



Town of Christiansburg Planning Commission Monday, July 28, 2025 Agenda

Planning Commission

Chairperson

Jeananne Knees

Vice-Chairperson

Felix Clarke

Other Members

Mark Curtis

Larry Day Jr.

Hil Johnson

Helen Lyman

Mike Scarry

Jennifer Sowers

Planning Commission Meeting

Next Meeting:

Monday, August 18,
2025 at 7:00 p.m.

Town Council Meeting

Public Hearing:

Tuesday, August 26,
2025 at 7:00 p.m.

Action:

Tuesday, September 9,
2025 at 7:00 p.m.

REGULAR MEETING

Planning Commission will meet in the Town Council Chambers on the 3rd floor of Christiansburg Town Hall located at 100 E. Main Street on **Monday, July 28, 2025 at 7:00 p.m.**

1) Pledge of Allegiance

2) Public Comments – 5-minute limit per citizen

3) Approval of Planning Commission Minutes for June 30, 2025.

4) Public Hearing

A. Rezoning request by DW, LLC, Property Owner and Applicant, to rezone property located on the north side of Brammer Lane NE, and adjacent to the east side of 2500 Brammer Lane NE, consisting of approximately 2.57 acres, identified as all of Tax Parcel 501 - (1) - 13D, Parcel ID 021972; a portion of Tax Parcel 501 - (1) - 13F, Parcel ID 025070; a portion of Tax Parcel 501 - (1) - 13D1, Parcel ID 300315; and a portion of Tax Parcel 80 - (5) - 1, Parcel ID 033688; from Agricultural District (A) to General Industrial District (I-2). The property is designated as Industrial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan

B. Conditional Use Permit request by Lauren-Ashley Elizabeth Potts and Dustin Storm Potts, Property Owners and Applicant, to allow for a single-chair beauty parlor as a major home occupation on property located at 450 Hemlock Street NE, identified as Tax Parcel 529 - ((19)) - 13 (Parcel ID 024689), consisting of 0.331 acre, in the Two-Family Residential (R-2) District. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

5) Discussion and Action

A. Plat showing dedication of Right-of-Way for Sunset Drive NE.

B. Plat showing dedication of Right-of-Way for Stafford Drive NW.

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 Retta Jackson, Planning Director, by phone at (540) 382-6120, ext. 1120, or by email at rjackson@christiansburg.org with any questions or if you require reasonable accommodations.

**Christiansburg Planning Commission
Minutes of June 30, 2025
Christiansburg Town Hall Council Chambers
100 E. Main Street
Christiansburg VA 24073**

Present: Jeananne Knies, Chairperson
Felix Clarke Jr., Vice-Chairperson
Mark Curtis
Hil Johnson
Mike Scarry (via phone)
Jennifer Sowers

Absent:

Staff/Visitors: Retta Jackson, Assistant Town Manager
Devon Shields, Planner II
Daria Chicosky, Planner I
Jillian Layton, Associate Planner
Joseph Simmons, Applicant

Chairperson Knies 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

Commissioner Johnson led the Pledge of Allegiance.

Approval of Commissioner Scarry to Join Via Phone

Upon a motion by Commissioner Sowers, seconded by Commissioner Curtis, Commissioner Scarry was allowed to join the meeting via phone.

Commission voted as follows: Clarke – Aye; Curtis – Aye; Johnson – Aye; Sowers – Aye; Knies – Aye.

Public Comment

Chairperson Knies opened the floor for public comment.

Joseph Simmons, Applicant, spoke regarding his CUP application that was on the agenda for action. He detailed the reasoning behind his request and stated that he currently did not have a buyer for this property and therefore could not provide the Commission with a concept plan. He stated that he was hoping to get approval for 10 townhomes in the hopes of making the property more desirable to buyers.

Seeing no further public comments, Chairperson Knies closed this portion of the

meeting.

Approval of Planning Commission Minutes for the June 16, 2025, Meeting

Upon a motion by Commissioner Johnson, seconded by Commissioner Sowers, the June 16, 2025, Planning Commission meeting minutes were approved.

Commission voted as follows: Clarke – Aye; Curtis – Aye; Johnson – Aye; Scarry – Aye; Sowers – Aye; Knies – Aye.

A. **Action for Conditional Use Permit request by Main Street Preservation LLC, Property Owner, and Joseph L. Simmons, Applicant**, to allow residential use, specifically the construction of ten (10) townhomes, in the General Business District (B-3) on property located at **511 Roanoke Street**, identified as Tax Parcel 528-((35))-1 (Parcel ID 031706), and consisting of approximately of 1.008 acres. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Knies asked staff for any additional information they'd like to provide to the Commission.

Devon Shields, Planner II, addressed the two items that Commission had requested more information on at the prior meeting. She stated that the concept plan Commission had previously requested had not been provided for review. She also spoke about the placement of the entrances on the property and stated that there were no concerns from the Engineering department regarding either or both of the two entrances.

Commissioner Johnson asked who was responsible for approving the site plan once it was submitted to staff.

Retta Jackson, Planning Director, detailed the process regarding site plan approval.

Commissioner Johnson then clarified that the development would have to be built to R-3 standards.

Commissioner Sowers asked for clarification from Commissioner Johnson regarding his previous comment about site plan approval.

There was further discussion regarding site plan approval and potential conditions that could be placed on this request.

Chairperson Knies asked the Commissioners for their thoughts regarding Townhomes in this specific location.

Commissioner Scarry stated “Pursuant to VA Code Section 2.2-3112 section B1 and 2.2-3115 section H, I am declaring that I am a member of one of three or more businesses that may be affected by the [agenda items], as an owner of an electrical and electronic security contractor. I am able to participate in the discussion and voting on

this matter fairly, objectively, and in the public interest". He stated he didn't believe this proposal fit well with the neighborhood behind this property, and that he thought this was better suited for commercial use.

The Commissioners further discussed whether there was a benefit of having a business on this property instead of Townhomes.

Mrs. Jackson informed the Commission that if after 24 months there has been no progress with this project, the CUP becomes void, and the applicant would have to restart the application process.

Vice Chairperson Clarke stated he believed the request was beneficial to the Town and that he didn't have any issues with the request.

Mr. Simmons stated that the property has been for sale for 15 years and that he had multiple businesses interested in the property, but they all eventually found different locations that were closer to the Interstate.

Commissioner Scarry asked Mr. Simmons if there were any other issues with the property that made it undesirable to buyers.

Mr. Simmons stated that there were no known issues with the property.

Commissioner Scarry said he was torn with the request and was more in favor of allowing Townhomes on this property.

Commissioner Johnson stated that he would like to add a condition on the request.

There was further discussion between the Commission and staff regarding verbiage of the condition.

Upon a motion by Commissioner Johnson, seconded by Commissioner Curtis, the CUP was recommended for approval to Town Council with the following condition:

1. The Planning Commission shall have the opportunity to review the preliminary site plan and provide input.

Commission voted as follows: Clarke - Aye; Curtis - Aye; Johnson - Aye; Scarry - Aye; Sowers - Aye; Knies – Nay.

Other Business

Jillian Layton, Associate Planner, spoke about a date change for the upcoming Work Session that had previously been scheduled.

Mrs. Jackson stated that due to a change in running dates for legal advertisements by the News Messenger, the public hearing process might be longer than it previously was.

Commissioner Scarry spoke about the citizen comment that was received via email and whether we require names and addresses for emails or letters that are submitted.

There was further discussion regarding the process and staff stated that we do receive anonymous comments from citizens and still present them to the Commission for consideration.

Chairperson Knies spoke about the increase in the Aquatic Center membership rates for Christiansburg residents and asked for clarification regarding how taxes are applied to the Aquatic Center and rationale behind the significant increase in the rate.

There was further discussion held regarding the Aquatic Center and how tax revenue is dispersed.

Commissioner Scarry thanked staff for the improved quality of the recent Planning Commission live streamed videos.

With no further business, Chairperson Knies adjourned the meeting at 7:39 pm.

Jeananne Knies, Chairperson

Retta Jackson, 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: July 25, 2025
PC PUBLIC HEARING: Monday, July 28, 2025 at 7 PM
PC RECOMMENDATION: Monday, August 18, 2025 at 7 PM*
*Scheduled recommendation
AGENDA ITEM: Rezoning Request RZN-2025-02
DW, LLC, Property Owner and Applicant, request to rezone property located on the north side of Brammer Lane NE.

Site Characteristics:

Address: Brammer Lane NE
Tax Parcel Nos.: all of Tax Parcel 501 - (1) - 13D, Parcel ID 021972; a portion of Tax Parcel 501 - (1) - 13F, Parcel ID 025070; a portion of Tax Parcel 501 - (1) - 13D1, Parcel ID 300315; and a portion of Tax Parcel 80 - (5) - 1, Parcel ID 033688;

Current Zoning: Agriculture (A)
Future Land Use: Industrial
Proposed Zoning: General Industrial (I-2)

Background

The property is located at on the north side of Brammer Ln NE, identified as ax Parcel 501 - (1) - 13F, Parcel ID 025070; a portion of Tax Parcel 501 - (1) - 13D1, Parcel ID 300315; and a portion of Tax Parcel 80 - (5) - 1, Parcel ID 033688; consisting of approximately 2.57 acres. This is intended to encompass all contiguous property owned by DW, LLC north of Brammer Lane and within Town limits. The surrounding zoning designations are Rural Residential (RR) to the north (in Montgomery County) and General Industrial (I-2) to the west. The surrounding uses include industrial and agricultural uses. Brammer Lane and I-81 run along the southern border of the property.

Summary of Request

The purpose of the request is to rezone the parcel from Agriculture (A) to General Industrial (I-2) to allow for construction and use of a 9,000 square foot warehouse/storage building.

The applicant has proffered the following:

1. The property shall be developed in general conformance with the masterplan submitted dated June 9, 2025.

Considerations

Utilities/Septic: Town water service is available to the property. Town sewer service is not available to the property. A proposed location for septic is shown on the master plan. Per Christiansburg Town Code Sec. 42-399, “For permitted uses utilizing individual sewage disposal systems, the required area shall be determined and approved by the health official.” This approval would be required as part of the site plan review process.

Attachments Provided with the Staff Report:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Application



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: DW LLC

Address: 2050 ROANOKE STREET
CHRISTIANSBURG, VA 24073

Phone: 540-605-6053

Applicant: DW LLC

Address: 2050 ROANOKE STREET
CHRISTIANSBURG, VA 24073

Phone: 540-605-6053

I am requesting a rezoning of my property from zoning classification A to zoning classification I-2 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at Brammer Lane - just east of Sawyers Bus Sales

Tax Parcel(s): 501-1 13D, 501-1 13D1*, 501-1 13F* & 080-5 1* *PORTION OF

Parcel Number(s): 021972, 300315, 025070, 033688

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: 750.00

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

Signature of Landowner(s): Erin R. Ward

Date: 6/6/25

Date: _____

Date: _____

Date: _____

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

Town Manager

Date

*Please complete attached sheet

Rezoning 11/22/2022



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 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 6 _____ 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**

**REZONING APPLICATION
FOR**

DW LLC

**TBD Brammer Lane
Christiansburg, Virginia**

**TAX PARCELS
501-1 13D, 501-1 13D1*, 501-1 13F* & 80-5 1*
(*Portion of)**

JUNE 9, 2025

**PREPARED FOR:
DW LLC
2050 Roanoke Street
Christiansburg, VA 24073**

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

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I. Land Use Plan

Zoning & Proposed Development

This application is for the rezoning of an approximate 2.57 acre property consisting of Tax Parcels 501-1 13D and portions of 501-1 13D, 501-013F and 80-5 1 from A-Agriculture to I-2 General Industrial with conditions. The development is proposed to be a 9,000 square foot warehouse/storage building that could serve one use or possibly be split into two or three bay spaces for multiple uses. The warehouse use would allow for storage and as defined in the zoning ordinance, "*Warehouse means a building where wares or goods are stored, as before being distributed to retailers; a storehouse.*" Other uses allowed by-right with the I-2 district would also be allowed on this project subject to meeting all other Town Zoning Ordinance requirements. Based on the limited traffic and proposed use of the property, it is not anticipated that there will be any negative impact on adjacent property owners or businesses.

Existing Conditions Map

The property included in the rezoning request is shown on Sheet Z1. The boundary information and topographic information shown on this plan is a compilation of field survey data, deed and plat research, and GIS information. Tax parcels 501-1 13D and 80-5 1 were purchased in 2021. Tax parcel 501-1 13F was purchased in 2023 from an adjacent property owner. Tax parcel 501-1 13D1 had previously been excess VDOT property that was acquired for the construction of Interstate 81 and Brammer Lane. The applicant applied for a release and sale of this property from VDOT which was granted and acquired by DW LLC in November 2024. All parcels are zoned Agricultural, and the property is currently vacant with no active use on it.

II. Preliminary Layout

Master Plan

Appendix Sheet Z2 shows the Master Plan of the proposed development. The Master Plan graphically designates the location of the proposed access roads, building, open space, parking and stormwater management areas. Specific design elements of the project are discussed in more detail in the following portions of this application. The project's direct correlation to guiding principles of the Town of Christiansburg Comprehensive Plan is discussed in Section VI entitled Zoning, Existing Land Use, and Comprehensive Plan Vision.

III. Site Development regulations

As noted, the project is requesting a rezoning to I-2. All I-2 zoning standards will be applied to the property and the development as proposed. No variances or exceptions are requested. For reference, some of the applicable B-3 standards from the Town of Christiansburg Zoning Ordinance Article XII are listed below.

Setbacks and Yards

- (a) Building Setbacks -The minimum building setbacks from the public right of way are listed below:

1. Front Yard Setback: Buildings shall be located 30 feet or more from any street right-of-way which is 50 feet or greater in width or 55 feet or more from the centerline of any street right-of-way less than 50 feet in width.
- (b) Parking Lots – Shall have a minimum setback of 15 feet from any street right of way.

Lot Area

- (a) No minimum lot area is required.

Street Frontage & Yards

Lots need not abut or adjoin a public street right-of-way, provided vehicular or pedestrian access is provided to a public street right-of-way through a perpetual unobstructed paved easement or parking area of at least 30 feet in width for vehicular access or ten feet in width for pedestrian access. Other access designs may be approved by the administrator with consideration being given to overall site conditions and traffic patterns in keeping with article XXI, Site Plan Review.

Height

There shall be no height restrictions in the I-2 General Industrial District with the exception that structures greater than 70 feet shall require conditional use permit approval.

Miscellaneous Provisions

- (a) Driveways, drive aisles and parking spaces will be designed and constructed in accordance with the Town of Christiansburg Zoning Ordinance.
- (b) Impervious surfaces may cover up to 80 percent of the area of the lot. The front yard shall contain a minimum of 20 percent greenspace or landscaped area.

Parking

The building is anticipated to be used primarily as warehouse use as defined in the Town Code. As such, parking is required at a ratio of 1 space per 2 employees. The current layout shows 18 parking spaces which would support 36 employees. This should be more than adequate according to the applicant. Should a business locate in the building that exceeds that employee count, additional parking may be required as determined by Town staff. Any increase in impervious area would also need to be accounted for in the stormwater management facility. The parking lot is designed to Town standards and would allow for multiple vehicle sizes to enter and maneuver through the site to service the business and the building. It is proposed that the main drive aisle entry and the employee parking spaces will be asphalt/concrete paved.

Project Phasing

The project is planned to be constructed in one Phase. This would include the building, parking areas, utility connections, paving, stormwater management, and landscaping.

Subdividing & Parcels

The project site currently exists as multiple tax parcels. If approved and constructed, a boundary line adjustment will likely be required to combine all parcels into one parcel.

Landscaping & Screening

Landscaping will be provided as specified in the Town of Christiansburg Zoning Ordinance for any parking lot landscaping and open space landscaping. Any existing vegetation adjacent to outside parcel boundary lines will be preserved as grading allows and if the vegetation is deemed to be healthy. The applicant may also install security fencing around the property in the future.

Site Lighting

The owner may provide lighting on the property to provide safe access for employees and for security purposes. Any parking lot lighting provided will be installed as required by the Town of Christiansburg zoning ordinance and in coordination with AEP.

Maintenance

The applicants will be responsible for maintenance of all onsite elements including exterior elements such as open space, stormwater management areas, parking area and sidewalks.

Signage

The developer reserves the right to construct a project identification sign at the entry location to the property off of Roanoke Street. The exact location shall be determined during the final construction plan development and approval process. Any proposed signage will be permitted separately, and the designs and sizes will meet the signage requirements as stated within the Town of Christiansburg zoning ordinance.

IV. Public Utilities

Any utilities will be constructed to Town standards, and where appropriate, be dedicated to the Town. Public utility easements will be dedicated along water distribution and sewer collection lines outside of the road right-of-way.

Water and Sanitary Sewer

The proposed rezoning area is on the north side of Brammer Lane approximately 1,400' east of Houchins Road. The applicant would propose to install a new private water connection to service the proposed building. According to the Town water maps, there is an existing 6" waterline in Brammer Lane that will be connected to for this project. There is also an existing fire hydrant at the western property corner of the subject parcel that will serve as adequate fire protection. Final determination of the location for the waterline connection design shall be coordinated between the applicant and the Town Engineering Department during the site plan process. Any additional required fire hydrants will be located within the project as required by Town Code.

According to Town sewer maps, there is no existing sanitary sewer adjacent to or within a reasonable distance to the project site. As such, the project will propose a septic system and shall be required to receive all necessary approvals and permits from the Virginia Department of Health. A tentative drainfield area has been located by a local soil scientist and is noted on Sheet Z2.

Based on local and state Standards, an average daily flow is estimated for the proposed uses below.

COMMERCIAL USE

Warehouse with Office & Shop: 36 Employees

Design Assumptions and Calculations:

1. Water and Sewer usage for use is 15 gal/day per person.
36 persons = 540 gal/day

TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED DEVELOPMENT = 540 gallons per day

Applicant will construct or cause to be constructed at no expense to the Town all water mains and appurtenances on the Property and will connect the water mains to publicly owned water mains. All water 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. Any water mains will be dedicated to public use unless otherwise directed by the Town of Christiansburg. Any water mains and appurtenances 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 sits near a high point and naturally has two runoff patterns. One section drains southeast to Brammer Lane and enters a roadside ditch, and conveyances installed with Interstate I-81 developments within the right-of-way. The other area drains to the northwest and enters a conveyance channel that converges into Den Creek further downstream. As the new development areas will impact both drainage areas, it is assumed that stormwater management may be required for the southeast area. It is also assumed that stormwater management may not be required for the northwest area as the drainage area would be reduced.

As development occurs and impervious areas increase on the project site, stormwater management will be required to control the increased water flows as they move offsite towards any karst features and/or downstream areas. The stormwater management facility would be sized to accommodate the additional stormwater runoff created by the increased impervious areas of the development and designed to reduce the amount of post development runoff. It is anticipated that water quality requirements for the project will be achieved through the purchase of nutrient credits. The proposed stormwater management area will conform to all applicable Department of Environmental Quality regulations dealing with stormwater quantity and quality. At a minimum, the 2-Year and 10-Year post-development runoff rates will be less than or equal to the 2-Year and 10-Year pre-development runoff rates, and all current channel and flood protection requirements set by the Virginia Stormwater Management Program from the Department of Environmental Quality and the Town of Christiansburg will be met. Downstream adequacy will also be addressed with the overall stormwater management plan to ensure areas downstream of the project site do not see increased flooding or erosion as noted earlier in this section.

Environmental Impacts & Concerns

There are no known specific areas of environmental impact or concern on the property relating to active streams or wetlands. During construction of the stormwater management area and perimeter grading, it will also be necessary to provide all required erosion and sediment control measures to avoid any sediment and silt from reaching adjacent properties. As the site is located in an area known for Karst features, investigation of any onsite karst features will be completed during the site plan development stage.

Trash Pick-up

The project plans to have a dumpster container onsite. This dumpster will be serviced by a private collection company and will be screened as required by Town code. No individual trash cans or recycling cans are proposed.

Other Utilities

Utility connections such as power, phone, cable television, gas, and any other miscellaneous utilities serving this project shall be located as directed by the private utility providers. 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 areas during construction.

V. Traffic Circulation Pattern

Public Roads, Access Drives and Vehicular Traffic

The current master plan shows two access points into the property. This will allow vehicles to enter site and drive through the parking lot for delivery/drop off or maintenance. As noted above in the parking section, parking is provided for a total of 32 future employees. As overall traffic generated from expected uses will be minimal and based on existing traffic patterns, no existing neighborhoods, businesses, or traffic flow should be negatively impacted with this development.

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 and the multiple ways to access the property, 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 based on the average rate as listed in the 11th Edition ITE Manual. Based on the use, Warehousing was chosen as the best classification. This Use Code allows for a total number of employee analysis to determine total trip generation.

Use	ITE	# of Empl.	AM In	AM Out	AM Total	PM In	PM Out	PM Total	Weekday
Warehousing	150	36	5	1	6	2	4	6	62

VI. Zoning, Existing Land Use and Comprehensive Plan Vision

The property is currently zoned A Agriculture. The property is located in an area designated Area 7: Panhandle as shown on the Town of Christiansburg Planning Area Map in the Comprehensive Plan. The subject parcel is the last parcel within Town limits on Brammer Lane and is bordered by two different zoning districts. The property to the north is in Montgomery County and is zoned Rural Residential but is owned by the applicant. The property to the west is in Town limits and is zoned I-2.

The subject property is shown as Industrial on the Future Land Use Map. According to the Comprehensive Plan, the Industrial designation uses “include manufacturing, processing, and warehousing uses including incidental uses such as loading and parking.” The zoning and use proposed with this project are consistent with Future Land Use map and the definition of the typical uses within this district. The proposed use would be considered a fairly low impact industrial use on this property and should cause no negative impact on any adjacent property owner.

DW LLC REZONING **PROFFER STATEMENT**

June 9, 2025

Proffer Statement for a requested rezoning application of a portion of Tax Parcel #501-1 13D, a portion of Tax Parcel #501-1 13D1, a portion of Tax Parcel #501-1 13F and a portion of Tax Parcel #80-5 1 located on Brammer Lane. (Reference Chapter 42 of the Town of Christiansburg Zoning Ordinance effective date November 20, 1987)

Pursuant to Section 42-12(b) of the Town of Christiansburg Zoning Ordinance, the owner hereby voluntarily proffers that this property will be developed in accordance with the following conditions if and only if, approval of the proposed rezoning is granted. These proffers will be included in all future transactions of the property to all owners, their successors and assigns.

We hereby proffer the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission.

