agent of the Town shall incur any personal liability with respect to any other action taken by him or her pursuant to this Resolution provided he or she acts in good faith.

14. Conditions Precedent. Upon the issuance of the Bond, all acts, conditions and things required by the Constitution and statutes of the Commonwealth of Virginia or this Resolution to have happened, exist and to have been performed precedent to or in the issuance of the Bond shall have happened, exist and have been performed.

15. Other Actions. All other actions of officials of the Town in conformity with the purposes and intent of this Resolution and the Agreement and in furtherance of the issuance and sale of the Bond are ratified, approved and confirmed. The officials of the Town are authorized and directed to execute and deliver on behalf of the Town such agreements and other instruments, documents or certificates, and to do and perform such things and acts, as they shall deem necessary or appropriate to carry out the transactions authorized by this Resolution or contemplated by the Bond or the Agreement, and all of the foregoing, previously done or performed by such officers of the Town, are in all respects approved, ratified and confirmed.

16. Headings. Any headings in this resolution are solely for convenience of reference and shall not constitute a part of the resolution nor shall they affect its meaning, construction or effect.

17. Constitutional Authority and Severability. The Bond shall be issued under the provisions of Article VII, Section 10(a) of the Constitution of Virginia (other than Subsection (2) thereof). The principal of and interest on the Bond shall be payable from ad valorem taxes to be levied without limitation as to rate or amount on all property in the Town subject to taxation, to the extent other funds of the Town are not lawfully available and appropriated for such purpose. If any court of competent jurisdiction shall hold any provision of this Resolution to be invalid and unenforceable, such holding shall not invalidate any other provision hereof.

18. Filing of Resolution. The Authorized Signatory and Clerk to the Town are authorized and directed to see to the prompt filing of a certified copy of this Resolution in the Circuit Court having jurisdiction over the Town, in accordance with Sections 15.2-2607 and 15.2-2627 of the Public Finance Act.

19. Effective Date. This Resolution shall take effect immediately.

Adopted: August 25, 2015.

Mayor of the Town of Christiansburg, Virginia

ATTEST:

Clerk of the Town of Christiansburg, Virginia

EXHIBIT A

(Form of Bond)

Interest on this bond is intended by the issuer thereof to be exempt from gross income for federal income tax purposes.

REGISTERED

DATED DATE

R-1

UNITED STATES OF AMERICA
COMMONWEALTH OF VIRGINIA
TOWN OF CHRISTIANBURG
\$2,014,000
GENERAL OBLIGATION BOND
SERIES 2015

THE TOWN OF CHRISTIANBURG, VIRGINIA (the "Town"), for value received, acknowledges itself indebted and promises to pay to **CARTER BANK & TRUST** (the "Bank"), its registered assigns or legal representative, the principal amount of:

TWO MILLION FOURTEEN THOUSAND DOLLARS (\$2,014,000)

on or before August 1, 2025, together with interest on the outstanding principal amount of this Bond at a rate of 2.10% per year, calculated on the basis of a 360-day year of twelve 30-day months. Interest on this Bond shall be payable in semi-annual installments, and principal of this Bond shall be payable in annual installments, all in the amounts and on the dates set forth in Schedule I attached hereto which is incorporated herein by this reference.

If any installment of principal of and interest on this Bond is not paid to the registered owner of this Bond on its due date, the Town shall pay to the registered owner a late payment charge in an amount equal to two and one-half percent (2 1/2%) of the overdue installment. Principal and other sums hereunder are payable in lawful money of the United States.

Subject to the provisions of the Bond Purchase Agreement dated as of September 1, 2015 (the "Agreement"), between the Bank and the Town, so long as this Bond is held by the Bank or its registered assigns or legal representative, interest is payable by check or draft mailed to the registered owner of this Bond at the address that appears on the registration books kept by the Treasurer of the Town, who has been appointed registrar and paying agent, or any successor bank or trust company (the "Registrar"). Principal of and premium, if any, and interest on this Bond shall be payable in lawful money of the United States of America. In case any payment date on this Bond shall not be a Business Day (as defined below), then payment of principal, premium, if any, and interest need not be made on such date, but may be made on the next

succeeding Business Day, and, if made on such next succeeding Business Day, no additional interest shall accrue for the period after such payment date. "Business Day" means any Monday, Tuesday, Wednesday, Thursday or Friday on which commercial banking institutions generally are open for business in New York and Virginia. If an Event of Default has occurred and is continuing under the Agreement, the unpaid principal amount of this Bond shall bear interest at the rate of 12 percent per annum or the maximum rate permitted under applicable law, whichever is less.

This Bond has been authorized by a resolution adopted by the Council of the Town on August 25, 2015 (the "Bond Resolution"), and is issued pursuant to the Constitution and the Public Finance Act of 1991 of the Commonwealth of Virginia, and the Agreement. Proceeds of this Bond will be used to provide funds to (a) finance the Project as defined in the Resolution, and (b) pay the issuance and financing costs incurred in issuing this Bond.

The full faith and credit of the Town are irrevocably pledged for the payment of principal of and interest and premium, if any, on this Bond and the performance of the Town's obligations under the Agreement. Unless other funds are lawfully available and appropriated for timely payment of this Bond, the Council of the Town shall levy and collect an annual ad valorem tax, over and above all other taxes authorized or limited by law and without limitation as to rate or amount, on all locally taxable property in the Town sufficient to pay when due the principal of and interest and premium, if any, on this Bond.

The Bond is designated by the Town as a qualified tax-exempt obligation under Section 265(b)(3)(B) of the Internal Revenue Code of 1986, as amended (the "Code"). Qualified tax-exempt obligations are commonly referred to as "bank qualified bonds." The Town covenants and agrees that it will comply with the exception to the provisions of Section 265 of the Code in order that the Bond may qualify as a qualified tax-exempt obligation.

Notwithstanding anything in this Bond to the contrary, in addition to the payments of the principal provided for by this Bond, the Town shall also pay such additional amounts, if any, which may be necessary to provide for payment in full of all amounts due under the Agreement.

This Bond may be redeemed at the option of the Town upon the terms and conditions set forth in the Agreement. Capitalized terms used herein and not defined shall have the meaning as set forth in the Agreement.

Transfer of this Bond may be registered upon the registration books of the Bond Registrar. Prior to due presentment for registration of transfer of this Bond, the Registrar shall treat the registered owner as the person exclusively entitled to payment of principal hereof and the exercise of all other rights and powers of the owner.

All acts, conditions and things required by the Constitution and statutes of the Commonwealth of Virginia to happen, exist or to be performed precedent to and in the issuance of this Bond have happened, exist and have been performed, and this Bond, together with all other indebtedness of the Town, is within every debt and other limitation prescribed by the Constitution and statutes of the Commonwealth of Virginia.

IN WITNESS WHEREOF, the Town has caused this Bond to be signed by its Mayor and the seal of the Town to be affixed hereto and attested by the Clerk of the Town, and this bond to be dated the date first above written.

(SEAL)

Mayor of the Town of Christiansburg, Virginia

ATTEST:

Clerk of the Town of Christiansburg, Virginia

SCHEDULE I

**TOWN OF CHRISTIANBURG
GENERAL OBLIGATION BOND
SERIES 2015**

Installment <u>Number</u>	Principal Installment <u>Amount</u>	Interest Installment <u>Amount</u>	<u>Due Date</u>
--------------------------------------	--	---	------------------------

[to be completed at closing]

Aquatic Center Revenue Report

July 1-31, 2015

Days of Operation	24
Facility Closed for Meets	6
Holiday Closings	1
Meets Held (without Facility Closure)	1

Memberships

Non-Resident Membership	87
Resident Membership	92
Total Memberships	179

Attendance

Daily Resident Pass	3,457
Daily Non-Resident Pass	744
Dry Pass	448
Member Scan	2,650
Programs, Rentals	1,540
Total Attendance	
Daily Average	

\$1 Late Admission	34
--------------------	----

Revenue

Facility Revenue	1,605.30
Daily Admission	20,562.00
Program Revenue	33,885.85
Retail Revenue	940.77
Food Concessions	119.99
Membership Revenue	23,672.27
Competitive Meet Revenue	6,256.00
Refund	-140.00
Over/Short	-3.90
Total Revenue	86,898.28

Birthday Parties	6
-------------------------	---

Christiansburg Aquatic Center



Monthly Report: July 2015

Terry Caldwell, Director of Aquatics

- Meeting with CMG Leasing and Walmart in regards to corporate memberships
- Scheduled town directors to speak at summer camp week “Our Town”
- Attended Leadership Training Institute meeting
- Represented the CAC at the Chamber Constant Contact meeting
- Meeting with Selective Insurance to discuss floor covering options and slip/falls
- Meeting with Trane to review HVAC information
- Council meeting presentation to recognize Eagle Scout Will Rhodes for his efforts in building a shelter at the skate park
- MCPP “Drugs Erase Dreams” campaign meeting
- Tourism meeting with Lisa Bleakley
- Submitted VRPS program awards
- Continue review of marketing plan proposals

Allison Zuchowski, Aquatic Services Manager

- Revised the Lifeguard Employee Manual
- Facilitated biweekly lifeguard in-service training sessions; 7/1, 14 & 15



Bill Beecher, Aquatics Tournaments Coordinator

- Set up and hosted Virginia Swimming Regional Summer Awards; 388 athletes from Virginia; 146 local (NRV & Roanoke); 581 spectators. 3 day meet facility closed to the public
- Set up and hosted the West Virginia Long Course Age Group and Senior Championship; 135 athletes from West Virginia and Virginia; 153 spectators, 2.25 day meet, leisure and therapy open normal hours to the public while the competition pool had reduced hours.
- Set up, hosted and coached the Southwest Virginia Summer League Championship. 320 local athletes, 582 spectators, Christiansburg Aquatic Center Blue Fins took 1st place. Leisure and therapy remained open to the public.
- Set up and hosted the Virginia Long Course Age Group Championship 617 Virginia athletes, 90 local (NRV & Roanoke), 775 spectators. 3.5 day meet facility closed to the public.
- Oversaw Master's
- Coached Bluefin's
- Set up fall competitive programs
- Attended meeting on Tourism

Wayne Hunter, Maintenance Superintendent

- Repaired Heat wheel Pac #4
- Repaired rope leisure pool
- Replaced fan exhaust motor Pac #2
- Repaired room divider MP-1 & MP -2
- Replaced bad fan motor u v cabinet therapy pool
- Installed cat -5 cable for phone line
- Repaired camera skate park
- Installed new shower curtain family change room
- Repaired toilet & plumbing underneath sink skate park
- Repaired window skate park
- Cleaned drains on sun deck
- Changed air filters on P A C units



Scott Coppock, Customer Service Supervisor

Prior Membership Monthly reports have been distributed by current, renewing memberships. This report and future reports will reflect the memberships sold in the month of July.

- Total Memberships Sold:
 - Resident: **92**
 - Non Resident: **87**
- Attendance:
 - Daily Resident Passes: **3,457**
 - Daily Non-Resident Passes: **744**
 - Dry Passes: **448**
 - Members Scanned: **2,650**
 - \$1 Admissions: **34**

Birthday parties & room rentals

- Had 6 birthday parties in July
- Had 2 room rentals in July



Chrystal Jones, Aquatic Supervisor

- Helped prepare for three weekend long swim meets, and the SVSL summer league Championship swim meet.
- Recertified 2 lifeguards.
- Submitted a grant request for \$3200 to the Swimming Saves Lives Foundation, the charitable arm of U.S. Masters, for Adult swimming lessons.
- Wrote and distributed the August 2015 Splash Flash.
- Prepared the August Bulletin Board for the lobby.
- Put together a contest to name our new Alligator slide.



Lauren Woodcock, Program Supervisor

Learn to Swim classes	123
Morning Fit	5 +passes
Evening Fit	9 +passes
Warm Water Workout	22
Aqua Zumba	7 +passes
Rolling in the Deep	4 +passes
Yoga	3
Private lessons	47 unique members (95 uses)
Water fitness passes	12 unique members (54 uses)

Total participants for July 232 (322)

July Events

Camp Fin about 60 children per week

Last Lesson session begins July 6th

Upcoming August 2015 Events

Camp ends August 7th

Lessons end August 6th

Aerobics classes end August 14th

Staff Meeting with Camp counselors August 10th

Staff Meeting with Swim Instructors August 10th

Closing for maintenance August 17-28



**Christiansburg Planning Commission
Minutes of August 3, 2015**

Present: Matthew J. Beasley
Harry Collins
David Franusich
Steve Huppert
Hil Johnson
T.L. Newell
Virginia Peeples
Joe Powers
Craig Moore, Chairperson
Jennifer D. Sowers, Vice-Chairperson
Nichole Hair, Secretary ^{Non-Voting}

Absent: Ann Carter

Staff/Visitors: Tabitha Proffitt, staff
Cindy Wells, Montgomery County
Kevin Conner, Gay and Neel, Inc.
Steve Semones, Balzer and Associates, Inc.
Todd Robertson, Stateson Homes
Mr. and Mrs. Walter Blubaugh, 345 Roudabush Drive
Kathryn Dowling, 200 Revolution Circle
Arthur Wilson, 220 Revolution Circle
Paul and Pam Hoag, 151 Patriot Way

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.

Doug Kane, 94 Providence Blvd stated that he and his wife have lived in Christiansburg for 22 years. He appreciated what the Planning Commission and Town Council do for the Town of Christiansburg, and that it is a wonderful place to live.

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

Approval of meeting minutes for July 20, 2015.

