

# Town of Christiansburg Planning Commission

100 East Main Street  
Christiansburg, Virginia 24073-3029  
Telephone: (540) 382-6128  
Fax: (540) 382-7338  
*March 29, 2017*

## Planning Commission

Chairperson  
Craig Moore

Vice-Chairperson  
Jennifer D. Sowers

Non-Voting Secretary/  
Planning Director  
Andrew Warren

Other Members  
Matthew J. Beasley  
Ann H. Carter  
Harry Collins  
Mark Curtis  
David Franusich  
Catherine Garner  
Hil Johnson  
Jeananne Knies  
Ann Sandbrook

## Town Manager

Steve Biggs

## Town Attorney

Guyann &  
Waddell, P.C.

To all concerned parties:

Notice is hereby given that the Christiansburg Planning Commission will be meeting in the Christiansburg Town Hall located at 100 E. Main Street, Christiansburg, Virginia on **Monday, April 3, 2017 at 7:00 p.m.** for the purpose of allowing the full Commission to review the following:

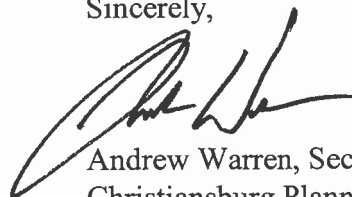
### PLEDGE OF ALLEGIANCE

- 1) Public comments – 5 minute limit per citizen
- 2) Approval of Planning Commission Minutes for March 20, 2017 meeting
- 3) Public Hearing for a Rezoning request by Snyder-Hunt Company LLP for a 7.93-acre portion of Tax Map No. 435-A 40 located north of Quin W. Stuart Boulevard NW from R-1, Single Family Residential to R-3, Multi-Family Residential
- 4) Public Hearing for a Conditional Use Permit by Snyder-Hunt Company LLP request--contingent upon the above rezoning request-- for a 7.93-acre portion of Tax Map No. 435-A 40 located north of Quin W. Stuart Boulevard NW for a Planned Housing Development in the R-3 Multi-Family Residential District
- 5) Other business

*The next regular Planning Commission meeting date is scheduled for **Monday, April 17, 2017 at 7:00 p.m.***

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

Sincerely,



Andrew Warren, Secretary  
Christiansburg Planning Commission

**Christiansburg Planning Commission  
Minutes of March 20, 2017**

Present: Harry Collins  
Mark Curtis  
Catherine Garner  
Hil Johnson  
Jeananne Knies  
Craig Moore, Chairperson  
Ann Sandbrook  
Jennifer D. Sowers, Vice-Chairperson  
Andrew Warren, Secretary <sup>Non-Voting</sup>

Absent: Matthew Beasley  
Ann Carter  
David Franusich

Staff/Visitors: Will Drake, staff  
Terry Stike, 200 Midway Plaza Drive, NW  
Cindy Wells-Disney, Montgomery County Planning Commission Liason  
Jerry Ford, Blacksburg Planning Commission  
Alexandra Kahl

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

Public Comment.

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

Approval of Planning Commission Minutes for January 30, 2017 meeting.

Chairperson Moore introduced the discussion. Vice-Chairperson Sowers made a motion to approve the January 30, 2017 Planning Commission meeting minutes. Commissioner Collins seconded the motion, which passed 8-0.

Public Hearing for 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).

Chairperson Moore opened the public hearing. Mr. Stike stated his intention to open a trampoline gym in the facility previously used as a skating rink. Mr. Stike noted there would be no loud music and he believed the business would be good for the area. With no further public comment, Chairperson Moore closed the public hearing. The Planning Commission agreed to discuss the request.

Mr. Warren stated the property was issued a conditional use permit for a skating rink and miniature golf course in 2001. Mr. Warren noted the business ceased operations in 2014 and the 2001 conditional use permit is no longer valid, as the former use was discontinued for more than two years. Mr. Warren also noted the 2001 conditional use permit did apply to trampoline parks and a new conditional use permit would have therefore been required for a trampoline park, even if the previous conditional use permit remained valid.

Mr. Warren discussed the suggested conditions for the current request and noted several of the conditions from the 2001 permit pertaining to buffering against the adjacent Corning property have been omitted. Mr. Warren stated there does not appear to be a current need to require buffering to the industrial use. Mr. Warren noted the screening trees adjacent to the residential district remain on the property.

Mr. Stike stated he was provided with the suggested conditions prior to tonight's meeting. Chairperson Moore read the suggested conditions.

1. This permit shall be valid for an indoor trampoline park, arcade, game room/fun center, batting cages, miniature golf, and other similar forms of indoor or outdoor public amusement.
2. Go-karts shall not be permitted.
3. A row of screening-type trees a minimum of six feet in height shall be maintained adjacent to the neighboring Residential Districts.
4. Lighting shall not glare on adjacent properties or street rights-of-way.
5. There shall be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
6. There shall be no discernible noises to residential properties in the nearby vicinity before 9:00 a.m. and after 10:00 p.m.

Commissioner Collins asked Mr. Stike what type of outdoor facilities he intended to operate. Mr. Stike stated he has no current plans for outdoor facilities, but may open a miniature golf course in the future. Mr. Warren noted the uses permitted in condition #1 were written to provide some flexibility, with the knowledge Mr. Stike may desire to add miniature golf or a similar use in the future.

Public Hearing for 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) - continued.

Commissioner Collins asked if the conditional use permit would run with the property or be specific to the applicant. Mr. Warren stated the conditional use permit would run with the property. Mr. Warren noted the conditional use permit would run indefinitely, unless the operation ceased for a period of two years. Commissioner Collins asked if any other uses would be permitted. Mr. Warren stated the issuance of a conditional use permit would not preclude the use of the property for any by-right use.

Chairperson Moore asked if the business would be allowed to sell food. Mr. Warren stated food sales would be considered a permitted accessory use, but noted a principal restaurant use would be allowed by-right in the B-3 General Business District.

Commissioner Curtis asked if the current signage was sufficient. Mr. Stike stated the wall sign will be replaced and inquired if an off-premise ground sign would be permitted. Mr. Warren stated the current sign ordinance does not allow for co-location on existing ground signs, but noted the Planning Department can further discuss signage options with him.

Commissioner Knies asked Mr. Stike when he planned to open. Mr. Stike stated he intended to open by late July.

Commissioner Sandbrook inquired about the typical hours of operation. Mr. Stike stated the business would likely close at 10 pm on the weekdays and between 11 pm and midnight on the weekends. Mr. Stike noted he is working with a business consultant and the hours are tentative, based on the consultant's advice.

Commissioner Curtis asked how many entrances serve the building. Mr. Stike stated the building will have one main double-door entrance and three emergency exits. Commissioner Johnson asked what the maximum capacity will be. Mr. Stike stated the maximum capacity is 150 occupants, including a maximum of 100 people jumping.

Chairperson Moore asked the Planning Commission if there were any additional questions. With no additional questions, Commissioner Johnson made a motion to recommend Town Council approve the conditional use permit with the six drafted conditions. Commissioner Collins seconded the motion, which passed 8-0. Chairperson Moore encouraged Mr. Stike to attend the Town Council public hearing for the request, which will be held Tuesday, April 11, 2017.

Other business.

Chairperson Moore introduced the discussion. Mr. Warren stated Will Drake was recently promoted to Planner 2 and noted the Planning Department intends to fill the open Planner 1 position within the next four to six weeks.

Mr. Warren stated the April 3, 2017 Planning Commission meeting will include a public hearing for a rezoning request from R-1 Single Family Residential to R-3 Multi-Family Residential for an eight acre portion of the Halberstadt property north of Quin W. Stuart Blvd NW, along with a public hearing for an 82-unit townhome planned housing development on the same piece of property.

Commissioner Collins asked if the maximum density was recently changed in the Christiansburg Town Code. Mr. Warren stated the maximum density in the R-3 District, through a planned housing development, was amended to twenty units per acre in 2015 and noted the proposed development will have a density of approximately ten units per acre.

Mr. Warren stated Commissioner Collins shared the 2016 Planning Commission Annual Report with Town Council on February 14, 2017. Commissioner Collins stated the report was well received and Town Council would like similar reports from the other town committees.

Mr. Warren stated Town Council has granted Commissioner Carter a six month leave of absence from the Planning Commission. Mr. Warren stated Tacy Newell has resigned from the Planning Commission, Board of Zoning Appeals and the Central Business Advisory Committee. The Planning Commission noted the contributions of Commissioner Carter and Mrs. Newell.

Mr. Warren stated the Planning Department would like to share some of the active development projects with the Planning Commission. Mr. Warren noted that as the public recognizes the commissioners as representative of the town, the staff wants to provide this information in case the topic comes up. Mr. Warren presented the layout plan for The Adams at Peppers Ferry apartment complex and made note of the street and access configurations to be constructed as part of the development. Commissioner Knies asked if the rezoning/conditional use permit request scheduled for the next meeting is separate from The Adams development project. Mr. Warren stated the projects are separate.

Commissioner Johnson inquired about the status of the traffic signal at the intersection of Quin W. Stuart Blvd NW and Peppers Ferry Road NW. Mr. Warren stated the signal was tied to the rezoning for The Adams at Peppers Ferry project and noted the signal will be installed.

Other business – (continued).

Mr. Warren presented the layout for the Lidl grocery store at 2175 N. Franklin Street and noted a pedestrian connection will be added along N. Franklin Street as part of this development. Mr. Warren stated the site will have a right-in, right-out access from N. Franklin Street, along with a connection through the former K-Mart property to bring traffic to the signal at N. Franklin Street and Sycamore Street NE.

Commissioner Collins stated the Access to Community College Education (ACCE) program was recently presented to Town Council for their consideration.

Commissioner Collins stated the program provides community college tuition to qualified students and noted the Town does not participate in the program.

Commissioner Johnson noted the ACCE program requires students to contribute community service hours in order to receive the funds. Vice-Chairperson Sowers asked if there was a target number of students for the program. Commissioner Johnson stated he was not aware of how many students had participated in the program.

Commissioner Collins stated he is working with Councilman Hall to involve Christiansburg High School students in local government. Commissioner Johnson stated it would be good to coordinate with the local government high school class and consider offering class credit. Vice-Chairperson Sowers and Commissioner Knies noted the importance of providing students with local government experience.

Commissioner Collins stated he is working to organize a parade in the fall to recognize the 16 straight state championships won by the Christiansburg High School wrestling team.

Commissioner Johnson stated Christiansburg is well represented on the New River Valley Regional Commission and noted himself, Commissioner Collins, and Councilman Showalter are the Town's commissioners. Commissioner Johnson stated he would like to share some of the Regional Commission's presentations with the Planning Commission and noted recent presentations on the NRV broadband survey and fire safety would be relevant topics. Commissioner Collins noted the Regional Commission meets the last Thursday of each month.

There being no more business, Chairperson Moore adjourned the meeting at 7:49 p.m.

