

**Christiansburg Planning Commission
Minutes of January 30, 2017**

Present: Matthew J. Beasley
Harry Collins
Mark Curtis
David Franusich
Catherine Garner
Hil Johnson
Jeananne Kries
Craig Moore, Chairperson
Ann Sandbrook
Jennifer D. Sowers, Vice-Chairperson
Andrew Warren, Secretary Non-Voting

Absent: Ann Carter
T.L. Newell

Staff/Visitors: Sara Morgan, staff

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

Public Comment.

Chairperson Moore opened the floor for public comment. Chairperson Moore explained to the new Planning Commissioners the value of giving the public the ability to address Planning Commission outside of a public hearing. With no comments, Chairperson Moore closed the floor for public comment.

Approval of Planning Commission Minutes for the November 30, 2016 meeting.

Chairperson Moore introduced the discussion. Commissioner Johnson made a motion to approve the November 30, 2016 Planning Commission meeting minutes. Commissioner Collins seconded the motion, which passed 5-0. Commissioner Sowers, Commissioner Kries, Commissioner Garner, and Commissioner Curtis abstained, as they were not present for the previous meeting.

Introduction of new Planning Commissioners: Mark Curtis, Catherine Garner, Jeananne Knies, and Ann Sandbrook.

Mr. Warren briefly introduced the new Planning Commissioners. Commissioner Collins noted Town Council only intended to appoint two members but they were impressed with the candidates and chose to appoint all four that were interviewed. The discussion concluded with a brief overview of the Land Use Education Program (LUEP) training the new Planning Commissioners will attend.

Review of 2016 Planning Commission Annual Report.

Ms. Morgan presented the document and asked Planning Commission to provide her with any feedback they may have as she walked them through the document. Ms. Morgan provided brief commentary of select sections of the report.

Commissioner Johnson noted Commissioner Carter's term expiration date needs to be updated. Commissioner Johnson and Ms. Morgan discussed the trainings he attended. Commissioner Collins asked when the trainings will be held next year. Ms. Morgan stated she believes the LUEP training will be held in Richmond while the New River Valley Regional Commission (NRVRC) training will be in Fairlawn. Mr. Warren stated he believes there will be two LUEP trainings and he will coordinate a time for an orientation with the new Planning Commissioners.

Commissioner Collins asked for clarification to whether a Conditional Use Permit runs with the applicant or with the land. Commissioner Beasley and Commissioner Franusich stated they believe the permits run with the land. Mr. Warren will follow-up with the Town Attorney on this matter. Chairperson Moore noted a sunset clause could be beneficial in certain instances. Ms. Morgan stated if the use was violating the conditions of the Conditional Use Permit, staff could bring it before Planning Commission to address the violation. Additionally, Ms. Morgan stated if the use were discontinued for two years a new Conditional Use Permit request would need to come before Planning Commission and Town Council. Chairperson Moore clarified having the Conditional Use Permit run with the applicant was a past effort to maintain a sense of control over the uses so they did not continue for eternity.

Commissioner Johnson noted the second date in the Urban Development Areas timeline should be 2015 rather than 2016. Ms. Morgan will make this correction. Commissioner Collins asked for clarification on the status of the Town working with the consultants from Michael Baker International and Renaissance Planning Group. Ms. Morgan stated the contract has been closed out and staff is no longer working with them.

Review 2016 Planning Commission Annual Report (continued).

Mr. Warren stated Ms. Morgan has completed the update of the Comprehensive Plan to include the Urban Development Areas and the updated document will soon be available to the public. Mr. Warren stated the five year update of the Comprehensive Plan required by the state will occur in 2018.

Mr. Warren discussed the planning initiatives to be undertaken by the Planning Department. Mr. Warren noted these initiatives will include Downtown and Cambria Master Planning and looking at the "Midtown" areas around the Christiansburg Aquatics Center. Commissioner Franusich inquired about public involvement in the Downtown and Cambria Master Planning process. Mr. Warren stated the process is still under development with public involvement – including Planning Commission input – being a critical component to the end product.

