



Town of Christiansburg  
Planning Commission  
Monday, December 4, 2017  
Agenda

**Planning Commission**

Chairperson

Craig Moore

Vice-Chairperson

Jennifer D. Sowers

Non-Voting Secretary/  
Planning Director

Andrew Warren

Other Members

Matthew J. Beasley

Harry Collins

Mark Curtis

Catherine Clifton

Hil Johnson

Jeananne Knies

Ann Sandbrook

**Interim Town Manager**

Randy Wingfield

**Town Attorney**

Guynn &

Waddell, P.C.

**REGULAR MEETING**

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Monday, December 4, 2017 at 7:00 PM** for the purpose of allowing the full Commission to review the following:

**PLEDGE OF ALLEGIANCE**

- 1) Public comments – 5 minute limit per citizen.
- 2) Approval of Planning Commission Minutes for November 20, 2017 meeting.
- 3) Public Hearing for a Conditional Use Permit request by Sunday Bougher, (SGA Design Group), agent for Wal-Mart Real Estate Business TR for a Comprehensive Sign Plan to permit additional wall signage at 2400 North Franklin Street (Tax Parcel 435-3-3) in the B-3, General Business District. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 4) Other Business.

For a description of the preceding items or to view the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map, please contact the Planning Department in the Christiansburg Town Hall, 100 East Main Street during office hours of 8:00 a.m. - 5:00 p.m. Monday through Friday. Written comments may be sent to the address below; please allow adequate mailing time. For any further assistance, please contact Andrew Warren, Planning Director at (540) 382-6120 ext.1130 or [awarren@christiansburg.org](mailto:awarren@christiansburg.org).

**Planning  
Commission's  
Next Meeting:**

Monday, December 18,  
2017 at 7:00 p.m.

*DRAFT*

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

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

Absent: Matt Beasley  
Hil Johnson  
Craig Moore, Chairperson

Staff/Visitors: Will Drake, staff  
Jared Crews, staff  
John Neel, Gay and Neel, Inc.

Site Visit

Commissioners Collins, Curtis, Knies, Sandbrook, and Sowers met with staff and John Neel, Gay and Neel, Inc. at the site of the proposed rezoning and planned housing development off the corner of Glade Drive and Curtis Drive at approximately 5:30 p.m.

Mr. Neel provided information about the layout of the proposed development and pointed out various features on the property. Mr. Neel and the commissioners discussed the sound wall dividing the development from Interstate 81 and the proposed buffer area between the existing residences on Glade Drive and Curtis Drive and the proposed development. Mr. Neel pointed out the location of a potential retention pond at the northeast corner of the property.

Mr. Neel provided updates relating to water pressure and stated the developers intend to dedicate an easement at the rear of the property so that the Town can potentially establish a water loop from Parkway Drive in the future. Additionally, Mr. Neel stated the developers plan to install an 8-inch line within the development.

Mr. Neel and the Planning Commission discussed some of the concerns brought up by residents at the October 30, 2017 Public Hearing. Mr. Neel stated the development would likely draw older residents who would potentially drive more cautiously. Mr. Neel explained various options for increased safety on McDaniel Drive, including establishing a three-way stop and trimming vegetation on the

Site Visit – (continued).

roadside to increase visibility. Mr. Neel also discussed the proposed traffic signal at the intersection of Tower Road and Roanoke Street and noted the light would be beneficial in general but may not be effective in cases of traffic being rerouted from I-81.

The Commissioners and staff departed from the site at approximately 6:00 p.m.

Regular Meeting

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

Public Comment

Vice-Chairperson Sowers opened the floor for public comment.

John Neel, Gay and Neel, Inc., commented on the updated staff report provided to the Planning Commission. Mr. Neel explained that Town Engineer Justin St. Claire determined the water pressure in the development would be 50 to 60 pounds per square inch (PSI) which is average or above average for the Town. Mr. Neel pointed out a potential source of lower water pressure in the adjoining community may be the conditions of the lines in older homes.

Mr. Neel presented a proffer statement stating that only single-family detached homes would be constructed on the property. Mr. Neel noted the developers have reached out to the Virginia Department of Transportation (VDOT) which provided information to Montgomery County relating to safety issues on McDaniel Drive. According to VDOT, neighborhood residents would need to make a formal request for the County to investigate and find a solution for issues on McDaniel Drive.

Mr. Neel explained the developers were requesting the property be rezoned to R-3 as opposed to R-1 because that has historically been the avenue for developing Planned Housing Developments (PHDs). Mr. Neel stated PHDs do not fit neatly into the definition of any existing zoning district so R-3 zoning with conditional use permits are typically used. Mr. Neel noted the Cambria Crossing and Seneca Springs developments are both examples of PHDs developed through this process.

Mr. Warren noted that if the PHD was approved through R-1 zoning, the development would function similarly to R-3 zoning and that lot sizes for single family homes would not change between R-1 and R-3 zoning.

With no further comments, Vice-Chairperson Sowers closed the floor for public comment.

## Approval of Planning Commission Minutes for October 30, 2017 Meeting

Vice-Chairperson Sowers introduced the discussion. Commissioner Knies made a motion to approve the October 30, 2017 Planning Commission meeting minutes. Commissioner Clifton seconded the motion, which passed 5-0. Commissioner Sandbrook abstained as she was not present for the October 30, 2017 meeting.

Discussion/action for a rezoning request by John Neel, Gay and Neel, Inc., agent for Sarah Crawford, for approximately 13.071 acres of property (Tax Max Nos. 530-(2)-85B, 86A, 87A and Portions of Tax Max No. 530-(A)-1) located on the corner of Glade Drive SE and Curtis Drive SE from A, Agricultural to R-3, Multi-Family Residential. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Vice-Chairperson Sowers opened the discussion. Mr. Warren presented the Commission with the update of the Staff Report. Mr. Warren noted there was no pump station planned for the area and proper sewer service has not been questioned by Town engineers. Mr. Warren explained domestic water pressure is average or above average for the Town but fire flow pressure is not up currently to Town standards. Mr. Warren stated an 8-inch water main would be provided throughout the development and would be looped to the 6-inch water mains running along Glade Drive and Giles Drive.

Mr. Warren stated options for achieving the 1000 gallons per minute (GPM) fire flow standard include looping the mains to either Tower Road or Parkway Drive which would be costly and difficult due to distance and topography. Mr. Warren stated Town engineers believe fire flow pressure will increase in the area as system-wide improvements are made by the Town. Mr. Warren explained additional steps would need to be taken in the case of a fire in the community but noted the Town Fire Chief has acknowledged there are avenues available for fire control including a future fire station on Roanoke Street.

Mr. Neel stated all localities are required to meet 20 PSI and 50-60 PSI is typical for Christiansburg domestic water use. Mr. Neel explained that fire flow pressure is measured in the context of maintaining domestic pressure, therefore, hydrants could be used to gain additional fire flow pressure in the case of a fire but domestic pressure in the area would drop.

Mr. Warren presented Planning Commission with a letter from Daniel Berenato, Director of Facilities and Planning for Montgomery County Schools, stating there is currently school capacity to accommodate the additional students estimated for the development but capacity may warrant future attention. The letter also suggested examining the turn radiuses in the development to ensure bus routes are possible.

Discussion/action for a rezoning request by John Neel, Gay and Neel, Inc., agent for Sarah Crawford, for approximately 13.071 acres of property (Tax Max Nos. 530-(2)-85B, 86A, 87A and Portions of Tax Max No. 530-(A)-1) located on the corner of Glade Drive SE and Curtis Drive SE from A, Agricultural to R-3, Multi-Family Residential. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. – (continued).

Mr. Warren noted two proffers were offered by the developers:

1. The owner/developer shall propose and construct only sing-family detached residential homes within the subject property.
2. The Boundary Line Adjustment between the Town of Christiansburg and Montgomery County necessary to incorporate the entirety of parcel ID number 019137 into the Town of Christiansburg limits shall be executed, with all costs associated with the Boundary Line Adjustment burdened by the owner/developer.

