



Planning Commission

Chairperson
Hil Johnson

Vice-Chairperson
Jeananne Kries

Other Members

Thomas Bernard
Ashley Briggs
Felix Clarke
Mark Curtis
Jessica Davis
Jennifer Sowers

Town Manager

Randy Wingfield

Town Attorney

Sands Anderson P.C.

**Planning
Commission's
Next Meeting:**

*Tuesday, February 16,
2021 at 7:00 p.m.*

**Town of Christiansburg
Planning Commission
Monday, February 1, 2021
Agenda**

REGULAR MEETING

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Monday, February 1, 2021 at 7:00 p.m.** for the purpose of allowing the full Commission to review the following:

- 1) Pledge of Allegiance.
- 2) Public comments – 5 minute limit per citizen.
- 3) Approval of Planning Commission Minutes for November 30, 2020.
- 4) Public Hearing for A Rezoning request by Gay and Neel, Inc. (applicant), for an approximately 1.38 acre property owned by Depot Street Development LLC, located at the intersection of Depot Street, N.E. and Harless Street, N.E. (tax map nos. 497-A-288, 497-A-288A, 497-A-288C, 497-A-285, 497-A-286, 497-13-3, 497-13-1E). The request is to rezone the property from B-3, General Business to R-3, Multi-Family Residential with proffers. The property is designated as residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 5) Public Hearing for two Conditional Use Permit requests by Balzer & Associates, Inc., on behalf of SHAH Development, LLC (applicant/owner), for an approximately 3.2 acre property located at 1145 West Main Street (tax map no. 556-A-39) in the B-3, General Business District:
 1. A conditional use permit request for residential uses as permitted in the R-3, Multi-Family Residential District. Residential uses as permitted in the R-3, Multi-Family Residential District include single-family dwellings, two-family dwellings, townhouses, and multiple-family dwellings at a density of development of up to 20 units per acre.
 2. A conditional use permit request for a proposed planned housing development to consist of single-family, two-family, and multiple-family dwellings at a density of development not to exceed 7.8 units per acre.
- The property is partially designated as Business/Commercial and partially designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 6) Election of Officers – Chairperson, Vice-Chairperson, and Secretary.
- 7) Discussion of Planning Commission Subcommittees and assignment of membership.
- 8) Other Business.

Town Hall will be open and available to receive public comment in-person at the time of this meeting. Additionally, the Public shall have access to the meeting through live streaming as set forth below, and may submit comments by any of the following additional means:

- Online at www.christiansburg.org/publichearings.
- By e-mail to info@christiansburg.org.
- By voicemail at (540) 382-6128 ext. 1109.
- By mail to Town Hall, 100 E. Main Street, Christiansburg, VA 24073 ATTN: Planning Commission (please allow adequate mailing time).
- By using the Town Hall drop box and labeling your comments for ATTN: Planning Commission.

The meeting will be streamed live on the Town of Christiansburg's YouTube channel at www.christiansburg.org/youtube and will remain on the Town's YouTube page once the meeting concludes.

A copy of the applications are available for review at the following link: www.christiansburg.org/publichearings. A copy of the applications, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department Office, 100 E. Main Street, Christiansburg, VA 24073 during normal office hours of 8:00 a.m. – 5:00 p.m. Monday through Friday. Contact Andrew Warren, Assistant Town Manager, by phone at (540) 382-6120 ext. 1130 or by email at awarren@christiansburg.org with any questions or if you require reasonable accommodations

Christiansburg Planning Commission
Minutes of November 30, 2020

Present: Thomas Bernard
Ashley Briggs
Felix Clarke Jr.
Mark Curtis
Jessica Davis
Johana Hicks
Hil Johnson, Chairperson
Ann Sandbrook
Andrew Warren, Secretary Non-Voting

Absent: Jeananne Kries, Vice – Chairperson
Jennifer D. Sowers

Staff/Visitors: Jude Cochran, staff
Jared Crews, staff
Steve Semones, Balzer & Associates
Bryan Rice, 2440 Hitching Post Dr.
Kenneth White, 50 Weddle Way
I Ping Fu, 50 Weddle Way
Russell Crockett, 350 Teel St.

Chairperson Johnson 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 Johnson opened the floor for public comment.

Kenneth White and I Ping Fu, of 50 Weddle Way, presented the letter provided by Patrick Adams, of 190 Weddle Way. The letter provided by Mr. Adams to the Planning Commission prior to the November 16th public hearing expressed his concern of the development's destruction of local Wildlife and ecosystems, changes in demographics, potential stormwater issues, potential infrastructure issues, erosion concerns, noise concerns, traffic concerns and diminishing neighborhood property values. The letter stated that they welcome development, but that the proposal is too ambitious for the subject property. The letter in full can be found in the staff report.

Bryan Rice, 2440 Hitching Post Rd, expressed his favor for the proposed development, stating that several people in the neighborhood are also in favor for the development. Mr. Rice noted traffic in the area is not as congested as has been portrayed, noting the neighborhood has three access points to Peppers Ferry Rd.

Russell Crockett, 350 Teel Street, questioned the status of any drainage

improvements along Teel Street. Mr. Warren stated town engineering staff are still waiting for the report regarding the sewer pump station and that the next public hearing for the Simmons/Teel development has not yet been voted upon or rescheduled.

Commissioner Hicks requested reaching out to public works to look at the drainage issue.

Mr. Warren noted public comments are included in the Planning Commission agenda packets.

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

Approval of Planning Commission Minutes for the November 16, 2020 Meeting

Commissioner Briggs requested additional comments be added to the end of the Planning Commission minutes noting that written public comments submitted to the Planning Commission can be found in the agenda packets. Commissioner Briggs made a motion to approve the November 16, 2020 Planning Commission meeting minutes with the change as noted. Commissioner Clarke seconded the motion, which passed 8-0.

Discussion/Action on a rezoning request by Balzer and Associates, Inc., on behalf of RWW36, LLC (applicant), for an approximately 4.306 acre property owned by Mary Maxie Jewell Trust, Mary Stewart, Janet Epperly, Bill Jewell, Trustees, located west of Weddle Way, N.W. (tax map no. 435-A-13). The request is to rezone the property from R-1A, Rural Residential to R-2, Two-Family Residential with proffers in order to create 7 two-family dwelling lots for a total of 14 units as well as a lot designated for stormwater management. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Mr. Warren summarized the additional items provided in the updated staff report requested by the Planning Commission. The updated staff report includes a table of residential zoning lot sizes, emergency responders and public works' street parking recommendations, and staff engineering recommendations.

Commissioner Hicks requested parking requirements and restrictions to ensure the roadway is clear for emergency responders and public works. Mr. Warren noted Town code does not provide regulations in most instances for residential on-street parking, but if issues arise after development, additional parking restrictions can be put in place. Mr. Bernard questioned if a recommendation could be made to restrict parking to one side of the roadway. Mr. Warren stated that is a possibility. Chairperson Johnson noted his appreciation for the feedback from the first responders and public works staff. Commissioner Briggs expressed her concerns with the proposed road width based on the first responders' concerns. Chairperson

Johnson noted with the by-right density of the current zoning, any development of the subject property will have the same concerns.

Mr. Warren noted town engineering staff recommended several traffic signage alterations in the neighborhood to provide better traffic safety and flow. Commissioner Briggs questioned why all subject intersections are not three-way intersections. Chairperson Johnson read the statement provided by town engineering staff, which stated traffic impacts from the proposed development are minimal and do not produce any pertinent safety concerns.

Mr. Warren presented typical pavement widths of the nearby roadways and provided information regarding the widening of Stafford Drive required as part of the Clifton Town Center development.

Commissioner Hicks questioned the scheduled infrastructure improvements to Almetta Ave. Mr. Warren stated the improvements to Almetta Ave. are scheduled to be done in the next year, regardless of this proposal.

Mr. Semones stated the proposed roadway meets all town standards which is designed to allow for parking along both sides of the roadway and cautioned restricting parking along the proposed street.

Commissioner Sandbrook requested making record of the Planning Commissions concern for on-street parking considering access for emergency responders and public works.

Commissioner Briggs expressed her opposition to the proposed zoning stating the rezoning would allow for development that is too dense and the subject property is better suited for a residential zoning district that limits its development to a smaller density than the R-2 zoning district allows.

Commissioner Sandbrook motioned to recommend the proposed rezoning with proffers, Commissioner Davis seconded the motion, which passed 5-3.

Mr. Warren noted the public hearing for this topic will go before Town Council on December 8th, 2020.

Other Business

Chairperson Johnson opened the discussion.

Mr. Warren noted no agenda items have been scheduled for the following meeting.

Commissioner Hicks questioned the possibility of increasing the time frame to notify adjacent property owners via letters. Mr. Warren noted adjacent property owner's notification letters are currently being sent 10 days before the scheduled public hearing, which exceeds state requirements. Mr. Warren stated letters could be sent sooner. The Commissioners discussed notifying citizens sooner. Chairperson Johnson noted the alternative forms of notice that are available to the public.

With no further business, Chairperson Johnson adjourned the meeting 8:39 p.m.

Hil Johnson, Chairperson

Andrew Warren, Secretary Non-Voting

*Written comments received on public hearing items are included in the staff report to Planning Commission in the Planning Commission agenda packet.



Planning Department Staff Report

TO: Planning Commission
DATE: January 29, 2021

APPLICATION: Rezoning [RZN_2021_01]
LOCATION: Intersection of Depot Street NE and Harless Street NE (tax map nos. 497-A-288, 497-A-288A, 497-A-288C, 497-A-285, 497-A-286, 497-13-3, 497-13-1E)
PROPERTY OWNER: Depot Street Development, LLC
PROPOSAL: Rezone from B-3 to R-3 with proffers

Request

The Town of Christiansburg has received a rezoning request by Gay and Neel, Inc. (applicant) on behalf of Depot Street Development, LLC (owner), for an approximately 1.38 acre property located at the intersection of Depot Street NE and Harless Street NE tax map nos. 497-A-288, 497-A-288A, 497-A-288C, 497-A-285, 497-A-286, 497-13-3, 497-13-1E). The request is to rezone the property from the B-3, General Business zoning district to the R-3, Multi-Family Residential zoning district with proffers.

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

1. The proposed R-3 zoning shall be modified and by right uses eliminated as struck on the attached exhibit.

Based on this proffer, the following uses, otherwise permitted in the R-3 District, would not be permitted on the subject property:

- Owner-occupied boardinghouses
- Short term boarding as an accessory use (i.e. bed and breakfast)
- Public fire, police, and rescue squad stations, schools, recreational facilities, and libraries.
- Private schools, recreational facilities, and libraries.
- Clubs and lodges.