Commissioner Collins asked Mr. Warren to explain the difference between the Comprehensive Plan subcommittee and Development subcommittee. Mr. Warren stated the Comprehensive Plan subcommittee looks at the Comprehensive Plan and briefly described the state requirements of the plan. Mr. Warren stated the Development subcommittee looks at changes to the zoning and subdivision ordinance and noted the Development subcommittee focused on an amendment to the sign ordinance last year. Mr. Warren explained there is an inactive subcommittee related to historic preservation. Commissioner Johnson noted the chairpersons of each subcommittee are no longer members of the Planning Commission. Mr. Warren stated he discussed this matter with Chairperson Moore prior to tonight's meeting and it is their intention to assign new members to these subcommittees in the coming months, at which time new chairpersons will be appointed. Chairperson Moore noted the subcommittees are intended to function as an extension of Planning Commission and to allow members to work through items in more detail.

Mr. Warren explained the Planning Department thought an annual report would be a good document for the Planning Commission to summarize what was accomplished over the last year and to showcase the work of the Planning Commission to Town Council and the public. Mr. Warren stated the annual report is the Planning Commission's document and they are therefore asked to provide feedback if they feel any sections need to be enhanced, added or removed.

Commissioner Beasley made a motion to approve the Planning Commission 2016 Annual Report with the edits discussed during the presentation. Commissioner Sowers seconded the motion, which passed 10-0. The Planning Commission thanked staff for their work on the annual report.

Other business.

Mr. Warren regrettably announced Ms. Morgan's resignation from the Town of Christiansburg. Ms. Morgan will be going to the City of Wilmington, North Carolina. Her last day will be February 10, 2017. Mr. Warren thanked Ms. Morgan for her help with the Planning Commission and her positive attitude. Planning Commission thanked Ms. Morgan for her assistance. Chairperson Moore asked how long Ms. Morgan had been with the Town. Ms. Morgan stated she started as an intern in the spring of 2014. Mr. Warren went on to say Ms. Morgan went from an intern in the Planning Department to a Planner I and then a Senior Planner. Chairperson Moore wished Ms. Morgan well in the future.

Chairperson Moore noted the Planning Commission meeting scheduled for Tuesday, February 21, 2017. Chairperson Moore stated emails or calls regarding member absences should be directed to Mr. Warren and if an email is sent, please copy Chairperson Moore.

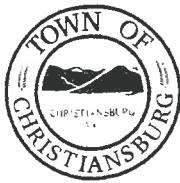
Commissioner Collins will provide an update at the next meeting on the NRVRC's Planning Commission meeting.

Town Council is meeting with representatives of the Christiansburg Institute tomorrow night to discuss the preservation of the Christiansburg Institute property.

There being no more business, Chairperson Moore adjourned the meeting at 7:36 p.m.

Craig Moore, Chairperson

Andrew Warren, 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: Paul Duncan
PA Duncan Mgmt Inc.
 Address: _____

Agent: Terry W Stike

Address: PO Box 207
Christiansburg Va 24068
New River Bowling Centre LLC

Phone: 540-357-2135

Phone: _____

I am requesting to amend conditions regarding license/permit for
use as Trampoline Park + Fun Center

on my property that is zoning classification B-3 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 200 Midway Plaza Dr. Christiansburg VA 2401

Tax Parcel(s): 030238

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): Paul J. Duncan

Date: 2/17/17

Date: _____

Date: _____

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

Barry D. Dillaha, Town Manager

Date



ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

MAYOR

D. MICHAEL BARBER

COUNCIL MEMBERS

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HENRY SHOWALTER
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TOWN MANAGER
STEVE BIGGS

ASSISTANT TOWN MANAGER
RANDY WINGFIELD

ASSISTANT TO THE TOWN
MANAGER
ADAM CARPENETTI

DIRECTOR OF
FINANCE/TOWN TREASURER
VALERIE L. TWEEDIE,
CPA, CFE, CGFM

CHIEF OF POLICE
MARK SISSON

CLERK OF COUNCIL
MICHELE M. STIPES

TOWN ATTORNEY
GUYN & 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, March 20, 2017 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, April 11, 2017 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: Terry Stike, agent for P A Duncan Management Inc

Location: 200 Midway Plaza Drive NW

Permit #: CUP-2017-01

The Town of Christiansburg has received a conditional use permit request by Terry Stike, agent for P A Duncan Management, Inc, for a public amusement business at 200 Midway Plaza Drive, NW (tax parcels 406 – ((2)) – 6A, 6B) in the B-3 General Business District (approximately 4.18 acres) and the I-2 General Industrial District (approximately 0.08 acres). The applicant proposes to operate an indoor trampoline park, arcade, and similar forms of public amusement. A conditional use permit is required for a public amusement business in the General Business (B-3) and the General Industrial (I-2) zoning districts per *Sec. 42-336 (40)* and *Sec. 43-397 (19)* of the *Christiansburg Town Code*.

