



Town of Christiansburg  
Planning Commission  
Monday, February 28, 2022  
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.

***Planning  
Commission's  
Next Meeting:  
Monday, March 14,  
2022 at 7:00 p.m.***

***REGULAR MEETING***

Planning Commission will meet in the Town Council Chambers on the 3<sup>rd</sup> floor of Christiansburg Town Hall located at 100 E. Main Street on **Monday, February 28, 2022 at 7:00 p.m.**

- 1) Pledge of Allegiance.
- 2) Public comments – 5-minute limit per citizen.
- 3) Approval of Planning Commission Minutes for January 31, 2022.
- 4) Conditional Use Permit request by **Jacqueline Marshall, owner, and Shaun Chuyka, lessee**, to allow a contractor's equipment storage yard in the General Business District B-3 on property located at 301 Depot Street, NW, Tax Parcel 526 - ((23)) - (BK1) - 12, Parcel ID 007535. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 5) Rezoning request by **John D. and Arnedo V. Elmore, owners, and Garand Hopkins III, contract purchaser**, from Agricultural District A to General Business District B-3 for a portion of the property located at 710 Peppers Ferry Road, Tax Parcel 435 - ((A)) - 23; Parcel ID 021274. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 6) Other Business

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 Benjamin W. Tripp, Planning Director, by phone at (540) 382-6120, ext. 1120, or by email at [btripp@christiansburg.org](mailto:btripp@christiansburg.org) with any questions or if you require reasonable accommodations.

**Christiansburg Planning Commission  
Minutes of January 31, 2022  
Christiansburg Town Hall Council Chambers  
100 E. Main Street  
Christiansburg VA 24073**

Present: Thomas Bernard  
Hil Johnson, Chairperson  
Jessica Davis  
Felix Clarke Jr.  
Ashley Briggs  
Jennifer D. Sowers

Absent: Mark Curtis  
Jeananne Knies, Vice-Chairperson

Staff/Visitors: Andrew Warren, Assistant Town Manager  
Jude Cochran, Planner II  
Taylor E. Linkous, Applicant

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

Pledge of Allegiance

Chairperson Johnson led the Pledge of Allegiance.

Public Comment

Chairperson Johnson opened the floor for public comment.

Seeing no public comments, Chairperson Johnson closed this part of the meeting.

Approval of Planning Commission Minutes for the November 15, 2021 Meeting

Upon a motion by Commissioner Sowers, seconded by Commissioner Davis and carried, the November 15, 2021 Planning Commission meeting minutes were approved with a vote 6 - 0.

**Discussion/Action for Case # CUP-2021-19 Conditional Use Permit request by Joseph Kun (applicant) on behalf of Rockstep Christiansburg, LLC (owner) to allow for a Carnival in the General Business District (B-3) on property located at 782 New River Road, Tax Map No. 435-((A))-41, Parcel ID 007741, 54.595 Acres. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.**

Chairperson Johnson asked Andrew Warren, Assistant Town Manager, to provide a summary of request.

Mr. Warren discussed that this is a consistent use within district and a use that has been approved in the past. He discussed the proposed setup and location for this year. He also mentioned that last year the Town received no formal complaints.

The Commission briefly discussed conditions as they are the same as prior years. Mr. Warren noted there hasn't been any substantial changes over the years as these conditions have worked for the applicant and cover what the Town wants for a use like this.

Chairperson Johnson stated he saw no issues with the conditions and asked if there were any comments from the Commissioners.

Commissioner Briggs asked if it was possible to provide a permit for multiple years. Mr. Warren said he would look into it.

The Commission further discussed the possibility of allowing the applicant to obtain a permit for a longer period.

Upon a motion by Commissioner Briggs, seconded by Commissioner Sowers and carried, the CUP with the presented conditions was recommended for approval to Town Council with a vote 6 – 0.

**Discussion/Action for Case # CUP-2021-18 Conditional Use Permit request by Taylor E Linkous and Blair Lawton LLC to allow for an Auction House in the General Business District (B-3) on property located at 2790 Roanoke Street, Tax Map No. 501-((5))-2, Parcel ID 030021, 1.400 Acres. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.**

Chairperson Johnson asked Mr. Warren to give a brief preview on the request.

Mr. Warren spoke about how the request is unique due to it being for a piece of a parcel. He went into further detail about specific location.

Chairperson Johnson verified with applicant that most of the business would be handled online.

The applicant, Taylor Linkous, 2790 Roanoke Street, appeared before the commission. He spoke about changes with the auction industry. He stated there will be 4-5 full time employees. He also stated they will be more of an office retail space and there will be no issues with noise or traffic, and no outside storage.

Commissioner Bernard stated his only concern was that there would be items being stored outside that would be unpleasant to look at.

Mr. Linkous stated that if anything needed to be stored outside it would be very rare and it

would only be vehicles.

Chairperson Johnson asked if there were any further questions for Mr. Linkous.

Mr. Warren brought up the conditions from a CUP for an auction house in 1995.

The Commission discussed conditions from the previous auction house CUP and declined to apply any to this request.

Upon a motion by Commissioner Bernard, seconded by Commissioner Clarke and carried, the CUP was recommended for approval to Town Council with a vote 6 – 0.

### Elections for Officers

A discussion was held concerning voting, whereafter upon a motion by Commissioner Bernard, seconded by Commissioner Davis and carried, Hil Johnson for Chairperson and Jeananne Knies for Vice-Chairperson was approved with a vote 6 – 0.

Upon a motion by Commissioner Briggs, seconded by Commissioner Sowers and carried, Benjamin Tripp, Planning Director, for Non-Voting Secretary was approved with a vote 6 – 0.

### Other Business

Commissioner Briggs spoke about the Red Cross critical blood shortage.

Chairperson Johnson spoke about Tim Wilson joining the Regional Planning Commission. He also mentioned Casey has presented plans for the museum.

Mr. Warren spoke about email access issues. He also reminded the Commissioners to provide their disclosure forms.

With no further business, Chairperson Johnson Adjourned the meeting at 7:34 pm

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Hil Johnson, Chairperson

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Benjamin Tripp, 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.



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## Planning Department Staff Report

TO: Planning Commission  
DATE: February 24, 2022  
PC PUBLIC HEARING: Monday, February 28, 2022 at 7 PM  
PC RECOMMENDATION: Monday, March 14, 2022 at 7 PM\*  
\*scheduled recommendation  
AGENDA ITEM: Conditional Use Permit 2022-01  
Hold Public Hearing to consider a Conditional Use Permit request by Jacqueline Marshall, owner, and Shaun Chuyka, lessee, to allow a contractor's equipment storage yard in the General Business District B-3 on property located at 301 Depot Street, NW, Tax Parcel 526 - ((23)) - (BK1) - 12, Parcel ID 007535.

### Site Characteristics:

Address: 301 Depot Street  
Tax Parcel No. 526 - ((23)) - (BK1) - 12  
Current Zoning: B3 General Business District  
Future Land Use: Business/Commercial  
Proposed Zoning: B3 General Business District with CUP

### Background

The subject property consists of a single parcel of approximately 0.16 acres, and is located at the southwest corner of the intersection of Depot Street and Sullivan Street, north of the intersection of Depot Street and Radford Street. The property also has frontage on Brackens Street and Taylor Street. It is occupied by a single-story block building, with garage access in both the front and the back, and associated parking.