Mr. Warren stated that traffic impact analysis was not required but estimations would suggest approximately 600 trips a day from the new development (10 trips per household for 60 houses). Commissioner Sandbrook pointed out the only entrances and exits to the development would come from Glade Drive and Curtis Drive.

Commissioner Knies asked about the developers contributing money for a traffic signal at the intersection of Tower Road and Roanoke Street. Mr. Warren stated the need for a traffic signal must be directly contributable to a development and the light at Tower Road and Roanoke Street is warranted regardless of the development.

Mr. Warren stated the Christiansburg Traffic Calming Program could be implemented in the area which would include studies and possible solutions to traffic control. Commissioner Knies suggested sharing information about this option with residents of adjoining property.

Mr. Neel stated he will present new information regarding traffic calming at the Town Council Public Hearing on November 28, 2017.

Commissioner Sandbrook expressed concern that the proffer could be adjusted in the future. Mr. Warren stated a new rezoning process would be necessary before a proffer could be amended.

Commissioner Collins made a motion to recommend Town Council approve the rezoning request with the two proffers from the developer. Commissioner Curtis seconded the motion, which passed 6-0.

With no further comments, Vice-Chairperson Sowers closed the discussion.

Contingent on the above item, Discussion/Action for a Conditional Use Permit request by John Neel, Gay and Neel, Inc., agent for Sarah Crawford, for approximately 13.071 acres of property (Tax Max Nos. 530-(2)-85B, 86A, 87A and Portions of Tax Max No. 530-(A)-1) located on the corner of Glade Drive SE and Curtis Drive SE for a Planned Housing Development consisting of up to 60 single-family dwellings in the R-3 Multi-Family Residential District.

Vice-Chairperson Sowers opened the discussion.

The following conditions were presented:

1. The presented "Zoning Regulations for Smith/Teel Property", identified as Job No. 2721.1 shall be considered as conditions of approval.
2. The development shall be in general conformity with the presented "Teel-Smith Subdivision Conceptual Layout Exhibit" Conceptual Plan A or Conceptual Plan B drawings dated October 18, 2017.
3. The developer shall install sidewalks along one side of the streets with the development.
4. The waterline main within the development shall be minimum of an 8-inch diameter pipe and looped following the outline of the proposed street connecting with the existing waterlines on Glade Drive and Giles Drive. The waterline shall also provide for a stub-out and adjacent waterline easement for future connection(s) to the southwest of the property.

Mr. Neel explained a 10-foot wide greenspace buffer would exist between the development and the adjoining homes on Curtis Drive. Mr. Neel noted the developers did not intend to remove the trees in that area. Mr. Neel stated the greenspace between the development's proposed retention pond and Lot A would be approximately 60-feet wide.

Mr. Warren pointed out the development's park could still function as greenspace if a waterline is eventually installed to Parkway Drive. Mr. Neel confirmed there is no intention to extend a road from the rear of the property.

Mr. Warren stated the sidewalks will be 5-feet wide in accordance with Town requirements.

Commissioner Collins made a motion to recommend Town Council approve the conditional use permit with the conditions as drafted. Commissioner Knies seconded the motion, which passed 5-1.

With no further comment, Vice-Chairperson Sowers closed the discussion.

Other business.

Mr. Warren stated the conditional use permit for the recreational facility at 492 Reading Road was approved by Town Council.

Mr. Warren announced a public hearing before the Planning Commission would be held on December 4 for a Comprehensive Sign Plan request from Wal-Mart.

With no further business, Vice-Chairperson Sowers adjourned the meeting at 7:45 p.m.

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Craig Moore, Chairperson

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



# Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Fax 540-382-7338

## Planning Department Staff Report

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

INTERIM 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.

**Application Type:** Conditional Use Permit  
**Applicant:** Sunday Bougher (SGA Design Group), agent for Wal-Mart Real Estate Business TR  
**Location:** 2400 North Franklin Street  
**Proposal:** Request for a Comprehensive Sign Plan to allow additional front wall signage for Wal-Mart.

### Request

The Town of Christiansburg has received a Conditional Use Permit request by Sunday Bougher, (SGA Design Group), agent for Wal-Mart Real Estate Business TR for a comprehensive sign plan to permit additional wall signage at 2400 North Franklin Street (tax parcel 435 – ((3)) – 3) in the B-3, General Business District. Comprehensive sign plans may be approved by Conditional Use Permit in the B-3 District, per Sec. 42-703(e) of the *Christiansburg Town Code*.

The property is not located within the 100-Year Flood Hazard Area or a Historic District. The property is located within the Mall Area Urban Development Area. The adjoining properties are zoned A, Agricultural and B-3, General Business and contain business uses and undeveloped land. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

The applicant requests a comprehensive sign plan in order to add additional wall signage to the front wall of the building. The option for a comprehensive sign plan was introduced with the recent amendment to the sign ordinance and is defined in Sec. 42-701 of the *Christiansburg Town Code* as follows:

*Comprehensive sign plan means a plan approved as a conditional use for the signage of a property or properties that in most instances includes multiple tenants or owners with shared parking or other facilities.*

### Proposed Signage Schedule

The applicant has submitted a proposed sign schedule that includes changes to the existing signs on the front and the auto center service walls of the building. The proposed signage for the auto center service wall totals 17.97 square feet. As this is well below the allowable signage permitted by-right, the auto center wall signage is not described further in this report.

According to the applicant, the current signage on the front wall totals 212 square feet. Based on a calculated wall area of 16,470 square feet, the current signage covers approximately 1.29% of the total front wall area. The applicant proposes a total of 683 square feet of signage on the front building wall, which would represent approximately 4.15% of the total wall area. On the front wall, the applicant proposes to retain two existing signs for independent establishments within the building and to replace all of the other existing signs with 643 square feet of new signage. The proposed sign schedule for the front wall is detailed in Table 1 on the following page.

Application #: CUP-2017-13

**Table 1.** Proposed Front Wall Signage – 2400 North Franklin Street

<b>Sign</b>	<b>Sign Area (sq. ft.)</b>	<b>Wall Area</b>
Walmart	299.04	16,470 sq. ft.
Pickup	66.76	
Home & Pharmacy	101.95	
Grocery	42.05	
Lawn and Garden	63.89	
Vision Center	35.24	
Auto Center	34.50	
<i>two existing tenant signs to remain</i>	40	
<b>Proposed Total Sign Area</b>	<b>683.43</b>	<b>4.15%</b>
<i>Current Sign Area</i>	<i>212.26</i>	<i>1.29%</i>

In the B-3, General Business District, wall signage is permitted to cover no more than 10% of the building wall to which the signs are attached, up to a maximum of 200 square feet. In instances where there are multiple tenants or users in the same building, the measurement of wall area may be determined for each individual establishment. In effect, this allows multi-tenant storefronts to display more signage on a wall than would be permitted for a building occupied by a single user. The applicant has submitted pictures of the Spradlin Farm shopping center to illustrate this effect.

**Public Hearing Dates**

*The Planning Commission Public Hearing is scheduled for Monday, December 4, 2017 and the Town Council Public Hearing is scheduled for Tuesday, January 9, 2018.*

List of attachments included with staff report

1. Conditional Use Permit application and associated exhibits
2. Exterior buildings elevations and sign drawings
3. Adjacent commercial property pictures submitted by the applicant
4. Aerial map
5. Zoning map
6. Adjoining properties



# TOWN OF CHRISTIANBURG

100 East Main Street

Christiansburg, VA 24073

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

## Conditional Use Permit Application

Landowner: Walmart Real Estate & Trust Agent: Sunday Bougher, SGA Design Group

Address: 2001 SE 10th Street Address: 1437 S Boulder, Suite 550  
Bentonville, AR 72716 Tulsa, OK 74119

Phone: \_\_\_\_\_ Phone: 918.587.8600

I am requesting a Conditional Use Permit to allow additional signage for the Walmart Supercenter and On Line Grocery Pick Up service.

