



AMENDED AGENDA  
REGULAR MEETING OF TOWN COUNCIL  
CHRISTIANSBURG TOWN HALL  
100 EAST MAIN STREET  
APRIL 25, 2017

REGULAR MEETING

I. CALL TO ORDER

- A. Moment of Reflection
- B. Pledge of Allegiance

II. ADJUSTMENT OF THE AGENDA

III. PUBLIC HEARINGS

- 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).
- B. 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.
- C. Contingent upon the above rezoning request, a Conditional Use Permit 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 for a Planned Housing Development in the R-3 Multi-Family Residential District.

IV. CONSENT AGENDA

- A. Meeting Minutes of April 11, 2017 and April 18, 2017.
- B. Cancellation of the Public Hearing scheduled for May 23, 2017 for a Conditional Use Permit request for Club/Lodge (Applicant: Moose Lodge) in the B-3 General Business zoning district at 2790 Roanoke Street (former Wagon Wheel/Huckleberry Inn restaurants). The CUP request has been withdrawn by the applicant.
- C. Proclamation of Business Appreciation Month.
- D. Monthly Bills.

V. CITIZEN COMMENTS

- A. Davina Irvin to address Council regarding local black history.

- B. Sandra Stanley to address Council regarding the intersection of Depot Street, N.E. and Stone Street.

## VI. INTRODUCTIONS AND PRESENTATIONS

- A. Introduction of new Town employees.
- B. Julie Dellorso and Dionne Harrison to speak regarding Child Abuse Prevention Month.
- C. Resolution commending the Christiansburg Rescue Squad on 70 years of service.

## VII. OLD BUSINESS

## VIII. NEW BUSINESS

### A. Council action on:

1. Conditional Use Permit request by Terry Stike, agent for P A Duncan Management Inc, for a public amusement business at 200 Midway Plaza Drive NW (tax parcels 406 – ((2)) – 6A, 6B) in the B-3 General Business District (approximately 4.18 acres) and the I-2 General Industrial District (approximately 0.08 acres). The Public Hearing was held earlier in the meeting.

### B. Cambria Tank Removal Contract. (Nelson)

### C. Five contracts for Construction, Engineering, and Inspection Term Services. (Nelson)

### D. Reappointment of John Overton to the Montgomery County Economic Development Commission.

### E. Consideration of appointment to New River Valley Economic Development Alliance Board of Directors.

## IX. COMMITTEE REPORTS

## X. STAFF REPORTS

- A. Town Manager
- B. Town Attorney
- C. Other Staff

1. Update on the budget process for the Annual Budget for FY 2017-2018 by Finance Director/Treasurer Valerie Tweedie.

## XI. COUNCIL REPORTS

## XII. OTHER BUSINESS

### A. Closed Meeting:

1. Request for a Closed Meeting under Virginia Code Section 2.2-3711(A)(10), for the discussion or consideration of honorary degrees or special awards in regards to a special bereavement award for deceased employee's family; and request for a Closed Meeting under Virginia Code Section 2.2-3711(A)(7), for consultation with legal counsel and briefings by staff members or

consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body; and consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel. For the purposes of this subdivision, "probable litigation" means litigation that has been specifically threatened or on which the public body or its legal counsel has a reasonable basis to believe will be commenced by or against a known party. Specifically related to a threat of litigation received by Randy Wingfield on April 17, 2017.

2. Reconvene in Open Meeting.
3. Certification.
4. Council action on the matter.

### XIII. ADJOURNMENT

*The next regular Town Council meeting will be held at Christiansburg Town Hall on Tuesday, May 9, 2017 at 7:00 P.M.*



**TOWN OF CHRISTIANSBURG  
TOWN COUNCIL  
AGENDA COVER SHEET**

**AGENDA LOCATION:**  
PUBLIC HEARINGS

**Meeting Date:**  
APRIL 25, 2017

**ITEM TITLE:**  
Conditional Use Permit

**DESCRIPTION:**  
Conditional Use Permit request for a public amusement center (trampoline park and fun center) in the B-3 General Business zoning district at 200 Midway Plaza Drive NW by Terry Stike (agent) and PA Duncan Management Inc. (owner). The former Adventure World skating rink and fun center went out of business in 2014. The conditional use permit for the skating rink granted in 2001 is no longer valid since more than 2 years has lapsed since the use has been in operation.

**POTENTIAL ACTION:**  
Hold Public Hearing. Unless amended, action on item is scheduled for April 25, 2017.

**DEPARTMENT:**  
Planning

**PRESENTER:**  
Andrew Warren, Director of Planning

**ITEM HISTORY:**  
Planning Commission recommended approval by a vote of 8 to 0 on March 20, 2017 with six conditions (please see staff report and resolution attached for greater detail). There were no other public speakers in addition to the applicant.

**ATTACHMENTS:**  
Conditional Use Permit  
Application: <https://christiansburg.box.com/s/gc9wo32kum22mk19w27vyhz1x9dl05v3>

Planning Commission Minutes - March 20,  
2017: <https://christiansburg.box.com/s/zq4kij85skx5to25j5fj2276zaib5aoi>



Planning Commission Resolution:

<https://christiansburg.box.com/s/vlcai52ku9o14s0f0yqh7xxvjgmal2cg>

Planning Staff Report with

attachments: <https://christiansburg.box.com/s/6v9z9yon0duuromfpqalpo5plqm14fe5>



**TOWN OF CHRISTIANSBURG  
TOWN COUNCIL  
AGENDA COVER SHEET**

**AGENDA LOCATION:**  
PUBLIC HEARINGS

**Meeting Date:**  
April 25, 2017

**ITEM TITLES:**

Rezoning from R-1 to R-3 with four proffered conditions  
Conditional Use Permit for Planned Housing Development in R-3

**DESCRIPTION:**

This proposal is comprised of two applications:

- 1) A request 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 with four proffered conditions off of Quin W. Stuart Blvd.
- 2) A request for a Conditional Use Permit (CUP) for the same area 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 consideration of the CUP request is contingent upon the outcome of the rezoning request.

Balzer and Associates (Steve Semones) is the agent for both applications on behalf of the prospective developer—Stateson Homes (Todd Robertson) and the current owner, Snyder-Hunt Company LLP. Please note the Applicant has recently named the development the “Clifton Planned Residential Development.”

**POTENTIAL ACTION:**

Hold Public Hearing. Action on item is scheduled for May 9, 2017.

**DEPARTMENT:**  
Planning

**PRESENTER:**  
Andrew Warren, Director of Planning

**ITEM HISTORY:**

Planning Commission held its public hearing for both petitions on April 3, 2017 and made the following recommendations at its April 17, 2017 meeting:

- 1) Recommendation of approval by a vote of 6 to 1 of the Rezoning application with the four proffered conditions by the Applicant.
- 2) Recommendation of approval by a vote of 7 to 0 of the Conditional Use Permit for a Planned Housing Development with 11 conditions.

**ITEM HISTORY (cont.):**

There have been two actions by Town Council in 2014 relevant to this parcel:

**Date:**

**Action Taken:**

August 26, 2014

Rezone property from A Agricultural to R-1 Single Family Residential with three proffered conditions by the Applicant.

August 26, 2014

Approval of Conditional Use Permit for a Planned Residential Development with 8 conditions for 76 single family lots.

**ATTACHMENTS:**

Planning Commission Resolutions – Rezoning request and Conditional Use Permit request

Planning Commission Minutes – April 3, 2017 and April 17, 2017

Rezoning and Conditional Use Permit Applications

Planning Staff Report with attachments (including the Applicant's revised Master Plan)

Updated Staff Report dated April 14, 2017 with attachments

Citizen comments received

Cross Section (shows proposed elevation change between the existing and proposed development.)

# Resolution of the Town of Christiansburg Planning Commission

## *Rezoning Request*

WHEREAS the Christiansburg Planning Commission, acting upon a rezoning request by Balzer and Associates Inc, agent for Snyder-Hunt Company LLP for property 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. (an approximately 7.93 acre portion of tax parcel 435 – ((A)) – 40) from R-1 Single Family Residential to R-3 Multi-Family Residential with proffers has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (**permit / ~~do not permit~~**) changing the zoning of the property.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / ~~does not recommend~~**) that the Christiansburg Town Council rezone property located north of Quin W. Stuart Boulevard N.W., east of Stafford Drive N.W., and west of the future John Adams Drive N.W. (an approximately 7.93 acre portion of tax parcel 435 – ((A)) – 40) from R-1 Single Family Residential to R-3 Multi-Family Residential with proffers.

Dated this 17<sup>th</sup> day of April 2017

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Craig Moore, Chairperson  
Christiansburg Planning Commission

The above Resolution was adopted on motion by Collins seconded by Garner 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 April 3, 2017. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Matthew J. Beasley				X
Ann H. Carter				X
Harry Collins	X			
Mark Curtis		X		
David Franusich	X			
J. Catherine Garner	X			
Hil Johnson				X
Jeananne Knies	X			
Craig Moore, Chairperson	X			
Ann Sandbrook	X			
Jennifer D. Sowers, Vice-Chairperson				X

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Craig Moore, Chairperson

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Andrew Warren, Secretary<sup>Non-voting</sup>

# 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 by Balzer and Associates Inc, agent for Snyder-Hunt Company LLP, for a planned housing development on property 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. (an approximately 7.93 acre portion of tax parcel 435 – ((A)) – 40) in the R-3 Multi-Family Residential District has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (**permit / ~~do not permit~~**) the issuance of a Conditional Use Permit to Balzer and Associates Inc, agent for Snyder-Hunt Company LLP, for a planned housing development on property 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. (an approximately 7.93 acre portion of tax parcel 435 – ((A)) – 40) in the R-3 Multi-Family Residential District.

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

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, Revised July 22, 2014 and Addendum #1 dated March 3, 2017 shall be considered as conditions of approval.
2. The development shall be in general conformity with the presented “Stateson Homes Planned Housing Master Plan and Proposed Townhouse Layout” drawings dated April 3, 2017.
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 March 3, 2017, 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 C1.1 - C1.28, 1-14, and 33-42-76, as shown on the “Stateson Homes Planned Housing Master Plan and Proposed Townhouse Layout” drawings dated April 3, 2017.
5. The developer shall install street lighting 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 John Adams Drive NW 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.
9. The developer shall provide Town Staff a letter stating the offer to extend the fence on the Villas at Peppers Ferry property adjacent to John Adams Drive NW within 6 months of the date

- of approval of the Conditional Use Permit. The letter shall also include information on whether consent is granted and the type of fencing proposed. If consent is granted, the developer shall extend the fence along John Adams Drive NW for the portion of the Villas at Peppers Ferry property adjacent to the townhomes prior to the issuance of the first Certificate of Occupancy for the townhome portion of the property.
10. The alleys off John Adams Drive NW shall be restricted to one-way travel away from John Adams Drive NW and there shall be no on-street parking in the alley right-of-way.
  11. The developer shall install street trees along John Adams Drive NW of a consistent spacing and appearance with the street trees along Quin W. Stuart Boulevard NW. The street trees shall be 6 feet tall at the time of planting.

Dated this the 17<sup>th</sup> day of April 2017.

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Craig Moore, Chairperson  
Christiansburg Planning Commission

The above Resolution was adopted on motion by Franusich seconded by Garner 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 April 3, 2017. 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			
Mark Curtis	X			
David Franusich	X			
J. Catherine Garner	X			
Hil Johnson				X
Jeananne Knies	X			
Craig Moore, Chairperson	X			
Ann Sandbrook	X			
Jennifer D. Sowers, Vice-Chairperson				X

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Craig Moore, Chairperson

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Andrew Warren, Secretary <sup>Non-voting</sup>

**Christiansburg Planning Commission  
Minutes of April 3, 2017**

Present: Harry Collins  
Mark Curtis  
David Franusich  
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

Staff/Visitors: Will Drake, staff  
Steve Semones, Balzer and Associates  
Todd Robertson, Stateson Homes  
Lee Garrison, Garrison Development  
Bonnie Boatwright, 480 Revolution Circle NW  
Joe Chase, 100 Revolution Circle NW  
Lynn Klappich and Jim Overton, 1255 Stafford Drive NW  
Kathryn Dowling, 200 Revolution Circle NW  
Thomas and Karen Irish, 90 Revolution Circle NW  
Danny Janov, Washington Avenue NW  
Bob Magee, Revolution Circle NW  
Kyle Morgan, Heather Drive NW  
Reid Nicholson, 230 Meadow Drive NW  
Charlie Saks, 310 Revolution Circle NW  
Ann and Spencer Taylor, Revolution Circle NW  
Betsy Wegman, 15 Washington Avenue NW  
Patrick Withem, Sturgill Estates

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

Commissioner Collins made a motion to amend the agenda to combine both public hearings scheduled for tonight's meeting. Commissioner Johnson seconded the motion, which passed 9-0. Chairperson Moore stated the public hearings were combined to allow the applicant and citizens to provide comment on both items concurrently.



## 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 March 20, 2017 meeting.

Chairperson Moore introduced the discussion. Commissioner Collins made a motion to approve the March 20, 2017 Planning Commission meeting minutes. Vice-Chairperson Sowers seconded the motion, which passed 8-0. Commissioner Franusich abstained, as he was not present for the previous meeting.

## 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 and 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.

Chairperson Moore opened the public hearing. The agent, Steve Semones, and applicant, Todd Robertson, presented their requests. Mr. Semones stated the subject property was rezoned in 2014 from A Agriculture to R-1 Single Family Residential and granted a conditional use permit for a planned housing development to consist of 76 single-family homes. Mr. Semones noted the parcel south of the subject property was rezoned from A Agriculture to R-3 Multi-Family Residential in 2015 and construction will soon commence on an apartment complex. Mr. Semones stated they are now requesting to rezone approximately 8 acres to R-3 upon a portion of the property that was rezoned to R-1 in 2014 in order to construct townhomes.

Mr. Semones presented the revised master plan and noted the application document submitted in 2014 has been amended with the proposed changes provided in red text. Mr. Semones stated the principal road layout remains unchanged. Mr. Semones presented the layout of the three proposed townhome lot-types and noted all the units will have garages and the smaller townhome lots will feature driveway entrances on the rear of the units, accessed by alleys. Mr. Semones noted they held a meeting last week with the residents of The Villas at Peppers Ferry and have incorporated some of the residents' feedback into their proposal.

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 and 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 – (continued).

Mr. Robertson stated Stateson Homes is the contract owner of the property even though Snyder-Hunt Company LLP remains the listed owner of record. Mr. Robertson stated they are requesting the townhome development because the cost of construction is much higher than expected and the appraised value of the single-family development fell approximately \$1 million short of their estimate. Mr. Robertson stated the increased number of units will spread out the cost of development and will enable them to sell homes at a faster rate, as there will be a greater selection of housing types to market. Mr. Robertson stated they would expect to complete the proposed development in 3 to 3.5 years as opposed to 5 to 6 years for the original development.

Mr. Semones noted they are not proposing to change any of the conditions or proffers included with the 2014 request.

Mr. Semones stated the alleys serving the townhomes will be one-way and traffic will flow away from The Villas at Peppers Ferry in an effort to reduce the amount of headlights shining towards The Villas at Peppers Ferry. Mr. Semones noted the 69 additional trees they intend to plant along the property, adjacent to The Villas at Peppers Ferry, and stated they are prepared to commit additional landscaping to further buffer the development. Mr. Semones stated they have also discussed the provision of a light fence to provide additional separation from The Villas at Peppers Ferry.

Mr. Semones stated the stormwater facilities, water, sewer, and other utilities will need to be updated for the new layout but noted a stormwater plan was previously approved for the single-family development. Mr. Semones stated additional open space will be provided with the new layout and noted the sidewalks and trail to be constructed.

Mr. Robertson stated the rear-accessed garages are intended to create a greater pedestrian orientation for the townhome development. Mr. Robertson presented images of the various townhomes and single-family homes to be constructed in the proposed development.

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 and 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 – (continued).

Mr. Semones stated one of the proposed roads was to be named Washington Avenue and noted the existing Washington Avenue in The Villas at Peppers Ferry is private and the roads will not be connected. Mr. Semones stated that after meeting with the residents of The Villas at Peppers Ferry they have agreed to change the name of road within the proposed development to prevent errant traffic from entering The Villas at Peppers Ferry.

Danny Janov, Washington Avenue NW, stated she has safety concerns with so many townhomes. Ms. Janov stated the townhomes will tower over her community and noted she requested an elevation drawing from Mr. Robertson and was told one does not exist. Ms. Janov expressed concern with the density of development and stated the height of the townhomes would block the sunset. Ms. Janov stated smaller condominiums or upscale single-family homes would be more appropriate and requested the Planning Commission not make a decision until elevation drawings are provided to show the height and location of the townhomes in relation to The Villas at Peppers Ferry. Mr. Janov stated she does not want to lose property value or safety and does not want to move.

Bob Magee, Revolution Circle NW, stated his building backs up to John Adams Drive NW. Mr. Magee stated he is not against development and was delighted with the proposed single-family development. Mr. Magee stated he is opposed to the rezoning. Mr. Magee expressed his concern with the density and noted there is no traffic signal at the intersection of Quin W. Stuart Boulevard NW and Peppers Ferry Road NW. Mr. Magee stated the traffic signal has been in the works for eight years and requested the Planning Commission wait until the traffic signal is constructed before making a decision. Mr. Magee stated the traffic will back up along Quin W. Stuart Boulevard NW all the way to The Villas at Peppers Ferry.

Mr. Magee stated he was concerned with noise pollution and water runoff and noted his building would be 57 feet from John Adams Drive NW.