Chairperson Moore introduced the discussion. Commissioner Beasley made a motion to approve the Planning Commission meeting minutes. Commissioner Johnson seconded the motion, which passed 9-1. Commissioner Newell abstained, as she was not present at the last meeting.

Planning Commission public hearing for 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.

Chairperson Moore introduced the public hearing.

Mr. Kevin Conner addressed Planning Commission. Mr. Conner gave a brief history regarding Cambria Crossing. Mr. Conner provided the Planning Commission with examples of the proposed changes. Mr. Conner clarified the zoning is a MU-1 – Mixed Use: Residential-Limited Business with a Conditional Use Permit for residential use. Mr. Conner stated the request is not to change to business use.

Mr. Conner detailed the lots for this request on the public hearing map. Mr. Conner indicated Lot 95 is a lot affected by the request for the reduced setback from the street right-of-way. Mr. Conner stated the current Planned Housing Regulations require a 10 foot front yard setback and a 15 foot side setback from the side road. Mr. Conner stated he has never seen a jurisdiction where the side setback is greater than the front setback. Mr. Conner stated the request is to decrease the side setbacks on the corner lots from 15 feet to 10 feet. Mr. Conner added the second amendment would apply to projections from all dwelling types, such as eaves, fireplaces, and cornices. Mr. Conner stated these projections would be allowed to project 2 feet into the yard.

Mr. and Mrs. Walter Blubaugh, 345 Roudabush Drive, stated they live adjacent to one of the lots in the application. Mr. Blubaugh stated he is opposed to allowing projections into the side yard because the side setback is only 5 feet. Mr. Blubaugh explained the total distance between his house and another home on this lot would be 10 feet. Mr. Blubaugh stated other homes have fireplaces on the rear of the houses and he would like that to be considered instead of in the side yard.

With no further comments Chairperson Moore closed the public hearing.

Planning Commission public hearing for 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.

Chairperson Moore introduced the public hearing.

Ms. Hair stated Mr. Steve Semones, who is in attendance, has made this request. Ms. Hair added a draft of the ordinance amendment has been provided.

Planning Commission public hearing for 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 – (continued)

Mr. Semones addressed the Planning Commission and noted this request and two other requests are all related. Mr. Semones stated the code amendment being requested would only apply to Planned Housing Developments. Mr. Semones stated under the current Planned Housing Developments in the R-3 Multi-Family Residential District, the development allows for 10 units per acre. Mr. Semones added the Planned Housing Development process requires a Conditional Use Permit, which could provide the flexibility to go up to 20 dwelling units per acre with the amendment.

Chairperson Moore stated the code amendment would impact all of town not just a single development. Chairperson Moore added the request is not just associated with any one property or development.

Chairperson Moore asked if there was anyone that wished to speak on this amendment to the ordinance. A citizen expressed concern about amending the Code to double the density in developments. Chairperson Moore stated the amendment is part of the Planned Housing Development portion of the Zoning Ordinance which would still require a Conditional Use Permit. Chairperson Moore stated as part of the Conditional Use process, the Planning Commission may add conditions most suitable for each Conditional Use Permit. Chairperson Moore stated the process could allow the Planning Commission and applicants negotiate back and forth to achieve what is the best use of land for the community as well as the immediate neighbors.

Commissioner Collins inquired if the Code amendment is permitted, then the density would be allowed without a Conditional Use Permit. Ms. Hair stated the Planned Housing Development specifically requires a Conditional Use Permit or conditional zoning request. Ms. Hair added the density would be up to 20 units per acre and the Planning Commission and Town Council could condition the number of units per acre.

Commissioner Collins inquired if the Town had any existing developments with 20 dwelling units per acre. Ms. Hair stated she recalls one development with a density greater than 10 units per acre but that was in the B-3 General Business District. Ms. Hair added the development has not been constructed.

Chairperson Moore addressed the public asking if there were any further comments. With no further comments Chairperson Moore closed the public hearing.

Planning Commission public hearing for 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. The property contains approximately 10 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan.

Chairperson Moore introduced the public hearing.

Mr. Steve Semones addressed the Planning Commission. Mr. Semones requested to discuss both the rezoning request and Conditional Use Permit request together.

Chairperson Moore stated the agenda includes a public hearing for a rezoning request and a Conditional Use Permit request by the same applicant for the same property. Chairperson Moore added the Conditional Use Permit request is contingent upon the rezoning request and that there will still be two public hearings to address each one for this process.

Mr. Semones stated Todd Robertson with Stateson Homes, would be assisting in presenting. Mr. Semones detailed the location of the property. Mr. Semones stated a rezoning request and Planned Housing Development was approved for a single family residential development adjoining this property. Mr. Semones stated that last year a lot was discussed on the timing and that there were concerns that 76 houses would be popping up within the next year. Mr. Semones stated Mr. Robertson is here to ask for a multi-family development as a Planning Housing Development. Mr. Semones stated the development plans for approximately 16½ dwelling units per acre. Mr. Semones added the density is tied in with the Code amendment change that was just discussed and the conditional use permit that will be discussed next. Mr. Semones stated the project itself is proposed to be a luxury multi-family development and it is apartments not townhomes, not duplexes, not tri- or quad-plexes like the Villas at Peppers Ferry. Mr. Semones added he and Mr. Robertson had a successful meeting last Thursday night, July 30 2015, with approximately 42 residents of the Villas at Peppers Ferry Villas. Mr. Semones added they had a great discussion and were able to answer many questions.

Mr. Huppert requested clarification from Mr. Semones about the start date for construction of the single family residences adjoining this proposal. Mr. Semones stated the hope was to begin in the fall but may be held off until plans are approved. Mr. Semones stated if the site plan was approved in the next 60-90 days, then construction may begin in the fall depending on the weather. Mr. Huppert indicated it could be next spring before construction could begin on the single family residences. Mr. Semones confirmed.

Mr. Semones provided detail of the proposed multi-family residential development. Mr. Semones stated there are a couple different building sizes, open space, a club house and a pool that would be in the development. Mr. Semones added all the buildings would be 12 unit buildings.

Planning Commission public hearing for 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. The property contains approximately 10 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan – (continued).

Mr. Semones added the proposed development would meet all the minimum Zoning requirements, except for the request for a higher density with a Conditional Use Permit. Mr. Semones detailed the layout of the proposed development. Mr. Semones discussed the previous issue of a traffic light at Quin W. Stuart Blvd. and Peppers Ferry Road N.W. Mr. Semones stated he felt the Town has good traffic data and the applicant is committed to working with the Town to help facilitate a traffic signal at that intersection if the Town feels it is appropriate.

Mr. Todd Robertson addressed the Planning Commission. Mr. Robertson stated the development would consist of 168 luxury class-a apartments. Mr. Robertson added the exterior elevations would be very architecturally appealing from all sides. Mr. Robertson stated the exterior would be of mainly hardy plank siding and stone to give it its upscale look. Mr. Robertson stated there would be luxury features inside such as granite counter tops and fireplaces. Mr. Robertson stated a question came up at the neighborhood meeting regarding parents purchasing a unit for a college student. Mr. Robertson explained the only thing that could be done in that situation is mandate that the person that qualifies for the apartment must live in that apartment. Mr. Robertson stated the same theme will be carried from the Villas at Peppers Ferry and into the apartment community as well as the single-family homes.

Commissioner Collins inquired when the Planning Commission could expect to have the information on the Town's traffic study. Mr. Semones stated Assistant Town Manager Wingfield had indicated the results of the study would be available late summer or early fall. Mr. Semones stated the applicant is willing to work with Town in regards to a solution for the intersection.

Commissioner Collins inquired why the applicant is requesting to amend the Town Code to allow 20 dwelling units per acre, when the development proposes 16 ½ units per acre. Mr. Semones stated it did not make sense to request a Code change to 17 units per acre. Mr. Semones added he had spoken with staff and came to the conclusion of requesting 20 dwelling units per acre.

Kathryn Dowling, 200 Revolution Circle, stated an informational meeting was held on July 30, 2015 as Mr. Semones indicated where around 45 people attended. Ms. Dowling stated the meeting resulted in many good questions being made and answered, such as will there be onsite management and the answer was yes. Ms. Dowling noted the general tone after the meeting was very positive. Ms. Dowling stated the class-a luxury apartments would fit in well with the future land use, while both meeting the needs of the Villas at Peppers Ferry and the Town.

Planning Commission public hearing for 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. The property contains approximately 10 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan – (continued).

Ms. Dowling stated this was something that she and her neighbors felt was very important. Ms. Dowling added the multiple-family rezoning plan is designed to enhance the previously approved single-family home development and by doing so again fits in well with the Villas at Pepper Ferry.

Ms. Dowling stated that both parties acknowledge a traffic survey currently is under way for a stoplight. Ms. Dowling stated the combined 246 new residents with an average of two cars per unit would significantly warrant a stoplight with the increased traffic from 500 cars in a very concentrated area. Ms. Dowling stated traffic safety i.e. a stoplight or some other alternative traffic mechanism must be considered as a condition to the success of any planned residential rezoning.

Arthur Wilson, 220 Revolution Circle, mentioned he stood before Town Council last year in reference to the traffic issue at Quin W. Stuart Blvd. and Peppers Ferry Road. Mr. Wilson stated he would like to submit an alternative of a traffic circle to be put in instead of a traffic signal. Mr. Wilson explained a traffic circle may offer a reasonable alternative and would probably be a better benefit to the area.

Commissioner Huppert asked Mr. Wilson if what he was referring to as a traffic circle was a round-a-bout. Mr. Wilson confirmed he was referring to a round-a-bout and stated it should not interfere with the traffic since they should be slowing down anyway.

Joe Chase, 100 Revolution Circle, stated he originally was opposed to the idea of a round-a-bout but the more he has thought about it he believes it would be a very good alternative and seconded Mr. Wilson's recommendation for a traffic circle. Mr. Chase stated there are a lot of older people that live at the Villas at Peppers Ferry and they are concerned every time they go out on Peppers Ferry Road. Mr. Chase stated that traffic is the major concern of many of the residents in the Villas at Peppers Ferry.

Mr. Paul Hoag, 151 Patriot Way, stated what is not easily seen from the maps being displayed is the topography of the land. Mr. Hoag stated one of his concerns is in the event of a rain storm where is all the water going to go. Mr. Hoag stated that the Villas at Peppers Ferry is downhill from everything. Mr. Hoag stated his concern is not only the run-off from the proposed development but from the single family homes.

Mrs. Pam Hoag, 151 Patriot Way, supported the idea of a round-a-bout to slow down the traffic on Peppers Ferry.

Contingent on the above item, Planning Commission public hearing for 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 10 acre portion of tax parcel 435 – ((A)) – 40 and tax parcel 405-((A))-31) in the R-3 Multi-Family Residential District.

Chairperson Moore introduced the public hearing. Chairperson Moore asked the applicant to come forward to discuss the Conditional Use Permit request.

Mr. Semones stated the main reason for the Conditional Use Permit is to allow for a Planned Housing Development and that he misspoke earlier and wanted to clarify that on the application, they have a maximum 18 dwelling units per acre, but the number on their drawings is 16 ½ dwelling units per acre. Mr. Semones stated the allowed building height in R-3 is 35 feet but the application is for 40 feet. Mr. Semones stated the project should meet 35 foot requirement; however it would be close depending on how the Town wants to measure, therefore the request is for the 40 feet for building height. Mr. Semones read through the proffers for this request:

- 1.) The property shall be developed in substantial conformance with the Master Plan submitted July 14, 2015.
- 2.) The property proposed for R-3 zoning shall only be utilized for multi-family residential use,
- 3.) The construction traffic shall strictly prohibit using the private roads in the Villas of Peppers Ferry,

Mr. Semones stated these proffers are similar to the proffers submitted last year for the single-family development.

Commissioner Huppert stated Mr. Semones mentioned earlier that the single-family development is behind schedule and would be beginning construction next Spring. Mr. Semones stated construction could begin this Fall or next Spring based on when the final plans are approved. Commissioner Huppert stated his main question was if this project gets approved would construction begin.

Mr. Robertson stated he would be seeking a HUD financing tool for luxury apartments and this is an 18 month process from the time they would get the rezoning approved. Mr. Robertson explained construction would be about 2 years off from the start. Mr. Semones added it would probably be an 18-24 month build out once that gets started. Commissioner Huppert clarified it could about four years before build out. Mr. Robertson stated it would be a minimum of 3 years but confirmed it would be a 3-4 year process.

Ms. Hair stated the public hearing for Town Council will be on August 25th, 2015 at 7:00 PM.

Commissioner Huppert inquired if the single family homes Mr. Robertson is building will be built on demand. Mr. Robertson stated their business model is to presell all their homes before they start construction.

Contingent on the above item, Planning Commission public hearing for 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 10 acre portion of tax parcel 435 – ((A)) – 40 and tax parcel 405-((A))-31) in the R-3 Multi-Family Residential District – (continued).

Mr. Robertson stated a model home will be on site and 6-8 floor plans will be offered.

Commissioner Collins requested clarification between requesting 20 units per acre and developing 18 units per acre. Mr. Semones stated the Code amendment being requested would allow Planning Commission and Town Council to consider up to 20 dwelling units per acre. Mr. Semones continued that their request in their application shows a maximum of no more than 18 dwelling units per acre; however on the concept plan shows for 16½ dwelling units per acre.

Chairperson Moore asked the Planning Commissioners if there was any additional information the applicant needed to bring back to them for the next meeting.

Commissioner Newell inquired if the comments relative to the traffic study, traffic light, or roundabout is beyond the scope on what this body will consider from these requests. Ms. Hair stated this was correct and that the Town is aware there will need to be something done there. Ms. Hair added the traffic is being studied with the consideration of the park being developed and this project as well. Ms. Hair added this was the first she had heard of a traffic circle being proposed and that she would bring that to the attention of the Town's Administration.