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Craig Moore, Chairperson

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Andrew Warren, Secretary Non-Voting



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

Rezoning Form 03/18/2014



### Rezoning Application

Landowner: SNYDER-HUNT COMPANY LLP Agent: BALZER & ASSOCIATES, INC

Address: 500 SOUTH MAIN STREET Address: 448 PEPPERS FERRY ROAD  
BLACKSBURG, VA 24060 CHRISTIANSBURG, VA 24073

Phone: 540-552-3377 Phone: 540-381-4290

I am requesting a rezoning of my property from zoning classification R-1 to zoning classification R-3 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at North of Quin W Stuart Blvd and west of the future John Adams Drive

Tax Parcel(s): PORTION OF 435-A 40 (Approximately 7.93 acres)

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: \$1,000.00

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): *David M. Nelson* Date: 3/3/2017

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

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

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

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

\_\_\_\_\_  
Date



# TOWN OF CHRISTIANSBURG

100 East Main Street

Christiansburg, VA 24073

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

## Conditional Use Permit Application

CUP Form 03/18/2014



Landowner: SNYDER-HUNT COMPANY LLP Agent: BALZER & ASSOCIATES, INC

Address: 500 SOUTH MAIN STREET Address: 448 PEPPERS FERRY ROAD  
BLACKSBURG, VA 24060 CHRISTIANSBURG, VA 24073

Phone: 540-552-3377 Phone: 540-381-4290

I am requesting a Conditional Use Permit to allow A PLANNED HOUSING DEVELOPMENT  
IN A R-3 ZONING DISTRICT

on my property that is zoning classification Existing: R-1  
Proposed: R-3 under Chapter 42: Zoning of the  
Christiansburg Town Code.

My property is located at North of Quin W Stuart Blvd and west of the future John Adams Drive

Tax Parcel(s): PORTION OF 435-A 40 (Approximately 7.93 acres)

Fee: \_\_\_\_\_

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

Signature of Landowner(s): *Reid M. Johnson* Date: 3/3/2017

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

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

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

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

\_\_\_\_\_  
Date





ESTABLISHED  
NOVEMBER 10, 1792

INCORPORATED  
JANUARY 7, 1833  
MAYOR

D. MICHAEL BARBER  
COUNCIL MEMBERS  
SAMUEL M. BISHOP  
HARRY COLLINS  
R. CORD HALL  
STEVE HUPPERT  
HENRY SHOWALTER  
BRADFORD J. "BRAD" STIPES

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  
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, April 3, 2017 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, April 25, 2017 at 7:00 p.m.

Application Type: Rezoning and Conditional Use Permit requests

Applicant: Balzer and Associates Inc, agent for Synder-Hunt Company LLP

Location: North of Quin W. Stuart Boulevard N.W., east of Stafford Drive N.W., and west of the future John Adams Drive N.W.

Application #: RZN-2017-01 and CUP-2017-02

### **Request**

The Town of Christiansburg has received a request by Balzer and Associates Inc, agent for Snyder-Hunt Company LLP, to rezone a 7.93 acre portion of tax parcel 435 – ((A)) – 40 from R-1 Single Family Residential to R-3 Multi-Family Residential. Stateson Homes is the prospective developer. The property contains 33.96 acres and is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Additionally, contingent on the above rezoning request, the Town of Christiansburg has received a conditional use permit request by the same parties for a planned housing development on the same portion of property in the R-3 Multi-Family Residential District. The proposed planned housing development is for approximately 82 townhomes at an approximate dwelling unit density of ten dwelling units per acre.

The property (an approximately 7.93 acre portion of tax parcel 435 – ((A)) – 40) is located north of Quin W. Stuart Boulevard N.W., east of Stafford Drive N.W., and west of the future John Adams Drive N.W. 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 A Agriculture, R-3 Multi-Family Residential, B-1 Limited Business, and B-3 General Business. The adjoining properties contain undeveloped land, residential, and business uses.

### **History**

The property was granted a rezoning with proffers from A Agriculture to R-1 Single Family Residential with a corresponding conditional use permit for a planned housing development in 2014. The proffers accepted with the 2014 rezoning request include:

1. The property shall be developed in substantial conformance with the masterplan submitted dated June 10, 2014 and revised July 22, 2014.
2. The property proposed for R-1 Zoning shall only be utilized for single-family detached residential use.
3. Construction traffic shall be strictly prohibited from utilizing any private roads in the Villas at Peppers Ferry.

## Revised Master Plan

The applicant has submitted the following proffers with the rezoning request for the Town's consideration:

1. The property shall be developed in substantial conformance with the application and masterplan submitted dated March 3, 2017.
2. The property proposed for R-1 Zoning shall only be utilized for single-family detached residential use and open space.
3. The property proposed for R-3 Zoning shall only be utilized for Townhome attached residential use and open space.
4. Construction traffic shall be strictly prohibited from utilizing any private roads in the Villas at Peppers Ferry.

The applicant has submitted a master plan and addendum to the "Rezoning Application and Conditional Use Permit Application for Stateson Homes Planned Housing Development" dated June 10, 2014, revised July 22, 2014 and Addendum #1 dated March 3, 2017. The Master Plan (including the addendum) is attached to the staff report and additions/changes to the 2014 Master Plan document are provided in red colored font.

Table 1 provides a comparison of the development standards proposed by the applicant. The single family detached dwellings are distinguished between Type A and Type B lots. The development standards for the Type A and Type B lots remain unchanged from the rezoning/planned housing development approved in 2014. For the current request, the applicant is proposing the addition of three townhome lot types (C-1, C-2, and C-3). The proposed arrangement of the townhome lots and single-family lots is illustrated on the Master Plan (sheet Z3) and the Proposed Townhouse Layout (sheet Z4) provided by the applicant.

Table 1. Minimum Development Standards

	Single Family Dwellings (detached)		Townhome (attached)		
	Type A	Type B	Type C-1	Type C-2	Type C-3
Lot Area	6,000 sq. ft.	6,000 sq. ft.	3,000 sq. ft.	1,200 sq. ft.	1,250 sq. ft.
Lot Width	75'	60'	32'	20'	22'
Lot Depth	100'	100'	90'	60'	55'
Front Setback	20'	20'	20'	10'	10'
Rear Setback	25'	25'	20'	10'	10'
Side Setback	10'	7.5'	7.5'	5'	5'

Table 2 provides a comparison of the number and type of dwelling units between the approved 2014 master plan and the updated master plan presented by the applicant. The 2014 master plan provided a total of 76 single family homes, split between 38 Type "A" lots and 38 Type "B" lots. The density of development was approximately 2.2 units per acre.

The applicant is proposing to rezone a significant portion of the area previously planned for Type B single family lots to R-3 Multi-Family Residential, in order to provide 82 townhome lots. The revised master plan features 42 single family lots (37 Type A lots and 5 Type B lots) and 82 townhome lots (28 C1 lots, 32 C2 lots, and 22 C3 lots). The density for the proposed townhome development will be 10.3 dwelling units per acre and the overall density for the entire development will be 3.7 units per acre.

Table 2. Master Plan Comparison

2014 Master Plan		2017 Master Plan	
<b>Single Family lots</b>	<b>76</b>	<b>Single Family lots</b>	<b>42</b>
Type A lots	38	Type A lots	37
Type B lots	38	Type B lots	5
<b>Townhome lots</b>	<b>0</b>	<b>Townhome lots</b>	<b>82</b>
Type C-1 lots	0	Type C-1 lots	28
Type C-2 lots	0	Type C-2 lots	32
Type C-3 lots	0	Type C-3 lots	22
		R-3 PHD Density	10.3 units/acre
		R-1 PHD Density	1.6 units/acre
Gross Development Density	2.2 units/acre	Gross Development Density	3.7 units/acre

### **Miscellaneous**

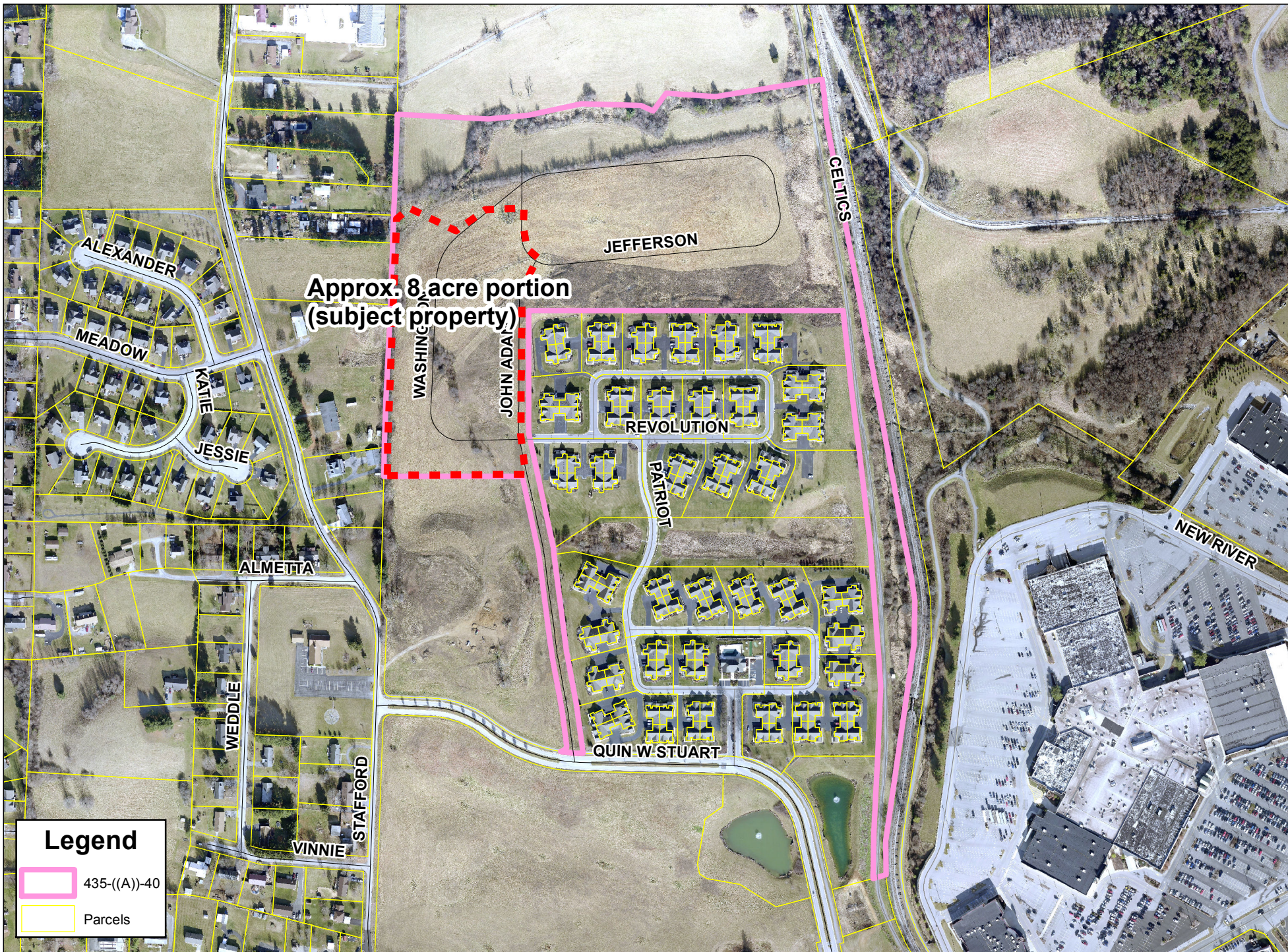
The development's primary access to Peppers Ferry Road N.W. will be through Quin W. Stuart Boulevard N.W. The Town of Christiansburg has hired a consultant to design improvements to the Quin W. Stuart Boulevard N.W. intersection with Peppers Ferry Road N.W., including signalization of traffic and pedestrian movements. The project will accommodate future improvements, such as the Peppers Ferry to North Franklin connector road and development of the North Christiansburg Regional Park. Also, the new light will be coordinated with other signals in the Peppers Ferry Road corridor to the greatest extent practical. Funding for construction is requested in the FY18 budget, starting July 1, 2017. If approved, construction is expected to begin during the fall of 2017. The funding will be 50% revenue sharing (previously approved) and 50% town funding and private funding.