Mr. Magee stated he was concerned with the drop-off from the road to the homes and drainage measures would not prevent The Villas at Peppers Ferry from flooding during heavy rains. Mr. Magee requested the Planning Commission visit the property and stated The Villas at Peppers Ferry will be like a prison and the sunset will be at 2 pm.

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 and 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 – (continued).

Mr. Magee stated the housing market and land values are increasing in Blacksburg and are stagnant in Christiansburg and noted this is a result of planning. Mr. Magee stated a real estate agent advised him that his home would not sell during the construction period and would sell for \$25,000 less after the development was complete. Mr. Magee stated the market for townhomes in Christiansburg is saturated and noted the new townhomes under construction in Oak Tree.

Mr. Magee requested the Planning Commission delay or deny the rezoning request. Mr. Magee stated The Villas at Peppers Ferry is a special place and one of the finest communities in Christiansburg. Mr. Magee stated people have moved from Blacksburg to The Villas at Peppers Ferry. Mr. Magee stated the property deserves much better than townhomes and noted the residents of The Villas at Peppers Ferry supported the original proposal. Mr. Magee requested the Planning Commission to enhance the area with single-family dwellings, as originally proposed, and not destroy Christiansburg's finest community.

Ann Taylor, Revolution Circle NW, requested the Planning Commission visit the site and view the topography. Mrs. Taylor pointed to the western-most buildings in The Villas at Peppers Ferry and stated the roof peaks are lower in elevation than the land where the townhomes will be built.

Lynn Klappich, 1255 Stafford Drive NW, stated she has lived on Stafford Drive NW since 2006 and has seen a lot of changes. Mrs. Klappich noted the vision of the community is entrusted to the elected officials, appointees, and staff and the public has a responsibility to be engaged and informed on their actions.

Mrs. Klappich stated the 2014 development proposal for 77 single-family lots would have added roughly 154 vehicles and was a nice mix between The Villas at Peppers Ferry and single-family homes. Mrs. Klappich stated it was unfortunate the parcel rezoned to R-3 for apartments in 2015 was only identified as "Future Development" during the 2014 request. Mrs. Klappich stated the 168 rental units in the apartment complex will potentially contribute 336 vehicles. Mrs. Klappich stated the traffic counts in the current application do not account for the apartment traffic and when they are accounted for there are potentially 500 vehicles or more in the combined development.

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 and 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 – (continued).

Mrs. Klappich stated most vehicles will leave around the same time in the morning and most will turn left out of Quin W. Stuart Boulevard NW. Mrs. Klappich stated the AM peak traffic estimate of 54 vehicles appears to be an underestimate and should be reviewed. Mrs. Klappich stated they are concerned traffic will divert onto Stafford Drive NW, which cannot accommodate additional traffic. Mrs. Klappich asked the Planning Commission to also visit Stafford Drive NW.

Mrs. Klappich stated she is concerned with language in the current application that refers to a potential future connection road from the single-family portion of the development to Stafford Drive NW. Mrs. Klappich stated Stafford Drive NW cannot accommodate additional traffic without substantial improvements and requested assurance no connection will be made to Stafford Drive NW.

Mrs. Klappich stated Stafford Drive NW has been damaged during the construction of Sturgill Estates and is concerned Stafford Drive NW and Quin W. Stuart Boulevard NW will be damaged during construction of the townhomes and apartments. Mrs. Klappich inquired whether the developer or taxpayers pay for the cost of road repair.

Mrs. Klappich stated she had additional concerns with stormwater, safety, lighting, noise, landscaping, and compatibility with the existing residences.

Mrs. Klappich stated her primary concern is it is only a matter of time before the remainder of the parcel will be rezoned for more townhomes and the increased traffic and potential environmental damage they will bring to the downstream areas.

Mrs. Klappich stated that if the development vision has changed for the remainder of the single-family home portion of the property, the Planning Commission should require the developer to master plan the entire parcel and complete a single rezoning and conditional use permit for the full development. Mrs. Klappich stated the piecemeal unwinding of the original 2014 proposal is not fair to residents and noted planning should be comprehensive and stable.

Mrs. Klappich requested the Planning Commission deny the rezoning application or delay a decision for two weeks and request staff address the concerns raised tonight.

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 and 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 – (continued).

Charlie Saks, 310 Revolution Circle NW, stated he was concerned with light pollution from the streetlights and the dwellings and requested the streetlights be shielded to direct the light downward. Mr. Saks requested the Planning Commission consider the impact from the lights and the elevation of the proposed townhomes.

Spencer Taylor, Revolution Circle NW, noted he is a veteran and stated he purchased his home in The Villas at Peppers Ferry due to its unique characteristics for senior citizens. Mr. Taylor stated he attempted to conduct due diligence about the surrounding property and was left with the impression it would be developed as single-family homes. Mr. Taylor stated the development of townhomes would drastically change the assumption he had when purchasing the home.

Mr. Taylor stated he was concerned the remaining acreage will be rezoned in the future. Mr. Taylor stated the developer assumed the risk of investment and the Planning Commission and residents have no obligation to make the developer whole if the investment is not profitable.

Thomas Irish, 90 Revolution Circle NW, stated he lives in the middle of The Villas at Peppers Ferry. Mr. Irish stated he is a member of the Board of Directors for the condo association but is only speaking on behalf of himself. Mr. Irish stated he does not support the proposed rezoning and encouraged the Planning Commission to visit The Villas at Peppers Ferry. Mr. Irish stated he moved to The Villas at Peppers Ferry two years ago from the Baltimore area and it is a one of a kind community.

Mr. Irish stated the proposal would increase the number of dwelling units from 76 to 124. Mr. Irish noted this is a 63% increase in the total number of dwelling units and a 45% decrease in the amount of single-family detached housing units. Mr. Irish stated this proposal, compared to the original plan, is a significant change in the density and the quality of the housing.

Mr. Irish stated the community accepted the apartment complex with the understanding the rest of the parcel would be detached housing. Mr. Irish stated this was the bargain that was struck and the introduction of townhomes is unfathomable. Mr. Irish stated his concerns with traffic, water and sewer demands, light pollution, and noted the difference in character between The Villas at Peppers Ferry and a townhome.

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 and 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 – (continued).

Mr. Irish stated there is not enough buffer between The Villas at Peppers Ferry and the townhomes. Mr. Irish stated the townhomes will tower over The Villas at Peppers Ferry and noted the alleys will face The Villas at Peppers Ferry and no one wants to look up an alley. Mr. Irish stated berms, trees, landscaping, and fencing cannot fix the close proximity to the townhomes. Mr. Irish also noted there is no condition requiring the homes to be owner-occupied and expressed his concern the housing would be rental property.

Mr. Irish stated he can appreciate the original proposal is more expensive than expected, but noted the residents should not have to pay the price. Mr. Irish stated he asked the developers in writing to describe the impact of the proposed zoning change on the quality of life for the residents of The Villas at Peppers Ferry and the developers wrote they see no impact on the quality life. Mr. Irish stated he could not disagree more.

Mr. Irish stated the developers have been upfront with the residents but he does not support the request and asked the Planning Commission to reject it.

Kyle Morgan, Heather Drive NW, stated townhomes connected by alleys are not a compelling design and will not attract young professionals from Blacksburg to move to Christiansburg. Mr. Morgan stated Stafford Drive NW and Quin W. Stuart Boulevard NW are the only two exits to Peppers Ferry Road NW. Mr. Morgan stated the proposed development and the apartment complex totals 292 dwellings units and noted this will add over 500 cars. Mr. Morgan stated he walks Stafford Drive NW daily and also commutes by bike along Stafford Drive NW and Quin W. Stuart Boulevard NW and noted the additional commuter traffic is a concern.

Mr. Morgan stated he was disappointed in the communication of the public hearing and did not see the posted notice until five days ago. Mr. Morgan stated he has notified his neighbors but they could not attend on short notice. Mr. Morgan requested the Planning Commission delay a decision on the request until the residents along Stafford Drive NW have an opportunity to attend the meeting.

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 and 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 – (continued).

Betsy Wegman, 15 Washington Avenue NW, stated she moved from Blacksburg to Christiansburg on purpose and The Villas at Peppers Ferry is one of the nicest places. Ms. Wegman stated she was concerned with traffic and the addition of 248 cars. Ms. Wegman stated the one-way in, one-way out onto John Adams Drive NW is unacceptable. Ms. Wegman stated traffic will not drive 25 mph. Ms. Wegman stated the noise and lighting will be intense and also expressed concerns for the wildlife habitat.

Ms. Wegman stated she was concerned with water runoff from the hill and for the wetlands on the property. Ms. Wegman stated she would contact the Virginia Wetlands Commission and noted she could see trenches in the pathways from water runoff today, after the rain storm.

Ms. Wegman expressed her safety concerns and stated she currently feels safe when she walks her dog at night but would not feel safe next to so many townhomes.

Ms. Wegman stated she was sorry the appraisals did not come back how the developers hoped, but this was not her problem and The Villas at Peppers Ferry and Christiansburg should not be penalized. Ms. Wegman stated she was opposed to the request and asked the Planning Commission to carefully consider the request before making a decision.

Patrick Withem, Sturgill Estates, stated he was also concerned with traffic flow and believed it will significantly impact congestion. Mr. Witham stated the traffic signal at Quin W. Stuart Boulevard NW and Peppers Ferry Road NW will be helpful in some ways, but with hundreds more cars added with the development, it will also contribute to the congestion.

Joe Chase, 100 Revolution Circle NW, stated he and his wife moved from Abingdon two years ago. Mr. Chase stated they want The Villas at Peppers Ferry to remain a lovely community. Mr. Chase stated the New River Valley water system is running at peak capacity and wanted to bring the increased water usage of 29,000 gallons of water a day for the townhomes and 15,000 gallons of water a day for the apartments to the attention of the Planning Commission.



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 and 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 – (continued).

Reid Nicholson, 230 Meadow Drive NW, stated he was in favor of the rezoning. Mr. Nicholson stated Christiansburg offers the perfect balance between small town feel and quality of life. Mr. Nicholson stated ten years ago it was hard to find a neighborhood that was centrally located, quality built, and affordable. Mr. Nicholson stated there is a need to provide for our residents of the future and noted ten years ago he needed exactly what is being proposed.

Mr. Nicholson stated the community attracts talent from all over to come and work in the NRV and the proposal is an opportunity to provide quality housing that fits the best land use. Mr. Nicholson stated the property is close to many amenities and is where we want higher density. Mr. Nicholson stated there is a need for a development strategy that will work for everyone and for our future.

Kathryn Dowling, 200 Revolution Circle NW, stated she was speaking for herself and not as the president of The Villas at Peppers Ferry HOA. Ms. Dowling stated some residents support the proposal and some residents oppose the proposal. Ms. Dowling stated the parcel of land will eventually be developed and noted it is designated residential use in the comprehensive plan.

Ms. Dowling stated she supports the proposed development because it is a known factor. Ms. Dowling expressed her fear if the developers pull out and stated the entire property could become R-3 Multi-Family Residential. Ms. Dowling stated Stateson Homes has agreed to work with the residents on multiple issues including fencing, landscaping, possible repair work on the rock wall, lighting, one-way alleys, and renaming Washington Avenue. Ms. Dowling stated she would support the proposal if the Town of Christiansburg would reopen the issue of widening and improving Stafford Drive NW and if funds were allocated for the maintenance of Quin W. Stuart Boulevard NW to mitigate wear from construction activities and the increased traffic.

Ms. Dowling stated she was opposed to any future increased zoning changes in the general vicinity and pointed north of the subject property. Ms. Dowling stated she would like to see elevation drawings.

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 and 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 – (continued).

Ms. Dowling stated she was both for and against the proposal. Ms. Dowling stated she supported the request for the economic reasons and because they know what they are dealing with. Ms. Dowling stated they live in the perfect place and do not want the townhomes, but if they have to have them at least it is known and Stateson Homes is a quality builder.

Bonnie Boatwright, 480 Revolution Circle NW, stated she grew up in Christiansburg. Ms. Boatwright stated she was diagnosed with dementia four years ago and lives in a peaceful place. Ms. Boatwright stated her front door will be 20 feet from John Adams Drive NW and questioned why the road could not be more centrally located on the subject property and further away from The Villas at Peppers Ferry. Ms. Boatwright expressed her concerns for the noise, people, and lights and stated the last good years of her life will not be peaceful. Ms. Boatwright asked Mr. Roberts to consider what he's doing to the people around him and stated he is only concerned with money. Ms. Boatwright stated she objected to the proposal.

Ms. Boatwright stated she assumed the requests would be approved and asked the Planning Commission to require the construction of a six-foot tall chain link fence between John Adams Drive NW and The Villas at Peppers Ferry. Ms. Boatwright stated there is a gas line near her home and a car could run off the road, hit the gas line, and cause an explosion. Ms. Boatwright also expressed concern that the residents of the townhomes would walk their dogs at The Villas of Peppers Ferry and not clean up after them.

Jim Overton, 1255 Stafford Drive NW, stated his family owns eight acres and has no intention to develop the property. Mr. Overton noted there is a lot more undeveloped land down Stafford Drive NW. Mr. Overton stated they live there for the quality of life and the proposal would have a big impact. Mr. Overton stated there is no sight line looking west at the intersection of Stafford Drive NW and Peppers Ferry Road NW and noted the increased traffic on Stafford Drive NW will be a problem.

Mr. Overton stated granting the rezoning request will set a precedent for rezoning based on making more money with more density. Mr. Overton stated the same argument could be made for every request and asked the Planning Commission to deny the request.

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 and 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 – (continued).

Karen Irish, 90 Revolution Circle NW, stated the homes on the west side of The Villas at Peppers Ferry will have a view of the alleys from their patios and noted the alleys will have junk, trash, and vehicles. Mrs. Irish stated screening will not be able to address this problem.

With no additional comments, Chairperson Moore closed the public hearing. The Planning Commission agreed they would not vote on a recommendation during tonight's meeting. The Planning Commission agreed to ask additional questions of the applicant.

Commissioner Franusich asked why the estimated cost of development was much higher than anticipated. Mr. Robertson stated the original project was planned before new stormwater regulations took effect and noted there was also a significant amount of grading that was not reviewed in great detail at the time of the rezoning request. Commissioner Franusich asked if the new proposal requires grading. Mr. Robertson stated it will require grading but noted the cost will be spread out across more units and the varied housing types will allow the development to build out faster.

Commissioner Knies asked if they considered the runoff concerns raised by some residents. Mr. Semones stated the apartment development and the original single-family development plan went through several rounds of site plan review by the Town of Christiansburg and noted the stormwater management for the single-family development and apartments has been approved. Mr. Semones stated the wetlands have been delineated and the Army Corps of Engineers and DEQ have both reviewed the property. Commissioner Knies asked if this information was shared with the residents at the recent community meeting. Mr. Semones stated this was discussed during the meeting for the original 2014 proposal.

Commissioner Johnson asked if they have considered an alternative option to address some of the concerns presented by the residents. Mr. Robertson noted Stateson Homes is the contract owner and has the option to purchase the property. Mr. Robertson stated the current proposal provides fewer townhomes than they first mapped out when they decided to revisit this development. Mr. Robertson stated the courtyard approach was intended to remove cars from the road and provide landscaping and open space in front of the homes.

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 and 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 – (continued).

Commissioner Franusich asked if they can provide architectural renderings from the vantage point of The Villas at Peppers Ferry. Mr. Robertson stated it would take a few weeks to provide a profile cross-section. Commissioner Franusich clarified he meant a 3-D model to illustrate the perspective of the Townhomes from The Villas at Peppers Ferry. Mr. Semones stated a 3-D model would not be possible at this time because the final grading assessment is not complete but confirmed they could provide a profile cross section.

Vice-Chairperson Sowers asked what the residents of The Villas at Peppers Ferry would see, looking west, from their patio. Mr. Semones discussed the existing grade of the subject property and noted there was roughly a 10-foot elevation difference between John Adams Drive NW and the townhomes.

Commissioner Collin asked if the height was the same for the original two-story single-family homes and the proposed townhomes fronting on John Adams Drive NW. Mr. Semones stated the height was the same.

Chairperson Moore asked the Planning Commission if an elevation profile would be useful. Commissioner Johnson stated it would be helpful, but noted a site visit would be more useful. The Planning Commission agreed to make a group visit to the site at 5:30 pm, April 17, 2017, before the regular Planning Commission meeting.

Commissioner Franusich noted the property is within the Mall Urban Development Area.

Mr. Semones stated the Town's previous efforts to widen and improve Stafford Drive NW have not progressed because the Town has been unable to obtain the necessary right-of-way from property owners. Mr. Semones stated the improvements to Stafford Drive NW are not part of this application. Mr. Semones stated the future connection to Stafford Drive NW was part of the original 2014 plan but this was removed after feedback from residents and no connection to Stafford Drive NW is proposed with the current request.

Mr. Semones stated they made a financial obligation to fund a portion of the traffic signal at the intersection of Quin W. Stuart Boulevard NW and Peppers Ferry Road NW as part of the apartment complex development. Mr. Semones stated he believes the light has been funded and will be installed.

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 and 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 – (continued).

Mr. Semones stated the traffic count estimates provided in the application document were updated to reflect the addition of the townhome units. Mr. Semones stated the trip estimates are based on an industry standard and noted the new proposal, compared to the original 76 single-family homes, will add an average of 16 extra vehicle trips per day.

Mr. Semones noted the density of development for the entire 33-acre property is less than four units per acre.

Mr. Robertson noted some residents expressed concern for property values and stated they expect the townhomes to sell for \$220,000 - \$240,000, the villas to sell for \$280,000 - \$330,000 and the single-family homes to sell for \$325,000 - \$425,000.