The property is not located within the 100-Year and 500-Year Flood Hazard Areas and does not lie within a Historic District. The adjoining properties are zoned I-2 General Industrial, B-3 General Business, and R-3 Multi-Family Residential. The adjoining properties contain undeveloped land, business, and industrial uses.

The property was granted a conditional rezoning from I-2 to B-3 with a corresponding conditional use permit for a skating rink and miniature golf in 2001. The proffers accepted with the rezoning request include:

1. The initial principal land use will be indoor and outdoor 'public amusement'.
2. A "Private Drive, Do Not Enter" traffic sign will be placed at the northeast corner of the subject site oriented to affect the private Corning access drive traffic.
3. An 8' tall security fence will be installed along the southwestern property line with Corning wherever active outdoor recreational activities encroach within 25' of that property line. A 4' tall chain link fence will be installed along the southeastern property line with Corning's private drive wherever active outdoor recreational activities encroach within 25' of that property line. Wherever 25' of passive open space can be achieved, or where 8' tall fences not exist, fencing will not be installed.

The following conditions are taken from the conditional use permit approved for this property in 2001 and are provided to Planning Commission for discussion purposes.

1. A minimum 25-foot wide passive landscaping buffer on the southwestern and southeastern property lines will be planted and maintained.
2. An 8-foot tall security fence extended along northwestern line from the southwest corner to the southwestern corner of the proposed building.
3. A double row of screening-type trees a minimum of six feet in height staggered on eight-foot centers are to be planted adjacent to the neighboring Residential Districts within six months of the CUP approval date.
4. Lighting shall not glare on adjacent properties or street rights-of-way.

5. No vehicular or pedestrian access will be provided between the subject site and the private access drive to Corning.
6. The storm water management area shall incorporate a detention or retention device designed to peak-shave post development 10-year events to predevelopment 2-year events or any downstream limiting condition.
7. Go-karts will not be allowed in the development.
8. There are to be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
9. There are to be no discernible noises to residential properties in the nearby vicinity before 9:00 a.m. and after 10:00 p.m.
10. This permit shall be revocable for violations of Chapter 3 "Advertising" of the *Christiansburg Town Code* occurring on the property.

The property operated as a public amusement business until 2014, when Adventure World Skate and Fun Center closed. The business last obtained a business license in 2013 and closed on April 17, 2014. The public amusement use has been discontinued for more than 24 consecutive months and therefore the 2001 conditional use permit is no longer valid, per Sec.42-8. (c)(2) of the *Christiansburg Town Code*.

List of attachments included with staff report

1. Aerial map
2. Zoning map
3. Rezoning application and proffers, 2001
4. Conditional Use Permit, 2001
5. Preliminary Site Plan submitted with 2001 Rezoning and Conditional Use Permit applications
6. Adjoining properties