### Summary of Request

The applicant is requesting a Conditional Use Permit (CUP) to allow the property to be used for a mobile pressure washing business. The business, "Goliath Softwash", has one full-time employee, and two part-time employees. Equipment includes a truck and trailer, along with various equipment used for spraying and cleaning. The applicant states that he intends to store all equipment inside the building, and that no customers will come to the location.



## Conditional Use Permit Application

Landowner: Jacqueline Marshall Applicant: Shaun Chuyka

Address: PO Box 92

Address: 1230 Orange Leaf Court

Riner, VA 24149

Christiansburg, VA 24073

Phone: 540-382-1191

Phone: 540-537-1613

a Conditional Use Permit to allow

Contractor storage for pressure washing equipment I am requesting and window cleaning equipment. No customers will come to this location. on my

property that is zoning classification under Chapter 42: Zoning of the Christiansburg Town Code. My property is located at 301 Depot Street NW, Christiansburg VA 24073

Tax Parcel(s):

007535

Parcel Number(s):

Fee:

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

Signature  
Landowner(s):Date:  
a/17/za

of

Jacqueline Marshall  
SK

Date: 21/7/22

Date:

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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.

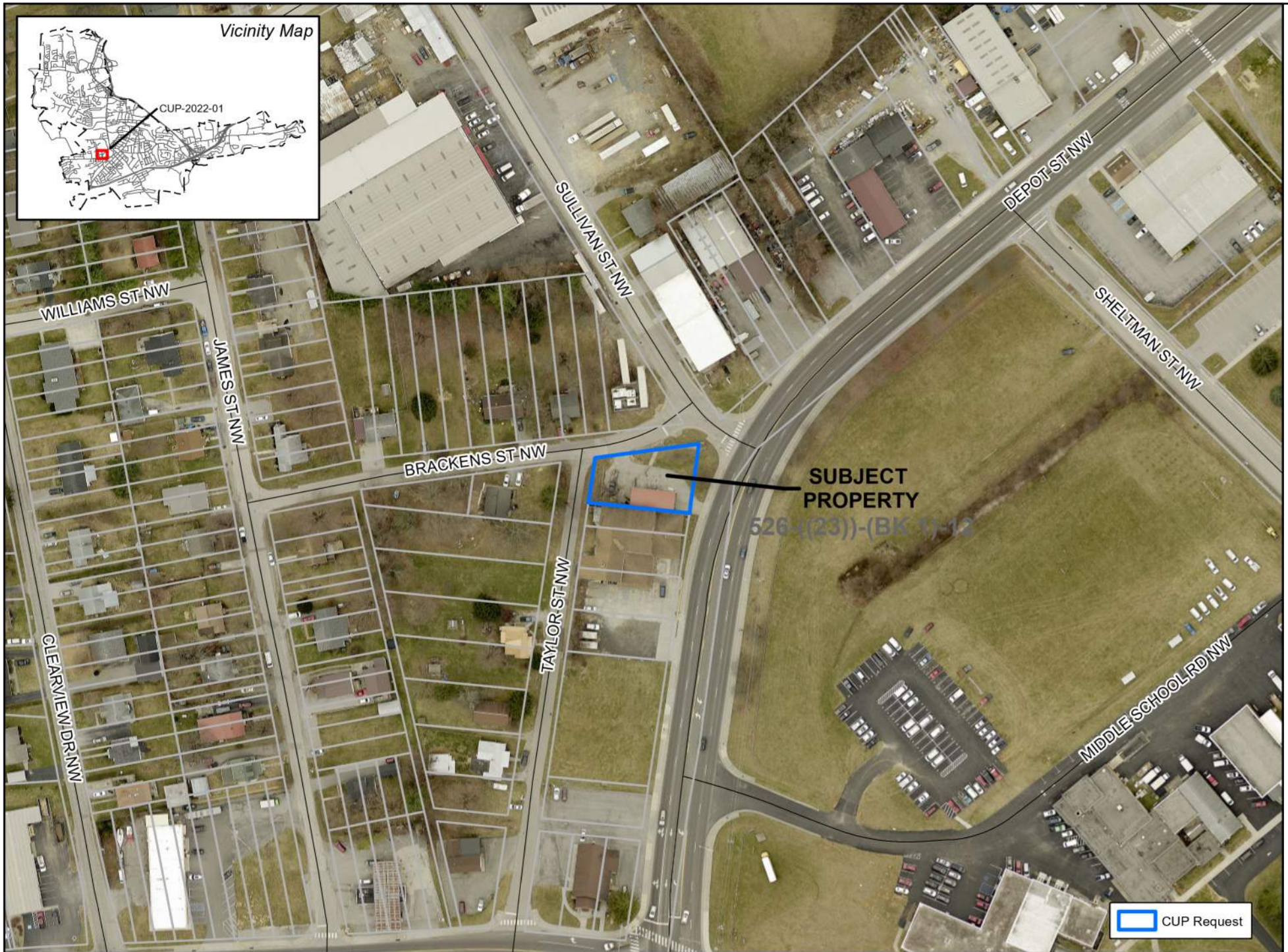
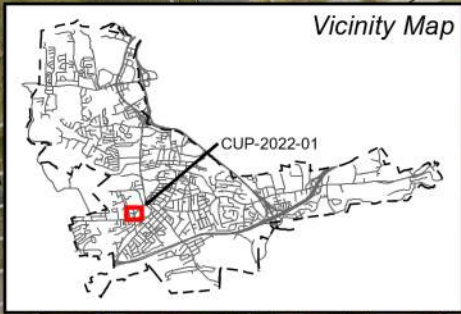
\_\_\_\_\_  
Town Manager

\_\_\_\_\_  
Date

\*Please see the attached sheet.