- 1) The property shall be developed in general conformance with the masterplan submitted dated June 9, 2025.

Owner / Applicant

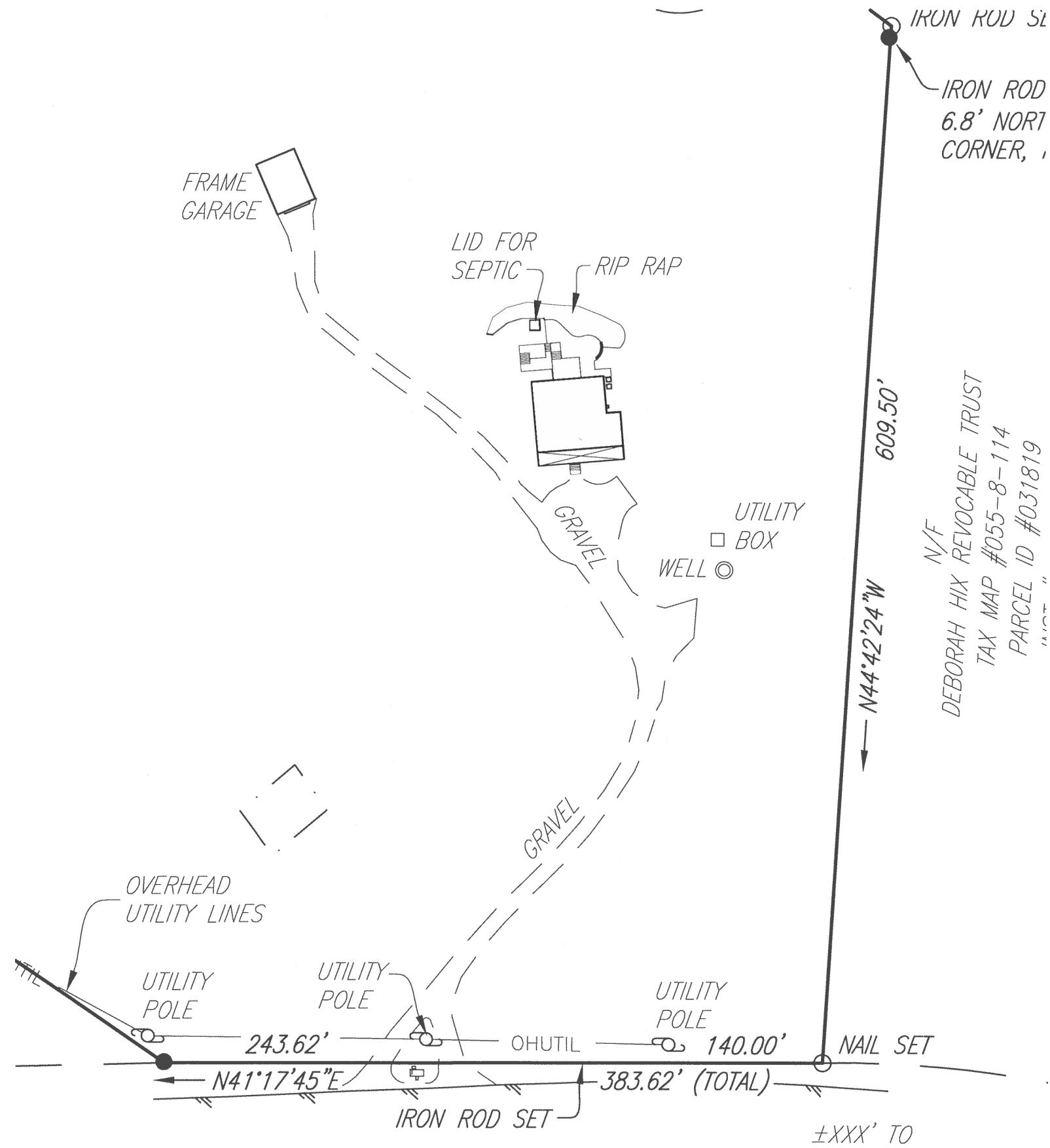
Date

Commonwealth of Virginia
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____ 2025 by:

of _____ County.

Notary Public
My commission expires _____





**BALZER
& ASSOCIATES**
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley
Shenandoah Valley

www.balzer.cc

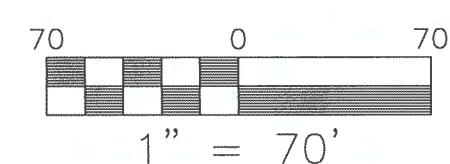
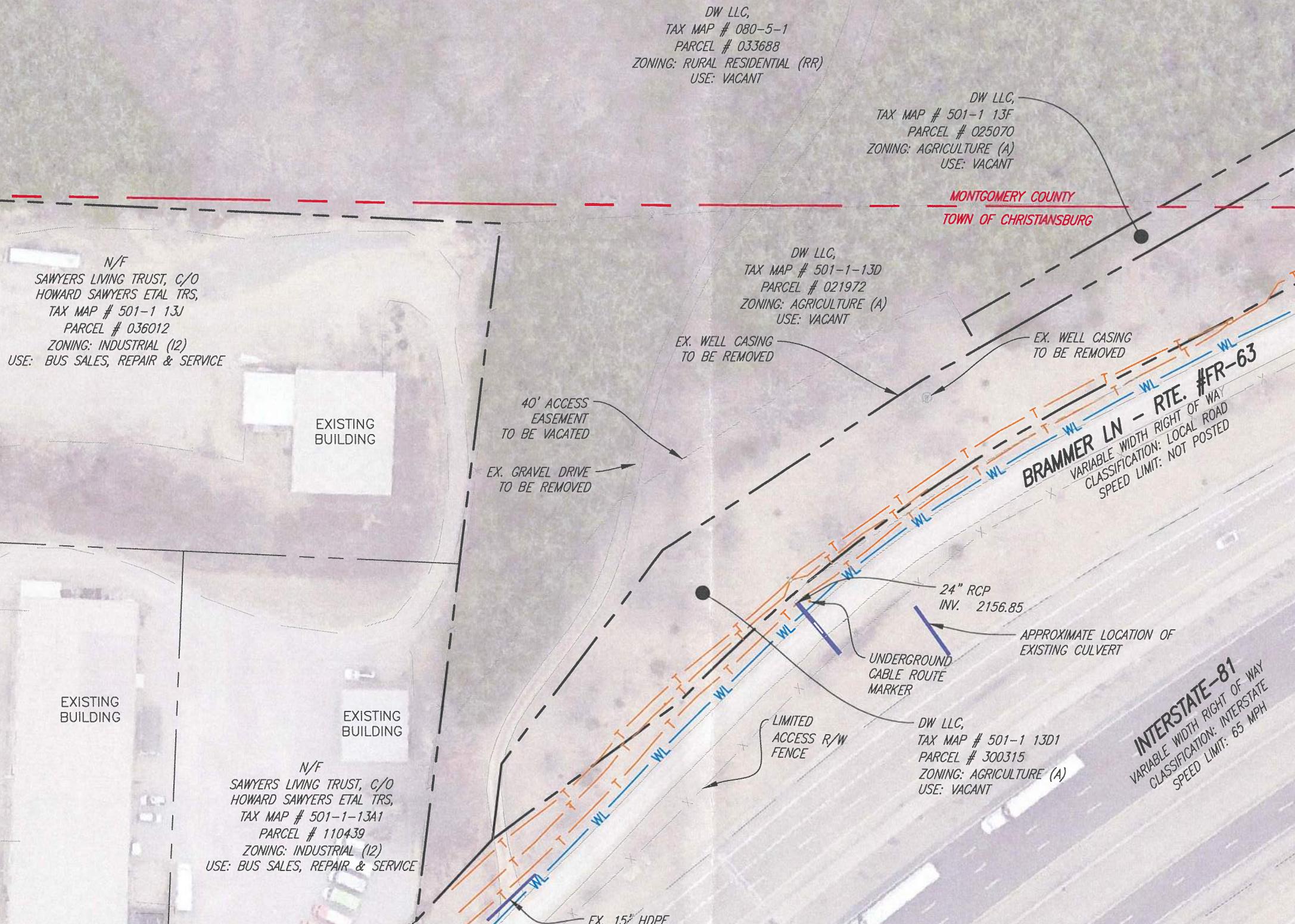
80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290

PRELIMINARY - NOT FOR CONSTRUCTION

GAD - BRAMMER LANE REZONING

EXISTING CONDITIONS

SHAWSVILLE MAGISTERIAL DISTRICT
2600 BRAMMER LN, CHRISTIANSBURG, VIRGINIA

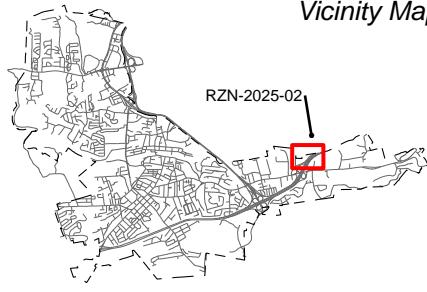


Z1

PROJECT NO 24230065.00

DRAWN BY ACN
CHECKED BY SMS
DATE 06/09/2025
SCALE 1" = 70'
REVISIONS

Vicinity Map



Montgomery County

Zoning Map

Rezoning request by DW, LLC, Property Owner and Applicant, to rezone property located on the north side of Brammer Lane NE, and adjacent to the east side of 2500 Brammer Lane NE, consisting of approximately 2.57 acres, identified as all of Tax Parcel 501-(1)-13D, Parcel ID 021972; a portion of Tax Parcel 501-(1)-13F, Parcel ID 025070; a portion of Tax Parcel 501-(1)-13D1, Parcel ID 300315; and a portion of Tax Parcel 80-(5)-1, Parcel ID 033688; from Agricultural District (A) to General Industrial District (I-2).

SUBJECT PROPERTIES

80-(5)-1 (Portion)

501-(1)-13D

501-(1)-13F (Portion)

501-(1)-13D1 (Portion)

CHINSRD-NE

I-2



BRAMMER-LN-NE

INTERSTATE 81-SBL
INTERSTATE 81-NBL

HAMPTON BLVD NE

A

Town of
Christiansburg

B-3

- Corporate Limits
- Rezoning Request
- Subject Properties
- Zoning Classification
 - Agriculture (A)
 - General Business (B-3)
 - General Industrial (I-2)

REZONING REQUEST: RZN-2025-02 - Brammer Lane Parcels

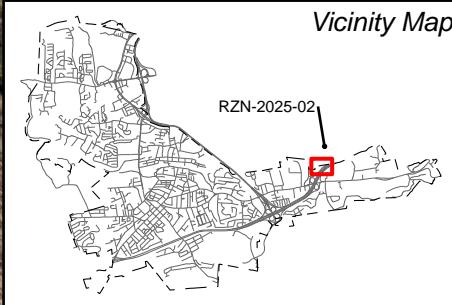
Planning Commission Public Hearing: July 28, 2025

Town Council Public Hearing: August 26, 2025

0 100 200 300 400 500 600 700 800 900
Feet



Vicinity Map



Aerial Map

Montgomery County

SUBJECT PROPERTIES

- 80-(5)-1 (Portion)
- 501-(1)-13D
- 501-(1)-13F (Portion)
- 501-(1)-13D1 (Portion)

CORPORATE LIMITS

Town of Christiansburg

BRAMMER LN-NE

INTERSTATE 81 SBL
INTERSTATE 81 NBL

Town of Christiansburg

HAMPTON BLVD NE



REZONING REQUEST: RZN-2025-02 - Brammer Lane Parcels

Planning Commission Public Hearing: July 28, 2025

Town Council Public Hearing: August 26, 2025

0 100 200 300 400 500 600
Feet



Vicinity Map

RZN-2025-02

Montgomery County

Future Land Use Map



SUBJECT PROPERTIES

30-(5)-1 (Portion)

501-(1)-13D

501-(1)-13F (Portion)

501-(1)-13D1 (Portion)

Industrial

DUCHINS RD NE

- Corporate Limits
- Rezoning Request
- Subject Properties

Future Land Use

- Residential
- Business/Commercial
- Industrial

0 100 200 300 400 500 600 700 800 900
Feet

HAMPTON BLVD NE

Town of Christiansburg

Business/Commercial

Residential

INTERSTATE 81 SBL
INTERSTATE 81 NBL

BRAMMER LN NE

REZONING REQUEST: RZN-2025-02 - Brammer Lane Parcels

Planning Commission Public Hearing: July 28, 2025

Town Council Public Hearing: August 26, 2025



STEPHEN J BRUMFIELD
REVONDA B BRUMFIELD
1255 MONTGOMERY ST NE
CHRISTIANSBURG VA 24073

HIGHTOP ASSOCIATES LLC
PO BOX 199
BLACKSBURG VA 24063

PREM HOSPITALITY LLC
YORK HOSPITALITY 2017 LLC
6013 MENTMORE PL
CARY NC 27519

SHAH DEVELOPMENT LLC
PO BOX 1499
CHRISTIANSBURG VA 24068

DW LLC
PO BOX 6247
CHRISTIANSBURG VA 24068

MARTIN FAMILY TRUST
C/O LARRY ZANE MARTIN CO-
TRUSTEE
2850 ROANOKE ST
CHRISTIANSBURG VA 24073

ROBERT MORRIS RAKES
635 HOUGHINS RD
CHRISTIANSBURG VA 24073

SOUTHLAND LOG HOMES OF VA LLC
PO BOX 34734
CHARLOTTE NC 28234

TEDDY W GRAHAM
2705 BRAMMER LN
CHRISTIANSBURG VA 24073

OAK STREET INVESTMENT GRADE
NET LEASE FUND 2020 1 LLC
PO BOX 787
LEBANON TN 37088-0787

SAWYERS LIVING TRUST
C/O HOWARD SAWYERS ETAL TRS
2471 CROWN RD
SHAWSVILLE VA 24162

VADEKMAA OUNS LLC
50 HAMPTON BLVD
CHRISTIANSBURG VA 24073

MONTGOMERY COUNTY BOARD OF
SUPERVISORS
755 ROANOKE ST
CHRISTIANSBURG VA 24073



Planning Department Staff Report

TO: Planning Commission
DATE: July 25, 2025
PC PUBLIC HEARING: Monday, July 28, 2025 at 7 PM
PC RECOMMENDATION: Monday, August 18, 2025 at 7 PM*
*Scheduled recommendation
AGENDA ITEM: Conditional Use Permit (CUP) Request 2025-05
Hold a public hearing to consider a Conditional Use Permit Request by Lauren Potts, Property Owner and Applicant, to operate a single-chair beauty parlor as a Major Home Occupation in the Two-Family Residential (R-2) District.

Site Characteristics:

Address: 450 Hemlock St NE
Tax Parcel No. 529 - ((19)) - 13
Current Zoning: Two-Family Residential (R-2)
Future Land Use: Residential

Background

The proposed property is located at 450 Hemlock St NE, identified as Tax Parcel 529 - ((19)) - 13, Parcel ID 024689, and consisting of approximately 0.331 acres. The adjoining properties are zoned Two-Family Residential (R-2) and contain residential uses.

Based on a 2017 amendment to Sec. 42-1 of the *Christiansburg Town Code*, a conditional use permit is required for a single-chair beauty parlor as a Major Home Occupation within all residential zoning districts.

Summary of Request

A home occupation application for an in-home beauty parlor (hair salon) was received from Lauren Potts. On the application, the activities associated with the home occupation are described as "haircuts, coloring, highlights, styling, and treatments". Materials used for the proposed home occupation would include "standard salon equipment that is typical for a single-chair setup". A more complete list is included in the attached home occupation application. The application notes, "All equipment is standard for personal grooming services and does not exceed

the typical electrical or mechanical usage of a residential home. No industrial, heavy-duty, or commercial machinery will be used".

The basement of the residence is proposed to serve as the hair salon. The basement features an open room with an exterior exit to the driveway, a kitchen, and a bathroom.

Ms. Potts is the only person proposed to be engaged in the home occupation, and no alterations to the residence are proposed. Customer parking is proposed to be in the driveway of the residence. The applicant stated she expects one customer at a time, by appointment only, noting the hours of operation would be:

- Tuesday & Thursday: 12:00 PM - 7:00 PM
- Wednesday & Friday: 9:00 AM - 5:00 PM

The applicant has provided a layout of the facility, as well as a photograph of the customer entrance and parking area (driveway).

Potential Conditions

The applicant has not offered any conditions. The following conditions are taken from the most recent conditional use permits approved for a single-chair beauty parlor (hair salon, 2017; nail salon, 2018) and are provided to the Planning Commission for discussion purposes:

1. The hours of operation shall be limited to 8:00 a.m. to 8:00 p.m.
2. There shall be no freestanding signage related to the business displayed on the property. One wall sign of a maximum 2 sq. ft. shall be allowed.
3. This permit shall be reviewed by the Planning Commission in one year.
4. The Building Official shall inspect the premises prior to the issuance of the business license. *
5. Customers shall be seen by appointment only and there shall be no separate waiting area.
6. On-street parking shall be confined to the street right-of-way directly adjacent to the property.

*The Commission should please note regarding previous condition #4 that the Building Department's policy is to not inspect home occupations. A copy of the policy is included for reference.

Attachments Provided with the Staff Report:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Conditional Use Permit Application
- Home Occupation Application

	Building Department Policy and Procedures	Effective Date: October 12, 2017 Supersedes Previous Policy and procedure
	Home Occupation Guidelines	Issued By: Jerry Heinline Building Official

Home Occupations:

Discussion with Vernon Hodge: After consulting with DHCD the department will handle small business type uses in residentially zoned areas as follows.

UPDATED June 18,2025:

- 1) If the proposed business use complies with the zoning provisions as a “home occupation” it will not be considered a change of use, therefore the requirements of the Virginia Building Code shall not apply regarding change of use or occupancy.
- 2) No permit nor inspections are required.

- Home occupations, when meeting the zoning ordinance's requirements, likely fall within lower hazard categories and therefore may not warrant the same level of safety measures as larger commercial operations.
- Exempting these type uses will foster entrepreneurship by reducing the regulatory and financial barriers to starting a home-based business.



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: Lauren Potts

Applicant: Lauren Potts

Address: 450 Hemlock St SE
Christiansburg, VA 24073

Address: 450 Hemlock St SE
Christiansburg, VA 24073

Phone: 540-641-2532

Phone: 540-641-2532

I am requesting a Conditional Use Permit to allow a single-chair beauty parlor as a major home occupation

on my

property that is zoning classification R-2 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 450 Hemlock St SE

Tax Parcel(s): 529- 19-13

Parcel Number(s): 024689

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): Lauren Potts

Date: 7-22-25

Date: _____

Signature of Applicant(s): Lauren Potts

Date: 7-22-25

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 see the attached sheet.

CUP 10/1/2022



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**



PLAN DETAILED REPORT HOCC-0087-2025 FOR TOWN OF CHRISTIANSBURG

Plan Type: Home Occupation	Project:	App Date: 07/22/2025
Work Class: Home Occupation	District: Christiansburg, VA	Exp Date: NOT AVAILABLE
Status: Submitted - Online	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Devon Shields	Approval Expire Date:
Description: I will be operating a one-chair salon out of my renovated basement garage, designed to function as a fully professional and private salon space. The salon has its own separate entrance and a dedicated bathroom, ensuring complete separation from the living areas of my home. This setup allows me to maintain a high level of professionalism, privacy, and comfort for my clients.		

The salon will operate by appointment only to ensure a calm, personalized experience—no walk-ins will be permitted. There is ample off-street parking available, making access easy and convenient for all clients.

Hours of Operation:

- Tuesday & Thursday: 12:00 PM – 7:00 PM
- Wednesday & Friday: 9:00 AM – 5:00 pm

This home-based studio offers the same quality and standards of a traditional salon in a more private and welcoming environment.

Parcel: 024689	Main	Address: 450 Hemlock St Se Christiansburg, VA 24073	Main	Zone: R-2(Two-Family Residential)
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Applicant
Lauren Potts
450 Hemlock Street
Christiansburg, VA 24073
Business: (540) 641-2532
Mobile: (540) 641-2532

Property Owner
Lauren Potts
450 Hemlock Street
Christiansburg, VA 24073
Business: (540) 641-2532
Mobile: (540) 641-2532

Note	Created By	Date and Time Created
1. Major home occupation	Devon Shields	07/23/2025

Provide a detailed description of the proposed home occupation. including type of product or service provided, activities involved, materials and equipment used, methods of operation, etc.

Lauren Ashley Hair Studio will offer professional hair services including haircuts, coloring, highlights, styling, and treatments. All services will be performed by a licensed cosmetologist in compliance with Virginia Board for Barbers and Cosmetology regulations.

Activities Involved:

- Client consultations
- Haircuts and styling
- Hair coloring, lightening, and toning
- Shampooing and conditioning
- Heat styling (blow-drying, curling, flat ironing)
- Product recommendations and occasional retail sales of professional hair care products (on a small, individual basis)

Location & Setup:

The salon will be located in a converted basement garage space within my home. This space has been fully renovated and outfitted as a private, professional salon. It is:

- Fully separated from all living areas
- Equipped with its own separate entrance
- Includes a dedicated private bathroom for client use
- Designed to comply with all health, safety, and zoning standards for home occupations

Materials and Equipment Used:

- One professional salon chair
- Shampoo bowl and plumbing
- Hair dryer and hood dryer
- Styling tools (e.g., blow dryer, curling iron, flat iron)
- Rolling storage carts
- Hair care products (shampoo, conditioner, color, etc.)
- Towels, capes, and cleaning supplies
- Standard lighting and mirrors
- Disinfection station and equipment in accordance with state board sanitation requirements

Methods of Operation:

- Services will be provided by appointment only - no walk-in traffic will be allowed.
- Client scheduling will be handled online or by phone.
- Only one client will be seen at a time to minimize traffic and maintain privacy.
- Hours of operation will be:
 - Tuesday & Thursday: 12:00 PM - 7:00 PM
 - Wednesday & Friday: 9:00 AM - 5:00 PM
- Clients will park in the designated off-street driveway, which provides adequate parking without impacting neighbors or street access.
- No signage will be installed in the yard or on the building exterior

How many persons will be engaged in the proposed home occupation?

Only one person will be engaged in the proposed home occupation - myself, the business owner. I am a licensed cosmetologist and a full-time resident of the home where the salon will operate.

Please indicate if these persons live on-premises or off-premises of the home occupation.

On-premises

Describe any possible alterations to the premises that might be required to facilitate the proposed home occupation. (Building permits required for any structural changes/additions).