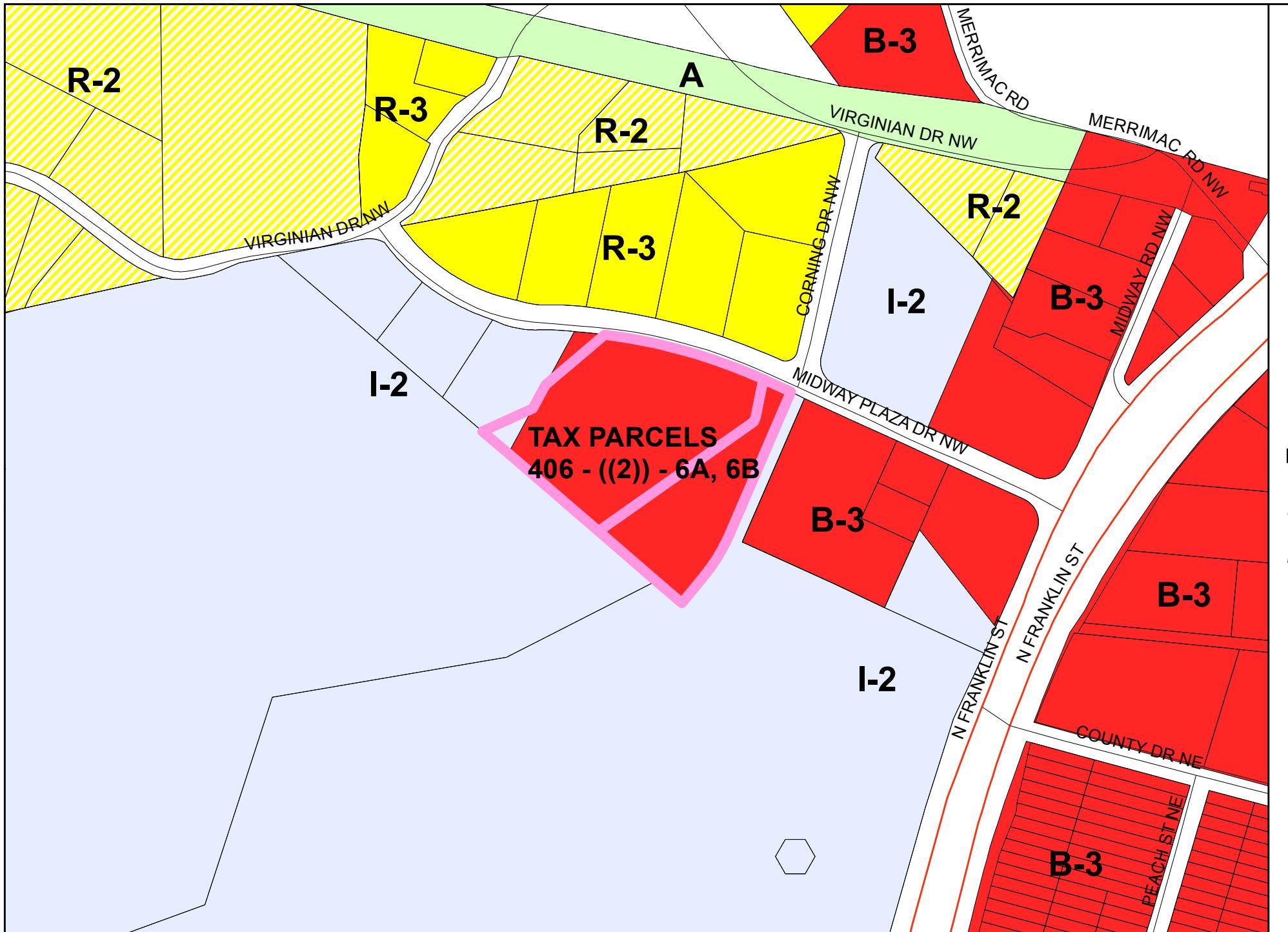


CUP REQUEST: 200 MIDWAY PLAZA DRIVE NW

PC: MARCH 20, 2017

TC: APRIL 11, 2017

0 200 400 600
Feet



CUP REQUEST: 200 MIDWAY PLAZA DRIVE NW

PC: MARCH 20, 2017

TC: APRIL 11, 2017



Town of Christiansburg, Virginia

24073-3029

100 East Main Street

Telephone 540-382-6128

FAX 540-382-7338

November 20, 2001

OFFICE OF Town Manager

ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

MAYOR
HAROLD G. LINKOUS

COUNCIL MEMBERS
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D. MICHAEL BARBER
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W. SCOTT WEAVER

TOWN MANAGER
R. LANCE TERPENNY

TREASURER
MARIE H. HOWARD

CLERK OF COUNCIL
MICHELE M. CREGGER

TOWN ATTORNEY
WILLIAM J. MCGHEE

Mark Kinser, CEO
Unlimited Construction, Inc.
P.O. Box 3752
Radford, VA 24143

Dear Mr. Kinser:

Enclosed you will find your copy of the rezoning request granted by the Christiansburg Town Council at its November 6, 2001 meeting. Attached to the rezoning request you will find a copy of the Christiansburg Planning Commission's resolution to Town Council recommending the approval of the request. I am enclosing a copy of the Ordinance amending the Zoning Ordinance and Map.

Also enclosed is a copy of the approval for the Conditional Use Permit granted by Town Council on November 6, 2001. Attached to the CUP request you will find a copy of the Christiansburg Planning Commission's resolution recommending approval to Town Council, which specifies the conditions under which the permit was granted. These conditions are to be considered a part of the permit. Should you have any questions please contact Randy Wingfield of the Planning Commission staff.