Please see the attached application for the full list of permitted uses in the R-3 District along with the unpermitted uses above. Additionally, a list of permitted uses in the B-3 District is provided to compare between what uses would be permitted to what uses are permitted today as a B-3 property.

Background

A conditional use permit was granted for a Planned Housing Development consisting of three single-family homes on a portion of the subject property (tax map nos. 497-A-288, 288A, 288C, 430-450 Harless Street NE) in 2012. This conditional use permit has expired as the homes were never constructed.

The property is not located within the 100- or 500-Year Flood Hazard Area or a Historic District. The property is not located within an Urban Development Area and is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

The adjoining properties are zoned primarily B-3, General Business to the north, east, and south across Harless Street. There is a small portion of R-3, Multi-Family Residential bordering the subject property to the south across Harless Street and a large amount of R-3 Zoning to the east of the subject property. To the west across Depot Street, property is zoned I-1, Limited Industrial (Rosa L. Peters Playground). The adjoining properties contain single-family and two-family residential uses, as well as the Rosa L. Peters Playground to the west and the Greater Mount Zion United Holy Church to the north.

Public Hearing Dates

The Planning Commission Public Hearing is scheduled for Monday, February 1, 2021 and the Town Council Public Hearing is scheduled for Tuesday, February 23, 2021.

List of attachments included with staff report:

1. Rezoning application
2. Proffer Statement
3. Proffer exhibit with permitted and stricken uses
4. List of permitted use in B-3 District
5. Aerial map
6. Zoning map
7. Adjoining properties table
8. Public comments received



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

Rezoning Application

Landowner:	Depot Street Development, LLC	Applicant:	Gay and Neel, Inc.
Address:	1795 Azalea Drive Blacksburg, VA 24060	Address:	1260 Radford Street Christiansburg, VA 24073
Phone:	(540) 381-6011		

I am requesting a rezoning of my property from zoning classification B3 to zoning classification R3 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at Lots 1, 2, & 3 Harless Street

Tax Parcel(s): 497-(A)-288, 497-(A)-288A, & 497-(A)-288C; 497-13-1E, 3; 497-(A)-285-286

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: \$750

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge.

Signature of Landowner(s):

Date: 12/23/2020

Date: _____

Date: _____

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

Town Manager

Date

*Please complete attached sheet

Please complete the following section:

Per Section 42-11(A) of the Christiansburg Town Code:

Rezoning application submissions shall include a traffic impact statement whenever a proposed zoning map amendment substantially affects transportation on town streets through traffic generation of either:

- (1) 100 vehicles trips per peak hour by residential development;*
- (2) 250 vehicles trips per peak hour by non-residential development; or*
- (3) 2,500 vehicle trips per day by non-residential development.*

The data and analysis contained in the traffic impact statement shall comply with Virginia Department of Transportation Traffic Impact Analysis Regulations 24 VAC 30-155-60 and all applicable town ordinances.

A traffic impact analysis is is not required for the proposed project:

1. Yes or No, the proposed residential development generates _____ vph which is greater than the requirement of 100 vehicles per hour, or
2. Yes or No, the proposed non-residential project generates _____ vph which is greater than the requirement of 250 vehicles per hour
3. Yes or No, the proposed non-residential project generates or _____ vpd which is greater than the requirement of 2,500 vehicles per day.
4. Yes or No, a new TIS study is not required because a previously submitted TIS is still applicable for the project site. (Note: the appropriate documentation must be attached)

***Trip generation shall be measured based on the current edition of the Institute for Transportation Engineers (ITE) Trip Generation Manual**

Harless Street Development Rezoning
Proffer Statement

December 8, 2020

Proffer Statement for a requested rezoning application for approximately 1.4 acres consisting of Tax Parcels 497-(A)-288, 288A, 288C; 497-13-1E, 3; 497-(A)-285, 286 located on the corner of Depot Street and Harless Street.

Pursuant to Town of Christiansburg Code Section 42-12(b), 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 in strict accordance with the conditions set forth in this submission.

1. The proposed R-3 zoning shall be modified and by right uses eliminated as struck on the attached exhibit.

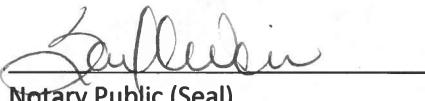
Owner



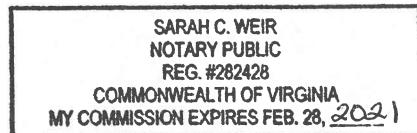
State of Virginia

County of Montgomery

The foregoing instrument was acknowledged before me this 23 day of December, 2020



Notary Public (Seal)



My commission expires 2/28/2021

Sec. 42-155. - Permitted uses.

In the R-3 Multiple-Family Residential District, structures to be erected, or land to be used, shall be for one or more of the following uses:

- (1) Single-family dwellings, including a family and up to two unrelated individuals per unit.
- (2) Two-family dwellings, including a family and up to two unrelated individuals per unit.
- (3) Townhouses, including a family and up to two unrelated individuals per unit.
- (4) Multiple-family dwellings, including a family and up to two unrelated individuals per unit.
- (5) Planned housing developments subject to the special regulations of section 42-164, including a family and up to two unrelated individuals per unit.
- ~~(6) Owner occupied boardinghouse with not more than four boarders, with a conditional use permit.~~
- ~~(7) A single family owner occupied dwelling which, as an accessory use, offers no more than five bedrooms for short term transient occupancy for compensation and where food service for resident guests is limited to breakfast only with a conditional use permit.~~
- ~~(8) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities and libraries. Private buildings to consist of schools, recreational facilities and libraries, with a conditional use permit.~~
- (9) Churches and other places of worship.
- (10) Assisted living facilities and group homes of eight or fewer individuals, as exempted by Code of Virginia, § 15.2-2291.
- (11) Family day homes serving one through five children. Family day homes serving six through 12 children with a conditional use permit.
- (12) Rest homes or housing for not more than four elderly or handicapped individuals who are physically capable of responding to emergency situations without personal assistance, with a conditional use permit.
- ~~(13) Clubs and lodges, except where activities embrace a service customarily carried on within a business district, with a conditional use permit.~~
- (14) Parks and playgrounds.
- (15) Professional offices with not more than five employees, with a conditional use permit.
- (16) Minor home occupations. Major home occupations with a conditional use permit.
- (17) Off-street parking and loading.
- (18) Signs in accordance with the sign ordinance in article XXIV, signs.
- (19) Public utilities, such as poles, lines, distribution transformers, pipes, meters and other facilities, necessary for the provision and maintenance of public utilities, including water and sewerage facilities; pumping and regulatory stations; substations; communications antennas;

amateur radio towers. Communications monopoles with a conditional use permit.

- (20) Accessory buildings, such as separate garages or carports, workshops, toolsheds and greenhouses; provided, that garages or other accessory buildings, such as carports, porches and stoops attached to the main building, shall be considered part of the main building; provided further, that no accessory building shall be closer than three feet to any property line or located within any easement or right-of-way.
- (21) Condominiums, including a family and up to two unrelated individuals per unit.
- (22) Home adult day care center caring for not more than three individuals not related by blood or marriage, with a conditional use permit.
- (23) Construction trailers on active construction sites.
- (24) Child day care centers, with a conditional use permit.
- (25) Portable storage containers, in accordance with section 42-662.
- (26) Urban agriculture in accordance with section 42-663.

(Code 1972, § 30-48; Code 1992, § 30-48; Ord. of 6-20-1989; Ord. of 10-24-1989; Ord. of 4-3-1990; Ord. of 12-17-1991(1); Ord. of 9-1-1992; Ord. of 6-2-1998; Ord. of 12-7-1999; Ord. No. 2000-2, 4-18-2000; Ord. No. 2004-4, 9-7-2004; Ord. No. 2007-1, 4-3-2007; Ord. No. 2008-6, 12-2-2008; Ord. No. 2012-6, § 30-48, 6-19-2012; Ord. No. 2012-10, § 30-48, 11-20-2012; Ord. No. 2016-1, 2-23-2016; Ord. No. 2017-7, 9-12-2017; Ord. No. 2018-5, 9-11-2018)

Sec. 42-336. - Permitted uses.

In the B-3 General Business District, structures to be erected, or land to be used, may be for one or more of the following uses (Note: Activities or uses which instruct the reader to see a permitted use serve only as a cross reference to the list of permitted uses and associated conditions, if any. The listing of a cross reference in no way implies that the cross reference is a permitted use or activity. Listed permitted uses which instruct the reader to see also another permitted use or section of the zoning ordinance or town code are intended to refer the reader to additional information that is relevant to that permitted use.)

- (1) Any principal use permitted in the R-3 Multiple-Family Residential District, with a conditional use permit, except that uses permitted as conditional uses in the R-3 District, but permitted as of right in the B-3 District, shall not require a conditional use permit. Dwellings are subject to the same requirements as in the R-3 District, except that a single-family dwelling in association with a permitted office, business or commercial use, in the same building or on the same premises for use by the proprietor or an employee of said business shall be permitted, but not subject to said requirements, including a family and one unrelated individual per unit; and for multifamily dwellings, the density of development shall not exceed the ratio of 20 dwelling units per gross acre. Residential development as part of a planned commercial development shall be subject to the requirements of section 42-341.
- (2) Animal hospital, pet shop or pet grooming establishment.
- (3) Retail stores, including sale of accessories, antiques, appliances, art or art supplies, beverages (alcoholic or otherwise), books, carpets, clothing, drugs, fabrics, flowers, food, furniture, hardware, jewelry, gifts, office supplies and stationery, shoes, paint, wallpaper, sporting goods, and similar stores and shops.
- (4) Bakeries.
- (5) Banks and other financial institutions.
- (6) Dry cleaners, laundries and laundromats.
- (7) Barber and beauty shops.
- (8) Fitness center or health club.
- (9) Home appliance services.
- (10) Theaters and assembly halls.
- (11) Hotels and motels, and bed and breakfast inns.
- (12) Offices, business, professional or administrative.
- (13) Churches and other places of worship.
- (14) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities, and libraries. Private buildings to consist of schools, recreational facilities, and libraries with a conditional use permit.
- (15) Hospitals, general.

