



# Town of Christiansburg Planning Commission Monday, May 3, 2021 Agenda

## **Planning Commission**

Chairperson

Hil Johnson

Vice-Chairperson

Jeananne Knies

Other Members

Thomas Bernard

Ashley Briggs

Felix Clarke

Mark Curtis

Jessica Davis

Jennifer Sowers

**Town Manager**

Randy Wingfield

**Town Attorney**

Sands Anderson P.C.

## ***REGULAR MEETING***

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Monday, May 3, 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 April 19, 2021.
- 4) Public Hearing for a request from Peed and Bortz, L.L.C. (Applicant), on behalf of John D. Elmore (Landowner), for a Conditional Use Permit to operate a contractor storage facility within the B-3 General Business zoning district. The subject property is an approximate 1.15-acre portion of a 4.409-acre parcel, located at 710 Peppers Ferry Road, N.W., and is identified as Tax Map Number 435-((A))-23 (Parcel ID 021274). The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 5) Other Business

***Planning  
Commission's  
Next Meeting:***

*Monday, May 17, 2021  
at 7:00 p.m.*

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:

- 1) Online at [www.christiansburg.org/publichearings](http://www.christiansburg.org/publichearings).
- 2) By e-mail to [info@christiansburg.org](mailto:info@christiansburg.org).
- 3) By voicemail at (540) 382-6128 ext. 1109.
- 4) By mail to Town Hall, 100 E. Main Street, Christiansburg, VA 24073 ATTN: Planning Commission (please allow adequate mailing time).
- 5) 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](http://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](http://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 Margaret Barden, Planning Director, by phone at (540) 382-6120 ext. 1117 or by email at [mbarden@christiansburg.org](mailto:mbarden@christiansburg.org) with any questions or if you require reasonable accommodations.

**Christiansburg Planning Commission  
Minutes of April 19, 2021**

Present: Ashley Briggs  
Jessica Davis  
Hil Johnson, Chairperson  
Jeananne Knies, Vice – Chairperson  
Jennifer D. Sowers  
Margaret Barden, Secretary <sup>Non-Voting</sup>

Absent: Thomas Bernard  
Felix Clarke Jr.  
Mark Curtis

Staff/Visitors: Jude Cochran, staff  
Leslie Fitzpatrick, New River United Soccer Association  
Andrew Warren, staff  
Byron Young, Coldwell Banker - Townside Realtors

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

Public Comment

Chairperson Johnson opened the floor for public comment.

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

Approval of Planning Commission Minutes for the March 29, 2021 Meeting

Commissioner Sowers made a motion to approve the March 29, 2021 Planning Commission meeting minutes. Commissioner Briggs seconded the motion, which passed 5-0.

Public Hearing for a request by New River United Soccer Association for a Conditional Use Permit to operate a private recreational (club soccer) facility within the A, Agricultural zoning district. The subject property is approximately 4.901 acres in size, located at 1200 Buffalo Drive, N.W. and is identified as Tax Map Number 556-((A))-84 (Parcel ID 111028). The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. (Case #CUP-2021-03)

Chairperson Johnson opened the public hearing.

Margaret Barden gave a brief overview of the subject property including the properties general location as well as adjacent uses to the property and the adjacent zonings. Ms. Barden noted there is an office location in the area for the club, but the

club does not have their own practice facilities. Ms. Barden noted the use would be appropriate and consistent with the adjacent land uses. Additionally, Ms. Barden noted some possible conditions for the Commission to consider such as noise and lighting requirements.

Leslie Fitzpatrick, New River United Soccer Association, gave a brief overview of the soccer club and its history. Mr. Fitzpatrick discussed the decision to obtain their own soccer facility to promote the sport in our area as well as tourism with the possibility of regional tournaments. Mr. Fitzpatrick noted the New River United Soccer Association tournaments would have the potential to be quite large with the additional facilities. Mr. Fitzpatrick discussed the desirability of the property being close to I-81, which would be ideal for teams traveling all over the region. Additionally, Mr. Fitzpatrick noted the club's desire to expand their reach to Montgomery county and would provide Christiansburg, Shawsville, and Riner with better opportunities to become involved in the club. Lastly, Mr. Fitzpatrick discussed the possibility of expanding the subject property, by acquiring a portion of an adjoining property if the owner would be willing to sell.

Byron Young, Coldwell Banker - Townside Realtors, discussed the possible layout of the proposed fields, along with the retention pond and parking area. Mr. Young discussed keeping the house for storage and office space but would most likely be demolishing the accessory structures on the property. Mr. Young also discussed expanding the property if the adjacent property could be acquired.

With no further comments, Chairperson Johnson closed the public hearing

(WITHDRAWN) Public Hearing for a request by TPBC (Valley Landscaping) for a Conditional Use Permit to operate a contractor storage yard within the B-3 General Business zoning district. The subject property is approximately 5.057 acres in size, is located at 1175 Cambria Street, N.E. and is identified as Tax Map Number 497-((A))-95 (Parcel ID 070665). The property is designated as Downtown/Mixed Use on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. (Case #CUP-2021-04) Applicant withdrew petition on April 13, 2021

Chairperson Johnson opened the public hearing.

With no comments, Chairperson Johnson closed the public hearing.

Public Hearing for a request by JBC Properties, LLC, to rezone approximately 4.82 acres of a 5.311-acre parcel from A, Agricultural to R-1, Single Family Residential. The subject property is located at 345 John Lemley Lane, S.E. and is identified as Tax Map Number 502-((17))-23 (Parcel ID 120239). The property is designated as Residential on

the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. (Case #RZN-2021-04)

Chairperson Johnson opened the public hearing.

Margaret Barden gave a brief overview of the subject property including the properties general location as well as adjacent uses to the property and the adjacent zonings. Ms. Barden noted the rezoning would be consistent with the other properties in the subdivision.

Tim Conner, Managing Member of JBC Properties, expressed the desire to build a residential lot with access to the adjacent parcels that the applicant also owns.

With no further comments, Chairperson Johnson closed the public hearing.

Discussion/Action for a request by New River United Soccer Association for a Conditional Use Permit to operate a private recreational (club soccer) facility within the A, Agricultural zoning district. The subject property is approximately 4.901 acres in size, located at 1200 Buffalo Drive, N.W. and is identified as Tax Map Number 556-((A))-84 (Parcel ID 111028). The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. (Case #CUP-2021-03)

Chairperson Johnson opened the discussion

Chairperson Johnson noted the difficulty to find adequate soccer fields within the Town of Christiansburg. Mr. Fitzgerald noted the lack of facilities in the area lends itself to sending players out of town to practice and compete. Mr. Fitzpatrick noted the production of high caliber players in this area deserve better facilities. Additionally, Mr. Fitzpatrick noted this is a great area and opportunity to promote this club.

Vice-Chairperson Knies noted her concern with potential parking conflicts. Ms. Barden noted the development would have site plan and parking regulations set per Town Code. Mr. Warren noted the possibilities of shared parking opportunities with neighboring properties. Mr. Fitzgerald noted the organization would investigate rental agreements with neighboring properties if needed.