CUP 4/15/2021

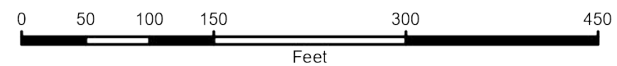




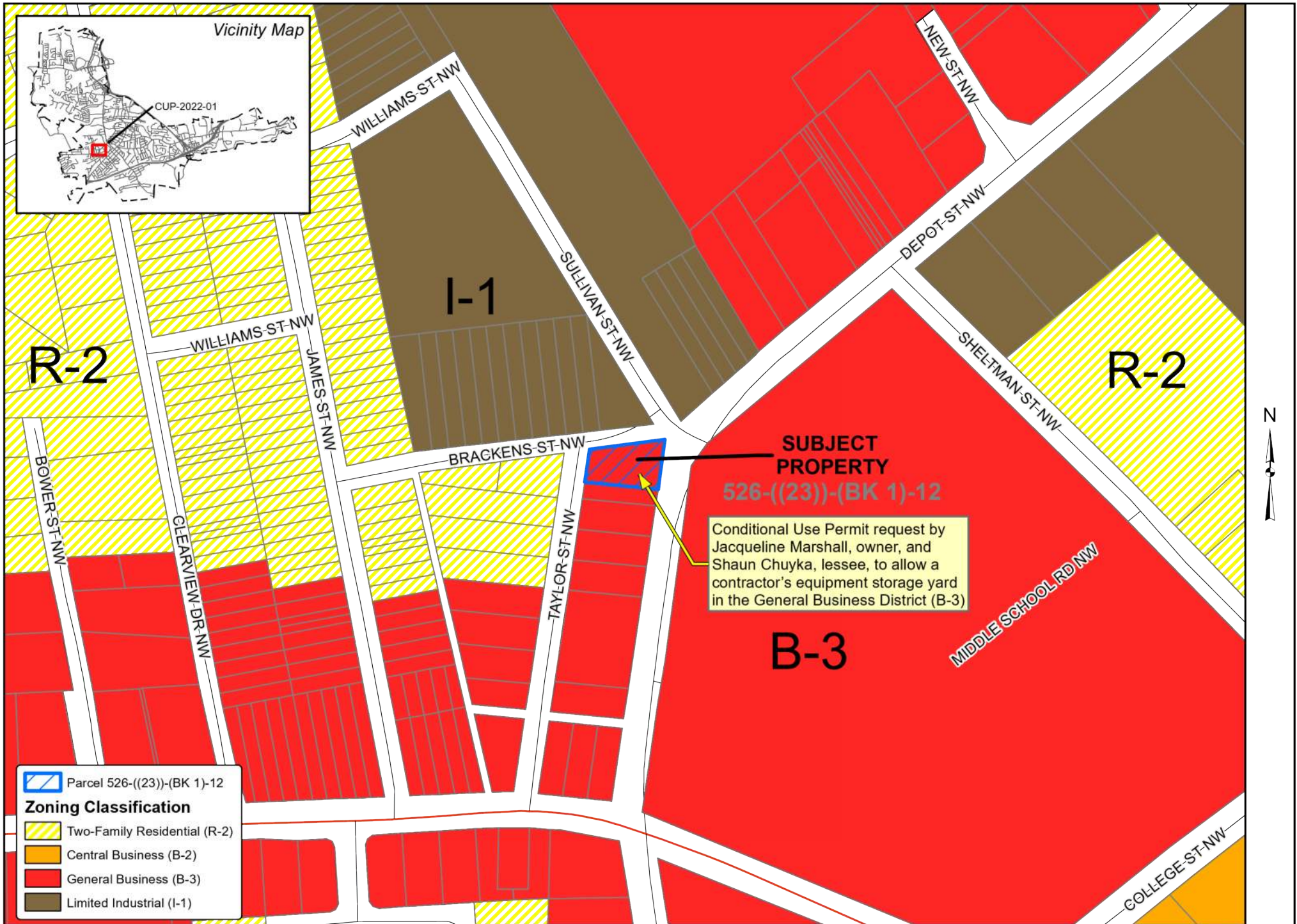
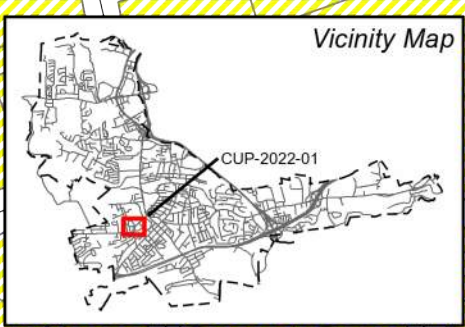
## CUP REQUEST: CUP-2022-01 - 301 DEPOT ST NW

Planning Commission Public Hearing: February 28, 2022

Town Council Public Hearing: March 22, 2022



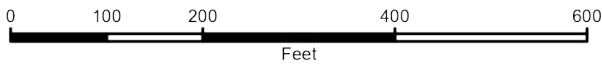




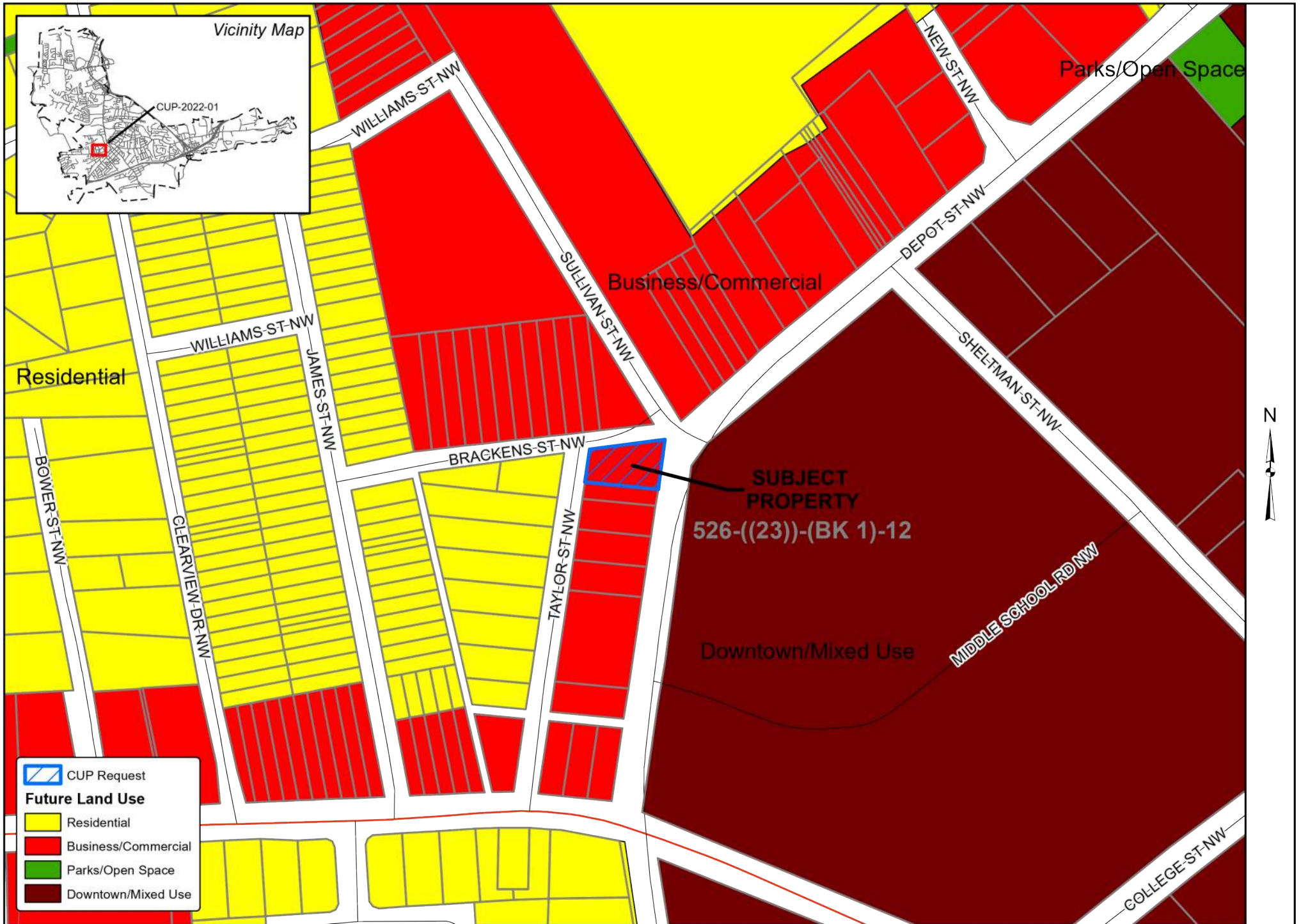
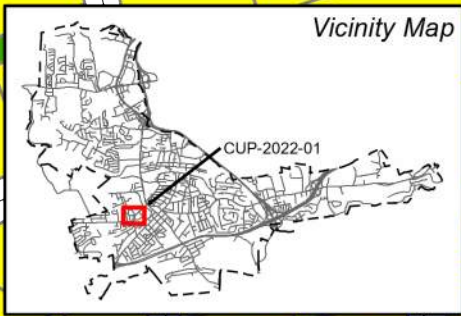
-  Parcel 526-((23))-(BK 1)-12
- Zoning Classification**
-  Two-Family Residential (R-2)
  -  Central Business (B-2)
  -  General Business (B-3)
  -  Limited Industrial (I-1)