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

My property is located at 2400 North Franklin Street, Christiansburg, Va

Tax Parcel(s): 032441

Fee: \$750

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

Signature of Landowner(s): [Signature] Date: 10/16/2017

\_\_\_\_\_  
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



**SGA** Design Group

October 23, 2017

City of Christiansburg  
100 East Main Street  
Christiansburg, VA 24073

RE: Walmart #1292  
2400 North Franklin Street  
Christiansburg, VA

Honorable Members of the Planning Board,

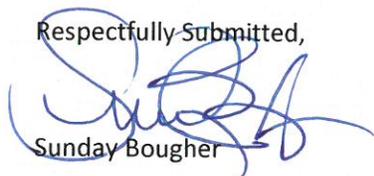
In regards to the above referenced location, we respectfully request relief from City of Christiansburg Chapter 4, Sign Regulation Section 4-117(3) s limits the total signage area not to exceed 10% of wall area on which placed up to a maximum of 200 square feet.

We respectfully propose a total of 661.40 sf, which represents 5% of the wall area. The current signage is approximately 212.26 sf., which represents less than 1% of the front building façade.

The existing Walmart currently offers groceries, fueling center, and on line grocery pickup. The building of the site and structure is larger than the typical single user development and the layout of the site is one that is necessary to accommodate parking, access and site related issues. The immense size of the building and associated parking lot makes it necessary to inform motorists of where certain services are located in order to aid patrons in identifying the most appropriate entrance to the building based upon the services/products being sought.

The current ordinance is provided to promote the safety, convenience and enjoyment of travel on and protection of the public investment within the town. The proposed signage for the Walmart Supercenter will be less intrusive than that of multiple users providing the same services. Granting approval will in no way have a negative influence on public safety, welfare or aesthetics, but will allow for a substantial justice from a proportional perspective.

Respectfully Submitted,



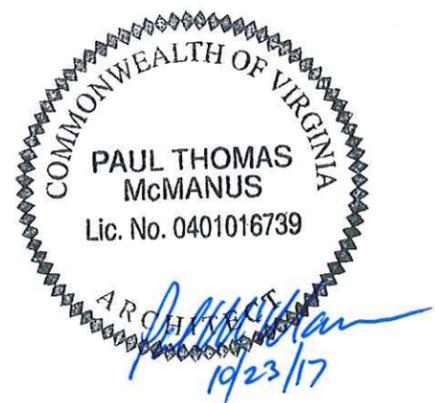
Sunday Bougher



Christiansburg, VA #1292

SGA Design Group, P.C. 

Issued: October 23, 2017

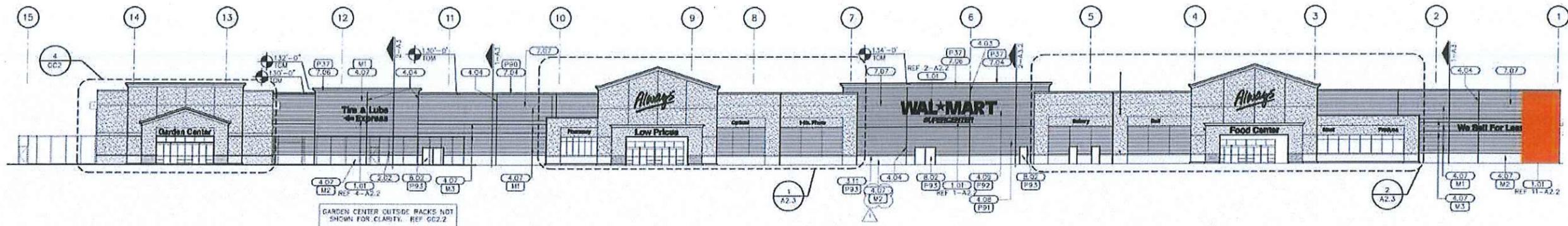




COMMONWEALTH OF VIRGINIA  
 PAUL THOMAS  
 McMANUS  
 Lic. No. 0401016739  
 ARCHITECT  
*Paul Thomas McManus*  
 10/23/17



COMMONWEALTH OF VIRGINIA  
PAUL THOMAS  
McMANUS  
Lic. No. 0401016739  
ARCHITECT  
*Paul Thomas McManus*  
10/23/17



Front Elevation

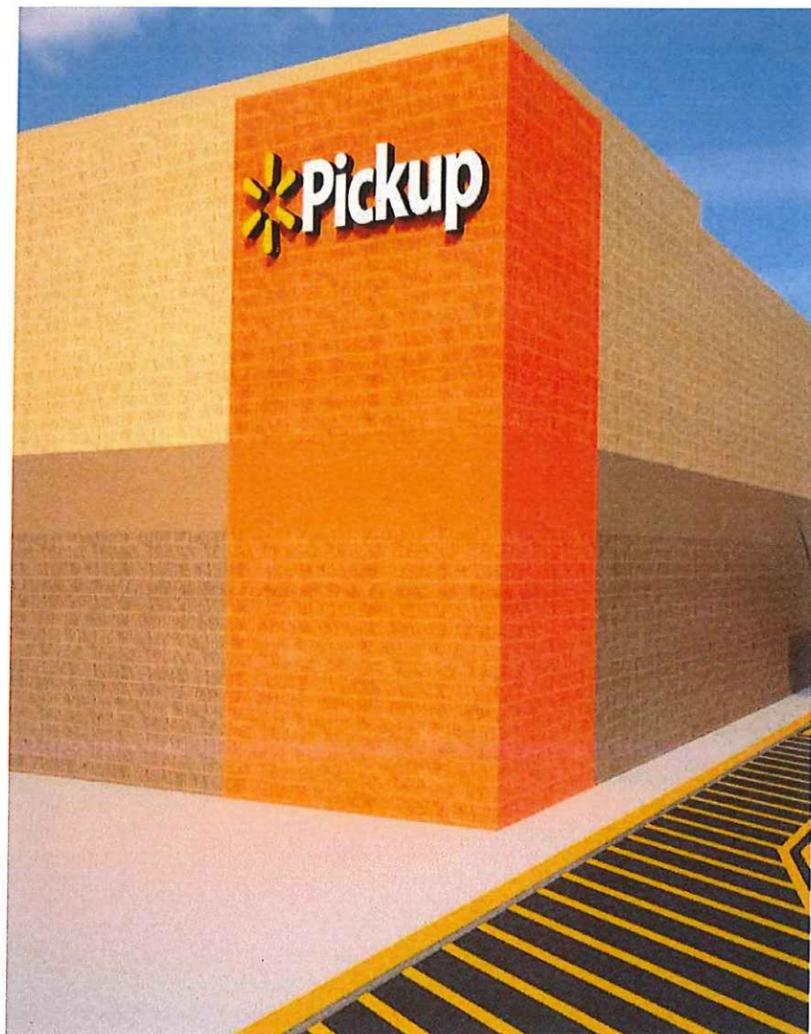
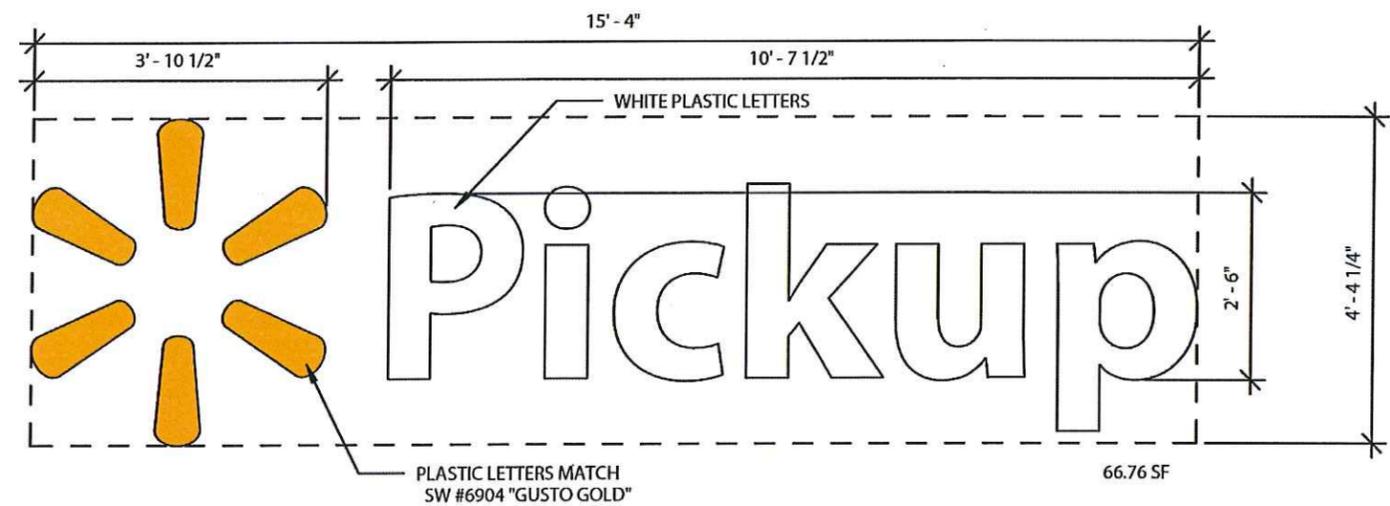
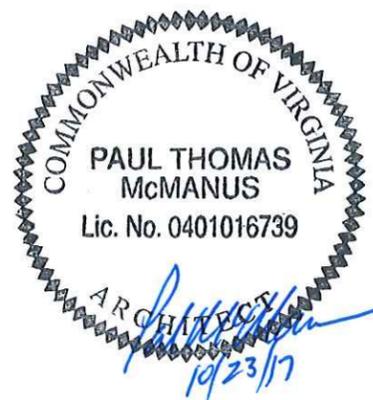