The private funding is a result of a condition from the conditional use permit request approved for The Adams at Peppers Ferry apartment complex on September 22, 2015. This development is adjacent to and south of the subject area. The developer/applicant will contribute 25% of the cost, up to a maximum of \$175,000, for the design and installation of a traffic signal at the intersection of Quin W. Stuart Boulevard N.W. and Peppers Ferry Road N.W., prior to the first building permit being issued for The Adams at Peppers Ferry development.

### List of attachments included with staff report

1. Aerial map
2. Zoning map
3. Master Plan
4. "Rezoning Application and Conditional Use Permit Application for Stateson Homes Planned Housing Development" dated June 10, 2014, revised July 22, 2014 and addendum #1 added March 3, 2017
5. Rezoning resolution and proffers, 2014
6. Conditional Use Permit, 2014
7. Adjoining properties

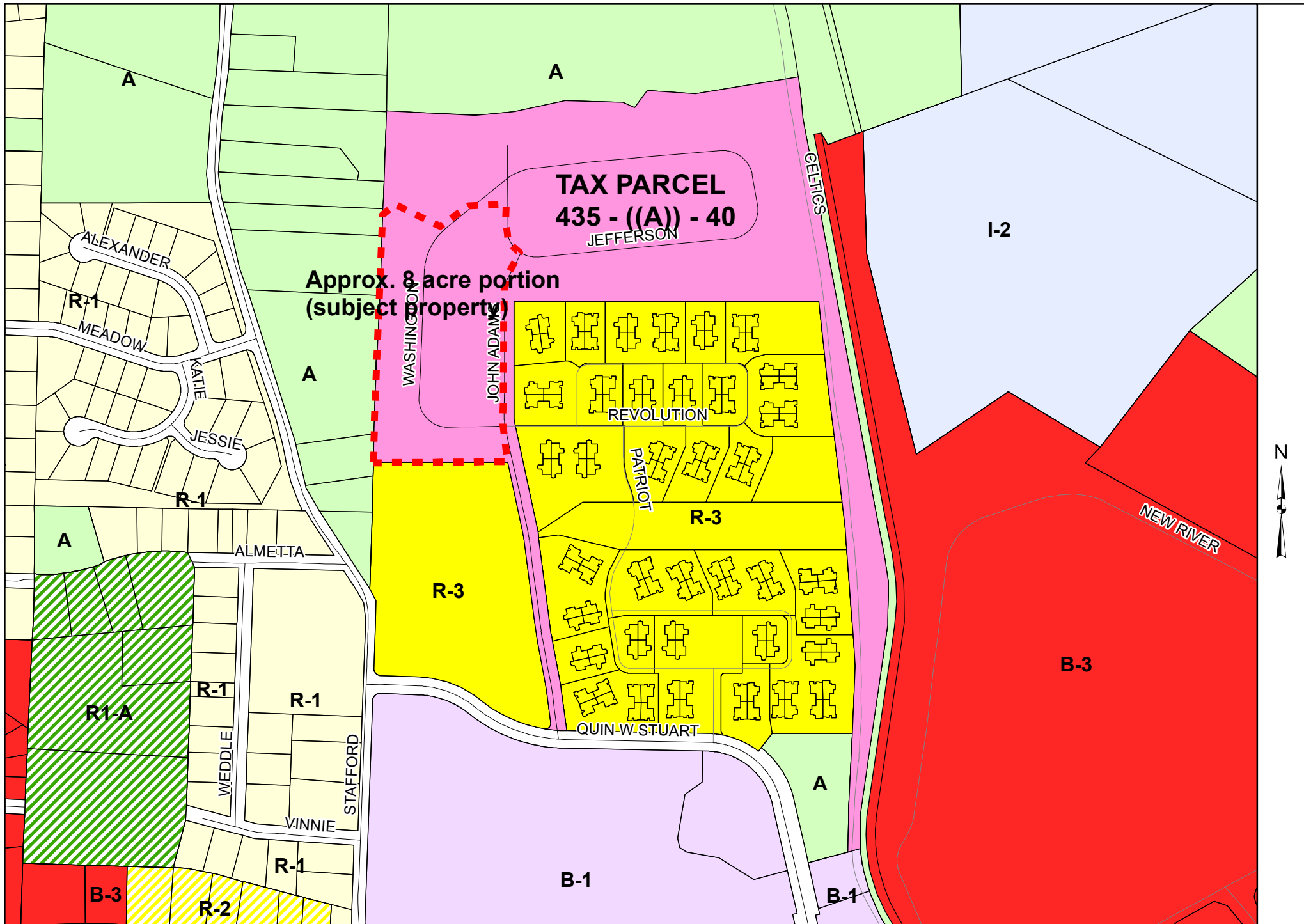




REZONING & CUP REQUEST: QUIN W STUART BLVD NW

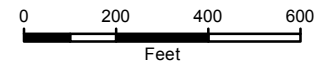
PC: APRIL 3, 2017  
TC: APRIL 25, 2017

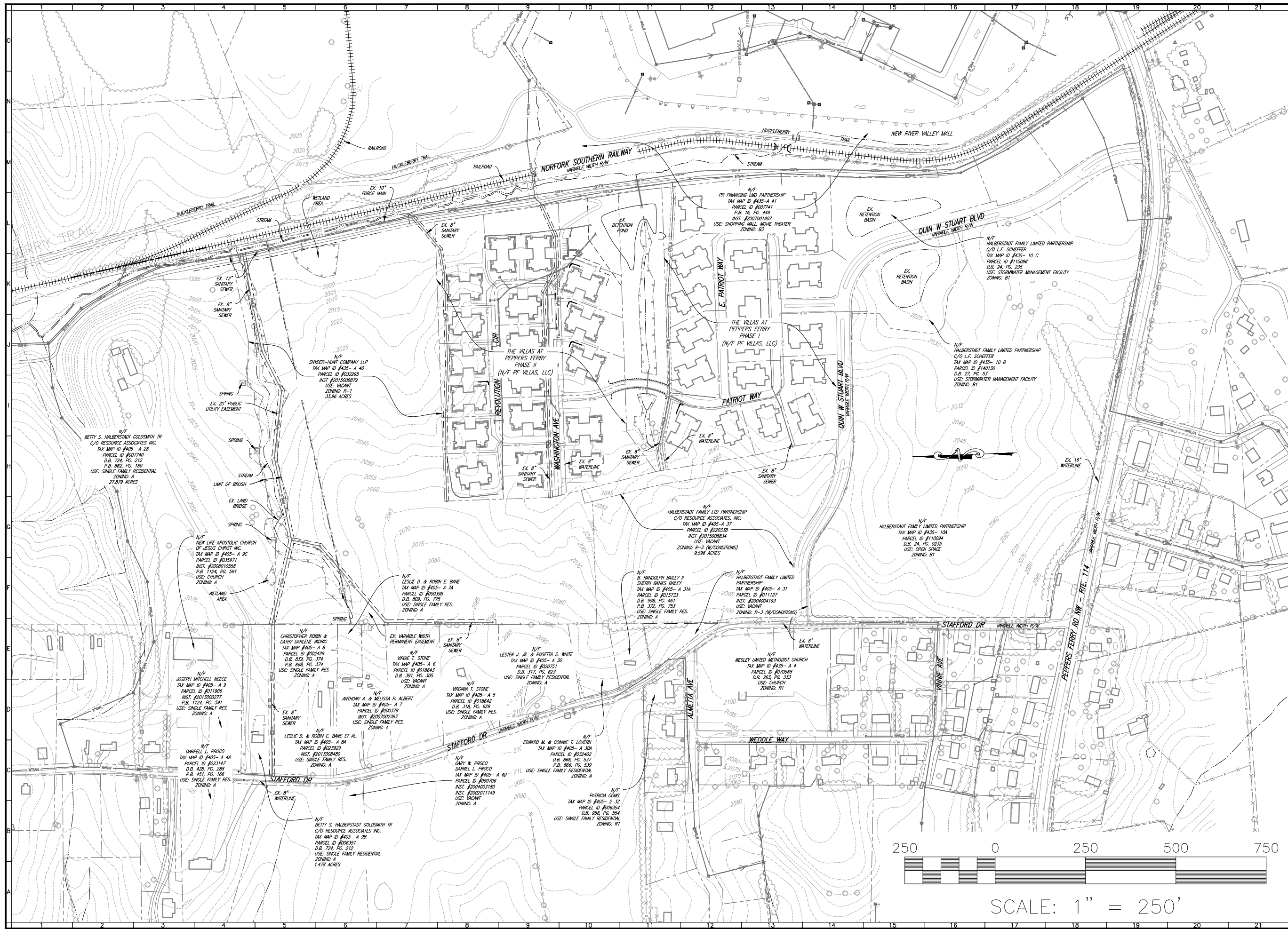




REZONING & CUP REQUEST: QUIN W STUART BLVD NW

PC: APRIL 3, 2017  
TC: APRIL 25, 2017





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

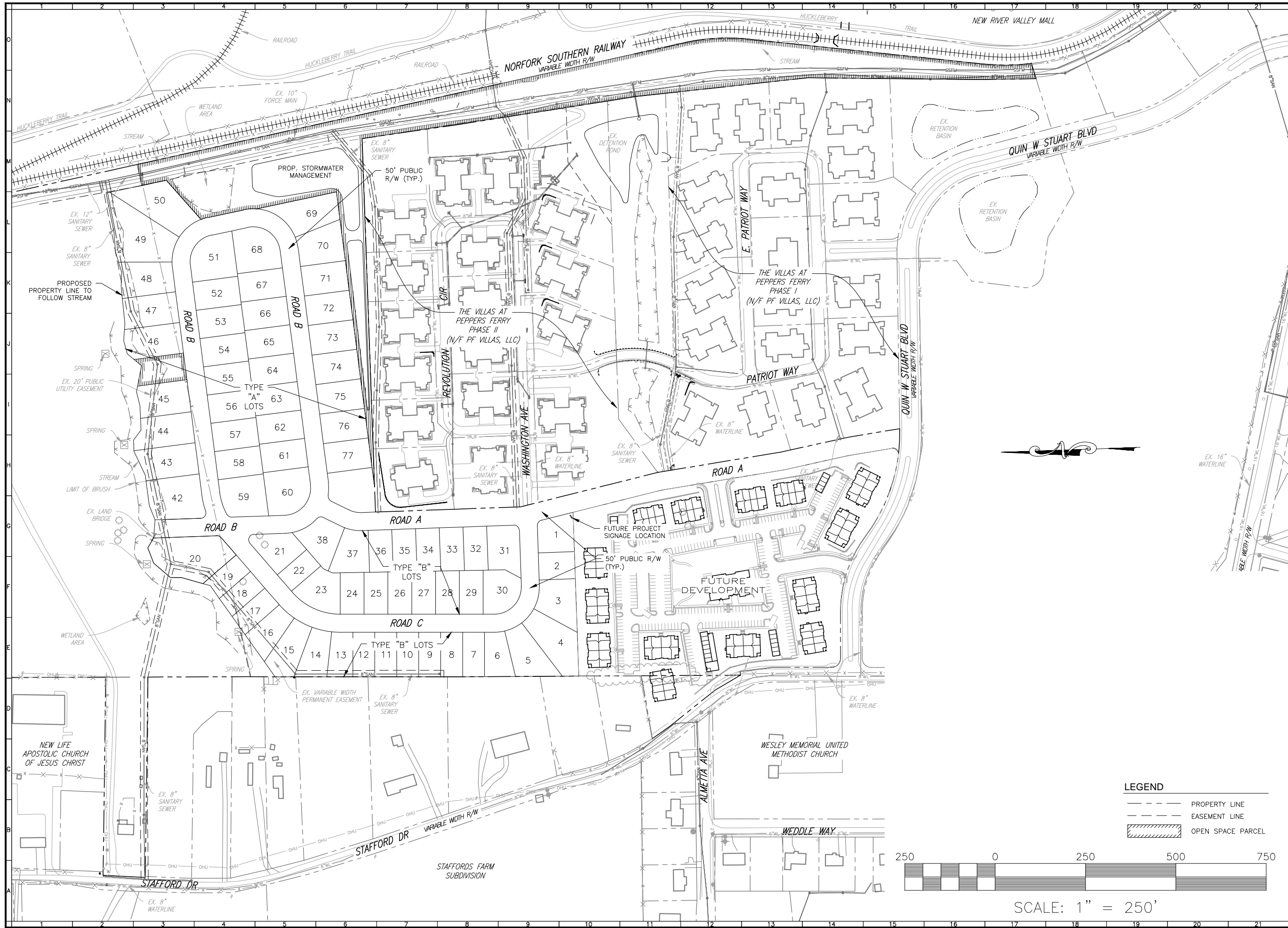
STATESON HOMES  
PLANNED HOUSING DEVELOPMENT

EXISTING CONDITIONS

RIVER MAGISTERIAL DISTRICT  
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY JRT  
DESIGNED BY JRT  
CHECKED BY SMS  
DATE 3/3/17  
SCALE 1" = 250'  
REVISIONS:

SHEET NO.  
**Z1**  
JOB NO. 24150001.00



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

PRELIMINARY  
NOT FOR CONSTRUCTION

STATESON HOMES  
PLANNED HOUSING DEVELOPMENT

PREVIOUSLY APPROVED MASTER PLAN

RIVER MAGISTERIAL DISTRICT  
TOWN OF CHRISTIANBURG, VIRGINIA

DRAWN BY JRT

DESIGNED BY JRT

CHECKED BY SMS

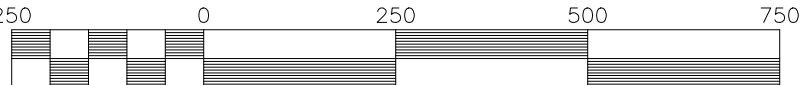
DATE 3/3/17

SCALE 1" = 250'

REVISIONS:

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- OPEN SPACE PARCEL

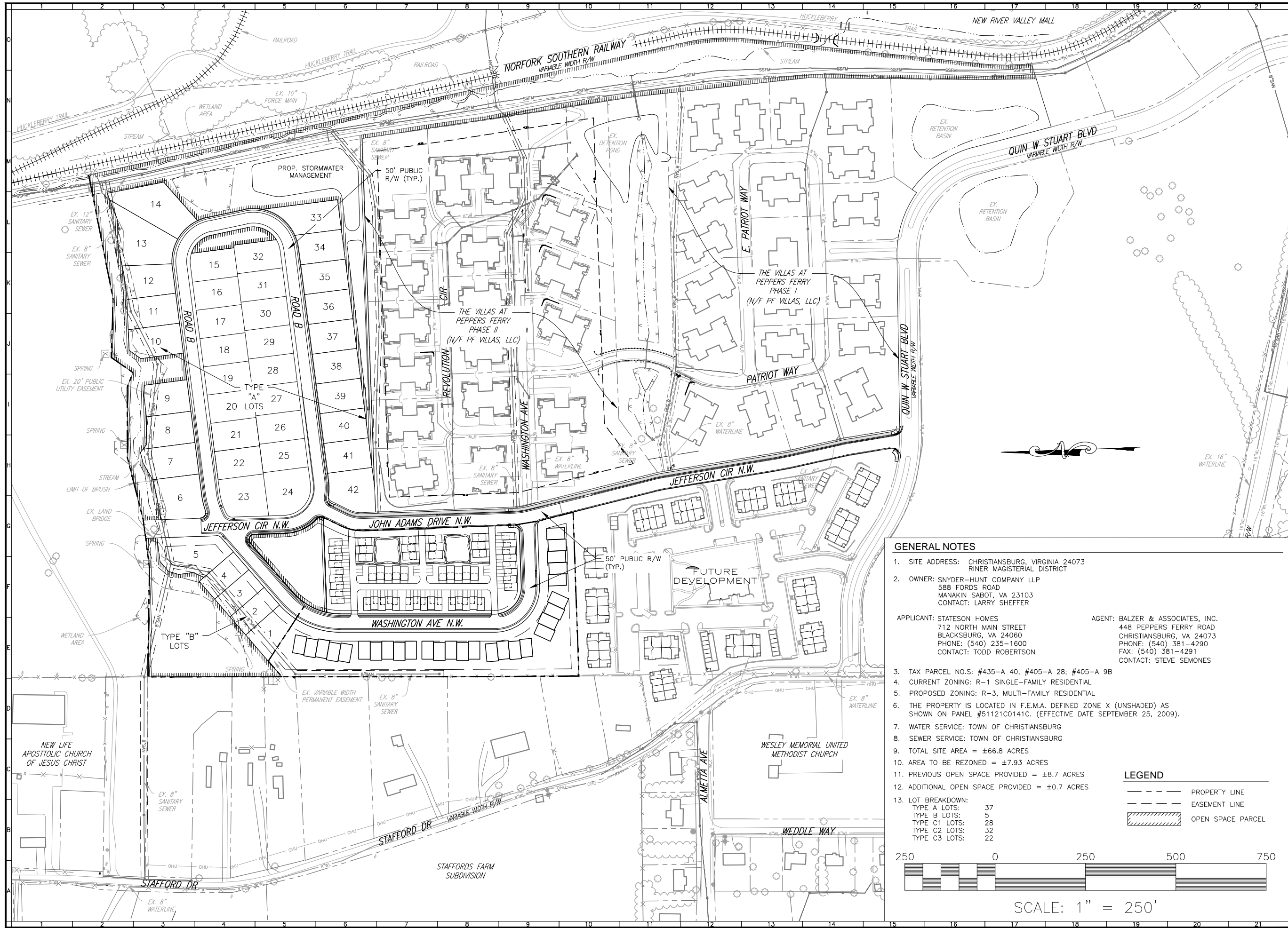


SCALE: 1" = 250'

SHEET NO.

Z2

JOB NO. B1300086.00

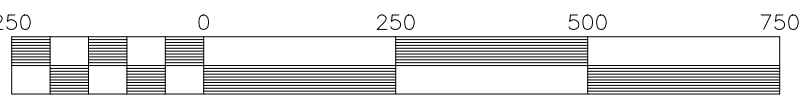


GENERAL NOTES

1. SITE ADDRESS: CHRISTIANSBURG, VIRGINIA 24073  
RINER MAGISTERIAL DISTRICT
  2. OWNER: SNYDER-HUNT COMPANY LLP  
588 FORDS ROAD  
MANAKIN SABOT, VA 23103  
CONTACT: LARRY SHEFFER
  3. TAX PARCEL NO.S: #435-A 40, #405-A 28; #405-A 9B
  4. CURRENT ZONING: R-1 SINGLE-FAMILY RESIDENTIAL
  5. PROPOSED ZONING: R-3, MULTI-FAMILY RESIDENTIAL
  6. THE PROPERTY IS LOCATED IN F.E.M.A. DEFINED ZONE X (UNSHADED) AS SHOWN ON PANEL #51121C0141C. (EFFECTIVE DATE SEPTEMBER 25, 2009).
  7. WATER SERVICE: TOWN OF CHRISTIANSBURG
  8. SEWER SERVICE: TOWN OF CHRISTIANSBURG
  9. TOTAL SITE AREA = ±66.8 ACRES
  10. AREA TO BE REZONED = ±7.93 ACRES
  11. PREVIOUS OPEN SPACE PROVIDED = ±8.7 ACRES
  12. ADDITIONAL OPEN SPACE PROVIDED = ±0.7 ACRES
  13. LOT BREAKDOWN:  
TYPE A LOTS: 37  
TYPE B LOTS: 5  
TYPE C1 LOTS: 28  
TYPE C2 LOTS: 32  
TYPE C3 LOTS: 22
- APPLICANT: STATESON HOMES  
712 NORTH MAIN STREET  
BLACKSBURG, VA 24060  
PHONE: (540) 235-1600  
CONTACT: TODD ROBERTSON
- AGENT: BALZER & ASSOCIATES, INC.  
448 PEPPERS FERRY ROAD  
CHRISTIANSBURG, VA 24073  
PHONE: (540) 381-4290  
FAX: (540) 381-4291  
CONTACT: STEVE SEMONES

LEGEND

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



SCALE: 1" = 250'



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Richmond  
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Staunton  
Harrisonburg

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ENVIRONMENTAL & SOIL SCIENCE  
WETLAND DELINEATIONS & STREAM EVALUATIONS

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

STATESON HOMES  
PLANNED HOUSING DEVELOPMENT

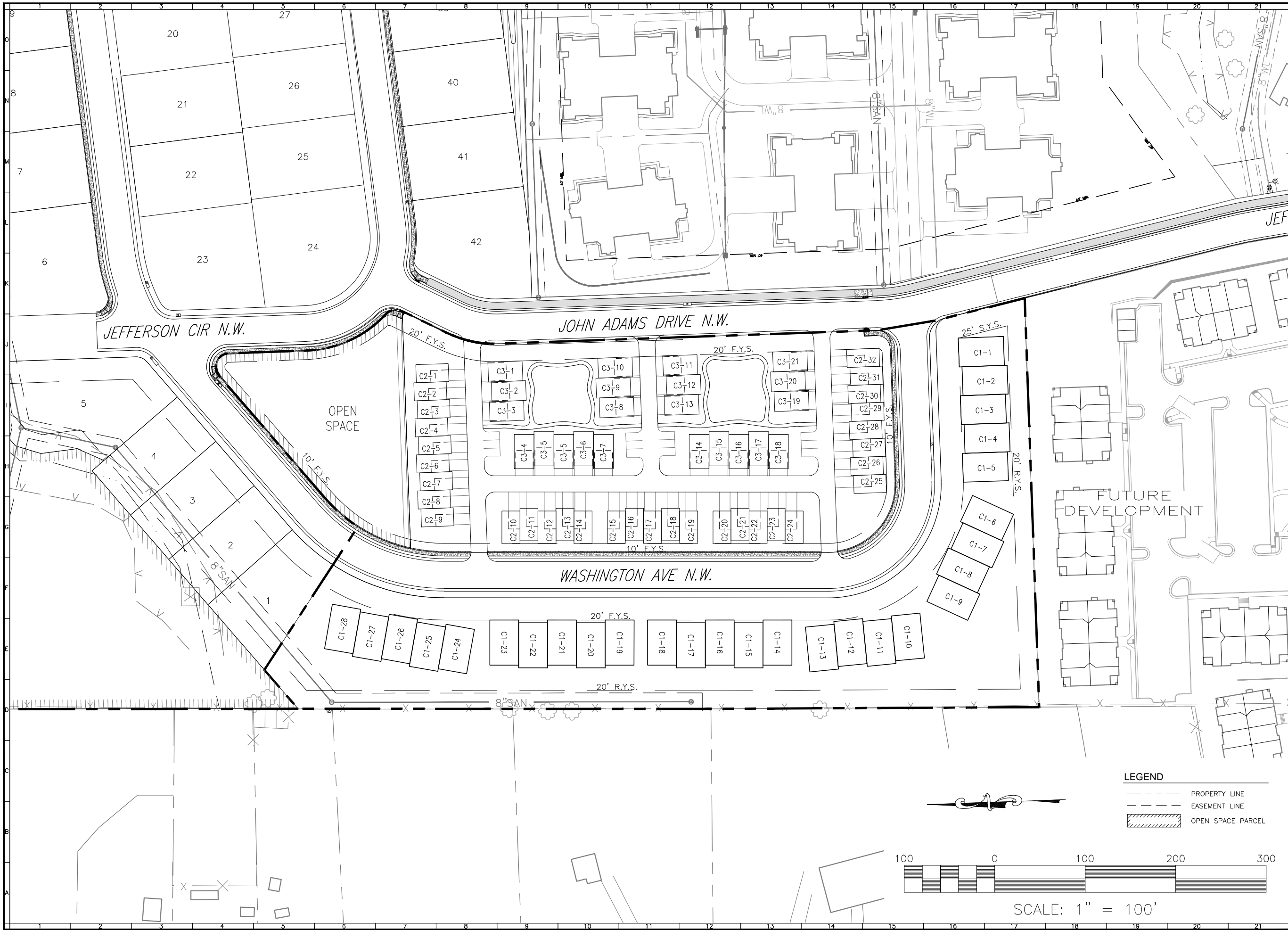
MASTER PLAN

RINER MAGISTERIAL DISTRICT  
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY JRT  
DESIGNED BY JRT  
CHECKED BY SMS  
DATE 3/3/17  
SCALE 1" = 250'  
REVISIONS:

SHEET NO.  
**Z3**  
JOB NO. 24150001.00





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Christiansburg, VA 24073  
540-381-4290  
FAX 540-381-4291

STATESON HOMES  
PLANNED HOUSING DEVELOPMENT

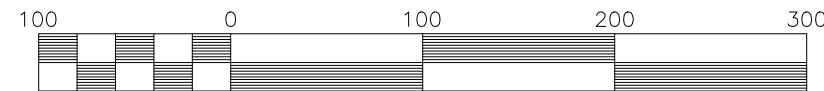
PROPOSED TOWNHOUSE LAYOUT

RIVER MAGISTERIAL DISTRICT  
TOWN OF CHRISTIANBURG, VIRGINIA

DRAWN BY JRT  
DESIGNED BY JRT  
CHECKED BY SMS  
DATE 3/3/17  
SCALE 1" = 100'  
REVISIONS:

LEGEND

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



SCALE: 1" = 100'

SHEET NO.

**Z4**

JOB NO. 24150001.00

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

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

**TAX PARCEL  
435-A 40**

**JUNE 10, 2014  
REVISED JULY 22, 2014  
ADDENDUM #1: MARCH 3, 2017**

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

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

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## **I. Land Use Plan**

### **Proposed Development**

This application is for the rezoning of a parcel located north of Quin W Stuart Boulevard, east of Stafford Drive and west of the Villas at Peppers Ferry to R-1 Single Family Residential and R-3 Multiple Family Residential. The application is also for a conditional use permit to allow a Planned Housing Development within the R-1 and R-3 district. The development is designed to be a single family residential and townhome community that provides an attractive residential project. The site layout and the proposed architectural style of the homes represent a responsible design approach in keeping with principles laid out in the Comprehensive Plan and the Future Land Use designation for this property adopted by the Town of Christiansburg.

### **Existing Conditions Map**

The property included in the rezoning request is shown on Sheet Z1. The boundary information shown on this plan is the result of a full boundary survey.

## **II. Preliminary Layout**

### **Zoning**

The proposed rezoning and conditional use permit request is for approximately 33.964 acres north of Quin W. Stuart Boulevard to be rezoned from A Agriculture to R-1 Single Family Residential and R-3 Multiple Family Residential with a Conditional Use Permit for a Planned Housing Development with conditions.

### **Master Plan**

Appendix Sheet Z3- The Master Plan of the proposed development. The Master Plan graphically designates the location of proposed public roads, future lots, open space and stormwater management areas. Specific design elements of the project are discussed in more detail in the following portions of this application. The project's direct correlation to guiding principles of the Town of Christiansburg Comprehensive Plan is discussed in Section VI entitled Zoning, Existing Land Use, and Comprehensive Plan Vision.

## **III. Site Development regulations**

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

#### **TYPE A LOTS – Single Family**

##### **Setbacks and Yards**

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

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

##### **(b) Side Yards**

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

(c) Rear Yard

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

(d) Front Porches and Stoops

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

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

Frontage, Lot Depth, and Area

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

Corner Lots

The following provisions shall apply to corner lots:

- (a) Of the two sides of a corner lot the front shall be deemed the shorter of the two sides fronting on the streets.
- (b) The side yard on the side facing the side street shall be twenty (20) feet or more for both main and accessory buildings with a total combined side yard of thirty (30) feet for the main building.
  - 1) Each corner lot shall have a minimum width, at the setback line and the street line measured to the PI of a radius, where a radius exists, of seventy (70) feet.
- (C) Driveway may enter the lot from the side street.

## **TYPE B LOTS - Single Family**

### **Setbacks and Yards**

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

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

#### **(b) Side Yards**

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

#### **(c) Rear Yard**

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

#### **(d) Front Porches and Stoops**

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

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

### **Frontage, Lot Depth, and Area**

- (a) The minimum lot width measured at the right-of-way shall be sixty (60) feet and be maintained, at a minimum, for the entire depth of the lot. Lots that front on a curve radius less than or equal to 225' shall be a minimum of 60 feet wide at the 20 foot minimum setback line, and may be less than 60 feet wide at the street line, but no less than thirty (30) feet.

- (b) Minimum lot depth shall be one hundred (100) feet.

- (c) Although the above dimensions indicate required minimums, no R-1 Planned type lot shall have a lot configuration which would create a lot with less than 6,000 square feet in total lot area.

### **Corner Lots**

The following provisions shall apply to corner lots:

- (a) Of the two sides of a corner lot the front shall be deemed the shorter of the two sides fronting on the streets.

(b) The side yard on the side facing the side street shall be twenty (20) feet or more for both main and accessory buildings with a total combined side yard of twenty seven and one half (27.5) feet for the main building.

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

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

### **TYPE A & B LOTS – Single Family**

#### Height

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

#### Density

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

#### Occupancy

The proposed R-1 District and Planned Housing Development shall have a maximum occupancy requirement for single family dwellings. The maximum dwelling unit occupancy shall be a family and up to two (2) unrelated individuals per unit.

#### Accessory Buildings

(A) The minimum setback for accessory buildings, regardless of height, is five feet from any adjoining property line and a minimum of 10 feet from any side street right-of-way line, except:

- a. Accessory buildings shall not be constructed inside of, or on any portion of, any easement.
- b. The front facade of any accessory structure shall be set back a minimum of ten feet from the rear of the principle structure.

#### Miscellaneous Provisions

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

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

## **REQUIREMENTS LOT TYPE R-3 PLANNED HOUSING DEVELOPMENT**

### **TYPE C LOTS - Townhome**

#### **C-1 Designated Lots**

##### Setbacks and Yards

(a) Front Setback - The minimum front yard setback from Washington Avenue right of way shall be twenty (20) feet.

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

(c) Rear Yard - The minimum rear yard setback shall be twenty (20) feet.

(d) Front Porches, Stoops and Decks

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

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

Rear decks (excluding steps) may extend a maximum of twelve (12) feet from the primary rear building facade, and a maximum of ten feet into the minimum rear setback.

Rear privacy fencing between units shall not be required.

##### Frontage, Lot Depth, and Area

(a) The minimum lot width measured at the right-of-way shall be thirty-two (32) feet and be maintained, at a minimum, for the entire depth of the lot. Lots that front on a curve radius less than or equal to 225' shall be a minimum of 20 feet wide at the right of way line.

(b) Minimum lot depth shall be ninety (90) feet.

(c) Although the above dimensions indicate required minimums, no R-3 Planned type lot shall have a lot configuration which would create a lot with less than 3,000 square feet in total lot area.

##### Corner Lots

The following provisions shall apply to corner lots:

(a) Of the two sides of a corner lot the front shall be deemed the shorter of the two sides fronting on the streets.



- (b) The side yard on the side facing John Adams Drive shall be twenty-five (25) feet.

#### Driveways

- (A) Driveway may enter the lot from Washington Street.
- (B) Parking space for two vehicles will be provided via the driveway, garage or a combination of the two.

### **C-2 Designated Lots**

#### Setbacks and Yards

(a) Front Setback -The minimum front yard setback from Washington Avenue right of way and designated open space shall be ten (10) feet.

(b) Side Yards - The minimum side yard shall be five (5) feet with a minimum total of the side yards being ten (10) feet. No building, or part of a building, shall be constructed within an easement.

(c) Rear Yard - The minimum rear yard setback shall be ten (10) feet.

(d) Front Porches, Stoops and Decks

Front porches and stoops (excluding steps) may extend a maximum of five (5) feet from the primary front building facade, and a maximum of five feet into the minimum front setback. The primary front building facade is that portion of the exterior walls, located on the front street side, which encloses spaces interior to a dwelling.

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

Rear decks (excluding steps) may extend a maximum of ten (10) feet from the primary rear building facade, and a maximum of eight feet into the minimum rear setback.

Rear privacy fencing between units shall not be required.

#### Frontage, Lot Depth, and Area

- (a) The minimum lot width measured at the right-of-way shall be twenty (20) feet and be maintained, at a minimum, for the entire depth of the lot.
- (b) Minimum lot depth shall be sixty (60) feet.
- (c) Although the above dimensions indicate required minimums, no R-3 Planned type lot shall have a lot configuration which would create a lot with less than 1,200 square feet in total lot area.

### Corner Lots

The following provisions shall apply to corner lots:

- (a) Of the two sides of a corner lot the front shall be deemed the shorter of the two sides fronting on the streets.
- (b) The side yard on the side facing John Adams Drive shall be twenty (20) feet.

### Driveways

- (A) Driveway shall enter from private alleys as shown on the Masterplan.
- (B) Parking space for two vehicles will be provided via the driveway, garage or a combination of the two.

## **C-3 Designated Lots**

### Setbacks and Yards

- (a) Front Setback - The minimum front yard setback shall be ten (10) feet.
- (b) Side Yards - The minimum side yard facing John Adams Drive shall be twenty (20) feet. All other side yards shall be five (5) feet with a minimum total of the side yards being ten (10) feet. No building, or part of a building, shall be constructed within an easement.
- (c) Rear Yard - The minimum rear yard setback shall be ten (10) feet.
- (d) Front Porches, Stoops, and Decks

Front porches and stoops (excluding steps) may extend a maximum of five (5) feet from the primary front building facade, and a maximum of five feet into the minimum front setback. The primary front building facade is that portion of the exterior walls, located on the front street side, which encloses spaces interior to a dwelling.

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

Rear decks (excluding steps) may extend a maximum of ten (10) feet from the primary rear building facade, and a maximum of eight feet into the minimum rear setback.

Rear privacy fencing between units shall not be required.

### Frontage, Lot Depth, and Area

- (a) The minimum lot width shall be twenty-two (22) feet and be maintained, at a minimum, for the entire depth of the lot.
- (b) Minimum lot depth shall be fifty-five (55) feet.

- (c) Although the above dimensions indicate required minimums, no R-3 Planned type lot shall have a lot configuration which would create a lot with less than 1,250 square feet in total lot area.

#### Corner Lots

The following provisions shall apply to corner lots:

- (a) Of the two sides of a corner lot the front shall be deemed the shorter of the two sides fronting on the streets.
- (b) The side yard on the side facing John Adams Drive shall be twenty (20) feet.

#### Driveways

- (A) Driveway shall enter from private alleys as shown on the Masterplan.
- (B) Parking space for two vehicles will be provided via the driveway, garage or a combination of the two.

### **TYPE C-1, C-2 & C-3 LOTS – Townhomes**

#### Height

Buildings may be erected up to forty (40) feet in height above the main finished floor elevation except that no accessory building within twenty (20) feet of any lot line shall be more than one story high. All accessory buildings shall be less than the main building in height.