Sincerely yours,

R. Lance Terpenny
R. Lance Terpenny
Town Manager

RSW: rsw



TOWN OF CHRISTIANSBURG

100 East Main Street
Christiansburg, VA 24073
Phone (540) 382-6128 Fax (540) 382-7338

Rezoning Application

Landowner: _____

Agent: *Mark Kinsler CEO*
Unlimited Construction, Inc.

Address: _____

Address: *P.O. Box 3792*
Rooford, VA 24143

Phone: _____

Phone: *540-230-5902*

I am requesting a rezoning of my property from zoning classification I-2 to zoning classification B-3 under Chapter 30: Zoning of the Christiansburg Town Code.

My property is located at Midway Plaza Drive

Tax Parcel(s): 406 (2) 6

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).

Fee: \$200.00

20 94-01

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): Mark Kinsler CEO Date: 9/4/01

Date: _____

Date: _____

This request was approved/disapproved by a vote of the Christiansburg Town Council on 11/06/01.

R. Lance Terpenny
R. Lance Terpenny, Town Manager

11/20/01
Date

Resolution of the
Town of Christiansburg
Planning Commission

Rezoning Request

WHEREAS the Christiansburg Planning Commission, acting upon a request by Unlimited Construction, Inc. to rezone property on Midway Plaza Drive NW (tax parcel 406 – ((2)) – 6) from I-2 General Industrial to B-3 General Business, has found following a duly advertised Joint Public Hearing with Council 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 on Midway Plaza Drive NW (tax parcel 406 – ((2)) – 6) from I-2 General Industrial to B-3 General Business with proffers.

Dated this the 22nd day of October 2001.

Dan R. Canada
Dan R. Canada, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Stipes seconded by Dobson at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Joint Public Hearing on the above request on October 2, 2001. 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>
Dan R. Canada, Chairperson	X			
Ann H. Carter	X			
Robert "Bob" L. Dobson	X			
Mike Lawless	X			
Steven C. Simmons	X			
Bradford J. Stipes	X			
H. Earnest "Ernie" Wade, Vice-Chair	X			

Dan R. Canada
Dan R. Canada, Chairperson

R. Lance Terpenny
R. Lance Terpenny, Secretary

**AN ORDINANCE AMENDING
THE ZONING ORDINANCE OF THE TOWN OF CHRISTIANSBURG, VIRGINIA
ADOPTED NOVEMBER 6, 2001.**

WHEREAS, Unlimited Construction, Inc., current fee simple owner of property on Midway Plaza Drive NW (tax parcel 406 – ((2)) – 6) in the Town of Christiansburg, Riner Magisterial District of Montgomery County, Virginia has petitioned the Council of the Town of Christiansburg to rezone said parcel from I-2 General Industrial to B-3 General Business with proffers and,

WHEREAS, notice of the intention of the Town Council to pass said ordinance was published two consecutive weeks (September 19, 2001 and September 26, 2001) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg, and further that written notice of the request of Council was mailed to property owners who could possibly be affected by the action of Council on September 19, 2001; and,

WHEREAS, a joint public hearing of Council and the Planning Commission of the Town was held October 2, 2001 and resulted in a recommendation by the Planning Commission that the proposed ordinance granting the rezoning be adopted; and,

It having been determined by the Council of the Town of Christiansburg, Virginia that the public necessity, convenience, general welfare, and good zoning practices requires such changing of the zoning classification of said land as requested.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Christiansburg that said parcel of land be and is hereby changed from zoning classification I-2 General Industrial to B-3 General Business with proffers.

BE IT FURTHER ORDAINED that the Zoning Map of the Town be altered to reflect the foregoing amendment this the 6th day of November 2001.