Illustration may not reflect actual building

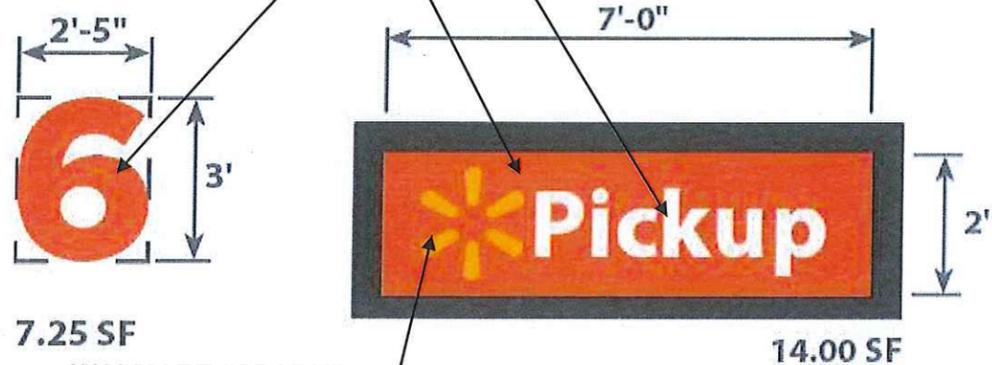


**Building Signage**

Illuminated, dimensional wall sign – Mechanically fastened. Supplied and installed by Owner. Electrical provided by G.C.



WHITE LETTERS TYP.  
 BACKGROUND SHALL BE PAINTED KNOCKOUT ORANGE "SW 6885" TYP.  
 NUMBER SHALL BE PAINTED KNOCKOUT ORANGE "SW 6885" TYP.

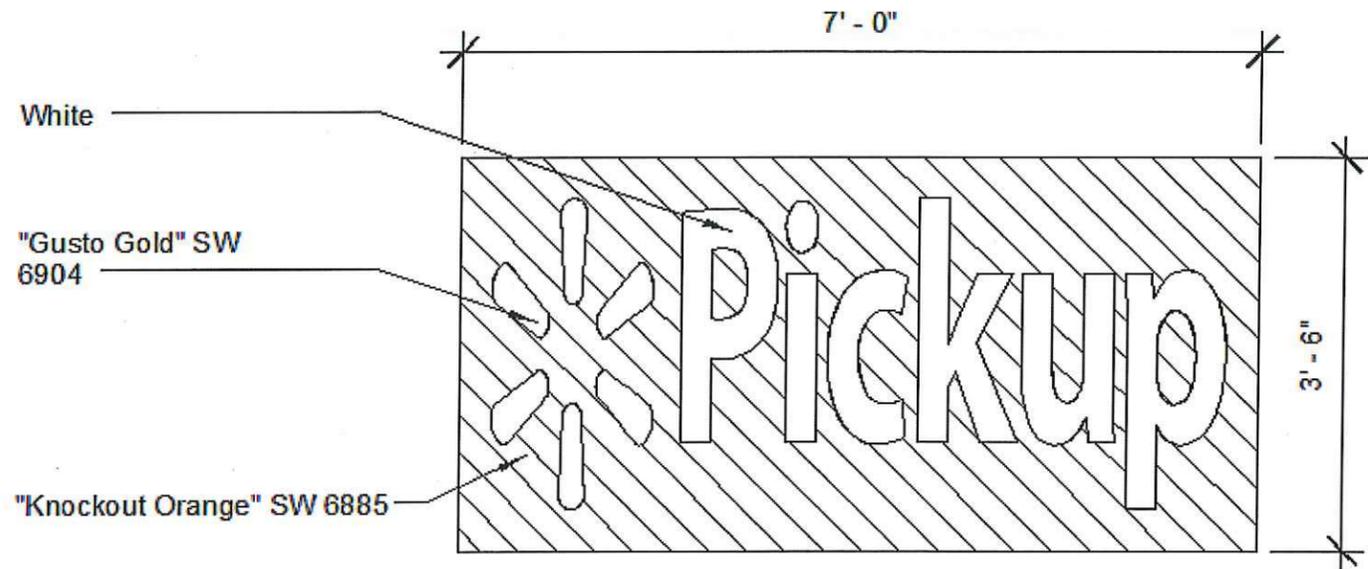


7.25 SF

WALMART "SPARK" SHALL BE PAINTED TRAFFIC YELLOW.

**Stall Pavement Signage**

Walmart Supplied, G.C. Installed.  
 Painted



Directional Pavement Marking (Vert. Stretch)  
 84"x42" (Plus 4' Directional Arrow Left, Straight, Right) 24.50 SF

**Drive Aisle Signage**

Walmart Supplied, G.C. Installed.  
 Painted

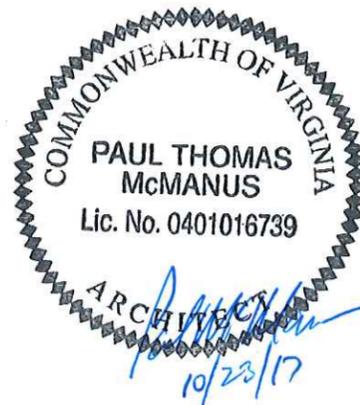


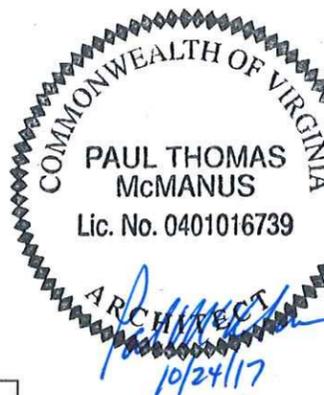
Call In Sign 18" x 8"  
 Logo Signs (Small) 18" x 8"  
 Stall Designation Signs 18" x 18"



Logo Signs (Large) 36" x 18"

Directional Signs (Left / Straight / Right) 18" x 24"