#### Density

The proposed R-3 District and Planned Housing Development shall have a maximum density requirement of eleven (11) units per acre.

#### Occupancy

The proposed R-3 District and Planned Housing Development shall have a maximum occupancy requirement for townhome dwellings as stated in Section 42-155 of the Christiansburg Zoning Ordinance. The maximum dwelling unit occupancy shall be a family and up to two (2) unrelated individuals per unit.

#### Accessory Buildings

- (A) The minimum setback for accessory buildings, regardless of height, is five feet from any adjoining rear or interior side property line and a minimum of 20 feet from any side street right-of-way line, except:
  - a. Accessory buildings shall not be constructed inside of, or on any portion of, any easement.
  - b. The front facade of any accessory structure shall be set back a minimum of ten feet from the rear of the principle structure.

### Miscellaneous Provisions

- (A) Driveways will be designed and constructed in accordance with the Town of Christiansburg Zoning Ordinance
- (B) Sidewalks will be provided along all proposed public streets as required by Town Code or as approved by Town Council. All principle structures shall be provided with a minimum three feet wide walkway connected to the street right-of-way, or alternatively, to the driveway.
- (C) No minimum front yard greenspace or landscape area shall be required for each individual townhome lot.

### **Open Space**

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

### **Project Phasing**

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

### **Subdividing & Parcels**

Any subdivided lots, open space, and other applicable easements will be dedicated on the final approved subdivision plat as required by the Town of Christiansburg Subdivision Ordinance. Utilities serving the parcels shall be designed to meet Town of Christiansburg Water and Sewer Standards. All parcels will have public utility easements and drainage easements as required by Town standards and all lots will

have full access to open space/common space. Subdivision plats shall be required for all subdivisions within the Planned Housing Development.

### **Landscaping & Screening**

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

### **Site Lighting**

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

### **Maintenance**

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

### **Signage**

The developer reserves the right to construct a project identification sign at a location to be determined during the final construction plan development and approval process. Any proposed signage will be permitted separately and the designs and sizes will meet the signage requirements as stated within the Town of Christiansburg zoning ordinance.

## **IV. Public Utilities**

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

### **Water and Sanitary Sewer**

The proposed rezoning area is on the north side of Quin W Stuart Boulevard and adjacent to Phase I and Phase II of the Villas at Peppers Ferry. According to the Town water maps and approved construction plans for the Villas, there are four 8" waterlines that could be connected to for water service to serve the proposed subdivision. One 8" line is located on the south side of Quin W Stuart Boulevard and another is located in Stafford Drive. The other two waterlines were installed as part of the Villas project and are currently stubbed to their western property lines. It is assumed that some "looping" will be required during the final waterline design

process. The proposed development will install new waterlines and service connections throughout the property to serve the new residential uses. A preliminary analysis shows that extending an 8" waterline throughout the development should also provide sufficient pressure and flow. This will be determined by the Town Engineering department at the time of site plan development. Any required fire hydrants will be located within the project as required by Town Code. The proposed waterline sizes may change based on final design criteria.

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

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

#### RESIDENTIAL USE

**Single Family & Townhomes: Maximum of 124 total Homes**

*Design Assumptions and Calculations:*

1. Water and Sewer usage for residential use is 75 gal/day per person. Assume 3 persons per dwelling = 27,900 gal/day

**TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED DEVELOPMENT = 27,900 gallons per day**

Applicant will construct or cause to be constructed at no expense to the Town all water/sewer mains and appurtenances on the Property and will connect the water/sewer mains to publicly owned water/sewer mains. All water mains and sewer mains will be constructed to the standards of the Town, will comply with the regulations and standards of the Town and will comply with the regulations and standards of all other applicable regulatory authorities. All water mains and appurtenances and sewer mains will be dedicated to public use unless otherwise directed by the Town of Christiansburg. Any water mains and appurtenances and/or sewer mains that must be relocated as part of the development will be relocated by the applicant at no cost to the Town.

#### Water Quality & Stormwater Management Standards

The subject property shown for development drains naturally to the east. Surface runoff flows to the stream that runs parallel to the Norfolk Southern Railway right of way. This stream is an unnamed tributary of Slate Creek. Thus, this property is part of the New River watershed. The current masterplan shows the preliminary location for the stormwater management areas. Preliminary calculations have been performed to evaluate the stormwater management requirements for a subdivision of this type and have been used to determine the general sizes and locations of these

stormwater areas. These areas would be sized to accommodate the additional stormwater runoff created by the increased impervious areas of the development. The stormwater management facilities would work in conjunction with one another and reduce the amount of post development runoff as well as treating the stormwater runoff for water quality purposes. Onsite measures such as Low Impact Development techniques may be implemented as well to further control the point source pollutants coming from individual home sites. The proposed stormwater management areas will conform to all applicable Department of Environmental Quality and Town of Christiansburg regulations dealing with stormwater quantity and quality. This includes the minimum design standards for channel protection and flood protection. With these design measures in place there should be no negative impact on the groundwater supply for any adjacent downstream well users.

### **Environmental Impacts & Concerns**

There are currently two specific areas on the property that are environmentally sensitive and have been addressed during the preliminary design process. The first is a creek that runs west to east across the property. This creek also has some fringe wetland areas adjacent to it. There is currently a culvert crossing of the creek and the Town also has a sewer line that runs parallel to the creek. No impacts to this creek are proposed. The second area is a large low area just south of proposed lot 14. This area is a wetland area as well and is currently shown to remain in open space. Prior to any development, the property will have to be delineated for streams and wetlands, confirmed by the US Army Corps of Engineers and the Department of Environmental Quality, and all appropriate permits filed and mitigation provided as necessary. During construction it will also be necessary to provide all required erosion and sediment control measures along the stream to avoid any sediment and silt from reaching adjacent properties and the storm sewer system.

### **Trash Pick-up**

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

### **Other Utilities**

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

## **V. Traffic Circulation Pattern**

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

The current master plan shows one access point to the project. This main access point will be off of Quin W Stuart Boulevard. During the development of the Villas at

Peppers Ferry, a future road was anticipated along the western side of the Villas to serve the remaining property for future development. This alignment is what is shown as the main access road on the masterplan. Road B is shown on the masterplan as a potential future cross connection to the northern property if the owners of that property ever redevelop it. While that connection does not exist at this point, it could serve as an important second connection point in the need for emergency service access and overall interconnectivity. All proposed roads will be designed to meet Town standards.

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

<u>Use</u>	<u>ITE</u>	<u># of Units</u>	<u>AM In</u>	<u>AM Out</u>	<u>AM Total</u>	<u>PM In</u>	<u>PM Out</u>	<u>PM Total</u>	<u>Weekday</u>
Single Family Detached	210	42	8	24	32	27	16	42	402
Townhome	230	82	6	30	36	29	14	43	476
Total		124	14	54	68	55	30	85	878

### **Pedestrian Walks**

Sidewalks and an 8' paved trail will be installed along the proposed public roads as required by the Town of Christiansburg Council. Existing sidewalks are located along the north and east side of Quin W Stuart Boulevard. The proposed sidewalks will connect the residents to the existing sidewalk infrastructure which then leads to the Peppers Ferry Road and the Huckleberry Trail. Sidewalks within the Town right of way will be standard 5' width and designed to Town standards. Any sidewalks will that will serve as accessible routes will meet ADA requirements.

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

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

The proposed rezoning and conditional use permit application support and meet the guidelines set forth the Comprehensive Plan and the Future Land Use Map. New housing permits have increased in Christiansburg over the last year as the recession that has plagued the housing industry for the last 5 years has finally begun to ease.



The desire of people to live in Christiansburg due to its shopping, recreational opportunities and affordability continues to grow. The location of the subject parcel lends itself to a residential subdivision as proposed and will fit in nicely with the existing development of the Villas at Peppers Ferry. It is well positioned to take full advantage of the shopping and entertainment areas in town and its proximity to the Huckleberry Trail and the Future Town Park on the Wilson property will certainly be of value to future homeowners. The ease in which to access Route 460 is also important in this application as there is little impact on other residential subdivisions from traffic leaving the proposed subdivision to go either towards Blacksburg or Roanoke. There is ample existing utility infrastructure nearby and the road improvements currently underway on Peppers Ferry Road will certainly help ease the traffic congestion concerns along this stretch of road.

The proposed project shows a maximum of 124 residential units. This would on average have the potential of increasing the local public school enrollment by 74 total students. This is a national average based on a dwelling unit adding 0.6 students to the school system. As this will be a single family and townhouse residential neighborhood, it is anticipated that there will be school age children that would be attending Montgomery County Public Schools.

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

## **Goals and Strategies**

### **ENV 1 - Natural Resources Goals and Strategies**

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

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

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

Critical features have been identified during the design development process.

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

Steep slope development is not anticipated with this proposal.

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

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

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

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

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

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

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

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

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

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

Buffers are proposed along the creek area.

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

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

Open space will be dedicated with the subdivision.

*ENV 3.3 Interconnect open space areas.*

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

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

A trail is proposed on the east side of John Adams Drive to connect to the existing trail system. Sidewalks are also proposed and will connect to other town recreational facilities such as the Huckleberry Trail and future Town park. Sidewalks will connect the residents of this subdivision to Town recreational facilities as well as shopping, food and entertainment options.

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

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

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

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

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

Alternative water quality measures may be used in this development.

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

Onsite filtering systems may be used in this development.

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

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

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

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

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

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

*streets.*

One access point is proposed to be constructed with this development and a future access point is also shown that could provide cross connection to Tax Map# 405-A 285 if it develops in the future thus providing interconnectivity, supporting efficient emergency service responses and reducing congestion.

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

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

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

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

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

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

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

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

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

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

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

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

The proposed design will promote a friendly neighborhood.

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

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

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

Stormwater will be designed and implemented per DEQ and Town standards.

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

Both are included with this request.

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

One access point is proposed to be constructed with this development and a future access point is also shown that could provide cross connection to Tax Map# 405-A 285 if it develops in the future thus providing interconnectivity.

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

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

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

**March 3, 2017**

Proffer Statement for a requested rezoning application 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 application and masterplan submitted dated March 3, 2017.
- 2) The property proposed for R-1 Zoning shall only be utilized for single-family detached residential use and open space.
- 3) The property proposed for R-3 Zoning shall only be utilized for Townhome attached residential use and open space.
- 4) Construction traffic shall be strictly prohibited from utilizing any private roads in the Villas at Peppers Ferry.

**Owner**

\_\_\_\_\_  
Snyder-Hunt Company LLP

\_\_\_\_\_  
Date

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_  
2017 by:  
\_\_\_\_\_ of \_\_\_\_\_ County.

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

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

**Applicant**

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

\_\_\_\_\_  
Date

**Commonwealth of Virginia**

**County of** \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_  
2017 by:

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

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

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

**AN ORDINANCE AMENDING  
THE ZONING ORDINANCE OF THE TOWN OF CHRISTIANSBURG, VIRGINIA  
ADOPTED AUGUST 26, 2014**

WHEREAS, Stateson Homes, current fee simple owner of property located on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) 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 A Agricultural to R-1 Single Family Residential with proffers.

WHEREAS, notice of the intention of the Town Council to pass said ordinance was published two consecutive weeks (July 9, 2014 and July 16, 2014) 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 July 11, 2014; and,

WHEREAS, a public hearing of the Planning Commission of the Town of Christiansburg was held June 30, 2014 and resulted in a recommendation by the Planning Commission that the proposed ordinance granting the rezoning be adopted; and,

WHEREAS, a public hearing of Council of the Town was held July 22, 2014; 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 from A Agricultural to R-1 Single Family Residential with proffers.