Other business.

Chairperson Moore introduced the discussion. Mr. Warren stated a public hearing on a conditional use permit request for a game room at 77 Scattergood Drive NW will be held at the next Planning Commission meeting on April 17, 2017.

Mr. Warren stated the NRV Regional Commission will host the annual Planning Commissioner Training on April 20, 2017. Mr. Warren noted the training topics include proffer law changes, the sign ordinance ruling, and rules for siting wireless facilities. Mr. Warren requested commissioners RSVP to him by April 12 and noted staff will organize a carpool.

Commissioner Johnson stated Virginia's Outdoor Lovers Expo will be held April 22, 2017 at Bisset Park, Radford, VA.

Commissioner Franusich stated Downtown Christiansburg Inc will host a meet and greet event on Thursday, April 6, 2017 from 5 pm – 7 pm in the Motor Company building, downtown Christiansburg.

There being no more business, Chairperson Moore adjourned the meeting at 9:13 p.m.

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Craig Moore, Chairperson

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Andrew Warren, Secretary <sup>Non-Voting</sup>

**Christiansburg Planning Commission  
Minutes of April 17, 2017**

Present: Harry Collins  
Mark Curtis  
David Franusich  
Catherine Garner  
Jeananne Knies  
Craig Moore, Chairperson  
Ann Sandbrook  
Andrew Warren, Secretary Non-Voting

Absent: Matthew Beasley  
Ann Carter  
Hil Johnson  
Jennifer D. Sowers, Vice-Chairperson

Staff/Visitors: Will Drake, staff  
Eddie Roberts, 77 Scattergood Drive NW  
Steve Semones, Balzer and Associates  
Todd Robertson, Stateson Homes  
Allen Palmer, 45 Scattergood Drive NW  
Thomas Irish, 90 Revolution Circle NW  
Spencer and Ann Taylor, 105 Revolution Circle NW

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.

Spencer Taylor, 105 Revolution Circle NW, stated he was a veteran and a senior citizen. Mr. Taylor stated the decision of many of the residents in The Villas at Peppers Ferry to purchase a home was contingent on the adjacent land remaining R-1 and stated a change in the zoning would feel like a betrayal. Mr. Taylor stated the rezoning would increase the market value for the proposed development and decrease the value of the existing Villas at Peppers Ferry. Mr. Taylor stated this was unfair and asked the Planning Commission to carefully consider their decision.

Thomas Irish, 90 Revolution Circle NW, stated he was a member of the Board of Directors for The Villas at Peppers Ferry HOA but was only speaking for himself. Mr. Irish stated The Villas at Peppers Ferry acquiesced to the luxury apartments with the understanding that the rest of the parcel would be single-family homes.

Public Comment – (continued).

Mr. Irish stated the proposal reduces the amount of single-family homes by 45% and increases the total number of dwelling units by 63%. Mr. Irish stated this is not a minor change and the proposal is inconsistent with the vision offered by the applicant two years ago.

Ann Taylor, 105 Revolution Circle, asked the Planning Commission to review the cross-section provided by the applicant. Mrs. Taylor stated the cross-section did not include the building within The Villas at Peppers Ferry with the retaining wall.

Mrs. Taylor stated, contrary to previous comments, there are no basements in The Villas at Peppers Ferry and there are several two-story homes. Mrs. Taylor stated the building with the retaining wall is a two-story building and is not accurately represented on the cross-section.

Mrs. Taylor stated she was concerned with the proximity of John Adams Drive NW to natural gas lines and noted a curb would not guarantee safety in case of an accident.

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

Approval of Planning Commission Minutes for April 3, 2017 meeting.

Chairperson Moore introduced the discussion. Commissioner Collins made a motion to approve the April 3, 2017 Planning Commission meeting minutes. Commissioner Knies seconded the motion, which passed 7-0.

Public Hearing for a Conditional Use Permit by ETR Investments for a Game Room at 77 Scattergood Drive NW [Tax No. 496-20 4] in the B-3 General Business District.

Chairperson Moore opened the public hearing. The applicant, Eddie Roberts, stated he is the owner of ETR Investments and intends to operate Galaxy Play for child care, a state-licensed after-school program, and a public game room for school-age children up to 12 years of age during the evenings and on the weekend. Mr. Roberts described the business model as Chuck E. Cheese without a kitchen. Mr. Roberts stated the game room will offer parents the option to drop off their children for supervised care.

Allen Palmer, 45 Scattergood Drive NW, noted his home is across the street and stated he is concerned with noise, the hours of operation, traffic, and people cutting across his yard.

With no further comment, Chairperson Moore closed the public hearing. The Planning Commission agreed to discuss the request at the end of the meeting.



Discussion/Action 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.

Chairperson Moore introduced the discussion and noted the applicant provided a cross-section of the proposed development. Steve Semones, Balzer and Associates, presented the cross-section and noted its relative location in relation to The Villas at Peppers Ferry and the proposed development.

Commissioner Sandbrook asked about a fence or trees on the south side of John Adams Drive NW. Mr. Semones stated they will provide street trees and residential-scale landscaping. Commissioner Knies asked if the provision of a wall on The Villas at Peppers Ferry side of John Adams Drive NW had been discussed. Mr. Semones stated they have discussed the continuation of the white picket fence and the provision of additional landscaping, but not a structural wall.

Commissioner Franusich inquired about the relationship between the rezoning request and the planned housing development request. Mr. Warren noted one of the proffers submitted by the applicant ties the development the property to the proposed planned housing development. Mr. Warren noted the planned housing development allows for density above the by-right townhome development density of 10 units per acre and noted some of the proposed development regulations submitted by the applicant differ from the standard townhome development regulations in the Christiansburg Town Code.

Commissioner Garner asked if The Villas at Peppers Ferry was a planned housing development. Mr. Warren stated it was.

Commissioner Knies asked what the expected height difference will be between the townhomes and the single-family homes originally planned along John Adams Drive NW. Todd Robertson, Stateson Homes, stated the single-family homes would have been three stories high on the rear side, with walk-out basements. Mr. Robertson stated some of the townhomes will be three stories out of the ground and there may be 8-10 feet in height difference and some three-story townhomes will face The Villas at Peppers Ferry. Commissioner Franusich asked if the Planning Commission could limit the height through the conditional use permit. Mr. Warren stated the applicant may wish to comment on the height provision and noted restricting the height for certain areas may be a reasonable condition if the Planning Commission believes it contributes to a specific impact on adjacent property. Chairperson Moore noted 35 feet is the maximum height allowed in the standard R-1, R-3 and townhome regulations of the Christiansburg Town Code.

Discussion/Action 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 – (continued).

Commissioner Franusich stated the proposed development is of similar character to the surrounding properties from a density perspective. Commissioner Sandbrook stated her main concern was the condition of Stafford Drive NW. Mr. Semones stated he believed additional right-of-way on Stafford Drive NW between Quin W. Stuart Boulevard NW and Peppers Ferry Road NW was dedicated for future widening when The Villas at Peppers Ferry was developed.

Commissioner Knies asked if the Town was responsible for ensuring adequate water and sewer availability. Mr. Warren stated the Engineering Department reviewed the revised usage figures provided by the applicant and did not raise any concerns.

Commissioner Collins stated The Villas at Peppers Ferry is zoned R-3 Multi-Family Residential and the property for the apartments is zoned R-3 Multi-Family Residential, with R-1 Single Family Residential to the north. Chairperson Moore noted John Adams Drive NW has been laid out and its location is somewhat unaffected by this decision.

Commissioner Sandbrook and Chairperson Moore noted the issues and concerns brought forth concerning wetlands are outside the review of Planning Commission and are handled by the relevant regulatory agencies, with Town oversight.

Commissioner Franusich inquired about the status of the traffic signal at the intersection of Quin W. Stuart Boulevard NW and Peppers Ferry Road NW. Mr. Warren noted funding for the traffic signal has been requested for the fiscal year 2018 budget, to begin July 1, 2017. Mr. Warren noted the Town has hired a design consultant, and if funded, would hope to begin construction in the fall of 2017. Commissioner Curtis asked if Quin W. Stuart Boulevard NW would be extended. Mr. Warren noted this extension is the planned Connector Road and noted the project is not currently funded and funding is not anticipated in the next 4-6 years, though the Town remains committed to the project.

Commissioner Sandbrook inquired about an expected start date for the proposed development. Mr. Robertson stated they would hope to start in July or August, 2017 and noted the apartments will likely begin construction in June, 2017.

Chairperson Moore noted the subject property is within the Mall Urban Development Area and discussed the addition of Urban Development Areas into the Town's Comprehensive Plan.

Discussion/Action 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 – (continued).

Commissioner Sandbrook asked if the proposed landscaping is an existing condition. Mr. Warren stated requirements for additional landscaping would need to be a stated condition on the conditional use permit, since it is not shown on the master plan. Mr. Semones stated the landscaping they have shown is the landscaping proposed for the previous development plan and noted they are open to adding additional landscaping and extending the fence. Mr. Semones noted the John Adams Drive NW roadway is not centered on the right-of-way, but is shifted towards the townhome side to provide greater space between the pavement and The Villas at Peppers Ferry.

Chairperson Moore read the proffers offered by the applicant:

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.

Chairperson Moore stated the first proffer ties the rezoning request to the application document and master plan provided by the applicant and noted any revisions to the master plan would require a change to the dates on the proffer statement.

Commissioner Collins made a motion to recommend Town Council rezone the 7.93-acre portion of Tax Map No. 435-A from R-1, Single Family Residential to R-3, Multi-Family Residential with the proffers offered by the applicant. Commissioner Garner seconded the motion.

Commissioner Franusich discussed the difficulty of voting on the rezoning application before additional changes are made to the master plan. Mr. Warren noted minor changes could be reflected on an updated master plan, referenced in the proffer statement. Mr. Warren continued to state that the dates and conditions would need to be set before action by Town Council, but the Planning Commission, as a recommending body, can make a recommendation with the understanding that dates may be updated to ensure all documents are consistent before Council consideration.

Mr. Warren reviewed the comparison tables provided in the staff report detailing the changes in dwelling-types and density between the approved 2014 master plan and the proposed 2017 master plan.

Discussion/Action 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 – (continued).

With no further discussion, Chairperson Moore called for a vote on the motion, which passed 6-1. Chairperson Moore stated the Planning Commission has recommended Town Council approve the rezoning request with the submitted proffers.

Discussion/Action 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.

The Planning Commission reviewed the conditions of the 2014 conditional use permit and agreed to amend the dates of the referenced master plan to reflect the presented master plan dated March 3, 2017 in conditions #1-4 and to revise the referenced lots numbers in condition #4.

The Planning Commission agreed to add condition #9 to work with The Villas at Peppers Ferry on a continuation of a similar fence along the property line, but not in the right-of-way.

Commissioner Knies asked if the fence would be extended across the terminus of Washington Avenue NW or if a gate would be provided. Mr. Semones and Mr. Robertson stated this was a discussion they would have with the residents of The Villas at Peppers Ferry.

Commissioner Knies asked if a condition could be added to require the proposed Washington Avenue NW street name be changed, within the proposed development. Chairperson Moore stated street names are outside the review of Planning Commission. Mr. Semones stated they have spoken with staff and requested a name change. Chairperson Moore noted it is the Planning Commission's desire to have the name changed.

Commissioner Knies asked if the additional landscaping could be targeted in front of the alleys. Commissioner Franusich stated the updated master plan should show the additional screening.

The Planning Commission agreed to add condition #10 to restrict the alleys off John Adams Drive to one-way travel away from John Adams Drive NW, with no on-street parking in the alley right-of-way. Planning Commission discussed reducing the width of the alleys. Mr. Semones stated they would consider a narrower design.

Commissioner Knies if asked parking on John Adams Drive NW could be restricted. Mr. Warren noted John Adams Drive NW will be a public street and Chairperson Moore stated the restriction of on-street parking requires action by Town Council.

Discussion/Action 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 – (continued).

The Planning Commission agreed to correct the word “lightening” in condition #5 to “lighting.”

Commissioner Curtis asked if there is a landscape plan for the south side of John Adams Drive NW. Mr. Semones stated they will have street trees and residential-scale landscaping. Commissioner Franusich requested a condition for street trees on John Adams Drive NW. Planning Commission agreed to add condition #11 requiring street trees along John Adams drive, 6-feet tall at the time of planting and of a consistent spacing and appearance with the street trees along Quin W. Stuart Boulevard NW.

Chairperson Moore asked if sidewalks will be provided. Mr. Semones said they will provide standard 5-foot wide sidewalks along the main streets and will also have pedestrian paths along the courtyard units, although the size or material of those paths has not been finalized.

The Planning Commission noted the street lighting in condition #5 refers to public streets and is not intended to require street lighting along the alleys. Mr. Semones stated the placement of the street lights is ultimately dictated by AEP, but noted the current plan places the lights on the townhome side of John Adams Drive NW. Mr. Semones stated they have spoken with AEP and may be able to provide a street light on The Villas at Peppers Ferry side of John Adams Drive NW if requested by those residents.

Commissioner Franusich made a motion to recommend Town Council approve the conditional use permit request for a planned housing development, with the eleven conditions, as discussed. Commissioner Garner seconded the motion, which passed 7-0. Chairperson Moore stated the Planning Commission has recommended approval of the request to Town Council and noted the Town Council public hearing for the rezoning and conditional use permit requests will be held on Tuesday, April 25, 2017 in the same location at 7:00 p.m. and encouraged the citizens to attend and continue to participate in the process.

Other business.

Chairperson Moore introduced the discussion for the conditional use permit request at 77 Scattergood Drive NW. Mr. Warren noted the Christiansburg Institute and the residence at 45 Scattergood Drive NW are located across the street from the subject property.

Other business – (continued).

Mr. Roberts stated the business would open at 10:30 a.m. and close at 7:30 p.m. Mr. Roberts stated the building was formerly the site of Grace-A-Child, prior to construction of the new facility at 125 Scattergood Drive NW. Commissioner Collins asked if there was another business located on the subject property. Mr. Warren clarified an off-premise sign for R.E. Michael Company is located on the property.

Commissioner Curtis asked if parents would drop off the children. Mr. Roberts stated parents could stay or drop off their children for supervised care. Mr. Roberts stated the business is not a late night arcade and children cannot leave without a parent picking them up.

Chairperson Moore read the provided conditions:

1. Hours of operation shall be limited to between 9:00 a.m. to 10:00 p.m.
2. No alcoholic beverages shall be allowed in the gameroom.
3. There are to be no discernible noises to adjacent properties.
4. This permit shall be subject to review by the Planning Commission four months from the start of operation of the gameroom.
5. There shall be "No Loitering" signage in the parking area.

Chairperson Moore noted noise was a stated concern. Commissioner Knies asked if outdoor activities could be limited to certain hours. The Planning Commission agreed to add condition #6: There shall be no outdoor activities before 9:00 a.m. or after 8:00 p.m. The Planning Commission revised condition #2 to read: There shall be no alcoholic beverages allowed on the premises. Commissioner Curtis asked the applicant if he anticipated issues with traffic. Mr. Roberts stated he did not anticipate traffic issues and noted the large parking lot.

Commissioner Garner asked if four months was a standard period of review. Mr. Warren stated one year is typical practice. Mr. Warren noted staff could bring the permit before the Planning Commission at any time if there were violations on the property. The Planning Commission agreed to revise condition #4 to a one-year review. Commissioner Collins made a motion to recommend Town Council approve the conditional use permit with the six conditions, as drafted. Commissioner Sandbrook seconded the motion, which passed 7-0. Chairperson Moore stated the Town Council public hearing is scheduled for Tuesday, May 9, 2017.

There being no more business, Chairperson Moore adjourned the meeting at 9:15 p.m.