The only alterations made to the premises to facilitate the proposed home occupation include:

- Installation of appropriate lighting to meet the needs of a professional salon environment
- Installation of a salon sink (shampoo bowl) with proper plumbing connections

These updates were made within the existing footprint of the basement garage. No structural changes, additions, or exterior modifications were required. If any future changes require permits, I will ensure all work is done in compliance with local building codes and permitting requirements.

Describe the area of the premises to be used by the proposed home occupation and the use. (for example: attached garage will be used to store supplies, den will contain a desk, computer, and filing cabinets).

The area of the premises to be used for the proposed home occupation is a renovated basement garage located on the lower level of my home. This space has been converted into a private, professional salon suite and will be used exclusively for providing hair services to clients.

The space includes:

- One salon chair and styling station
- Shampoo bowl with sink for washing hair
- Storage cabinets and shelving for professional hair products, towels, and supplies
- A separate bathroom for client use
- Appropriate lighting and mirrors to create a functional salon environment

This area is completely separated from the main living quarters and includes a private entrance for clients. It will be used solely for salon-related activities.

Describe any mechanical, electrical, or other equipment that would be used by the proposed home occupation

The proposed home occupation will use standard salon equipment that is typical for a single-chair setup. This includes:

- Hair styling tools: blow dryer, flat iron, curling iron, clippers, and trimmers
- Shampoo bowl with plumbing connections for hot and cold water
- Hair dryer (handheld or hooded)
- Lighting fixtures appropriate for detailed salon work
- Small sterilization tools (e.g., UV sanitizer or Barbicide jars)
- Basic electrical outlets to power styling tools

All equipment is standard for personal grooming services and does not exceed the typical electrical or mechanical usage of a residential home. No industrial, heavy-duty, or commercial machinery will be used.

Describe how, where, and in what amounts materials, supplies, and/or equipment related to the proposed home occupation will be displayed or stored.

All materials, supplies, and equipment related to the proposed home occupation will be stored neatly within the renovated salon space in the basement garage. Nothing will be displayed or stored outside the designated salon area or anywhere visible from the exterior of the home.

Storage details include:

- Cabinets and drawers for storing hair products, color supplies, towels, and cleaning materials
- A rolling salon cart to organize frequently used tools and products during appointments
- Shelving for organizing retail-sized shampoos, conditioners, and styling products (minimal inventory, no bulk storage)
- All electrical styling tools will be stored in drawers or tool holsters at the styling station when not in use

All storage will be professional, discreet, and contained entirely within the salon room, maintaining the residential character of the home. No hazardous materials or bulk inventory will be kept on site.

Will people come to the proposed site to obtain any product, view samples, attend instructional/ informational classes, or otherwise utilize the site for business purposes?

Yes.

If yes, please explain in detail (please include expected number, frequency, and hours)?

- Services will be provided by appointment only - no walk-in traffic will be allowed.
- Client scheduling will be handled online or by phone.
- Only one client will be seen at a time to minimize traffic and maintain privacy.
- Hours of operation will be:
 - Tuesday & Thursday: 12:00 PM - 7:00 PM
 - Wednesday & Friday: 9:00 AM - 5:00 PM

Will there be a sign for the proposed home occupation? (Signs are not allowed unless approved by Town Council as a Conditional Use Permit for a Major Home Occupation.)

No.

Will there be any outside indication of a business in connection with the proposed home occupation?

No.

If a car, truck or other equipment will be used in the proposed home occupation, describe the equipment/vehicles and where they would be parked or stored. Please also note any vehicle decals/signs.

No commercial vehicles, trucks, or specialized equipment will be used for the proposed home occupation.

The only vehicle used will be my personal vehicle, which is a standard passenger car. It will be parked in my private driveway when not in use.

Additionally:

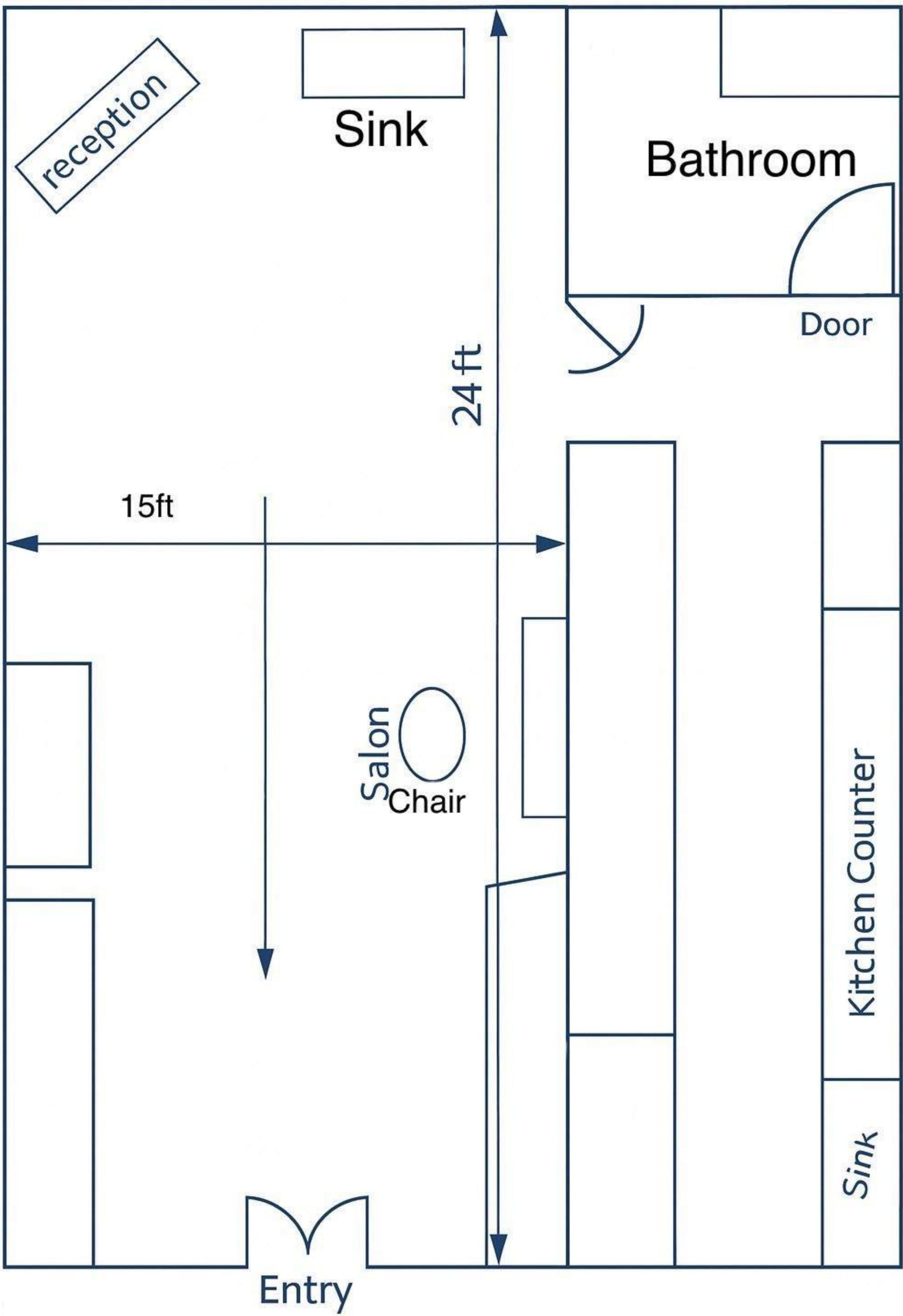
- Clients will also park in the driveway, which has ample space to accommodate appointments without affecting street traffic or neighbors
- There will be no vehicle decals, signs, or business advertising displayed on my personal vehicle or anywhere on the property

This setup ensures the business maintains a low profile and blends seamlessly with the residential environment.

Will the proposed home occupation involve pick-ups or deliveries by UPS, Federal Express, freight carriers, etc. to the site?

No.







Vicinity Map



Zoning Map



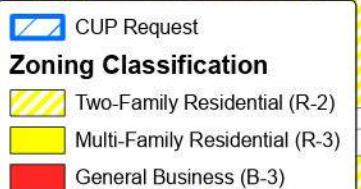
B-3

Conditional Use Permit request by Lauren Potts, Property Owner and Applicant, to allow for a single-chair beauty parlor as a major home occupation on property located at 450 Hemlock Street NE, identified as Tax Parcel 529 - ((19)) - 13 (Parcel ID 024689) in the Two-Family Residential (R-2) District.

SUBJECT PROPERTY
529-((19))-13

R-2

R-3



CUP REQUEST: CUP-2025-05 450 Hemlock St SE

Planning Commission Public Hearing: July 28, 2025

Town Council Public Hearing: August 26, 2025

0 100 200 300 400 500 600
Feet



Vicinity Map



Aerial Map

N



Legend

■ CUP Request

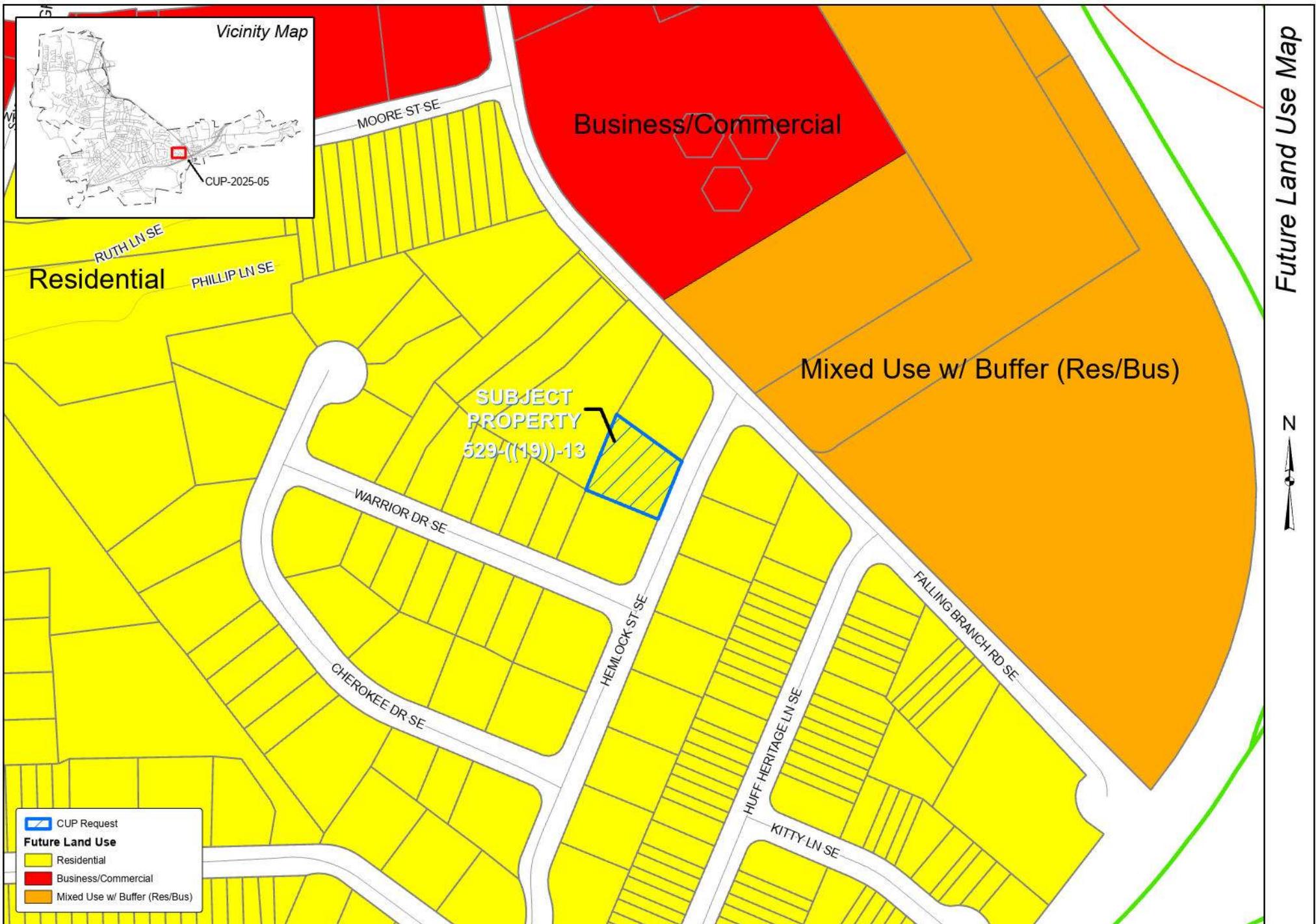
CUP REQUEST: CUP-2025-05 450 Hemlock St SE

Planning Commission Public Hearing: July 28, 2025

Town Council Public Hearing: August 26, 2025

0 50 100 150 200 250 300
Feet





CUP REQUEST: CUP-2025-05 450 Hemlock St SE

Planning Commission Public Hearing: July 28, 2025

Town Council Public Hearing: August 26, 2025



ERMA L JONES
475 HEMLOCK ST SE
CHRISTIANSBURG VA 24073

HEATHER N ARNOLD
480 WARRIOR DR UNIT B
CHRISTIANSBURG VA 24073

CHRISTOPHER A GOFF
RANIA S GOFF
420 HEMLOCK ST
CHRISTIANSBURG VA 24073

HOWARD PAUL FLEENOR JR
CHRISTY R LEMONS
455 HEMLOCK ST
CHRISTIANSBURG VA 24073

BRADLEY RUSSELL HORTON
KATHRYN EILEEN HEMINGER
425 HEMLOCK ST
CHRISTIANSBURG VA 24073

MCALSTER HUGO CHARLTON
SARA CHARLTON
335 FALLING BRANCH RD
CHRISTIANSBURG VA 24073

HOWARD F HEFFRON
JOAN W HEFFRON
470 HEMLOCK ST SE
CHRISTIANSBURG VA 24073

DUSTIN STORM POTTS
LAUREN-ASHLEY ELIZABETH POTTS
450 HEMLOCK ST
CHRISTIANSBURG VA 24073

MONTGOMERY COUNTY BOARD OF
SUPERVISORS
755 ROANOKE ST
CHRISTIANSBURG VA 24073



Planning Department Staff Summary

TO: Planning Commission
DATE: July 25, 2025
AGENDA ITEM: Plat showing dedication of Right-of-Way for Sunset Drive NE

Summary

The property in question is a 0.056 acre portion of Tax Map 436 – ((A)) - 42 (Parcel ID 007729), located at the terminus of Sunset Drive NE. The dedication of right-of-way is intended for construction of a turnaround at the terminus of Sunset Drive NE.

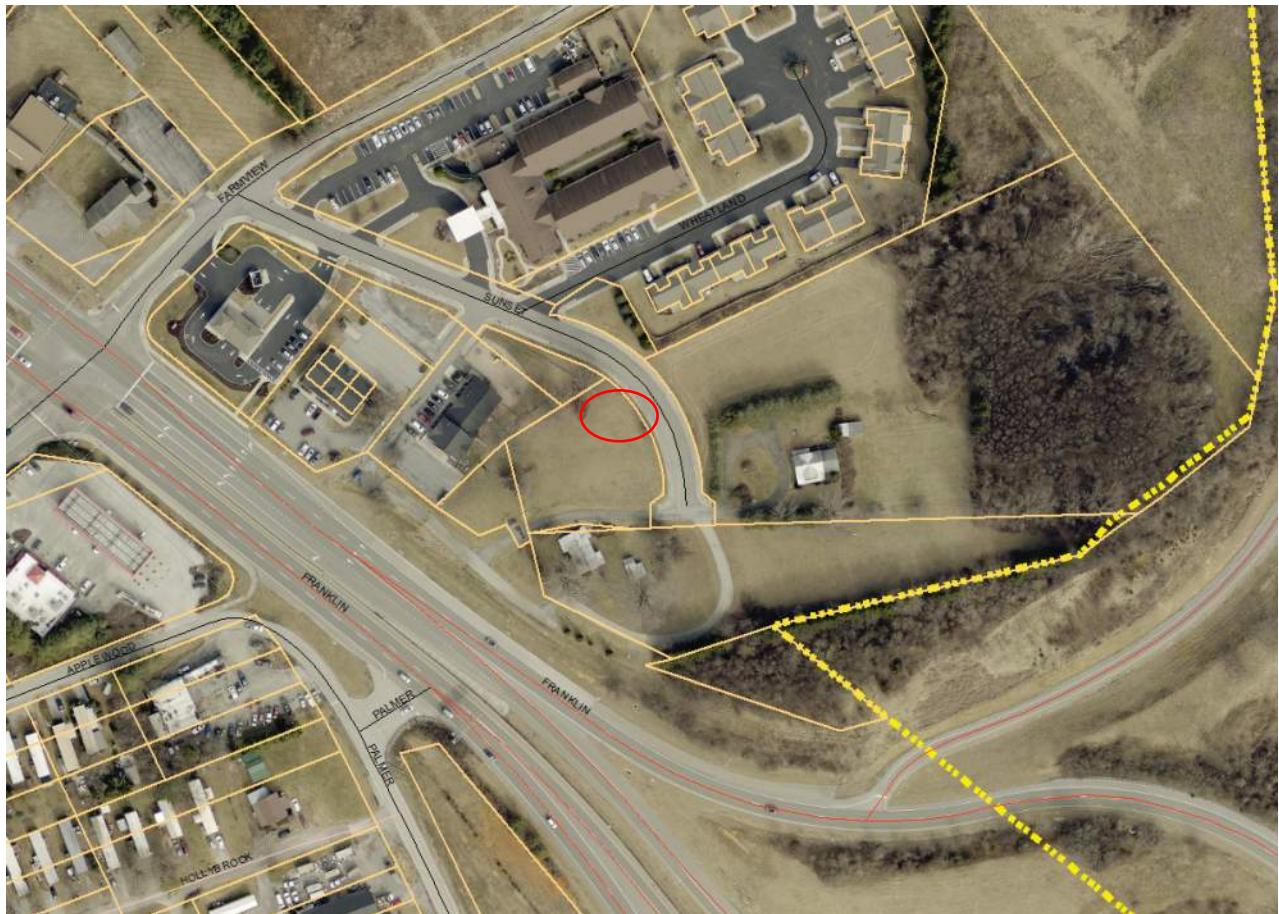
The Sunset Drive Apartments project, a planned housing development on the parcel approved by Conditional Use Permit in 2024, is currently in the site plan review process.

Vacation of a portion of right-of-way shortening Sunset Drive (shown on the plat) was previously approved by Town Council.

Attachments Provided with the Staff Summary:

- Plat
- Vicinity Map

Vicinity Map: Sunset Drive Right-of-Way



OWNER'S STATEMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER AND THAT THE DEDICATION OF THE PUBLIC EASEMENTS AND PUBLIC RIGHT-OF-WAY AS DESCRIBED AND SHOWN HEREON ARE HEREBY MADE TO THE TOWN OF CHRISTIANSBURG.

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

HS DEVELOPMENT II, LLC

BY: _____ ITS: _____ DATE: _____

NOTARY'S STATEMENT

COMMONWEALTH OF VIRGINIA, CITY/ COUNTY OF _____

I, _____ A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS _____ DAY OF _____, _____

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.

SUBDIVISION AGENT DATE: _____

MAYOR DATE: _____

NOTES

- OWNER OF RECORD: HS DEVELOPMENT II, LLC
- SITE ADDRESS: 1955 AND 2000 SUNSET DRIVE NE
- TAX MAP NUMBERS: 436-A-22A, 436-A-23A, 436-A-42 (BOTH PORTIONS WEST AND EAST OF SUNSET DRIVE NE), AND 436-A-43
- PARCEL ID NUMBERS: 024266, 021982, 007729, AND 001575
- LEGAL REFERENCES: INSTRUMENT #2018007452; INSTRUMENT #2023006139; INSTRUMENT #2024001616; UNRECORDED PLAT ENTITLED "PLAT OF SURVEY OF TAX PARCEL NO. 436-(A)-43" BY FORESIGHT DESIGN SERVICES, DATED 9/8/23, GNI JOB NO. 2899
- THE PROPERTY LIES IN F.E.M.A. DEFINED ZONE X UNSHADED AS SHOWN ON FIRM MAP NUMBER 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.
- NOT ALL EASEMENTS OR ENCUMBRANCES MAY BE SHOWN.
- NO VISIBLE EVIDENCE OF GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL WERE FOUND AT THE TIME OF THE FIELD SURVEY. SURVEYOR EXPRESSLY DISCLAIMS ANY LEGAL OR FINANCIAL RESPONSIBILITY FOR ANY GRAVES THAT WERE NOT DETECTED.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY PERFORMED ON OR BEFORE JULY 24, 2024.
- PUBLIC RIGHT-OF-WAY AREA CALCULATION

0.252 ACRE PUBLIC RIGHT-OF-WAY DEDICATED IN DEED BOOK 986, PG. 570

- 0.150 ACRE TO BE VACATED (SEE SHEET 2)

0.102 ACRE PUBLIC RIGHT-OF-WAY TO REMAIN (SEE SHEETS 2 AND 4)

+ 0.056 ACRE NEW PUBLIC RIGHT-OF-WAY TO BE DEDICATED (SEE SHEET 4)

0.158 ACRE TOTAL PUBLIC RIGHT-OF-WAY IN SUNSET DRIVE NE

- TOTAL AREA OF NEW PUBLIC RIGHT-OF-WAY TO BE DEDICATED TO THE TOWN OF CHRISTIANSBURG IS 0.056 ACRE.

13. THE LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON A COMBINATION OF FIELD SURVEY, DEEDS AND PLATS OF RECORD, AND TOWN OF CHRISTIANSBURG GIS MAPPING. SURVEYOR DOES NOT GUARANTEE THE LOCATIONS OF UNDERGROUND FEATURES. CALL MISS UTILITY OF VIRGINIA (VA811) BEFORE EXCAVATION.

14. PARCELS ARE ZONED B-3, GENERAL BUSINESS. B-3 ZONING LISTS THE BUILDING SETBACKS AS FOLLOWS:

- FRONT: 30' FROM ANY STREET RIGHT-OF-WAY, PLUS 2' PER 1' OF HEIGHT OVER 35'
- SIDE: 0', PLUS 2' PER 1' OF HEIGHT OVER 35'
- REAR: 0', PLUS 2' PER 1' OF HEIGHT OVER 35'.

NEW BUILDING SETBACKS AND PARKING SETBACKS SHOWN HEREON ARE BASED ON THOSE SHOWN ON CONSTRUCTION PLANS FOR "SUNSET DRIVE APARTMENTS", BALZER AND ASSOCIATES, INC. PROJECT NUMBER 24200079.00, LAST REVISED 3/12/2025. CONTACT TOWN OF CHRISTIANSBURG ZONING OFFICIAL FOR CONFIRMATION OF SETBACKS AND OTHER DEVELOPMENT STANDARDS.