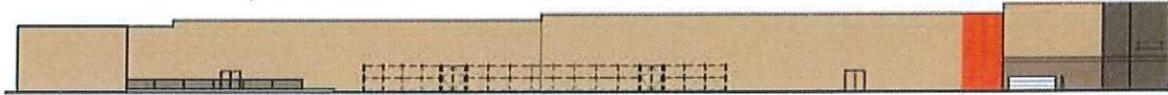




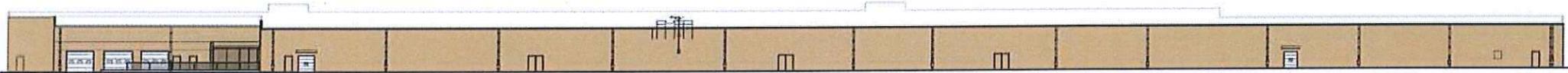
Auto Elevation



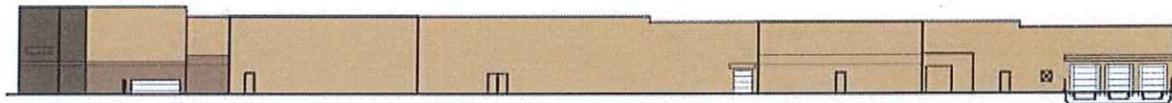
Outdoor Living Elevation



Left Elevation



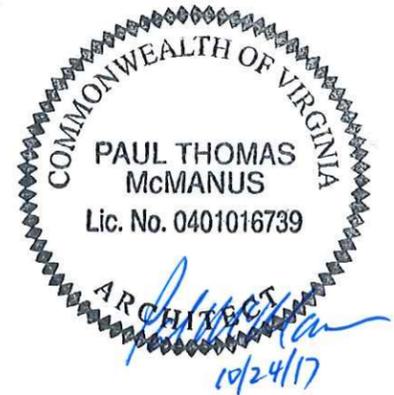
Rear Elevation



Right Elevation



Front Elevation

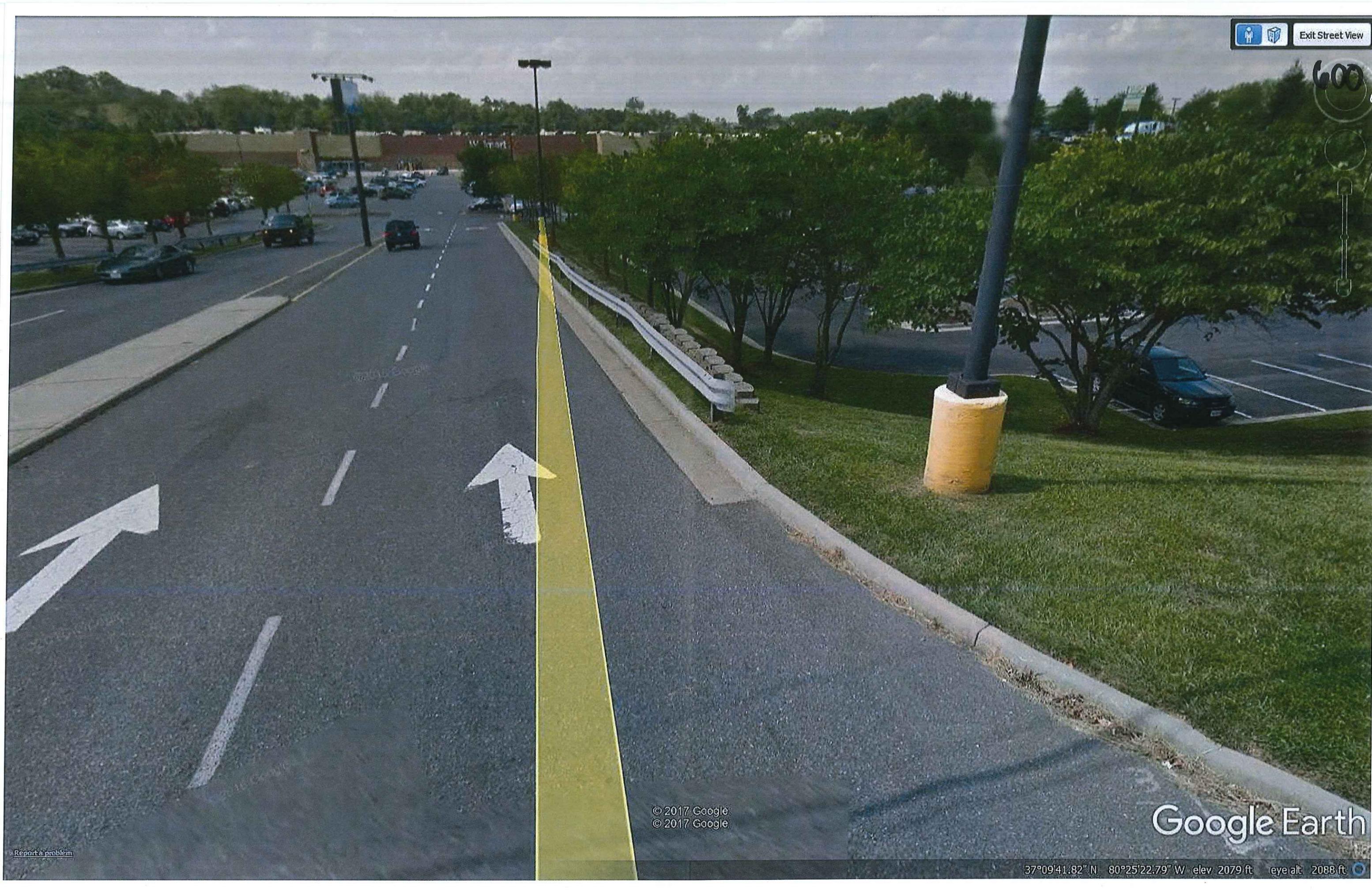








600

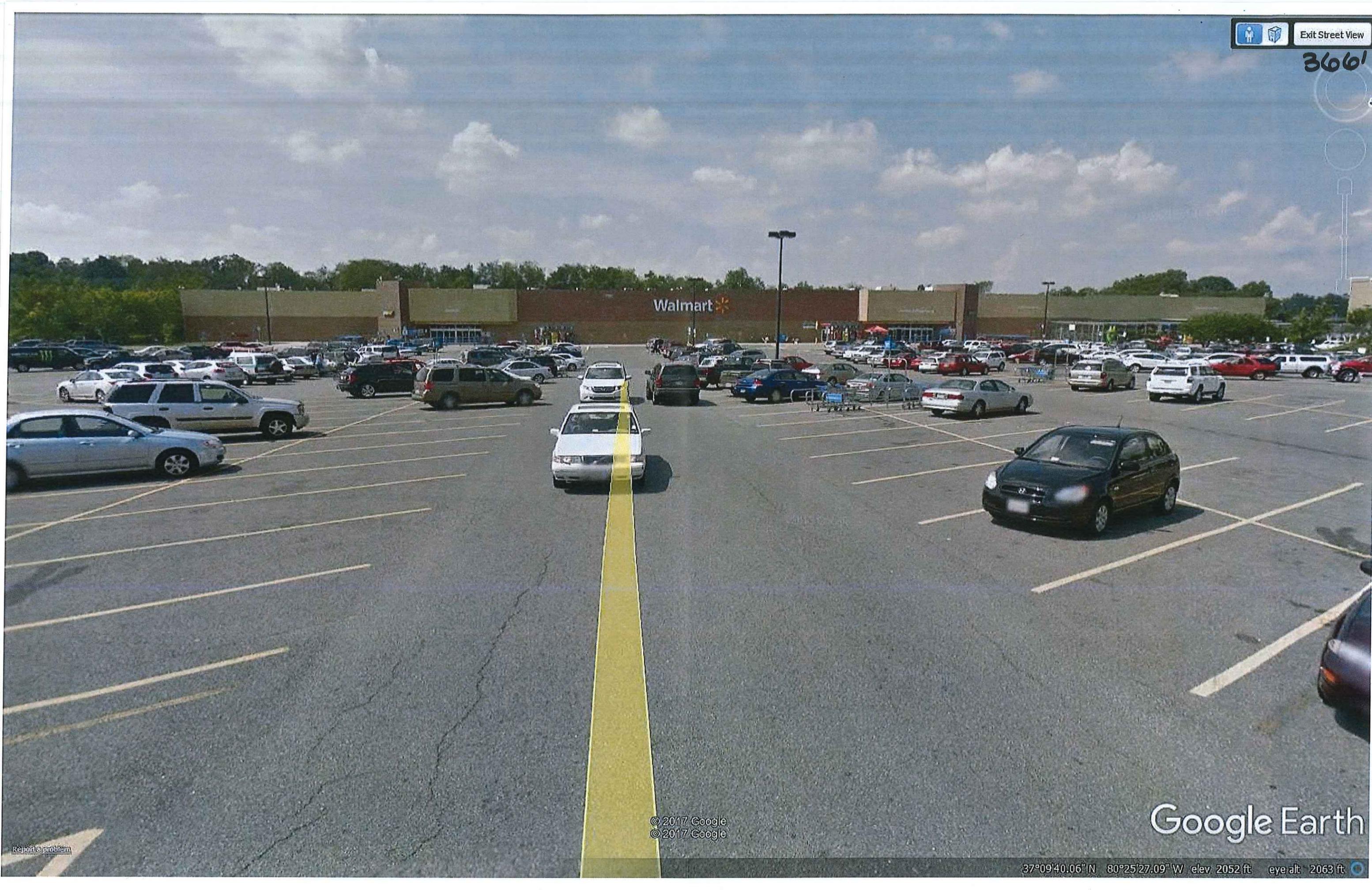


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Google Earth









Google Earth

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37°09'26.13" N 80°25'20.93" W elev 2080 ft eye alt 2079 ft