---

Craig Moore, Chairperson

---

Andrew Warren, Secretary Non-Voting



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

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 Nicholson* 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. *\* Fee covered under rezoning petition*

Signature of Landowner(s): *Rand 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**

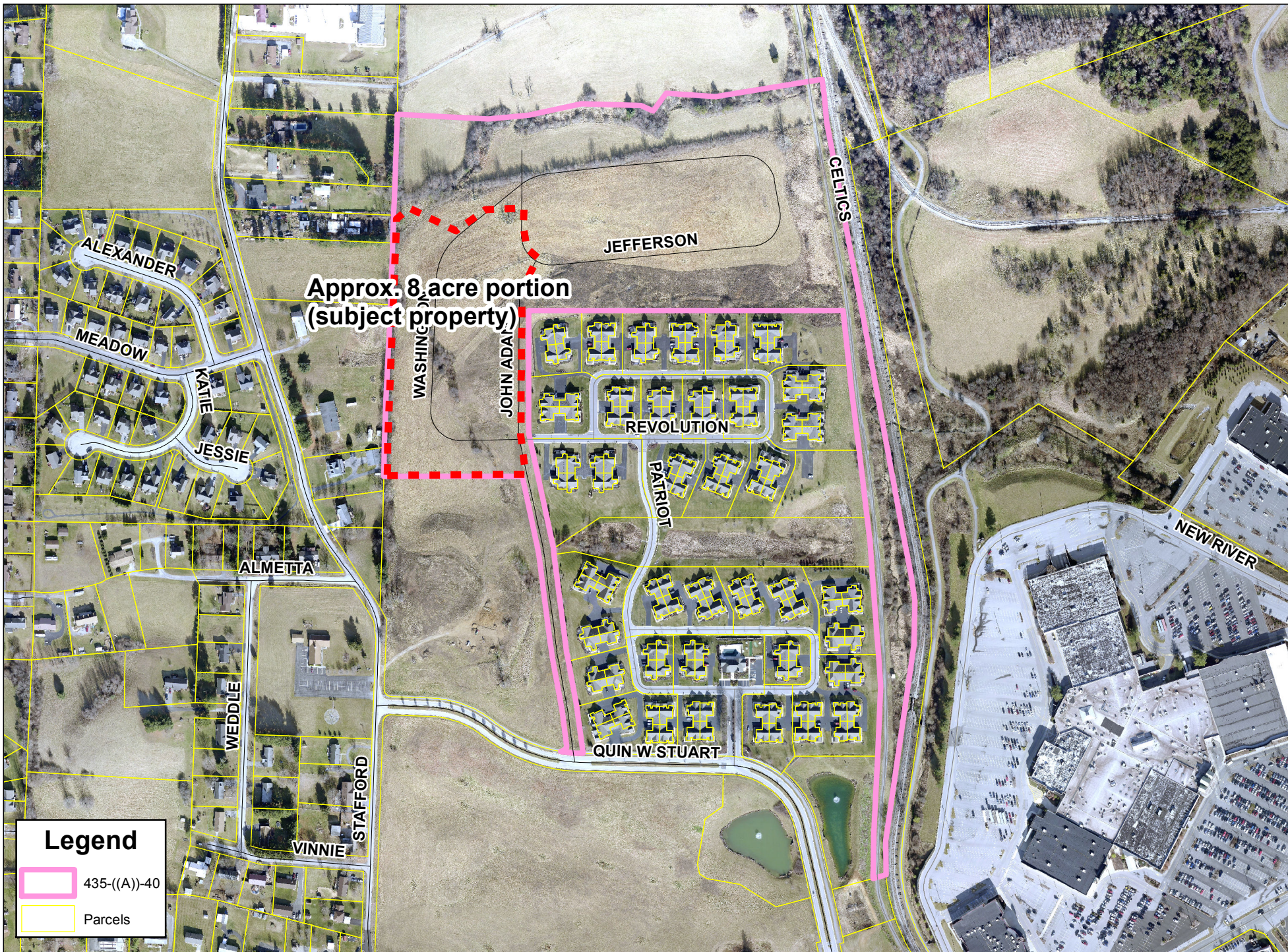
The development's primary access to Peppers Ferry Road N.W. will be through Quin W. Stuart Boulevard N.W. The Town of Christiansburg has hired a consultant to design improvements to the Quin W. Stuart Boulevard N.W. intersection with Peppers Ferry Road N.W., including signalization of traffic and pedestrian 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

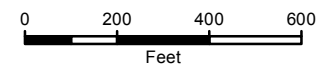
1. Aerial map
2. Zoning map
3. Master Plan
4. "Rezoning Application and Conditional Use Permit Application for Stateson Homes Planned Housing Development" dated June 10, 2014, revised July 22, 2014 and addendum #1 added March 3, 2017
5. Rezoning resolution and proffers, 2014
6. Conditional Use Permit,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



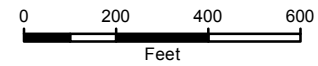
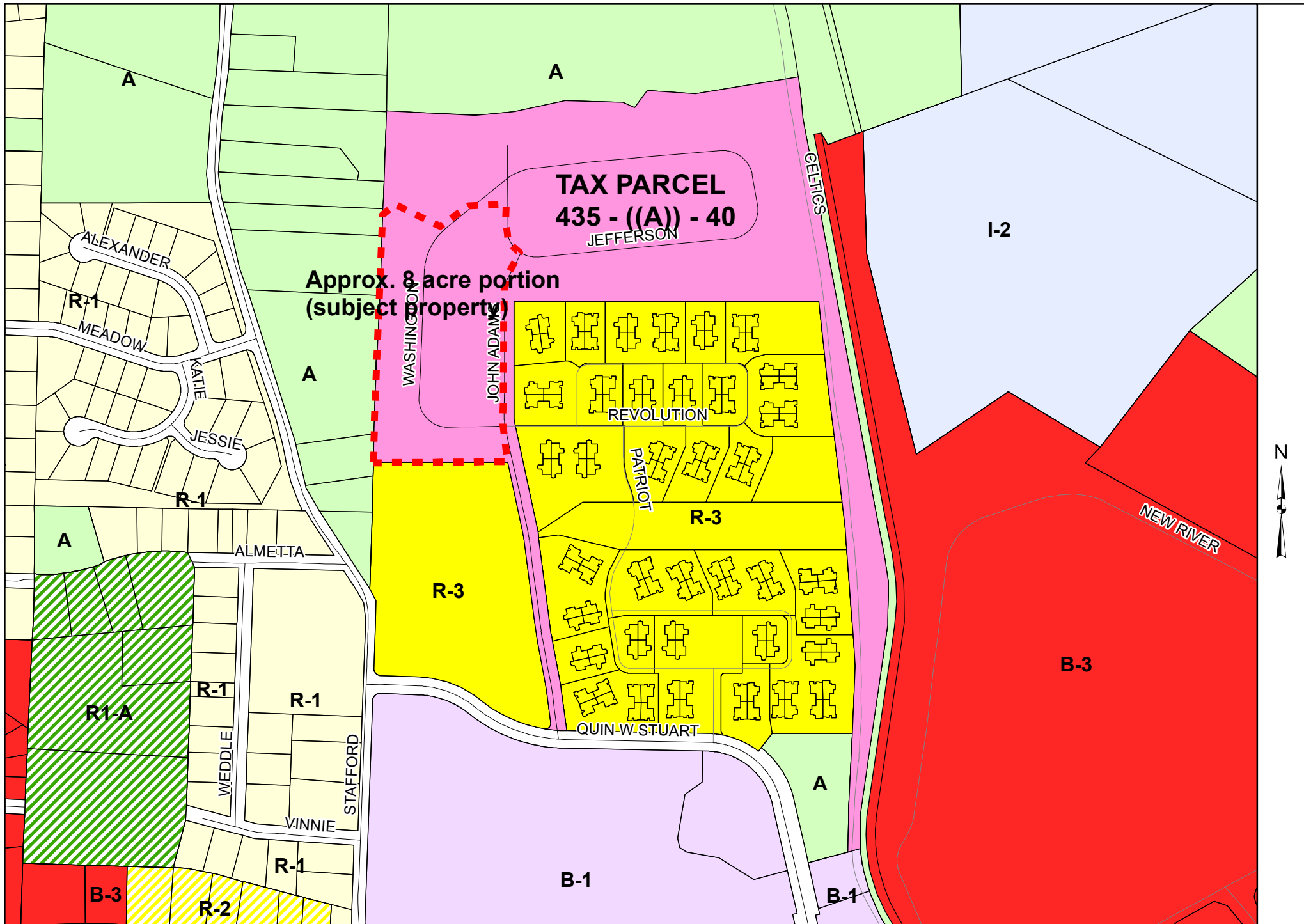


REZONING & CUP REQUEST: QUIN W STUART BLVD NW

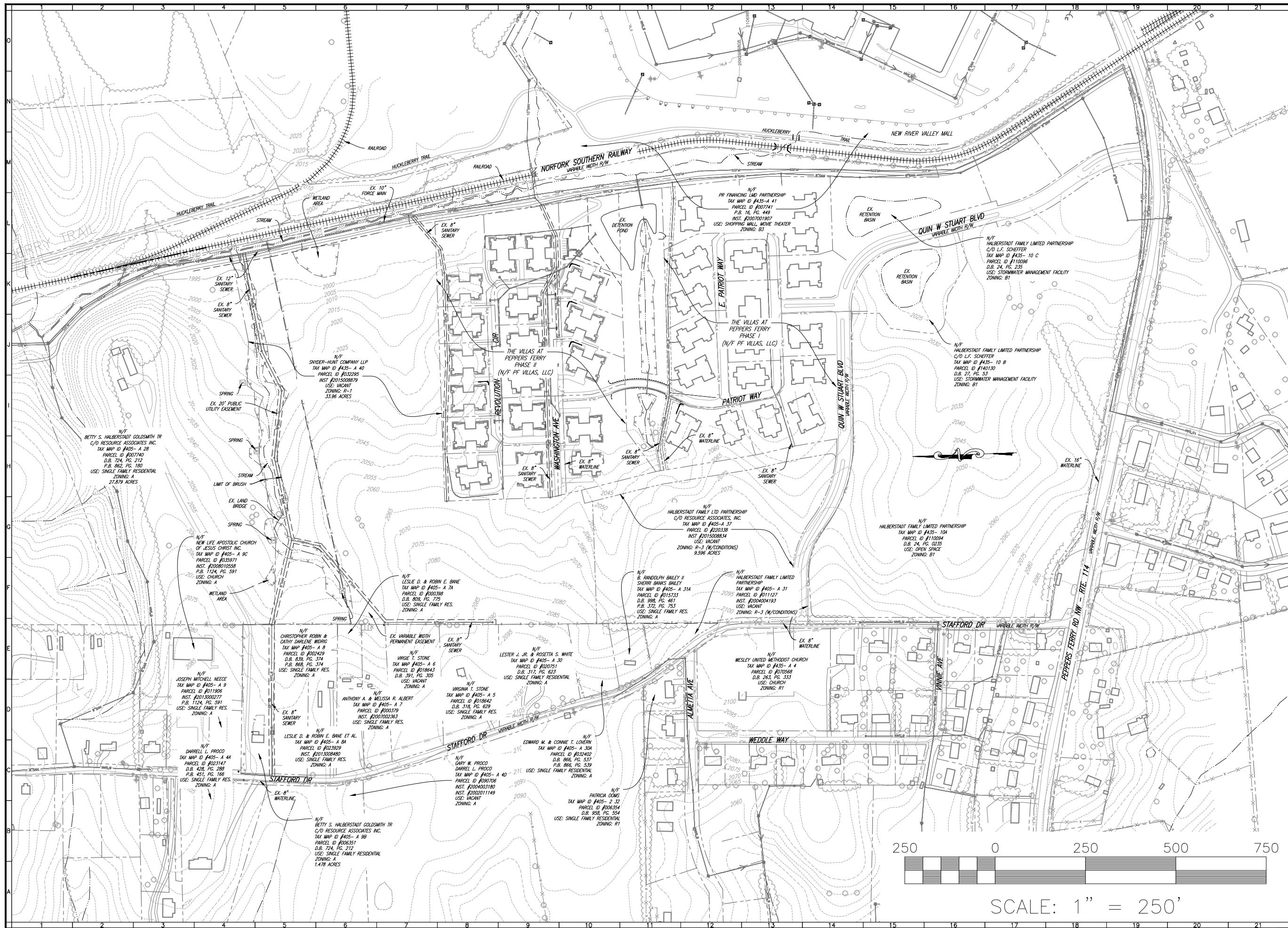
PC: APRIL 3, 2017  
TC: APRIL 25, 2017







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



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WETLAND DELINEATIONS & STREAM EVALUATIONS

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

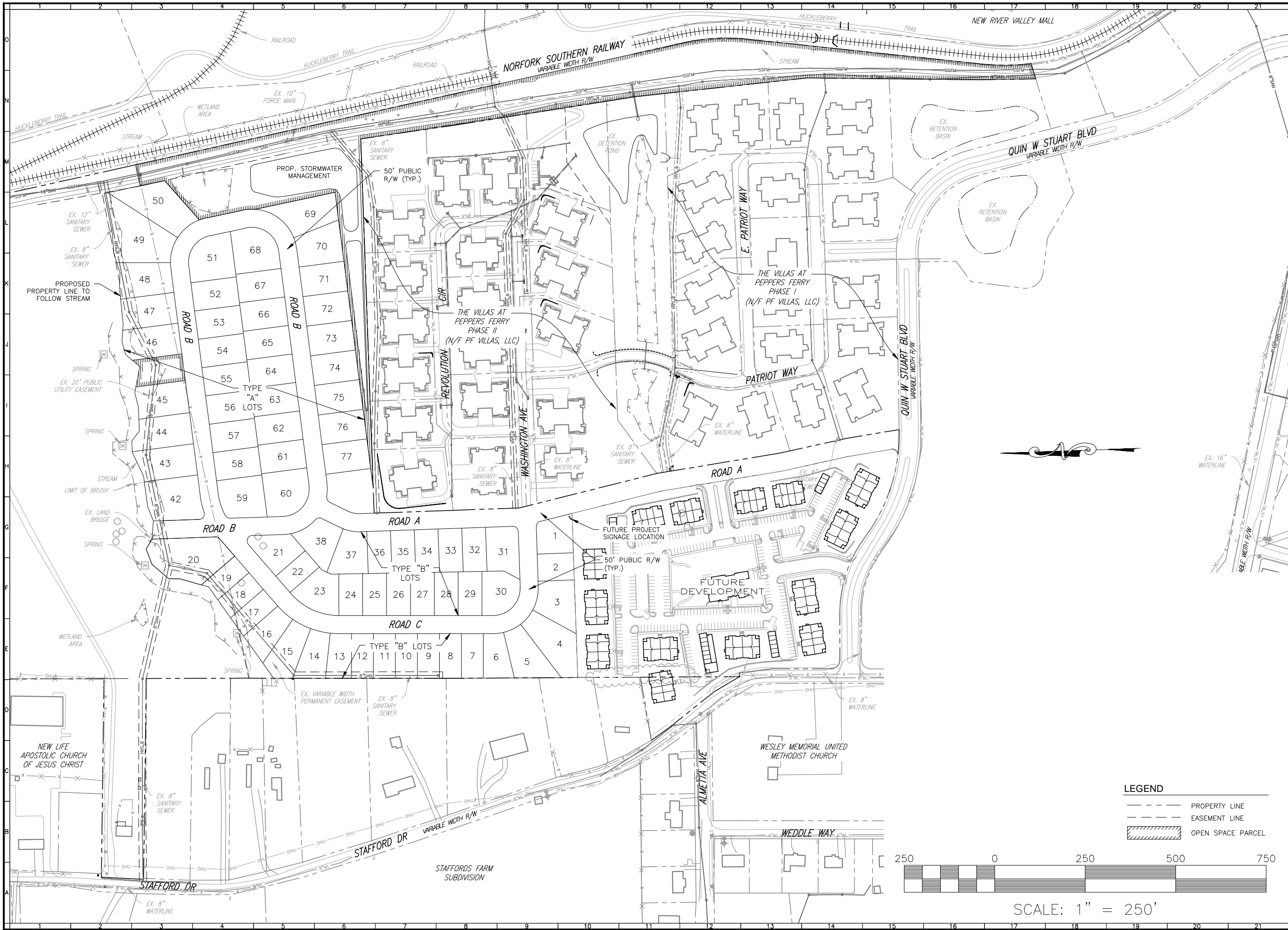
STATESON HOMES  
PLANNED HOUSING DEVELOPMENT

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



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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

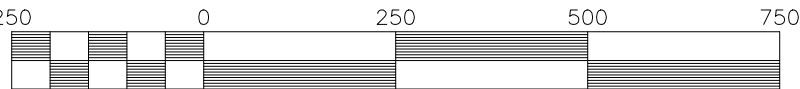
PREVIOUSLY APPROVED MASTER PLAN

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

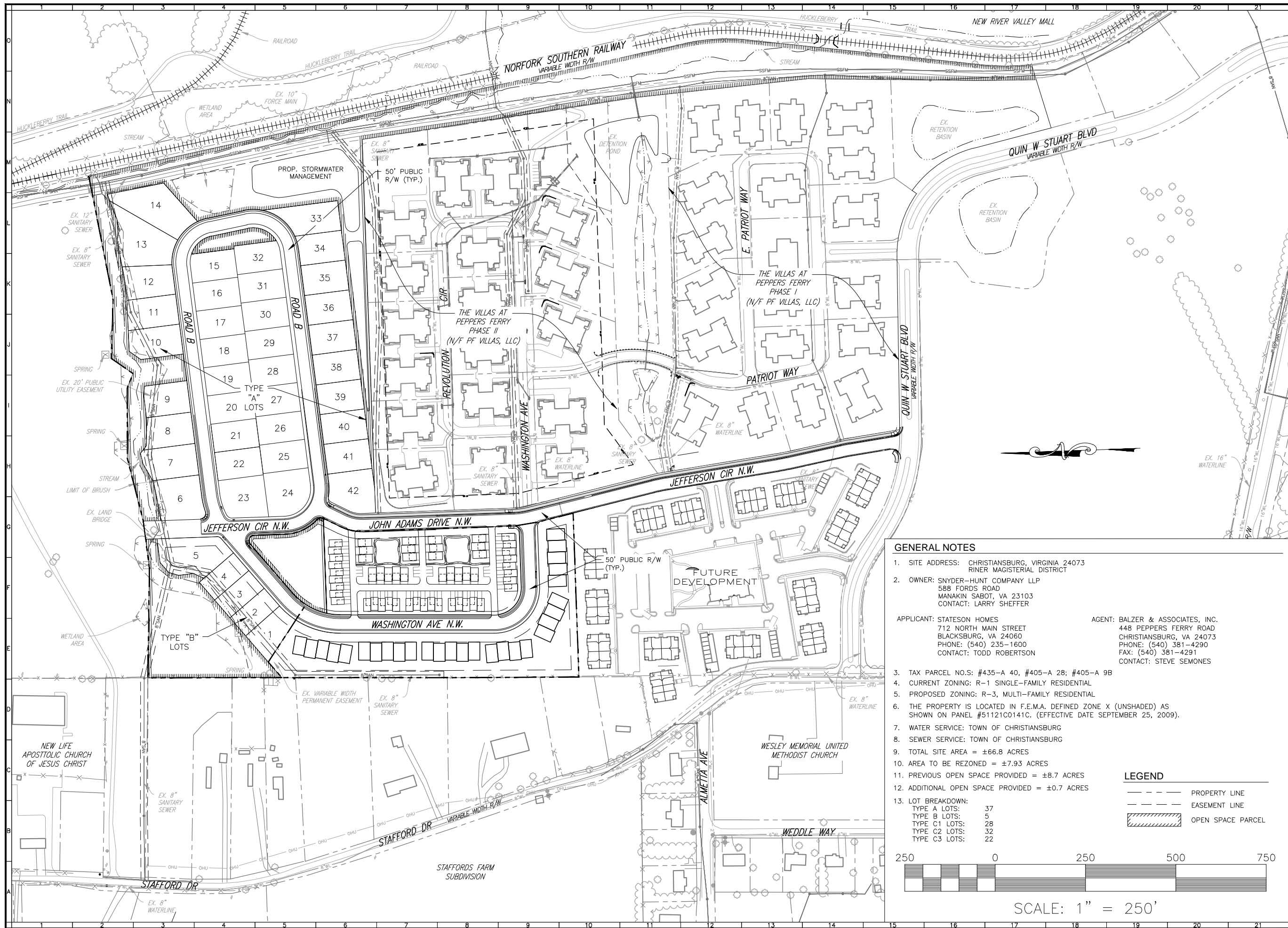


SCALE: 1" = 250'

SHEET NO.