15. THIS PLAT SHOWS 40,780 SQUARE FEET / 0.936 ACRE, TOTAL FORESTED OPEN SPACE. SEE INSTRUMENT #

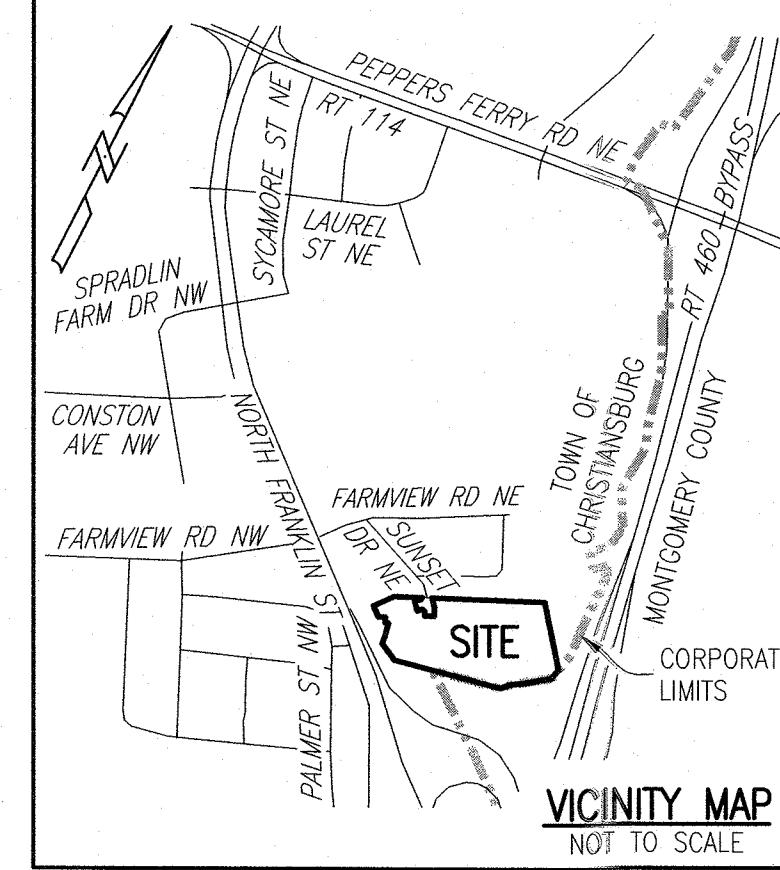
16. THE INSTALLATION AND MAINTENANCE OF THE IMPROVEMENTS LOCATE IN THE PRIVATE STORMWATER MANAGEMENT AREAS SHALL BE THE RESPONSIBILITY OF HS DEVELOPMENT II, LLC UNTIL THE CREATION OF A PROPERTY OWNERS' ASSOCIATION. SEE ALSO THE STORMWATER MANAGEMENT AGREEMENT RECORDED IN INSTRUMENT #

17. THE NEW PUBLIC EASEMENTS AND PUBLIC RIGHT-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF CHRISTIANSBURG.

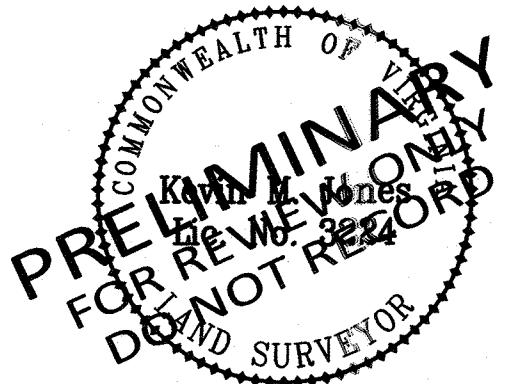
18. PARCEL CORNERS ALONG THE NEW PUBLIC RIGHT-OF-WAY SHALL BE MONUMENTED WITH IRON RODS OR OTHER PERMANENT MATERIAL.

LEGEND

○	CORNER TO BE SET	EXISTING PROPERTY LINE
○	FIRE HYDRANT	NEW PROPERTY LINE
■	WATER VALVE	NEW PARCEL SETBACK LINES, BASED ON ZONING AND CONSTRUCTION PLANS - SEE NOTE #14
○	SANITARY SEWER MANHOLE	ADJOINER LINE
○	CLEANOUT	APPROXIMATE LOCATION OF UNDERGROUND WATER LINES - SEE NOTE #13
○	STORM DRAINAGE MANHOLE	APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINES - SEE NOTE #13
○	CURB INLET	DITCH LINE
○	INLET GRATE	APPROXIMATE LOCATION OF UNDERGROUND STORM DRAIN PIPES - SEE NOTE #13
○	UTILITY POLE	OVERHEAD UTILITY LINES
○	GUY WIRE	APPROXIMATE LOCATION OF UNDERGROUND TELECOMMUNICATIONS - SEE NOTE #13
○	LIGHT POLE	APPROXIMATE LOCATION OF UNDERGROUND GAS LINES - SEE NOTE #13
○	ELECTRIC UTILITY BOX	CURB AND GUTTER
□	TELECOMMUNICATIONS BOXES	EDGE OF PAVEMENT
○	GAS VALVE	FENCE LINE
○	GAS METER	HIGHWAY LIMITED ACCESS LINE
+	SIGN	EXISTING EASEMENT
D.B. / PG.	DEED BOOK / PAGE	NEW PUBLIC OR PRIVATE EASEMENTS SEE SHEETS 4, 5, 6, & 7
HWY.	HIGHWAY	FORESTED OPEN SPACE SEE SHEETS 4, 5, 6, & 7
INST.	INSTRUMENT	
N/F	NOW OR FORMERLY	
NE	NORTHEAST	
NW	NORTHWEST	
P.B. / PG.	PLAT BOOK / PAGE	
R/W	RIGHT-OF-WAY	



AREA CALCULATION	
AREA (ACRES)	PARCEL
0.169	436-A-22A
+ 0.014	436-A-23A
+ 0.609	436-A-42 (WEST)
+ 4.919	436-A-42 (EAST)
+ 1.832	436-A-43
+ 0.150	VACATED SUNSET DR NE (0.102 ACRE TO REMAIN)
- 0.056	NEW DEDICATED SUNSET DR NE
7.636	TOTAL



SOURCE OF TITLE AND CONFORMING STATEMENT

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS PLAT IS ALL OF THE LAND ACQUIRED BY HS DEVELOPMENT II, LLC IN INSTRUMENT NUMBERS 2023006139 AND 2024001616. THE AFORESAID INSTRUMENTS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA.

THE HEREON SHOWN PLAT HAS BEEN PREPARED IN CONFORMANCE WITH THE ZONING AND SUBDIVISION ORDINANCE OF THE TOWN OF CHRISTIANSBURG, VIRGINIA. THE SIGNATURE OF THE SUBDIVISION AGENT FURTHER CONFIRMS THIS PLAT'S CONFORMANCE WITH THE SAID ORDINANCES.

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY PERFORMED ON OR BEFORE JULY 24, 2024, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KEVIN M. JONES LIC. No. 003224

DATE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	180.00'	162.05'	N27°05'31"W	156.63'	51°34'50"	86.98'
C2	226.78'	181.38'	S24°13'08"E	176.59'	45°49'33"	95.86'
C3	226.78'	94.47'	S35°11'51"E	93.79'	23°52'06"	47.93'
C4	176.71'	17.45'	N25°11'22"W	17.45'	5°39'34"	8.73'
C5	15.00'	27.44'	N80°25'09"W	23.77'	104°48'01"	19.48'
C6	18.00'	17.39'	N19°29'50"E	16.73'	55°22'01"	9.44'
C7	226.78'	21.08'	N44°28'06"W	21.07'	5°19'35"	10.55'
C8	15.00'	4.78'	N56°18'51"E	4.76'	18°16'02"	2.41'
C9	180.00'	95.66'	S37°39'26"E	94.54'	30°27'00"	48.99'
C10	226.78'	86.91'	S12°17'05"E	86.38'	21°57'27"	43.99'
C11	180.00'	66.38'	N11°52'01"W	66.01'	21°07'50"	33.57'
C12	226.78'	14.81'	S45°15'40"E	14.80'	3°44'27"	7.41'
C13	28.50'	15.61'	S83°31'47"E	15.42'	31°23'06"	8.01'
C14	19.00'	11.10'	S84°34'14"E	10.94'	33°28'01"	5.71'
C15	29.50'	60.23'	N87°04'06"E	50.30'	116°59'17"	48.13'
C16	20.00'	39.93'	S35°02'25"W	33.62'	114°23'38"	31.03'
C17	27.50'	23.61'	N63°08'50"W	22.89'	49°11'32"	12.59'
C18	18.74'	22.49'	N00°17'29"E	21.17'	68°45'44"	12.82'
C19	64.74'	12.70'	S58°05'24"W	12.68'	11°14'33"	6.37'
C20	19.00'	29.84'	S18°42'35"W	26.87'	89°59'45"	19.00'
C21	75.50'	67.55'	S51°55'10"E	65.32'	51°15'44"	36.22'
C22	25.00'	44.66'	S65°22'27"W	38.96'	102°21'26"	31.07'
C23	53.00'	15.64'	N54°59'40"W	15.58'	16°54'19"	7.88'
C24	38.00'	19.46'	N31°52'18"W	19.25'	29°20'26"	9.95'
C25	20.00'	28.24'	N23°15'19"E	25.95'	80°54'47"	17.06'
C26	10.00'	15.71'	N18°42'42"E	14.14'	90°00'00"	10.00'

BOUNDARY LINE RELOCATION PLAT FOR

SUNSET DRIVE APARTMENTS

PROPERTY LOCATED ON SUNSET DRIVE NE
TOWN OF CHRISTIANSBURG
SHAWNEE MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

DATED: MAY 5, 2025
JOB #24200079.00
SCALE: AS SHOWN

SHEET 1 OF 7 - TITLE PAGE
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
80 College Street, Suite H / Christiansburg, Virginia 24073 / Phone (540) 381-4290 / www.balzer.cc

BALZER & ASSOCIATES
a Westwood Company

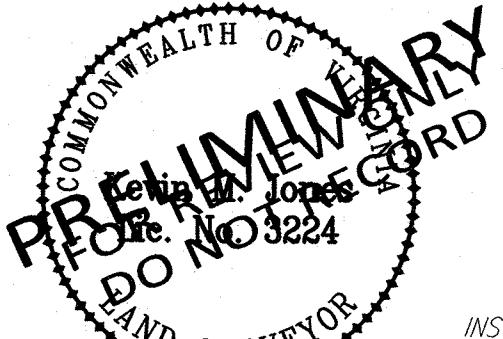


BOUNDARY LINE RELOCATION PLAT FOR
SUNSET DRIVE APARTMENTS

PROPERTY LOCATED ON SUNSET DRIVE NE
TOWN OF CHRISTIANSBURG
SHAWSVILLE MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
DATED: MAY 5, 2025
JOB #24200079.00
SCALE: 1" = 30'

HEET 2 OF 7 - EXISTING CONDITIONS

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
80 College Street, Suite H / Christiansburg, Virginia 24073 / Phone (540) 381-4290 / www.balzer.co



N/F
PLC, LLC
INST. #2020002719
TAX MAP #436-3-10
PARCEL ID #030737

20' PUBLIC UTILITY AND
DRAINAGE EASEMENT
P.B. 15, PG. 691

ROD FOUND AT 60.40',
1.1' SOUTHEAST OF LINE

15' PUBLIC UTILITY AND
DRAINAGE EASEMENT
P.B. 15, PG. 691

32" OAK TREE

N63°42'42"E 144.42'

CONCRETE WALK

OHUTIL

N38°00'57"E 115.78'

TAX MAP #436-A-22A

0.169 ACRE

INST. #2024001616

ROD FOUND

SAN

BOLLARDS

OHUTIL

63.61'

L18

L16

L15

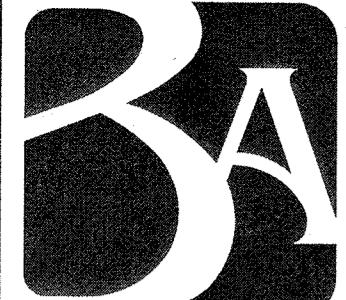
L14

BENT ROD
FOUND

RODS FOUND

CONCRETE
MONUMENT
FOUND

SAN



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& ASSOCIATES
a Westwood Company

BOUNDARY LINE RELOCATION PLAT FOR
SUNSET DRIVE APARTMENTS

PROPERTY LOCATED ON SUNSET DRIVE NE
TOWN OF CHRISTIANSBURG
SHAWSVILLE MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
DATED: MAY 5, 2025
JOB #24200079.00
SCALE: 1" = 30'

SHEET 3 OF 7 - EXISTING CONDITIONS

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
80 College Street, Suite H / Christiansburg, Virginia 24073 / Phone (540) 381-4290 / www.balzer.cc

N/F
IVO CHRISTIANSBURG PROPCO LLC
INST. #2019006043
TAX MAP #436-9-1
PARCEL ID #001652

N63°42'42"E 580.07'
ROD FOUND
ON LINE AT 375.7'

15' PUBLIC UTILITY AND
DRAINAGE EASEMENT
P.B. 15, PG. 691
P.B. 15, PG. 47

RECORD
INST. #2018007452

N/F
RWJ36, LLC
INST. #2009006864
TAX MAP #436-A-41
PARCEL ID #017576

MATCHLINE - SEE SHEETS 2, 4, & 6

TAX MAP #436-A-43
1.832 ACRES
INST. #2023006139

513.88'
N87°17'30"E 740.72' (TOTAL)

S76°27'30"W 563.87'

TAX MAP #436-A-42
4.919 ACRES
EAST OF SUNSET DRIVE NE
INST. #2024001616

CAPPED ROD FOUND
S42°25'52"W 54.39'
CAPPED ROD FOUND
S55°05'33"W 43.71'
CAPPED ROD FOUND
S55°04'58"W 33.38'
CAPPED ROD FOUND
S51°29'25"W 137.03'

ROUTE 460 BYPASS ("ULTIMATE RAMP")
VARIABLE WIDTH PUBLIC R/W
D.B. 926, PG. 576
HWY. P.B. 10, PG. 139

0 30 60 90
SCALE: 1"=30'

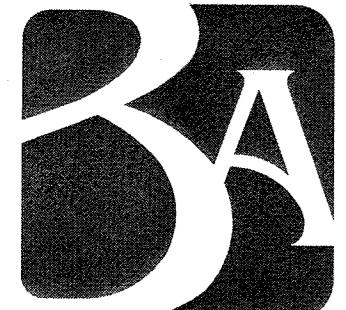
LINE HEREBY VACATED

TOWN OF
CHRISTIANSBURG
APPROXIMATE
CORPORATE LIMITS
MONTGOMERY
COUNTY
CAPPED ROD FOUND
S11°45'00"W 57.07'
CAPPED ROD FOUND
S11°45'00"W 57.07'
CAPPED ROD FOUND
HIGHWAY LIMITED
ACCESS LINE

53.63'
3.52'
3.45'
3.17'

0 30 60 90

SCALE: 1"=30'

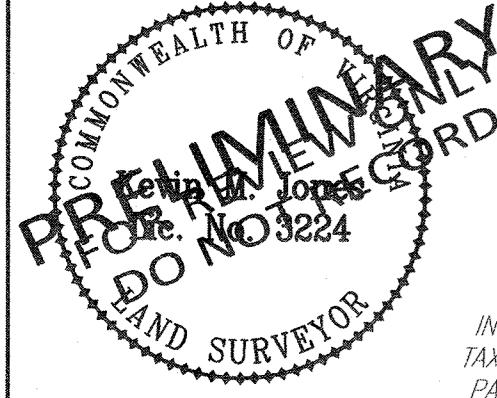


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& ASSOCIATES
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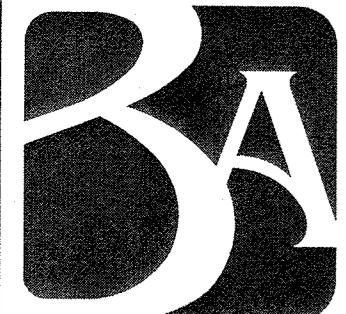
BOUNDARY LINE RELOCATION PLAT FOR
SUNSET DRIVE APARTMENTS

PROPERTY LOCATED ON SUNSET DRIVE NE
TOWN OF CHRISTIANSBURG
SHAWSVILLE MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
DATED: MAY 5, 2025
JOB #24200079.00
SCALE: 1" = 30'

SHEET 4 OF 7 - NEW UTILITY EASEMENTS,
 COMBINED AREA, AND FORESTED OPEN SPACES
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
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80 College Street, Suite H / Christiansburg, Virginia 24073 / Phone (540) 381-4290 / www.balzer.cc



RECEIVED
MAY 5, 2025
DO NOT RECORD

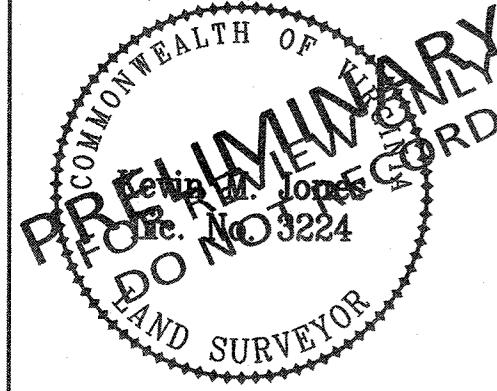


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& ASSOCIATES**
a Westwood Company

BOUNDARY LINE RELOCATION PLAT FOR
SUNSET DRIVE APARTMENTS

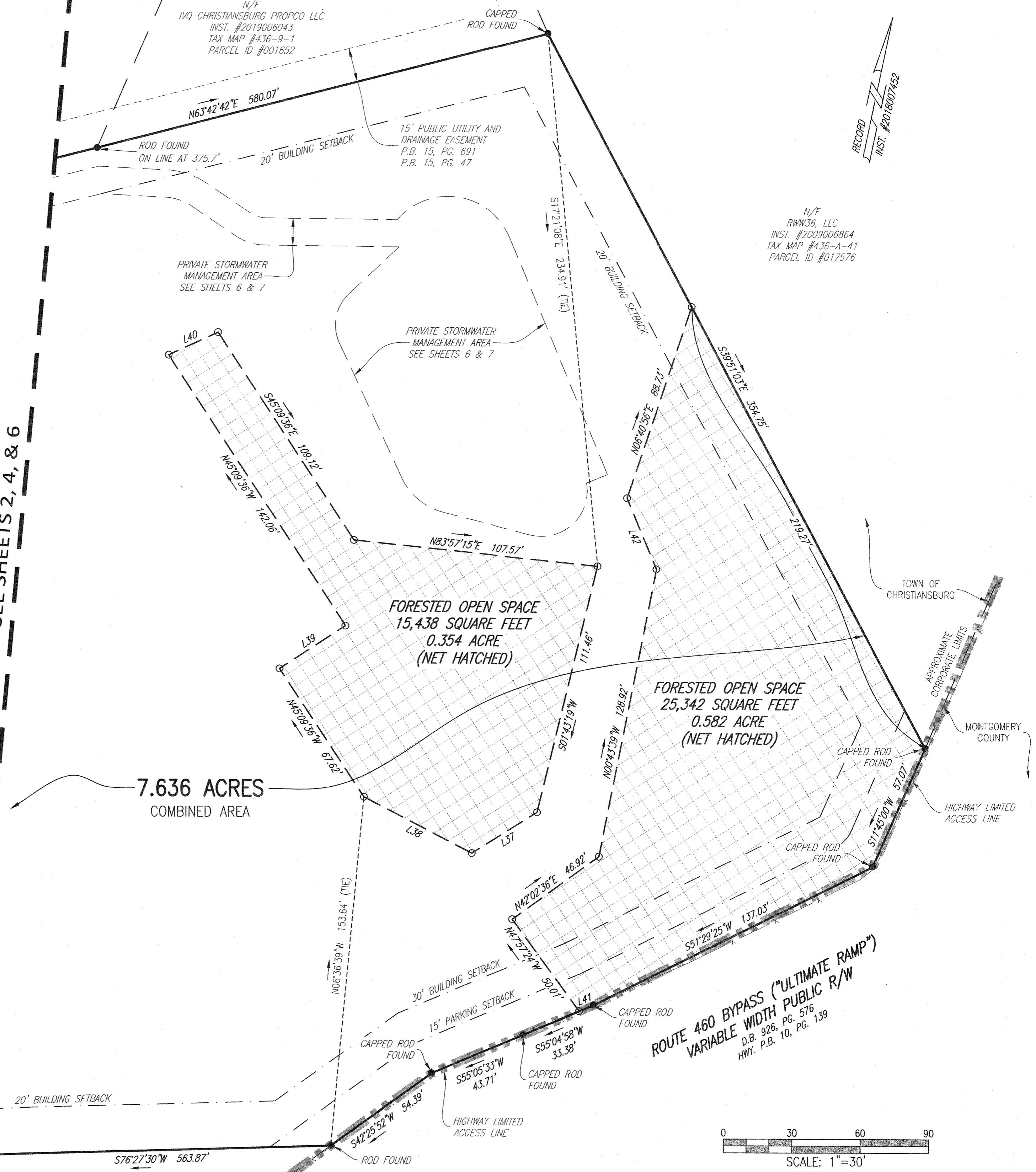
PROPERTY LOCATED ON SUNSET DRIVE NE
TOWN OF CHRISTIANSBURG
SHAWSVILLE MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
DATED: MAY 5, 2025
JOB #24200079.00
SCALE: 1" = 30'

SHEET 5 OF 7 - NEW UTILITY EASEMENTS,
COMBINED AREA, AND FORESTED OPEN SPACES
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
80 College Street, Suite H / Christiansburg, Virginia 24073 / Phone (540) 381-4290 / www.balzer.cc



MATCHLINE - SEE SHEETS 2, 4, & 6

7.636 ACRES
COMBINED AREA





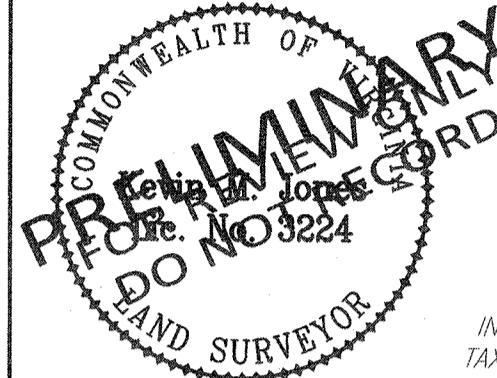
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& ASSOCIATES
a Westwood Company

BOUNDARY LINE RELOCATION PLAT FOR
SUNSET DRIVE APARTMENTS

PROPERTY LOCATED ON SUNSET DRIVE NE
TOWN OF CHRISTIANSBURG
SHAWSVILLE MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
DATED: MAY 5, 2025
JOB #24200079.00
SCALE: 1" = 30'

SHEET 6 OF 7 - NEW PRIVATE STORMWATER MANAGEMENT AREAS

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
80 College Street, Suite H / Christiansburg, Virginia 24073 / Phone (540) 381-4290 / www.balzer.cc



20' PUBLIC UTILITY AND
DRAINAGE EASEMENT
P.B. 15, PG. 691

ROD FOUND AT 60.40',
1.1' SOUTHEAST OF LINE

15' PUBLIC UTILITY AND
DRAINAGE EASEMENT
P.B. 15, PG. 691

32" OAK TREE

N63°42'42"E 144.42'

CONCRETE WALL

N38°00'57"E 115.78'

20' BUILDING SETBACK

ROD FOUND

SAN

BOLLARDS

OHUTIL

OHUTIL

CONCRETE MONUMENT
FOUND

RODS FOUND

ROD FOUND

SAN



Planning Department Staff Summary

TO: Planning Commission
DATE: July 25, 2025
AGENDA ITEM: Plat showing dedication of Right-of-Way for Stafford Drive NW

Summary

The property in question is a 0.071 acre portion of Tax Map 435 - (10) - A1 (Parcel ID 290038), located on the northeast corner of Peppers Ferry Rd NW and Stafford Dr NW. The dedication of right-of-way is intended for the widening of Stafford Drive NW to a minimum 24-foot travel way from Quin W. Stuart Blvd NW to Peppers Ferry Drive NW, and to provide on-street parking along the east side of Stafford Drive NW from Quin W. Stuart Blvd NW to the future Mark St. NW.