**CUP REQUEST: CUP-2022-01 - 301 DEPOT ST NW**

Planning Commission Public Hearing: February 28, 2022  
Town Council Public Hearing: March 22, 2022







# CUP REQUEST: CUP-2022-01 - 301 DEPOT ST NW

Planning Commission Public Hearing: February 28, 2022  
Town Council Public Hearing: March 22, 2022



PARCEL_ID	TAX_MAP_ID	OWNER1	OWNER2	SITE_ADD1	SITE_ADD2	MAIL_ADD1	MAIL_ADD2	
014743	526-((23))-BK 2)-9,10	C STEPHEN POFF LIFE ESTATE	C/O APRIL DAWN POFF	85 TAYLOR ST	CHRISTIANSBURG	105 BALDWIN LN	CHRISTIANSBURG 24073	VA
005649	526-((3))-3,4	CHARLES H DURHAM JR				1185 SPRUCE ST	CHRISTIANSBURG 24073	VA
020102	526-((23))-BK 1)-8-11	JACK EARLES VIA REV TRUST	C/O JAMES E VIA	303 DEPOT ST NW	CHRISTIANSBURG	1368 CRAIGS MTN RD	CHRISTIANSBURG 24073	VA
007535	526-((23))-BK 1)-12	JACQUELINE MARSHALL		301 DEPOT ST NW	CHRISTIANSBURG	P O BOX 92	RINER VA 24149	
070668	526-((A))-175	MONTGOMERY COUNTY SCHOOL BOARD		207 COLLEGE ST	CHRISTIANSBURG			
014817	526-((3))-39-41	PAUL EUGENE POFF	VIRGINIA C POFF	345 BRACKENS ST	CHRISTIANSBURG	345 BRACKENS ST	CHRISTIANSBURG 24073	VA
002374, 014581	526-((3))-36,37,38 & 526-((23))-BK 2)-8	POFF LIVING TRUST	C/O CHARLES S & GLORIA K POFF TRS	325 BRACKENS ST	CHRISTIANSBURG	105 BALDWIN LN	CHRISTIANSBURG 24073	VA
024433	526-((3))-71	RELOCATION BENEFITS LLC		195 SULLIVAN ST	CHRISTIANSBURG	5519 RINER RD	RINER VA 24149	
024434	526-((3))-72	S B HOLDINGS LLC		140 SULLIVAN ST	CHRISTIANSBURG	3250 ROANOKE ST	CHRISTIANSBURG 24073	VA



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## Planning Department Staff Report

TO: Planning Commission  
DATE: February 24, 2022  
PC PUBLIC HEARING: Monday, February 28, 2022 at 7 PM  
PC RECOMMENDATION: Monday, March 14, 2022 at 7 PM\*  
\*scheduled recommendation  
AGENDA ITEM: Rezoning 2022 - 1  
Hold Public Hearing to consider a rezoning request by John D. and Arneda V. Elmore, owners, and Garand Hopkins III, contract purchaser, from Agricultural District A to General Business District B-3 for a portion of the property located at 710 Peppers Ferry Road, Tax Parcel 435 - ((A)) - 23; Parcel ID 021274.

### Site Characteristics:

Address: 710 Peppers Ferry Road  
Tax Parcel No. 435 – ((A)) – 23  
Current Zoning: A Agricultural  
Future Land Use: Residential  
Proposed Zoning: B3 General Business District

### Background

The subject property consists of a single parcel of approximately six acres, and is located on the south side of Peppers Ferry Road, east of the intersection with Stafford Drive. It is occupied by multiple single-story buildings used for 144 Self-service Storage units.

The same property received a Conditional Use Permit for a Contractor Storage Yard in B-3 in May of 2021 with the following conditions:

1. Storage shall be limited to:
  - Recreational vehicles including but not limited to campers, boats, all-terrain vehicles, etc.,
  - Contractor equipment up to 13,000 pounds. This shall include trailers and equipment associated with smaller contractor and landscaping operations.

- Two single axle dump trucks associated with the owner's topsoil sales business located on the premises.
2. Six (6) foot tall fencing shall be installed around the contractor storage area.
  3. Evergreen vegetative screening, in addition to fencing, shall be installed with a minimum six (6) feet planting height and be maintained at a minimum of 14 feet mature height on all sides of the contractor storage area. Vegetation shall be planted six (6) feet on center.
  4. The permit shall be reviewed by the Planning Commission in 12 months.
  5. The contractor storage area shall be maintained in a clean and orderly manner; and,
  6. There shall not be any maintenance or repair of equipment within the contractor storage area.

Only a 1.64 acre portion of the property is requested to be rezoned from A Agricultural to B-3 General Business. This portion of the property was added to 435 – ((A)) – 23 (710 Peppers Ferry) in July 2020 by lot line adjustment from the adjacent parcel, 435 – (A) – 21. The remainder of 710 Peppers Ferry, where the existing self-service storage units are located, is already zoned B-3.

### **Summary of Request**

Gerard (Ty) Hopkins, the applicant and contract purchaser, is requesting the 1.64 acre portion of the property be rezoned from A Agricultural to B-3 General Business in order to allow additional Self-service Storage buildings to be added. Mr. Hopkins is purchasing the property from the current owner and would like to add an additional 181 “prefabricated painted steel buildings”, most of which will be used as approximately 100 sqft storage units. These units will be added over time, starting with approximately 96 new buildings, arranged in rows and surrounded by drive aisles. (See the attached photographs and sample layout design.)

If approved, and prior to any construction on the site, the applicant will be required to submit a Site Plan to the Town for review and approval.

The applicant has stated it is his intention to wind down the Contractor Storage Yard as he installs the new prefabricated units.





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

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

## Rezoning Application

Landowner: John + Arnela Elmore (bayer) Applicant: Gerard (Ty) Hopkins III  
Address: 710 Pepper Ferry Rd Address: 1305 Starke Dr  
Christiansburg VA 24073 Christiansburg VA 24073  
Phone: 540 392 2099 Phone: 703 772 3221

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

My property is located at 710 PF road (Elmore) + 542 PF road (previously wood)  
435-A23 (Elmore) / 435-A21 (previously wood)  
Parcel(s): 021274 (Elmore) / 021285 (previously wood)

I am requesting a rezoning of classification

Tax Parcel(s):

Parcel Number(s):

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

accordance with the conditions set forth in this submission."

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



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

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

my knowledge.