BE IT FURTHER ORDAINED that the Zoning Map of the Town be altered to reflect the foregoing amendment this the 26th day of August 2014.

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:

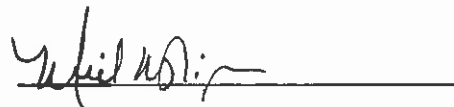
<u>Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor D. Michael Barber*				
Samuel M. Bishop	X			
Cord Hall	X			
Steve Huppert	X			
Henry Showalter	X			
Bradford J. "Brad" Stipes	X			
James W. "Jim" Vanhoozier	X			

\* The Mayor votes only in the event of a tie vote by Council.



D. Michael Barber, Mayor

A True Copy Test:



Michele M. Stipes, Clerk of Council

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

**JULY 22, 2014**

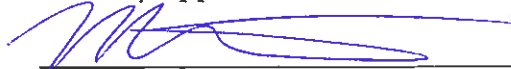
Proffer Statement for a requested rezoning application of Tax Parcel #405-A 9, a portion of Tax Parcel #405-A 28 and a portion of Tax Parcel #435-A 40 located north of Quin W Stuart Boulevard and east of Stafford Drive. (Reference Chapter 42 of the Town of Christiansburg Zoning Ordinance effective date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

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

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

- 1) The property shall be developed in substantial conformance with the masterplan submitted dated June 10, 2014 and revised July 22, 2014.
- 2) The property proposed for R-1 Zoning shall only be utilized for single-family detached residential use.
- 3) Construction traffic shall be strictly prohibited from utilizing any private roads in the Villas at Peppers Ferry.

**Owner / Applicant**



Todd Robertson

7/22/14

Date

**Commonwealth of Virginia**

**County of** Montgomery

The foregoing instrument was acknowledged before me this 22 day of July 2014 by:

Rebekah Pack of Montgomery County.



Notary Public

My commission expires 3.31.17

Commonwealth of Virginia  
Rebekah Lauren Pack - Notary Public  
Commission No: 7571681  
My Commission Expires 3/31/17

# Resolution of the Town of Christiansburg Planning Commission

## *Conditional Use Permit Application*

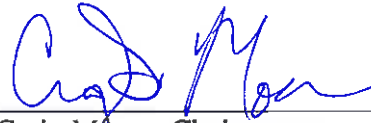
WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a Conditional Use Permit (CUP) request made by Stateson Homes for property on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion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

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

1. The presented "Site Development Regulations of the Proposed Stateson Homes Planned Housing Development" prepared by the Balzer and Associates, Inc. dated June 10, 2014, shall be considered as conditions of approval.
2. The development shall be in general conformity with the presented "Stateson Homes Planned Housing Master Plan" drawings dated June 10, 2014 and revised July 17, 2014.
3. The applicant shall install an 8 foot wide, paved walking trail with a 2 foot wide vegetative buffer along "Road A", on the "Stateson Homes Planned Housing Master Plan" drawings dated June 10, 2014 and revised July 17, 2014, adjoining the Villas of Peppers Ferry.
4. The developer shall install sidewalks along one side of the streets within the development. The sidewalks shall be divided from the street with a 3 foot strip of grass. The sidewalks shall be located in front of the outside lots of the streets. These lots are lots 1-22, 39-48, and 67-76, as shown on the "Stateson Homes Planned Housing Master Plan", dated June 10, 2014 and revised July 17, 2014.
5. The developer shall install street lightening of similar design to what exists along Quin W. Stuart Blvd.
6. The developer shall install active recreation within the development, such as a pocket park, after 50% of the lots have received a Certificate of Occupancy.
7. The developer shall install vegetative screening along portions of Road A that are adjacent to existing residential units located in the Villas of Peppers Ferry. A maximum of 70% evergreen trees or shrubs will be used in each screening location.
8. The development shall comply with all applicable stormwater regulations.



Dated this the 21 day of July 2014.



Craig Moore, Chairperson  
Christiansburg Planning Commission

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

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



Craig Moore, Chairperson



Nichole Hair, Secretary Non-voting

**Rezoning & CUP: Quin W. Stuart Blvd NW**

**Adjoining Property Owners (Certified Notice)**

<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Mailing Address</u>	<u>City, State, Zip</u>
405- A 7	ALBERT ANTHONY A	ALBERT MELISSA R	645 STAFFORD DR	CHRISTIANSBURG VA 24073
405- A 31A	BAILEY B RANDOLPH II	BAILEY SHERRI BANKS	495 STAFFORD DR	CHRISTIANSBURG VA 24073
405- A 8A	BANE ANDREW D & RACHAEL L	C/O LESLIE D BANE	685 STAFFORD DR	CHRISTIANSBURG VA 24073
405- A 7A	BANE LESLIE D	BANE ROBIN E	665 STAFFORD DR	CHRISTIANSBURG VA 24073
435- 10 3	COMMONWEALTH OF VIRGINIA		P O BOX 3071	SALEM VA 24153
405- A 28	HALBERSTADT BETTY S GOLDSMITH TR	C/O RESOURCE ASSOCIATES INC	588 FORDS RD	MANAKIN SABOT VA 23103
405- A 9B	HALBERSTADT BETTY S GOLDSMITH TR	C/O RESOURCE ASSOCIATES INC	588 FORDS RD	MANAKIN SABOT VA 23103
405- A 31	HALBERSTADT FAMILY LIMITED	PARTNERSHIP (THE)	588 FORDS RD	MANAKIN SABOT VA 23103
435- 10 A	HALBERSTADT FAMILY LMTD PTNRSHIP	C/O RESOURCE ASSOCIATES INC	588 FORDS RD	MANAKIN SABOT VA 23103
405- A 37	HALBERSTADT FAMILY LTD PRTNRSHIP	C/O RESOURCE ASSOCIATES INC	588 FORDS RD	MANAKIN SABOT VA 23103
405- A 30A	LOVERN EDWARD M	LOVERN CONNIE T	545 STAFFORD DR	CHRISTIANSBURG VA 24073
405- A 15A	MONTGOMERY COUNTY	BOARD OF SUPERVISORS	755 ROANOKE ST	CHRISTIANSBURG VA 24073
	NORFOLK SOUTHERN CORPORATION	TAXATION - BOX 209	THREE COMMERCIAL PLACE	NORFOLK VA 23510
435- A 41	NRV MALL ASSOCIATES LLC	C/O FARALLON CAPITAL MNGMT LLC	1 MARITIME PLAZA STE 2100	SAN FRANCISCO CA 94111
435- 10 C	PEPPERS FERRY MASTER	ASSOCIATION INC	COMMON AREA	
405- 5 T	PF VILLAS LLC		COMMON AREA	
405- 5 U	PF VILLAS LLC		COMMON AREA	
405- 5 V	PF VILLAS LLC		COMMON AREA	
405- 5 Y	PF VILLAS LLC		6912 THREE CHOPT RD STE C	RICHMOND VA 23226
405- 5 W	PF VILLAS LLC		COMMON AREA	
405- 5 X	PF VILLAS LLC		6912 THREE CHOPT RD STE C	RICHMOND VA 23226
405- 5 S	PF VILLAS LLC		COMMON AREA	
405- 5 R	PF VILLAS LLC		COMMON AREA	
405- 5 N	PF VILLAS LLC		6912 THREE CHOPT RD STE C	RICHMOND VA 23226
405- 5 B	PF VILLAS LLC		COMMON AREA	
405- 5 H	PF VILLAS LLC		COMMON AREA	
405- 5 L	PF VILLAS LLC		COMMON AREA	
435- 13 M	PF VILLAS LLC		COMMON AREA	
435- 13 F	PF VILLAS LLC		COMMON AREA	
435- 13 E	PF VILLAS LLC		COMMON AREA	
435- A 40	SNYDER-HUNT COMPANY LLP		588 FORDS RD	MANAKIN SABOT VA 23103
405- A 6	STONE VIRGIE T		615 STAFFORD DR NW	CHRISTIANSBURG VA 24073
	VILLAS AT PEPPERS FERRY, A CONDOMINIUM	C/O RAINES PROPERTY MANAGEMENT	1007 NORTH MAIN ST	BLACKSBURG VA 24060
405- A 30	WHITE LESTER J JR	WHITE ROSETTA S	575 STAFFORD DR NW	CHRISTIANSBURG VA 24073
405- A 8	WIDRIG CHRISTOPHER ROBIN	WIDRIG CATHY DARLENE	1430 RIGBY ST	CHRISTIANSBURG VA 24073 1627