The Clifton Town Center project, a planned commercial development approved by Conditional Use Permit in 2019, is currently under construction on the parcel.

Attachments Provided with the Staff Summary:

- Plat
- Vicinity Map

Vicinity Map: Stafford Drive Right-of-Way



OWNER'S STATEMENT

THIS PLAT WAS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY THERE BE AND THAT THE DEDICATION TO THE TOWN OF CHRISTIANSBURG OF THE PUBLIC EASEMENTS AND PUBLIC RIGHTS-OF-WAY AS DESCRIBED AND SHOWN HEREON ARE HEREBY MADE.

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

CLINTON TOWN CENTER LAND, LLC

OWNER DATE

PEPPERS FERRY MASTER ASSOCIATION, INC.

OWNER DATE

NOTARY'S STATEMENT

COMMONWEALTH OF VIRGINIA, CITY/ COUNTY OF _____

I, _____ A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS _____ DAY OF _____, _____

NOTARY MY COMMISSION EXPIRES

NOTARY'S STATEMENT

COMMONWEALTH OF VIRGINIA, CITY/ COUNTY OF _____

I, _____ A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS _____ DAY OF _____, _____

NOTARY MY COMMISSION EXPIRES

REZONING NOTES

TAX MAP #435-10-A AND #435-10-A1 ARE CURRENTLY ZONED B-3 (GENERAL BUSINESS) WITH A CONDITIONAL USE PERMIT FOR A PLANNED COMMERCIAL DEVELOPMENT. SAID PARCELS ARE SUBJECT TO THE FOLLOWING PROFFERS AS A PART OF THE REZONING:

1. THE PROPERTY SHALL BE DEVELOPED IN GENERAL CONFORMANCE WITH THE APPLICATION AND MASTERPLAN SUBMITTED DATED AUGUST 20, 2019 AND REVISED NOVEMBER 7, 2019.
2. A TRAFFIC IMPACT ANALYSIS WILL BE PERFORMED AND PROVIDED TO THE TOWN OF CHRISTIANSBURG FOR APPROVAL PRIOR TO THE ISSUANCE OF SITE PLAN APPROVAL FOR THE FIRST PHASE OF THE DEVELOPMENT. THE SCOPE OF THE ANALYSIS WILL BE DETERMINED BY TOWN OF CHRISTIANSBURG STAFF. CONSTRUCTION TRAFFIC SHALL BE PROHIBITED FROM ENTERING THE SITE FROM STAFFORD DRIVE.
3. ANY TRAFFIC OR ROAD IMPROVEMENTS THAT ARE WARRANTED PER THE RESULTS OF THE TRAFFIC IMPACT ANALYSIS THAT ARE DIRECTLY ATTRIBUTABLE TO THE CLINTON TOWN CENTER PROJECT WILL BE PROVIDED AND CONSTRUCTED BY THE DEVELOPER AT NO COST TO THE TOWN OF CHRISTIANSBURG.

DEVELOPMENT STANDARDS FROM REZONING DOCUMENTS:

PARENT PARCEL PERIMETER SETBACKS AND YARDS

- (a) PEPPERS FERRY ROAD - THE MINIMUM BUILDING SETBACK AGAINST PEPPERS FERRY ROAD SHALL BE TWENTY (20) FEET.
- (b) QUIN W STUART BOULEVARD - THE MINIMUM BUILDING SETBACK AGAINST QUIN W STUART BOULEVARD SHALL BE FIFTEEN (15) FEET.
- (c) STAFFORD DRIVE - THE MINIMUM BUILDING SETBACK AGAINST STAFFORD DRIVE SHALL BE TWENTY (20) FEET.
- (d) PARKING SETBACK - THE MINIMUM PARKING SETBACK AGAINST ANY PROPERTY LINE SHALL BE FIFTEEN (15) FEET.

SETBACKS, FRONTAGE, LOT DEPTH, AND AREA (TOWNHOMES ONLY)

- (a) MINIMUM SETBACKS FOR TOWNHOMES ARE AS FOLLOWS:
FRONT SETBACK: TEN (10) FEET
SIDE SETBACK FOR END UNITS: FIVE (5) FEET
REAR SETBACK: TEN (10) FEET
- (b) THE MINIMUM LOT WIDTH SHALL BE TWENTY (20) FEET AND BE MAINTAINED, AT A MINIMUM, FOR THE ENTIRE DEPTH OF THE LOT.
- (c) MINIMUM LOT DEPTH SHALL BE FIFTY-SIX (56) FEET.
- (d) ALTHOUGH THE ABOVE DIMENSIONS INDICATE REQUIRED MINIMUMS, NO LOT SHALL HAVE LESS THAN 1,120 SQUARE FEET IN TOTAL LOT AREA.
- (e) FRONT PORCHES & STOOPS AND REAR DECKS AND PATIOS (COVERED OR UNCOVERED) MAY EXTEND INTO THE FRONT AND REAR SETBACKS.

SETBACKS (STANDALONE APARTMENTS ONLY)

- (a) MINIMUM BUILDING SETBACKS FOR APARTMENTS FROM INTERIOR LOT LINES AND INTERIOR RIGHT OF WAYS SHALL BE TEN (10) FEET.
- (b) MINIMUM SETBACKS FOR APARTMENT PARKING LOTS FROM INTERIOR LOT LINES AND INTERIOR RIGHT OF WAYS SHALL BE TEN (10) FEET.
- (c) NO APARTMENT BUILDING SHALL BE LOCATED CLOSER THAN TEN (10) FEET FROM A PRIVATE DRIVE, ACCESS ROAD OR OPEN COMMON PARKING AREA.

SETBACKS (COMMERCIAL AND MIXED USE BUILDINGS)

- (a) NO BUILDING SETBACKS SHALL BE REQUIRED ADJACENT TO ANY INTERIOR LOT LINES OR COMMON AREA SPACE.
- (b) NO MINIMUM BUILDING SEPARATION SHALL BE REQUIRED BEYOND WHAT IS REGULATED BY THE BUILDING CODE.
- (c) NO PARKING LOT SETBACKS SHALL BE REQUIRED ADJACENT TO ANY INTERIOR LOT LINES.

HEIGHT

BUILDINGS MAY BE ERECTED UP TO SEVENTY (70) FEET IN HEIGHT ABOVE THE MAIN FINISHED FLOOR ELEVATION WITH NO ADDITIONAL SETBACK REQUIRED; EXCEPT THAT NO ACCESSORY BUILDING WITHIN TWENTY (20) FEET OF ANY LOT LINE SHALL BE MORE THAN THIRTY-FIVE (35) FEET IN HEIGHT. ALL ACCESSORY BUILDINGS SHALL BE LESS THAN THE MAIN BUILDING IN HEIGHT.

ACCESSORY BUILDINGS

THE MINIMUM SETBACK FOR ACCESSORY BUILDINGS, REGARDLESS OF HEIGHT, IS FIVE FEET FROM ANY ADJOINING REAR OR INTERIOR SIDE PROPERTY LINE AND A MINIMUM OF 10 FEET FROM ANY SIDE STREET RIGHT-OF-WAY LINE, EXCEPT:

- (a) ACCESSORY BUILDINGS SHALL NOT BE CONSTRUCTED INSIDE OF, OR ON ANY PORTION OF, ANY EASEMENT.

- (b) THE FRONT FAÇADE OF ANY ACCESSORY STRUCTURE SHALL BE SET BACK A MINIMUM OF TEN FEET FROM THE REAR OF THE PRINCIPLE STRUCTURE.

UPDATE:

AN APPROVED SIGNAL WARRANT ANALYSIS WAS PROVIDED BY RAMEY KEMP ASSOCIATES ON 03/07/2022 AND REVISED ON 07/11/2023.

SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS PLAT IS ALL OF THE LAND ACQUIRED BY CLINTON TOWN CENTER LAND, LLC IN INSTRUMENT NUMBER 2023001657, FURTHER SHOWN ON PLAT INSTRUMENT NUMBER 2023001348 AND A PORTION OF THE LAND ACQUIRED BY PEPPERS FERRY MASTER ASSOCIATION, INC, IN INSTRUMENT NUMBER 2016008698, FURTHER SHOWN ON PLAT BOOK 27, PAGE 54. THE AFORESAID INSTRUMENTS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA.

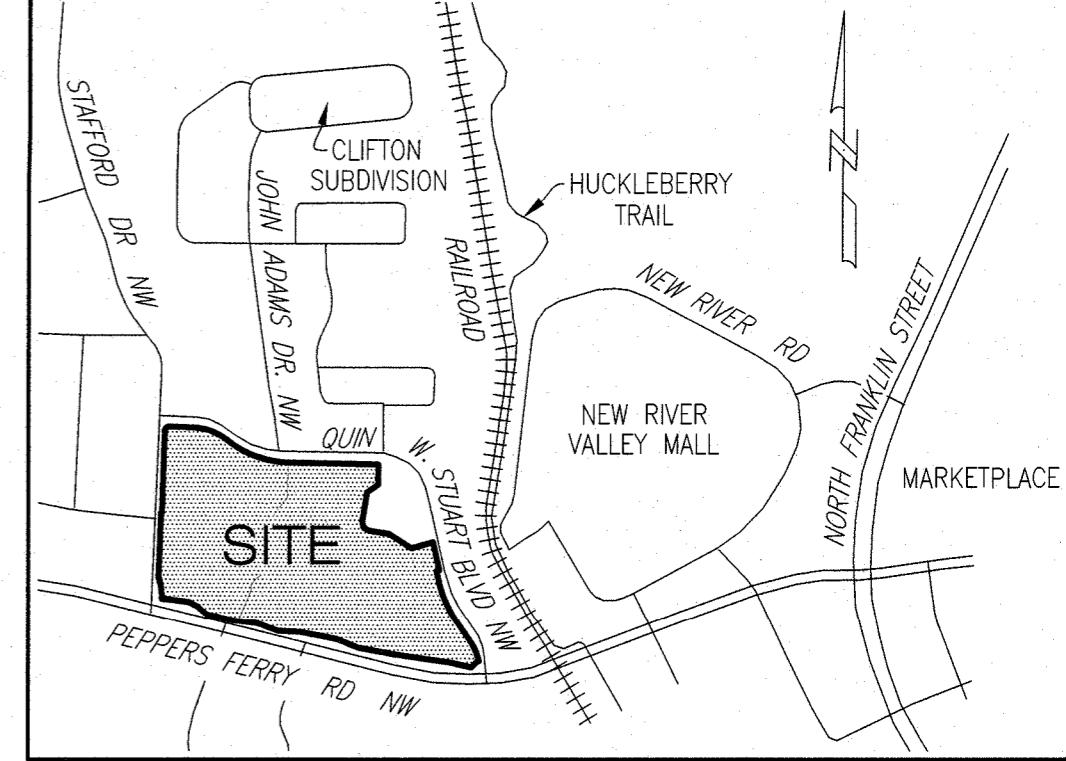
I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A FIELD SURVEY DATED 2/2/21 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEGEND

—	PROPERTY LINE
— — —	ADJOINER LINE
— — — —	SETBACKS
— — — — —	EXISTING EASEMENT
— — — — — —	CONCRETE CURB AND GUTTER
— — — — — — —	EDGE OF PAVEMENT
— — — — — — — —	GUARD RAIL
— — — — — — — — —	FENCE LINE
— — — — — — — — — —	SIGN
— — — — — — — — — — —	STORM DRAINAGE MANHOLE
— — — — — — — — — — — —	STORM DRAINAGE INLETS
— — — — — — — — — — — — —	STORM DRAINAGE PIPES SEE NOTE #19
— — — — — — — — — — — — — —	NEW PUBLIC STORM DRAINAGE EASEMENT SEE SHEETS 19-25
— — — — — — — — — — — — — — —	NEW PRIVATE STORM DRAINAGE EASEMENT SEE SHEETS 19-25
— — — — — — — — — — — — — — — —	EDGE OF WATER
— — — — — — — — — — — — — — — — —	DITCH LINE
— — — — — — — — — — — — — — — — — —	WATER MANHOLE
— — — — — — — — — — — — — — — — — — —	WATER METER
— — — — — — — — — — — — — — — — — — — —	WATER VALVE
— —	FIRE HYDRANT
— —	WATERLINE BASED ON PAINT MARKS SEE NOTE #19
— —	WATERLINE BASED ON DOCUMENTS
— —	NEW PUBLIC UTILITY EASEMENT SEE SHEETS 12-18
— —	NEW PRIVATE PUBLIC UTILITY EASEMENT SEE SHEETS 12-18
— —	SANITARY SEWER MANHOLE
— —	CLEANOUT
— —	SANITARY SEWER LINE SEE NOTE #19
— —	LIGHT POLE
— —	UTILITY POLE
— —	GUY WIRE
— —	ELECTRIC PEDESTAL
— —	OVERHEAD UTILITY LINES
— —	UNDERGROUND POWER LINES SEE NOTE #19
— —	TELECOMMUNICATIONS PEDESTALS
— —	UNDERGROUND TELECOMMUNICATIONS LINES - SEE NOTE #19
— —	GAS VALVE
— —	UNDERGROUND GAS LINE SEE NOTE #19
— —	ACRE / ACRES
— —	APPROXIMATE
— —	CENTERLINE
— —	BOULEVARD
— —	DEED BOOK, PAGE
— —	HIGHWAY
— —	INSTRUMENT
— —	NOW OR FORMERLY
— —	NORTHWEST
— —	PLAT BOOK, PAGE
— —	PROJECT
— —	RIGHT-OF-WAY
— —	ROUTE
— —	SWM
— —	TELECOMMUNICATIONS
— —	VIRGINIA DEPARTMENT OF TRANSPORTATION
— —	NEW SIGHT DISTANCE EASEMENT SEE SHEETS 5-11
— —	NEW PUBLIC ACCESS EASEMENT SEE SHEETS 19-25
— —	NEW PRIVATE ACCESS EASEMENT SEE SHEETS 19-25

SHEET GUIDE

SHEET 1 — COVER SHEET
SHEETS 2 - 4 — TABLES AND SHEET GUIDE MAP
SHEETS 5 - 11 — NEW LOTS AND SIGHT DISTANCE EASEMENTS
SHEETS 12 - 18 — UTILITY EASEMENTS
SHEETS 19 - 25 — STORM AND ACCESS EASEMENTS



VICINITY MAP

SCALE: 1" = ± 1,000'

TOWN OF CHRISTIANSBURG APPROVAL AND ACCEPTANCE

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

SUBDIVISION AGENT

DATE

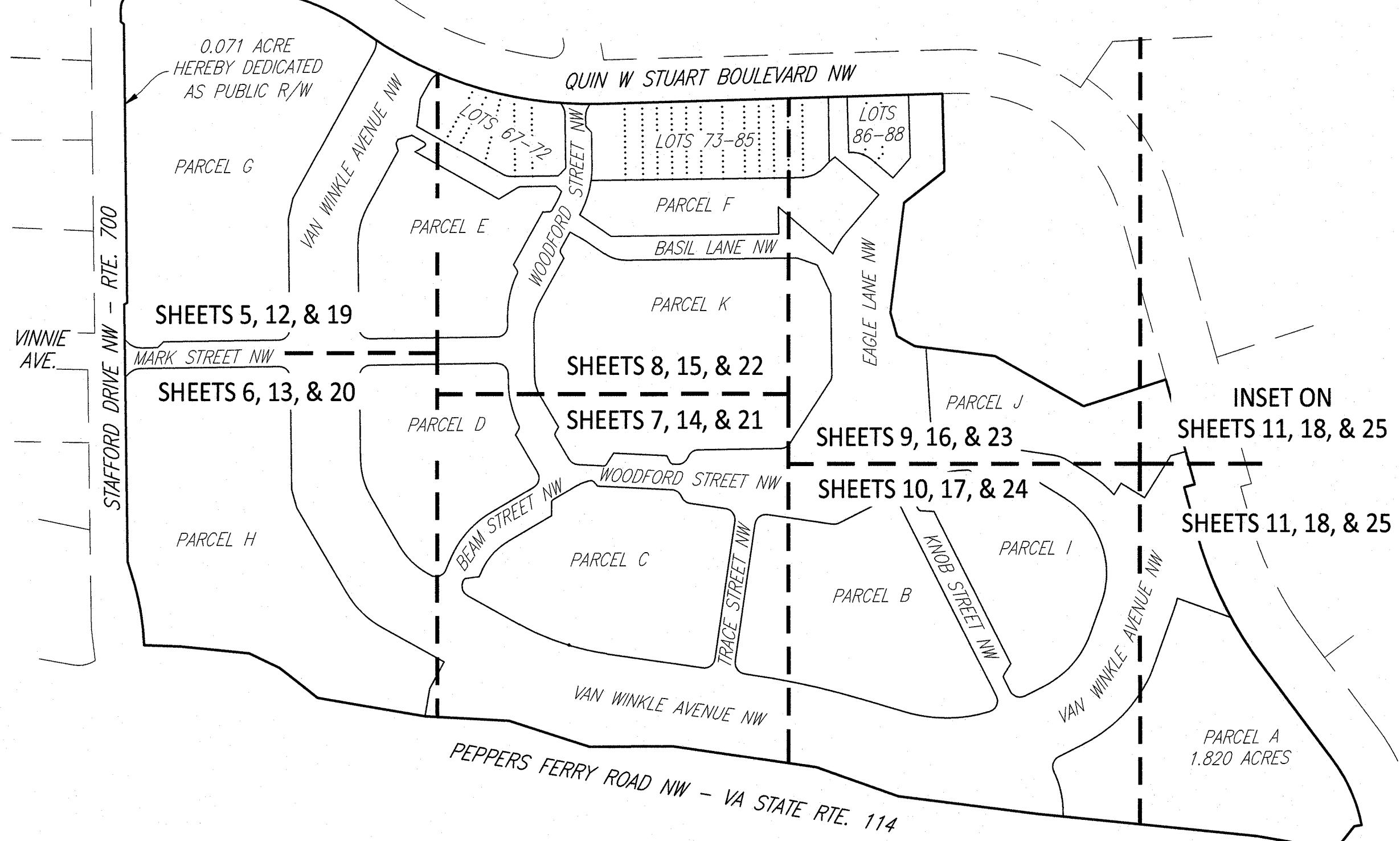
MAYOR

DATE

GENERAL NOTES

1. OWNER OF RECORD: CLINTON TOWN CENTER LAND, LLC
MAILING ADDRESS: 618 NORTH MAIN STREET
BLACKSBURG, VA 24060
2. OWNER OF RECORD: PEPPERS FERRY MASTER ASSOCIATION, INC.
MAILING ADDRESS: 618 NORTH MAIN STREET
BLACKSBURG, VA 24060
3. SITE ADDRESS: SITUATED ON PEPPERS FERRY ROAD NW, STAFFORD DRIVE NW, AND QUIN W STUART BOULEVARD NW
4. LEGAL REFERENCES: INSTRUMENT #2023001657; PLAT INSTRUMENT #2023001348; INSTRUMENT #2023006449; INSTRUMENT #2024001182; INSTRUMENT #2024001183
5. TAX MAP NUMBERS: 435-10-A1, 435-10-A, AND 435-10-B
6. PARCEL ID NUMBERS: 290038, 110094, AND 140130
7. THE PROPERTY LIES IN F.E.M.A. DEFINED ZONE X (UNSHADED) AS SHOWN ON FIRM MAP NUMBER 51121C0141C (SEE EFFECTIVE DATE: SEPTEMBER 25, 2009).
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH.
9. NOT ALL EASEMENTS OR ENCUMBRANCES MAY BE SHOWN.
10. NO VISIBLE EVIDENCE OF GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL WERE FOUND DURING THE FIELD SURVEY. SURVEYOR EXPRESSLY DISCLAIMS ANY LEGAL OR FINANCIAL RESPONSIBILITY FOR ANY GRAVES THAT WERE NOT DETECTED.
11. THE PROPERTIES SHOWN HEREON SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
12. TOTAL AREA SUBDIVIDED = 28.695 ACRES. TAX MAP #435-10-B IS SHOWN FOR EASEMENTS AND IS NOT PART OF THE SUBDIVISION.
13. NEW LOT CORNERS SHALL BE MARKED WITH IRON RODS OR OTHER PERMANENT MATERIAL.
14. A 0.071 ACRE PORTION OF THE PROPERTY ALONG STAFFORD DR NW SHALL BE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY TO THE TOWN OF CHRISTIANSBURG.
15. PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE TO BE DEDICATED TO THE TOWN OF CHRISTIANSBURG AND MAY BE USED BY WATER, SEWER, GAS, TELECOMMUNICATION, AND AEP ELECTRIC COMPANIES WITH THE APPROPRIATE FRANCHISE AGREEMENTS WITH THE TOWN OF CHRISTIANSBURG. SEE SHEETS 12 - 18.
16. CONCERNING VACATION OF PUBLIC EASEMENTS, APPROVAL HEREOF BY TOWN COUNCIL SHALL NOT BE CONSTRUED AS AFFECTING VESTED RIGHTS OF ANY PARTY.
17. THE MAINTENANCE OF ASSOCIATED STRUCTURES AND IMPROVEMENTS LOCATED WITHIN THE PRIVATE STORM DRAINAGE EASEMENTS AND WITHIN THE INTERIOR STORM DRAINAGE EASEMENTS LABELED AS "PUBLIC" IS TO BE THE RESPONSIBILITY OF CLINTON TOWN CENTER LAND, LLC UNTIL A PROPERTY OWNERS / HOMEOWNERS ASSOCIATION (HOA) IS ESTABLISHED.
18. A PUBLIC STORM DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE TOWN OF CHRISTIANSBURG. THE TOWN SHALL MAINTAIN THE ASSOCIATED STRUCTURES AND IMPROVEMENTS INSTALLED WITHIN THE PUBLIC STORM DRAINAGE EASEMENT ALONG STAFFORD DRIVE ONLY. INTERIOR STORM DRAINAGE EASEMENTS LABELED AS "PUBLIC" ARE DEDICATED FOR CONVEYANCE ONLY.
19. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY ARE BASED ON A COMBINATION OF RECORD DOCUMENTS, TOWN OF CHRISTIANSBURG MAPPING, AND VISIBLE EVIDENCE INCLUDING PAINT MARKS BY OTHERS IN RESPONSE TO MISS UTILITY (VA811) TICKET #A832402780, DATED 11/26/18. SURVEYOR DOES NOT GUARANTEE THE LOCATIONS OF UNDERGROUND FEATURES SHOWN HEREON. CALL MISS UTILITY (VA 811) BEFORE EXCAVATION.
20. THE VARIABLE WIDTH PUBLIC ACCESS EASEMENTS