Vice-Chairperson Knies asked what the operating hours of the proposed facility would be. Mr. Fitzpatrick stated practices and games typically run from 5pm to 8:30 pm on weekdays. Vice-Chairperson Knies noted the hours align with Town noise ordinances.

Mr. Warren noted an annual review as a potential condition.

Ms. Barden noted the possibility of adding a light spill condition. Mr. Young noted the need for light is minimal based on typical operating hours and would meet town requirements if necessary. Mr. Warren noted a condition for restriction for lighting hours.

Vice-Chairperson Knies questioned the hours of operation during the weekends. Mr. Fitzgerald noted tournaments are almost always on weekends unless local recreational teams play which can happen during a weekday. Mr. Fitzgerald noted fields are typically occupied from 8am to 6pm during the weekend.

The Commission discussed the potential conditions.

The following conditions were drafted:

1. The hours of operation shall be limited to 8:00 a.m. to 10:00 p.m.
2. The permit shall be reviewed by the Planning Commission in 24 months.

Commissioner Briggs made a motion to approve the conditional use request with conditions. Commissioner Sowers seconded the motion, which passed 5-0.

With no further comments, Chairperson Johnson closed the discussion.

Discussion for a (WITHDRAWN) request by TPBC (Valley Landscaping) for a Conditional Use Permit to operate a contractor storage yard within the B-3 General Business zoning district. The subject property is approximately 5.057 acres in size, is located at 1175 Cambria Street, N.E. and is identified as Tax Map Number 497-((A))-95 (Parcel ID 070665). The property is designated as Downtown/Mixed Use on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. (Case #CUP-2021-04) Applicant withdrew petition on April 13, 2021

Chairperson Johnson opened the discussion.

With no comments, Chairperson Johnson closed the discussion.

Discussion/Action a request by JBC Properties, LLC, to rezone approximately 4.82 acres of a 5.311-acre parcel from A, Agricultural to R-1, Single Family Residential. The subject property is located at 345 John Lemley Lane, S.E. and is identified as Tax Map Number 502-((17))-23 (Parcel ID 120239). The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. (Case #RZN-2021-04)

Chairperson Johnson opened the discussion.

Chairperson Johnson noted the proposed rezoning aligns with the proposed use and adjacent properties.

Chairperson Johnson questioned if the applicant's intention is to build on the lot. Mr. Conner noted the primary intention is to be able to access the adjoining properties.

Commissioner Sowers motioned to approve the rezoning request. Commissioner Briggs seconded the motion, which passed 5-0.

With no further comments, Chairperson Johnson closed the discussion.

**Public hearings for these items will go before Town Council on May 11, 2021.**

#### Other Business

Chairperson Johnson opened the discussion.

The Commission discussed the application withdrawal from Valley Landscaping. Mr. Warren noted the applicant's needs were not going to be met with the property.

Ms. Barden noted she is still familiarizing herself with the position and is of the pending comprehensive plan update.

With no further business, Chairperson Johnson adjourned the meeting at 8:09 p.m.

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Hil Johnson, Chairperson

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Margaret Barden, Secretary <sup>Non-Voting</sup>

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



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## Planning Department Staff Report

TO: Planning Commission

DATE: April 30, 2021

APPLICATION: Conditional Use Permit [CUP-2021-006]

APPLICANT: Peed and Bortz, LLC

LOCATION: 710 Peppers Ferry Road, N.W.

PROPERTY OWNER: John D. Elmore

PROPOSAL: Allow for a contractor storage yard in the B-3 zoning district

### **Request**

The Town of Christiansburg has received a Conditional Use Permit request from Peed and Bortz, LLC on behalf of John D. Elmore to operate a contractor storage yard within the B-3, General Business zoning district. A Conditional Use Permit is required for the operation of contractor storage yards within the B-3 zoning district per Section 42-336 (35) of the *Christiansburg Town Code*.

### **Background**

Please see the attached application which provides detailed background about this property's zoning history and the nature of this request.

The adjoining properties are zoned A, Agricultural, R-1, Single-Family Residential, R-2, Two-Family Residential, and B-3, General Business. The subject property is not located within a 100- or 500-Year Flood Hazard Area, Historic District, or Urban Development Area. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

### **Draft Conditions**

If approved, the proposed use of the property as a contractor storage yard would be required to obtain site plan approval in accordance with 46-23 (a) 1 of the *Christiansburg Town Code*.

Section 42-9 (d) (8) stipulates storage lots for contractor equipment, tractor trailers, buses and similar large vehicles may be gravel, provided the storage area is fully enclosed by a minimum six-foot-tall gated fence.



In addition, to what would be required as part of the Town's standard permitting process, the Planning Commission may want to consider conditions placed on approved Conditional Use Permits for past storage yards related to:

- installation of evergreen vegetative screening in addition to fencing;
- maintenance of the cleanliness and appearance of the property;
- conduct of related use activities such as the maintenance and repair of equipment; and,
- proper disposal of parts and chemicals if anticipated at the site.

### **Public Comment**

The Planning Department has received no public comment to date regarding the proposed request.

### **Public Hearing Dates**

The Planning Commission Public Hearing is scheduled for Monday, May 3, 2021. The Town Council Public Hearing is scheduled for Tuesday, May 25, 2021.

#### List of attachments included with staff report:

1. Conditional Use Permit application
2. Aerial map
3. Zoning map
4. Future Land Use map
5. Adjoining properties table

PEED & BORTZ, L.L.C.  
Civil/Environmental Engineers

C. Elvan Peed, P.E.

Scott Bortz, P.E.

Martin Jansons, P.E.

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April 30, 2021

Margy Barden  
Planning Director  
Planning Department  
100 East Main Street  
Christiansburg, VA 24073

Re: Conditional Use Permit Application  
Tax Parcel No 435-A-23  
Parcel ID 021274  
Zoning B-3 with Proffer

Dear Mrs. Barden;

We are pleased to submit an amendment to the application for a conditional use permit at the above referenced parcel. Peed & Bortz, LLC is the Engineer and John Elmore is the Owner for this project.

Our original submission requested a conditional use permit for “mini storage and or contractor storage”. While this is still the intent for land usage, with regards to Christiansburg Code of Ordinances Sec. 42-336 (26) allowing miniwarehouses in B-3 zoned parcels by right we would like to amend the application to only include contractor storage. The intent of this application is to receive a conditional use permit for contractor storage.

If there is any additional information you require for this submittal, please feel free to contact me at 540-394-3214.