**The Villas at Peppers Ferry (First Class Notice)**

<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Mailing Address</u>	<u>City, State, Zip</u>
405- 5 30-1	ALAN E BAYER TRUST 10/19/05	C/O LISA LITTLEFIELD	412 STERLING HEIGHTS LN	BLACKSBURG VA 24060
405- 5 26-4	ALBERT KATHERINE A		150 REVOLUTION CIR	CHRISTIANSBURG VA 24073
435- 13 19-1	AYERS PAMELA L		111 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 14-2	BAKER AGNES N		165 E PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 25-4	BAKER JAMES EDWARD	BAKER JUDY LISA	185 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 10-2	BALLENGER ROBERT M		32 HAVEN OAK CT	LEXINGTON VA 24450
405- 5 21-3	BALLWEG ARMIDA L		55 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 23-4	BECKER MARTINA C	TOYENS-SANCHEZ JESUS E	20659 STONE OAK PKWY APT 811	SAN ANTONIO TX 78258
405- 5 20-3	BISHOP C WAYNE	BISHOP JOYCE H	60 REVOLUTION CIR UNIT 20-3	CHRISTIANSBURG VA 24073
405- 5 15-2	BLAND JAMES W	BLAND MARIE D	155 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 30-2	BOATWRIGHT BONNIE W		480 REVOLUTION CIR	CHRISTIANSBURG VA 24073
435- 13 2-3	BOLTON CRESCENT G	BOLTON LISELOTTE	24 PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 36-3	BOOTH WAYNE E	BOOTH CLAIRE T	240 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 35-4	BOYER WALTER E	BOYER NANCY A	270 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 33-1	BRADLEY LEWIS N		380 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 26-2	BROWN DEBORAH L		170 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 37-4	BRUCE A TOMLINSON LLC		710 SAWGRASS BRIDGE RD	VENICE FL 34292
405- 5 22-2	CALLISON CONNIE R		80 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 16-2	CANNING BRUCE R	NEMIRO JERRI L	338 E WESTMINSTER DR	SALINAS CA 93906
435- 13 17-3	CARTER JEWELL F		135 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 18-1	CASCIO PATRICIA EARLY		121 E PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 6-2	CECIL SHARON TRENOR		225 PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 22-3	CHASE JOSEPH L	CHASE SUSAN N	100 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 32-4	COCHRAN MARY L		390 REVOLUTION CIR	CHRISTIANSBURG VA 24073
435- 13 12-4	CONLEY JERRY M	POMPILLIO DONNA	1434 HIGHLAND CT	MYRTLE BEACH SC 29575
405- 5 20-2	CONNORS MAUREEN		40 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 27-1	CORCORAN JAMES	CORCORAN NAN J	475 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 10-3	CRABTREE WILLIAM HITER	CRABTREE BERTHA ROBINSON	193 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 34-2	CURTIS NANCY S		330 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 31-4	DAVIS LAURA T		155 HOWERY ST	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 19-2	DONALD & TERYLL BEACH LIV TR	C/O DONALD & TERYLL BEACH TRS	113 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 37-3	DOWLING KATHRYN S	DUNCAN EDITH ANNE P	200 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 31-3	DUNCAN KENNETH L		430 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 29-1	DUNCAN VERNON	DUNCAN REBECCA H	5656 PARLIAMENT DR	VIRGINIA BEACH VA 23462
435- 13 16-4	DUVALL BARBOUR		147 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 14-3	EAST VIRGINIA L		P O BOX 2624	CHRISTIANSBURG VA 24068
435- 13 5-1	EDMONDSON JAMES P	EDMONDSON DOLORES A	215 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 8-1	FABRYCKY ALAN L	FABRYCKY JANET CORBLY	243 PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 13-1	FOSTER LOMA S		177 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 7-1	FRIEBEN THOMAS J	FRIEBEN KAREN SUE	233 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
405- 5 15-3	GILL S CARY		1207 W 42ND ST	RICHMOND VA 23225
405- 5 13-4	GITTINGS DAVID JR	GITTINGS KIMBERLY F	171 E PATRIOT WAY	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 34-1	GRAYBEAL PHILLIP E	GRAYBEAL VICKIE G	340 REVOLUTION CIR	CHRISTIANSBURG VA 24073
435- 13 19-4	GRUBER DAVID	GRUBER BETTY JO	117 EAST PATRIOT WAY NW	CHRISTIANSBURG VA 24073
405- 5 9-2	GUNN RALPH W		P O BOX 434	CHRISTIANSBURG VA 24068
435- 13 4-2	HAMBLIN CARL H G	HAMBLIN RITA S DOBBINS LE	12 PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 9-3	HANKS H ELRAY	HANKS JORETTA	257 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 6-4	HARRIS CHARLIE	HARRIS FRANCES E	221 PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 36-4	HARRIS ROBERT V		1409 CATON AVE	JOLIET IL 60435 5701
435- 13 2-1	HEDRICK JONATHAN T	HEDRICK VALISA ELLEN	20 PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 8-4	HELMS MARTHA M		241 PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 22-1	HENDREN MARJORIE E		70 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 15-4	HOAG PAUL	HOAG PAM	19214 LEANDER VIEW	CULPEPER VA 22701
405- 5 25-3	HORNSHUH JAMES E	HORNSHUH MARY J	195 REVOLUTION CIR	CHRISTIANSBURG VA 24073
435- 13 5-4	HOWARD HIRAM JEFF	HOWARD BARBARA KAY	98 BROOKE DR	FREDERICKSBURG VA 22408
435- 13 18-4	HOWELL HAROLD E	HOWELL DORTHY ETAL	127 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 3-4	HUBER PIERRETTE CARTIER		107 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 17-4	HULL RICHARD KEVIN	HULL TAMMY C	137 E PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 14-4	HURST WADE R SR	HURST BETTY A	161 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 35-3	HYPES RUTH I		280 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 22-4	IRISH THOMAS E	IRISH KAREN L	90 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 30-4	JANOV DORA R		10 WASHINGTON AVE	CHRISTIANSBURG VA 24073
405- 5 20-1	JEANNE A ZENZIUS TRUST	C/O JEANNE A ZENZIUS TRUSTEE	30 REVOLUTION CIR	CHRISTIANSBURG VA 24073
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 29-2	KAREN D PAPE TRUST	C/O KAREN D PAPE TRUSTEE	478 WOODLAND RD	CHARLOTTESVILLE VA 22901
405- 5 13-2	KARLIN LESTER MARC	KARLIN SUZAN JEAN	175 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 35-1	KERNS COREY	KERNS TOKUKO	10020 NE 201ST ST	BOTHELL WA 98011
405- 5 33-3	KERSHNER DOTTIE M		360 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 23-2	KESLING DORIS A		65 REVOLUTION CIR UNIT 23-2	CHRISTIANSBURG VA 24073
405- 5 31-1	KITTS BRIAN L		460 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 24-3	KOLLER DEBORAH A		8401 KINTAIL DR	CHESTERFIELD VA 23838
435- 13 7-2	LERCH GARY D	LERCH DAWN H	1701 DUCATUS DR	MIDLOTHIAN VA 23113 4067
405- 5 8-2	LESTER MARVIN E	LESTER BETTY JO	245 PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 21-1	LINDA S WOOD 2014 REV TRUST	C/O LINDA S WOOD TRS	157 GOLDEN BEAR LN	CLEMMONS NC 27012
435- 13 1-4	LINKOUS CHESTER C	LINKOUS DEBORAH E	P O BOX 2233	CHRISTIANSBURG VA 24068 2233
405- 5 14-1	LORTON LILA M	WILLIAMSON PATRICIA L	167 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 32-1	LOWE ROBERT A SR	LOWE BARBARA JANE	420 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 29-4	MABRY CURTIS	MABRY KAREN	35 WASHINGTON AVE	CHRISTIANSBURG VA 24073
435- 13 1-2	MABRY RICHARD L LE	MABRY RUTH V LE ETAL	207 E PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 30-3	MAGEE LIVING TRUST	C/O ROBERT E MAGEE JR	470 REVOLUTION CIR	CHRISTIANSBURG VA 24073
435- 13 6-1	MARTIN COY W		404 FAIRWAY DR	ABINGDON VA 24211
435- 13 12-3	MASRI ROGER C	ETAL	44 EAST 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 16-3	MCMILLAN MARLENE R		145 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 13-3	MEEK PHILIP JR	MEEK ODERAY	173 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 36-1	MELTON REBECCA M		260 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 11-2	MULLINS RONALD D	MULLINS MARGARET	185 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073

405- 5 27-2	MUNDY PHIBBS BARBARA A		465 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 11-3	NOLAN KATHLEEN		183 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 6-3	O NEIL ELLEN A	CLARK KEVIN R	227 PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 28-1	OTTO H WEGMAN TRUST		15 WASHINGTON AVE	CHRISTIANSBURG VA 24073
405- 5 33-4	PAGET JOE A	PAGET MARIE L	350 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 23-3	PANKEY WALTON L	PANKEY GAIL L	1778 PARKER RD	BEDFORD VA 24523
405- 5 11-4	PARRON CHARLES E	PARRON ANDREA G	P O BOX 232	CHRISTIANSBURG VA 24068 0232
435- 13 12-1	PATRICIA E CEPERLEY REV TRUST		40 EAST 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 27-3	PETER JOHN E	PETER JUDITH L	15 REVOLUTION CIR	CHRISTIANSBURG VA 24073
435- 13 17-1	PETTINGER CHARLES B	PETTINGER JANICE M	131 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 1-1	PICKERING TIMOTHY L		205 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 4-4	QUORUM HOLDING		P O BOX 10802	BLACKSBURG VA 24062
435- 13 4-3	REINHARD WILLIAM G JR	REINHARD PATRICIA B	22 ST ANDREWS LN	BLUFFTON SC 29909
435- 13 1-3	RELLY CAROLYN S	TAN E PAIGE	201 PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 34-3	RENNIE M MCALLISTER REV TR	C/O RENNIE M MCALLISTER TRS	1217 HYDE LN	RICHMOND VA 23229
405- 5 26-3	RIEHL WILLIAM E	RIEHL KIMBERLY A	180 REVOLUTION CIR	CHRISTIANSBURG VA 24073
435- 13 17-2	RUESCHMAN DEAN L	RUESCHMAN JEAN R	133 PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 34-4	SAKS CHARLES E	SAKS MARTA T	310 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 9-4	SAS LLC		P O BOX 10397	BLACKSBURG VA 24062
405- 5 11-1	SAS LLC		P O BOX 10397	BLACKSBURG VA 24062
405- 5 24-1	SEARS SAM D	SEARS KATHERINE D	3737 BLUE LAKE DR	RICHMOND VA 23233
405- 5 28-2	SEAY RALEIGH F JR	SEAY LINDA B	1825 MONTEREY AVE	ORLANDO FL 32804
435- 13 4-1	SIDNEY RICHARDSON CARPENTER TRUST	C/O SIDNEY R CARPENTER	3921 SEATON RD	WINSTON SALEM NC 27104
405- 5 36-2	SMITH JAMES E	SMITH JUDY L	250 REVOLUTION CIR	CHRISTIANSBURG VA 24073
435- 13 3-1	SMITH NANCY A		101 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 29-3	SPITZER KIRK	SPITZER LEILA B	13296 BECKFORD LN	RICHMOND VA 23238
405- 5 21-2	STAFFORD BARTON MATTHEW	STAFFORD LINDSEY DANIELLE	25 REVOLUTION CIR	CHRISTIANSBURG VA 24073
435- 13 7-3	STAHL ROSS W	STAHL ROBERTA A	237 PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 31-2	STEBBINS JOHN R	STEBBINS MARY R	1950 JONES RD	SKIPWITH VA 23968
405- 5 27-4	STEVEN DOUGLAS NACK REV TR	C/O STEVEN DOUGLAS NACK TRS	P O BOX 592	PEMBROKE VA 24136
405- 5 32-2	SUMNER ROY R		38625 WELCH HILL LN	LOVETTSVILLE VA 20180
435- 13 12-2	SUTPHIN RON	SUTPHIN BRENDA	42 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 2-2	SWIM KYLE M		22 PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 33-2	TAWNEY JACK B	TAWNEY MARTHA G	370 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 25-2	TAYLOR A SPENCER	TAYLOR ANN W	105 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 28-4	THOMAS L ACKISS TRUST	ANN L ACKISS TRUST	2401 LOOKOUT CT	VIRGINIA BEACH VA 23455
435- 13 2-4	THORNTON ROBERTS DONNA	ROBERTS EDDIE T	26 PATRIOT WAY UNIT 2-4	CHRISTIANSBURG VA 24073
435- 13 18-2	UNDERWOOD JACQUELINE S		123 PATRIOT WAY	CHRISTIANSBURG VA 24073
435- 13 5-2	VALATKA MARILYN S		217 PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 24-4	VAN RYNE MARIAN		130 REVOLUTION CIR	CHRISTIANSBURG VA 24073
435- 13 3-3	VON UCHTRUP ROBERT	VON UCHTRUP OLLINE M	6677 CIRCLE DR	RADFORD VA 24141
435- 13 16-1	WALL JENNIFER GREY		141 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 10-1	WALTER A POND JR REV FAMILY TR	C/O WALTER A POND JR TRUSTEE	197 EAST PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 25-1	WARREN CAROL P		115 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 26-1	WEBB RICHARD L	WEBB HONORE H	160 REVOLUTION CIR	CHRISTIANSBURG VA 24073

435- 13 7-4	WEBSTER MARTHA BIRD		231 PATRIOT WAY	CHRISTIANSBURG VA 24073
405- 5 15-1	WILKER KATHLEEN R		23 YELLOW WOOD WAY	IRVINE CA 92612
405- 5 20-4	WILLIAM C MCALLISTER REV TR	C/O WILLIAM C MCALLISTER TRS	1 AMPHILL RD	RICHMOND VA 23226
435- 13 5-3	WILLIAMS CARROLL D	WILLIAMS STEPHEN M	2108 REAGAN RD	BLACKSBURG VA 24060
405- 5 32-3	WILLIAMS RICHARD BOYD		400 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 37-1	WILLSON ARTHUR B	WILLSON LISBETH N	220 REVOLUTION CIR	CHRISTIANSBURG VA 24073 6394
435- 13 3-2	WILSON FRANK M		P O BOX 6336	CHRISTIANSBURG VA 24068 6336
405- 5 21-4	WILSON JAMES H	WILSON ROBERTA S	45 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 35-2	WIRT NAGATHA N		290 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 37-2	WOOLDRIDGE UTE URSEL	PEPE DEOBRAH BONNIE	210 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 28-3	YARLANKI SRINIVAS	KETHINEEDI KALPANA	10 REVOLUTION CIR	CHRISTIANSBURG VA 24073
405- 5 23-1	ZYGNER JEROME J	ZYGNER GAYLE M	75 REVOLUTION CIR	CHRISTIANSBURG VA 24073