OVERALL MAP AND
SHEET GUIDE
NOT TO SCALE



PARCEL TABLE				
LOT / PARCEL	AREA (SQUARE FEET)	AREA (ACRES)	FRONTAGE (FT)	ADDRESS
A	79,288	1.820	N/A	TBD
B	71,495	1.641	N/A	TBD
C	65,442	1.502	N/A	TBD
D	50,489	1.159	N/A	TBD
E	50,324	1.155	N/A	TBD
F	29,601	0.680	N/A	TBD
G	126,203	2.897	N/A	TBD
H	112,958	2.593	N/A	TBD
I	47,141	1.082	N/A	TBD
J	39,263	0.901	N/A	TBD
K	102,624	2.356	N/A	TBD
67	4,400	0.101	51.8	325 QUIN W STUART BLVD NW
68	1,758	0.040	20.0	323 QUIN W STUART BLVD NW
69	2,813	0.065	20.0	321 QUIN W STUART BLVD NW
70	3,251	0.075	20.0	315 QUIN W STUART BLVD NW
71	2,723	0.060	21.9	313 QUIN W STUART BLVD NW
72	4,550	0.104	39.8	311 QUIN W STUART BLVD NW
73	5,038	0.116	46.6	229 QUIN W STUART BLVD NW
74	2,539	0.058	24.0	297 QUIN W STUART BLVD NW
75	2,123	0.049	20.0	295 QUIN W STUART BLVD NW
76	2,129	0.049	20.0	293 QUIN W STUART BLVD NW
77	2,135	0.049	20.0	291 QUIN W STUART BLVD NW
78	2,141	0.049	20.0	289 QUIN W STUART BLVD NW
79	3,223	0.074	30.0	287 QUIN W STUART BLVD NW
80	3,237	0.074	30.0	285 QUIN W STUART BLVD NW
81	2,166	0.050	20.0	283 QUIN W STUART BLVD NW
82	2,172	0.050	20.0	281 QUIN W STUART BLVD NW
83	2,178	0.050	20.0	279 QUIN W STUART BLVD NW
84	2,184	0.050	20.0	277 QUIN W STUART BLVD NW
85	3,696	0.085	36.0	275 QUIN W STUART BLVD NW
86	1,991	0.046	26.0	269 QUIN W STUART BLVD NW
87	1,797	0.041	20.0	267 QUIN W STUART BLVD NW
88	4,011	0.092	38.0	265 QUIN W STUART BLVD NW
STAFFORD DRIVE NW RIGHT OF WAY	3,092	0.071	N/A	
REMAINING PARCEL	409,768	9.412	N/A	

PRELIMINARY
FOR REVIEW ONLY
DO NOT RECORD
COMMONWEALTH OF
Virginia
LIC. NO. 3226
DO NOT RECORD
SURVEYOR

MAJOR SUBDIVISION PLAT SHOWING
THE PLANNED COMMERCIAL DEVELOPMENT KNOWN AS
CLIFTON TOWN CENTER

HEREBY SUBDIVIDING
PARCEL ONE AND PARCEL TWO
AS SHOWN ON PLAT RECORDED IN
INSTRUMENT NUMBER 2023001348
SITUATED ON PEPPERS FERRY ROAD NW

TOWN OF CHRISTIANSBURG
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

DATED: MAY 8, 2025
JOB #24200071.00

SCALE: AS SHOWN
SHEET 2 OF 25 - TABLES

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY

80 College Street, Suite H / Christiansburg, Virginia 24073 / Phone (540) 381-4290 / balzer.cc / westwoodsp.com

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& ASSOCIATES
a Westwood Company

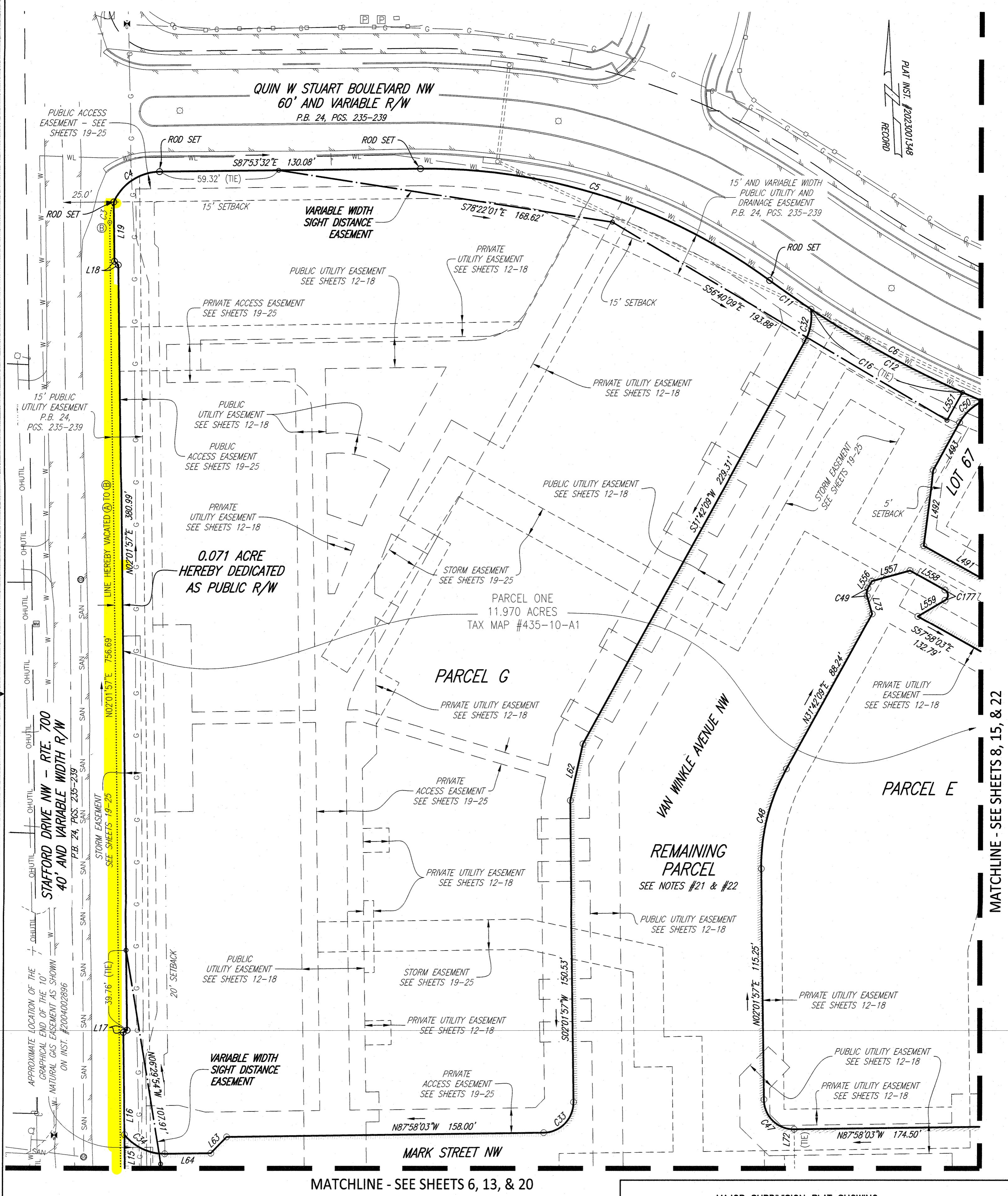
SHEET GUIDE

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- SHEETS 19 - 25 - STORM AND ACCESS EASEMENTS

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	503.18'	20.81'	N01°06'41"W	20.81'	2°22'11"	10.41'
C2	336.29'	74.75'	N08°39'35"W	74.59'	12°44'08"	37.53'
C3	25.00'	10.40'	N13°57'01"E	10.33'	23°50'10"	5.28'
C4	25.00'	28.90'	N58°59'17"E	27.32'	66°14'21"	16.31'
C5	290.00'	186.26'	S69°29'31"E	183.08'	36°48'01"	96.47'
C6	530.00'	349.27'	S69°58'14"E	342.98'	37°45'27"	181.24'
C7	545.00'	203.38'	S2°24'12"E	202.20'	21°22'53"	102.89'
C8	215.00'	97.66'	S21°04'52"W	96.82'	26°01'31"	49.69'
C9	500.57'	23.54'	N01°14'52"W	23.53'	2°41'38"	11.77'
C10	338.34'	17.73'	N04°12'38"W	17.73'	3°00'09"	8.87'
C11	530.00'	25.11'	S52°26'56"E	25.10'	2°42'51"	12.56'
C12	530.00'	97.17'	S59°03'30"E	97.04'	10°30'18"	48.72'
C14	530.00'	40.91'	S85°16'28"E	40.90'	4°25'23"	20.47'
C15	530.00'	12.61'	S88°10'03"E	12.61'	1°21'49"	6.31'
C16	530.00'	86.18'	N58°27'52"W	86.09'	9°19'01"	43.19'
C18	125.00'	35.89'	S35°12'17"W	35.77'	16°27'05"	18.07'
C19	135.00'	49.50'	N21°11'53"E	49.22'	21°00'32"	25.03'
C20	135.00'	20.41'	N06°21'47"E	20.39'	8°39'40"	10.22'
C21	5.00'	3.93'	N20°28'03"W	3.83'	45°00'00"	2.07'
C22	25.00'	18.95'	N23°44'34"E	18.50'	43°25'14"	9.95'
C23	43.00'	14.31'	N56°06'20"W	14.25'	19°04'19"	7.22'
C24	43.00'	20.00'	N78°57'58"W	19.82'	26°38'57"	10.18'
C25	43.00'	20.02'	S7°22'07"W	19.84'	26°40'54"	10.20'
C26	43.00'	10.18'	S54°14'53"W	10.15'	13°33'33"	5.11'
C27	43.00'	3.03'	S45°26'58"W	3.03'	4°02'18"	1.52'
C28	43.00'	34.25'	S66°14'51"W	33.35'	45°38'04"	18.09'
C29	43.00'	2.23'	N89°27'05"W	2.23'	2°58'05"	1.11'
C32	25.00'	16.28'	S130°24'7"W	15.99'	37°18'44"	8.44'
C33	15.00'	23.56'	S47°01'57"W	21.21'	90°00'00"	15.00'
C34	25.00'	22.96'	N61°39'14"W	22.16'	52°37'38"	12.36'
C35	25.00'	22.96'	N65°43'08"E	22.16'	52°37'38"	12.36'
C36	15.00'	23.56'	S42°58'03"E	21.21'	90°00'00"	15.00'
C37	126.00'	67.19'	S42°54'51"E	66.40'	30°33'13"	34.41'
C38	100.00'	51.78'	N12°48'09"W	51.21'	29°40'12"	26.49'
C39	15.00'	23.56'	N47°01'57"E	21.21'	90°00'00"	15.00'
C40	15.00'	23.56'	S42°58'03"E	21.21'	90°00'00"	15.00'
C41	135.00'	61.40'	S10°59'47"E	60.87'	26°03'27"	31.24'
C42	5.00'	4.92'	S04°10'07"W	4.72'	56°23'15"	2.68'
C43	15.00'	23.56'	S17°21'45"W	21.21'	90°00'00"	15.00'
C44	135.00'	87.78'	S43°44'01"W	86.25'	37°15'24"	45.51'
C45	15.00'	25.32'	S73°27'26"W	22.42'	96°42'16"	16.87'
C46	100.00'	53.32'	N42°54'50"W	52.70'	30°33'10"	27.31'
C47	15.00'	23.56'	N42°58'03"W	21.21'	90°00'00"	15.00'
C48	100.00'	51.78'	N16°52'03"E	51.21'	29°40'12"	26.49'
C49	5.00'	3.90'	N09°22'03"E	3.80'	44°40'12"	2.05'
C50	25.00'	15.94'	N49°58'05"E	15.67'	36°31'52"	8.25'
C51	25.00'	17.71'	S18°15'55"E	17.34'	40°35'44"	9.25'
C52	99.00'	15.84'	S27°07'09"W	15.82'	9°09'59"	7.94'
C53	5.00'	5.24'	S61°42'09"W	5.00'	60°00'00"	2.89'
C54	5.00'	5.02'	S00°28'21"E	4.81'	57°30'19"	2.74'
C55	135.00'	61.84'	S15°09'23"W	61.31'	26°14'52"	31.47'
C56	15.00'	23.56'	S47°01'57"W	21.21'	89°59'05"	15.00'
C57	26.00'	9.29'	S77°44'29"E	9.24'	20°28'37"	4.70'
C58	15.00'	8.82'	S18°52'39"W	8.69'	33°41'24"	4.54'
C59	15.00'	14.74'	S63°52'39"W	14.16'	56°18'36"	8.03'
C60	15.00'	18.21'	S57°14'58"W	17.11'	69°33'57"	10.42'
C61	15.00'	19.15'	S59°02'46"W	17.88'	73°09'32"	11.13'
C62	5.00'	5.24'	N54°22'28"W	5.00'	60°00'00"	2.89'
C63	5.00'	5.24'	S65°37'32"W	5.00'	60°00'00"	2.89'
C64	15.05'	15.46'	N54°53'50"W	14.79'	58°51'51"	8.49'
C65	5.00'	5.24'	N02°21'45"E	5.00'	60°00'00"	2.89'
C66	50.00'	25.89'	N12°48'09"W	25.60'	29°40'12"	13.24'
C67	50.00'	25.89'	N16°52'03"E	25.60'	29°40'12"	13.24'
C68	5.00'	5.24'	N04°20'09"E	5.00'	60°00'00"	2.89'
C69	100.00'	9.29'	S55°38'09"E	9.29'	5°19'25"	4.65'
C70	50.00'	29.83'	S70°03'56"E	29.39'	34°11'00"	15.37'
C71	5.00'	4.95'	S67°43'49"E	4.75'	56°42'41"	2.70'
C72	15.00'	17.18'	S51°33'54"E	16.26'	65°37'09"	9.67'
C73	15.00'	15.75'	S48°50'41"E	15.04'	60°10'43"	8.69'
C74	15.00'	23.56'	S33°56'02"E	21.21'	90°00'00"	15.00'
C75	15.00'	23.56'	S56°03'58"W	21.21'	90°00'00"	15.00'
C76	350.00'	126.71'	N68°33'44"W	126.02'	20°44'37"	64.06'
C77	15.00'	21.99'	N16°11'33"W	20.07'	83°59'45"	13.51'
C78	5.00'	5.17'	N55°27'19"E	4.95'	59°17'59"	2.85'
C79	89.00'	57.87'	N43°44'02"E	56.86'	37°15'27"	30.00'
C80	5.00'	5.24'	N32°21'45"E	5.00'	60°00'00"	2.89'
C81	50.00'	18.81'	N73°08'18"E	18.70'	21°33'05"	9.52'
C82	15.00'	23.56'	N33°56'02"W	21.21'	90°00'00"	15.00'
C83	15.00'	23.56'	N56°03'58"E	21.21'	90°00'00"	15.00'
C84	15.00'	9.19'	N83°31'19"E	9.04'	35°05'19"	4.74'
C85	15.00'	23.56'	S69°01'21"E	21.21'	90°00'00"	15.00'
C86	15.00'	26.11'	S25°50'53"W	22.94'	99°44'27"	17.79'
C87	200.00'	116.61'	N87°34'40"W	114.97'	33°24'28"	60.02'
C88	1095.00'	154.04'	N74°54'14"W	153.91'	8°03'36"	77.15'
C89	15.00'	23.56'	N69°01'21"W	21.21'	90°00'00"	15.00'
C90	5.00'	5.24'	N05°58'39"E	5.00'	60°00'00"	2.89'
C91	5.00'	5.24'	N54°01'21"W	5.00'	60°00'00"	2.89'
C92	15.00'	23.56'	N20°58'39"E	21.21'	90°00'00"	15.00'
C93	127.00'	60.51'	N79°37'34"E	59.94'	27°17'49"	30.84'
C94	5.00'	5.93'	S52°44'57"E	5.59'	67°57'08"	3.37'
C95	5.00'	7.28'	N82°54'59"E	6.65'	83°22'44"	4.45'
C96	120.00'	163.28'	S16°24'51"E	150.97'	77°57'36"	97.10'
C97	130.00'	98.50'	S44°16'18"W	96.16'	43°24'43"	51.75'
C98	25.03'	4.66'	N01°07'58"W	4.65'	10°39'53"	2.34'
C99	119.00'	59.09'	N09°57'47"W	58.48'	28°26'58"	30.17'
C100	15.00'	23.61'	N20°5			

LINE TABLE		
LINE	BEARING	DISTANCE
L101	N24°01'21" W	19.52'
L102	N35°58'39" E	17.90'
L103	N84°01'21" W	17.90'
L104	N24°01'21" W	15.51'
L105	N65°58'39" E	12.19'
L106	S18°46'24" E	7.31'
L107	N41°13'36" E	9.70'
L108	S65°58'39" W	29.70'
L109	N65°58'39" E	38.56'
L110	S77°17'14" W	21.22'
L111	N55°23'39" W	38.10'
L112	S34°36'21" W	18.40'
L113	N55°23'39" W	36.76'
L114	N13°25'08" W	12.83'
L115	N58°17'51" W	7.50'
L116	N58°17'51" W	22.00'
L117	S31°42'09" W	40.51'
L118	S58°17'51" E	21.62'
L119	S58°17'51" E	7.50'
L120	S58°17'51" E	11.05'
L121	S31°42'09" W	23.53'
L122	S02°01'57" W	14.63'
L123	S31°42'09" W	10.00'
L124	N58°17'51" W	20.85'
L125	S24°31'57" W	15.52'
L126	S02°01'57" W	9.11'
L127	S58°17'51" E	13.66'
L128	S31°42'09" W	10.00'
L129	N58°17'51" W	7.96'
L130	S47°01'57" W	10.22'
L131	S02°02'02" W	29.89'
L132	S02°02'02" W	12.00'
L133	S87°58'03" E	13.01'
L134	N02°01'57" E	12.00'
L135	N87°58'03" W	13.01'
L136	S02°02'02" W	24.00'
L137	S02°02'02" W	36.00'
L138	S87°58'03" E	5.00'
L139	N02°01'57" E	36.00'
L140	N87°58'03" W	5.00'
L141	S02°02'02" W	24.00'
L142	S02°02'02" W	12.00'
L143	S87°58'03" E	12.99'
L144	N02°01'57" E	12.00'
L145	N87°58'03" W	12.99'
L146	S02°02'02" W	23.50'
L147	S87°58'03" E	6.56'
L148	S02°01'57" W	15.00'
L149	N87°58'03" W	6.56'
L150	S02°02'02" W	33.00'
L151	N87°58'10" W	25.91'
L152	N01°28'02" E	10.00'
L153	S87°58'10" E	26.01'
L154	N02°01'57" E	11.23'
L155	N87°58'03" W	25.97'
L156	N02°01'57" E	10.00'
L157	S87°58'03" E	25.97'
L158	N87°58'03" W	26.01'
L159	N02°11'15" E	10.00'
L160	S87°58'03" E	25.98'
L161	N02°01'57" E	11.23'
L162	N87°58'03" W	25.97'
L163	N02°01'57" E	10.00'
L164	S87°58'03" E	25.97'
L165	N02°01'57" E	26.93'
L166	N32°15'56" E	13.73'
L167	N57°44'04" W	23.88'
L168	N31°42'09" E	10.00'
L169	S57°44'04" E	23.98'
L170	N32°15'56" E	29.99'
L171	N57°44'04" W	24.61'
L172	N31°42'09" E	10.00'
L173	S57°44'04" E	24.71'
L174	N58°17'58" W	25.09'
L175	N31°08'14" E	10.00'
L176	S58°17'58" W	25.28'
L177	N32°15'56" E	29.77'
L178	N57°44'04" W	25.57'
L179	N31°42'09" E	10.00'
L180	S57°44'04" E	25.67'
L181	N32°15'56" E	29.24'
L182	N65°06'45" W	25.97'
L183	N31°42'09" E	10.01'
L184	S56°06'45" E	26.07'
L185	N32°15'56" E	2.29'
L186	N32°15'56" E	39.58'
L187	S31°42'09" E	64.97'
L188	S57°58'03" E	14.08'
L189	S32°01'57" W	9.47'
L190	S58°17'51" E	17.17'
L191	S31°42'09" W	15.00'
L192	S58°17'51" E	10.10'
L193	N02°01'57" E	35.20'
L194	S02°01'57" W	35.20'
L195	S87°58'03" E	21.05'
L196	S87°58'03" E	29.44'
L197	N42°58'03" W	13.44'
L198	N87°58'03" W	10.44'
L199	S47°01'57" W	13.44'
L200	S72°14'18" E	4.52'