Signature of Landowner(s): John D Elmore (seller) Date: 1/24/22  
C. T. / S. (buyer / applicant) Date: 2/1/22

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

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

Date \_\_\_\_\_

\*Please complete attached sheet

Rezoning 4/15/2021

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
- ordinances.

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

1. Yes or No, the proposed residential development generates \_\_\_\_\_ vph which is greater than the
- (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

requirement of 100 vehicles per hour, or

2. Yes or No, the proposed non-residential project generates requirement of 250 vehicles per hour
3. Or Yes or No, the proposed non-residential project generates greater the requirement of 2,500 vehicles per day.

es 2 vph which is greater than the  
15 vpd which is

4. o Yes or No, a new TIS study is not required because a previously submitted TIS is still applicable to 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

Rezoning 4/15/2021

1/21/22

To Whom it May Concern,

Thank you for considering our application to rezone 1.6 acres of land at 710 Pepper's Ferry Road from A to B-3. By way of background, this 1.6 acres is half of a 3 acre pasture previously adjacent to but now included in 710 Pepper's Ferry, the location of 114 Mini Storage facility. In 2018 John Elmore bought half of this 2.8 acre from the neighbors Don and Rachel Wood and requested that that first half of the pasture, 1.2 acres, be rezoned to B-3. Rezoning for that 1.2 acres was granted in 2018. In 2020 John Elmore acquired the second half of that pasture, the remaining 1.6 acres, and included it in 710 Peppers Ferry Rd by a lot line adjustment which has been recorded.\* However, that 1.6 acres has not been rezoned to B-3, so we are requesting that rezoning now. Also of note, Gerard (Ty) Hopkins has agreed with Elmore to purchase 710 Peppers Ferry, the 144 Mini Storage facility from Elmore, including all of Elmore's land including the 1.6 acres that previously belonged to the Wood's. This 1.6 acres is indicated in the included survey.

The purpose of requesting rezoning of this 1.6 acres is to expand the mini-storage business owned and operated by Elmore at this location for decades. The plan is to add high quality prefabricated painted steel storage units on this site, as indicated in the concept site plan attached. Pictures of this high quality product are also attached. In our estimation, this rezoning is appropriate for the following reasons:

- A) Since the lot line adjustment in 2020, the 1.6 acres is part of Elmore's existing mini-storage facility. Changing the zoning to B-3 for this 1.6 acres is consistent with the current use of the rest of Elmore's property. It is the same land use (mini-warehouses).
- B) We are requesting rezoning for 1.6 acres, which is part of a 6+ acre parcel +/-80% of which is already zoned B-3.
- C) Our intention is to improve the appearance of the whole 6 acre mini-warehouse facility. Hopkins' plan is to use 181 prefabricated painted steel buildings which are clean and neat in appearance and match each other. They are built by universal storage containers, the leading provider of these products. Over time, existing storage units on Elmore's property can be replaced with these units. Pictures attached.
- D) There is increased need for self-storage both locally and nationally. A December 22, 2021 Wall Street Journal article states that the two largest mini-storage franchises nationally have record occupancy at over 97%. At Elmore's property as well as most mini-storages in the area, there is a waiting list for units. This need is increasing as a large amount of dense multifamily housing is being added along Pepper's Ferry Road. Furthermore more businesses are being added within blocks of this location and the new park as well. This storage will be useful for businesses nearby as well as sports teams and clubs utilizing the new park. (Thanks for the park by the way; I have lived on Stafford Drive nearby for 16 years. My kids are very excited about the park and sports fields.)
- E) In addition to the need, this is an excellent location for mini-storage because it is close to the new multifamily and houses as well as the new businesses and new park.

- F) It's a good use of the business-zoned area. While it requires business zoning, storage does not significantly increase traffic, because customers do not actually visit their units very often. They need the opportunity to visit their storage unit. But the number of actual visits is quite low. Therefore actual traffic is not significantly affected.
- G) We have talked with neighbors on both sides of us on Peppers Ferry, the two parties most directly affected by the 1.6 acres in question, Woods and Blankenship, and they are supportive of the project and rezoning.
- H) This site makes a good place for mini-storage because while we are making the storage good-looking, we acknowledge that storage is never going to be the most pleasant kind of facility to look at. This land sits well below the grade and view-shed of pepper's ferry road. Motorists and pedestrians will not be able to see these units from Pepper's Ferry road. They are near the local business customers and new housing, but still basically out of sight.

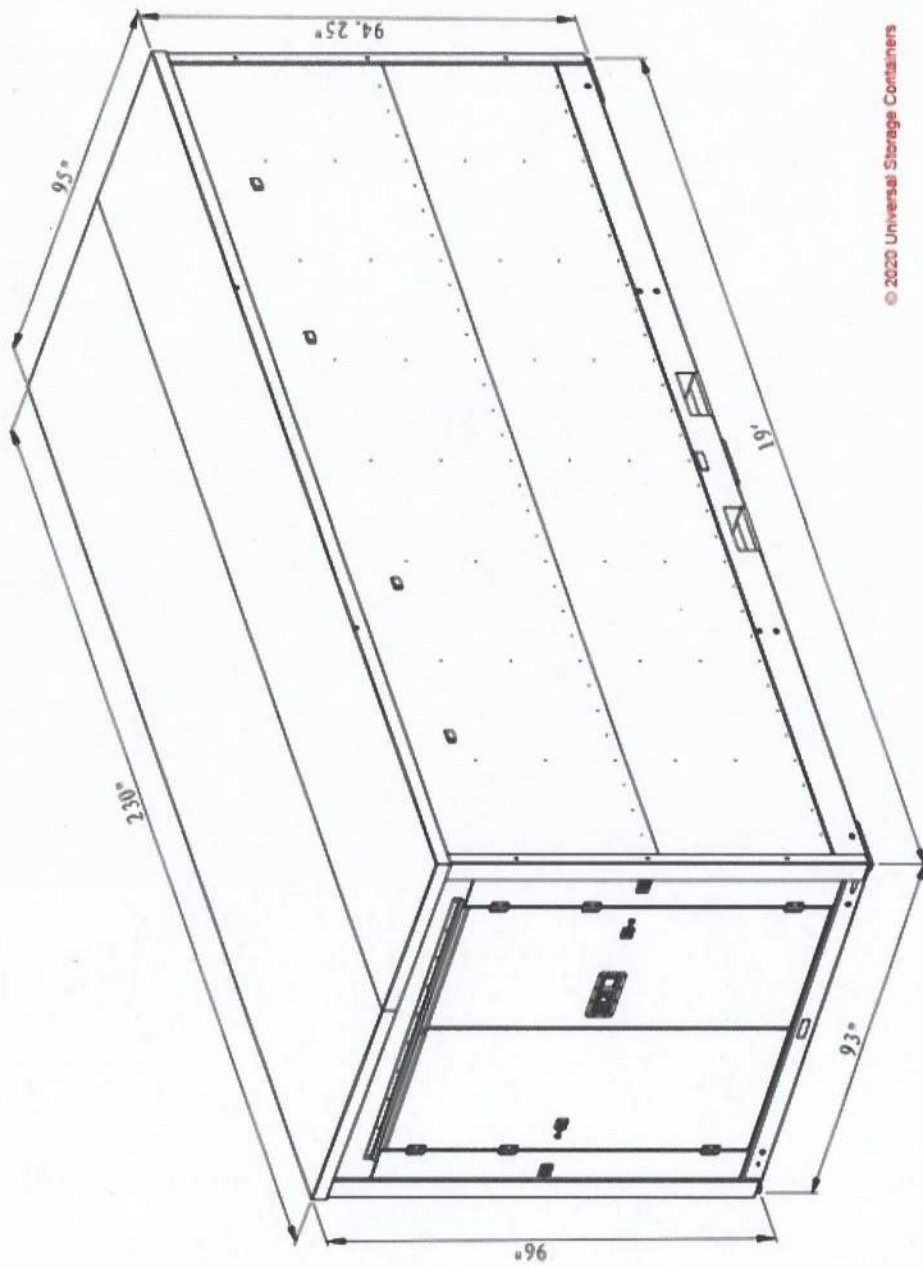
Sincerely,

Gerard (Ty) Hopkins MD  
1305 Stafford Dr. Christiansburg, VA  
tyhopkins@gmail.com  
703-772-3221