Sincerely;

Jonathan McClure, E.I.T.  
Project Engineer, Peed and Bortz LLC



cc: John Elmore, Property Owner



THE PLACE TO BE.  
**CHRISTIANSBURG VA**  
 DEPARTMENT OF PLANNING

100 East Main Street  
 Christiansburg, VA 24073  
 p: (540) 382-6120  
 f: (540) 381-7238

## Conditional Use Permit Application

Landowner: John D. ElmoreApplicant: John D. Elmore Peed + Bortz, LLCAddress: 720 Peppers Ferry Road, NWAddress: 20 Midway Plaza DriveChristiansburg, VA 24073CHRISTIANSBURG, VA 24073Phone: 540-392-2099Phone: 540-394-3214

I am requesting a Conditional Use Permit to allow ~~development for mini storage units~~  
~~and~~ contractor storage.

AMENDED 4/30/21

on my property that is zoning classification B3 under Chapter 42: Zoning of the  
 Christiansburg Town Code.

My property is located at 710 Peppers Ferry Road, NWTax Parcel(s): 435-A-23Parcel ID: 021274Fee: \$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): John D. ElmoreDate: 4/9/21

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





THE PLACE TO BE.  
**CHRISTIANSBURG VA**  
DEPARTMENT OF PLANNING

CUP Form 07/30/2019

100 East Main Street  
Christiansburg, VA 24073  
p: (540) 382-6120  
f: (540) 381-7238

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 \_\_\_\_\_ 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**

PEED & BORTZ, L.L.C.  
Civil/Environmental Engineers

C. Elvan Peed, P.E.

Scott Bortz, P.E.

Martin Jansons, P.E.

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April 9, 2021

Margy Barden  
Planning Director  
Planning Department  
100 East Main Street  
Christiansburg, VA 24073

Re: Conditional Use Permit Application  
Tax Parcel No 435-A-23  
Zoning B-3 with Proffer

Dear Mrs. Barden;

We are pleased to submit an application for a conditional use permit at the above referenced parcel. Peed & Bortz, LLC is the Engineer and John Elmore is the Owner for this project.

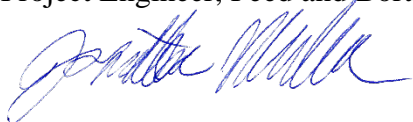
In early 2018 this property was part of Tax Map #435-A-20 and was rezoned with the proffer that it would "only be used for mini storage and or contractor storage", per attached proffer statement. Ownership was then transferred to John and Arneda Elmore and the parcel was combined with the adjoining parcel to create the parcel known as Revised Tax Map #435-A-23.

The intent of this application is to receive a Conditional Use Permit to install mini storage units and contractor storage area as noted on Exhibit A.

If there is any additional information you require for this submittal, please feel free to contact me at 540-394-3214.

Sincerely;

Jonathan McClure, E.I.T.  
Project Engineer, Peed and Bortz LLC



cc: John Elmore, Property Owner

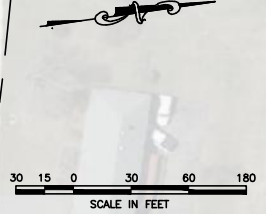
1.15 ACRES BETWEEN 2018 PROFFER  
AND PROPERTY LINE  
TO BE USED FOR MINI STORAGE AND  
CONTRACTOR STORAGE

1.15 ACRES PROFFERED AREA

2018 PROFFER LINE

2004 PROFFER LINE

AREA BETWEEN 2004  
AND 2018 PROFFER LINES  
TO ONLY BE USED FOR  
MINIWAREHOUSES



PARCEL ID 021274  
T.M. 435-A-23  
ZONED B3 WITH PROFFERS ON 4.41  
ACRES  
JOHN D ELMORE & ARNEDA V  
ELMORE  
4.409 AC  
710 PEPPERS FERRY RD NW

THIS PROPERTY WILL ONLY BE USED  
FOR MINI STORAGE AND/OR  
CONTRACTORS STORAGE BY  
CONDITIONAL USE PERMIT







Proffer Statement - Elmore/Woods Property Rezoning

January 24<sup>th</sup>, 2018

Proffer Statement for a requested rezoning application for 1.15 acre portion of Tax Map No. 435-A-20, as shown on the Preliminary Boundary Line Relocation Plat for Donald Lee Wood and Rachel T. Wood and John D. Elmore and Arned V. Elmore - Job #25170102.HS, located at 840 Peppers Ferry Road, N.W.

Pursuant to the Town of Christiansburg Code Section 42-12(b), the owners 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 that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission.

1. [Insert proffer]

*This property will only be used  
for mini storage and/or contractor storage.*

*(required by CUP  
per B-3 standards)*

Owners

*X Donald Wood*

Donald Wood

*Rachel Wood*

Rachel Wood

State of *Virginia*

County of *Montgomery*

The foregoing instrument was acknowledge before me on this, the *26<sup>th</sup>* day of *January*, *2018*  
(day) (month) (year)

*Debra K. Funkhouser*

Notary Public (Seal)

My commission expires *7/31/2020*





**AN ORDINANCE  
TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF  
CHRISTIANSBURG, VIRGINIA, TO REZONE A PORTION OF THE PROPERTY  
IDENTIFIED AS TAX MAP NUMBER 435-A-20 FROM A TO B-3**

WHEREAS, Donald and Rachel Wood, owners of property located on Tax Map Number 435-(A)-20 [Parcel ID 021284] consisting of a 1.15 acre portion, more or less, as shown on the Preliminary Boundary Line Relocation Plat for Donald Lee Wood and Rachel T. Wood and John D. Elmore and Arned V. Elmore [Job #25170102.HS] in the Town of Christiansburg, Shawsville Magisterial District of Montgomery County, Virginia, through their Agent, John Elmore, from A, Agricultural to B-3, General Business with proffer.

WHEREAS, a public hearing before the Planning Commission of the Town of Christiansburg was held January 16, 2018, following advertisement (December 29, 2017 and January 6, 2018) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg, and written notice provided to property owners pursuant to Virginia Code § 15.2-2204; and,

WHEREAS, the Planning Commission recommended that an ordinance granting the rezoning be adopted; and,

WHEREAS, a public hearing before the Town Council was held February 13, 2018, following advertisement (January 31, 2018 and February 7, 2018) in The News Messenger; and,

WHEREAS, the Council of the Town of Christiansburg, Virginia, having considered the request and citizen comments, both for and against the rezoning, hereby determines that the public necessity, convenience, general welfare, and good zoning practices supports the request for changing the zoning classification of the 1.15 acres from A, Agricultural to B-3, General Business with proffer;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Christiansburg that the 1.15 acres identified herein be and is hereby changed from the zoning designation of A, Agricultural to B-3, General Business with the following proffer included in this rezoning and no others:

1. This property will only be used for miniwarehouses and/or contractors equipment storage yard by conditional use permit.

BE IT FURTHER ORDAINED that the Official Zoning Map of the Town be amended to reflect this rezoning, this the 13th day of February 2018.

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

MEMEBER

AYE

NAY

ABSTAIN

ABSENT

Samuel M. Bishop

X

Harry Collins

X

Steve Huppert

X

Merissa Sachs

X

Henry Showalter

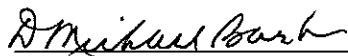
X

Bradford J. Stipes

X

Mayor D. Michael Barber\*

\*Votes only in the event of a tie.