[Report a problem](#)



T-1280

T-1281

Walmart Supercenter

Bradley Dr

Ridinger-Exd

Constan Ave

Spiadlin Farm Dr

Redwood Dr

Cedarwood

N Franklin St

© 2017 Google

Google Earth

BUS 460

Imagery Date: 9/16/2015 37°09'28.39" N 80°25'23.99" W elev 2066 ft eye alt 3816 ft

1998



T-1200

T-1201

Walmart Supercenter

Bradley Dr

Ridinger Exd

Conster Ave

Spradlin Farm Dr

Redwood Dr

Cedarwood

N Franklin St

Google Earth

© 2017 Google

BUS 460

Imagery Date: 9/16/2015 37°09'28.39" N 80°25'23.99" W elev 2066 ft eye alt 3816 ft

1998

# Payless ShoeSource

 U.S. Cellular

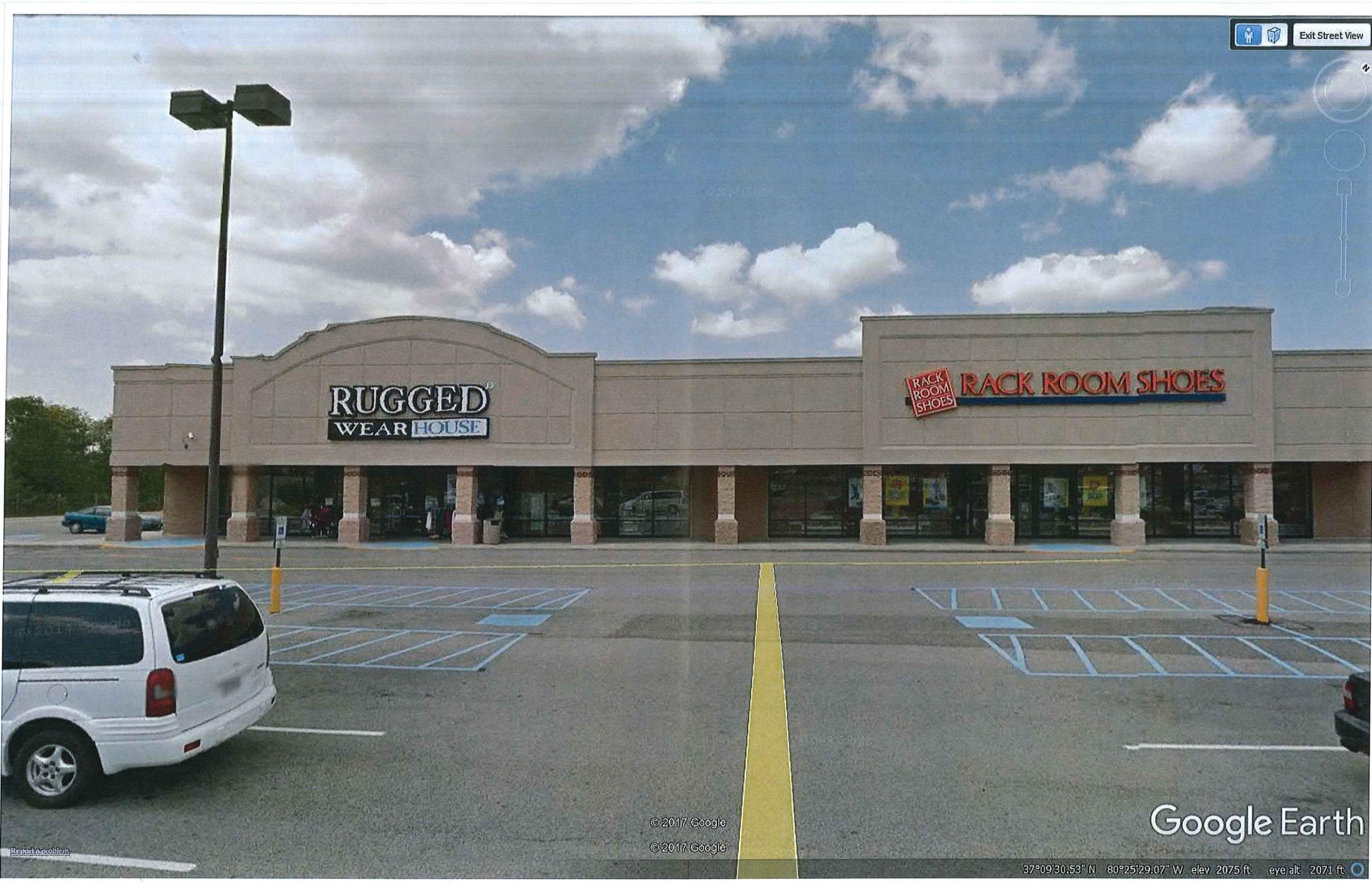
SALLY BEAUTY SUPPLY



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Google Earth



RUGGED<sup>®</sup>  
WEAR HOUSE

RACK ROOM SHOES  
RACK ROOM SHOES





*Michaels*

FRAMES SILK FLORAL CRAFTS ART SUPPLIES HOME DECOR

Google Earth

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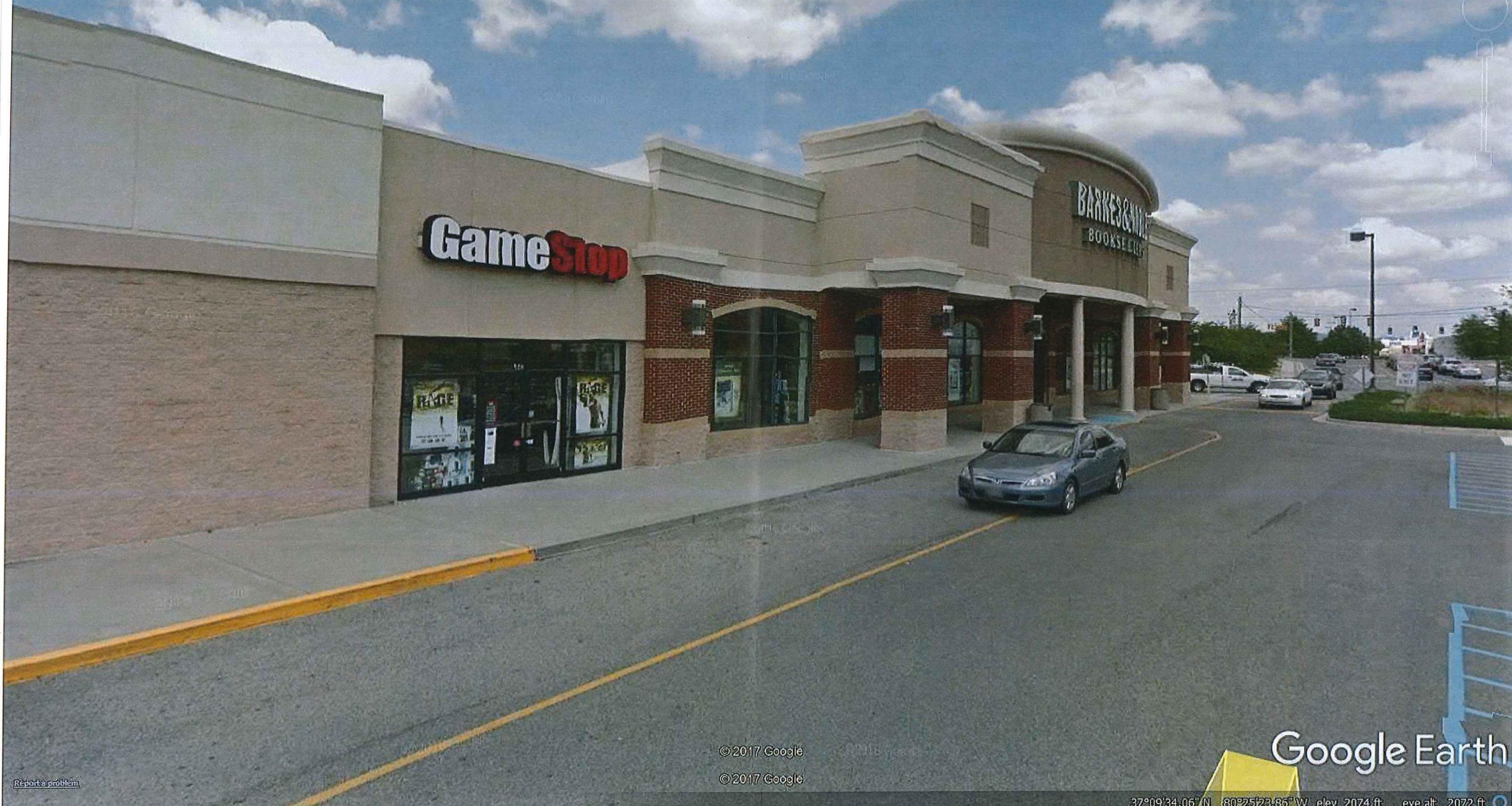
37°09'32.33" N 80°25'26.51" W elev 2077 ft eye alt 2072 ft