- (16) Funeral homes and crematories.
- (17) Automobile service stations.
- (18) Clubs and lodges, with a conditional use permit.
- (19) Auto and truck rental, sales and service. Also see *Automobile service stations* and *Commercial garages*.
- (20) Restaurants, food handlers and caterers.
- (21) Shoe repair or tailor shop.
- (22) Plumbing and electrical supply with storage under cover.
- (23) Printing and duplicating services.
- (24) Rental of household items, tools and appliances.
- (25) Lumber and building materials store, wholesale or retail, but not a lumberyard or manufacturer of brick or concrete blocks.
- (26) Self-service storage compartments commonly known as miniwarehouses.
- (27) Facilities and structures necessary for rendering utility service, including poles, wires, transformers, transmission lines, telephone booths and the like for normal electrical power distribution or communication service; communications antennas; amateur radio towers; meters and pipelines or conduits for electrical, gas, sewer or water service; pumping and regulatory stations; substations. Communications monopolies and major transmission lines are permitted with a conditional use permit.
- (28) Off-street parking and loading; parking garages, with a conditional use permit.
- (29) Signs in accordance with the sign ordinance in article XXIV, signs.
- (30) Dancehalls, with a conditional use permit.
- (31) Mobile home parks, with a conditional use permit. Also see article XVIII, mobile home parks.
- (32) Mobile home sales, single- or double-wide, with a conditional use permit.
- (33) Machinery and equipment sales, service and storage (but not junk), with a conditional use permit.
- (34) Commercial garage and/or towing service, with a conditional use permit. Also see *Auto and truck rental, sales and service* and *Automobile service stations*.
- (35) Contractors equipment storage yard or plant or rental of equipment commonly used by contractors (but not material storage), with a conditional use permit.
- (36) Radio and television stations and studios or recording studios.
- (37) Industrialized building units for business, institutional, security or construction purposes, with a conditional use permit. Conditional use permits shall not be required for construction trailers on active construction sites.
- (38) The following listed uses, provided not more than 50 persons are engaged in actual

production work, with a conditional use permit:

- a. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs and the manufacture of small parts, such as coils, condensers, transformers and crystal holders.
- b. Commercial cabinet or woodworking shops; blacksmith shops and welding or machine shops.
- c. Pharmaceutical, medical or dental laboratories.

(39) Carnival or fairgrounds, with a conditional use permit.

(40) Public billiard parlors and poolrooms, game rooms, bowling alleys, skating rinks, indoor and outdoor shooting ranges, paintball courses and similar forms of public amusement, with a conditional use permit.

(41) Greenhouse or nursery, commercial, wholesale or retail.

(42) Convalescent homes, rest homes, nursing homes and housing for the elderly and handicapped.

(43) Boardinghouses, with a conditional use permit.

(44) Child day care center.

(45) Campground, overnight, with a conditional use permit. Other permitted B-3 uses located upon the same property as the campground are permitted, provided that non-campground users do not traverse the campground areas to have access to these non-campground uses. Provided further that a fence or other suitable barricade and screening separates the campground from adjacent properties or uses.

(46) Recycling collection center with a zoning permit application and plan of operation approved by the administrator. The administrator may refer any proposed collection center application to the town planning commission or health official, or both, for their advice as to the desirability, practicability or health effects of any such center before issuing a zoning permit to any collection center applicant. Collection center zoning permits may be revoked at any time by the administrator or health official when such recycling center poses a threat to public safety, health or general welfare.

(47) Recycling, post-collection separation facilities, with a conditional use permit and a plan of operation approved by the administrator. In cases of doubt regarding the nature of a process or use, the administrator may require an engineering report describing the process or use and the probable impacts of the facility.

(48) Auction house, business, with a conditional use permit.

(49) Family day homes, with a conditional use permit.

(50) Kennels with a conditional use permit.

(51) Automobile upholstery shops, with a conditional use permit.

- (52) Railroad yards and terminals, with a conditional use permit.
- (53) Farmers' markets or flea markets, with a conditional use permit.
- (54) Automobile auctions, with a conditional use permit.
- (55) Tattoo parlors and body piercing establishments with approval of the county health department.
- (56) Portable storage containers, in accordance with section 42-662.
- (57) Janitorial services.
- (58) Exterminating services with a conditional use permit.
- (59) Personal service establishments.
- (60) Loudspeaker/sound amplification/outdoor sound system to be used in excess of the town's noise ordinance, with a conditional use permit.
- (61) Leisure and enrichment service.
- (62) Microbrewery with capacity not to exceed 10,000 barrels per year.
- (63) Microbrewery with capacity between 10,001 and 15,000 barrels per year, with a conditional use permit.
- (64) Museums, art galleries and art studios.
- (65) Planned commercial developments, subject to the requirements of section 42-341, with a conditional use permit.

Note: The following activities or uses serve only as a cross reference to permitted uses listed above which may or may not have conditions attached to the use. The listing of the following cross reference in no way implies that they are a permitted use or activity unless permitted elsewhere within this section.

Appliance service, see *Home appliance services*.

Bed and breakfast inns, see *Hotels, motels*.

Building material sales, see *Lumber and building materials sales*.

Equipment sales, service, etc., see *Machinery and equipment sales and services*.

Pet shops, see *Animal*.

Tourist homes, see *Hotels, motels*.

(Code 1972, § 30-78; Code 1992, § 30-100; Ord. of 9-6-1988; Ord. of 10-24-1989; Ord. of 7-2-1991; Ord. of 12-3-1991; Ord. of 12-17-1991(1); Ord. of 6-15-1993; Ord. of 6-2-1998; Ord. of 12-7-1999; Ord. No. 2000-2, 4-18-2000; Ord. No. 2001-1, 4-17-2001; Ord. No. 2001-4, 8-7-2001; Ord. No. 2004-4, § 30-78, 9-7-2004; Ord. No. 2005-1, 1-18-2005; Ord. No. 2006-1, 1-17-2006; Ord. No. 2006-6, 12-19-2006; Ord. No. 2007-1, 4-3-2007; Ord.

No. 2008-4, 11-18-2008; Ord. No. 2008-6, 12-2-2008; Ord. No. 2012-3, § 30-100, 2-12-2012; Ord. No. 2012-6, § 30-100, 6-19-2012; Ord. No. 2012-10, § 30-100, 11-20-2012; Ord. No. 2017-7, 9-12-2017; Ord. No. 2018-4, 4-24-2018; Ord. No. 2018-5, 9-11-2018; Ord. No. 2019-4, 3-12-2019; Ord. No. 2019-6, 6-25-2019)