D. Michael Barber, Mayor



Michele M. Stipes, Town Clerk

**VIRGINIA LAND RECORD COVER SHEET**  
**FORM A - COVER SHEET CONTENT**

Instrument Date: 5/22/2018  
 Instrument Type: DBS-PL  
 Number of Parcels: 1 Number of Pages: 4  
☐ City ☒ County

MONTGOMERY

TAX EXEMPT? VIRGINIA/FEDERAL LAW

☐ Grantor: \_\_\_\_\_

☐ Grantee: \_\_\_\_\_

Consideration: \$34,500.00

Existing Debt: \$0.00

Actual Value/Assumed: \$23,260.10

**PRIOR INSTRUMENT UNDER § 58.1-803(D):**

Original Principal: \$0.00

Fair Market Value Increase: \$0.00

Original Book Number: \_\_\_\_\_ Original Page Number: \_\_\_\_\_ Original Instrument Number: \_\_\_\_\_

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%

**BUSINESS / NAME**

1 ☐ Grantor: WOOD, DONALD LEE

2 ☐ Grantor: WOOD, RACHEL T

1 ☐ Grantee: ELMORE, JOHN D

2 ☐ Grantee: ELMORE, ARNEDA V

**GRANTEE ADDRESS**

Name: JOHN D ELMORE

Address: 720 PEPPERS FERRY RD.

City: CHRISTIANSBURG State: VA Zip Code: 24073

Book Number: \_\_\_\_\_ Page Number: \_\_\_\_\_ Instrument Number: \_\_\_\_\_

Parcel Identification Number (PIN): PART OF 021284 Tax Map Number: PART OF 435- A 20

Short Property Description: RINER MAG. DIST. 1.150 ACRE ADDED TO ADJ. PARCEL

CREATING REVISED 435-A 23, 4.409 AC

Current Property Address: 710 PEPPERS FERRY ROAD

City: CHRISTIANSBURG State: VA Zip Code: 24073

Instrument Prepared By: DANIEL D. HAMRICK, P.C. Recording Paid By: DANIEL D. HAMRICK, P.C.

Recording Returned To: JOHN & ARNEDA ELMORE

Address: 720 PEPPERS FERRY RD.

City: CHRISTIANSBURG State: VA Zip Code: 24073



RECORDED IN  
 MONTGOMERY COUNTY, VA  
 ERICA W. CONNER  
 CLERK OF CIRCUIT COURT  
 FILED May 31, 2018  
 AT 11:33 am  
 INSTR # 2018003801

KNL

(Area Above Reserved For Deed Stamp Only)

Title Insurance Underwriter:

Deed Prepared By: Daniel D. Hamrick, P.C.

VB#: 19127

Consideration: \$34,500.00

Tax Assessment: \$23,260.10

Grantee Address: 720 Peppers Ferry Rd. NW, Christiansburg, VA 24073

THIS DEED made and entered into this 22<sup>nd</sup> day of May, 2018, by and between **DONALD L. WOOD** and **RACHEL T. WOOD**, husband and wife, parties of the first part, and **JOHN D. ELMORE** and **ARNEDA V. ELMORE**, husband and wife, parties of the second part;

**WITNESSETH:**

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties of the first part do hereby grant and convey with General Warranty and English Covenants of Title, unto the parties of the second part as tenants by the entirety with right of survivorship all that certain lot or parcel of land with improvements thereon and appurtenances thereto, lying and being in the Riner Magisterial District, Montgomery County, Virginia, and further described as follows:

ALL of that certain **1.150 acre** parcel, part of Tax Map No. 435- A 20, as shown on a plat of survey entitled, "Boundary Line Relocation Plat From Partial Survey And From Records For Donald Lee Wood And Rachel T. Wood And John D. Elmore And Arneda V. Elmore", dated August 2, 2017, revised March 27, 2018, by Kevin M. Jones, L.S., designated as Job #25170102.HS, which plat is attached hereto and made a part hereof and is to be recorded in the Office of the Clerk of the Circuit Court of Montgomery County, Virginia contemporaneously herewith. The herein described parcel is to be combined with an adjoining  $\pm 3.259$  acre parcel owned by the parties of the second part, creating thereon a  $\pm 4.409$  acre parcel known as Revised Tax Map #435-A 23.

***Part of Tax Map No. 435- A 20      Part of Parcel No. 021284***



BEING part of the same property conveyed to Donald Lee Wood and Rachel T. Wood, husband and wife, by deed dated the 19<sup>th</sup> day of March, 1990, from James Richard Wood and Etta Frances Wood, husband and wife, which deed is of record in the aforesaid Clerk's Office in Deed Book 672, Page 496.

PROVIDED, HOWEVER, that this conveyance is made subject to reservations, restrictions, easements and agreements of record to the extent that they may lawfully apply to the property herein conveyed.

WITNESS the following signatures and seals:

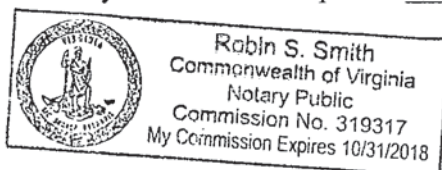
Donald Lee Wood (SEAL)  
Donald Lee Wood

Rachel T. Wood (SEAL)  
Rachel T. Wood

STATE OF VIRGINIA  
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of May, 2018, by Donald Lee Wood.

My commission expires: 10/31/18 Notary ID#: 319317

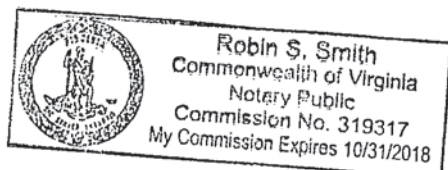


Robin S. Smith  
Notary Public

STATE OF VIRGINIA  
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of May, 2018, by Rachel T. Wood.

My commission expires: 10/31/18 Notary ID#: 319317



Robin S. Smith  
Notary Public

HAMRICK & HAMRICK  
ATTORNEYS AT LAW  
104 S. FRANKLIN STREET  
CHRISTIANSBURG, VA 24073

INSTRUMENT #2018003801  
RECORDED IN MONTGOMERY CIRCUIT COURT CLERK'S OFFICE  
May 31, 2018 AT 11:33 am  
ERICA W. CONNER, CLERK by KNL  
\$34.50 GRANTOR TAX WAS PAID  
AS REQUIRED BY SEC 58.102 OF THE VA. CODE  
STATE: \$17.25 LOCAL: \$17.25

# BOUNDARY LINE RELOCATION PLAT FROM PARTIAL SURVEY AND FROM RECORDS FOR DONALD LEE WOOD AND RACHEL T. WOOD AND JOHN D. ELMORE AND ARNEDA V. ELMORE

## OWNER'S STATEMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN PERFORMED IN STRICT ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES IF ANY THERE BE, AND THAT THE DEDICATION OF PUBLIC EASEMENTS AND RIGHTS OF WAY, IF ANY SHOWN HEREON, IS HEREBY MADE.