Commissioner Collins inquired if someone working with the traffic study could come to the next meeting. Ms. Hair stated that she would check and see who on the Town's staff is assisting with the traffic study. Ms. Hair added the Town is working with a consultant on this project but would find some information or have somebody come to the next meeting.

Commissioner Franusich inquired if the Planning Commission was allowed to attach a memo to their recommendation to Town Council that says this is not part of their recommendation but that it is a concern since traffic related issues are outside of this request. Ms. Hair stated the Planning Commission comments would be part of the record in the meeting minutes and those minutes are shared with Town Council. Commissioner Franusich added he wanted an option to indicate the Planning Commission has a concern in the matter. Ms. Hair stated Town Council and staff is very aware that there is a concern about traffic and trying to address that in the best way possible to meet the needs of the developments coming in as well as the park land. Ms. Hair stated she would gather as much information as possible from staff or have somebody come in to discuss this matter if needed.

Commissioner Collins inquired how the park and road system would line up with a roundabout. Ms. Hair indicated she was unsure. Ms. Hair stated she would bring this to the attention of administration for consideration.

Discussion by Planning Commission.

Commissioner Powers inquired if the Planning Commission were going to discuss these public hearing items further tonight or if this was their one opportunity to discuss this. Chairperson Moore stated it did look like Planning Commission would continue to discuss tonight. Chairperson Moore stated that the public hearing had been closed but Planning Commission discussion would be held.

Commissioner Franusich inquired if there are currently regulations for projections into the yard. Ms. Hair stated any portion of the structure, such as eaves, is considered part of the main structure and would need to meet the minimum setbacks for the main structure. Ms. Hair explained an example of a bay window would project outside of the actual structure or a gas fireplace extending out past the main structure and that is what they have asked for.

Commissioner Franusich inquired if the applicant is requesting to have projections eliminated from the requirements of the main structure. Ms. Hair confirmed this was correct and the applicant is requesting to allow projections 2 feet into the yard. Commissioner Franusich stated the drawing presented shows a projection of 8 inches. Ms. Hair explained the request is for a maximum of 2 feet.

Commissioner Powers inquired if the changes would apply to just the lots being requested. Ms. Hair stated the CUP amendment would only apply to those lots listed in the request. Commissioner Powers stated that as far as the projections were concerned they would not be applied to any of the other lots. Ms. Hair confirmed again that it would only apply to the lots being requested.

Chairperson Moore stated the Planning Commission could condition to exclude a lot from the request. Ms. Hair stated the Planning Commission could choose to exclude a lot in their conditions for the Conditional Use Permit.

Commissioner Franusich inquired where Mr. Blubaugh's lot is located in relation to the lots of the request. Commissioner Powers showed which lot this was. Commissioner Powers stated if the Planning Commission were considering conditioning to exclude a lot, it could be the lot adjoining Blubaugh's property. Commissioner Franusich inquired if Mr. Blubaugh's lot is the only one being affected. Commissioner Sowers stated Mr. Blubaugh's lot is the only one with an existing home built. Chairperson Moore stated future residents doing their due diligence would know of the potential of a projection so close to their home, but in this case the home is already constructed.

Commissioner Collins inquired if the applicant would accept the one lot being excluded. Mr. Conner stated Mr. Blubaugh's lot would still remain the same and the main body of the new house would still have the same setback, but any projections would overhang. Commissioner Franusich inquired if the applicant was also asking for a 10 foot setback. Ms. Hair stated the applicant is requesting a 10 foot setback from the street on the corner lots only.

Discussion by Planning Commission – (continued).

Mr. Robertson stated he would be willing to exclude the fireplace on the lot in question but the eaves on top of the roof does give a nicer feel to the neighborhood. Mr. Conner stated when they were looking to craft the language for how that was written it was taken straight from Blacksburg's ordinance and that is how it is by-right. Mr. Conner stated the proposal is to maintain the exterior wall of the house at the setback but allow for up to a 2 foot overhang.

Commissioner Powers inquired about the width of the lots. Mr. Conner stated the lots are about 50 feet. Commissioner Powers inquired about the width of the homes to be built on those lots. Mr. Conner stated the width of the houses would be 40 feet.

Commissioner Powers clarified the homes would then have a 5 foot side setback. Mr. Conner confirmed this would be correct. Commissioner Powers stated if the 2 foot projection were permitted, there would only be a 3 foot setback on both sides. Mr. Conner stated this was correct and there was no issue with any fire code for different types of materials or construction methods. Mr. Robertson stated this case of a 3 foot setback on a side would only be when a fireplace is placed on the side of a home. Commissioner Powers stated he was assuming that the eaves would be projecting regardless of which side the fireplace is on. Mr. Robertson stated the eaves would overhang 8 inches regardless of the fireplace.

Chairperson Moore stated there is the option of having just an 8 inch overhang for the lot in question and not have a fireplace projection adjoining Mr. Blubaugh's property lot. Commissioner Powers inquired if the wording of the proposed conditions could be reviewed. Commissioner Powers stated he was under the impression the request was for up to a 2 foot projection regardless. Chairperson Moore stated this was correct but the Planning Commission could provide wording regarding a specific lot.

Commissioner Powers inquired if the applicant is requesting a 2 foot projection for everything, whereas the eaves are only projecting 8 inches from the structure. Mr. Conner stated the request is for a 2 foot projection to allow flexibility for eaves, fireplaces and other potential projections. Mr. Robertson added the 2 foot projection allows for a side fireplace on the homes because it is a cantilever fireplace that does project 2 feet from the structure.

Commissioner Fransich inquired how far the fireplaces project from the home. Mr. Robertson stated the fireplaces project 2 feet from the home. Commissioner Powers inquired about placing the fireplaces on opposing sides from one another. Mr. Robertson stated the fireplace would project 2 feet from the home regardless of location. Commissioner Powers inquired if the fireplace could be placed on the opposite side of the new home to not interfere with the existing home. Mr. Robertson stated he would be agreeable to excluding the fireplace from the side adjoining the existing home.

Discussion by Planning Commission – (continued).

Commissioner Collins inquired if the Planning Commission would be voting on this public hearing tonight. Chairperson Moore stated the Commission would not be voting on the request tonight.

Commissioner Franusich inquired if there was a variation for the front setbacks on the single-family homes. Ms. Hair stated this is not required for single-family homes. Mr. Conner stated this development has a 10 foot front setback

Commissioner Powers requested staff draft a condition for just that one lot to have exceptions for the eaves but not the fireplace. Ms. Hair stated she would draft a condition.

Chairperson Moore closed the discussion for the Conditional Use Permit amendment. Chairperson Moore moved the discussion on to the ordinance amendment for to the Town Code and the proposed rezoning.

Ms. Hair stated she has met with Mr. Semones and Administration to discuss this type of Code amendment because it can apply to other requests. Ms. Hair stated other properties, such as the former School Board office on Junkin Street, could use a similar process to redevelop it. Ms. Hair added a Conditional Use Permit would still be required for a Planned Housing Development where Planning Commission and Town Council can limit the number of units or provided other conditions.

Commissioner Powers asked what the maximum density is for the existing R-3 District. Ms. Hair stated it is 10 units per acre for R-3. Commissioner Powers asked if the 10 units per acres depended on what type of unit it is. Ms. Hair stated apartments allow 12 units per acre but otherwise development is restricted to 10 units per acre.

Commissioner Collins inquired how many parking spaces would be provided for the proposed development. Mr. Semones stated the development would meet Town Code standards. Mr. Semones added the development would provide some garages as well.

Commissioner Franusich stated he would like to see what other communities have as far as density goes and what that density would look like. Commissioner Powers stated the Commission could probably take a look at Blacksburg for some examples of 20 units per acre. Ms. Hair said she would look back at the Megabuilders request because this approved development had a large number of units.

Chairperson Moore asked if there was anything else needed to be addressed. With no further comments Chairperson Moore moved the discussion to the Conditional Use Permit for the Planned Housing Development.

Discussion by Planning Commission – (continued).

Commissioner Beasley inquired if the Town was conducting the traffic study. Ms. Hair stated a consultant is conducting a traffic study with the development of the future Town park. Ms. Hair added the traffic study was to be conducted while both area universities were in session. Commissioner Powers inquired if the study would include Stafford Drive, the future connector route and Quin W. Stuart Blvd. Ms. Hair stated she assumed it would include all those factors. Commissioner Powers stated the study should look at all of it since it is part of the bigger issue. Commissioner Powers stated during the public hearing for the single family development, the traffic was to be revaluated once construction was completed.

Commissioner Huppert inquired if there is a completion date for the traffic study. Ms. Hair stated she was not aware but the study is underway.

Commissioner Powers stated the traffic study is an important issue to consider with the traffic impact of the single family homes as well as these proposed units. Ms. Hair stated with the development of the Town park and these residential developments, traffic is being considered by the Town.

Commissioner Franusich inquired about the entrance for the proposed development and noted there is not a curb cut to accommodate a left turn onto Quin W. Stuart Blvd. Mr. Semones stated the entrance is allowing right turns in and out only.

Commissioner Franusich expressed concerns about forcing traffic onto Stafford Drive because it is narrow. Mr. Semones stated the portion of this request fronting on Stafford Drive will be dedicating right-of-way for future widening purposes.

Commissioner Huppert requested information regarding the traffic study for the next Planning Commission meeting. Ms. Hair stated she would hope to have that information beforehand in their agenda packets to review.

Commissioner Powers stated he wanted to discuss the sidewalks and noted Quin W. Stuart Blvd currently has a nice pathway. Commissioner Powers inquired if the developer would be providing connections and extensions of the pathway. Mr. Semones stated sidewalks are included within the development and a paved trail is provided along Quin W. Stuart Blvd. Commissioner Powers inquired about the width of the paved trail. Mr. Semones stated that the trail shown already exist and is 8 feet wide. Mr. Semones stated the sidewalks will be 5 feet wide.

Commissioner Powers stated the buildings appear to be very close together. Mr. Semones stated the buildings are close together to keep parking interior to the development. Mr. Semones added this is to limit disruptions to the residents at the Villas at Peppers Ferry.

Discussion by Planning Commission – (continued).

Commissioner Peeples inquired the units would be for rent or lease. Mr. Semones stated the units would be for lease.

Commissioner Johnson inquired if dumpsters would be used for trash collection. Mr. Semones stated dumpsters would be used and detailed the location of dumpsters and recycling center on the Master Plan.

Commissioner Powers inquired how the student population will be regulated. Commissioner Peoples stated the Fair Housing Act will not allow discrimination against students, so the lease can require whoever qualifies for to rent the property must reside on the property. Mr. Robertson stated the lease would mandate the person who qualifies for the apartment would have to be a resident there.

Commissioner Powers stated the applicant has mentioned having onsite management which was of interest and also referred to the development a class-a, luxury apartments. Commissioner Powers inquired about further description of a class-a, luxury apartment. Mr. Robertson stated he could send him the description regarding that since he did not have it with him.

Commissioner Powers stated he is interested in regulating who will live in the units, requiring onsite management, and having the development as class-a apartments. Commissioner Powers would be interested in seeing these recorded in their proffers.

Chairperson Moore stated this could possibly be something for the applicant to work with staff to find the correct language that they consider at the next Planning Commission Meeting. Mr. Semones asked if the Planning Commission would like to see those as a proffer or as conditions. Chairperson Moore stated it could be as a condition.

Commissioner Powers stated if these items were made as a proffer, they applicant would be offering those items, but a condition, it the Planning Commission would be requiring the developer to do them. Commissioner Powers stated if it is something he would like to see these items as a proffer, since the applicant has verbally offered the items. Chairperson stated the proffer statement can be amended bore the Town Council Public Hearing

Chairperson Moore asked for any other questions or discussions and any additional information they need the applicant to bring forward.

Commissioner Powers stated there is nothing from the applicant but the traffic study is needed. Ms. Hair stated she would get that information to the Planning Commission as soon as possible.

With no further comments Chairperson Moore moved on to address the next item.

Discussion by Planning Commission – (continued).

Chairperson Moore asked if there were any other questions to be asked.

Chairperson Moore inquired about increasing the building height from 35 feet to 40 feet. Ms. Hair stated she did not believe 40 feet would be an issue for the Fire Department but she would pass it along to the Fire Chief.

Other business.

Ms. Hair reminded the Planning Commission the Development Subcommittee would be meeting on the Wednesday August 5th at 8:30 in the morning. Ms. Hair stated she would not be in the office for the next Planning Commission meeting on August 17th, 2015. Ms. Hair stated Sara Morgan would be present and would be well prepared for the meeting.

Commissioner Peeples asked for an update on the issues with screening for the Conditional Use Permit for Mr. Anderson's towing company.

Ms. Hair stated the certified letter was returned because it was unable to be delivered. Ms. Hair explained the Town has resent the letter. Ms. Hair added she had spoken with the property owner and they are aware of the situation and they are looking at their options. Ms. Hair stated she suggested fence slats but it was up to them on what they wanted to do. Ms. Hair added Mr. Anderson had not reached out to her. Ms. Hair stated the Commissioners would be updated.

There being no more business, Chairperson Moore adjourned the meeting at 8:32 p.m.