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

<u>Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Harold G. Linkous*				
Dale F. Ashworth	X			
Richard G. Ballengee	X			
D. Michael Barber	X			
Ann H. Carter	X			
Ray E. Lester, Jr.		X		
W. Scott Weaver				X

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

October 2, 2001

R. Lance Terpenny, Town Manager
Town of Christiansburg
100 East Main Street
Christiansburg, VA 24073

Re: Adventure World Family Fun Center (Lot 6, Midway Plaza)

Dear Mr. Terpenny,

Acting as the contract purchaser and initiator of the rezoning of Lot 6, Midway Plaza, I would like to make the following voluntary proffers concerning future development of that lot:

- The initial principal land use will be in indoor and outdoor 'public amusement'.
- A "Private Drive, Do Not Enter" traffic sign will be placed at the northeast corner of the subject site oriented to affect the private Corning access drive traffic.
- An 8' tall security fence will be installed along the southwestern property line with Corning wherever active outdoor recreational activities encroach within 25' of that property line. A 4' tall chain link fence will be installed along the southeastern property line with Corning's private drive wherever active outdoor recreational activities encroach within 25' of that property line. Wherever 25' of passive open space can be achieved, or where 8' tall fences now exist, fencing will not be installed.

These voluntary proffers are intended to assure our immediate neighbors and the larger community that the subject site will be responsibly designed and managed to minimize possible adverse impact.

Attached please find a revised Preliminary Site Plan for the referenced project that reflects these proffers. Thank you for your attention in this matter.

Sincerely,



Mark D. Kinser, President
Unlimited Construction Incorporated

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 Unlimited Construction, Inc. for a skating rink and miniature golf on Midway Plaza Drive (tax parcel 406 – ((2)) – 6) in the B-3 General Business District, has found following a duly advertised Joint Public Hearing with Council that the public necessity, convenience, general welfare and good zoning practices (permit / ~~do not~~ ~~permit~~) the issuance of a CUP to Unlimited Construction, Inc. for a skating rink and miniature golf on Midway Plaza Drive (tax parcel 406 – ((2)) – 6).

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

- 1) A minimum 25-foot wide passive landscaping buffer on the southwestern and southeastern property lines will be planted and maintained.
- 2) An 8-foot tall security fence extended along northwestern line from the southwest corner to the southwestern corner of the proposed building.
- 3) A double row of screening-type trees a minimum of six feet in height staggered on eight-foot centers are to be planted adjacent to the neighboring Residential Districts within six months of the CUP approval date.
- 4) Lighting shall not glare on adjacent properties or street rights-of-way.
- 5) No vehicular or pedestrian access will be provided between the subject site and the private access drive to Corning.
- 6) The storm water management area shall incorporate a detention or retention device designed to peak-shave post development 10-year events to predevelopment 2-year events or any downstream limiting condition.
- 7) Go-karts will not be allowed in the development.
- 8) There are to be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
- 9) There are to be no discernible noises to residential properties in the nearby vicinity before 9:00 a.m. and after 10:00 p.m..
- 10) This permit shall be revocable for violations of Chapter 3 “Advertising” of the *Christiansburg Town Code* occurring on the property.

Dated this the 29th day of October 2001.