Legend

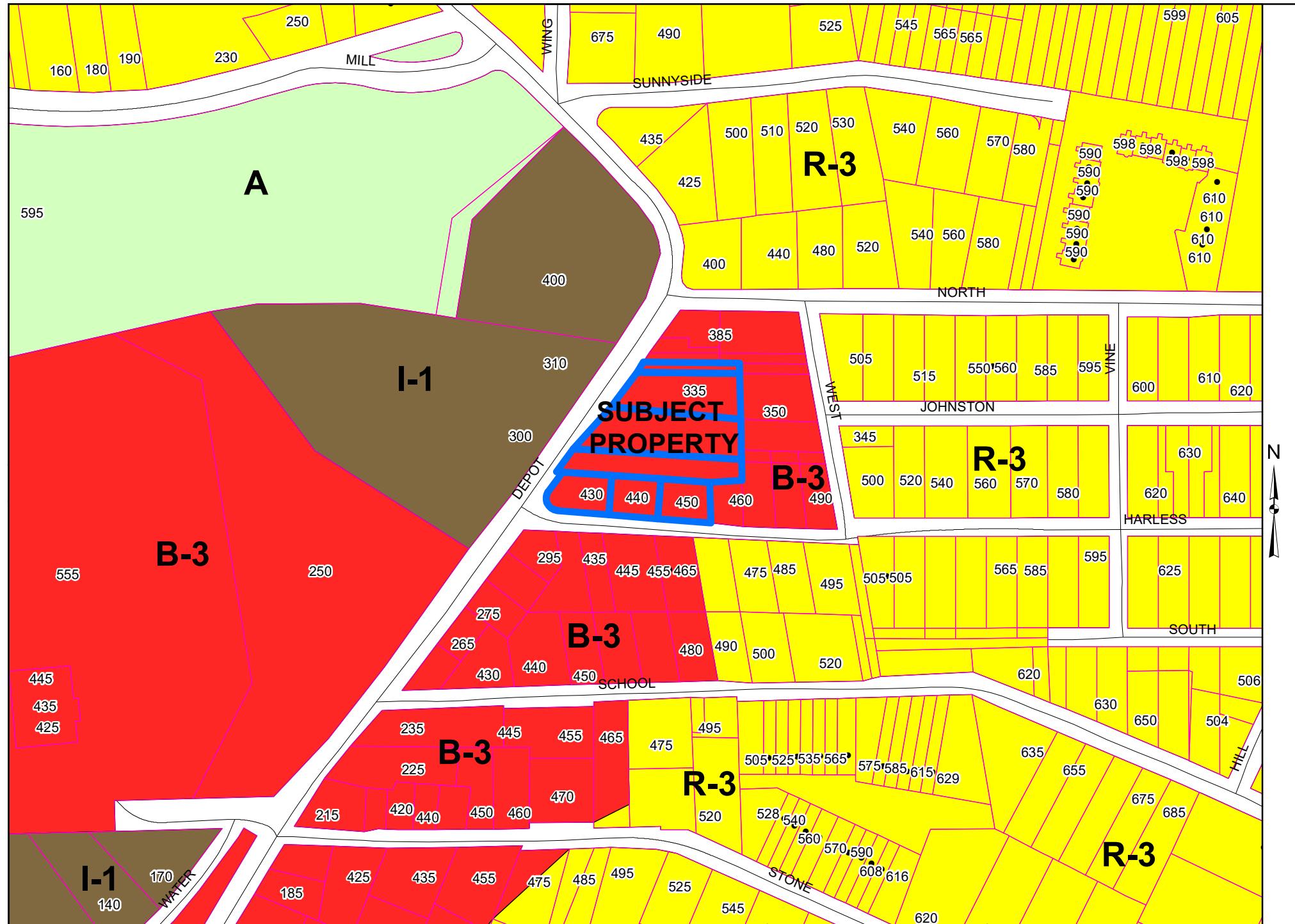
	SUBJECT PROPERTY
	Parcels

RZN REQUEST: HARLESS STREET - DEPOT STREET

PLANNING COMMISSION PUBLIC HEARING: FEBRUARY 1, 2021
 TOWN COUNCIL PUBLIC HEARING: FEBRUARY 23, 2021

0 200 400 600
 Feet

N



RZN REQUEST: HARLESS STREET - DEPOT STREET

PLANNING COMMISSION PUBLIC HEARING: FEBRUARY 1, 2021
TOWN COUNCIL PUBLIC HEARING: FEBRUARY 23, 2021

0 200 400 600
Feet

CUP: Depot Street/Harless Street

Adjoining Property Owners

<u>Tax Map #</u>	<u>Owner(s)</u>	<u>Mailing Address</u>	<u>City, State, Zip</u>
497- 13 6	CHAK HOLDINGS LLC	C/O CARY HOPPER	707 S MAIN ST BLACKSBURG VA 24060
497- A287	CHAK HOLDINGS LLC	C/O CARY HOPPER	707 S MAIN ST BLACKSBURG VA 24060
497- A288	DEPOT STREET DEVELOPMENT LLC		1795 AZALEA DR BLACKSBURG VA 24060
497- A288A	DEPOT STREET DEVELOPMENT LLC		1795 AZALEA DR BLACKSBURG VA 24060
497- A288C	DEPOT STREET DEVELOPMENT LLC		1795 AZALEA DR BLACKSBURG VA 24060
497- A286	DEPOT STREET DEVELOPMENT LLC		1795 AZALEA DR BLACKSBURG VA 24060
497- 13 1E	DEPOT STREET DEVELOPMENT LLC		1795 AZALEA DR BLACKSBURG VA 24060
497- 13 3	DEPOT STREET DEVELOPMENT LLC		1795 AZALEA DR BLACKSBURG VA 24060
497- A285	DEPOT STREET DEVELOPMENT LLC		1795 AZALEA DR BLACKSBURG VA 24060
497- 13 1C	GREATER MT ZION HOLY CHURCH	TRUSTEES	P O BOX 2235 CHRISTIANSBURG VA 24068
497- 13 14	HUNGATE PEGGY L		445 N HARLESS ST CHRISTIANSBURG VA 24073
497- 13 1D	MOORE CHARLES G JR	MOORE JANE BURKS	350 WEST ST CHRISTIANSBURG VA 24073
497- 13 4	MOORE CHARLES G JR	MOORE JANE BURKS	350 WEST ST CHRISTIANSBURG VA 24073
497- 13 5	MOORE CHARLES G JR	MOORE JANE BURKS	350 WEST ST CHRISTIANSBURG VA 24073
497- 13 6A,7A,8A	MOORE CHARLES G JR	MOORE JANE BURKS	350 WEST ST CHRISTIANSBURG VA 24073
497- 13 1B	MT ZION UNITED HOLY CHURCH	OF AMER	RT 1 BOX 126 ENNICE NC 28623
497- 13 17,18	PONTONE MICHAEL E	PONTONE CAROLE E	304 E MAIN ST CHRISTIANSBURG VA 24073
497- 13 15,16	PONTONE MICHAEL E	PONTONE CAROLE G	304 E MAIN ST CHRISTIANSBURG VA 24073
497- A280	ROSA L PETERS PLAYGROUND		P O BOX 1055 CHRISTIANSBURG VA 24068
497- 13 13	SNAVELY KATRINA		2041 DOMINION DR CHRISTIANSBURG VA 24073
497- 13 11,12	SWEENEY CHRISTOPHER W		475 HARLESS ST CHRISTIANSBURG VA 24073



Planning Department Staff Report

TO: Planning Commission
DATE: January 29, 2021

APPLICATION: Conditional Use Permit [CUP-2021-01]
LOCATION: 1145 West Main Street (tax map no. 556-A-39)
PROPERTY OWNER: SHAH Development LLC
PROPOSAL: Allow Residential uses as permitted in the R-3 District and Planned Housing Development in the B-3 District.

Request

The Town of Christiansburg has received two conditional use permit requests by Balzer & Associates, Inc., on behalf of SHAH Development, LLC (applicant owner), for a 3.2 acre property located at 1145 West Main Street (tax map no. 556-A-39):

1. A conditional use permit request for residential uses as permitted in the R-3, Multi-Family Residential District. A conditional use permit is required in the B-3 District for uses as permitted in the R-3 District per Sec. 42-336 (1) of the *Christiansburg Town Code*.
2. A conditional use permit request for a proposed Planned Housing Development to consist of single-family, two-family, and multi-family dwellings at a density of development not to exceed 7.8 units per acre. A conditional use permit is required for Planned Housing Developments in the B-3 District per Sec. 42-336 (1) of the *Christiansburg Town Code*.

Please note these are two separate requests and the applicant is requesting to be permitted to establish residential uses as permitted in the R-3 District OR a Planned Housing Development on the property. The applicant requests both permits so that options for standard R-3 residential development (single-family dwellings, two-family dwellings, townhomes and/or multi-family dwellings) are available should the developer not install the Planned Housing Development.

Planning Commission is asked to make a recommendation to Town Council for each request.

Residential Uses Request

The first conditional use permit request would permit residential uses allowed in the R-3, Multi-Family Dwelling District on the subject property. This conditional use permit would allow for the

development of single-family dwellings, two-family dwellings, townhomes, and/or multi-family dwellings on the property.

Any of the aforementioned uses would be required to conform to development standards of the R-3 District, including minimum lot area, minimum lot frontage, and setback requirements, with the exception that multi-family dwellings in the B-3 District are allowed to be developed at a density of 20 units per acre.

If approval is recommended, the applicant has proposed a condition be placed on the permit that would limit the density of multi-family development to 10 units per acre, the maximum density permitted in the R-3 District. This condition and/or any other conditions could be recommended by Planning Commission to Town Council.

To provide flexibility to meet future market demands, this conditional use permit application does not feature a proposed layout or mix or uses, whether commercial or residential.

Planned Housing Development Request

The second conditional use permit request is for a Planned Housing Development featuring single-family dwellings, two-family dwellings, multi-family dwellings and townhomes. The development regulations specify requirements for the overall project area (parent parcel) as well as for development within the parent parcel.

The Planned Housing Development request – as described in detail by the attached application package – includes the following components:

Density, Area, Frontage

- The applicant proposes a density of development at a rate of no more than 8 units per acre.
- The proposed development features 25 dwellings, including 8 single-family dwellings, 8 two-family dwellings, and nine townhome-style multi-family dwellings.
- Residential units shall not be required to have frontage along any public streets.
- There shall be no minimum lot width, lot depth, or lot area requirements interior to the development.

Parent Parcel Setbacks

- 30 foot setback from College Street and West Main Street to any main building located on the parent parcel.
- 20 foot setback from adjacent properties to any main building located on the parent parcel.
- 15 foot parking lot setback from all exterior lines of the parent parcel.
- 3 foot drive aisle setback from any adjacent property.

Interior Development Setbacks

- 10 foot front yard setback from the interior access road to any dwellings.
- 5 foot side yard setback for end townhome units.
- 0 foot side yard setback for single-family and two-family dwellings, except that no two main structures shall be located within 5 feet of each other.
- 10 foot rear setback for all main structures.

Interior Development Access and Parking

- Access throughout the development will be provided by either a minimum 24 foot wide private common access drive for two-way traffic or a minimum 16 foot wide private common access drive for one-way traffic.
- The interior access drives shall be maintained by the Homeowner's Association and covered by a perpetual paved access easement.
- The proposed development will require two parking spaces per dwelling unit.
- Garages, carports, and designated on-street parking within the development will count towards parking requirements.

Sidewalks/Pedestrian Access

- Sidewalk is proposed along the parent parcel frontage on West Main Street and College Street.
- Sidewalk is not proposed along the private drives interior to the development.
- A pedestrian connection between West Main Street and College Street is not proposed.

Occupancy

- The applicant has proposed an occupancy allowance of up to one family and two unrelated individuals OR up to four unrelated individuals per unit.
- The occupancy standard of the R-3 District would only permit a family and up to two unrelated individuals and potential increased parking demand as a result of increased unrelated individuals should be taken into consideration.

Miscellaneous

- Single-family and two-family dwelling will be allowed to be connected by covered breezeways or overhangs and such connections will not be considered encroachment into required setbacks.
- No minimum front yard greenspace or landscape area will be required for individual townhome lots.
- Rear privacy fencing between townhome units will not be required.
- A minimum of 20 percent of the parent parcel area will be designated as greenspace, with a minimum of 5,000 square feet being provided for active or passive recreational

activities. The specific location and activities for the recreational are is not identified on the concept plan.

The applicant has proposed two conditions be placed on the Planned Housing Development permit if approval is recommended; one limiting the density to no more than 8 units per acre and one requiring the site to be developed in general conformance with the submitted concept plan and narrative. These and/or other conditions could be recommended by Planning Commission to Town Council.

Please see the attached development narrative and concept plan for complete detail on the proposed development.

Traffic

The applicant has stated that access is planned only from College Street for any residential development of the property. Access would not be planned from West Main Street due to the property's proximity to the Moose Drive/West Main Street intersection.

The applicant has provided information from the 10th Edition of the Institute for Transportation Engineers (ITE) Trip Generation Manual regarding anticipated trip generation from the development. The applicant provided figures for both single-family and multi-family development of the site to demonstrate a range of potential traffic impact. Please note a Planned Housing Development featuring multiple types of housing would likely generate a traffic figure somewhere between the two options below.

- A development of 25 single-family homes would generate an average of 9.44 trips per weekday per unit, with an average of 0.76 trips per unit in peak morning traffic and 1 trip per unit in peak evening traffic, resulting in approximately 236 trips per day on local roads.
- A 32 unit mid-rise multi-family dwelling development would generate an average of 5.44 trips per weekday per unit, with an average of 0.375 trips per unit in peak morning traffic and 0.44 trips per unit in peak evening traffic, resulting in approximately 174 trips per day on local roads.

Please see the attached development narrative for full traffic generation information provided by the applicant.

Town Engineering staff reviewed the trip generation information provided and noted that VDOT recommends utilizing equations for trip generation of the proposed uses. The following figures were provided by Town staff based on those equations:

- A development of 25 single-family homes would generate an average of 11.6 trips per weekday per unit, with an average of 0.92 trips per unit in peak morning traffic and 1.08 trip per unit in peak evening traffic, resulting in approximately 290 trips per day on local roads.
- A 32 unit low-rise multi-family dwelling development would generate an average of 6.28 trips per weekday per unit, with an average of 0.5 trips per unit in peak morning traffic and 0.66 trips per unit in peak evening traffic, resulting in approximately 201 trips per day on local roads.

Please note the figures provided by the applicant address trip generation for mid-rise multi-family development (three to ten floors) while Town staff provided figures for low-rise multi-family development. Low-rise multi-family development typically generates more traffic than mid-rise development. The regulations of the R-3 District restrict building height to no more than 35 feet and restrict the number of units in a multi-family dwelling to 12, making it unlikely that any multi-family structures would exceed three floors.

Town Engineering staff noted that there are no anticipated traffic concerns from the proposed developments based on the figures generated by the applicant and staff.

Infrastructure

- The applicant has stated the proposed development will install new waterlines and service connections to serve the new units. Town Engineering staff believes water flow to the subject property would be adequate and further determination on the layout of the waterlines could be determined at the development review stage.
- The applicant has stated units within the proposed development will connect to Town Sewer via individual service connections to an existing 8-inch gravity sewer line running along College Street.
- According to the applicant, water and sewer usage at maximum density of the property (10 units per acre per suggested condition) would be 7,200 gallons per day. (see attached narrative for additional information).