Craig Moore, Chairperson

Nichole Hair, Secretary ^{Non-Voting}

**Christiansburg Planning Commission
Minutes of August 17, 2015**

Present: Ann Carter
Harry Collins
David Franusich
Steve Huppert
Hil Johnson
T.L. Newell
Virginia Peeples
Joe Powers

Absent: Matthew J. Beasley
Craig Moore, Chairperson
Jennifer D. Sowers, Vice-Chairperson
Nichole Hair, Secretary^{Non-Voting}

Staff/Visitors: Sara Morgan, staff
Tabitha Proffitt, staff
Cindy Wells, Montgomery County
Kevin Conner, Gay and Neel, Inc.
Steve Semones, Balzer and Associates, Inc.
Todd Robertson, Stateson Homes
James W. "Jim" Vanhoozier, Town Council
Harless Todd Ratliff, 1050 Peppers Ferry Road
Jeanie M. Ratliff, 1050 Peppers Ferry Road
Barney Horrell, Brushy Mountain Engineering
Ann Sandbrook, 170 Greenway Drive
Christina Ryplansky, 6252 Lyons Road, Dublin VA, 24084
Cindy Barden, 60 Crescent Drive
Shirley Cline, 60 Crescent Drive

Vote for acting Chairperson

In the absence of Chairperson Moore and Vice-Chairperson Sowers, Commissioner Collins made a motion for Commissioner Powers to become acting Chairperson. Commissioner Peeples seconded the motion, which passed 8-0.

Commissioner Powers called the meeting to order at 7:01 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia.

Public Comment.

Commissioner Powers opened the floor for public comment. With no comments Commissioner Powers closed the floor for public comment.

Approval of meeting minutes for August 3, 2015.

Commissioner Powers introduced the discussion. Commissioner Franusich made a motion to approve the Planning Commission meeting minutes. Commissioner Johnson seconded the motion, which passed 7-1. Commissioner Carter abstained, as she was not present for the last meeting.

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.

Commissioner Powers introduced the public hearing.

Commissioner Powers asked Ms. Morgan to give a brief introduction of the request. Ms. Morgan displayed the aerial and zoning maps of the property.

Mr. Barney Horrell, Brushy Mountain Engineering, gave a brief description of the Ratliff's property and noted the existing B-3 General Business District located across the street from their property. Mr. Horrell explained that the applicants, Mr. and Mrs. Ratliff, are asking to rezone this property to expand their family jewelry business. Their business is currently operated in Radford. Mr. Horrell noted their desire to build a store on the front of the property with Mr. and Mrs. Ratliff residing in the existing home. The residents would like to move their business to Christiansburg which is the driving force behind the rezoning. Mr. Horrell explained the potential location of the building that would house the jewelry business. He went on to state the business would have a front porch creating a 30 feet wide store front. The building would be 180 square feet.

Mr. Harless Todd Ratliff, 1050 Peppers Ferry Road, confirmed they intend on installing a front porch. Mr. Ratliff explained the family jewelry business would be operated by four people including his wife and himself.

Commissioner Powers inquired if they had recently acquired the property. Mr. Ratliff confirmed the property has recently been purchase in hopes of bringing their business to Christiansburg.

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 (continued).

Mrs. Ratliff mentioned that they have operated their family jewelry business out of their home in Radford. The jewelry business is a small business and they love what they do. Mrs. Ratliff also stated at their business has not produced with traffic concerns for their neighbors. The Ratliffs concluded by stating they are hoping increase visibility and expand their business by bringing it to Christiansburg.

Commissioner Huppert inquired about the store front. Mr. Harless noted the storefront is planned to be 30 feet.

Commissioner Powers addressed the public for comment.

Ms. Ann Sandbrook, 170 Greenway Drive, stated her main concern was the farmland surrounding the property. She asked the Planning Commission to consider how this rezoning will impact the other properties in the future.

Ms. Christina Ryplansky, 6252 Lyons Road, Dublin VA, 24084, stated that she owns the property to the east of the applicant's property. Ms. Ryplansky wanted the Planning Commission to know the land owner was represented at the meeting.

Ms. Cindy Barden, 60 Crescent Drive, showed her support to Ms. Sandbrook's statement. Ms. Barden asked the Planning Commission to consider the impact of allowing a business to come to the proposed area.

Ms. Shirley Cline, 60 Crescent Drive, inquired if the Planning Commission received an email from Anne Hess expressing her concerns. She would like this email to be considered by the Planning Commission. Ms. Cline asked why the property is being rezoned to the B-3 General Business District and not B-1 Limited Business District.

Commissioner Powers addressed the public for any further public comment. Seeing no further comment Commissioner Powers closed the public hearing.

Commissioner Powers inquired how Mr. and Mrs. Ratliff acquired the property. Discussion followed regarding the auction of the property.

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 (continued).

Commissioner Johnson asked the applicant about his intension for the hayfield on the property. Mr. Ratliff stated he has every intention of keeping the hayfield. Mr. Ratliff explained the topography of the land impacts the placement of a building.

Mr. Horrell noted the Ratliffs requested B-3 General Business District rather than B-1 Limited Business District due to direction from Town staff.

Commissioner Powers stated the Planning Commission could look into amending the rezoning request from a B-3 General Business District to B-1 Limited Business District. Commissioner Powers explained the various uses allowed in the B-3 General Business District. Commissioner Powers stated even though it is easy to apply for a rezoning of the entire property they don't have to rezone the whole property. The discussion of a survey was introduced in the event the property was partially rezoned.

Commissioner Huppert inquired about who maintains the hayfield. Mr. Ratliff noted there is a gentleman who maintains the hayfield and he does not want to change its use.

Commissioner Collins asked if there was any way the property could allow the business while keeping the existing Agriculture zoning. Ms. Morgan stated there was not.

Discussion by Planning Commission on the 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.

Commissioner Powers opened the floor for discussion.

Commissioner Powers addressed the conditions drafted by staff. Ms. Morgan stated Ms. Nichole Hair, Planning Director/Zoning Administrator, took the comments from the previous Planning Commission meeting and drafted these conditions. Ms. Morgan noted about the concerns surrounding 345 Roudabush Drive have been addressed in the drafted conditions.

Commissioner Powers inquired if Mr. Kevin Conner, agent for Stateson Homes, LLC had any questions for further discussion. Mr. Conner stated he was in agreement with the drafted conditions. Commissioner Powers read the drafted conditions.

1. For corner lots, the side yard on the side facing the side street shall be a minimum of 10 feet or more for both main and accessory structures.
2. 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, excluding the left side yard of 355 Roudabush Drive (tax parcel 435 – ((15)) – 119).
3. The left side yard of 355 Roudabush Drive (tax parcel 435 – ((15)) – 119) may have a projection into the left yard (setback) by a maximum of eight (8) inches.

Commissioner Collins made a motion to approve the request with the draft conditions. Commissioner Franusich seconded the motion, which passed 7-1. Commissioner Carter abstained as she was not present for the public hearing.

Discussion by Planning Commission on 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.

Commissioner Powers opened the floor for discussion.

Commissioner Powers addressed the drafted ordinance amending Chapter 42 "Zoning" to allow that the overall dwelling unit density shall not exceed twenty (20) dwelling units per gross acre. Commissioner Powers referenced a previous application submitted by Megabuilders to allow for higher density. Commissioner Powers clarified that this amendment would apply to the Town as a whole.

Commissioner Fransich stated that even though it sounds scary, it really is not scary. Commissioner Fransich referenced the examples of current developments with higher density in Blacksburg that was provided by staff. He noted that seeing those examples provided a better understanding of what it would look like. Commissioner Fransich also mentioned that it would be under Planned Housing Development and require a Conditional Use Permit. Commissioner Powers explained they could amend the code to not require a Conditional Use Permit. Commissioner Fransich stated he thought it was appropriate to have the ordinance amended as it is drafted.

Commissioner Johnson discussed what would happen if they did not approve this Town Code Amendment. He noted its ability to impact the building of the proposed apartment units and the traffic signal.

Commissioner Powers stated he believed higher density development can be good in certain locations.

Commissioner Newell stated that she is comfortable with the amendment to the ordinance. She added that this is what should be developed based on the Town of Christiansburg's Comprehensive Plan.

Commissioner Powers addressed the existing Planned Housing Development ordinance.

Commissioner Johnson stated that they should keep in mind the overall acreage of these lots. He added that the development include more than just the dwelling units.

Discussion by Planning Commission on 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 (continued).

Commissioner Huppert recalled that the apartments are to be of high quality. Mr. Robertson confirmed that they would be luxury apartments.

Commissioner Newell inquired if there was information about what Class-A luxury means.

Commissioner Collins made a motion to approve the ordinance amending Chapter 42 "Zoning" of the Christiansburg Town Code. Commissioner Peebles seconded the motion which passed, 7-1. Commissioner Carter abstained as she was not present for the public hearing.

Discussion by Planning Commission on 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.

Commissioner Powers opened the floor for discussion.

Commissioner Powers discussed the data from the traffic study that was provided by the consultant working on the Truman Wilson park project. Commissioner Powers addressed the conclusions, made by the consultant, which warranted a traffic signal.

Commissioner Collins inquired if Ms. Morgan had brought anything to explain the placement of the new Town park in relation to the roads. Ms. Morgan stated that the plans for the park have not gotten that far.

Discussion by Planning Commission on 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 (continued).

Commissioner Powers inquired about the traffic signal warrant and asked Mr. Semones to provide his expertise on the topic. Mr. Semones stated this was the first time seeing the traffic report. Mr. Semones gave a brief background on the traffic survey and noted the meeting held, last week with Town staff, to discuss the traffic study. He noted the rezoning request has triggered the warrants for the traffic signal. Mr. Semones stated what was discussed with staff regarding the threshold of warrants for a traffic signal. According to the consultant, the threshold for warranting a traffic signal is the addition of 107 apartments. The traffic analysis assumed the new developments would access Peppers Ferry Road through Quin W. Stuart Boulevard rather than Stafford Drive.

Planning Commissioners oriented themselves with the aerial map.

Mr. Semones stated they are willing and wish to work with the Town regarding the traffic signal. Mr. Semones mentioned the potential for parties involved with the new developments to contribute funding for the new traffic signal. Mr. Semones stated the construction process would take a while leaving adequate time to have the funding sorted out. There is a potential for VDOT revenue to aid in funding for the traffic signal. Revenue Sharing would allow funding to consist of 50% VDOT contribution and the other parties would contribute the other 50%.

Commissioner Collins inquired about the price of the traffic signal. Mr. Semones stated he was unsure but it could be around \$750,000.

Commissioner Powers stated that the traffic signal would be better than the suggested alternative for a round-a-bout. This is due to the potential for the high amounts of traffic backing up from the traffic signal at the New River Valley Mall.

Mr. Semones added that the consultant made their determination with the assumption that the average 85th percentile is 40mph. He concluded by stating the meeting with Town staff went well.

Discussion by Planning Commission on 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 (continued).

Commissioner Powers inquired about the parties involved in funding the traffic signal. Mr. Semones stated those involved in the residential and commercial development along Quin W. Stuart Boulevard could potentially contribute to the traffic signal.

Commissioner Powers addressed the email in the agenda packet regarding the signal warrant analysis. The email noted the determination that 107 apartments trigger the traffic signal warrant.

Commissioner Newell inquired if the single-family development and the multi-family development request are what triggered the traffic signal warrant. It was clarified that the single-family development does not trigger the warrants however, the multi-family development would.

Commissioner Huppert inquired about the construction process and when construction would begin for both the single-family and multi-family development. Mr. Semones explained they believe construction and planning process to be about 3 years. This amount of time would pass before they would have the first occupant move in.

Commissioner Powers inquired if it could be 3 years before they see a traffic signal and if it depends on when the new Town park is developed as well. Mr. Semones stated he is unsure of the timeline for the new Town park construction. Mr. Semones explained that this gives them time to figure out the financial aspects and identify other contributing parties.

Commissioner Collins inquired about the price difference between a round-a-bout and a traffic signal. Mr. Semones explained he was unsure but from his initial estimates he did not believe they have a substantial cost difference.

Commissioner Powers inquired if the Commissioners had any further questions for Mr. Semones.

Discussion by Planning Commission on 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 (continued).

Commissioner Peebles stated she was concerned with making a decision on the rezoning when the traffic signal, construction, and funding are not finalized.

Commissioner Powers stated the Planning Commission could add a condition to the Conditional Use Permit to allow the applicant to build up to 107 dwelling units before the installation of a traffic signal. Commissioner Newell stated her concern with this condition is that it would put a strain on the developer.

Commissioner Huppert stated his reasoning for inquiring about the construction process was due to the fact that much of it is up in the air.

Mr. Semones stated he discussed with Mr. Robertson and they are willing to provide an up-front agreement and cooperation with the Town. Mr. Semones explained the traffic warrants are limiting legally. They would legally not be allowed to construct the multi-family development at the higher density without a traffic signal present. Mr. Semones stated his concern with putting the threshold on the unit number is the possibility that the apartments are selling faster than the single family homes. If that is the case, Stateson Homes would be limited in the construction of the development. Mr. Semones explained that he would rather continue the conversation rather than being conditioned to initially build up to 107 dwelling units.

Commissioner Powers asked if Mr. Robertson would like to address anything. Mr. Robertson stated that the warrant for the traffic signal comes down to legal factors as well. They are willing to work with the Town to implement a traffic signal. He added that the HUD financing they are hoping to use on this project impacts what they can build. Additionally, HUD is likely to deny their request if they see there is a limitation on the project such as stopping after 107 units are built.

Discussion by Planning Commission on 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 (continued).

Commissioner Peebles inquired about the legal limiting factors for them regarding the traffic warrants. Mr. Semones explained how they wished to be a part of the Town's efforts for a traffic signal. He went on to explain that the traffic study the Town conducted would have been something that they would have had to do with a private consultant anyway.