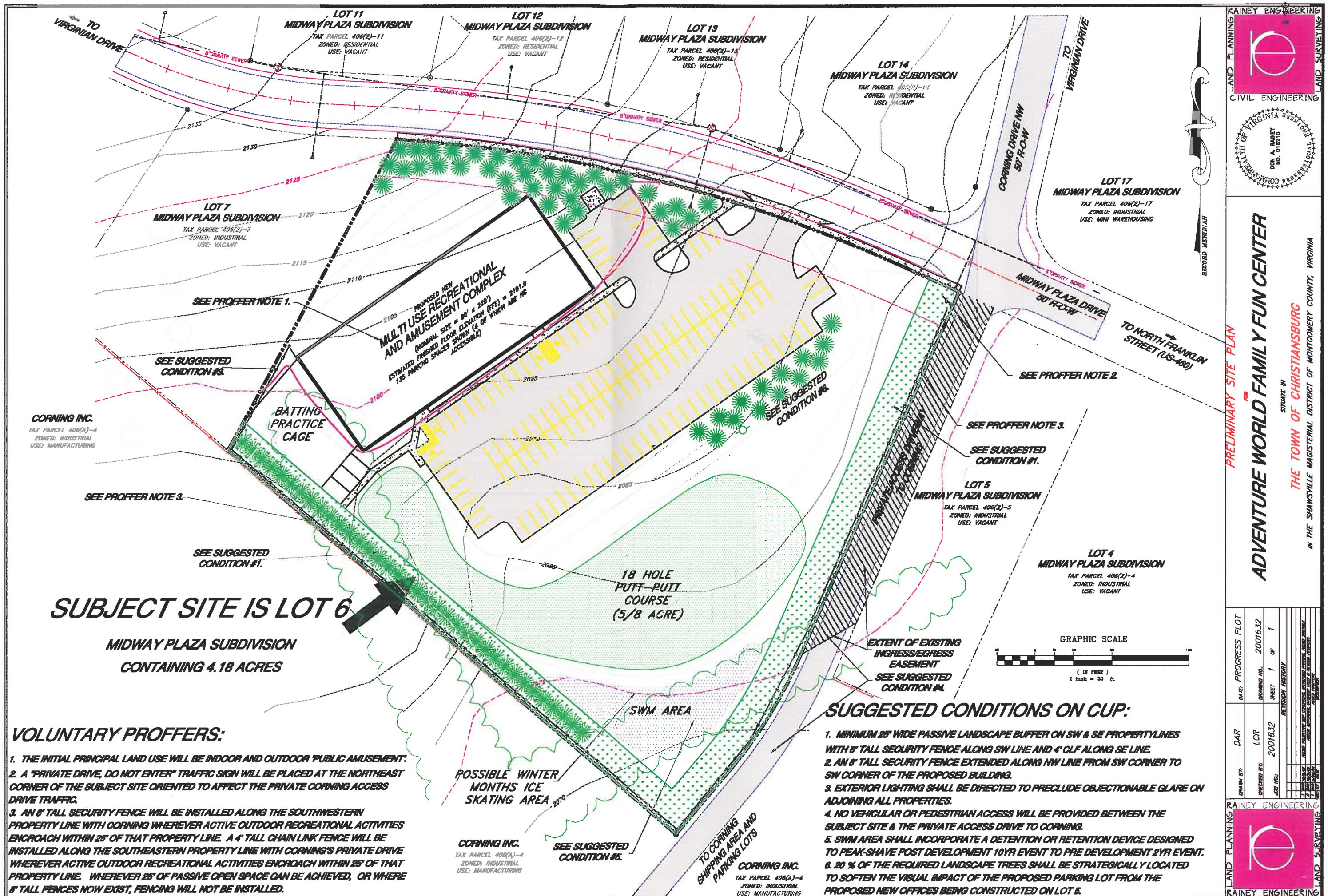
Dan R. Canada
Dan R. Canada, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Simmons seconded by Dobson at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Joint Public Hearing on the above request on October 2, 2001. 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>
Dan R. Canada, Chairperson				X
Ann H. Carter	X			
Robert "Bob" L. Dobson	X			
Mike Lawless	X			
Steven C. Simmons	X			
Bradford J. Stipes				X
H. Earnest "Ernie" Wade, Vice-Chair	X			

Dan R. Canada
Dan R. Canada, Chairperson

R. Lance Terpeny
R. Lance Terpeny, Secretary Non-voting



CUP: 200 Midway Plaza Drive NW

Adjoining Property Owners

<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Mailing Address</u>	<u>City, State, Zip</u>
406- A 11	CORNING GLASS WORKS	C/O CORNING INC TAX DEPT HQ-E21-4	1 RIVERFRONT PLAZA	CORNING NY 14831
406- A 4	CORNING GLASS WORKS	C/O CORNING INC TAX DEPT HQ-E2-4	1 RIVERFRONT PLAZA	CORNING NY 14831
406- 2 7	EARLY SETTLERS LLC		P O BOX 199	BLACKSBURG VA 24063
406- 2 12	EARLY SETTLERS LLC		P O BOX 199	BLACKSBURG VA 24063
406- 2 13	EARLY SETTLERS LLC		P O BOX 199	BLACKSBURG VA 24063
406- 2 14	EARLY SETTLERS LLC		P O BOX 199	BLACKSBURG VA 24063
406- 2 11	MIDWAY TOWNHOMES LLC		P O BOX 199	BLACKSBURG VA 24063
406- 2 5	MVF RAJ HOSPITALITY LLC		108 BUCKEYE LN	RADFORD VA 24141
406- 2 6A	P A DUNCAN MANAGEMENT INC		P O BOX 8	BLACKSBURG VA 24063
406- 2 6B	P A DUNCAN MANAGEMENT INC		P O BOX 8	BLACKSBURG VA 24063
406- 2 16	VAB PROPERTY LLC		77 MAIER FARM RD	BUCHANAN VA 24066