Drainage/Stormwater Management

- The subject property drains to the northeast corner of the site before continuing along adjacent properties to a culvert at the intersection of College Street and Depot Street.
- The subject property lies within the College Street drainage area. There have been stormwater drainage concerns and issues within the area over the past number of years. The Town is currently in the process of conducting a watershed study of the College Street drainage area to find solutions to downstream drainage issues along College Street. The applicant has stated they will coordinate with Town staff to mitigate downstream concerns during development of the subject property.
- The applicant has stated final determination regarding stormwater management for the site will take place at the site plan review stage when final stormwater calculations are

completed. The final stormwater calculations will address the character of how the water will be discharging from the subject property as well as stormwater design considerations, beyond meeting the minimum requirements, that will mitigate downstream flooding concerns.

Background

The property is not located within the 100- or 500-Year Flood Hazard Area or a Historic District. The property is not located within an Urban Development Area and is designated partially as Residential and partially as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

The adjoining properties are zoned B-3, General Business. The adjoining properties contain both commercial and residential uses, including single-family and multi-family dwellings.

Public Hearing Dates

The Planning Commission Public Hearing is scheduled for Monday, February 1, 2021 and the Town Council Public Hearing is scheduled for Tuesday, February 23, 2021.

List of attachments included with staff report:

1. Conditional Use Permit applications
2. Conditional Use Permit Narrative
4. Planned Housing Development Concept Plan
5. Aerial map
6. Zoning map
7. Adjoining properties table



TOWN OF CHRISTIANSBURG

100 East Main Street
Christiansburg, VA 24073

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

Conditional Use Permit Application

Landowner: SHAH DEVELOPMENT, LLC Applicant: SAME

Address: PO BOX 1499 Address: _____
CHRISTIANSBURG, VA 24073

Phone: 540-260-9952 Phone: _____

I am requesting a Conditional Use Permit to allow PLANNED HOUSING DEVELOPMENT

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

My property is located at 1145 WEST MAIN STREET CHRISTIANSBURG, VA 24073

Tax Parcel(s): 556-A 39

Fee: \$750.00

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge. 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): Date: 1/5/2021

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 _____

*Please complete attached sheet



TOWN OF CHRISTIANSBURG

100 East Main Street
Christiansburg, VA 24073

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

Conditional Use Permit Application

Landowner: SHAH DEVELOPMENT, LLC Applicant: SAME

Address: PO BOX 1499 Address: _____
CHRISTIANSBURG, VA 24073 _____

Phone: 540-260-9952 Phone: _____

I am requesting a Conditional Use Permit to allow SINGLE FAMILY DWELLINGS,
TWO FAMILY DWELLINGS, TOWNHOUSES, AND MULTIPLE FAMILY DWELLINGS
on my property that is zoning classification B-3 under Chapter 42: Zoning of the
Christiansburg Town Code.

My property is located at 1145 WEST MAIN STREET CHRISTIANSBURG, VA 24073

Tax Parcel(s): 556-A 39

Fee: \$750.00

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge. 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): Date: 1/5/2021

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 _____

*Please complete attached sheet

Please complete the following section:

Per Section 42-8(e) and 42-8(f) of the Christiansburg Town Code:

Conditional use permit application submissions shall include a traffic impact statement whenever a proposed conditional use permit substantially affects transportation on town streets through traffic generation of either:

- (1) 100 vehicles trips per peak hour by residential development;*
- (2) 250 vehicles trips per peak hour by non-residential development; or*
- (3) 2,500 vehicle trips per day by non-residential development.*

The data and analysis contained in the traffic impact statement shall comply with Virginia Department of Transportation Traffic Impact Analysis Regulations 24 VAC 30-155-60 and all applicable town ordinances.

A traffic impact analysis is~~is~~ not required for the proposed project:

1. Yes or~~☒~~ No, the proposed residential development generates 25 vph which is greater than the requirement of 100 vehicles per hour, or
2. Yes or No, the proposed non-residential project generates _____ vph which is greater than the requirement of 250 vehicles per hour
3. Yes or No, the proposed non-residential project generates _____ vpd which is greater than the requirement of 2,500 vehicles per day.
4. Yes or No, a new TIS study is not required because a previously submitted TIS is still applicable for the project site. (Note: the appropriate documentation must be attached)

***Trip generation shall be measured based on the current edition of the Institute for Transportation Engineers (ITE) Trip Generation Manual**

**CONDITIONAL USE PERMIT
FOR**

**SHAH – WEST MAIN STREET
RESIDENTIAL DEVELOPMENT
1145 WEST MAIN STREET
Christiansburg, Virginia**

**TAX PARCEL
556-A 39**

JANUARY 5, 2021

PREPARED FOR:
SHAH DEVELOPMENT, LLC
PO Box 1499
Christiansburg, VA 24073

PREPARED BY:
BALZER & ASSOCIATES, INC.
80 College Street, Suite H
Christiansburg, VA 24073

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	EXHIBITS.....	CUP 1 & CUP 2

I. Land Use Plan

Existing Conditions Map

The property included in the Conditional Use Permit requests is shown on Sheet CUP 1. The boundary information shown on this plan is the result of a full boundary survey. The subject property is currently 3.204 acres and is located between West Main Street and College Street NW, and just east of Moose Drive.

Proposed Development and Zoning

The two submitted applications are for Conditional Use Permits for residential uses on an existing B3 Zoned parcel located at 1145 West Main Street. The proposed project will be a residential development with varying options of housing types including a Planned Housing development, single-family, two-family, townhome and multi-family. The opportunity for a Conditional Use Permit rather than a rezoning request allows the property to remain zoned B3 and retain the potential for future commercial use along the West Main Street frontage as shown within the Comprehensive Plan. This represents a responsible design approach which follows the principles laid out in the Comprehensive Plan and the Future Land Use designation for this property adopted by the Town of Christiansburg. 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 below in Section VI entitled Zoning, Existing Land Use, and Comprehensive Plan Vision.

II. Conditional Use Permit Request

Description of Requests

As previously stated, the applications are for two Conditional Use Permits (CUP) for residential uses in the B-3 Zoning District. Per Town Code, "*A conditional use permit should be approved only if it is permitted as a conditional use in the district regulations and only if it is found that the location is appropriate and not in conflict with the comprehensive plan, that the public health, safety and general welfare will not be adversely affected, that adequate utilities and off-street parking facilities will be provided, and that necessary safeguards will be provided for the protection of surrounding property, persons and neighborhood values, and further provided that the additional standards of this chapter are complied with.*" Residential uses are allowed within the B-3 zoning with a Conditional Use Permit and the residential use request is a less impactful development than a by-right commercial development would be on the entire 3.2 acres. The applicant proposes the first requested CUP would allow a Planned Housing Development. If the Planned Housing Development option is proposed for development, it must comply with the zoning regulations listed in Section III and would be required to be in general conformance to the attached exhibit CUP 2. The second requested CUP would be to allow the construction of single-family, two-family, townhome and/or multi-family. These uses would be in accordance with Town zoning ordinance requirements based on what residential use is proposed.

III. Planned Housing Development Option- Site Development Regulations

Parent Parcel Perimeter Setbacks and Yards

- (a) West Main Street – The minimum building setback against West Main Street shall be thirty (30) feet.
- (b) College Street – The minimum building setback against College Street shall be thirty (30) feet.
- (c) Adjacent Property - The minimum building setback against any adjacent property shall be twenty (20) feet.
- (d) Parking Setback – the minimum parking space setback against any property line shall be fifteen (15) feet.
- (e) Drive Aisles – The minimum drive aisle setback from any adjacent property shall be three (3) feet.

Setbacks, Frontage, Lot Depth, and Area (Townhomes only)

- (a) No single family, two family or townhomes shall be required to provide frontage along a public dedicated road.
- (b) Access shall be provided by a minimum twenty-four (24) foot wide interior common access road for two-way traffic which shall be maintained by the Homeowners Association and shall include a perpetual unobstructed paved easement of at least twenty-four (24) feet or by a minimum sixteen (16) foot wide interior common access road for one-way traffic which shall be maintained by the Homeowners Association and shall include a perpetual unobstructed paved easement of at least sixteen (16) feet 16'
- (c) Minimum internal setbacks for residential structures are as follows:
 - Front Setback: Ten (10) feet from edge of common access road
 - Side Setback for end Townhome units: Five (5) feet
 - Side Setback for single family or two-family units: Zero (0) feet but the main structure of any unit shall not be closer than 5' to another main structure.
 - Rear Setback: Ten (10) feet
- (d) There shall be no required minimum lot width, lot depth, lot area or lot frontage.
- (e) Front porches & stoops and rear decks and patios (covered or uncovered) may extend into the front and rear setbacks.
- (f) Single family and Two-family structures may be connected with covered breezeways or overhangs as allowed by the current building code at the time of construction and such connections shall not be considered a setback encroachment

Height

Maximum height of buildings shall be thirty-five (35) feet above street grade or lot grade at the setback line, whichever is greatest.

Accessory Buildings

The minimum setback for accessory buildings, regardless of height, is five feet from any parent parcel adjoining rear or side property line and a minimum of 10 feet from any right-of-way line, except:

- a. Accessory buildings shall not be constructed inside of, or on any portion of, any easement.
- b. No side setback between individual lot interior side property line is required.
- c. The front facade of any accessory structure shall be set back a minimum of five feet from the rear of the principle structure.

Density

The maximum residential density for the overall development shall be eight (8) units per acre.

Parking

Single family, Two Family and Townhomes shall be parked at a ratio of 2 spaces per unit and may be provided in garages, covered parking (carport), in a driveway or in designated internal on street parking.

Occupancy

The proposed B-3 district and Planned Housing Development shall have a maximum occupancy requirement for townhome and apartment dwellings. The maximum dwelling unit occupancy shall be a family, plus two (2) unrelated individuals; or no more than four (4) unrelated persons.

Miscellaneous Provisions

- (a) 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 or parking area.
- (b) No minimum front yard greenspace or landscape area shall be required for each individual townhome lot.
- (c) Covered parking spaces shall not count towards the interior parking lot greenspace calculation requirements.
- (d) Rear privacy fencing between townhome units shall not be required.

IV. General Site Development Regulations

Open Space

A minimum of twenty percent (20%) of the total project area shall be designated as greenspace. A minimum of five thousand (5,000) square feet shall be provided for active or passive recreational activities. Additional site amenities such as trails, gazebos, playgrounds may be included in the final design of the development. This minimum 20% open space will satisfy the typical Town requirement for any individual use open space requirements stated in the Zoning Ordinance. For example, the requirement for

apartment uses of, *"At least 400 square feet of commonly usable open space shall be provided for each dwelling unit"* would be covered under the proposed twenty percent.