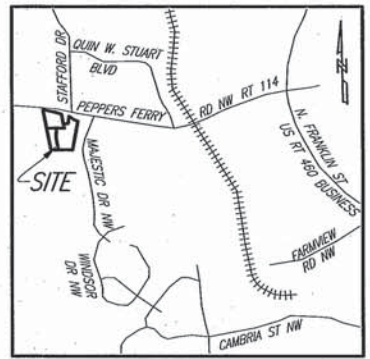
IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

Donald Lee Wood 3-28-18  
DONALD LEE WOOD, OWNER DATE

Rachel T. Wood 3-28-18  
RACHEL T. WOOD, OWNER DATE

J. Elmore 3-29-2018  
JOHN D. ELMORE, OWNER DATE

Arneda V. Elmore 3-29-2018  
ARNEDA V. ELMORE, OWNER DATE



VICINITY MAP  
NOT TO SCALE

## NOTES

- OWNERS OF RECORD: DONALD LEE WOOD AND RACHEL T. WOOD  
MAILING ADDRESS: 840 PEPPERS FERRY ROAD, CHRISTIANSBURG, VA 24073  
LEGAL REFERENCES: DEED BOOK 672, PAGE 496 (PARCEL 3);  
PLAT BOOK 22, PAGE 220;  
DEED BOOK 1216, PAGE 741; INSTRUMENT #2003020461;  
STATE HIGHWAY PLAT BOOK 12, PAGES 172-174  
TAX MAP NUMBER: 435-A-20  
PARCEL ID NUMBER: 021284
- OWNERS OF RECORD: JOHN D. ELMORE AND ARNEDA V. ELMORE  
MAILING ADDRESS: 710 PEPPERS FERRY ROAD, CHRISTIANSBURG, VA 24073  
LEGAL REFERENCES: DEED BOOK 982, PAGE 727; PLAT BOOK 22, PAGE 220;  
DEED BOOK 1216, PAGE 741; INSTRUMENT #2002010346;  
STATE HIGHWAY PLAT BOOK 12, PAGES 103-104  
TAX MAP NUMBER: 435-A-23  
PARCEL ID NUMBER: 021274
- THE PROPERTY LIES IN F.E.M.A. DEFINED ZONE X UNSHADED AS SHOWN ON FIRM MAP NUMBERS 51121C0140C (SEE EFFECTIVE DATE: SEPTEMBER 25, 2009) AND 51121C0141C (SEE EFFECTIVE DATE: SEPTEMBER 25, 2009).
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. THEREFORE, NOT ALL EASEMENTS AND ENCUMBRANCES MAY BE SHOWN.
- NO VISIBLE EVIDENCE OF GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL. SURVEYOR EXPRESSLY DISCLAIMS ANY LEGAL OR FINANCIAL RESPONSIBILITY FOR ANY GRAVES THAT WERE NOT DETECTED.
- TAX MAP #435-A-20 IS CURRENTLY SERVED BY TOWN OF CHRISTIANSBURG WATER AND SEWER. THE LOCATION OF THE DRAINFIELD SHOWN ON TAX MAP #435-A-20 IS APPROXIMATE.
- TAX MAP #435-A-23 IS CURRENTLY SERVED BY TOWN OF CHRISTIANSBURG WATER AND SEWER. LOCATIONS OF SEPTIC TANKS AND UNDERGROUND LINES SHOWN ON TAX MAP #435-A-23 ARE APPROXIMATE AND ARE PER CONVERSATION WITH MR. ELMORE.
- THIS PLAT IS BASED ON A PARTIAL FIELD SURVEY OF 1.150 ACRES COMBINED WITH RECORDED DEEDS AND PLATS. INFORMATION SHOWN HEREON REGARDING THE REMAINING AREAS OF TAX MAP #435-A-20 AND TAX MAP #435-A-23, INCLUDING BOUNDARY INFORMATION, EASEMENTS AND IMPROVEMENTS, IS BASED ON RECORDS ONLY. PROPERTY CORNERS WHICH ARE NOT LABELED ARE FROM RECORDS AND WERE NEITHER FOUND NOR SET AS PART OF THIS SURVEY.
- TAX MAP #435-A-20 IS CURRENTLY ZONED: A - AGRICULTURAL  
TAX MAP #435-A-23 IS CURRENTLY ZONED: B3 - GENERAL BUSINESS
- THE 1.150 ACRE PORTION OF TAX MAP #435-A-20 TO BE CONVEYED IS CURRENTLY ZONED B3 - GENERAL BUSINESS. SEE TOWN COUNCIL MINUTES DATED FEBRUARY 13, 2018. THE 1.150 ACRES IS SUBJECT TO THE FOLLOWING PROFFER AS A PART OF THE REZONING: "THIS PROPERTY WILL ONLY BE USED FOR MINIWAREHOUSES AND/OR CONTRACTORS EQUIPMENT STORAGE YARD BY CONDITIONAL USE PERMIT."
- AREA CALCULATIONS:

TAX MAP #435-A-20	TAX MAP #435-A-23
+3.094 ACRES (ORIGINAL)	+3.259 ACRES (ORIGINAL)
- 1.150 ACRES TO #435-A-23	+1.150 ACRES FROM #435-A-20
= 1.944 ACRES REMAINING	= 4.409 ACRES AFTER PLAT

## NOTARY'S STATEMENT

COMMONWEALTH OF VIRGINIA; COUNTY/ CITY OF Montgomery  
I, Amy R. Marshall, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT DONALD LEE WOOD, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 28th DAY OF March 2018.

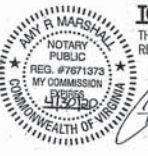
Amy R. Marshall 4/30/20  
NOTARY MY COMMISSION EXPIRES



## NOTARY'S STATEMENT

COMMONWEALTH OF VIRGINIA; COUNTY/ CITY OF Montgomery  
I, Amy R. Marshall, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT RACHEL T. WOOD, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 28th DAY OF March 2018.

Amy R. Marshall 4/30/20  
NOTARY MY COMMISSION EXPIRES



## TOWN OF CHRISTIANSBURG APPROVAL AND ACCEPTANCE

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED FOR ACCEPTANCE FOR RECORDATION BY THE TOWN OF CHRISTIANSBURG, VIRGINIA.

Andrew Warren 4/2/18  
ANDREW WARREN, SUBDIVISION AGENT DATE

## NOTARY'S STATEMENT

COMMONWEALTH OF VIRGINIA; COUNTY/ CITY OF Montgomery  
I, Amy R. Marshall, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JOHN D. ELMORE, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 29th DAY OF March 2018.