Z2

JOB NO. B1300086.00

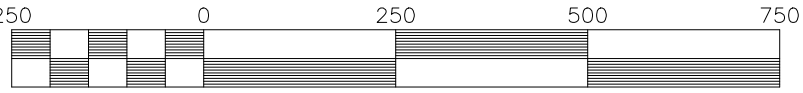


GENERAL NOTES

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

LEGEND

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



SCALE: 1" = 250'



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Balzer and Associates, Inc.

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540-381-4290  
FAX 540-381-4291

STATESON HOMES  
PLANNED HOUSING DEVELOPMENT

MASTER PLAN

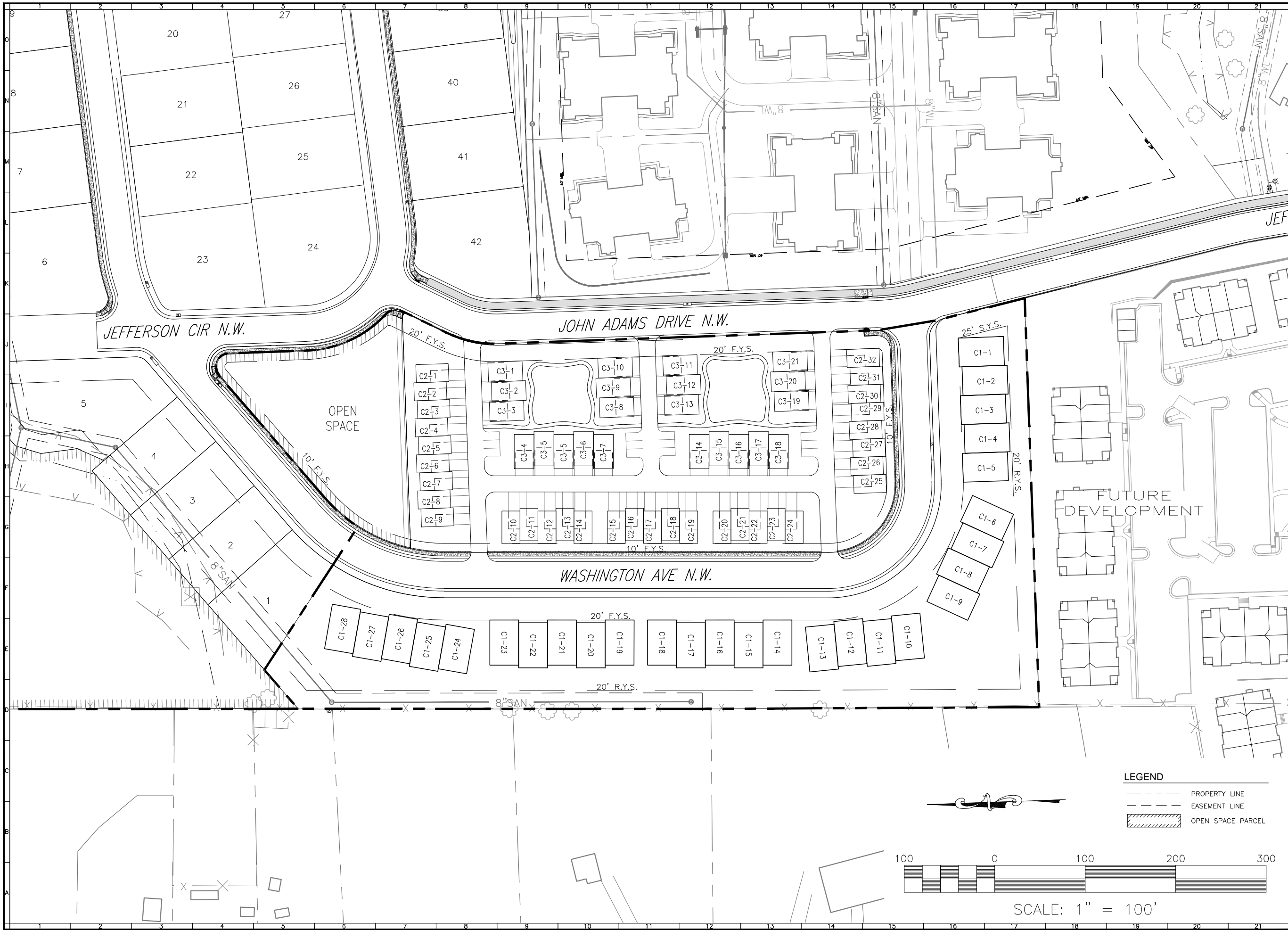
RINER MAGISTERIAL DISTRICT  
TOWN OF CHRISTIANSBURG, VIRGINIA

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SCALE 1" = 250'

REVISIONS:

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





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**Balzer and Associates, Inc.**  
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540-381-4290  
FAX 540-381-4291

STATESON HOMES  
PLANNED HOUSING DEVELOPMENT

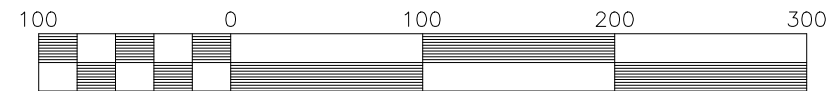
PROPOSED TOWNHOUSE LAYOUT

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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VI.	Zoning, Existing Land Use & Comprehensive Plan Vision.....	15
	Proffer Statement for the Application of Stateson Homes Rezoning .....	19

## **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:

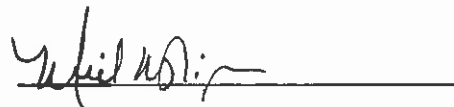
<u>Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor D. Michael Barber*				
Samuel M. Bishop	X			
Cord Hall	X			
Steve Huppert	X			
Henry Showalter	X			
Bradford J. "Brad" Stipes	X			
James W. "Jim" Vanhoozier	X			

\* 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**

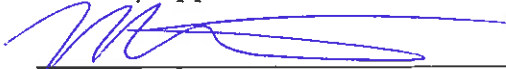
Proffer Statement for a requested rezoning application of Tax Parcel #405-A 9, a portion of Tax Parcel #405-A 28 and a portion of Tax Parcel #435-A 40 located north of Quin W Stuart Boulevard and east of Stafford Drive. (Reference Chapter 42 of the Town of Christiansburg Zoning Ordinance effective date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

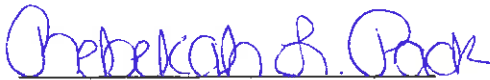
Date

**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*

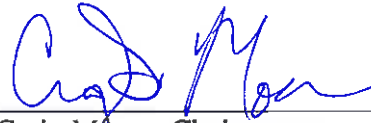
WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a Conditional Use Permit (CUP) request made by Stateson Homes for property on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion 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



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

ACTING TOWN MANAGER  
RANDY WINGFIELD

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  
Update  
Friday, April 14, 2017

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

## Update

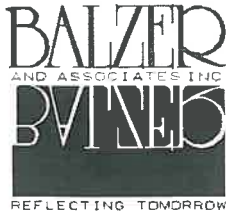
As Planning Commission is aware, the public hearing for the rezoning and conditional use permit applications was held and closed on April 3, 2017. In preparation for Commission's discussion and consideration of the two items on Monday evening, the following attachments are provided:

- 1) Applicant Letter - Letter from Steve Semones (Balzer and Associates Inc.) dated April 12, 2017 on behalf of the applicant.
- 2) Urban Development Areas (UDAs) –The Comprehensive Plan was amended by Town Council on November 22, 2016 to designate four UDAs within the Town. These areas were selected to take advantage of existing facilities and infrastructure, and to introduce Traditional Neighborhood Design in a way that best promotes the Town's vision for its future growth. The subject property is identified as part of the designated Mall UDA area.

It is important to stress that the additions of the UDAs to the Comprehensive Plan did not change the Town Code or subsequently any zoning regulations. Like any other section of the Comprehensive Plan, it is a guide and should be evaluated as one of many sources of information (applicant and citizen comments, site conditions, potential impacts, staff reports etc...) the Commission has to consider in making a recommendation to Council on the two applications.

Given that this is the first land use application for new development filed since adding UDAs to the Comprehensive Plan, staff has attached the UDA language that is now in the Community and Economic Development Chapter of the plan. Also, listed here is a link to the UDA page of the Town's website where additional information on the Town's UDA study can be found  
[\[http://www.christiansburg.org/index.aspx?NID=984\]](http://www.christiansburg.org/index.aspx?NID=984).

The April 3, 2017 minutes with received citizen statements at the meeting is provided in the Agenda Packet.



April 12, 2017

Andrew Warren  
Town of Christiansburg  
Planning and Zoning Director  
100 East Main Street  
Christiansburg, VA 24073

RE: Stateson Clifton Rezoning Amendment – Quin W. Stuart Boulevard

Dear Andrew:

As agent for my client, Stateson Homes, I would like provide you with a written response to several of the comments made by citizens during the Planning Commission Public Hearing on April 3, 2017. These are in no particular order, just touching on the various topics. Please feel free to share these with the Planning Commission prior to their meeting next Monday.

1) Traffic on Stafford Drive:

No new connection to Stafford Drive is proposed with this requested amendment. The proposed rezoning amendment does not impact Stafford Drive north of the intersection of Quin W Stuart and Stafford Drive. Concerns about the existing condition and width of Stafford Drive beyond that intersection should be directed to the Town Engineering department. During our previous rezoning requests, it was discussed by Staff and Town Council that several requests had been made to residents on Stafford Drive over the years to dedicate additional right of way to allow the Town to upgrade and improve Stafford Drive. However, residents have not agreed to this request and the Town does not want to condemn property for the additional right of way. Until one of these options occurs, no substantial improvements can be made to Stafford Drive. Staff may wish to provide any updated information on this topic.

2) Traffic on Quin W Stuart Drive and the proposed traffic signal at Quin W Stuart and Peppers Ferry Road:

While the increased unit density proposed with this current request would appear to drastically increase traffic, the ITE Trip Generation guidelines show that the increase is very minimal. The average daily trips have only increased from 865 to 878. This minimal increase is due to the fact that residents in townhome units tend not to make as many trips over the course of the day as those living in single family detached homes. This is attributable to lifestyles, age and proximity to other amenities such as shopping and restaurants that encourage walking. A traffic analysis was done during the previous rezoning requests and it was agreed during the apartment project



rezoning that the traffic signal would be installed and that the applicant would provide a financial contribution towards the cost of that signal. It is our understanding that funding has been approved and allocated for the signal installation and that it should happen this year. As this signal installation would be Town/VDOT project, the applicant is not able to speak to the exact timing. Staff may wish to provide any updated information on this topic.

3) Density:

As stated in our application material, the proposed rezoning amendment still is very much in line with the Town's Comprehensive Plan in regard to use and density. The Comprehensive Plan defines this area for a Future Land Use of Residential. This area has also been included within the UDA Boundary #4 Mall Area in the 2016 Comprehensive Plan Amendment update. Per the Town documents, *"Under the code designation, UDAs are areas designated by a locality in their comprehensive plan for proximity to transportation facilities, redevelopment/infill potential, and higher density development, specifically at least four single-family residences per acre, six townhouses per acre, or 12 apartment-style units per acre, and commercial development densities equivalent to at least a floor area ratio of 0.4."* The total acreage of the Clifton project is 33.96 acres. The total number of proposed residential units on that 33.96 acres is 124 which provides an average density of 3.65 units per acre. By comparison, the VPF was developed on approximately 33.7 acres with a total of 148 units providing an average density of 4.39 units per acre which is greater than the proposed Clifton project.

4) Topography and Elevations:

There is significant elevation change (45 feet) from west to east on the Clifton property in the area of the proposed townhomes. The elevations at the east edge against the VPF property were set during the construction of VPF and the general road grades for what is now John Adams Drive were also constructed during the VDF development. The general elevations of where the proposed townhomes will sit are not very different than what they would have been with the single family homes. The townhomes are also planned to be no more than 2-3 stories. Very similar to two story house on basement. As final engineering of this new layout has not been completed, the cross sectional drawings provided with this letter are preliminary. However, the final grades should not be significantly different. As this drawing shows, all efforts are being made to keep the townhomes from towering above the VPF property to the east.

5) Property Values:

Several residents have raised concerns about a potential loss of value to their condo units at the Villas at Peppers Ferry (VPF). Based on the average sales price of the VPF units and the projected sales price of the three townhome types (\$220,000-\$330,000) and the single family homes (\$325,000-\$425,000) in Clifton, it is our opinion that VPF unit values will not go down but instead may likely rise.

6) Character of the Project:

The architectural style of the townhome and single family units were shown at the Public Hearing. It is our opinion that the character of these homes are very much in keeping with the high standards already exhibited by the VPF community. Stateson Homes is building in several different communities in the New River Valley and Roanoke Valley, all of which have a high standard for architectural quality and details. The Clifton development will also maintain this high standard.

7) Environmental Concerns – Stormwater Management and Wetlands:

All of the State and Local requirements for Stormwater Management will be met onsite and approved by the Town Engineering Department. The Clifton project is not proposing to use any of the previously constructed ponds or stormwater facilities to satisfy our requirements. All of the wetlands and streams on the Clifton property have been delineated by a wetland professional and those delineations were confirmed by the US Army Corps of Engineers. All permits required for any minor disturbance to those systems on the Clifton property have been approved. No disturbance is proposed on any streams or wetlands located on the VPF property.

8) Lighting:

The lighting proposed for this project will all be residential in nature and scale. Street lights along John Adams Drive will be similar in style to the existing lights on Quin W Stuart with the exception of additional downlighting features as allowable by Appalachian Power. Lighting within the subdivision on the individual lots or townhomes will be post style or porch lighting as typical within a residential subdivision.

9) Alleys:

The alleys serving the interior Townhouse units has been proposed as one way off of John Adams Drive. This will limit headlight impact on our VPF neighbors. These alleys are designed not to allow parking on them as each unit will have either a two car garage or a one car garage and driveway. The Clifton Home Owners Association will maintain the alleys and exterior grounds of the Townhome section of the subdivision. The HOA will also have covenants and restrictions that will restrict residents from storing spare vehicles, recreational vehicles or "junk" in the alleyways.

I hope this helps to clarify some of the issues and concerns mentioned last week. Please feel free to call at 540-381-4290 or email me at [ssemones@balzer.cc](mailto:ssemones@balzer.cc) if you have any questions or comments.

Sincerely,  
Balzer and Associates, Inc.



Steven M. Semones  
Vice President

PLANNERS ARCHITECTS ENGINEERS SURVEYORS

448 Peppers Ferry Road NW • Christiansburg, Virginia 24073 • Phone (540) 381-4290 • Fax (540) 381-4291

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

Recreate and strengthen the community identity, improve aesthetics and visual continuity, and reinforce neighborhood character.

- CED 8.1 Improve Christiansburg's gateways by creating a distinct streetscape.
- CED 8.2 Enhance the Town's core areas and develop visual continuity with uniform landscaping and streetscaping.
  - CED 8.2A Reduce sign clutter with stricter enforcement of sign regulations.
  - CED 8.2B Expand and maintain the flower boxes within Town.
- CED 8.3 Create visual ties between neighborhoods that convey the Town brand and maintain distinct neighborhood characteristics.
- CED 8.4 Work with residents and businesses to improve the overall aesthetics of the community.
- CED 8.5 Preserve strengthen and reinforce the stability and diversity of neighborhoods to improve residential quality in Town.
- CED 8.6 Ensure that new residential neighborhoods in Town are compatible and integrated with the existing community character.
- CED 8.7 Create opportunities to assist new residents in learning about and connecting with the community.
- CED 8.8 Support community building events and businesses.
  - CED 8.8A Support the Christiansburg Farmers' Market.
  - CED 8.8B Encourage community gardens.
  - CED 8.8C Encourage and support events by partnering with civic organizations.
- CED 8.9 Encourage volunteerism throughout the community at all age groups.
- CED 8.10 Continue to foster relationships with higher education institutions and support the provision of educational and cultural opportunities.