Project Phasing

The project in its entirety is anticipated to be constructed in one Phase. Should phasing become necessary during the site plan process, all required public infrastructure and stormwater management will be installed with the initial construction. Other site improvements would be constructed as directed by Town Staff to ensure the development is compliant with all Town of Christiansburg zoning ordinance requirements.

Subdividing & Parcels

If the parcel is development as a solely multi-family development, no subdivision would be anticipated. However, if the parcel is developed with the Planned Housing Development Option, the residential units would be subdivided for sale as stated in the PHD section above. Any subdivided lots, open space, and other applicable easements will be dedicated as part of an 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 may 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 any subdivisions within the subject property.

Landscaping & Screening

Landscaping will be provided as specified in the Town of Christiansburg Zoning Ordinance or as specified in this document. Screening may be designed to help mitigate any concerns from adjacent properties or address screening desired by the applicant. Any existing vegetation adjacent to outside parcel boundary lines will be preserved as grading allows and if the vegetation is deemed to be healthy and safe to future residents.

Site Lighting

Site lighting will be provided as specified in the Town of Christiansburg Zoning Ordinance.

Maintenance

The applicants will establish a Homeowners or Management 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 the established Association and will be maintained at no cost to the general taxpayer.

Signage

The developer reserves the right to construct project identification signs at locations 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.

V. Traffic Circulation Pattern

Public Roads, Access Drives and Vehicular Traffic

While the property has road frontage on both West Main Street and College Street, the current plan is to provide access solely from College Street. As the property frontage along West Main Street is in close proximity to the signalized intersection, any concerns of traffic congestion or backups from a new project would be minimized if no new commercial entrances were introduced along West Main Street. All entrances would be designed to Town and VDOT standards and sidewalk will be provided along College Street.

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. Based on the limited number of proposed lots/units, no negative traffic impacts to existing infrastructure are projected and no traffic improvements are proposed. The trip generation numbers for the proposed uses are shown below for the AM Peak, PM Peak and Weekday totals. As the request is for residential that could provide different housing types, two trip generation options have been provided to show a worst case (most trips) and best case (least trips) scenario.

Use	ITE	# of Units	AM In	AM Out	AM Total	PM In	PM Out	PM Total	Weekday
Option #1 Single Family Detached	210	25	5	14	19	16	9	25	236
Option #2 Multifamily (mid-rise)	221	32	3	9	12	9	5	14	174

As shown, the uses generate very minimal traffic on a daily basis and during peak hours, thus no detrimental impact is anticipated by the proposed development and no turn lanes would be required. On average, single family detached residential units produce more daily traffic than multi-family units thus using this land use code provides the most conservative trip generation estimate. If the project is developed as a Planned Housing Development, the trip generation would likely fall between the two options shown above.

Pedestrian Walks

Sidewalks will be installed along the property frontage of both West Main Street and College Street. While there is no other sidewalk infrastructure on either side of the property, this new public sidewalk will provide connection points in the future. Sidewalks within the Town right of way will be standard 5' width and designed to Town standards. Sidewalks will also be provided internal to the development site to connect homes to parking areas, open space and the public sidewalk infrastructure as grading allows.

VI. 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 project area is located on the north side of West Main Street and the south side of College Street. According to the Town water maps, there is an existing 6" waterline along West Main Street and an existing 4" waterline on College Street that extends approximately 185' from the intersection of Moose Drive and College Street. This line does extend in front of a portion of the subject property. The proposed development will install new waterlines and service connections throughout the property to serve the new residential uses. It is assumed that a new 8" main line will be extended through the project to loop the existing 6" line and the existing 4" line. 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, there is an existing 8" gravity sewer line that runs along West Main Street adjacent to the subject property. There is also an existing 8" gravity sewer line that runs along College Street adjacent to the subject property. The proposed development will install new sewer main and service connections on the property to serve the proposed residential uses and will drain to the College Street sewer main based on the existing topography. All main lines will be located within easements and will be constructed per Town Code.

For the purposes of providing a general estimate of water and sanitary sewer needs, the numbers below are on Virginia Department of Health Standards. These are average daily flows for the proposed uses. However, these numbers may vary based on the final design including the final number of residential units.

RESIDENTIAL USE

Residential Unit: Maximum of 32 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 = 7,200 gal/day

TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED DEVELOPMENT = 7,200 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 is part of the New River watershed and drains naturally to the northeast corner of the site. This site, as well as approximately

33 acres upstream, flow to this point and then continue down the existing low point along the common rear yards of the properties that front on College Street and West Main Street until it reaches a culvert at the intersection of College Street and Depot Street. There have been stormwater drainage concerns in this area for many years and the Town is currently in process of performing a watershed study of the College Street drainage area to identify problems and possible solutions to assist downstream property owners. The applicant will work with the Town and their consultants as part of this project to help mitigate downstream concerns regarding the redevelopment of the subject parcel. Initial conversations with Town staff included options for requiring detention of a higher design storm that typically required by state and Town Code. An example of this would be to detain the 25-year storm. During the site planning phase of the project, stormwater calculations will be finalized, and it will be determined at that time what type of stormwater management system will be most beneficial for the project and the drainage basin. The site will meet all applicable Department of Environmental Quality and Town of Christiansburg regulations relating to stormwater quantity and quality. This will include the minimum design standards for channel 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 no known specific environmental issues or concerns on the subject property such as wetlands or streams. At the time of the field survey, there were two tanks located on the property. Those tanks would need to be removed per state standards if any hazardous material was still inside. Industry standard due diligence must be performed prior to the start of construction to determine if there were any previous environmental concerns such as underground storage tanks. The property will also be investigated to determine if there are any jurisdictional waters on the property such as streams or wetlands. If any evidence is found and prior to any development, the property would have to be delineated, confirmed by the US Army Corps of Engineers, 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 northern property line to avoid any sediment and silt from reaching it or other facilities downstream.

Trash Pick-up

Any multi-family apartment design for the project plan will be serviced with private trash and recycling service. Any single-family, two-family or Townhome uses may utilize curbside trash pickup by the Town of Christiansburg as is typical of many residential subdivisions located within Town limits or may provide private trash and recycling services as determined by the developer.

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 areas during construction.

School Impacts

Based on the maximum density proposed, the project shows a maximum of 64 residential units. This would on average have the potential of increasing the local public-school enrollment by 38 total students. This is a national average based on a dwelling unit adding 0.6 students to the school system. As this project is all residential in design, it is anticipated that there will be some school age children that would be attending Montgomery County Public Schools.

VII. Zoning, Existing Land Use and Comprehensive Plan Vision

The property is currently zoned B3, General Business District. The property is in an area designated Area 5: West Town Central as shown on the Town of Christiansburg Planning Area Map in the Comprehensive Plan. The subject parcel is surrounded on all sides and across College Street by properties that are zoned B3 General Business. However, there are several differing land uses existing on these B3 zoned properties including single family residential, multi-family/townhome residential, and business/commercial uses. The subject parcel is shown as both Business/Commercial and Residential on the Future Land Use Map. The portion of the property fronting College Street is residential, and the West Main Street frontage is Business. The adjacent properties fronting West Main Street and Moose Drive are designated as Business and the adjacent properties fronting College Street are designated Residential.

As defined in the Town of Christiansburg Comprehensive Plan...

Residential

Residential development is the predominant land use in these areas. Type and intensity of housing development will be determined by zoning classification and other constraints.

Commercial

Commercial development including retail, office, and service uses are typical in this classification. Type and intensity of these developments will also be determined by zoning classification and other constraints.

The location of this project is well suited for residential use, as it will provide a transition from the West Main Street commercial uses to the residential uses along College Street. The opportunity to provide different housing types based on market demand and at normal zoning densities not only gives the applicant flexibility but also ensures the Town and residents that the project will be compatible with adjacent residential uses. The property is in walking distance to Christiansburg Middle School which would be a benefit to parents of children attending that school. The quick access to Interstate 81 will also make it attractive to residents that are frequent interstate travelers without creating traffic impacts on other residential subdivisions.

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.

While most of the existing vegetation will be removed for construction, an existing vegetation along the perimeter of the site or in dedicated open space may be preserved as grading allows within the development.

ENV 1.3 Protect existing trees along public streets and trails whenever possible.

Existing trees will be preserved along public streets where grading allows.

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 1.11 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 and in conjunction with the Town of Christiansburg's drainage study of this corridor.

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

ENV 2.2 Expand the use of green infrastructure BMPs in the land development process.

ENV 2.2A Encourage the use of rain gardens, permeable pavement, green roofs, and urban tree canopy to reduce stormwater runoff.

Alternative water quality measures may be used in this development.

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 or as further recommended by Town of Christiansburg Engineering staff based on final results of the drainage area study along College Street NW.

ENV 2.18 Minimize private sewage facilities to the extent practical.

The project will utilize public water and sewer facilities. No private sewer is proposed.

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 as part of the development process.

ENV 3.3 Interconnect open space areas.

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

ENV 3.5 Require and enforce maintenance of open space.

All open space within the development will be maintained by a private property management company and the Homeowners Association.

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

While trails are not proposed with this project, sidewalks are proposed and will connect residents to future development areas through future Town sidewalks in the public right of way.

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 and recreational opportunities will be provided for residents within the new development.

IS 1 - Potable Water Services Goals and Strategies

IS 1.6 Maintain standards and specifications for design and construction of water infrastructure.

All new water infrastructure will be designed and installed to meet or exceed current town standards.

IS 2 - Sanitary Sewer Services Goals and Strategies

IS 2.4 Maintain standards and specifications for design and construction of sanitary sewer infrastructure.

All new sanitary sewer infrastructure will be designed and installed to meet or exceed current town standards.

IS 4 - Stormwater Management Goals and Strategies

IS 4.1 Expand the use of green infrastructure BMPs in the land development process.

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 or as further recommended by Town of Christiansburg Engineering staff based on final results of the drainage area study along College Street NW.

IS 4.5 Reduce stormwater runoff and prevent flooding at existing sites by requiring upgrades with redevelopment.

The Town is currently in process of performing a watershed study of the College Street drainage area. The applicant will work with the Town and their consultants as part of this project to help mitigate downstream concerns regarding the redevelopment of the subject parcel. Initial conversations with Town staff included options for requiring detention of a higher design storm that typically required by state and Town Code.

PS 3 - Safe Neighborhoods Goals and Strategies

PS 3.1 Install sidewalks where appropriate.

Sidewalks will be installed along all public rights of way, and throughout the development to connect different areas within the development to each other and to the public sidewalk.