Commissioner Powers suggested that the Planning Commission could develop language to address the traffic signal concern. This could be included in the material passed on to Town Council.

Mr. Semones stated that they are working on a more formal response for this as well.

Commissioner Powers explained the recommendation process.

Commissioner Newell stated that they have all this information from the traffic study but with the property zoned B-1 Limited Business, which adjoins the property; there are other influences that could potentially warrant a traffic signal.

Commissioner Powers explained the various uses the B-1 Limited Business District could provide for this area.

Commissioner Johnson asked Mr. Semones about the potential funding with VDOT for the traffic signal. Mr. Semones confirmed and explained that is one option for financing the traffic signal. Commissioner Powers explained the financing further.

Mr. Semones stated that many big box retailers want to see a traffic signal.

Commissioner Franusich stated that traffic signal and funding is outside of the Planning Commission's concerns with this request.

Commissioner Powers asked if there was anything further to be addressed by staff that was not covered. Ms. Morgan stated that Mr. Semones had covered everything from their meeting.

Discussion by Planning Commission on 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 (continued).

Mr. Semones addressed the revised proffers:

1. The property shall be developed in substantial conformance with the master plan 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.
4. The exterior of the apartment buildings will consist of the following materials: cementitious siding (i.e. Hardieplank), brick, and/or stone.

Commissioner Powers asked to see the zoning map displayed. Commissioner Powers stated he believed this request provides an additional housing type for a highly residential area. Commissioner Powers stated that with the mall and other businesses nearby, as well as the new park coming soon, this is a critical residential area. Additionally, this would open the door to a new downtown area and it supports the Town of Christiansburg Comprehensive Plan.

Commissioner Fransich stated he believes this is a perfect rezoning request for this location.

Commissioner Peeples made a motion to approve the rezoning request with submitted proffers. Commissioner Johnson seconded the motion, which passed 7-1. Commissioner Carter abstained as she was not present for the public hearing.

Discussion by Planning Commission 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.

Commissioner Powers opened the floor for discussion.

Mr. Semones explained the request allows the applicant to amend the height requirement from 35 feet to 40 feet. Though they may meet the 35 feet requirement this allows them additional room if they cannot meet it.

Commissioner Powers addressed the conditions drafted by the Town staff.

1. The presented "Site Development Regulations of the Proposed Stateson Homes Multi-Family Residential Planned Housing Development" prepared by the Balzer and Associates, Inc. dated July 14, 2015, shall be considered as conditions of approval.
2. The development shall be in general conformity with the presented "Stateson Homes Multi-Family Residential Planned Housing Master Plan" drawing dated July 14, 2015.
3. The applicant shall install an 8 foot wide, paved walking trail along Stafford Drive (tax parcel 405 – ((A)) – 3) as part of the proposed East-West trail connection. Future maintenance responsibility of the public trail constructed as part of the East-West trail connection shall be the responsibility of the Town of Christiansburg.
4. The development shall comply with all applicable stormwater regulations.

Mr. Semones asked for clarification regarding the location of the trail for the proposed condition. Commissioner Powers explained they would be required to install an 8-foot, paved walking trail along Stafford Drive and align it with Almetta Avenue.

Commissioner Powers addressed the general conclusion given from the consultant working on the traffic study regarding the traffic signal. Commissioner Powers added that Town Council should be aware of this study.

Commissioner Huppert stated that the traffic concerns would properly be conveyed to Town Council.

Mr. Semones stated the applicant will do what they can to aid the Town in obtaining for the traffic signal.

Discussion by Planning Commission 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 (continued).

Commissioner Franusich made a motion to approve the Conditional Use Permit. Commissioner Collins seconded the motion, which passed 7-1. Commissioner Carter abstained as she was not present for the public hearing.

Discussion by Planning Commission for 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.

Commissioner Powers opened the floor for discussion.

Commissioner Powers asked if there was anything the Planning Commissioners wished for staff or the applicant to provide for the next meeting.

Commissioner Newell inquired about the 114/460 Advisory Council and why the B-3 General Business district was recommended to the applicant rather than the B-1 Limited Business district.

Commissioner Powers explained the various uses allowed in the B-1 Limited Business district. Mr. Ratliff stated he would be willing to apply for B-1 Limited Business instead. He does not wish to include his hayfield in this request. Mr. Ratliff added he fully intends to preserve the use of his hayfield.

Commissioner Powers stated the Planning Commission could condition the rezoning of part of property. Commissioner Carter stated that partially rezoning the property was not something they should be looking into.

Commissioner Powers stated they could amend the Town of Christiansburg Comprehensive Plan.

Commissioner Newell mentioned that the land involved in this request acts as a land buffer between residential and business areas.

Discussion by Planning Commission for 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 (continued).

Commissioner Powers inquired about having a topographic map of the entire area for the next Planning Commission meeting. Ms. Morgan stated that she could see if the Engineering Department could provide one. Commissioner Powers added that this area is known for having sink holes.

Commissioner Collins asked Ms. Morgan why Ms. Hair suggested the applicant apply for a rezoning to B-3 General Business. Ms. Morgan stated that she was not present for the discussion between Ms. Hair and the applicant. However, she assumes Ms. Hair recommended the B-3 General Business district because it adjoins the property from across the street. Rezoning the property to B-1 Limited Business could be considered spot zoning.

Commissioner Fransich stated he has no issue with what the applicants wish to do with the property. His concern is what future land owners may do with the property, if zoned as B-3 General Business.

Mr. Ratliff noted that due to the topography of the land it is not possible to put in a road and access the adjoining property from Peppers Ferry Road.

Ms. Morgan stated that Ms. Hair had mentioned that the applicant could provide a proffer statement with their request to limit the uses on the property. She stated that Ms. Hair was going to have this discussion with the applicant but she was unsure how far along they were in that discussion.

Mr. Horrell stated it was his understanding that rezoning part of the lot was not an option. Commissioner Powers stated it is not common but believes it is a possibility. Often times a survey is required when you are not rezoning the entire property. This confirms the area of land being rezoned. Commissioner Newell inquired if there is a prohibition on allowing or not allowing part of the lot to be rezoned. Commissioner Powers does not believe so.

Commissioner Powers reminded the Planning Commission that the next meeting is Monday August 31st, 2015. Commissioner Powers reiterate the materials to be provided by staff for the next meeting. They include the topographic map, clarification of B-3 verse B-1 recommendation by staff, information on the Route 114/460 Advisory Council, and the partial rezoning ability.

Discussion by Planning Commission for 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 (continued).

Mr. Horrell asked for clarification regarding the future meetings the applicant will need to attend. Ms. Morgan stated the Planning Commission will make a recommendation at their next meeting on August 31st. The Town Council public hearing will be September 8th and they will likely make their decision at their following meeting on September 22nd. Commissioner Huppert explained that after the public hearing and discussion by Town Council there is a small chance Town Council will vote on the request September 8th.

With no further discussion Commissioner Powers closed the discussion.

Other Business

Commissioner Huppert stated the Truman Wilson property was purchased with the intention of a new park that would include ball fields. He sees this being a five year process.

Commissioner Huppert addressed the traffic signal concern on Peppers Ferry Road. He noted installing a traffic signal is a priority for Town Council.

Commissioner Huppert added that he would be starting school this fall and will not be able to attend the Planning Commission meetings. Once Commissioner Collins is elected to Town Council, he would become the Town Council liaison.

A citizen inquired about when the upcoming Town Council public hearing. The certified letter he received had Tuesday, August 25th and Monday, August 25th listed as the meeting date. Ms. Morgan apologized for the typo in the letter and stated the next Town Council meeting is scheduled for Tuesday, August 25th.

Commissioner Johnson is very excited to see what the park on the Truman Wilson property will bring to Christiansburg. Commissioner Huppert added the surrounding businesses in the area will contribute nicely to the park as well.

Commissioner Newell inquired about the dates for the certified training for new Planning Commission members. Commissioner Peebles would like to be aware of these dates as well. Commissioner Johnson stated he could not remember the dates at the moment.

Other Business

Commissioner Carter stated a few years ago the Planning Commission and Town Council held a joint meeting at the Christiansburg Recreation Center regarding a traffic signal on Peppers Ferry Road. Commissioner Carter added at the meeting they were guaranteed a traffic signal by Town Council.

Ms. Morgan stated that Ms. Hair met with Mr. Anderson on site regarding the screening required for his Conditional Use Permit. He is working on fixing the screening. The panels have been ordered and should be installed by the next Planning Commission meeting.

There being no more business, Commissioner Powers adjourned the meeting at 8:57 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.

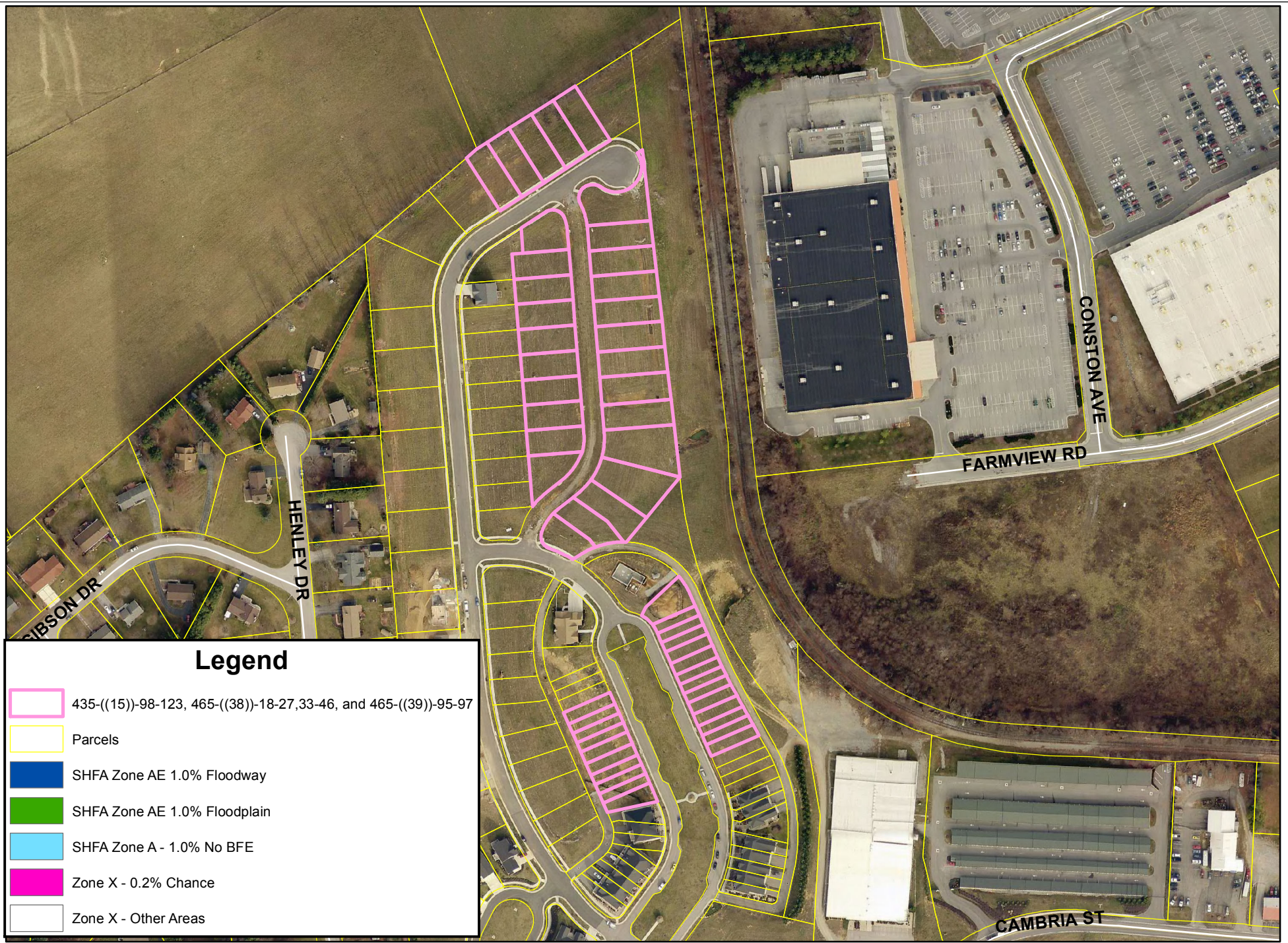
Application Type: Conditional Use Permit Amendment

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.