Amy R. Marshall 4/30/20  
NOTARY MY COMMISSION EXPIRES



## SOURCE OF TITLE AND CONFORMING STATEMENT

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS PLAT SHOWN AS TAX MAP #435-A-20 IS A PORTION OF PARCEL 3 OF THE LAND ACQUIRED BY DONALD LEE WOOD AND RACHEL T. WOOD IN DEED BOOK 672, PAGE 496 EXCEPTING A PART CONVEYED TO THE COMMONWEALTH OF VIRGINIA IN INSTRUMENT #2003020461. THE PARCEL SHOWN AS TAX MAP #435-A-23 IS A PORTION OF THE LAND ACQUIRED BY JOHN D. ELMORE AND ARNEDA V. ELMORE IN DEED BOOK 982, PAGE 727 EXCEPTING A PART CONVEYED TO THE COMMONWEALTH OF VIRGINIA IN INSTRUMENT #2002010346. THE WOODS CONVEYED A 1.378 ACRE PARCEL TO THE ELMORES IN DEED BOOK 1216, PAGE 741. THE AFORESAID DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA.

THE HEREDON SHOWN PLAT REVISED MARCH 27, 2018, HAS BEEN PREPARED IN CONFORMANCE WITH THE ZONING AND SUBDIVISION ORDINANCE OF THE TOWN OF CHRISTIANSBURG, VIRGINIA. THE APPROVAL AND ACCEPTANCE SIGNATURE OF THE TOWN OF CHRISTIANSBURG SUBDIVISION AGENT CONFIRMS THIS PLAT'S CONFORMANCE TO THE SAID ORDINANCE.

HEREBY CERTIFY THAT THIS PLAT IS BASED ON A COMPILATION OF DEEDS AND PLATS OF RECORD, COMBINED WITH A PARTIAL FIELD SURVEY. IT DOES NOT REPRESENT A FIELD SURVEY OF ALL BOUNDARY LINES SHOWN HEREON. THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Kevin M. Jones LIC. No. 003224  
KEVIN M. JONES



INSTRUMENT #2018003801  
RECORDED IN MONTGOMERY CIRCUIT COURT CLERK'S OFFICE  
May 31, 2018 AT 11:33 am  
ERICA W. CONNER, CLERK BY KNL  
\$14.50 GRANTOR TAX WAS PAID  
AS REQUIRED BY SEC 58.102 OF THE VA. CODE  
STATE: \$17.25 LOCAL: \$17.25

BOUNDARY LINE RELOCATION PLAT  
FROM PARTIAL SURVEY AND FROM RECORDS FOR  
DONALD LEE WOOD AND RACHEL T. WOOD AND  
JOHN D. ELMORE AND ARNEDA V. ELMORE

LOCATED AT 710 AND 840 PEPPERS FERRY ROAD, N.W.  
TAX MAP NUMBERS 435-A-20 AND 435-A-23  
TOWN OF CHRISTIANSBURG  
RINER MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA  
SURVEYED: AUGUST 2, 2017  
REVISED: MARCH 27, 2018  
JOB #25170102.HS  
SHEET 1 OF 2

TEL: 540-381-4290 FAX: 540-381-4291  
PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 448 Peppers Ferry Road, NW Christiansburg Va. 24073

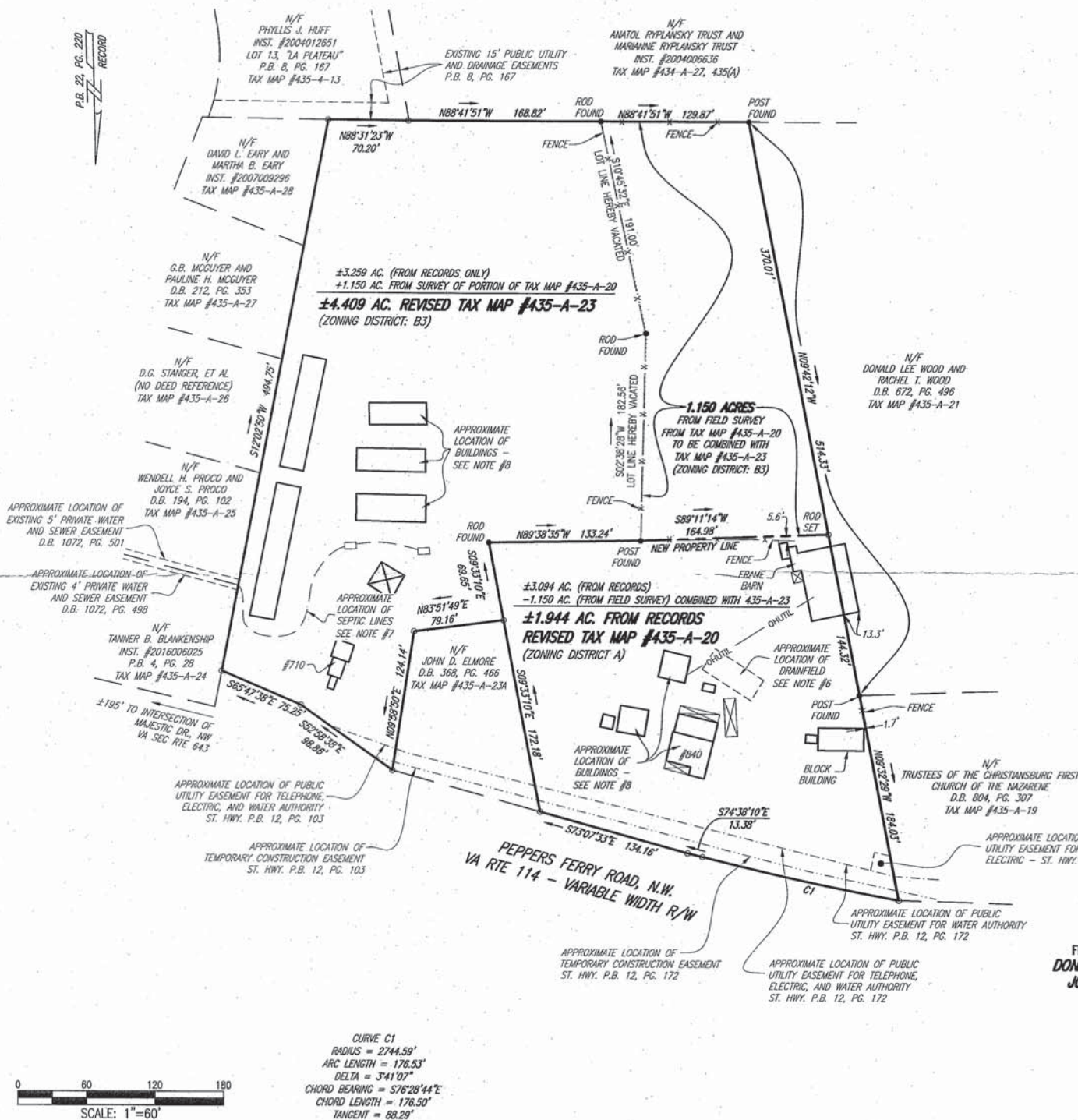




## TOWN OF CHRISTIANBURG APPROVAL AND ACCEPTANCE

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED FOR ACCEPTANCE FOR RECORDATION BY THE TOWN OF CHRISTIANBURG, VIRGINIA.