TRN 3 - Road Network Goals and Strategies

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 points into the development is proposed off of College Street. The location on College Street will provide a safer entry location for residents and will not create any additional congestion at the traffic signal of West Main Street and College Street. As the property is only approximately 535' north of the signal, development traffic turning into West Main Street entrance could create congestion during peak travel hours.

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.

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 8.1 Improve Christiansburg's gateways by creating a distinct streetscape.

This project will enhance the streetscape along College Street and West Main Street.

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

Any single family, two-family or townhome development will be compatible with the existing neighborhood. If multi-family units are constructed, the scale of the development based on the R3 standards will keep the development compatible with the neighborhood especially considering the immediate adjacent uses to the south and east are commercial uses.

LUP 1 - Housing Goals and Strategies

LUP 1.5 Encourage a wide range of housing types and choices within neighborhoods including accommodations for those with special needs.

The granting of a conditional use permit for residential use as proposed will give the applicant the ability to develop the property to a market appropriate use. All residential

types are in demand in Christiansburg and any type of multi-family development will be required to provide ADA accessible units.

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.

Any single family, two-family or townhome development will be compatible with the existing neighborhood. If multi-family units are constructed, the scale of the development based on the R3 standards will keep the development compatible with the neighborhood especially considering the immediate adjacent uses to the south and east are commercial uses. All public infrastructure (water, sewer, roads) will be reviewed during this process and during site plan review, but no initial concerns have been expressed to the applicant

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 residential development will be compatible with the variety of residential uses along College Street and will provide buffers and screening where necessary to mitigate any potential impacts.

LUP 2.7 Promote environmentally friendly neighborhoods and housing developments.

The proposed design will promote a friendly neighborhood.

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.

Open space is provided with the new development. Playgrounds or other recreational opportunities may be included as part of the final site plan design.

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

Sidewalks are proposed for the development.

LUP 2.10 Encourage cluster development to preserve natural resources and increase the provision of open space.

Development will allow for the dedication of open space while still achieving density allowances.

LUP 2.12 Promote new infill development and redevelopment utilizing existing infrastructure.

This proposed project is on an infill development parcel and has existing utility infrastructure within its boundary and adjacent to it.

VIII. Applicant Conditions

To help mitigate any perceived adverse impacts, the applicant is proposing the following conditions be placed on the property with the approval of the two requested Conditional Use Permits:

Conditional Use Permit for Planned Housing Development:

- A Planned Housing Development must be in general conformance with the submitted exhibit CUP2 entitled "Shah-West Main Street PHD Concept Plan Option dated 1/5/2021 and the Conditional Use Permit application narrative dated 1/5/2021.
- The maximum density allowed shall be 8 units per acre.

Conditional Use Permit for Single Family, Two Family, Townhouse and Multiple Family Residential:

- The maximum density allowed shall be 10 **units** per acre.



**BALZER
& ASSOCIATES**
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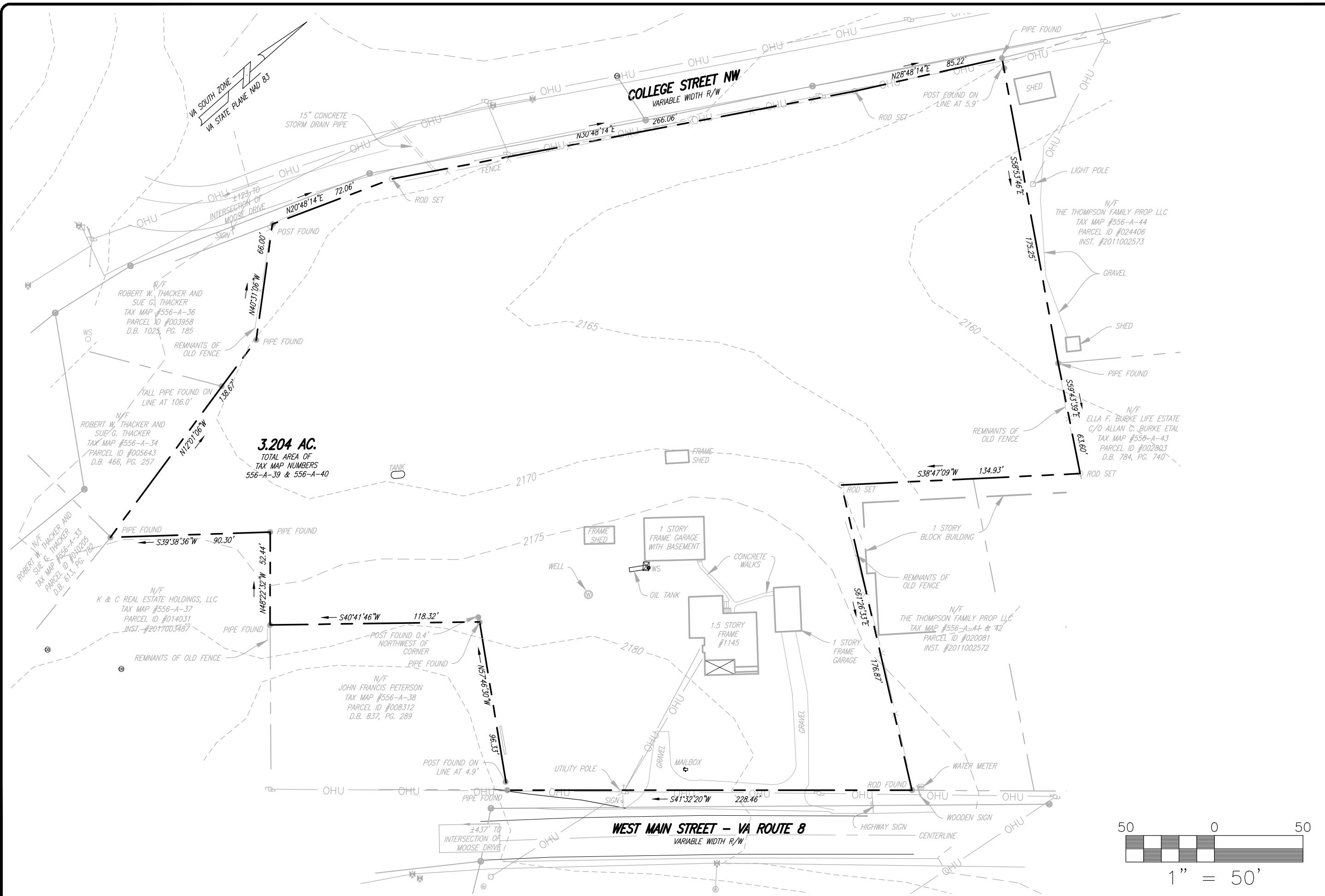
SHAH - WEST MAIN STREET

RIVER MASTERS DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DATE 1/5/21
SCALE 1" = 50'
REVISIONS

CUP1

PROJECT NO 24200062.00





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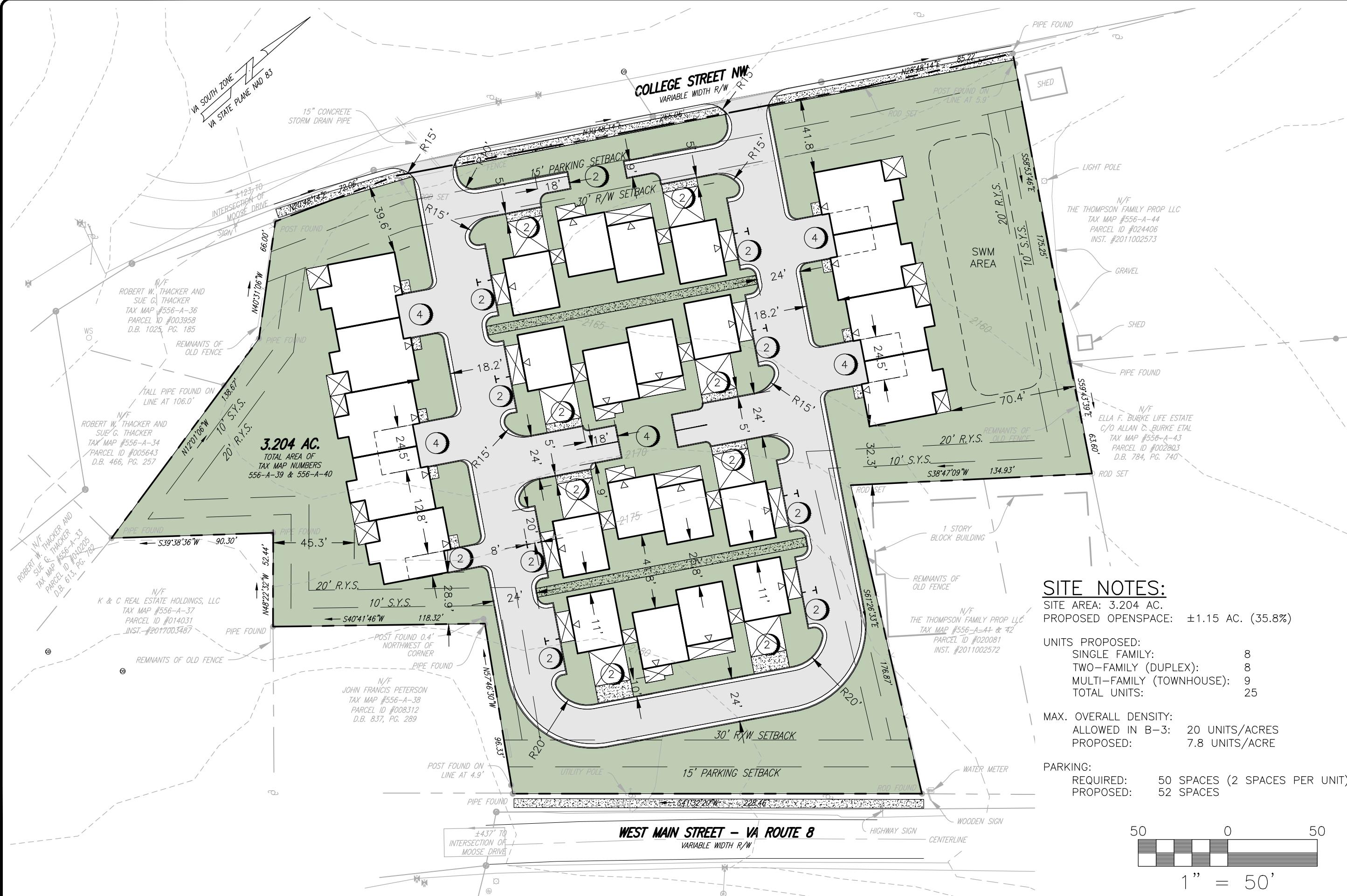
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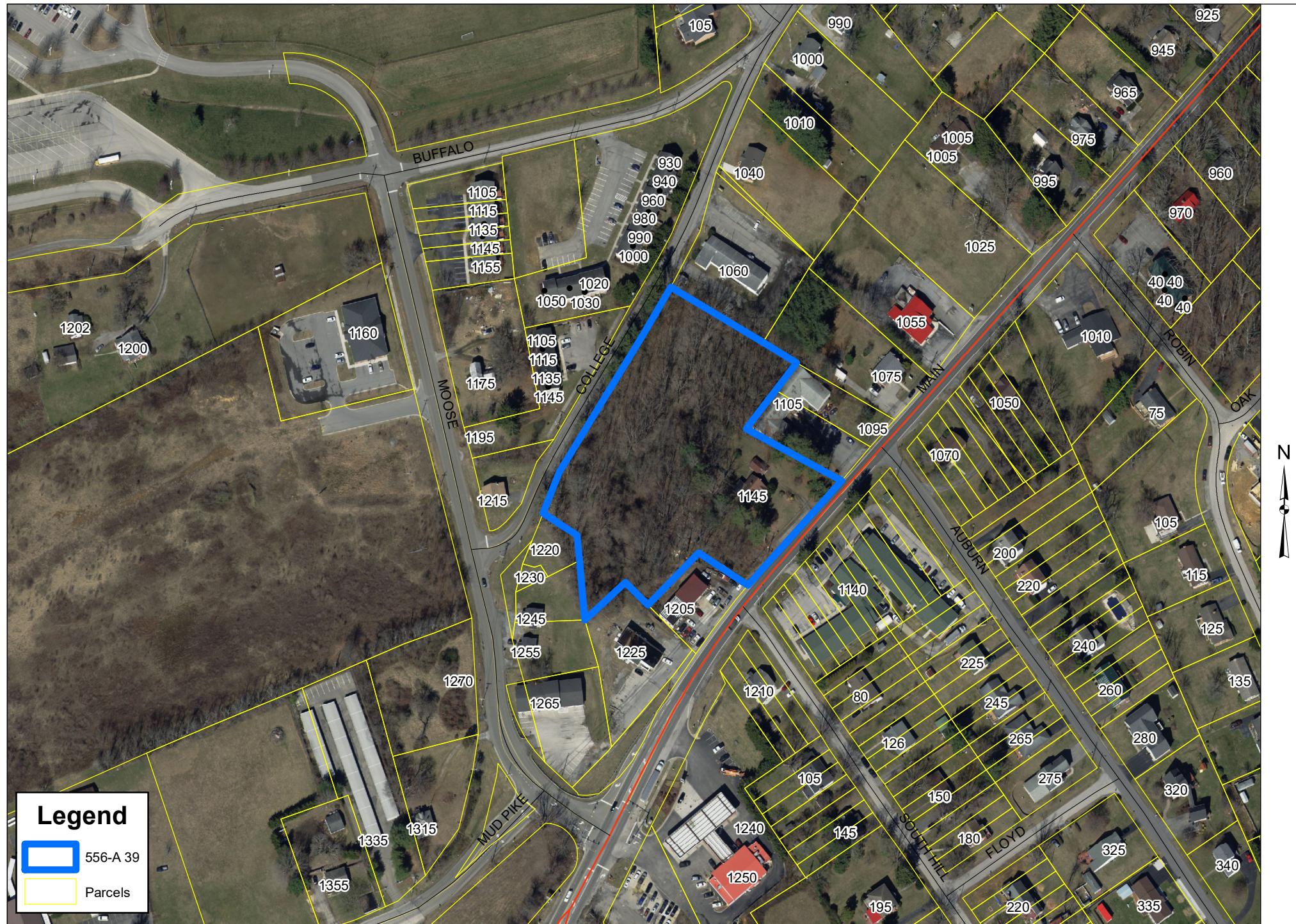
SHAH - WEST MAIN STREET