\*N.B: While the lot line adjustment has been recorded including the 1.6 acres at issue into Elmore's existing property, the deed for that transaction has not yet been recorded. But that deed will be recorded when the Hopkins/Elmore transaction is consummated, which is scheduled for Feb, 10 2022. Wood is aware of this fact and has signed a contract indicating his assent.

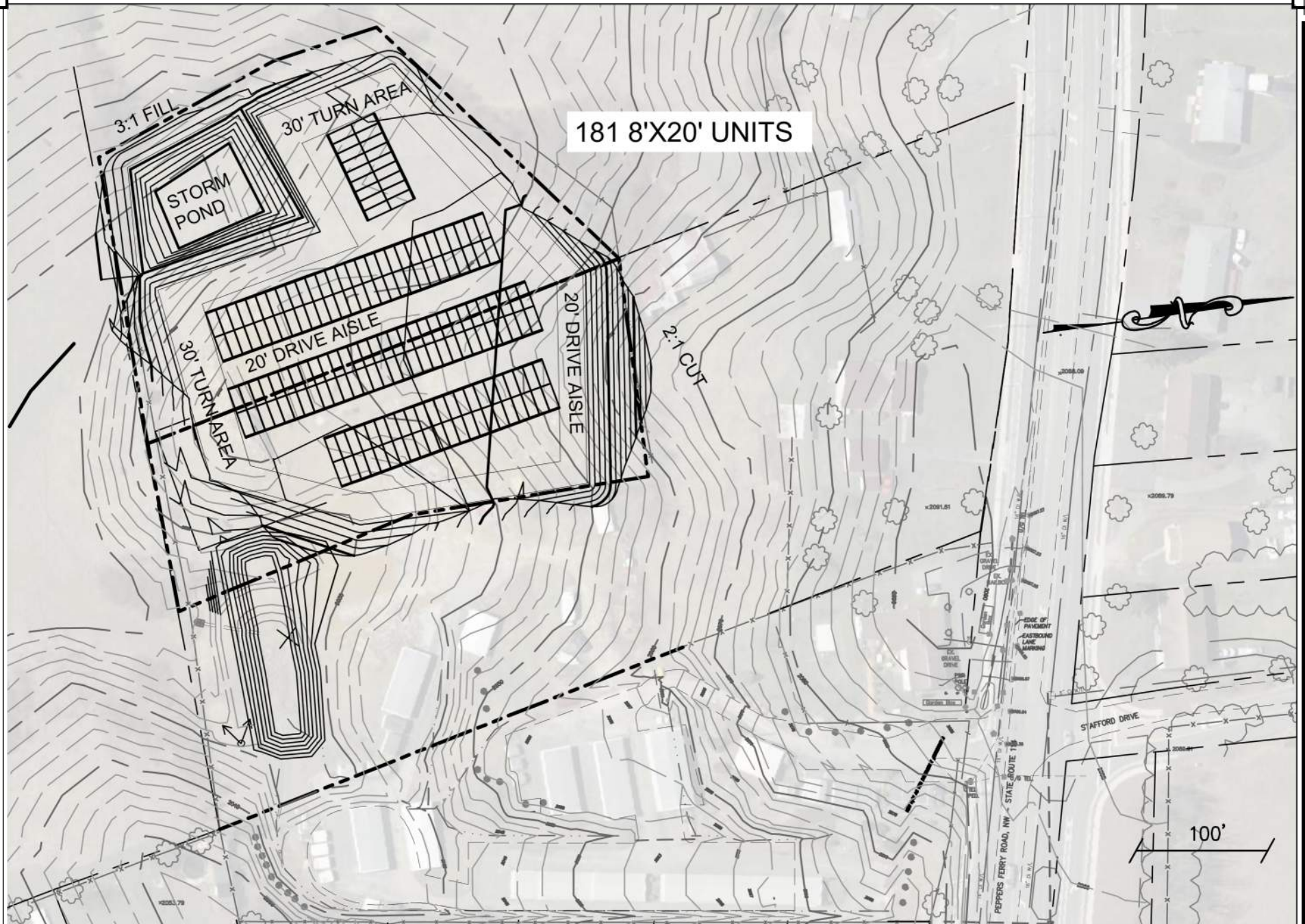






© 2020 Universal Storage Containers





### Legal Description

All that Certain tract or parcel of land, lying and being in the Town of Christiansburg, Riner Magisterial District, Montgomery County, Virginia, situated south of Peppers Ferry Road, State Route 114, approximately 800 feet southwest of its intersection with Majestic Drive, and being more particularly bounded and described as follows:

BEGINNING at a rod at the southwest corner of Tax Parcel 435-(A)-20, situated South  $09^{\circ}32'29''$  East, 328.35 feet from the northwest corner of said Tax Parcel on the south right-of-way line of Peppers Ferry Road;

THENCE, leaving Tax parcel 435-(A)-20, along a line labelled "Line To Be Vacated" on the "Boundary Line Relocation Plat for Donald Lee Wood and Rachel T. Wood and John D. Elmore and Arned V. Elmore" prepared by Balzer & Associates, dated July 7, 2020, designated Job. #25200160.HS, of record in Instrument No. 2020008053, South  $09^{\circ}42'12''$  East 370.01 feet to a post in the line lands of Ryplansky Trust;