LINE TABLE		
LINE	BEARING	DISTANCE
L201	S88°35'34" E	10.67'
L202	N01°09'01" E	4.77'
L203	N88°50'59" W	15.00'
L204	S01°09'01" W	3.43'
L205	S01°09'52" W	3.14'
L206	S72°14'18" E	46.04'
L207	N17°45'42" E	4.52'
L208	S88°50'08" E	13.66'
L209	N01°09'52" E	6.86'
L210	S70°53'52" W	22.28'
L211	S19°06'08" E	25.34'
L212	S19°06'08" E	1.16'
L213	S70°53'52" W	10.00'
L214	N19°06'08" W	25.34'
L215	S70°53'52" W	33.66'
L216	N46°34'11" W	24.40'
L217	N43°25'49" E	10.00'
L218	S46°34'11" E	23.18'
L219	N45°03'06" E	19.12'
L220	N46°34'11" W	16.73'
L221	N43°25'49" E	10.00'
L222	S46°34'11" E	6.01'
L223	S46°34'11" E	11.00'
L224	N44°56'54" W	11.86'
L225	S43°25'49" W	30.23'
L226	S87°58'03" E	10.00'
L227	S02°01'57" W	15.00'
L228	N87°58'03" W	10.04'
L229	S02°02'01" W	29.19'
L230	S42°57'58" E	25.13'
L231	S65°28'45" E	25.80'
L232	S72°10'24" E	8.80'
L233	S74°52'47" W	19.05'
L234	S02°01'57" W	33.64'
L235	S27°02'54" E	20.06'
L236	N65°58'39" E	39.22'
L237	N00°49'00" W	2.90'
L238	N72°03'42" W	10.56'
L239	S13°25'08" E	19.19'
L240	N88°28'39" E	7.03'
L241	S78°47'30" E	17.91'
L242	N34°36'21" E	22.12'
L243	S34°36'21" W	19.10'
L244	S57°17'49" E	19.68'
L245	N32°42'11" E	22.47'
L246	S57°17'49" E	15.00'
L247	S32°42'11" W	22.47'
L248	S57°17'49" E	1.66'
L249	N77°42'11" E	22.35'
L250	N75°24'46" E	19.68'
L251	N73°07'21" E	25.52'
L252	S61°52'39" E	21.85'
L253	N61°52'39" W	28.60'
L254	S73°07'21" W	19.61'
L255	S75°24'46" W	20.28'
L256	S77°42'11" W	19.59'
L257	S77°42'11" W	9.28'
L258	N78°47'30" W	17.91'
L259	S88°28'39" W	13.93'
L260	S65°58'39" W	14.20'
L261	S24°01'21" E	11.42'
L262	S24°01'21" E	1.44'
L263	S65°58'39" W	15.00'
L264	N24°01'21" W	12.86'
L265	S65°58'39" W	8.56'
L266	N65°58'35" E	8.55'
L267	N24°01'21" W	21.58'
L268	N65°58'38" E	9.94'
L269	S24°01'22" E	15.00'
L270	S65°58'38" W	9.94'
L271	S24°01'25" E	31.44'
L272	N65°58'34" E	14.50'
L273	S24°01'26" E	15.00'
L274	S85°58'34" W	14.50'
L275	S65°58'35" W	15.00'
L276	S65°58'35" W	24.08'
L277	N24°01'26" W	15.00'
L278	N65°58'34" E	24.08'
L279	N24°01'25" W	31.44'
L280	S65°58'38" W	24.11'
L281	S65°58'39" W	9.45'
L282	S65°58'39" W	25.72'
L283	S78°33'58" W	20.51'
L284	N78°56'02" W	76.65'
L285	S11°03'58" W	8.20'
L286	S78°56'02" E	7.50'
L287	S11°03'58" W	15.00'
L288	N78°56'02" W	7.50'
L289	S78°56'05" E	14.50'
L290	S11°03'55" W	15.00'
L291	N78°56'05" W	14.50'
L292	S33°56'02" E	11.09'
L293	S56°03'58" W	15.00'
L294	N33°56'02" W	17.30'



SHEET GUIDE

SHEET 1 - COVER SHEET
SHEET 2 - 4 - TABLES AND SHEET GUIDE MAP
SHEETS 5 - 11 - NEW LOTS AND SIGHT DISTANCE EASEMENTS
SHEETS 12 - 18 - UTILITY EASEMENTS
SHEETS 19 - 25 - STORM AND ACCESS EASEMENTS

A scale bar marked from 0 to 90 inches. The 30' mark is highlighted with a thick black line. Below the scale bar, the text "SCALE: 1''=30'" is printed.

MAJOR SUBDIVISION PLAT SHOWING
THE PLANNED COMMERCIAL DEVELOPMENT KNOWN AS
CLIFTON TOWN CENTER
HEREBY SUBDIVIDING

HEREBY SUBDIVIDING
PARCEL ONE AND PARCEL TWO
AS SHOWN ON PLAT RECORDED IN
INSTRUMENT NUMBER 2023001348
SITUATED ON PEPPERS FERRY ROAD NW
TOWN OF CHRISTIANSBURG
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
DATED: MAY 8, 2025
JOB #24200071 00

SCALE: 1" = 30'

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
College Street, Suite H / Christiansburg, Virginia 24073 / Phone (540) 381-4290 / balzer.cc / westwood

BALZER
& ASSOCIATES
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MATCHLINE - SEE SHEETS 5, 12, & 19

SHEET GUIDE

SHEET GUIDE

- SHEET 1 - COVER SHEET
- SHEET 3 2 - 4 - TABLES AND SHEET GUIDE MAP
- SHEETS 5 - 11 - NEW LOTS AND SIGHT DISTANCE EASEMENTS
- SHEETS 12 - 18 - UTILITY EASEMENTS
- SHEETS 19 - 25 - STORM AND ACCESS EASEMENTS

SCALE: 1"=30'

MAJOR SUBDIVISION PLAT SHOWING
THE PLANNED COMMERCIAL DEVELOPMENT KNOWN AS
CLIFTON TOWN CENTER

HEREBY SUBDIVIDING
PARCEL ONE AND PARCEL TWO
AS SHOWN ON PLAT RECORDED IN
INSTRUMENT NUMBER 2023001348
SITUATED ON PEPPERS FERRY ROAD NW
TOWN OF CHRISTIANSBURG
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
DATED: MAY 8, 2025
JOB #24200071.00
SCALE 1" = 70'

SHEET 6 OF 25 - NEW LOTS AND SIGHT DISTANCE EASEMENTS

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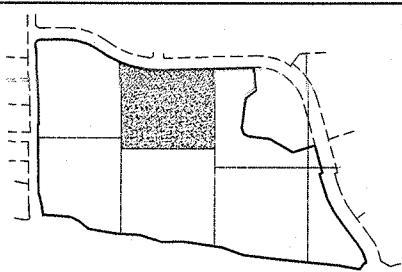
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MATCHLINE - SEE SHEETS 5, 12, & 19

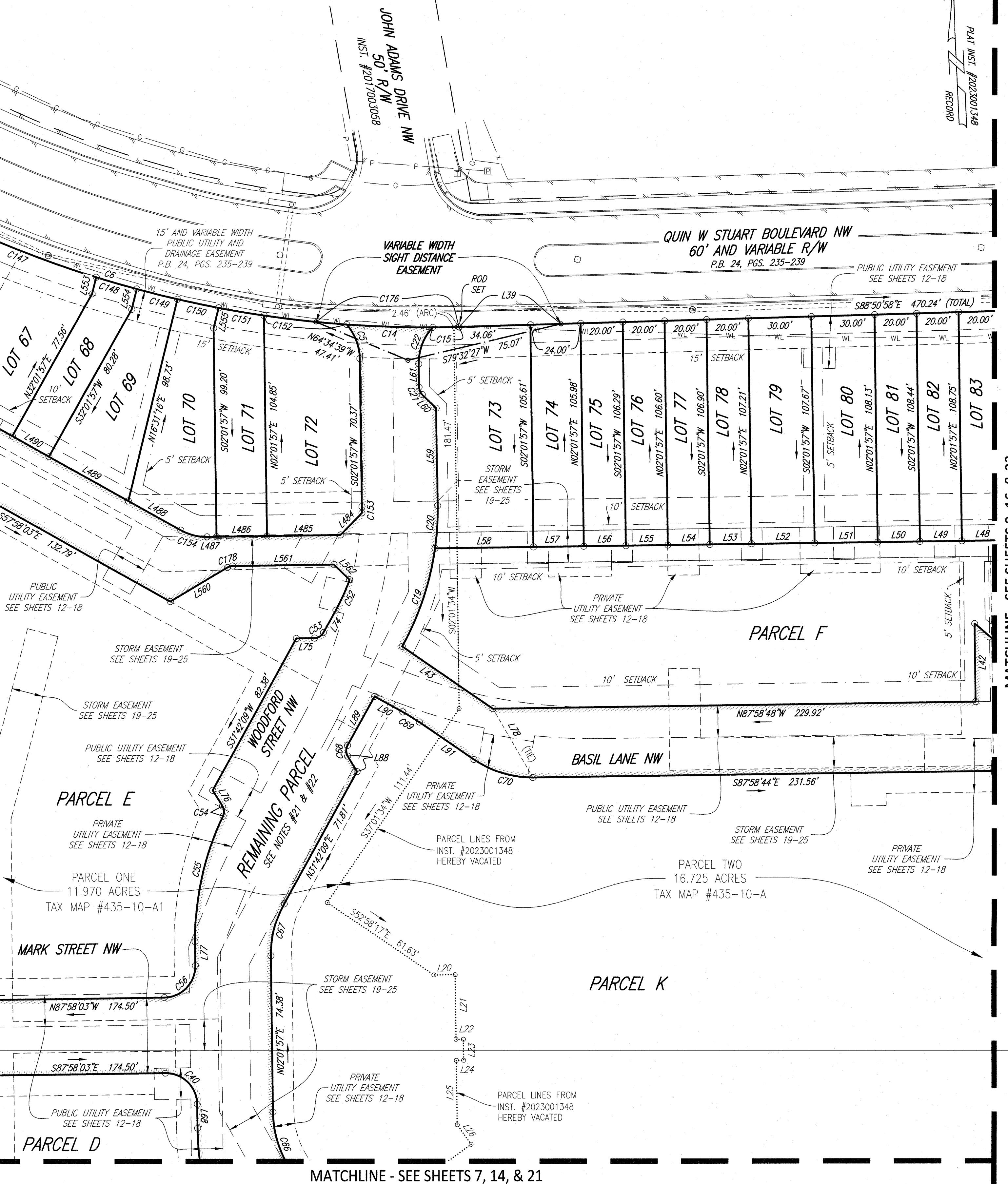
SEE SHEETS 6, 13, & 20

SHEET GUIDE

- SHEET 1 - COVER SHEET
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- SEETS 5 - 11 - NEW LOTS AND SIGHT DISTANCE EASEMENTS
- SEETS 12 - 18 - UTILITY EASEMENTS
- SEETS 19 - 25 - STORM AND ACCESS EASEMENTS



0 30 60 90
SCALE: 1" = 30'



MAJOR SUBDIVISION PLAT SHOWING
THE PLANNED COMMERCIAL DEVELOPMENT KNOWN AS
CLIFTON TOWN CENTER

HEREBY SUBDIVIDING
PARCEL ONE AND PARCEL TWO
AS SHOWN ON PLAT RECORDED IN
INSTRUMENT NUMBER 2023001348
SITUATED ON PEPPERS FERRY ROAD NW

TOWN OF CHRISTIANSBURG
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

DATED: MAY 8, 2025

JOB #24200071.00

SCALE: 1" = 30'

SHEET 8 OF 25 - NEW LOTS AND SIGHT DISTANCE EASEMENTS

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MATCHLINE - SEE SHEETS 9, 16, & 23

MATCHLINE - SEE SHEETS 7, 14, & 21

SHEET GUIDE

SHEET GUIDE

- SHEET 1 - COVER SHEET
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- SHEETS 19 - 25 - STORM AND ACCESS EASEMENTS

SCALE: 1"=30'

COMMONWEALTH OF MASSACHUSETTS

PRELIMINARY FOR REVIEW ONLY

DO NOT RECORD

Surveyor's Name: Kevin M. Jones

Surveyor's Number: 3224

MAJOR SUBDIVISION PLAT SHOWING
THE PLANNED COMMERCIAL DEVELOPMENT KNOWN AS
CLIFTON TOWN CENTER

HEREBY SUBDIVIDING
PARCEL ONE AND PARCEL TWO
AS SHOWN ON PLAT RECORDED IN
INSTRUMENT NUMBER 2023001348
SITUATED ON PEPPERS FERRY ROAD NW
TOWN OF CHRISTIANSBURG
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
DATED: MAY 8, 2025
JOB #24200071.00
SCALE 1" = 75'

SCALE: 1 = 30

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The logo for Balzer & Associates consists of a stylized lowercase 'b' and an uppercase 'A' intertwined within a square frame.

MATCHLINE - SEE INSET ON THIS SHEET

INSET

MATCHLINE - SEE SHEETS 10, 17, & 24

**REMAINING
PARCEL**
NOTES #21 & #22

STORM EASEMENT

*STORM EASEMENT
SEE SHEETS 19-25*

WINKLE
AVENUE NW

PARCEL TWO
— 16.725 ACRES —
TAX MAP #435-10-A

PARCEL A

PLAT NSI. #2023001540
RECORD

MATCHLINE SEE SHEETS 8 15 8 23

QUINN W. STUART BOU
60', AND VARIAB
P.B. 24, PGS. 2.

PLAT INST. #2023001348
RECORD

SHEET GUIDE

SHEET 1 - COVER SHEET
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MAJOR SUBDIVISION PLAT SHOWING
THE PLANNED COMMERCIAL DEVELOPMENT KNOWN AS
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MONTGOMERY COUNTY, VIRGINIA
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JOB #24200071.00

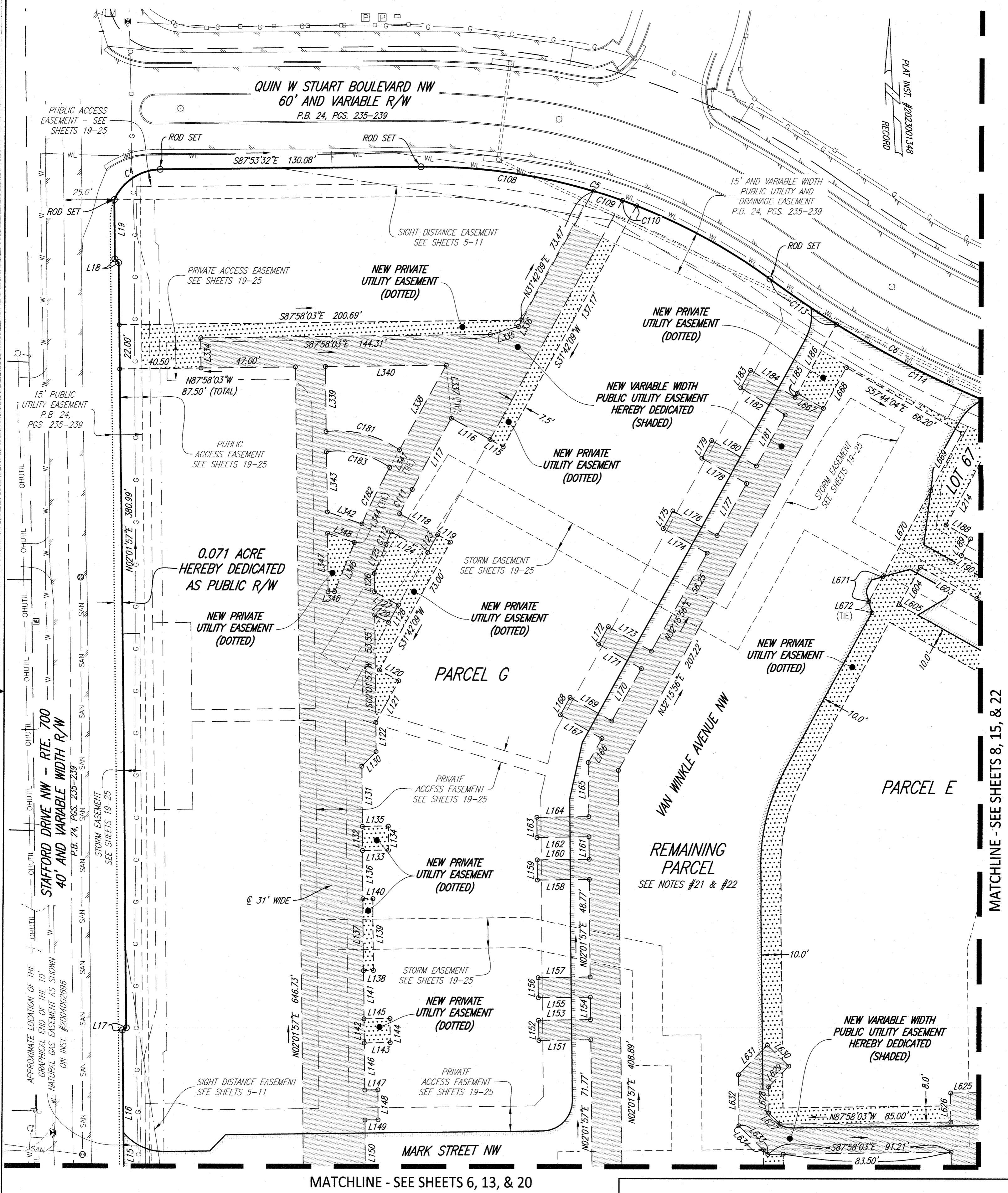
SCALE: 1" = 30'

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MATCHLINE - SEE SHEETS 6, 13, & 20

SHEET GUIDE

SHEET 1	- COVER SHEET	
SHEET 3	2 - 4	- TABLES AND SHEET GUIDE MAP
SHEETS	5 - 11	- NEW LOTS AND SIGHT DISTANCE EASEMENTS
SHEETS	12 - 18	- UTILITY EASEMENTS
SHEETS	19 - 25	- STORM AND ACCESS EASEMENTS

0 30 60 90

SCALE: 1"=30'

A circular stamp with a serrated outer edge. The words "Preliminary" and "FOR REVIEW ONLY" are stacked in the center, with "Preliminary" on top and "FOR REVIEW ONLY" below it. At the bottom of the center, the words "DO NOT RECORD" are printed. The stamp is oriented diagonally.

MAJOR SUBDIVISION PLAT SHOWING
THE PLANNED COMMERCIAL DEVELOPMENT KNOWN AS
CLIFTON TOWN CENTER
HEBERLY SUBDIVIDING

HEREBY SUBDIVIDING
PARCEL ONE AND PARCEL TWO
AS SHOWN ON PLAT RECORDED IN
INSTRUMENT NUMBER 2023001348
SITUATED ON PEPPERS FERRY ROAD NW
TOWN OF CHRISTIANSBURG
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
DATED: MAY 8, 2025
JOB #24200071.00

SCALE: 1 = 30
SHEET 12 OF 25 - UTILITY EASEMENTS

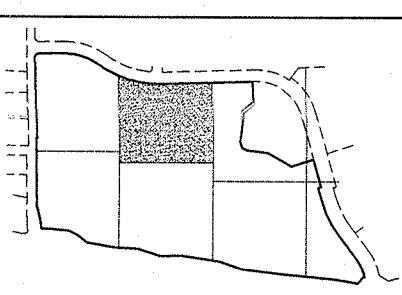
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MATCHLINE - SEE SHEETS 5, 12, & 19

SEE SHEETS 6, 13, & 20

SHEET GUIDE

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0 30 60 90
SCALE: 1" = 30'

PARCEL E

REMAINING PARCEL

PRELIMINARY
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MATCHLINE - SEE SHEETS 7, 14, & 21

PARCEL D

MARK STREET NW

N87°58'03"W 93.00'

N87°58'03"E 93.00'

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MATCHLINE - SEE SHEETS 8, 15, & 22

SEE SHEETS 7, 14, & 21

QUIN W STUART BOULEVARD NW
60' AND VARIABLE R/W
P.B. 24, PGS. 235-239

15' AND VARIABLE WIDTH
PUBLIC UTILITY AND
DRAINAGE EASEMENT
P.B. 24, PGS. 235-239

S88°50'58"E 470.24' (TOTAL)

LOT 84

LOT 85

LOT 87

LOT 88

EAGLE
LANE NW

WATER
VAULT
CAPPED RODS
FOUND

PUBLIC ACCESS EASEMENT
SEE SHEETS 19-25

QUIN W STUART BOULEVARD NW
75' AND VARIABLE R/W
P.B. 24, PGS. 235-239

5' TOWN GUARDWALL
MAINTENANCE EASEMENT
P.B. 24, PGS. 235-239

CAPPED
ROD FOUND

NEW PRIVATE
UTILITY EASEMENT
(DOTTED)

NEW VARIABLE WIDTH
PUBLIC UTILITY EASEMENT
HEREBY DEDICATED
(SHADeD)

PEPPERS FERRY MASTER ASSOCIATION, INC.
PARCEL B
INST. #2016008698
P.B. 27, PG. 54
TAX MAP #435-10-B
PARCEL ID #140130

BASIL LANE NW

NEW PRIVATE
UTILITY EASEMENT
(DOTTED)

PRIVATE
ACCESS EASEMENT
SEE SHEETS 19-25

PORTION OF PUBLIC
UTILITY EASEMENT FROM
HEREBY VACATED
P.B. 24, PGS. 235-239

PARCEL K

15' AND VARIABLE WIDTH
PUBLIC UTILITY AND
DRAINAGE EASEMENT
P.B. 24, PGS. 235-239

PRIVATE ACCESS EASEMENT
SEE SHEETS 19-25

BLUE PAINTED LINES
SEE NOTE #19

CAPPED ROD
FOUND

STORM EASEMENT
SEE SHEETS 19-25

REMAINING
PARCEL
SEE NOTES #21 & #22

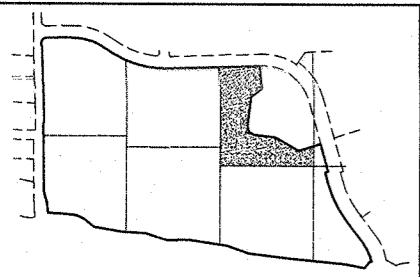
NEW PRIVATE
UTILITY EASEMENT
(DOTTED)