## **Urban Development Areas (UDA)**

Urban Development Areas (UDA) were originally authorized by the Code of Virginia in 2007 (Virginia Code § 15.2-2223.1.) as a requirement for certain high growth localities to designate areas "sufficient to meet projected residential and commercial growth in the locality for an ensuing period of at least 10 but not more than 20 years." Under the code designation, UDAs are areas designated by a locality in their comprehensive plan for proximity to transportation facilities, redevelopment/infill potential, and higher density development, specifically at least four single-family residences per acre, six townhouses per acre, or 12 apartment-style units per acre, and commercial development densities equivalent to at least a floor area ratio of 0.4. In 2012, however, the Code was amended to define UDAs more broadly and make them optional rather than mandatory. In addition, under the House Bill 2 legislation established in 2014, areas designated as UDAs in a local comprehensive plan may have an additional level of potential eligibility for transportation funding from the State.

The Town currently meets the State Code provisions for UDA densities per current zoning, and exceeds the townhouse guidelines with a zoning district allowing for ten townhouses per acres. The Code also specifies that UDAs shall incorporate the principles of Traditional Neighborhood Development (TND). TND embodies classic characteristics of traditional communities such as walkable neighborhood centers, interconnected streets and blocks, diversity of land uses and easy access to jobs, housing and recreation by a variety of travel options (auto, bus, walk, bike, etc.). The Code also recommends that the Comprehensive Plan describe any financial or other incentives for development in the UDAs.

The State Code recommends that the UDAs be able to accommodate the projected residential and commercial growth for the next 10 to 20 years. The Town is expected to add approximately 5,012 people during the next 15 years. This growth will require an estimated 1,973 housing units and 118,380 square feet of commercial space (retail and commercial), as shown in Table 1 –

#### **Town of Christiansburg Projected Population**

The Town has designated a series of areas for adoption as UDAs based on an analysis of their potential for new development and/or redevelopment through location, existing development patterns, zoning and access to infrastructure.

Each UDA represent acceptable locations to accommodate targeted growth and/or capacity for revitalized and new development, given the community's vision, as well as representing areas readily offering the infrastructure support necessary to make TND projects successful. In general, these UDAs have been located based upon State Code guidance such that they feature:

- Proximity to existing transportation facilities,
- Availability of public water and sewer systems,
- Proximity to areas of existing development, and
- Opportunities for new development or revitalization of existing development.

#### **UDA Locations**

Four UDA's have been selected to take advantage of existing facilities and infrastructure, and to introduce TND in a way that best promotes the Town's vision for its future growth, with designated boundaries as shown on the UDA Boundaries Map. The UDA boundaries will be periodically reviewed and updated as needed through a public process. The four UDA's are:

1. Cambria UDA
2. Downtown UDA
3. Institute UDA
4. Mall UDA

#### **CED 9 - UDA's Goals and Strategies**

**CED 9.1** Cambria UDA – is approximately 41.89 Acres and its boundary generally follows the contours of the current General Business (B-3) Zoning District. Targeted growth should be focused along Cambria Street through the adaptive reuse or redevelopment of existing buildings and developable parcels to allow for commercial uses along the ground floor with residential above, while developing policies that protect the character of the Cambria neighborhood.

**CED 9.1A** Develop a Specific Plan for the Cambria UDA that implements the principles of TND through an urban design framework that includes adaptive reuse guidelines for the buildings, identifying potential zoning recommendations and incentives, capital improvement priorities and suggestions for improved linkages to current and planned parks and trail improvements.

- CED 9.1B Develop a Streetscape Plan that establishes sidewalk finishes, street trees and associated streetscape details for Cambria Street that are to be implemented by public and private development.
  - CED 9.1C Develop a managed parking system or specific surface parking facility to provide needed parking for commercial uses and avoid parking impacts on adjacent residential neighborhoods.
  - CED 9.1D Develop a pedestrian wayfinding signage system that includes a Cambria identification or gateway sign located at a prominent location, as well as retail kiosks, historic district designation identification signs and street banners, as needed, to promote Cambria businesses.
  - CED 9.1E Partner with organizations, schools and non-profits to promote the arts in Cambria, including locating public art to mark key paths of movement.
  - CED 9.1F Develop adaptive reuse guidelines for the rehabilitation historic structures located within the Historic District of Cambria that are based on the Secretary of the Interior's Standards for Rehabilitation, and allow for the possibility of receiving either Federal or State historic preservation tax credits.
- CED 9.2 Downtown UDA – is approximately 191 Acres and is defined by a roadway network that includes N. Franklin, Depot, First and Main streets. Targeted growth should include a mix of infill and new mixed-use development with active commercial use at the ground level.
- CED 9.2A Develop a Specific Plan for the Downtown UDA that implements the principles of TND through an urban design framework that includes a strategy for infill and design guidelines new development, identifying potential zoning recommendations and incentives.
  - CED 9.2B Develop a Streetscape Plan for the Downtown UDA, based on recent improvements along Main Street, in order to create a consistent public space. The Streetscape Plan should be based on a Complete Streets approach that promotes street designs that enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. The Streetscape Plan should identify sidewalk finishes and details, crosswalk designs, street tree typologies and general specifications that implement a consistent public realm experience.
  - CED 9.2C Develop a pedestrian wayfinding signage system that includes a downtown identification or gateway sign located at a prominent location, as well as retail kiosks and street banners, as needed, to promote downtown businesses.
  - CED 9.2D Continue to promote downtown as a public event center for the Town, and evaluate the necessary policies and process in-place that facilitates additional street festivals and art events.
  - CED 9.2E Partner with organizations, schools and non-profits to promote the arts in downtown, including locating public art to mark key paths of movement.
  - CED 9.2F Study the potential of creating a Special Service District with a value capture model based on future developments within the Downtown UDA that could be used to finance right-of-way improvements.
  - CED 9.2G Develop adaptive reuse guidelines for the rehabilitation historic structures located within the Historic District of Downtown that are based on the Secretary of the Interior's Standards for Rehabilitation, and allow for the possibility of receiving either Federal or State historic preservation tax credits.
  - CED 9.2H Develop a Downtown Parking Management Plan to address future parking challenges in the downtown area as surface parking lots convert to future

development, and to serve as a framework for the implementation of parking management and supply strategies in the downtown area. A Downtown Parking Management Plan should support and encourage continued investment in the downtown core; identify, plan, or establish potential reserve of parking supply to facilitate future development; and mitigate spillover parking into residential neighborhoods.

- CED 9.3 Institute UDA - is approximately 257.5 Acres, its boundary is centered along N Franklin Street, and its outer edges are defined by Norfolk and Southern Railway to the south and U.S Route 460 to the north. Targeted growth should reinforce the current institutional, residential and commercial uses, future passenger rail train station and promote connectivity to the Huckleberry Trail.
- CED 9.3A Develop a Master Plan for the Institute UDA that implements the principles of TND through an urban design framework that includes a strategy for redevelopment of existing commercial strip malls, design guidelines for new development, development that compliments the current institutional uses and future passenger rail train station, and connectivity to the Huckleberry Trail, identifying potential zoning recommendations and incentives.
- CED 9.3B In order to implement the principles of traditional neighborhood design, the Institute UDA should have its own Streetscape and Pedestrian Plan, based on an urban design framework that includes (1) "Complete Streets" approach that promotes street designs that enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities, and (2) a Pedestrian Plan that safely links the major residential developments to the west with Christiansburg High School, the Recreation Center and the commercial areas located along North Franklin Street.
- CED 9.3C Improve public safety, alleviate traffic congestion, and potentially provide economic development enhancements through improvements at the intersection of North Franklin and Cambria streets that include the proposed elimination of the fifth leg, planned entrance consolidation, and provision of pedestrian signalization that should address safety concerns.
- CED 9.4 Mall UDA – is approximately 885.5 Acres and is defined by the intersection of N Franklin Street and Peppers Ferry Road. The Mall UDA can accommodate greater levels of growth due to the availability of sizable developable parcels. Targeted growth over time must address the lack of pedestrian connectivity within and between existing developments and between large street blocks that are separated by wide street corridors. Targeted growth in the Mall UDA should focus on redeveloping existing commercial strip malls into viable mixed-use developments that are walkable and are supported by alternatives modes of transportation, in order to maintain and expand the Mall area's role as the premier regional mixed-use shopping center district and park.
- CED 9.4A In order to implement the principles of TND, a Master Plan should be developed for the Mall UDA that includes a strategy for redevelopment or repurposing of existing commercial strip malls with potentially new mixed-use development, design guidelines for such development, pedestrian connectivity within and between large parcels, and to the Huckleberry Trail, identifying capital improvement priorities and potential zoning recommendations and incentives.
- CED 9.4B In order to implement the principles of traditional neighborhood design, the

Mall UDA should have its own Streetscape and Pedestrian Plan, based on an urban design framework that includes (1) “Complete Streets” approach that promotes street designs that enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities, and (2) a Pedestrian Plan that promotes pedestrian pathways and an open space network that links parking with existing and future commercial and/or mixed-use residential development that includes pedestrian linkages to the Huckleberry Trail.

- CED 9.4C Promote the utilization of the Marketplace Shopping Center that could include using the existing layout or transforming the center into a mixed-use residential development with pedestrian plazas and park promenades.
- CED 9.4D Support the possibility of developing a Transit Center located in the Mall UDA. The Transit Center may be studied as part of larger public/private Transit Oriented Development (TOD) opportunity that could potentially include commercial and residential development. Coordinate with VDOT and other Park & Ride facilities currently being planned.
- CED 9.4E Study the potential of creating a Special Service District with a value capture model based on future developments within the Mall UDA that could be used to finance right-of-way improvements.
- CED 9.4F Promote Huckleberry Trail as a key attraction for attracting new residential and commercial growth to the Mall UDA.
- CED 9.4G Improve public safety, alleviate traffic congestion, and potentially provide an economic development impact with the proposed North Franklin Street and Peppers Ferry Road Connector Project that will alleviate congestion at two of the busiest traffic signals in the New River Valley.
- CED 9.4H The Town should look for an opportunity for grade separated pedestrian/bike connectivity on both sides of N. Franklin Street.

To: Town of Christiansburg Planning Commission

From: Lynn Klappich and Jim Overton, 1255 Stafford Drive, Christiansburg  
24073 (Residents since 2006)

RE: Rezoning and Conditional Use Permit, 7.93 acres portion of Tax Map  
No. 435-A 40

The citizens of the Town of Christiansburg must trust the vision of their community to their elected officials, their appointees and the Town staff. The vision is implemented through the comprehensive plan and zoning with opportunity for public input. It is the citizens' responsibility to be engaged and informed of the actions of these three entities. The purpose of the meeting tonight is to allow the public to voice their opinions on this vision relative to the compatibility of the requested actions by Snyder Hunt Company LLP in regards to the rezoning of and conditional use permit request for the 7.93 acres portion of Tax Map No. 435-A 40.

In 2014, the Planning Commission and Town Council approved the rezoning of approximately 34 acres from Agriculture to R-1 single family of which the 7.93 acres is part. The application indicated that there would be 77 lots of varying sizes developed in this area. This parcel wraps around the Villas at Peppers Ferry and the rezoning considered R-1 to be compatible with the surrounding land use. A rough estimate of potential vehicles would be two per home for a total of 154 vehicles. The vision in 2014 would appear to have been a nice mix of the Villas and single family homes.

Unfortunately there was another parcel at the corner of Stafford and Quin W Stuart Blvd. that was only identified in this rezoning as "future development" which was at that time zoned agriculture.

In 2015, the parcel identified as "future development" was rezoned from agriculture to R-3 for an apartment complex. The complex will consist of 168 rental properties. This would equate to potentially 336 vehicles. The apartment complex would not appear to be compatible with the 2014 vision but I was not at the hearing to hear the discussion.

As you know, this apartment complex is necessitating the installation of a light at Quin W. Stuart Blvd. and Peppers Ferry Road. Based on discussions with Town staff it is being assumed that traffic from the apartment complex will use Quin W.



Stuart Blvd. and access Peppers Ferry Road at the light. It is also probable that most will be making left turns. Ultimately this light will address traffic flow into the new park and the new connector road.

Today, there is yet another rezoning and conditional use request application for a “portion” of this larger parcel originally rezoned as R-1 in 2014 for R-3 townhomes. Under this request there would be 82 town homes with an assumed 2 vehicles per home (164 vehicles) immediately adjacent to the apartment complex and the Villas. Forty-two single family lots would remain. It is probable that most traffic from the townhomes would exit on to Quin W. Stuart Blvd and to the new light at Peppers Ferry Road. (Not up to Stafford Drive.) The traffic study with the application only addresses the single family homes and town homes and indicates a vehicle peak AM exit from the two areas at 54 vehicles. Given the potential for 248 vehicles in the two sites, this seems underestimated and certainly does not include the apartment complex. If the apartment complex is included I estimate that there are potentially 500 vehicles (per zoning), many probably leaving for work or school at approximately the same time and most turning left at the light. Again I think the 54 vehicle AM peak is underestimated and should be reconsidered.

My husband and I are concerned that traffic (especially those turning right on to Peppers Ferry Road) will begin to divert on to Stafford Drive which is not designed to handle additional traffic without improvements.

The rezoning application (page 15) indicates that “*Road B (also known as Jefferson Circle N.W.) 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.*” In discussions with staff, I understand that at one time there was a connection proposed from the single family parcel on to Stafford Drive. Our concern is that Stafford Drive cannot handle this traffic without significant improvements to manage further traffic – it is dangerous and too narrow to accommodate cars and pedestrians. It is important that those of us who live on Stafford Drive be assured that no connections will be made to Stafford Drive without improvements and we are concerned that this language has been added to this rezoning request.

During construction of the apartment complex and of townhomes there will obviously be a significant amount of construction vehicles entering the sites. We are concerned about damage to Quin W. Stuart Blvd and Stafford Drive. Stafford Drive has been significantly worn by the construction of the homes in Sturgill Estates as materials and equipment are delivered. Does repair of the public roads due to damage by a private developer fall to the developer or to the taxpayers?

My husband and I have other concerns regarding stormwater management, safety, lighting, noise, landscaping and compatibility with those residents already living in the area. We would be more than willing to discuss our concerns with the Town staff.

Of most concern however, is that the residents in this area, trusted that the Town believed in their original vision for this area of a mix of single family homes and the Villas. (The apartment complex aside). Our concern is that with the previous approval of the apartments and the potential approval of the townhomes, it is only a matter of time until the remainder of the parcel will be rezoned for more townhomes creating more traffic and potential damage to the environmentally sensitive downstream areas (unnamed tributary to Slate Creek). Thus, we are against this rezoning.

If the ultimate vision has changed or will change for the remainder of the single home parcel, then we would suggest that the Planning Commission require the developer to master plan the full parcel and to complete a rezoning and conditional use permit for the ultimate development. This slow unwinding of the original 2014 vision is not fair to the residents and is time consuming for Town staff. Planning cannot and should not be piecemeal but should be comprehensive and stable. It is the only way that residents can be sure that their decisions about where to live are based on the best information..

I would respectfully request that the Planning Commission deny the rezoning application. If the Planning Commission is not ready to make that decision then we would request that the Planning Commission postpone their decision for two weeks while requesting staff to address the concerns voiced here tonight.

Thank you.

Received - Planning Commission public hearing  
4/3/17

**Planning Commission Case #RZN-2017-01/CUP-2017-02**

Hearing: 4/3/2017

Comments By:

**Thomas Irish**

90 Revolution Circle (The Villas at Peppers Ferry)

Christiansburg, VA 24073

Tel.: 443-465-5673

e-mail: teirish@gmail.com.

I live in the middle of the community, not along the border of the proposed new development.

Member of the Board of Directors (Secretary) for the Villas at Peppers Ferry Condo Association.

Remarks are my own, not the Association's.

I do not support this proposed zoning change.

Have members of the Planning Commission driven through or visited The Villas at Peppers Ferry? If so, great. If not please do. One cannot appreciate it without seeing it.

The Villas at Peppers Ferry is a 'one-of-a-kind' community in the whole NRV area, and a real 'gem' for Christiansburg.

It was such a pleasant surprise to find VPF when we moved here from the Baltimore area almost two years ago. There's nothing else like it.

Compared to the original development plan of 76 single-family detached houses the proposed plan reflects a 63% increase in living units (from 76 to 124), and a 45% decrease in detached houses (from 76 to 42).

I 'accepted' the 'luxury' apartments with the understanding the rest of the parcel would be detached houses. The introduction of townhomes totally flies in the face of my vision of how the development would unfold.

Besides the obvious increased pressure on overall traffic, the intersection of Quin W. Stuart Blvd. and Peppers Ferry Rd, the water & sewer systems, schools, etc., the introduction of townhomes totally changes the character of the proposed development and its impact on our community.

Nonetheless, as I said at the outset, and for all the reasons I have mentioned, I do not support this proposed zoning change, and I urge the Planning Commission to deny this zoning change request.

Thank you,

Thomas Irish

Re : The Villas at Peppers Ferry

Received - Planning Commission public hearing  
4/3/17

Several years ago, as a recent widow, I chose to invest limited retirement funds in the purchase of a condo in a quiet back corner of the Villas at Peppers Ferry.

Within this well maintained and lovely community, I have found caring friends, a group of people, many of whom are also widows, who look out for each other as needed, and provide a kind of family through Coffees on Wednesday mornings, and organized activities within the borders, easily accessible for all residents.

I have felt SAFE. This is not a small consideration.

I pay town taxes and county taxes. I pay an HOA fee which contributes to the upkeep of our well maintained community.

Currently, I am feeling assaulted by the possibility of a very large number of townhouses (82), two and three stories high, occupying a large part of a relatively small space, climbing up the hillside field just beyond my door. The elevation from my home up to Stafford Drive would appear to be at least a 30 to 35 percent grade across a relatively narrow expanse, which means that these DENSE two and three story townhouses would tower over our lovely quiet community.