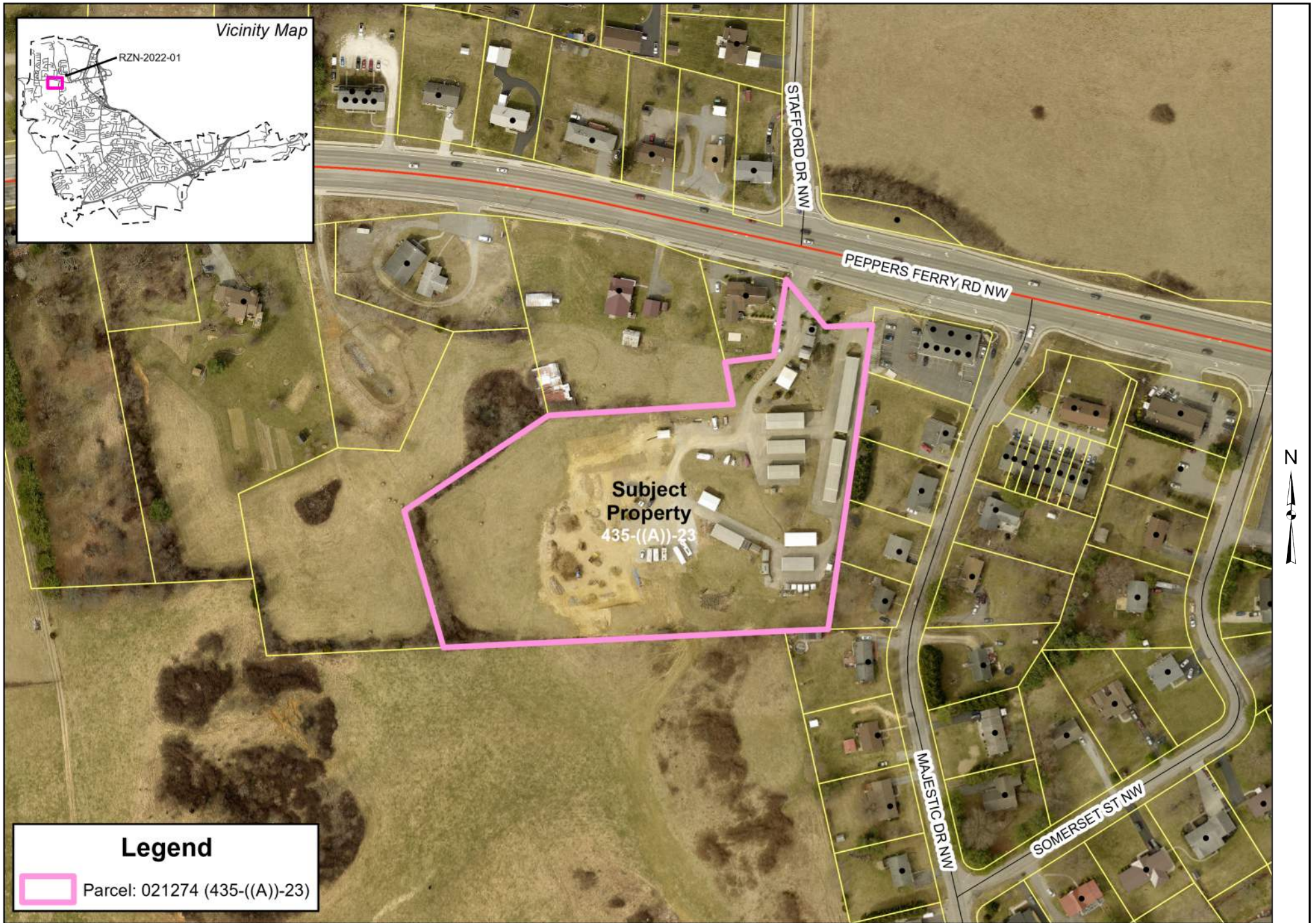
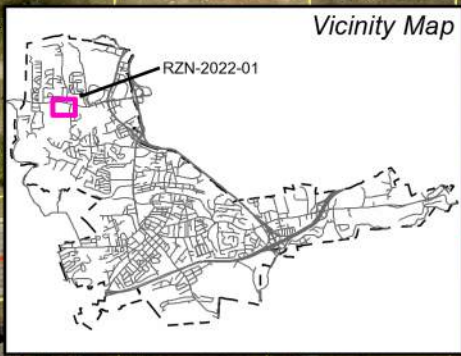
THENCE, running with Ryplansky, North  $89^{\circ}21'28''$  West 234.34 feet to a rod;

THENCE, leaving Ryplansky, and running with a fence and along a line labelled 'New Line' on the aforesaid Plat, North  $16^{\circ}00'19''$  West 217.20 feet to a rod;

THENCE, diverging from the fence and along another line labelled 'New Line' on the aforesaid Plat, North  $56^{\circ}31'35''$  East 277.95 feet to the BEGINNING.

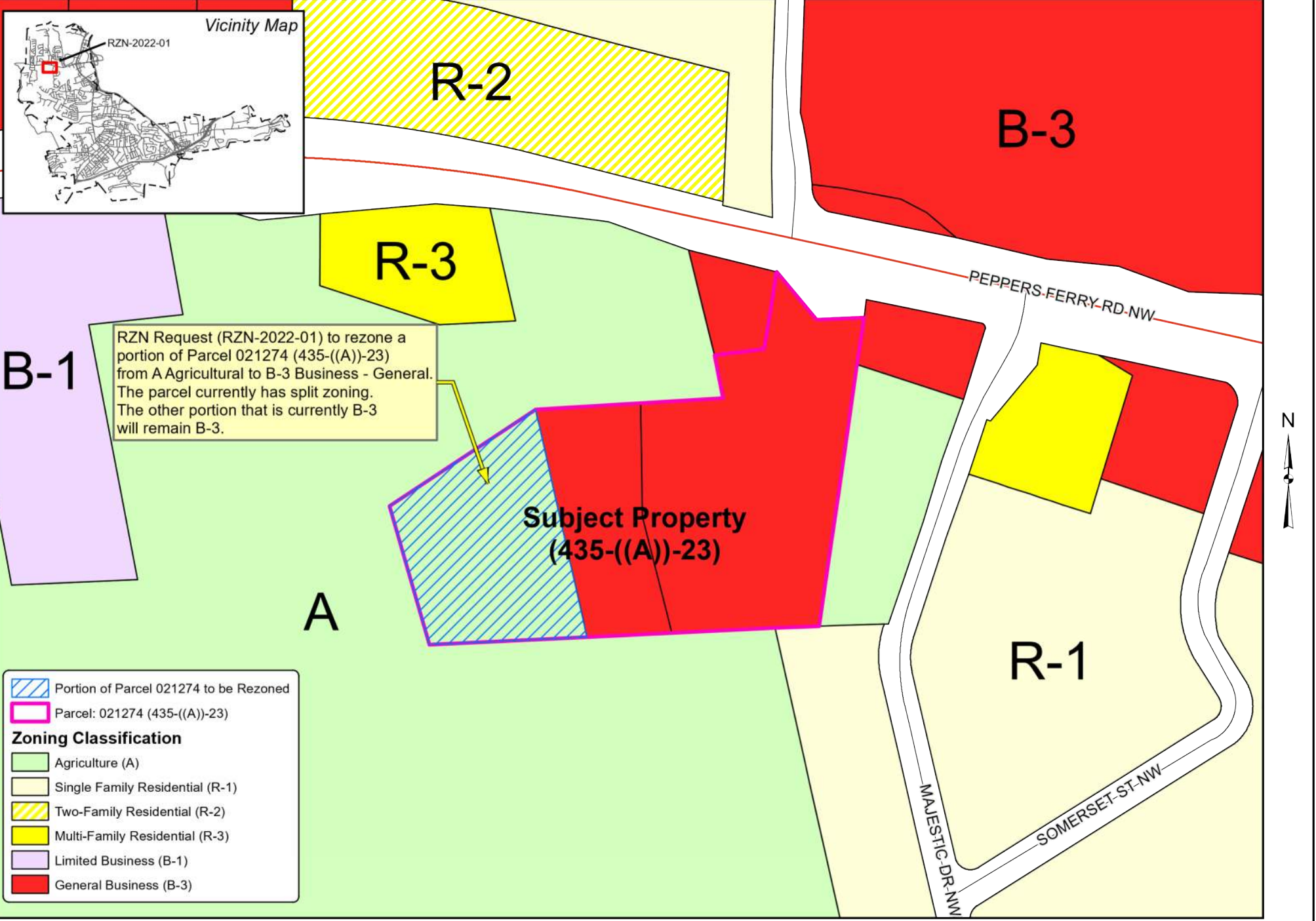
Said tract or parcel of land contains 1.640 acres, more or less and is the southeast portion of Tax Parcel 435-(A)-21 and is a portion of the lands acquired by Donald Lee Wood and Rachel T. Wood by deed of record in Deed Book 672 at page 496, which instrument is of record in the Montgomery County Virginia Circuit Court Clerk's Office.