PHD CONCEPT PLAN OPTION

RIVER MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DATE 1/5/21
SCALE 1" = 50'
REVISIONS

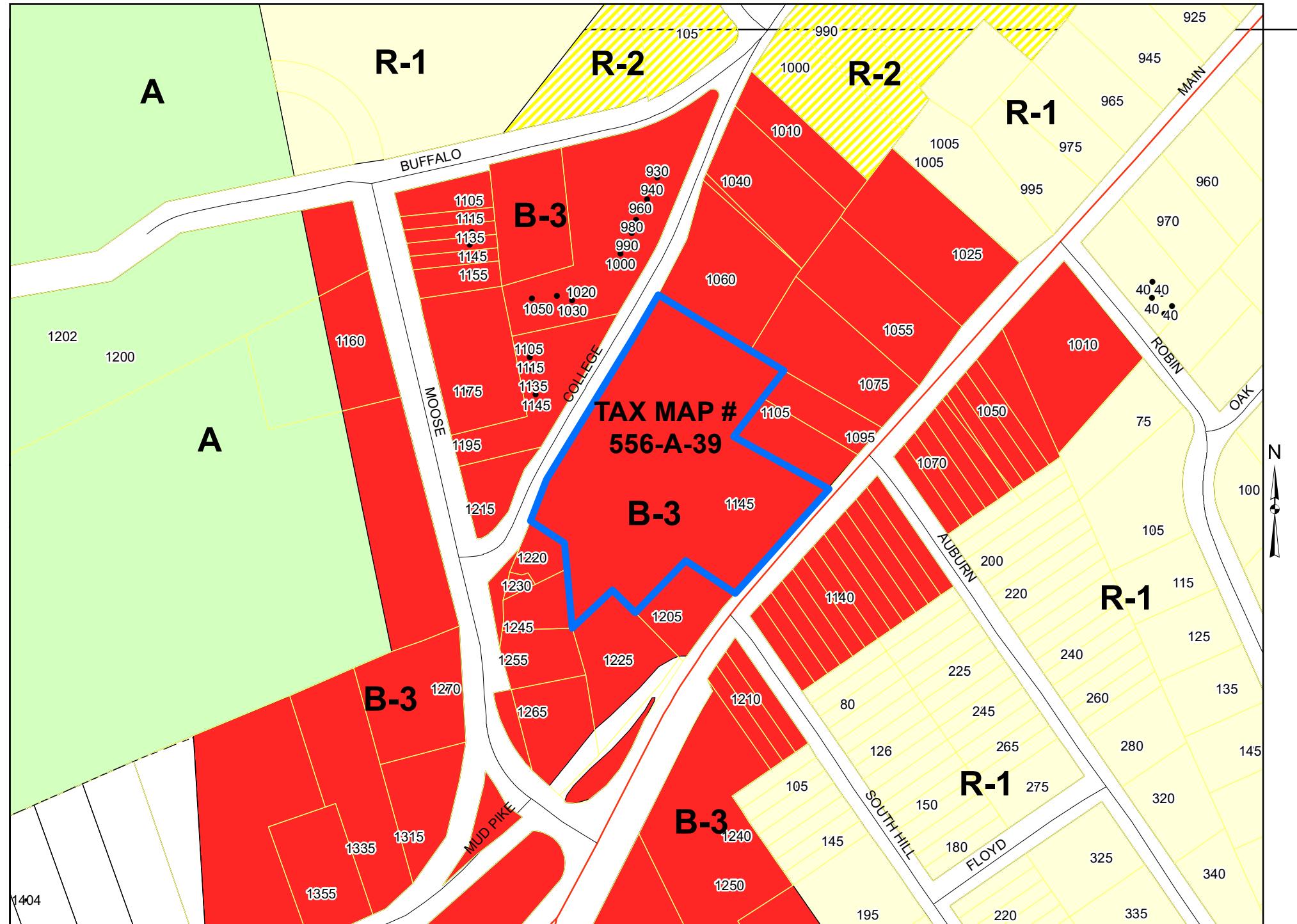




CUP REQUEST: 1145 WEST MAIN STREET

PLANNING COMMISSION PUBLIC HEARING: FEBRUARY 1, 2021
TOWN COUNCIL PUBLIC HEARING: FEBRUARY 23, 2021

0 200 400 600
Feet



CUP REQUEST: 1145 WEST MAIN STREET

**PLANNING COMMISSION PUBLIC HEARING: FEBRUARY 1 2021
TOWN COUNCIL PUBLIC HEARING: FEBRUARY 23, 2021**

A horizontal number line representing distance in feet. The line starts at 0 and ends at 600. Major tick marks are at 0, 200, 400, and 600. The segment from 0 to 200 is shaded black. The label "Feet" is centered below the line.

CUP: 1145 West Main Street

Adjoining Property Owners

<u>Tax Map #</u>	<u>Owner(s)</u>	<u>Mailing Address</u>	<u>City, State, Zip</u>
556- A 43	BURKE ELLA F LIFE ESTATE	C/O ALLAN C BURKE ETAL	3275 MUD PIKE CHRISTIANSBURG VA 24073
556- A 3	COLLEGIATE INVESTMENT 930 LLC	BOYER MICHAEL E	600 E MAIN ST STE H RADFORD VA 24141
556- 1 10-21	CTR PARTNERSHIP LP	C/O ALTUS GROUP	P O BOX 92129 SOUTHLAKE TX 76092
556- A 10	JCDI LLC		P O BOX 11264 BLACKSBURG VA 24062
556- A 37	K & C REAL ESTATE HOLDINGS LLC		1012 OAK POINTE CT BLACKSBURG VA 24060
556- A 38	PETERSON JOHN FRANCIS		1205 W MAIN ST CHRISTIANSBURG VA 24073
556- A 39	SHAH DEVELOPMENT LLC		P O BOX 1499 CHRISTIANSBURG VA 24068
556- A 11	TAYLOR LLOYD B JR		2187 DEN HILL RD CHRISTIANSBURG VA 24073
556- A 36	THACKER ROBERT W	THACKER SUE G	1827 WESTON RD RINER VA 24149
556- A 34	THACKER ROBERT W	THACKER SUE G	1827 WESTON RD RINER VA 24149
556- A 33	THACKER ROBERT W	THACKER SUE G	1827 WESTON RD RINER VA 24149
556- A 44	THOMPSON FAMILY PROP LLC THE		1142 SMITH CREEK RD CHRISTIANSBURG VA 24073
556- A 42,41	THOMPSON FAMILY PROP LLC THE		1142 SMITH CREEK RD CHRISTIANSBURG VA 24073
556- 1 22-24	WADE WADE I LLC		P O BOX 6204 CHRISTIANSBURG VA 24068-6204

Development Subcommittee	Comprehensive Plan Subcommittee
Ashley Briggs	Thomas Bernard
Felix Clarke	Mark Curtis
Hil Johnson	Jessica Davis
Jeananne Kries	Hil Johnson
Jennifer Sowers	Jeananne Kries
	Jennifer Sowers