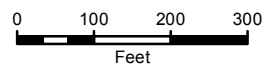
Legend

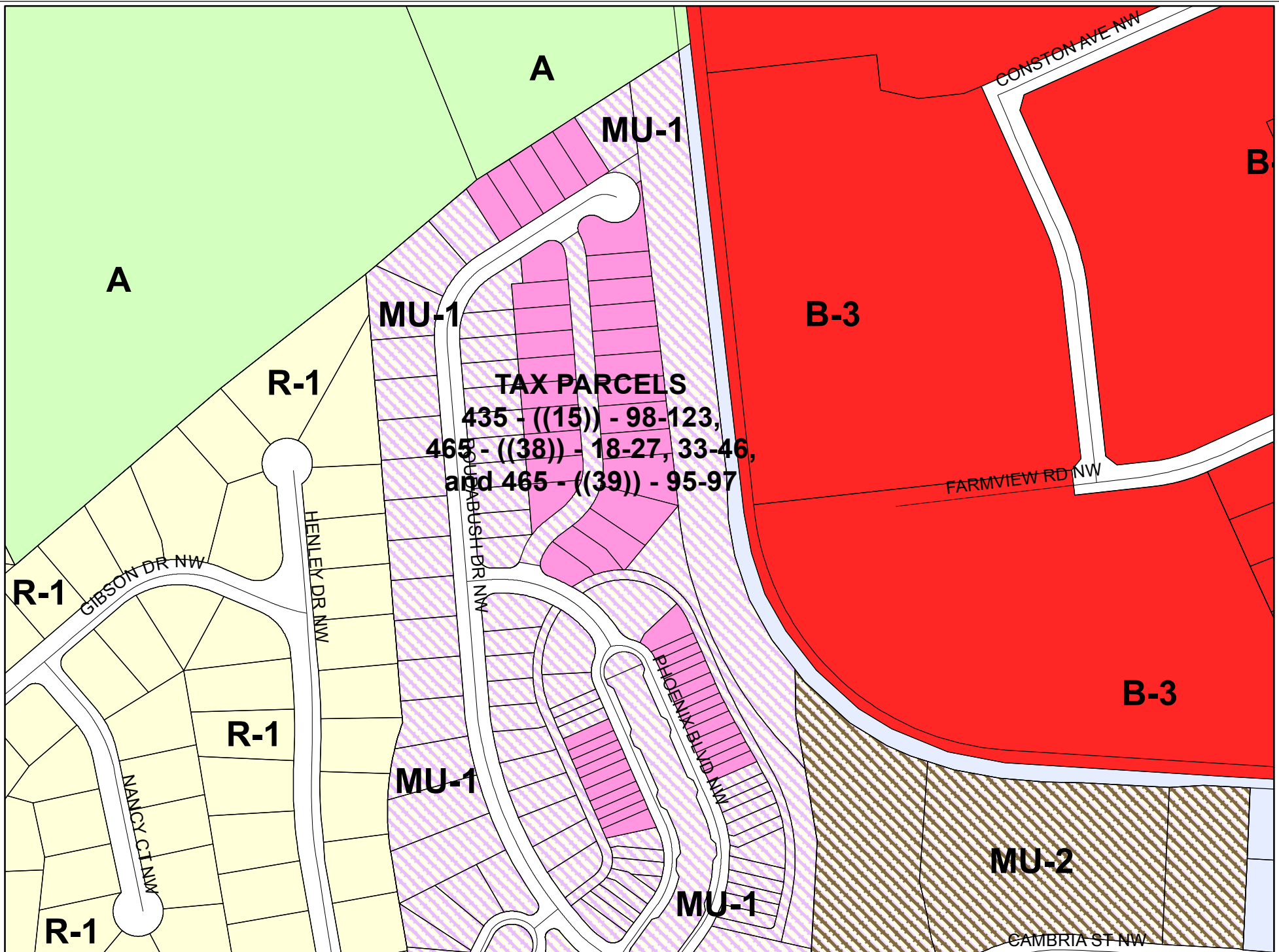
- 435-((15))-98-123, 465-((38))-18-27,33-46, and 465-((39))-95-97
- Parcels
- SHFA Zone AE 1.0% Floodway
- SHFA Zone AE 1.0% Floodplain
- SHFA Zone A - 1.0% No BFE
- Zone X - 0.2% Chance
- Zone X - Other Areas

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

PC: AUGUST 3, 2015

TC: AUGUST 25, 2015





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	

Resolution of the Town of Christiansburg Planning Commission

Conditional Use Permit Amendment

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study an amendment to a Conditional Use Permit (CUP) request by Kevin D. Conner, agent for Stateson Homes, LLC and Cambria Crossing, LLC, for property 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) for a planned housing development in the MU-1 Mixed Use: Residential - Limited Business District, has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (**permit / do not permit**) the amendment of a Conditional Use Permit (CUP) to Kevin D. Conner, agent for Stateson Homes, LLC and Cambria Crossing, LLC, for property 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) for a planned housing development in the MU-1 Mixed Use: Residential - Limited Business District.

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

1. For corner lots, the side yard on the side facing the side street shall be a minimum of 10 feet or more for both main and accessory structures.
2. 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, excluding the left side yard of 355 Roudabush Drive (tax parcel 435 – ((15)) – 119).
3. The left side yard of 355 Roudabush Drive (tax parcel 435 – ((15)) – 119) may have a projection into the left yard (setback) by a maximum of eight (8) inches.

Dated this the ____ day of August 2015.

Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by _____ seconded by _____ at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Public Hearing on the above request on August 3, 2015. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

MEMBERS

AYES

NAYS

ABSTAIN

ABSENT

Matthew J. Beasley

Ann H. Carter

Harry Collins

David Franusich

Steve Huppert

Hil Johnson

T.L. Newell

Virginia Peeples

Craig Moore, Chairperson

Joe Powers, Vice-Chairperson

Jennifer D. Sowers

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

Christiansburg Town Code Amendment Application

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

Resolution of the
Town of Christiansburg
Planning Commission

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

WHEREAS the Christiansburg Planning Commission has found, following a duly advertised Public Hearing on August 3, 2015, that the public necessity, convenience, general welfare and good zoning practices (**permit / do not permit**) Council to adopt an ordinance amending the *Christiansburg Town Code*.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend**) to the Christiansburg Town Council that Section 42-164 of 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)

Dated this the ____ day of August 2015.

Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by ____ seconded by ____ at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Public Hearing on the above request on August 3, 2015. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

MEMBERS

AYES

NAYS

ABSTAIN

ABSENT

Matthew J. Beasley

Ann H. Carter

Harry Collins

David Franusich

Steve Huppert

Craig Moore, Chairperson

Joe Powers, Vice-Chairperson

Jennifer D. Sowers

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

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 ^{405- SM}

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

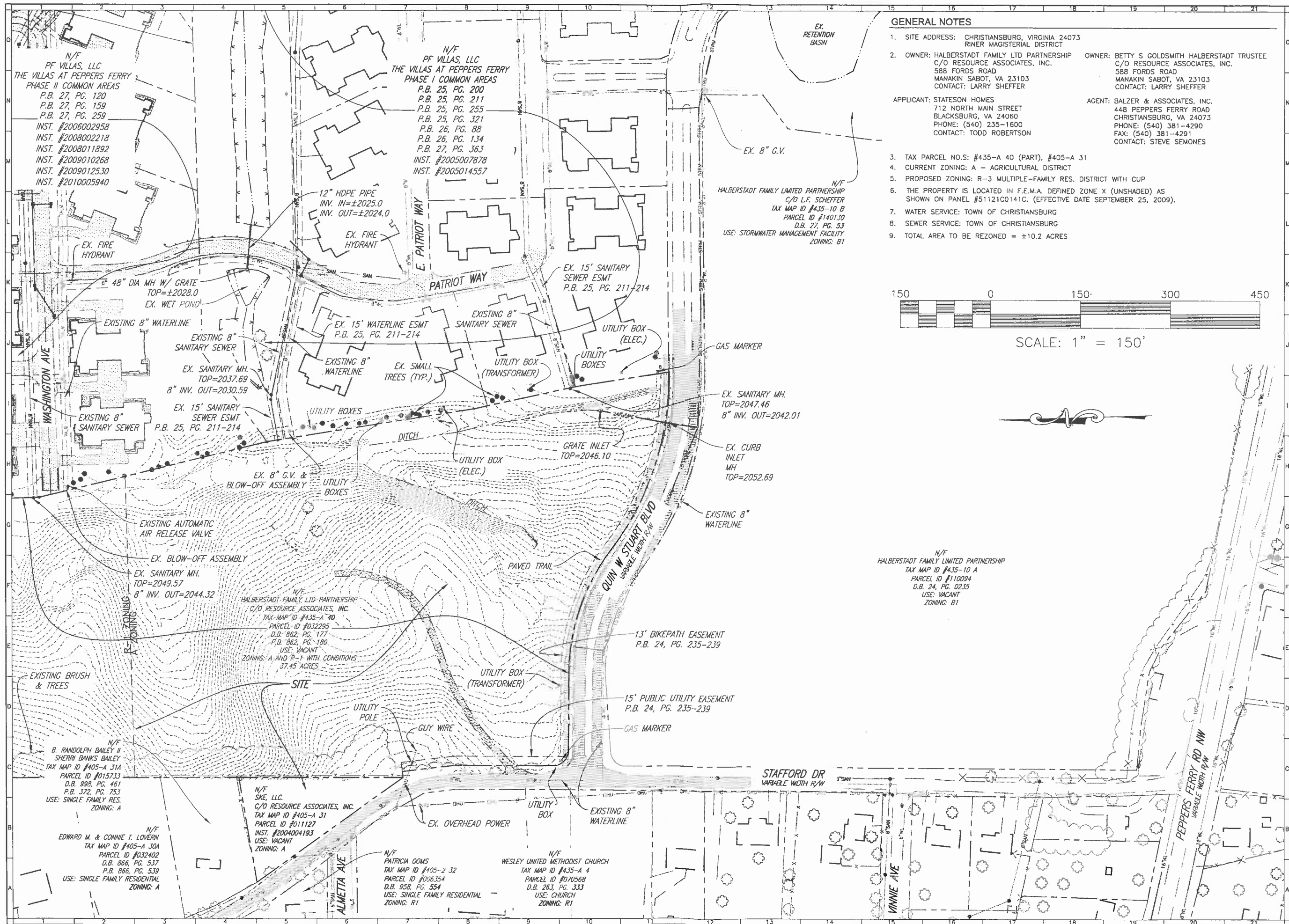
Commonwealth of Virginia
County of _____

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

_____ of _____ County.

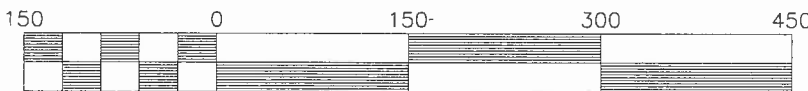
Notary Public

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
- OWNER: BETTY S GOLDSMITH HALBERSTADT TRUSTEE
C/O RESOURCE ASSOCIATES, INC.
588 FORDS ROAD
MANAKIN SABOT, VA 23103
CONTACT: LARRY SHEFFER
- APPLICANT: STATESON HOMES
712 NORTH MAIN STREET
BLACKSBURG, VA 24060
PHONE: (540) 235-1600
CONTACT: TODD ROBERTSON
- AGENT: BALZER & ASSOCIATES, INC.
448 PEPPERS FERRY ROAD
CHRISTIANSBURG, VA 24073
PHONE: (540) 381-4290
FAX: (540) 381-4291
CONTACT: STEVE SEMONES
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



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

New River Valley
Richmond
Roanoke
Staunton
Harrisonburg

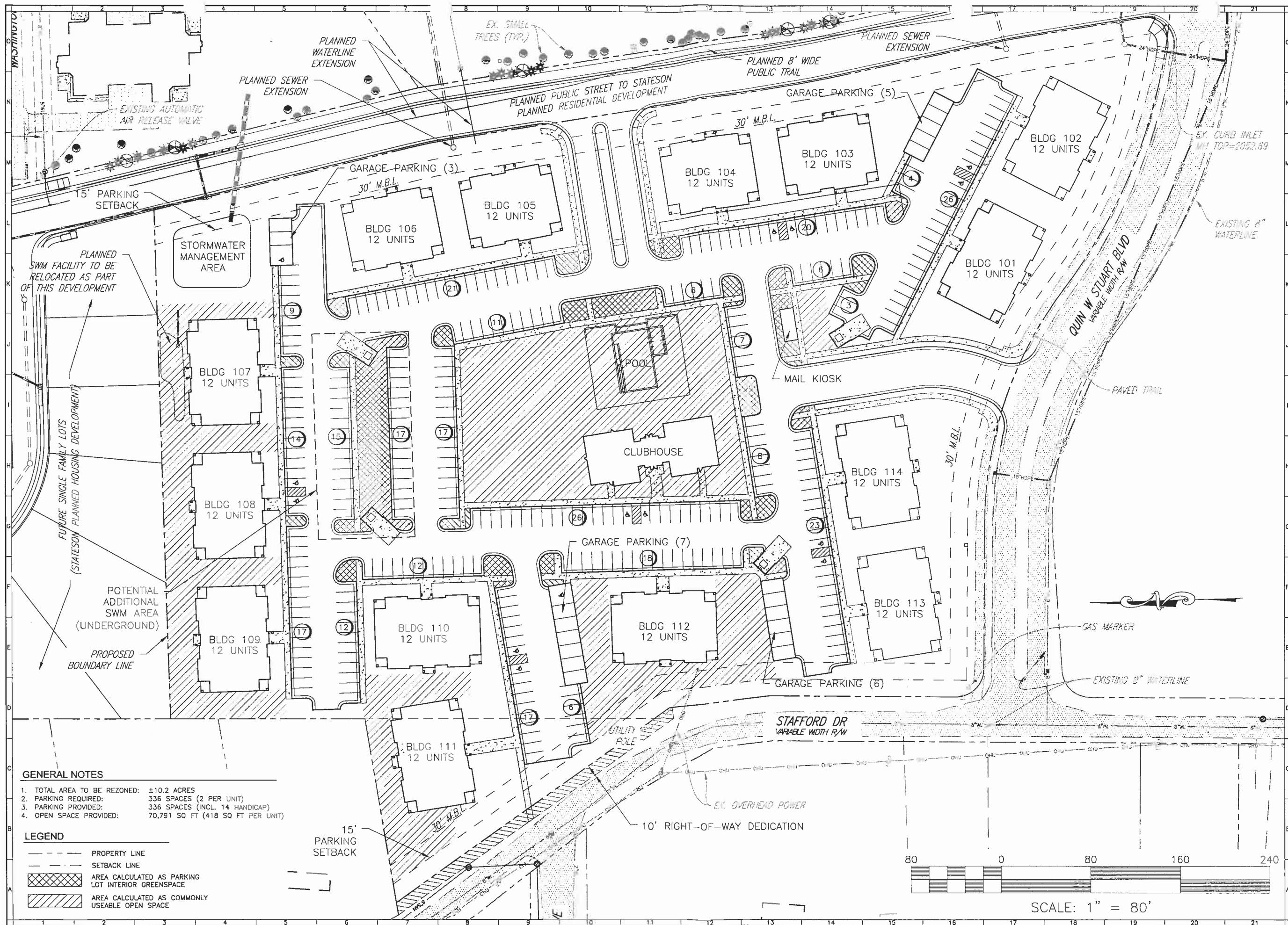
RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS

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

STATESON MULTI-FAMILY
QUIN W STUART BOULEVARD
EXISTING CONDITIONS
RINER MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY JRT
DESIGNED BY JRT
CHECKED BY SMS
DATE 7/14/15
SCALE 1" = 150'
REVISIONS:

SHEET NO.
Z1
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: _____
 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.