I requested an elevation drawing of the proposed appearance of the entirety of these units as they will look in place up the hillside, but was told by Todd Robertson that such an elevation does not exist. There is only a footprint drawing. Perhaps the developers have not considered how the density of these buildings, no matter how nice each single one might be, will, in essence, tower over and block out the sunset from our currently established and well maintained community.

Is this proposal really the best choice of housing for this particular piece of property? Wouldn't smaller condos, similar to ours, or upscale single family homes, which would allow some green space around them, be a much better choice, for a variety of reasons?

I would request that you at least defer your decision until VISUALS, ELEVATIONS OF THE EXPANSE OF TOWNHOUSES GETTING TALLER AS THEY MOVE UP THE HILL TOWARD

STAFFORD can be provided to demonstrate the impact of the massive height and density

of townhouses climbing up the hillside just beyond my small quiet, SAFE retirement home.

I do not want to lose property value.

I do not want to lose my quiet safe haven.

I do not want to have to move.

I have had enough loss for awhile.

Dr. D. R. Janov

10 Washington Avenue

The Villas at Peppers Ferry

Christiansburg, Virginia 24073

Received - Planning Commission  
public hearing  
4/3/17

My name is Kathryn Dowling and I reside at 200 Revolution Circle. Some of you recognize me as the President of the Homeowners Association at The Villas at Peppers Ferry. Please note that I am speaking for myself, as it is not appropriate for the collective board or an officer to take an official position. I can state that we have residents who are opposed to the townhome addition and those who accept the proposal with some agreements with the developer. I will also state that we are very much aware that this property is in the Long Range Christiansburg Residential plan. I don't like the addition of the townhomes, but I feel like we are at least getting a known factor with Stateson Homes. It is my understanding that this entire region was originally re-zoned as high end R-1 and look what is happening. I do not want to wind up looking like some other developments in Christiansburg where townhomes are stacked on top of each other.

We have met with Stateson Homes, They have agreed to continue to work with us on multiple issues, including fencing, additional landscaping, meeting with the individual owners that face the townhomes, possible repair work to the town rock wall, one way alleyways to reduce light reflection, down lighting to reduce light pollution and renaming Washington street to avoid GPS confusion.

I personally support rezoning with the following stipulations:

1. The Town of Christiansburg needs to re-open the issue of Stafford Road and widening it. If Stafford is not addressed, then Quinn Stewart will become a nightmare.
2. I am opposed to any future additional increased zoning changes in general vicinity and surrounding areas.
3. I would like to see elevations of the townhomes and how that affects adjoining homeowners.

Thank you.

April 17, 2017

Dear Members of the Planning Commission and Planning Staff,

My name is Karen Pape and I own a home at 55 Washington Avenue. My 85-year-old mother owns a life estate in the property, and I speak on both our behalves.

We purchased the property in 2007 as it became obvious that my mother would need to be in a low-maintenance home with a bedroom on the first floor. She has been very happy here. It is a safe community, and she has many friends who look out for her well-being. I am always aware, when I visit, that the strict adherence to the bylaws and careful maintenance have really helped the Villas maintain value during a difficult housing market. I am grateful to the board for having been so careful over the years, and the original planning of the project dedicated generous areas to open space. I don't think you will find a nicer property in Christiansburg, and I wish I could find something just like it in my own town.

We purchased this property in 2007 with the express understanding that future development on the adjacent property would be in keeping with the existing homes at the Villas at Peppers Ferry.

The request to rezone the adjacent property to R-3 will likely have a negative impact on the bordering properties at the Villas for the following reasons.

First, our home will be immediately adjacent to the proposed road. The distance from the centerline of the road to the property line is only 25 feet. With a 30-foot road and an 8' path, there appears to be only 2' for fencing or landscaping adjacent to the Villas property line. I would like to see a detailed plan that addresses the promise of landscaping by the developer before this rezoning application is approved. While I appreciate that Stateson has agreed to place fencing, etc. "where possible", I think that these are extremely important details that should be addressed prior to approval of any rezoning request. No one from Stateson has contacted me. The promise feels too nebulous at the moment for me to be assured that our home will not be diminished in value.

I would not support granting an easement for landscaping, as I believe that the generous swath of green common space adjacent to our unit adds value, and I do not support decreasing that space in order to allow the developer to landscape there. I do not think it is appropriate to ask that the Villas dedicate its common area for loss mitigation in order that the developer maximizes profits on his side of the property line.

Second, there are no elevations contained in the materials that have been provided, nor have I been able to find a lighting plan. I would request that the documents be provided so that we may study how these items will affect the view from the Villas



and light pollution to our units. To allow rezoning or approval of a special use permit would be premature without these documents. From looking at the existing grade, it appears that the townhouses will tower over the Villas. Without more detailed information, I cannot support this rezoning.

Third, I am concerned about the traffic analysis. It is difficult to understand how 42 single family units will create 402 trips per day while 82 townhouse units, almost double the number of housing units, will only create 472 trips per day, or less than 20% more trips. I would like to gain a clearer understanding of how they arrived at these numbers. Without a better understanding of this analysis, I cannot support this plan.

I hear that Stateson is a well-regarded builder, and I am certain that they would do a nice job; nonetheless, this portion of the project has a density of 10 units per acre, where the prior density was only 2.2 units per acre. The plan that was developed and agreed to in 2014 was a very nice plan that was supported by the community, whereas this plan, while maximizing profit for the builder, may do so at expense to existing property owners, particularly those of us who are adjacent to the 8 acre tract.

I would respectfully request that the planning commission vote against this rezoning. I hope that you will help protect this beautiful community by approving development that supports and is in harmony with adjacent land uses. I do not believe that this high-density development does that.

Sincerely,

A handwritten signature in cursive script that reads "Karen D. Pape, MAI, SRA".

Karen D. Pape, MAI, SRA



**TOWN OF CHRISTIANSBURG  
TOWN COUNCIL  
AGENDA COVER SHEET**

**AGENDA LOCATION:**  
CONSENT AGENDA

**Meeting Date:**  
April 25, 2017

**ITEM TITLE:**  
Meeting Minutes of April 11, 2017

**DESCRIPTION:**  
Meeting minutes of April 11, 2017 Town Council meeting

**POTENTIAL ACTION:**

**DEPARTMENT:**  
Administration

**PRESENTER:**  
Michele Stipes, Town Clerk

**ITEM HISTORY:**

**Date:**

**Action Taken:**

**Information Provided:**

**Date:**

**Action Taken:**

**Information Provided:**

**CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
REGULAR MEETING MINUTES  
APRIL 11, 2017 – 7:00 P.M.**

A REGULAR MEETING OF THE CHRISTIANSBURG TOWN COUNCIL, MONTGOMERY COUNTY, CHRISTIANSBURG, VA. WAS HELD AT CHRISTIANSBURG TOWN HALL, 100 EAST MAIN STREET, CHRISTIANSBURG, VIRGINIA, ON APRIL 11, 2017 AT 7:00 P.M.

COUNCIL MEMBERS PRESENT: Mayor D. Michael Barber; Vice-Mayor Samuel M. Bishop; Harry Collins; R. Cord Hall; Steve Huppert; Henry Showalter. ABSENT: Bradford J. Stipes.

ADMINISTRATION PRESENT: Assistant Town Manager Randy Wingfield; Clerk of Council Michele Stipes; Town Attorney Jim Guynn; Director of Public Relations Melissa Powell; Director of Human Resources Dave Brahmstadt; Police Chief Mark Sisson.

I. CALL TO ORDER

- A. Moment of Reflection
- B. Pledge of Allegiance

II. ADJUSTMENT OF THE AGENDA

- A. Councilman Bishop made a motion to cancel all matters on the agenda and to add a Closed Meeting under Virginia Code Section 2.2-3711(A)(1), for the discussion, consideration, or interviews of prospective candidates for employment, assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body. The Closed Meeting pertains to Town Manager Biggs. Councilman Hall seconded the motion to amend the agenda and Council was polled as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye.

**Mayor Barber stated that after the closed meeting, the regular council meeting would reconvene on April 18, 2017 at 7:00 P.M. for the purpose of addressing the items cancelled on the agenda.**

III. CLOSED MEETING

- 1. Councilman Bishop made a motion to enter into a Closed Meeting under Virginia Code Section 2.2-3711(A)(1), for the discussion, consideration, or interviews of prospective candidates for employment, assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body. The closed meeting pertained to Town Manager Biggs. The motion was seconded by Councilman Hall and Council was polled as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.
- 2. Reconvene in Open Meeting.
- 3. Certification. Councilman Bishop moved to certify that the Town Council of the Town of Christiansburg, meeting in Closed Meeting, to the best of each member's knowledge, discussed only the matters lawfully exempt from open meeting requirements by Virginia Law and only such matters as are identified in the Resolution to enter into Closed Meeting, seconded by Councilman Hall. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.
- 4. Council action on the matter. No action was taken by Council.

XIII. ADJOURNMENT

Mayor Barber adjourned the regular council meeting until April 18, 2017 at 7:00 P.M.

\_\_\_\_\_  
Michele M. Stipes, Clerk of Council

\_\_\_\_\_  
D. Michael Barber, Mayor



**TOWN OF CHRISTIANBURG  
TOWN COUNCIL  
AGENDA COVER SHEET**

**AGENDA LOCATION:**  
CONSENT AGENDA

**Meeting Date:**  
APRIL 25, 2017

**ITEM TITLE:**  
Proclamation of business appreciation month

**DESCRIPTION:**  
A proclamation designating May 2017 as business appreciation month.

**POTENTIAL ACTION:**  
Asking Council to approve

**DEPARTMENT:**  
Administration

**PRESENTER:**  
Mike Barber, Mayor

**ITEM HISTORY:**

**Date:**

**Action Taken:**

**Information Provided:**

**Date:**

**Action Taken:**

**Information Provided:**

# TOWN OF CHRISTIANSBURG

*Established November 10, 1792*

*Incorporated January 7, 1833*



## BUSINESS APPRECIATION MONTH PROCLAMATION

**WHEREAS**, Virginia businesses play a pivotal role in strengthening our Commonwealth by embracing job creation, integrating technologies, and employing a diverse workforce to preserve the economic well-being of the community; and

**WHEREAS**, Virginia is currently home to more than 35 Fortune 1,000 firms and more than 70 firms with excess of 1 billion; and

**WHEREAS**, Virginia's businesses operate in diverse industries, including advanced manufacturing, energy, life sciences, tourism, agribusiness and information technology; and

**WHEREAS**, the Town of Christiansburg, its citizens and visitors enjoy the many benefits of a vibrant and diverse commercial base; and

**WHEREAS**, Christiansburg is pleased to recognize the accomplishments of all its businesses, including its many small businesses that contribute greatly to the economic diversity of the town; and

**WHEREAS**, Virginia Business Appreciation Month enables the Town of Christiansburg to celebrate the many ways in which its businesses positively impact state and local government, major industries, and the lives of individuals in communities throughout Virginia.

**NOW, THEREFORE, BE IT RESOLVED** that Christiansburg Town Council hereby designates May 2017 as Virginia Business Appreciation Month, to celebrate and acknowledge the essential role that our business community and its community partners play in contributing to a stronger, more prosperous economy.

**Adopted this 25<sup>th</sup> day of April, 2017.**

AYE

NAY

ABSTAIN

ABSENT

D. Michael Barber, Mayor\*

Samuel M. Bishop

Harry Collins

R. Cord Hall

Steve Huppert

Henry D. Showalter

Bradford J. Stipes

\*Votes only in the event of a tie.

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Michele M. Stipes, Clerk of Council

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D. Michael Barber, Mayor



**TOWN OF CHRISTIANSBURG  
TOWN COUNCIL  
AGENDA COVER SHEET**

**AGENDA LOCATION:**  
CONSENT AGENDA

**Meeting Date:**  
APRIL 25, 2017

**ITEM TITLE:**  
Monthly bill list for March & April 2017

**DESCRIPTION:**  
Bills to be paid for the months of March & April 2017

**POTENTIAL ACTION:**

**DEPARTMENT:**  
Finance

**PRESENTER:**  
Valerie Tweedie, Finance Director

**ITEM HISTORY:**

**Date:**

**Action Taken:**

**Information Provided:**

**Date:**

**Action Taken:**

**Information Provided:**

<b>TOWN OF CHRISTIANBURG</b>		
<b>BILLS TO BE PAID FOR THE MONTHS OF</b>	<b>MARCH AND APRIL</b>	
A MORTON THOMAS AND ASSOCIATES, INC	1,790.40	ENGINEERING SERVICES HANS MEADOW
ADAMS CONSTRUCTION CO.	5,456.07	ASPHALT MIX
ADVANTAGE SIGN SUPPLY INC	4,795.00	PLOTTER FOR SIGNAGE
AECOM TECHNICAL SERVICES, INC	2,400.00	SPRING BRIDGE INSPECTIONS
ALERT-ALL CORPORATION	3,239.00	FIRE DEPT MATERIALS FOR FIRE PREVENTION
ALL SEASONS PEST CONTROL, INC	85.00	
ANGLE FLORIST	82.50	
AQUALAW PLC	380.00	
ARC3 GASES	176.70	
ATLANTIC EMERGENCY SOLUTIONS, INC	17,551.70	HYDRAULIC GENERATOR ON ENGINE 4 FIRE DEPT
AUTO ZONE, INC	18.68	
AUTOMATIC CONTROLS OF VA, INC	2,145.85	PARTS FOR WWTP
AUTOMATION CREATIONS, INC.	180.00	
AZTEC RENTAL CENTER	50.00	
B & K TRUCK ACCESSORIES	130.00	
B & T LAWN CARE LLC	7,920.00	MOWING SERVICES APRIL TOWN WIDE
BANE OIL COMPANY, INC	1,363.16	
BASHAM OIL COMPANY	867.50	
BKT UNIFORMS	401.81	
BMG METALS INC	280.03	
BOB'S REFUSE SERVICE, INC.	220.00	
BOUND TREE MEDICAL, LLC	4,743.41	SUPPLIES RESCUE
BOXLEY ASPHALT, LLC	548.55	
BRAME SPECIALTY COMPANY INC.	2,596.64	JANITORIAL SUPPLIES
CARDINAL BLUEPRINTERS, INC.	700.00	
CARTER MACHINERY	4,912.31	PARTS AND SUPPLIES FOR EQUIPMENT AND VEHICLE REPAIR AND MAINTENANCE
CAVALIER EQUIPMENT CORPORATION	54.66	
CDW LLC	4,040.00	MOBILE VPN CONNECTION NRV REGIONAL AUTHORITY
CHA CONSULTING INC	17,043.11	ENGINEERING SERVICES, GAS MONITORING AND RTE 8 SEWER EXTENSION
CHANNING BETE COMPANY, INC	230.90	
CHRISTIANSBURG INTERNAL MEDICINE	706.00	
CMC SUPPLY, INC.	3,465.04	PIPES AND FITTINGS FOR WATER AND SEWER
COGSDALE SYSTEMS INC.	3,350.00	UPGRADE CSM BUILD FOR LATE NOTICES 50%
COLE TRUCK PARTS, INC	289.56	
CRAIG'S FIREARM SUPPLY, INC	2,387.00	SUPPLIES PD
CUMMINS INC	60.68	
D J R ENTERPRISES	383.68	
DEHART TILE CO., INC.	1,013.17	
DIGITAL INSURANCE, INC	8,636.60	BENEFIT CONSULTING SERVICES
DIRECT SPORTS, INC.	1,756.70	
DOLI/BOILER SAFETY	40.00	
DRAPER ADEN ASSOCIATES	7,561.10	WATER AND SEWER RATE STUDY
EAST COAST EMERGENCY VEHICLES, LLC	1,848.52	
EASTERN VAULT COMPANY, INC	1,805.00	
ECS/ENG.CONSULTING SERVICE LTD	7,384.42	PAVEMENT TESTING WEST MAIN STREET
ELECTRICAL SUPPLY CO	954.82	
EMS TECHNOLOGY SOLUTIONS, LLC	925.00	
ENVIRONMENTAL LAND WASTE MANAGEMENT SERVICE, INC	15,000.00	BIOSOLID MANAGEMENT
FAIL SAFE TESTING, LLC	2,787.27	
FASTENAL COMPANY	59.13	
FERGUSON ENTERPRISES, INC.#75	8,699.64	PIPE AND FITTINGS FOR WATER AND WASTE WATER
FIRE SAFETY PRODUCTS, INC	175.75	
FISHER SCIENTIFIC CO.	374.50	
FITNESS CONCEPTS, INC.	185.00	
FLEET ONE, LLC	19,593.07	FUEL TOWN VEHICLES
FLEET PRIDE, INC	1,242.91	
FLINT TRADING, INC.	188.00	
FOREMOST PROMOTIONS	1,090.18	
FULL SOURCE, LLC	399.89	
G/A SAFETY SUPPLY, INC	1,282.38	
GALLS, AN ARAMARK COMPANY	2,524.38	UNIFORMS AND SUPPLIES PD
GATES FLOWERS AND GIFTS, LLC	144.95	
GAY AND NEEL, INC.	12,177.50	ENGINEERING SERVICES INDEPENDENCE INTERSECTION AND DTWN PROJECT