Report a problem

**BIG LOTS!**



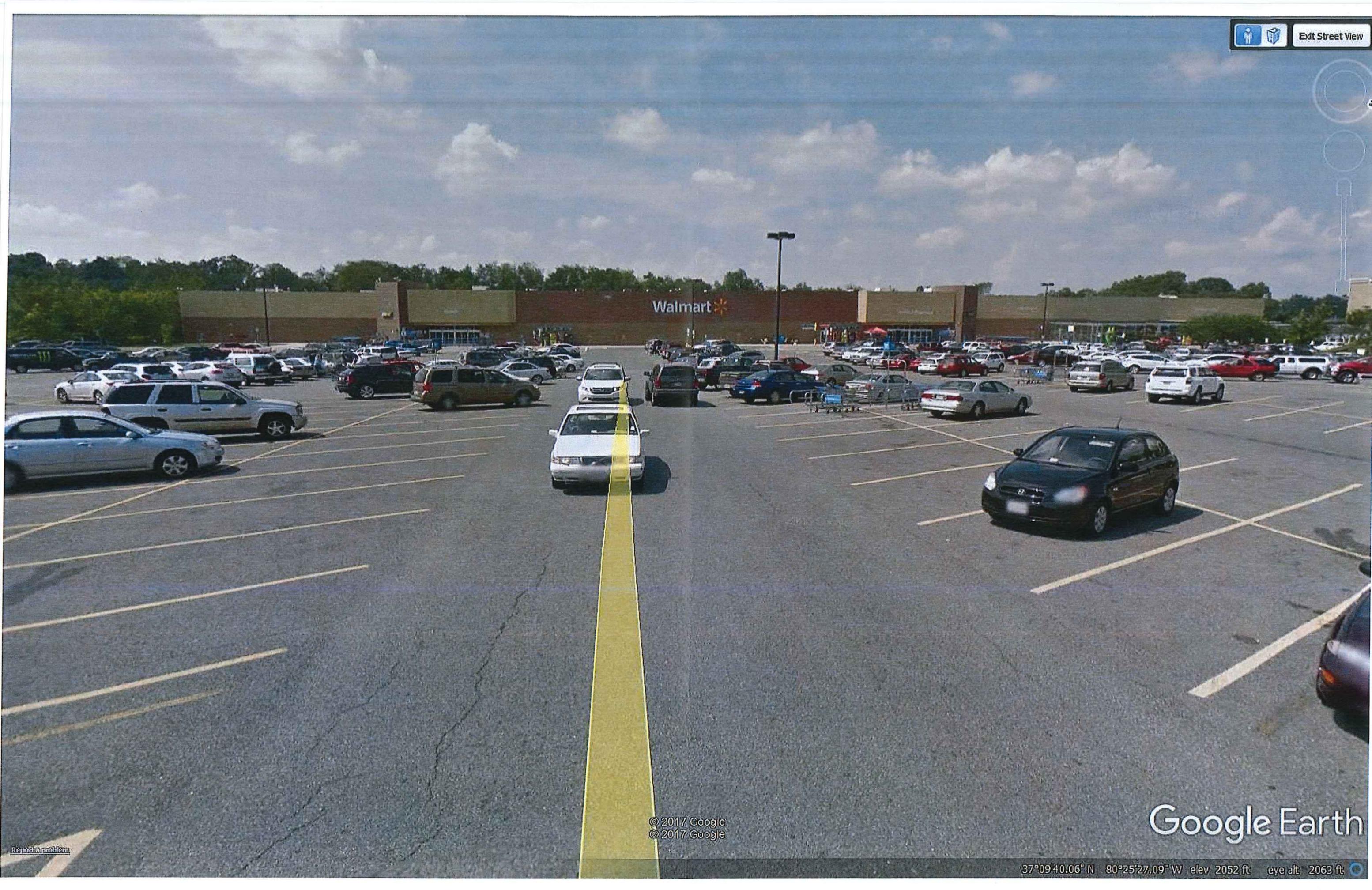
NO PARKING  
FIRE LANE



GameStop

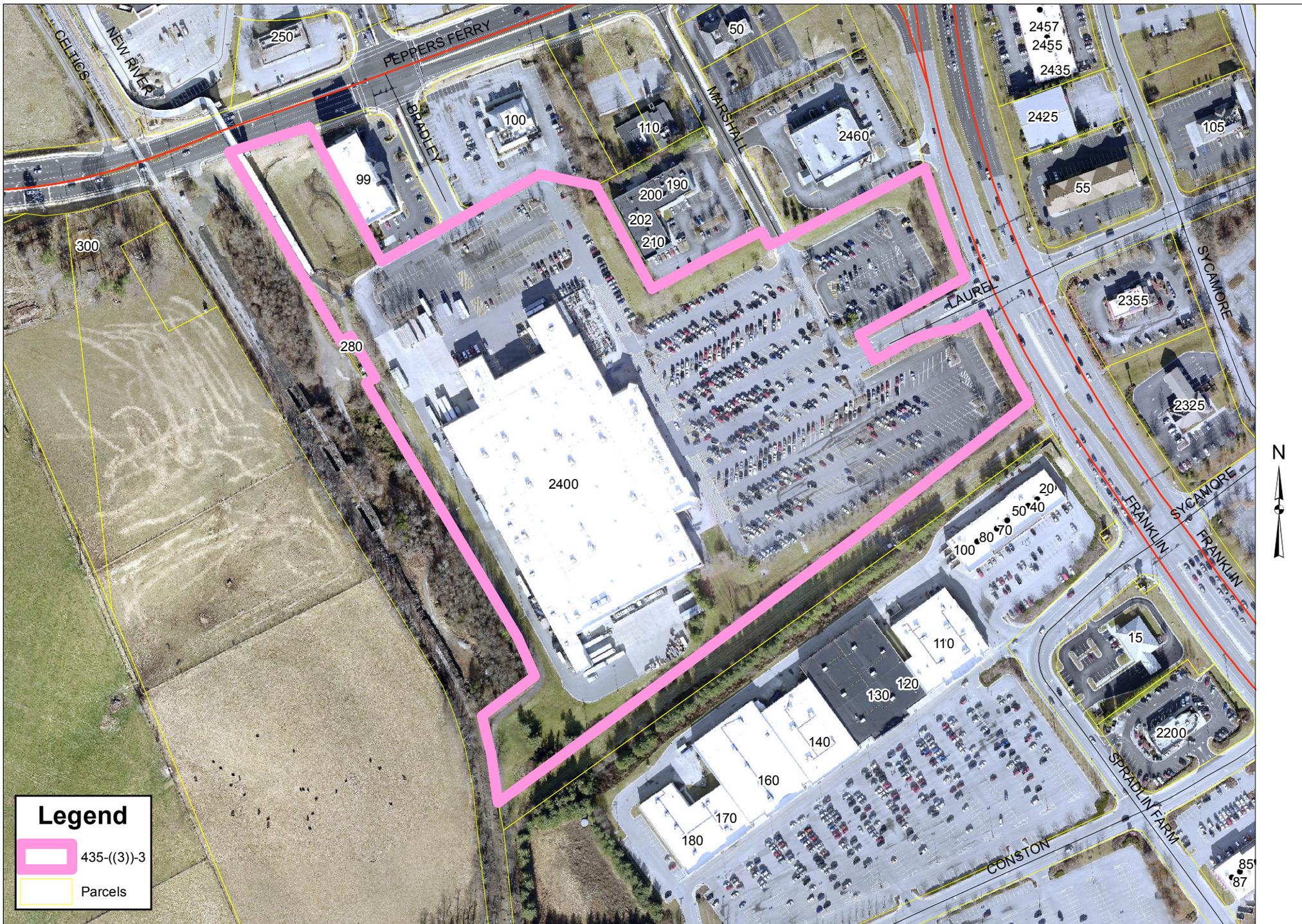
BARNES & NOBLE  
BOOKSELLER

**BARNES & NOBLE**  
BOOKSELLERS



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© 2017 Google

Google Earth



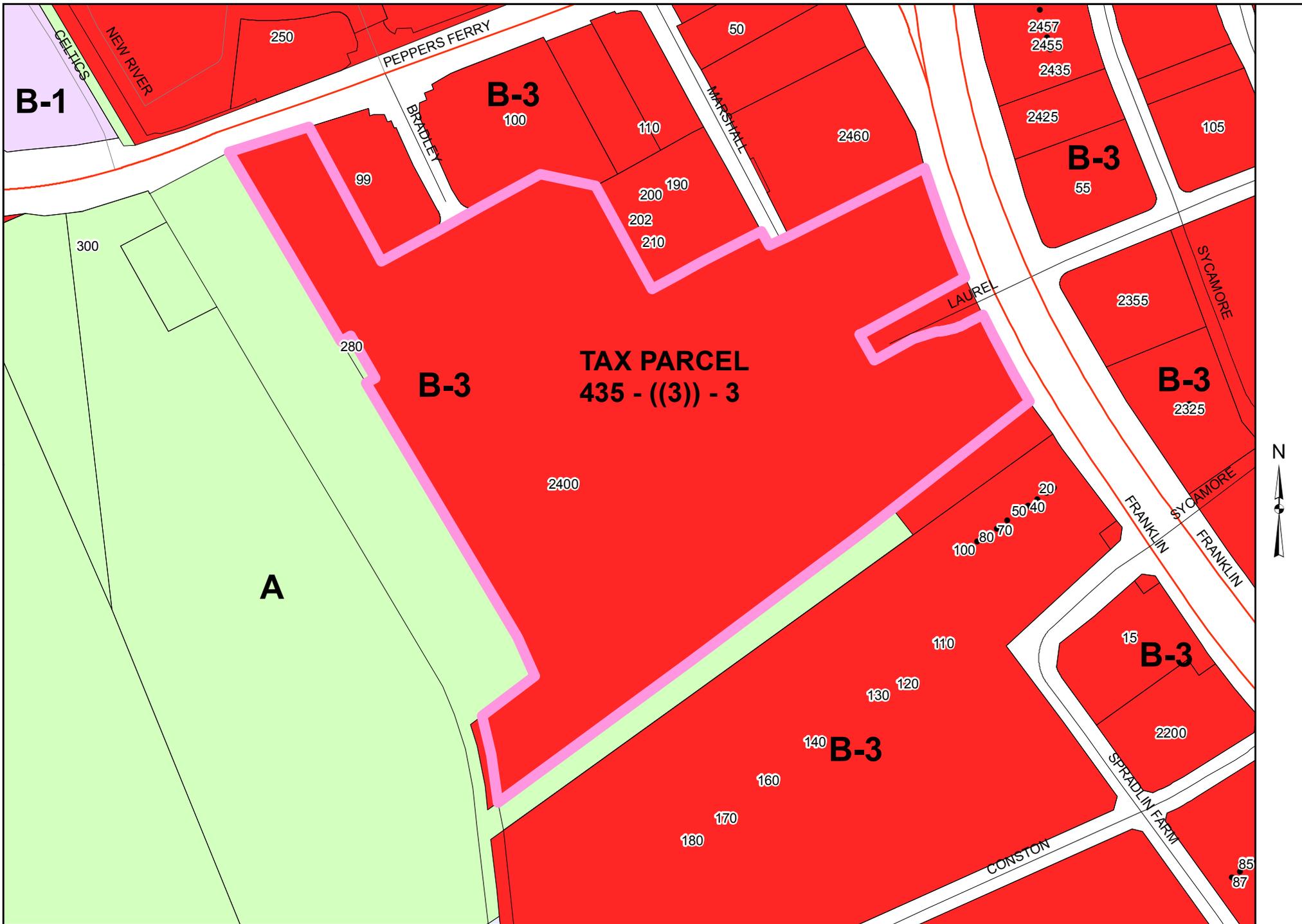
**Legend**

- 435-((3))-3
- Parcels

CUP REQUEST: 2400 N FRANKLIN ST

PC: DECEMBER 4, 2017  
 TC: JANUARY 9, 2018





CUP REQUEST: 2400 N FRANKLIN STREET

PC: DECEMBER 4, 2017  
 TC: JANUARY 9, 2018



**CUP: 2400 N FRANKLIN ST**

**Adjoining Property Owners**

<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Mailing Address</u>	<u>City, State, Zip</u>
435- A 42	CFT NV DEVELOPMENTS LLC		1683 WALNUT GROVE AVE	ROSEMEAD CA 91770
435- 1 34A	CHRISTIANSBURG TOWN OF			
436- A 2A	EAST TENNESSEE NATURAL GAS CO		4701 COX RD STE 301	GLEN ALLEN VA 23060