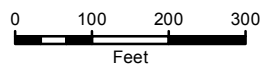
The property is not located within the 100-Year and 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties are zoned A Agriculture, R-1 Single Family Residential, and B-1 Limited Business. The adjoining properties contain residences, a church, and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

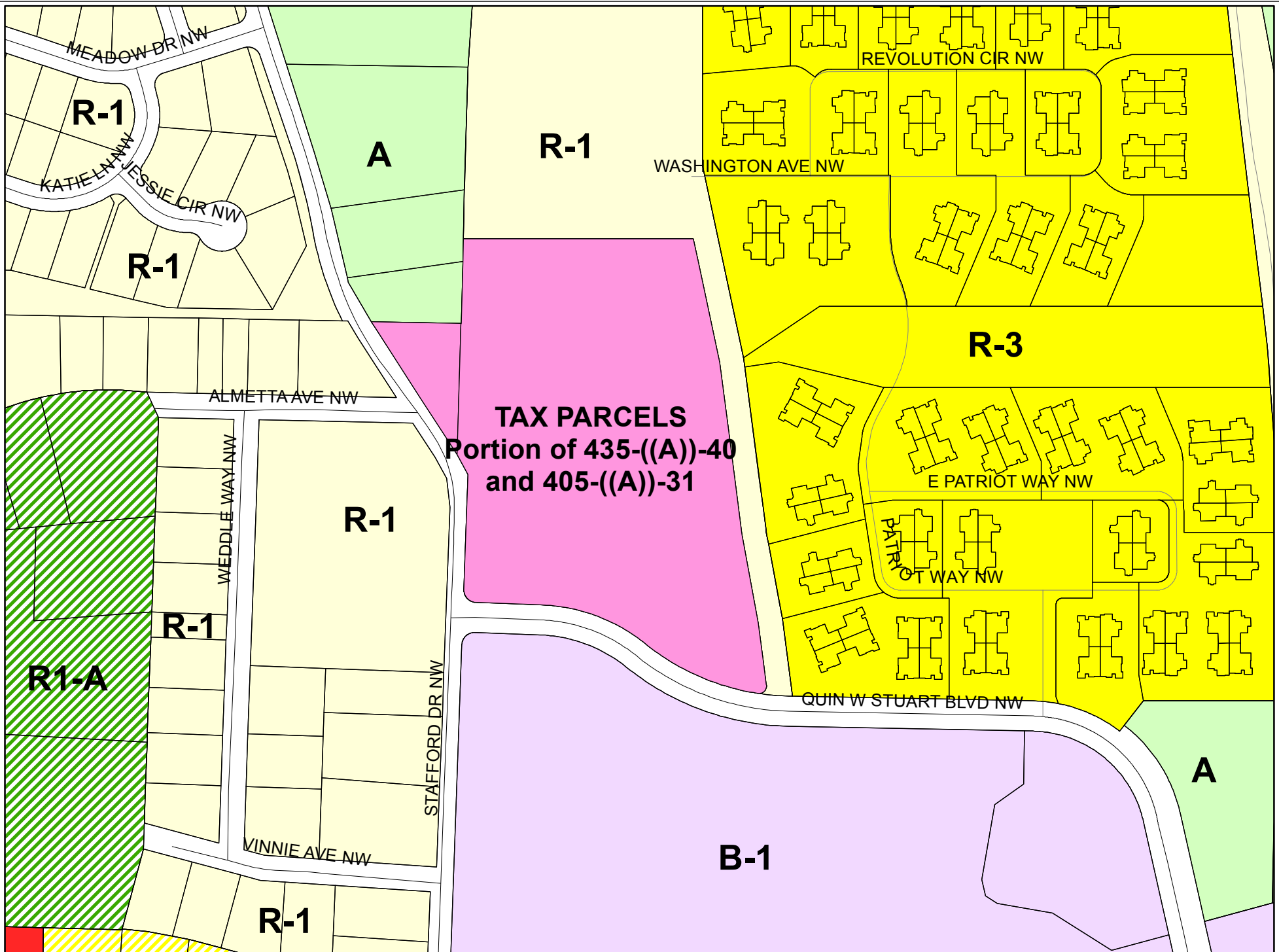


REZONING/CUP REQUEST: North of Quin W. Stuart Boulevard

PC: AUGUST 3, 2015

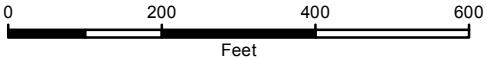
TC: AUGUST 25, 2015





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

August 13, 2015

Mr. Wayne O. Nelson, P.E.
Director of Engineering and Special Projects
Town of Christiansburg
100 East Main Street
Christiansburg, Virginia 24073

**Subject: Traffic Signal Warrant Analysis – Peppers Ferry Road & Quinn W. Stewart Boulevard
Christiansburg, Virginia**

Dear Mr. Nelson:

Ramey Kemp & Associates, Inc. (RKA) has completed a preliminary traffic signal warrant analysis for the intersection of Peppers Ferry Road and Quinn W. Stewart Boulevard as part of the initial phase of the Truman Wilson Park project that we are currently working on with Gay and Neel, Inc. (GNI). The analysis was performed to determine what, if any, traffic signal warrants are met utilizing methodology contained within the Manual on Uniform Traffic Control Devices (MUTCD).

Summary

The existing unsignalized intersection of Peppers Ferry Road and Quinn W. Stewart Boulevard was analyzed to determine if the installation of a traffic signal is warranted. In order to perform this analysis, traffic data was collected at this intersection from 7:00 AM to 7:00 PM on April 30, 2015. It is understood that there are 76 single-family homes approved for construction, and another 168 apartments being proposed, that would have direct access to Quinn W. Stewart Boulevard. Utilizing the existing hourly traffic volumes and projected hourly traffic volumes for the future residential developments, a traffic signal is warranted at the intersection of Peppers Ferry Road and Quinn W. Stewart Boulevard.

Traffic Signal Warrant Analysis

A traffic signal should be warranted prior to its installation and operation. The Federal Highway Administration's (FHWA) MUTCD has nationally standardized criteria for determining the warrants for traffic signals. Some warrants are based on actual or historical data such as accident history, pedestrian activity or minor street delay. Other warrants compare the major street and minor street volumes to volume thresholds for various lengths of time for an average weekday.

Signal warrants criteria are based primarily on traffic volumes. These criteria vary based on the number of travel lanes on both the major and minor streets and the travel speed on the major street. For the purpose of this analysis, it was assumed that the 85th percentile vehicle speed on Peppers Ferry Road is greater than 40 miles per hour (mph) since the posted speed limit is 35 mph and it is not uncommon for vehicles to travel at 5-7 mph over the posted speed limit.

The existing configuration of the major approaches of Peppers Ferry Road includes two through lanes, as well as exclusive left turn lanes on each approach. An exclusive right turn lane also exists on the westbound approach. The existing minor approach of Quinn W. Stewart Boulevard consists of a two-lane approach with exclusive left and right turn lanes. Because there are currently two exclusive turn lanes on the minor street, the right-turn traffic volumes from Quinn W. Stewart Boulevard onto Peppers Ferry Road were excluded from the analysis, and the minor street approach was analyzed as a one lane approach.

The intersection was analyzed with the existing hourly traffic volumes (attached) that were obtained from the 12-hour turning movement count that was conducted. In addition, the daily traffic volumes for the future residential developments were estimated utilizing methodology contained within the 9th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation* manual. With a total of 76 single-family lots and 168 apartments, the developments could generate an additional 1,958 trips (in and out) on a typical weekday. The daily traffic volumes for the future developments were multiplied by hourly percentages [based on 24-hour count data that was previously collected at a residential development access (attached)] to estimate the hourly entering and exiting trips for the future developments from 7:00 AM to 7:00 PM.

For this analysis, the site trip distribution percentages for the future development were developed based on existing traffic patterns at the study intersection. Based on current traffic patterns, distribution percentages varied throughout the 12-hour period from 7:00 AM to 7:00 PM. The hourly traffic volumes for the future development were then added to the existing hourly traffic volumes to determine the combined hourly traffic volumes. Utilizing the combined hourly traffic volumes, the intersection was analyzed to determine what, if any, signal warrants are met. Based on the results of the traffic signal warrant analysis, Warrants 1B, 2, and 3 are met. The results of the traffic signal warrant analysis are presented in Table 1, while a summary of all traffic calculations can be found in the attached appendix.

TABLE 1
TRAFFIC SIGNAL WARRANT ANALYSIS RESULTS

Time Period	Vehicle Count		WARRANTS			
	MAJOR	MINOR	1A	1B	2	3
7 AM to 8 AM	1,117	121	Y	Y	Y	Y
8 AM to 9 AM	1,089	82	N	Y	Y	Y
9 AM to 10 AM	991	59	N	Y	N	N
10 AM to 11 AM	944	44	N	N	N	N
11 AM to 12 PM	1,028	44	N	N	N	N
12 PM to 1 PM	1,105	88	N	Y	Y	Y
1 PM to 2 PM	1,213	48	N	N	N	N
2 PM to 3 PM	1,247	79	N	Y	Y	Y
3 PM to 4 PM	1,483	62	N	Y	Y	N
4 PM to 5 PM	1,639	55	N	Y	N	N
5 PM to 6 PM	1,971	95	N	Y	Y	Y
6 PM to 7 PM	1,414	75	N	Y	Y	Y
Number of Hours Met			1	9	7	6
Number of Hours Required			8	8	4	1
WARRANTS MET			NO	YES	YES	YES

Mr. Wayne O. Nelson, P.E.

August 13, 2015

Page 3

Conclusions

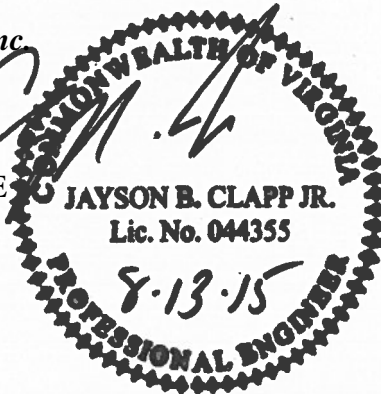
Based on the results of the traffic signal warrant analysis, the installation of a traffic signal is warranted at the existing unsignalized intersection of Peppers Ferry Road and Quinn W. Stewart Boulevard with the increased traffic volumes that are expected upon build out of the future residential developments.

If you should have any questions regarding this analysis, please contact me at (336) 725-5470.

Sincerely,

Ramey Kemp and Associates, Inc.

Jayson B. Clapp, Jr., P.E., PTOE
Regional Manager



Attachments

TRAFFIC COUNT DATA

QUALITY COUNTS REPORT

=====

Intersection: Peppers Ferry Rd and Quinn W. Stewart Blvd
City/State: Christiansburg, VA
Date: 4/30/15