TOWN OF CHRISTIANBURG		
BILLS TO BE PAID FOR THE MONTHS OF	MARCH AND APRIL	
GEMPLER'S INC.	76.85	
GILDAY ENTERPRISES, INC	20,900.00	PARK STREET SIDEWALK IMPROVEMENTS
GODWIN MANUFACTURING CO.,INC.	592.64	
GRAINGER	328.62	
GUARD RAIL OF ROANOKE, INC.	5,425.00	GUARD RAIL TOWER AND GLADE TERMINAL ENDS
GUSLER FENCING SERVICE	14,730.15	REPAIR FENCING KIWANIS, FALLING BRANCH AND HARKRADER
GUYNN & WADDELL, P.C.	8,329.56	LEGAL SERVICES
HAJOCA CORPORATION	118.87	
HALL'S GARAGE DOORS	95.00	
HAMANN, INC	8,100.00	MOWING CEMETERY
HANDY RENTALS, INC	355.00	
HARPER AND COMPANY INC.	3,505.00	SUPPLIES FOR WWTP
HARVEY CHEVROLET CORP.	20.44	
HARVEY CHRYSLER DODGE JEEP, INC	153.32	
HD SUPPLY WATERWORKS, LTD.	1,525.11	
HEYWARD INCORPORATED OF VA, INC	9,568.00	UV LAMPS WWTP
HIGHWAY INTERDICTION TRAINING SPECIALISTS, INC	250.00	
HIGHWAY MOTORS, INC.	420.63	
HOLLYBROOK MULCH TRUCKING, INC	180.00	
HOSE HOUSE, INC.	1,206.07	
HOUSTON N. SNODDY	1,100.00	
HURT & PROFFITT, INC	6,831.27	ENGINEERING SERVICESQUINN STEWART, CHRISMAN MILL AND PARK STREET
HY-TEST, INC	344.00	
INTERNATIONAL CODE COUNCIL	470.85	
INTERSTATE BATTERY SYSTEM OF ROANOKE VALLEY, INC	1,699.44	
J & J ASPHALT COMPANY	1,050.00	
J P A C	2,200.00	FILL MATERIALS PARKS AND REC
JAMES T DAVIS AUTO FINISHES	186.61	
JORDAN OIL CO., INC.	2,042.30	DIESEL FUEL FIRE DEPT
K & N TOOLS, LLC	31.49	
KIMBALL MIDWEST	102.43	
KING-MOORE, INC	3,040.00	IT CONSULTING
KORMAN SIGNS, INC.	4,235.00	STREET DEPARTMENT SIGNAGE MATERIALS
KUSTOM SIGNALS, INC.	1,645.00	
LANCASTER, INC.	100.00	
LANDSCAPE SUPPLY INC.	894.00	
LANE-ENTERPRISES, INC	304.75	
LANGUAGE LINE SERVICES	59.20	
LAWRENCE EQUIPMENT	271.41	
LITTLE RIVER POOL AND SPA, INC	66.97	
LOWES HOME CENTERS, INC.	2,521.74	REPAIR AND MAINTENANCE SUPPLIES
MARKETING ON MAIN STREET LLC	1,324.96	
MCCORMICK TAYLOR, INC	37,147.85	ENGINEERING SERVICES FALLING BRANCH,N. FRANKLIN AND TOWER RD SIGNAL ANALYSIS
MID ATLANTIC WASTE SYSTEMS	127.09	
MONTGOMERY COUNTY CHAMBER OF	99.00	
MONTGOMERY DISTRIBUTORS	83.19	
MONTGOMERY SANITATION SERVICES	500.00	
MT ELECTRONICS, INC	228.50	
MUNICIPAL EMERGENCY SERVICES, INC	558.01	
NETWORKFLEET INC	259.40	
NEW RIVER ENGRAVING	449.85	
NEW RIVER FIRE EXTINGUISHERS	805.00	
NEW RIVER STRENGTH AND CONDITIONING, LLC	1,309.30	
NEW RIVER VALLEY MPO	3,300.00	QTRLY SUPPORT
NORTHERN TOOL & EQUIPMENT	399.24	
NRV ECONOMIC DEV. ALLIANCE	1,250.00	ANNUAL SUPPORT
OLD TOWN PRINTING & COPYING	1,894.99	NEW EMPLOYEE HANDBOOK
O'REILLY AUTO PARTS	734.67	
PCM-G	1,653.06	
PEED & BORTZ, L.L.C.	14,000.00	ENGINEERING ROANOKE ST WATER LINE
PET WASTE ELIMINATOR	262.99	
PETERS AQUATICS	72.75	
PHILIPS HEALTHCARE	2,728.70	2 DEFIBRILATORS RESCUE
PILOT FASTENERS LTD	192.94	

TOWN OF CHRISTIANSBURG		
BILLS TO BE PAID FOR THE MONTHS OF	MARCH AND APRIL	
POLYDYNE, INC.	8,829.00	SUPPLIES WWWTP
POWER ZONE	1,103.97	
PRECISION GLASS & UPH. INC.	232.43	
PROFESSIONAL COMMUNICATIONS	5,515.80	PAGERS AND REPEATER
QUALITY TIRE & BRAKE SERVICE	809.00	
RADFORD HOSE & FITTINGS, INC.	24.14	
RIDGEWAY PLUMBING & GAS SERVICE, INC	675.00	
ROBERTS OXYGEN COMPANY, INC	450.55	
ROCAN INDUSTRIAL PRODUCTS, INC	367.99	
RODNEY A JORDAN	1,191.70	
SAFE AIR SYSTEMS	1,002.62	
SANICO, INC	6,771.66	JANITORIAL SUPPLIES
SEPI ENGINEERING & CONSTRUCTION, INC	4,940.92	INSPECTION SERVICES PARK STREET
SERVICEMASTER COMMERCIAL CLEANING	3,629.00	CLEANING SERVICES AQUATICS CENTER
SERVPRO OF S. ROANOKE, MONTGOMERY	975.94	
SHELOR MOTOR MILE	934.52	
SHERWIN-WILLIAMS	179.90	
SHRED-IT US JV LLC	159.65	
SIGN-A-RAMA	311.22	
SOUTHERN STATES	1,066.47	
STATE ELECTRIC SUPPLY CO.,INC.	81.30	
STRYKER SALES CORP.	18,440.58	POWER STRETCHER RESCUE
TAYLOR OFFICE & ART SUPPLY,INC	2,275.24	OFFICE SUPPLIES VARIOUS DEPARTMENTS
TEMPLETON-VEST	419.00	
TERATECH CORPORATION	24,075.00	ULTRA SOUND RESCUE
THE EARMOLD COMPANY, LTD	45.05	
THE GUN SHOP	7,123.71	FIREARMS PD
THOMPSON TIRE & MUFFLER	7,148.97	VEHICLE AND EQUIPMENT TIRE REPAIR AND REPLACEMENT
TIDY SERVICES	70.90	
TOWN OF BLACKSBURG	1,052.23	
TRANE	1,054.04	
TREASURER OF MONTGOMERY COUNTY	194,775.00	NRV REGIONAL 911 4TH QTR PAYMENT
TREASURER OF VIRGINIA	879.82	
ULINE	228.34	
UNIFIRST CORPORATION	602.70	
USA BLUE BOOK	377.20	
UTILITY ONE SOURCE FORESTRY EQUIPMENT, LLC	155.89	
VA PUBLIC WORKS EQUIPMENT CO	283.75	
VALLEY PRINTERS, INC	4,788.60	SPRING BROCHURES RECREATON CENTER
VEST'S SALES & SERVICE, INC.	575.00	
VIRGINIA BUSINESS SYSTEMS	1,004.73	
VIRGINIA UTILITY PROTECTION SERVICE, INC	333.90	
WADES FOODS INC.	28.02	
WELLS CONSTRUCTION CO., INC.	253,100.90	BROWN CHURCH LUCAS STORM DRAIN
WEST END ANIMAL CLINIC, INC	391.00	
WETLAND STUDIES AND SOLUTIONS, INC	96.02	
WILSON BROTHERS INCORPORATED	731.51	
WINTER EQUIPMENT COMPANY, INC	6,150.52	SNOW BLADES PW
WORDSPRINT	564.97	
ZEP MANUFACTURING CO	273.23	
<b>TOTAL BILLS TO BE PAID March 31, 2017</b>	<b>933,651.63</b>	

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

**MARCH AND APRIL**

<b>VENDOR</b>	<b>AMOUNT PAID</b>	<b>DESCRIPTION</b>
ADVANCE AUTO PARTS	463.08	
BLUE RIDGE RESCUE SUPPLIES	1,409.70	Flathead Axe Hanger Kit, Rescue Saw Kit
DIRECTV	203.67	
DIVING ENTERPRISES, LTD.	344.85	
EXXON MOBIL	221.88	
FAIL SAFE	2,787.48	Fire Hose Testing, Heat Sensor Label, Ladder Test
FLOYD COUNTY SHERIFF'S OFFICE	162.50	NRVCIT GRANT 3/13/17
GATES FLOWERS AND GIFTS	61.00	
GILES COUNTY ADMINISTRATION	1,062.50	NRVCIT GRANT 3/16, 17, 19, 21 & 27
MONTGOMERY COUNTY SHERIFF'S OFFICE	125.00	NRVCIT GRANT 3/2/17
MUNICIPAL EMERGENCY SERVICES	1,693.00	32 FLOW TEST & 10 FLOW REGULATOR
PETTY CASH	40.00	
POWER ZONE	202.01	
PROFESSIONAL COMM	2,560.00	MONOPOLE TOWER EQUIPMENT
RADFORD CITY POLICE DEPARTMENT	312.50	NRVCIT GRANT 4/4/17 & 4/7/17
THOMPSON TIRE	19.00	
TOWN OF CHRISTIANBURG	466.86	
VERIZON	301.14	
W L CONSTRUCTION SUPPLY, INC.	529.60	
<b>TOTAL PAID BILLS</b>	<b>12,965.77</b>	

TOWN OF CHRISTIANBURG		
BILLS PAID DURING THE MONTH	MARCH AND APRIL	
VENDOR	AMOUNT PAID	DESCRIPTION
ANTHEM BLUE CROSS BLUE SHIELD	152,845.57	EMPLOYEE HEALTH INSURANCE
ANTHEM LIFE INSURANCE COMPANY	3,055.01	EMPLOYEE LIFE INSURANCE
APPALACHIAN POWER	74,943.48	UTILITY BILLS
AT & T	411.14	
ATMOS ENERGY	5,081.91	ENERGY BILLS
BMS DIRECT	6,150.80	NEWSLETTER INSERT UTILITY BILLS POSTAGE FOR MONTHLY UTILITY BILLS
BOSTON MUTUAL LIFE INS	1,640.54	EMPLOYEE WITHHELD INSURANCE
CANNON SOLUTIONS	863.52	
CAPITAL LIGHTING & SUPPLY LLC	14.05	
CARDMEMBER SERVICES	36,549.64	SUPPLIES 12690.20 DUES 570 SCHOOLS 13023.53 TRAVEL 5164.97 SOFTWARE 3078.95
CHANDLER CONCRETE	1,808.50	CONCRETE FOR PW PROJECTS
CHELISTA LINKOUS	240.00	RECREATION INSTRUCTOR HORSEMANSHIP
CRYSTAL SPRINGS	47.15	
CITIZENS	2,665.00	INTERNET SERVICES
COLONIAL LIFE & ACCIDENT INSURANCE	1,024.08	EMPLOYEE WITHHELD INSURANCE
CRIMINAL INVESTIGATIONS FUND	9,500.00	CRIMINAL INVESTIGATIONS
DE LAGE LANDEN	768.00	
DELTA DENTAL	11,061.00	EMPLOYEE DENTAL INSURANCE
DETAILING BY RAYMOND	185.00	DETAILING OF AMBULANCE
DOMINION DOOR & HARDWARE	295.00	
DONS AUTO CLINIC	179.18	VEHICLE REPAIRS AND MAINTENANCE
EMS MANAGEMENT & CONSULTANTAS INC	3,052.07	EMS THIRD PARTY BILLING
EXPRESS SERVICES	1,703.04	PW TEMP STAFFING
FEDERAL EXPRESS	261.95	
FITNESS CONCEPTS INC.	1,735.00	EQUIPMENT RECREATION CENTER
GENWORTH LIFE INSURANCE COMPANY	346.35	EMPLOYEE WITHHELD INSURANCE
GOV DEALS INC	524.65	
HOME DEPOT CREDIT SERVICES	302.70	MISC SUPPLIES FOR REPAIRS AND MAINTENANCE OF FACILITIES
INFINI SOURCE	1,110.00	MAINTENANCE TIMEFORCE
LUMOS NETWORKS INC	964.87	
MONTGOMERY REGIONAL SOLID WASTE AUTHORITY	32,623.42	SOLID WASTE DISPOSAL TIPPING FEES
MOYE, JESSICA	990.00	FIREARMS TRAINING
OTC DIRECT	149.86	
PEPSI BOTTLING GROUP	1,650.05	HARKRADER CONCESSIONS
PETTY CASH	355.01	
REFUND EMS THIRD PARTY	193.05	
REFUND FEES REC DEPT	1,290.00	
REFUND TAXES	1,437.43	
REFUND WATER	3,172.47	REFUND WATER CONNECTION FEE 3000
REIMBURSEMENTS EMPLOYEES	1,080.54	BOOT REMBURSEMENT PROGRAM
ROANOKE TIMES	377.67	
SALEM STONE	504.11	STONE & GRAVEL
SAMS CLUB	340.81	
SCHOOLS	3,074.75	RESCUE 140 WWTP 149.75 pd 2085 wwtp 700
SCHNEIDER ELECTRIC	296.00	
SCRUGGS JESSICA	4,663.00	EASEMENT RIGHT OF WAY
SHENTEL	370.19	
SISSON & RYAN LLC	3,986.27	SAND GRAVEL FOR STREET/WATER PROJECTS
SOUTH EASTERN SECURITY CONSULTANTS	255.00	
SPRINT	68.94	
STAND ENERGY	4,616.26	NATURAL GAS AQUATIC CENTER 2 MONTHS
TERRY WILSON	120.00	BATON LESSONS
TRACTOR SUPPLY	562.90	
TRAVEL	2,021.16	PW 279.16 PD 960. ENG 323 FIRE 459
TREASURER OF VIRGINIA	676.76	

<b>TOWN OF CHRISTIANBURG</b>		
<b>BILLS PAID DURING THE MONTH</b>	<b>MARCH AND APRIL</b>	
<b>VENDOR</b>	<b>AMOUNT PAID</b>	<b>DESCRIPTION</b>
US CELLULAR	508.33	
VIRGINIA ASSOCIATION OF COUNTIES	760.49	
VERIZON	5,310.16	PHONE BILLS
VERIZON WIRELESS	5,916.95	CELLS PHONES AND TABLETS
VIRGINIA EMPLOYMENT COMMISSION	6,099.04	UNEMPLOYMENT
VIRGINIA FENCE BUILDERS INC	3,000.00	REPAIR FENCE RETENTION POND
VIRGINIA HEALTHCARE WASTE MGT	90.00	
VIRGINIA RETIREMENT SYSTEM	142,468.38	EMPLOYEE RETIREMENT
WEST PUBLISHING CORP	112.20	
<b>TOTAL SPECIAL REVENUE BILLS PAID</b>	<b>12,965.77</b>	
<b>TOTAL PAID BILLS</b>	<b>550,378.79</b>	
<b>BILLS TO BE PAID</b>	<b>933,651.63</b>	
<b>GRAND TOTAL</b>	<b>1,496,996.19</b>	

# TOWN OF CHRISTIANSBURG TOWN COUNCIL AGENDA COVER SHEET



**TOWN OF CHRISTIANSBURG  
TOWN COUNCIL  
AGENDA COVER SHEET**

**AGENDA LOCATION:**  
NEW BUSINESS

**Meeting Date:**  
APRIL 25, 2017

**ITEM TITLE:**  
Construction Engineering and Inspections (CEI) Term Services Contracts

**DESCRIPTION:**  
The proposed CEI Term Services Contracts are between the Town and the firms listed below for an initial one-year period with a possible renewal for up to four (4) additional one-year periods.

SEPI Engineering and Construction, Inc.  
A. Morton Thomas and Associates, Inc.  
MBP  
Mattern & Craig, Inc.  
CHA

**POTENTIAL ACTION:**  
Request is made by the Engineering Department for Council approval of these “zero-dollar” contracts.

**DEPARTMENT:**  
Engineering

**PRESENTER:**  
Wayne Nelson

**ITEM HISTORY:**  
The Engineering Department issued a Request for Proposals (RFP) from qualified firms on February 19, 2017 to provide professional CEI services under a fixed term services contract and on an as-needed basis relating to services involving construction contract administration, inspection, and materials sampling and testing for transportation, stormwater, water and wastewater construction projects. The firms listed above represent the proposals received under this RFP solicitation. Given the volume of upcoming construction projects, the experience of the firms listed above will support the variety of construction projects and will provide options when entering into a contract for services related to a specific project. Town Engineering Department staff will involve the CEI firms in construction plan quality assurance / quality control before construction bids are received.

**Date:**

**Action Taken:**

**Information Provided:**

Draft contracts which have been reviewed by legal counsel.

AMT contract: <https://christiansburg.box.com/s/wy8wc5i8i9dxdl38l6ev8g6nr0t80bkk>

CHA contract: <https://christiansburg.box.com/s/wo9mkg2h9wczdwis71yaynx8eogq63l>

M&C contract: <https://christiansburg.box.com/s/ot2d8mzffo3dpdhfgw9ag43iv88rfo33>

MBP contract: <https://christiansburg.box.com/s/46ullq03ubus317heirc92kv0vmz6ldd>

SEPI contract: <https://christiansburg.box.com/s/ws3dcy2efm2cwwfchil10tidklt2sb2>