ANDREW WARREN, SUBDIVISION AGENT

4/2/18  
DATE

INSTRUMENT #2018003801  
RECORDED IN MONTGOMERY CIRCUIT COURT CLERK'S OFFICE  
May 31, 2018 AT 11:33 am  
ERICA W. CORNER, CLERK by KML  
\$34.50 GRANTOR TAX WAS PAID  
AS REQUIRED BY SEC 58.102 OF THE VA. CODE  
STATE: \$17.25 LOCAL: \$17.25

**BOUNDARY LINE RELOCATION PLAT  
FROM PARTIAL SURVEY AND FROM RECORDS FOR  
DONALD LEE WOOD AND RACHEL T. WOOD AND  
JOHN D. ELMORE AND ARNEDA V. ELMORE**

710 AND 840 PEPPERS FERRY ROAD, N.W.  
TAX MAP NUMBERS 435-A-20 AND 435-A-23

TOWN OF CHRISTIANBURG  
RIVER MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA  
SURVEYED: AUGUST 2, 2017  
REVISED: MARCH 27, 2018

JOB #25170102.HS  
SCALE: 1" = 60'  
SHEET 2 OF 2

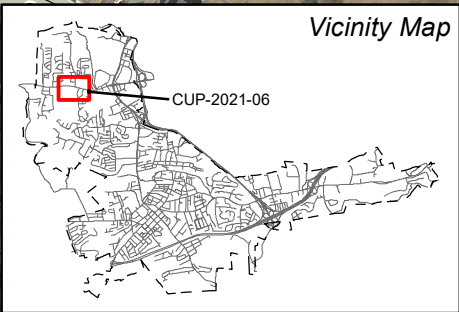
TEL: 540-381-4290 FAX: 540-381-4291

**PLANNERS ARCHITECTS ENGINEERS SURVEYORS**  
Balzer & Associates, Inc. 448 Peppers Ferry Road, NW Christiansburg Va. 24073

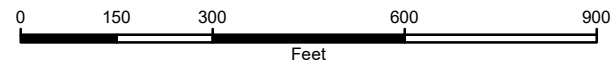


PLANNERS  
ARCHITECTS  
ENGINEERS  
SURVEYORS

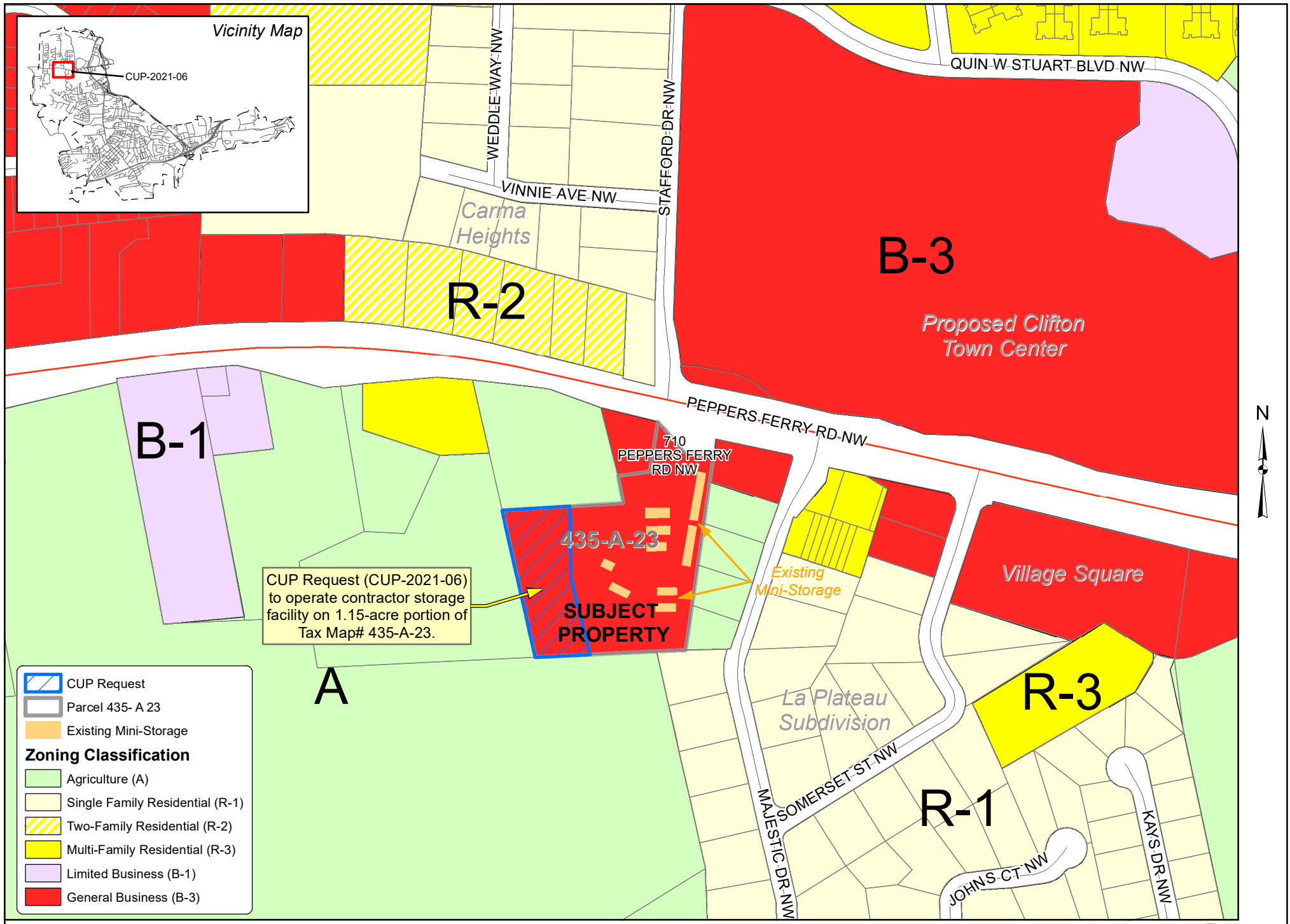
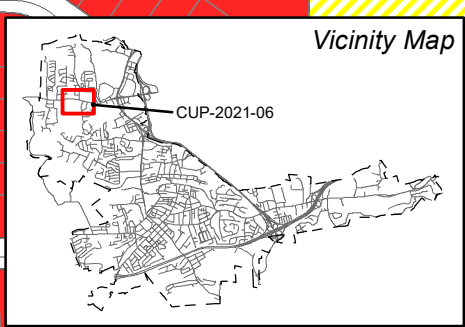




**CUP REQUEST: CUP-2021-06 - 710 PEPPERS FERRY RD NW**







CUP Request

Parcel 435- A 23

Existing Mini-Storage

**Zoning Classification**

Agriculture (A)

Single Family Residential (R-1)

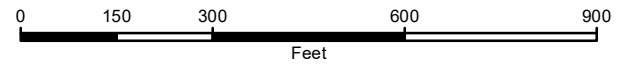
Two-Family Residential (R-2)