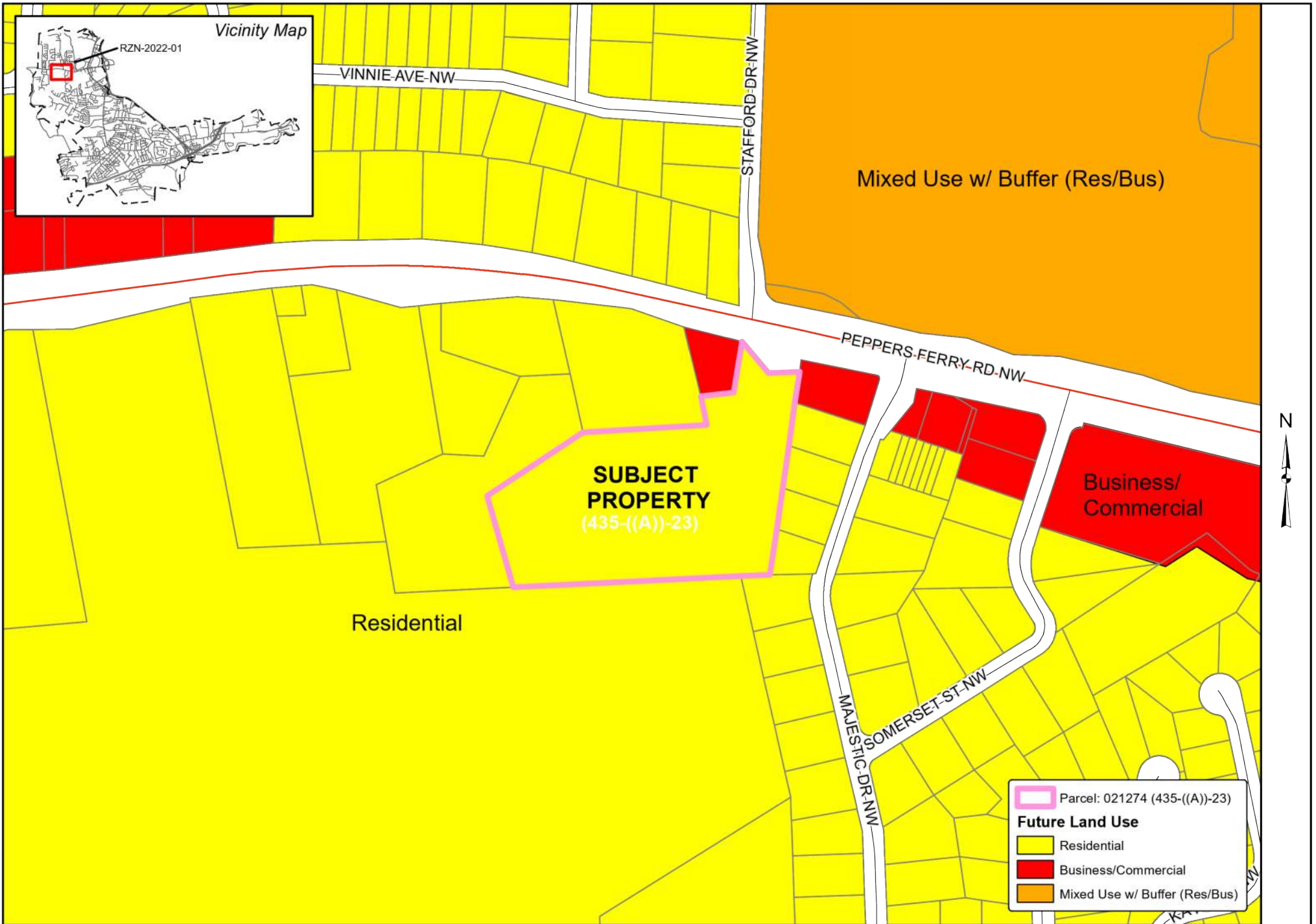
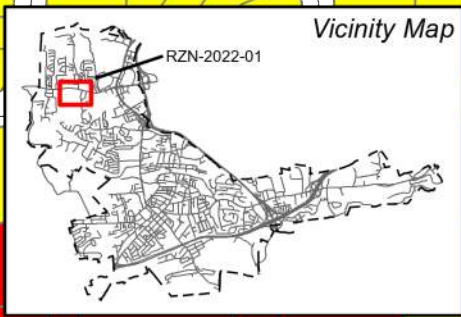
**RZN REQUEST: RZN-2022-01 - 710 PEPPERS FERRY RD NW**  
**PLANNING COMMISSION PUBLIC HEARING: February 28, 2022**  
**TOWN COUNCIL PUBLIC HEARING: March 22, 2022**





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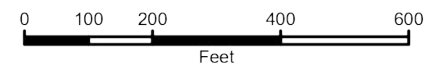


Parcel: 021274 (435-((A))-23)

**Future Land Use**

- Residential
- Business/Commercial
- Mixed Use w/ Buffer (Res/Bus)

**RZN REQUEST: RZN-2022-01 - 710 PEPPERS FERRY RD NW**  
**PLANNING COMMISSION PUBLIC HEARING: February 28, 2022**  
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ANATOL RYPLANSKY TRUST  
MARIANNE RYPLANSKY TRUST  
6252 LYONS RD  
DUBLIN VA 24084

TANNER B BLANKENSHIP  
610 PEPPERS FERRY RD NW STE B  
CHRISTIANSBURG VA 24073-5784

MARTHA B EARY  
7345 BRADSHAW RD  
SALEM VA 24153

JOHN D ELMORE  
ARNEDA V ELMORE  
720 PEPPERS FERRY RD  
CHRISTIANSBURG VA 24073

HALBERSTADT FAMILY LMTD PTNRSH  
C/O RESOURCE ASSOCIATES INC  
588 FORDS RD  
MANAKIN SABOT VA 23103

PHYLLIS J HUFF  
200 MAJESTIC DR NW  
CHRISTIANSBURG VA 24073

RODNEY B MCGUYER  
160 MAJESTIC DR  
CHRISTIANSBURG VA 24073

HONG THU NHI NGUYEN  
1701 STRATFORD VIEW DR  
BLACKSBURG VA 24060

WENDELL H PROCO  
JOYCE S PROCO  
120 MAJESTIC DR NW  
CHRISTIANSBURG VA 24073

D G STANGER  
140 MAJESTIC DR NW  
CHRISTIANSBURG VA 24073

DONALD LEE WOOD  
RACHEL T WOOD  
840 PEPPERS FERRY RD  
CHRISTIANSBURG VA 24073