ALL-VEHICLE VOLUMES

Time Period	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	EB Left	EB Thru	EB Right	EB U-Turn	WB Left	WB Thru	WB Right	WB U-Turn	Total	Hourly Totals
7:00 AM	0	0	0	2	0	0	0	124	0	0	0	71	1	0	198	
7:15 AM	0	0	1	5	0	0	0	186	0	0	0	72	3	0	267	
7:30 AM	0	0	0	6	0	0	1	201	0	0	2	71	0	0	281	
7:45 AM	0	0	0	8	0	0	1	230	0	0	0	89	9	0	337	1083
8:00 AM	0	0	0	9	0	2	0	184	0	0	0	83	1	0	279	1164
8:15 AM	0	0	0	1	0	0	0	163	0	0	0	89	3	0	256	1153
8:30 AM	0	0	0	3	0	1	0	163	0	0	0	81	1	0	249	1121
8:45 AM	0	0	0	3	0	1	1	170	0	0	1	97	7	0	280	1064
9:00 AM	0	0	0	8	0	1	1	161	0	0	1	79	6	0	257	1042
9:15 AM	0	0	0	4	0	0	0	119	0	0	0	98	4	0	225	1011
9:30 AM	0	0	0	8	0	0	0	127	0	1	0	88	3	0	227	989
9:45 AM	0	0	1	5	0	0	0	151	0	0	0	114	4	0	275	984
10:00 AM	0	0	0	3	0	1	0	113	0	0	1	105	6	0	229	956
10:15 AM	0	0	0	6	0	0	1	128	0	0	0	97	2	1	235	966
10:30 AM	0	0	0	1	0	1	0	120	0	1	0	103	6	0	232	971
10:45 AM	1	0	0	5	0	1	1	116	0	0	0	102	5	0	231	927
11:00 AM	0	0	1	3	0	1	1	104	0	0	1	72	7	0	190	888
11:15 AM	0	0	0	5	0	1	0	140	0	0	1	105	5	1	258	911
11:30 AM	0	0	0	4	0	2	2	154	0	0	0	130	3	0	295	974
11:45 AM	0	0	0	5	0	2	0	142	0	0	0	125	9	0	283	1026
12:00 PM	0	0	0	8	0	0	1	131	0	0	2	107	3	1	253	1089
12:15 PM	0	0	0	6	0	1	0	103	0	0	1	143	3	1	258	1089
12:30 PM	0	0	0	1	0	0	1	142	0	0	1	125	9	0	279	1073
12:45 PM	0	0	0	6	0	0	0	140	0	1	0	125	6	0	278	1068
1:00 PM	0	0	0	2	0	1	1	150	0	0	0	138	5	0	298	1113
1:15 PM	0	0	0	5	0	0	0	131	0	0	1	141	6	0	283	1138
1:30 PM	0	0	0	4	0	0	1	132	0	0	0	146	5	0	288	1147
1:45 PM	0	0	1	4	0	1	0	153	0	0	1	132	6	0	298	1167
2:00 PM	0	0	1	2	0	0	0	152	0	0	0	157	4	1	317	1186
2:15 PM	0	0	0	3	0	0	0	139	0	0	0	144	7	1	294	1197
2:30 PM	0	0	0	1	0	0	0	146	0	0	0	150	4	0	301	1210
2:45 PM	0	0	0	2	0	0	0	114	0	0	2	173	6	1	298	1210
3:00 PM	0	0	0	9	0	1	1	157	0	0	0	183	9	0	360	1253
3:15 PM	0	0	2	5	0	0	0	155	0	1	0	189	8	0	360	1319
3:30 PM	1	0	1	1	0	2	0	175	0	0	1	188	10	1	380	1398
3:45 PM	0	0	1	8	0	1	3	143	0	0	1	186	10	0	353	1453
4:00 PM	0	0	0	5	0	0	0	165	0	0	0	196	12	0	378	1471
4:15 PM	0	0	0	3	0	0	0	150	0	0	0	196	11	0	360	1471
4:30 PM	0	0	0	4	0	0	0	176	0	1	0	216	5	0	402	1493
4:45 PM	0	0	0	1	0	0	2	220	0	2	0	224	5	1	455	1595
5:00 PM	0	0	0	5	0	1	1	184	0	0	2	290	9	1	493	1710
5:15 PM	0	0	0	4	0	0	1	188	0	1	0	273	13	1	481	1831
5:30 PM	0	0	1	4	0	0	0	189	0	0	0	279	15	0	488	1917
5:45 PM	0	0	0	4	0	0	4	178	0	1	1	244	6	1	439	1901
6:00 PM	0	0	0	3	0	0	1	169	0	0	1	216	7	0	397	1805
6:15 PM	0	0	0	4	0	1	1	162	0	0	0	182	5	0	355	1679
6:30 PM	0	0	0	6	0	1	1	133	0	0	0	148	7	0	296	1487
6:45 PM	0	0	0	1	0	0	0	117	0	0	2	144	7	0	271	1319

TRAFFIC SIGNAL WARRANT CALCULATIONS

Residential Hourly Distribution Breakdown

Time	Hourly Volumes		Hourly Percentages	
	in	out	in (%)	out (%)
2400 to 0100	5	2	1.2	0.5
0100 to 0200	1	0	0.2	0
0200 to 0300	0	0	0	0
0300 to 0400	2	1	0.5	0.2
0400 to 0500	0	1	0	0.2
0500 to 0600	0	4	0	0.9
0600 to 0700	7	54	1.7	12.8
0700 to 0800	24	43	5.9	10.2
0800 to 0900	19	36	4.7	8.5
0900 to 1000	15	15	3.7	3.6
1000 to 1100	16	15	4	3.6
1100 to 1200	12	16	3	3.8
1200 to 1300	27	30	6.7	7.1
1300 to 1400	27	16	6.7	3.8
1400 to 1500	21	31	5.2	7.3
1500 to 1600	27	20	6.7	4.7
1600 to 1700	25	18	6.2	4.3
1700 to 1800	40	36	9.9	8.5
1800 to 1900	47	30	11.6	7.1
1900 to 2000	33	25	8.1	5.9
2000 to 2100	27	13	6.7	3.1
2100 to 2200	19	8	4.7	1.9
2200 to 2300	8	6	2	1.4
2300 to 2400	3	2	0.7	0.5
ADT	405	422		

Existing (2015) Hourly Volumes

Time	Peppers Ferry (Eastbound)		Peppers Ferry (Westbound)		Quinn W. Stewart (Southbound)	
	Left	Thru	Thru	Right	Left	Right
7 AM to 8 AM	2	741	303	13	21	0
8 AM to 9 AM	1	680	350	12	16	4
9 AM to 10 AM	1	558	379	17	25	1
10 AM to 11 AM	2	477	407	19	15	3
11 AM to 12 PM	3	540	432	24	17	6
12 PM to 1 PM	2	516	500	21	21	1
1 PM to 2 PM	2	566	557	22	15	2
2 PM to 3 PM	0	551	624	21	8	0
3 PM to 4 PM	4	630	746	37	23	4
4 PM to 5 PM	2	711	832	33	13	0
5 PM to 6 PM	6	739	1,086	43	17	1
6 PM to 7 PM	3	581	690	26	14	2

Hourly Distribution Breakdown

Time	Hourly Volumes		Hourly Percentages	
	In	Out	In	Out
7 AM to 8 AM	58	100	5.9%	10.2%
8 AM to 9 AM	46	83	4.7%	8.5%
9 AM to 10 AM	36	35	3.7%	3.6%
10 AM to 11 AM	39	35	4.0%	3.6%
11 AM to 12 PM	29	37	3.0%	3.8%
12 PM to 1 PM	66	70	6.7%	7.1%
1 PM to 2 PM	66	37	6.7%	3.8%
2 PM to 3 PM	51	71	5.2%	7.3%
3 PM to 4 PM	66	46	6.7%	4.7%
4 PM to 5 PM	61	42	6.2%	4.3%
5 PM to 6 PM	97	83	9.9%	8.5%
6 PM to 7 PM	114	70	11.6%	7.1%
12-Hour Total	729	709		
ADT	979	979	74.3%	72.5%

Trip Distribution Percentages

Time	Peppers Ferry (Eastbound)		Peppers Ferry (Westbound)		Quinn W. Stewart (Southbound)	
	Left	Thru	Thru	Right	Left	Right
7 AM to 8 AM	13.33%			86.67%	100.00%	0.00%
8 AM to 9 AM	7.69%			92.31%	80.00%	20.00%
9 AM to 10 AM	5.56%			94.44%	96.15%	3.85%
10 AM to 11 AM	9.52%			90.48%	83.33%	16.67%
11 AM to 12 PM	11.11%			88.89%	73.91%	26.09%
12 PM to 1 PM	8.70%			91.30%	95.45%	4.55%
1 PM to 2 PM	8.33%			91.67%	88.24%	11.76%
2 PM to 3 PM	0.00%			100.00%	100.00%	0.00%
3 PM to 4 PM	9.76%			90.24%	85.19%	14.81%
4 PM to 5 PM	5.71%			94.29%	100.00%	0.00%
5 PM to 6 PM	12.24%			87.76%	94.44%	5.56%
6 PM to 7 PM	10.34%			89.66%	87.50%	12.50%

Site Trips

Time	Peppers Ferry (Eastbound)		Peppers Ferry (Westbound)		Quinn W. Stewart (Southbound)	
	Left	Thru	Thru	Right	Left	Right
7 AM to 8 AM	8			50	100	0
8 AM to 9 AM	4			42	66	17
9 AM to 10 AM	2			34	34	1
10 AM to 11 AM	4			35	29	6
11 AM to 12 PM	3			26	27	10
12 PM to 1 PM	6			60	67	3
1 PM to 2 PM	6			60	33	4
2 PM to 3 PM	0			51	71	0
3 PM to 4 PM	6			60	39	7
4 PM to 5 PM	3			58	42	0
5 PM to 6 PM	12			85	78	5
6 PM to 7 PM	12			102	61	9

Combined (2015) Hourly Volumes

Time	Peppers Ferry (Eastbound)		Peppers Ferry (Westbound)		Quinn W. Stewart (Southbound)	
	Left	Thru	Thru	Right	Left	Right
7 AM to 8 AM	10	741	303	63	121	0
8 AM to 9 AM	5	680	350	54	82	21
9 AM to 10 AM	3	558	379	51	59	2
10 AM to 11 AM	6	477	407	54	44	9
11 AM to 12 PM	6	540	432	50	44	16
12 PM to 1 PM	8	516	500	81	88	4
1 PM to 2 PM	8	566	557	82	48	6
2 PM to 3 PM	0	551	624	72	79	0
3 PM to 4 PM	10	630	746	97	62	11
4 PM to 5 PM	5	711	832	91	55	0
5 PM to 6 PM	18	739	1,086	128	95	6
6 PM to 7 PM	15	581	690	128	75	11

Traffic Signal Warrants

Time Period	Totals for Approaches				Warrants			
	EB	WB	SB	Major Approach Total	1A	1B	2	3
7 AM to 8 AM	751	366	121	1,117	Y	Y	Y	Y
8 AM to 9 AM	685	404	82	1,089	N	Y	Y	Y
9 AM to 10 AM	561	430	59	991	N	Y	N	N
10 AM to 11 AM	483	461	44	944	N	N	N	N
11 AM to 12 PM	546	482	44	1,028	N	N	N	N
12 PM to 1 PM	524	581	88	1,105	N	Y	Y	Y
1 PM to 2 PM	574	639	48	1,213	N	N	N	N
2 PM to 3 PM	551	696	79	1,247	N	Y	Y	Y
3 PM to 4 PM	640	843	62	1,483	N	Y	Y	N
4 PM to 5 PM	716	923	55	1,639	N	Y	N	N
5 PM to 6 PM	757	1,214	95	1,971	N	Y	Y	Y
6 PM to 7 PM	596	818	75	1,414	N	Y	Y	Y
Number of Periods Met					1	9	7	6
Number of Periods Required					8	8	4	1
Warrants Met					NO	YES	YES	YES

Nichole Hair

From: Jay Clapp <jclapp@rameykemp.com>
Sent: Friday, August 14, 2015 3:09 PM
To: Nichole Hair; Trevor Kimzey; Wayne Nelson; John Neel
Cc: Barry Helms; Randy Wingfield; Todd Walters; Travis Moles
Subject: RE: Traffic Study Peppers Ferry Rd/Quinn W Stewart/Stafford

Based on the question that came up this morning during our conference call, we have gone back and looked at the signal warrant analysis and determined that 107 apartments triggers the signal warrant. That is when the 8-hour warrant is met. Hope this is helpful. Have a good weekend.

Jay Clapp
Ramey Kemp & Associates, Inc.
(336) 725-5470

Resolution of the Town of Christiansburg Planning Commission

Rezoning Request

WHEREAS the Christiansburg Planning Commission, acting upon a rezoning request by Stateson Homes for property located on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 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 has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (**permit / do not permit**) changing the zoning of the property.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend**) that the Christiansburg Town Council rezone property located on the northern side of Quin W. Stuart Boulevard (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.

Dated this ____ day of August 2015

Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by _____ seconded by Carter at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised public hearing on the above request on August 3, 2015. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Matthew J. Beasley				
Ann H. Carter				
Harry Collins				
David Franusich				
Steve Huppert				
Hil Johnson				
T.L. Newell				
Virginia Peebles				
Craig Moore, Chairperson				
Joe Powers, Vice-Chairperson				
Jennifer D. Sowers				

Craig Moore, Chairperson

Nichole Hair, Secretary ^{Non-voting}

Resolution of the Town of Christiansburg Planning Commission

Conditional Use Permit Application

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a Conditional Use Permit (CUP) request made by Stateson Homes for property on the northern side of Quin W. Stuart Boulevard (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) for a planned housing development in the R-3 Multi-Family Residential District, has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (**permit / do not permit**) the issuance of a CUP to Stateson Homes for a planned housing development on the northern side of Quin W. Stuart Boulevard (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) for a planned housing development in the R-3 Multi-Family Residential District.

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

1. The presented “Site Development Regulations of the Proposed Stateson Homes Multi-Family Residential Planned Housing Development” prepared by the Balzer and Associates, Inc. dated July 14, 2015, shall be considered as conditions of approval.
2. The development shall be in general conformity with the presented “Stateston Homes Multi-Family Residential Planned Housing Master Plan” drawing dated July 14, 2015.
3. The applicant shall install an 8 foot wide, paved walking trail along Stafford Drive (tax parcel 405 – ((A)) – 3) as part of the proposed East-West trail connection. Future maintenance responsibility of the public trail constructed as part of the East-West trail connection shall be the responsibility of the Town of Christiansburg.
4. The development shall comply with all applicable stormwater regulations.

Dated this the ____ day of August 2015.

Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by ____ seconded by ____ at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Public Hearing on the above request on August 3, 2015. Upon a call for an aye and nay vote

on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
----------------	-------------	-------------	----------------	---------------

Matthew J. Beasley				
Ann H. Carter				
Harry Collins				
David Franusich				
Steve Huppert				
Hil Johnson				
T.L. Newell				
Virginia Peeples				
Craig Moore, Chairperson				
Joe Powers, Vice-Chairperson				
Jennifer D. Sowers				

Craig Moore, Chairperson

Nichole Hair, Secretary ^{Non-voting}