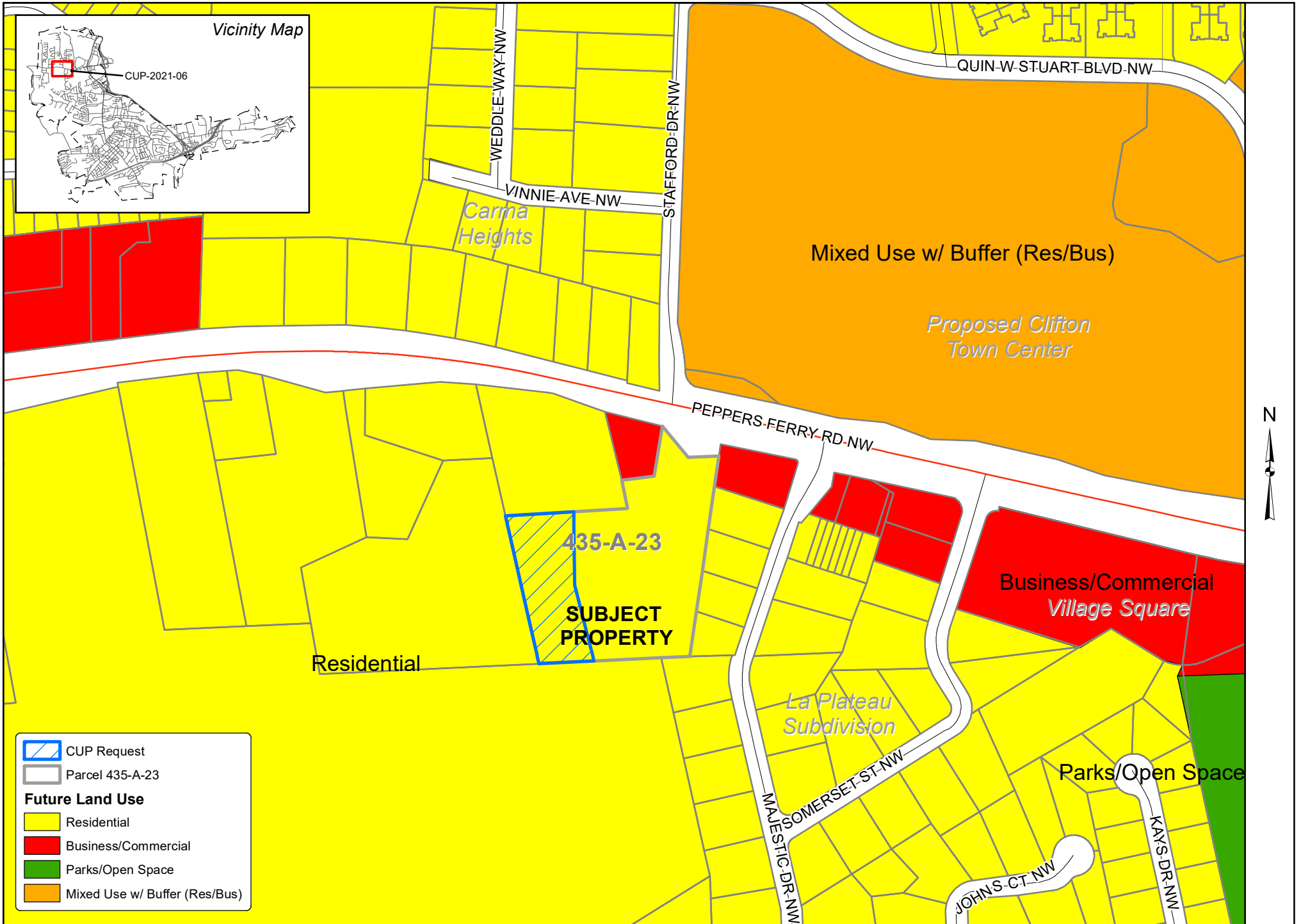
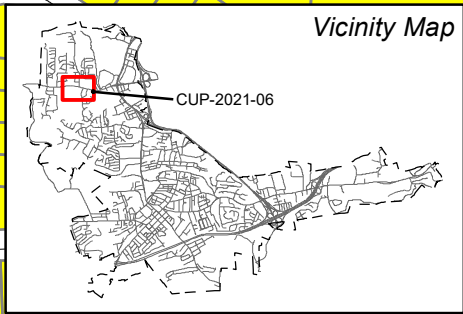
Multi-Family Residential (R-3)


Limited Business (B-1)


General Business (B-3)

**CUP REQUEST: CUP-2021-06 - 710 PEPPERS FERRY RD NW**








 CUP Request


 Parcel 435-A-23

**Future Land Use**

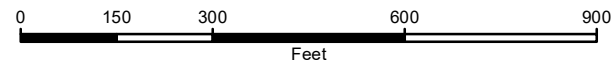
 Residential

 Business/Commercial

 Parks/Open Space

 Mixed Use w/ Buffer (Res/Bus)

**CUP REQUEST: CUP-2021-06 - 710 PEPPERS FERRY RD NW**



TAX_MAP_ID	OWNER1	OWNER2
435- 4 13	HUFF PHYLLIS J	
435- A 28	EARY MARTHA B	
435- A 27	MCGUYER RODNEY B	
435- A 26	STANGER D G	ETAL
435- A 25	PROCO WENDELL H	PROCO JOYCE S
435- A 21	WOOD DONALD LEE	WOOD RACHEL T
435- A 20	WOOD DONALD LEE	WOOD RACHEL T
435- A 24	BLANKENSHIP TANNER B	
435- A 23A	ELMORE JOHN D	
434- A 27,435(A)*	ANATOL RYPLANSKY TRUST	MARIANNE RYPLANSKY TRUST
435- 2 16	MOELLER MATTHEW B	MOELLER DEVON D
435- 10 A	HALBERSTADT FAMILY LMTD PTNRSH	C/O RESOURCE ASSOCIATES INC

**MAIL\_ADD1**

200 MAJESTIC DR NW  
7345 BRADSHAW RD  
160 MAJESTIC DR  
140 MAJESTIC DR NW  
120 MAJESTIC DR NW  
840 PEPPERS FERRY RD  
840 PEPPERS FERRY RD  
610 PEPPERS FERRY RD NW F  
720 PEPPERS FERRY RD NW  
6252 LYONS RD  
725 PEPPERS FERRY RD  
588 FORDS RD

**MAIL\_ADD2**

CHRISTIANSBURG VA 24073  
SALEM VA 24153  
CHRISTIANSBURG VA 24073  
CHRISTIANSBURG VA 24073  
CHRISTIANSBURG VA 24073  
CHRISTIANSBURG VA 24073  
CHRISTIANSBURG VA 24073  
CHRISTIANSBURG VA 24073-5784  
CHRISTIANSBURG VA 24073  
DUBLIN VA 24084  
CHRISTIANSBURG VA 24073  
MANAKIN SABOT VA 23103