436- 6 6	EP PROPERTIES LC		7851 PLANTATION RD	ROANOKE VA 24019
436- 6 7B	FIRST UNION NATIONAL BANK OF VA	C/O WACHOVIA RE TAX DEPT NC5568	P O BOX 2609	CARLSBAD CA 92018
435- 3 1	GRUMBACH PROPERTIES LLC	C/O CURTIS GRUMBACH	767 HARTZELL ST	PACIFIC PALISADES CA 90272
436- 1 4	JEMS EPSILON CBURG LLC ETAL	C/O WALGREEN COMPANY	P O BOX 1159	DEERFIELD IL 60015
435- 3 2	MVF RAJ HOSPITALITY LLC		108 BUCKEYE LN	RADFORD VA 24141
	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
436- 6 6A	SHREE RADHA KRISHNA LLC		3417 LAKE POINTE DR	HARRISONBURG VA 22801
436- 6 7A	SWOPE CHARLOTTE O	C/O WENDWIL CORP	27 CENTRAL AVE	CORTLAND NY 13045
435- A 2A,1	TOWN OF CHRISTIANSBURG			CHRISTIANSBURG VA 24073
435- A 2A,1	TOWN OF CHRISTIANSBURG			CHRISTIANSBURG VA 24073
435- 1 20	TRIANGLE SQUARE LLC		P O BOX 5	BLACKSBURG VA 24063
435- 3 3	WAL-MART REAL ESTATE BUSINESS TR	STORE #1292	P O BOX 8050	BENTONVILLE AR 72712-8050