MATCHLINE - SEE SHEETS 10, 17, & 24

MATCHLINE - SEE INSET ON SHEETS 11, 18, & 25

SHEET GUIDE

SHEET 1 - COVER SHEET
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SHEETS 19 - 25 - STORM AND ACCESS EASEMENTS



0 30 60 90
SCALE: 1"=30'

PRELIMINARY
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MAJOR SUBDIVISION PLAT SHOWING
THE PLANNED COMMERCIAL DEVELOPMENT KNOWN AS
CLIFTON TOWN CENTER

HEREBY SUBDIVIDING
PARCEL ONE AND PARCEL TWO
AS SHOWN ON PLAT RECORDED IN
INSTRUMENT NUMBER 2023001348
SITUATED ON PEPPERS FERRY ROAD NW
TOWN OF CHRISTIANSBURG
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
DATED: MAY 8, 2025
JOB #24200071.00
SCALE: 1" = 30'

SHEET 16 OF 25 - UTILITY EASEMENTS

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
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MATCHLINE - SEE SHEETS 9, 16, & 23

MATCHLINE - SEE SHEETS 7, 14, & 21

WOODFORD STREET NW

STORM EASEMENT
SEE SHEETS 19-25

NEW PRIVATE
UTILITY EASEMENT
(DOTTED)

PLAT INST. #2023001348
RECORD

PARCEL B

NEW VARIABLE WIDTH
PUBLIC UTILITY EASEMENT
HEREBY DEDICATED
(SHADeD)

STORM EASEMENT
SEE SHEETS 19-25

PARCEL J

NEW PRIVATE
UTILITY EASEMENT
(DOTTED)

PARCEL I

NEW PRIVATE
UTILITY EASEMENT
(DOTTED)

VAN WINKLE AVENUE NW

MATCHLINE - SEE SHEETS 11, 18, & 25

NEW PRIVATE
UTILITY EASEMENT
(DOTTED)

NEW PRIVATE
UTILITY EASEMENT
(DOTTED)

STORM EASEMENT
SEE SHEETS 19-25

NEW PRIVATE
UTILITY EASEMENT
(DOTTED)

VAN WINKLE AVENUE NW

REMAINING
PARCEL

SEE NOTES #21 & #22

PARCEL A

N78°56'02" W 200.19'

"PROPOSED PERMANENT UTILITY EASEMENT"
SEE SHEETS 7 AND 15(7), PROJ. #0114-154-101,
RW-201, C-501, REV. 3/08/11

WATER
SPIGOT

ASPHALT

GRAVEL

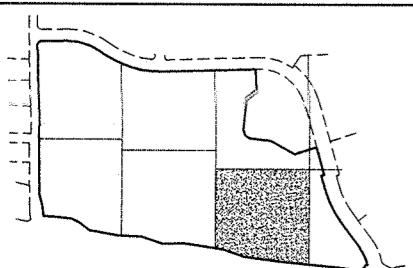
NEW VARIABLE WIDTH
PUBLIC UTILITY EASEMENT
HEREBY DEDICATED
(SHADeD)

"PROPOSED PERMANENT UTILITY EASEMENT"
SEE SHEET 7, PROJ. #0114-154-101,
RW-201, C-501, REV. 3/08/11

PEPPERS FERRY ROAD NW - VA STATE RTE. 114
VARIABLE WIDTH R/W

SHEET GUIDE

- SHEET 1 - COVER SHEET
- SHEETS 2 - 4 - TABLES AND SHEET GUIDE MAP
- SHEETS 5 - 11 - NEW LOTS AND SIGHT DISTANCE EASEMENTS
- SHEETS 12 - 18 - UTILITY EASEMENTS
- SHEETS 19 - 25 - STORM AND ACCESS EASEMENTS



0 30 60 90

SCALE: 1" = 30'

PRELIMINARY
FOR REVIEW ONLY
DO NOT RECORD

MAJOR SUBDIVISION PLAT SHOWING
THE PLANNED COMMERCIAL DEVELOPMENT KNOWN AS
CLIFTON TOWN CENTER

HEREBY SUBDIVIDING
PARCEL ONE AND PARCEL TWO
AS SHOWN ON PLAT RECORDED IN
INSTRUMENT NUMBER 2023001348
SITUATED ON PEPPERS FERRY ROAD NW
TOWN OF CHRISTIANSBURG
RIVER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
DATED: MAY 8, 2025
JOB #24200071.00
SCALE: 1" = 30'

SHEET 17 OF 25 - UTILITY EASEMENTS

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
80 College Street, Suite H / Christiansburg, Virginia 24073 / Phone (540) 381-4290 / balzer.cc / westwoods.com

BA
BALZER
& ASSOCIATES
a Westwood Company

MATCHLINE - SEE INSET ON THIS SHEET

MATCHLINE - SEE SHEETS 10, 17, & 24

PARCEL A

SHEET GUIDE

SHEET 1 - COVER SHEET
SHEET3 2 - 4 - TABLES AND SHEET GUIDE MAP
SHEETS 5 - 11 - NEW LOTS AND SIGHT DISTANCE EASEMENTS
SHEETS 12 - 18 - UTILITY EASEMENTS
SHEETS 19 - 25 - STORM AND ACCESS EASEMENTS

SCALE: 1" = 30'

A circular stamp with a serrated outer edge. The text 'COMMONWEALTH OF MASSACHUSETTS' is curved along the top inner edge. The word 'PRELIMINARY' is written in large, bold, sans-serif letters across the middle. Below it, 'FOR REVIEW ONLY' is written in a smaller, bold, sans-serif font. At the bottom, 'DO NOT RECORD' is written in a bold, sans-serif font. In the center of the stamp, the name 'Kevin M. Jones' is printed, with 'Lic. No. 5224' printed below it. Below that, 'PLAN SURVEYOR' is printed.

MAJOR SUBDIVISION PLAT SHOWING
THE PLANNED COMMERCIAL DEVELOPMENT KNOWN AS
CLIFTON TOWN CENTER

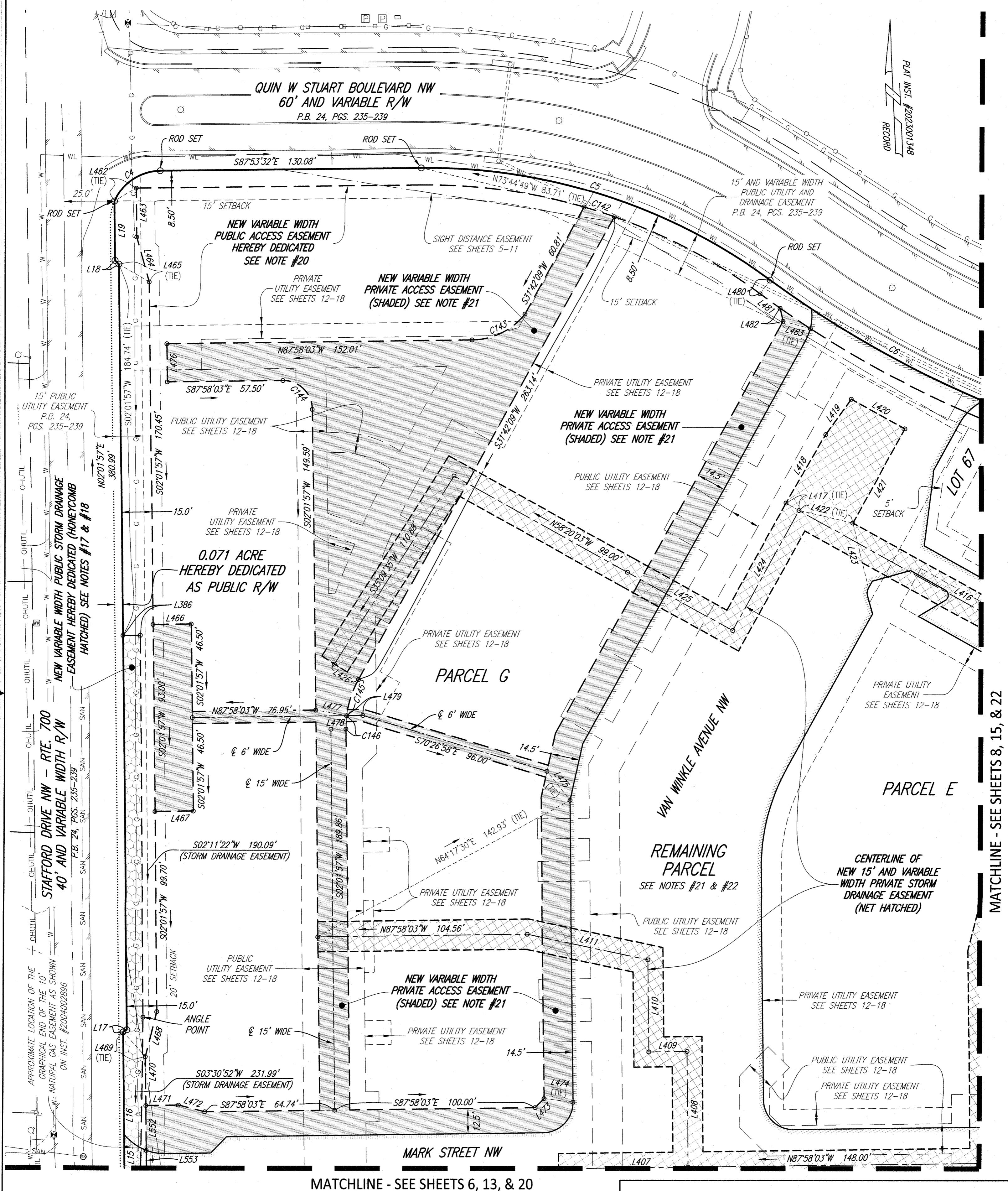
HEREBY SUBDIVIDING
PARCEL ONE AND PARCEL TWO
AS SHOWN ON PLAT RECORDED IN
INSTRUMENT NUMBER 2023001348
SITUATED ON PEPPERS FERRY ROAD NW
TOWN OF CHRISTIANSBURG
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
DATED: MAY 8, 2025
JOB #24200071.00
SCALE 1" = 70'

SCALE: 1" = 30'

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
10 College Street, Suite H / Christiansburg, Virginia 24073 / Phone (540) 381-4290 / balzer.cc / westw



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SHEET GUIDE

SHEET 1 - COVER SHEET
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SHEETS 5 - 11 - NEW LOTS AND SIGHT DISTANCE EASEMENTS
SHEETS 12 - 18 - UTILITY EASEMENTS
SHEETS 19 - 25 - STORM AND ACCESS EASEMENTS

0 30 60 90

SCALE: 1"=30'

PRELIMINARY
FOR REVIEW ONLY
DO NOT RECORD

COMMONWEALTH OF MASSACHUSETTS
LAND SURVEYOR

Kevin M. Jones
Lic. No. 3224

MAJOR SUBDIVISION PLAT SHOWING
THE PLANNED COMMERCIAL DEVELOPMENT KNOWN AS
CLIFTON TOWN CENTER

HEREBY SUBDIVIDING
PARCEL ONE AND PARCEL TWO
AS SHOWN ON PLAT RECORDED IN
INSTRUMENT NUMBER 2023001348
SITUATED ON PEPPERS FERRY ROAD NW
TOWN OF CHRISTIANSBURG
RINER MAGISTERIAL DISTRICT

MONTGOMERY COUNTY, VIRGINIA
DATED: MAY 8, 2025
JOB #24200071.00
SCALE: 1" = 30'
SHEET 19 OF 25 - STORM AND ACCESS EASEMENTS

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
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PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
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MATCHLINE - SEE SHEETS 8, 15, & 22

MATCHLINE - SEE SHEETS 6, 13, & 20

PARCEL D

PLAT INST. #202001348
RECORDED

CENTERLINE OF NEW
15' PRIVATE STORM
DRAINAGE EASEMENT
(NET HATCHED)
SEE NOTE #17

PRIVATE
UTILITY EASEMENT
SEE SHEETS 12-18

PUBLIC
UTILITY EASEMENT
SEE SHEETS 12-18

CENTERLINE OF NEW
15' PUBLIC STORM
DRAINAGE EASEMENT
HEREBY DEDICATED
(HONEYCOMB HATCHED)
SEE NOTES #17 & #18

PARCEL K

PRIVATE
UTILITY EASEMENT
SEE SHEETS 12-18

PUBLIC UTILITY EASEMENT
SEE SHEETS 12-18

SEE SHEETS 9, 16, & 23

PARCEL C

MATCHLINE - SEE SHEETS 10, 17, & 24

PARCEL B

CENTERLINE OF NEW
15' PRIVATE STORM DRAINAGE
EASEMENT (NET HATCHED)
SEE NOTE #17

PUBLIC
UTILITY EASEMENT
SEE SHEETS 12-18

NEW VARIABLE WIDTH
PRIVATE ACCESS EASEMENT
(SHADE)

VAN WINKLE AVENUE NW

10' NATURAL GAS EASEMENT
INST. #2004002896

REMAINING
PARCEL
SEE NOTES #21 & #22

"PROPOSED PERMANENT UTILITY EASEMENT"
SEE SHEETS 7 AND 15(7),
PROJ. #0114-154-101, RW-201,
C-501, REV. 3/08/11

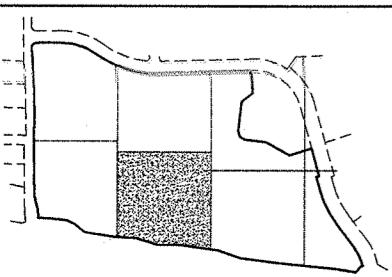
PERMANENT UTILITY EASEMENT
HWY. P.B. 12, PG. 166

APPROX. LOCATION OF
UNDERGROUND GAS LINE
BASED ON FLAGS
OBSERVED ON 3/3/25

PEPPERS FERRY ROAD NW - VA STATE RTE. 114
VARIABLE WIDTH R/W

SHEET GUIDE

- SHEET 1 - COVER SHEET
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- SHEETS 12 - 18 - UTILITY EASEMENTS
- SHEETS 19 - 25 - STORM AND ACCESS EASEMENTS



0 30 60 90

SCALE: 1" = 30'

PRELIMINARY
FOR REVIEW ONLY
DO NOT RECORD
COMMONWEALTH OF
Virginia
Kevin M. Jones
LIC. #3224
LAND SURVEYOR

MAJOR SUBDIVISION PLAT SHOWING
THE PLANNED COMMERCIAL DEVELOPMENT KNOWN AS
CLIFTON TOWN CENTER

HEREBY SUBDIVIDING
PARCEL ONE AND PARCEL TWO
AS SHOWN ON PLAT RECORDED IN
INSTRUMENT NUMBER 2023001348
SITUATED ON PEPPERS FERRY ROAD NW
TOWN OF CHRISTIANSBURG
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
DATED: MAY 8, 2025
JOB #24200071.00
SCALE: 1" = 30'

SHEET 21 OF 25 - STORM AND ACCESS EASEMENTS

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS

ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
80 College Street, Suite H / Christiansburg, Virginia 24073 / Phone (540) 381-4290 / balzer.cc / westwoods.com



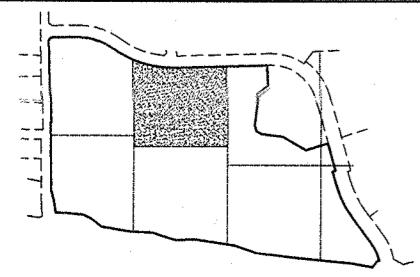
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& ASSOCIATES
a Westwood Company

MATCHLINE - SEE SHEETS 5, 12, & 19

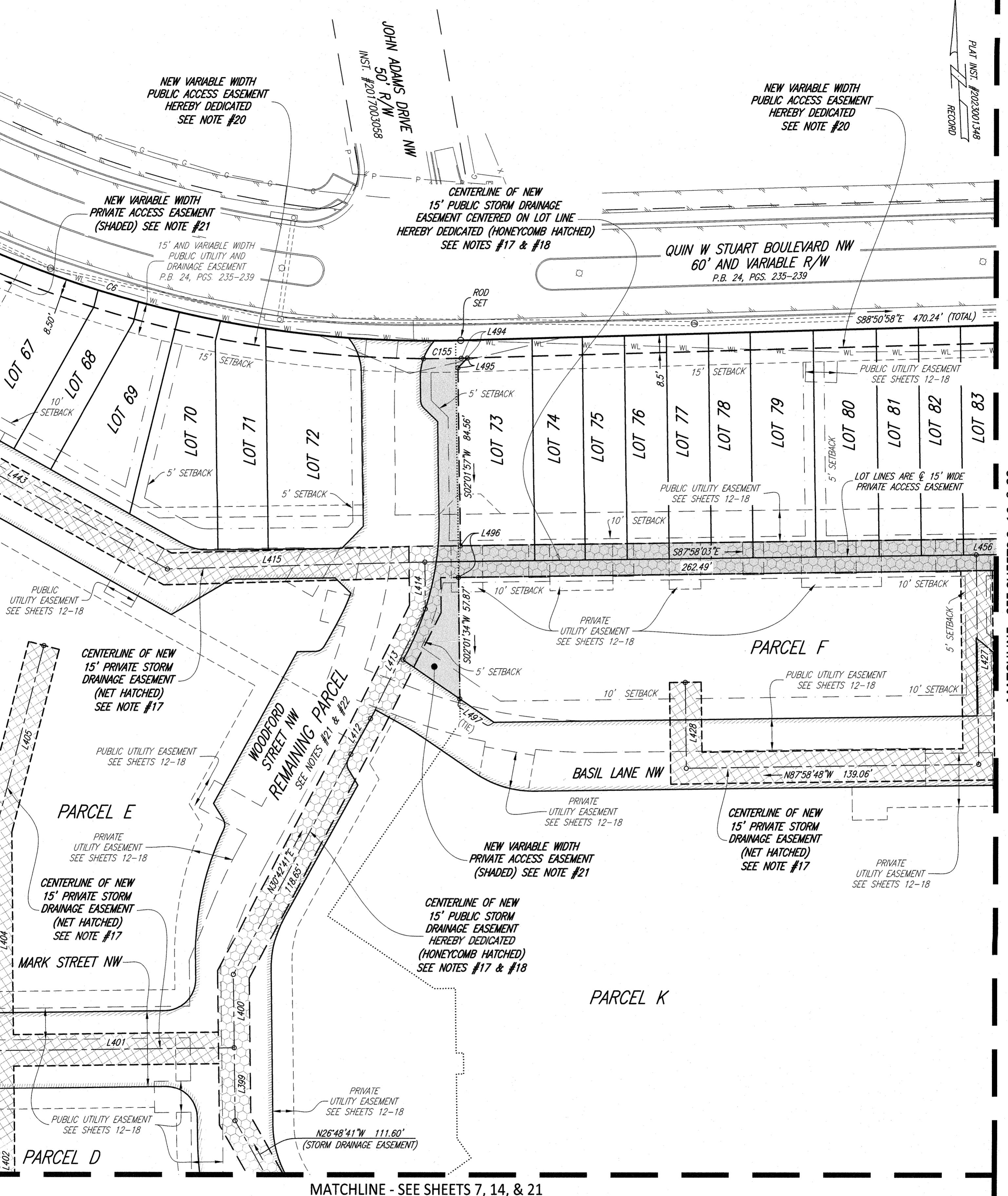
SEE SHEETS 6, 13, & 20

SHEET GUIDE

- SHEET 1 - COVER SHEET
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- SHEETS 19 - 25 - STORM AND ACCESS EASEMENTS



0 30 60 90
SCALE: 1" = 30'



MAJOR SUBDIVISION PLAT SHOWING
THE PLANNED COMMERCIAL DEVELOPMENT KNOWN AS
CLIFTON TOWN CENTER

HEREBY SUBDIVIDING
PARCEL ONE AND PARCEL TWO
AS SHOWN ON PLAT RECORDED IN
INSTRUMENT NUMBER 2023001348
SITUATED ON PEPPERS FERRY ROAD NW
TOWN OF CHRISTIANSBURG
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
DATED: MAY 8, 2025
JOB #24200071.00
SCALE: 1" = 30'

SHEET 22 OF 25 - STORM AND ACCESS EASEMENTS

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
80 College Street, Suite H / Christiansburg, Virginia 24073 / Phone (540) 381-4290 / balzer.cc / westwoods.com

PRELIMINARY
FOR REVIEW ONLY
DO NOT RECORD
SURVEYOR
Kevin M. Jones
LIC. #8224



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MATCHLINE - SEE INSET ON THIS SHEET

INSET

MATCHLINE - SEE SHEETS 10, 17, & 24

*REMAINING
PARCEL*

SEE NOTES #21 & #22

**CENTERLINE OF NEW
15' PRIVATE STORM
DRAINAGE EASEMENT
(NET HATCHED)
SEE NOTE #17**

PARCEL A

PLAT INST. #2023001348
RECORD

MATCHLINE - SEE SHEETS 9, 16, & 23

QUIN W. STUART BOULEVARD N.
60, AND VARIABLE R/W
P.B. 24, PGS. 235-239

PLAT INST. #2023001348
RECORD

COMMON AREA
AND SWM AREA
B. 24, PGS. 235-239
**REMAINING
PARCEL**

MATCHLINE - SEE THIS SHEET

15' PERMANENT EASEMENT (SANITARY SEWER)
GRANTED IN D.B. 1020, PG. 167 AND P.B. 18, PG.
BUT AS SHOWN ON P.B. 24, PGS. 235-239

"PROPOSED PERMANENT UTILITY EASEMENT"
— SEE SHEET 7, PROJ. #0114-154-101,
RW-201, C-501, REV. 3/08/11

20' SETBACK

PEPPERS FERRY ROAD NW - VA STATE RTE. 114
VARIABLE WIDTH R/W

SHEET GUIDE

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A circular stamp with a serrated outer edge. The text "COMMONWEALTH OF MASSACHUSETTS" is curved along the top inner edge. The word "PRELIMINARY" is written vertically along the left side. The word "LAND SURVEYOR" is written vertically along the bottom right side. In the center, the name "Kevin M. Jones" is printed above the text "Lic. No. 5224" and "V". The word "FOR REVIEW ONLY" is printed diagonally across the center.

MAJOR SUBDIVISION PLAT SHOWING
THE PLANNED COMMERCIAL DEVELOPMENT KNOWN AS
CLIFTON TOWN CENTER

HEREBY SUBDIVIDING
PARCEL ONE AND PARCEL TWO
AS SHOWN ON PLAT RECORDED IN
INSTRUMENT NUMBER 2023001348
SITUATED ON PEPPERS FERRY ROAD NW
TOWN OF CHRISTIANSBURG
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
DATED: MAY 8, 2025
I.D. #21000271-00

SCALE: 1" = 30'

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY

34

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