



Town of Christiansburg Planning Commission Monday, September 29, 2025 Agenda

Planning Commission

Chairperson

Jeananne Knies

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, October 20,
2025 at 7:00 p.m.

Town Council Meeting

Public Hearing:

Tuesday, October 28,
2025 at 7:00 p.m.

Action:

Tuesday, November
18, 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, September 29, 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 August 18, 2025.
- 4) Public Hearing
 - A. Rezoning request by Roger Woody, Registered Agent for RWJW Properties, LLC, Applicant and Property Owner, to rezone property located at 300 Kimball Lane SW, identified as Tax Parcel 557-((A))-20; (Parcel ID 016002), and consisting of approximately of 37.987 acres, from Agricultural District (A) to Single-Family Residential District (R-1). 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 Stafford Drive NW in the vicinity of Tax Map #405-A-4D.
- 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 the Planning Department, by phone at (540) 382-6120, ext. 1902, or by email at planning@christiansburg.org with any questions or if you require reasonable accommodations.

**Christiansburg Planning Commission
Minutes of August 18, 2025
Christiansburg Town Hall Council Chambers
100 E. Main Street
Christiansburg VA 24073**

Present: Jeananne Knies, Chairperson
Felix Clarke Jr., Vice-Chairperson
Mark Curtis
Larry Day Jr.
Hil Johnson
Helen Lyman
Mike Scarry

Absent: Jennifer Sowers

Staff/Visitors: Retta Jackson, Planning Director
Devon Shields, Planner II
Daria Chicosky, Property Maintenance/Zoning Supervisor
Jillian Layton, Associate Planner

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

Chairperson Knies led the Pledge of Allegiance.

Public Comment

Chairperson Knies opened the floor for public comment.

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

Approval of Planning Commission Minutes for the July 28, 2025, Meeting

Upon a motion by Commissioner Johnson, seconded by Commissioner Curtis, the July 28, 2025, Planning Commission meeting minutes were approved.

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

- A. **Public Hearing for Code Amendment request by Town of Christiansburg, Applicant, to amend the Christiansburg Town Code, Chapter 42, Sec. 42-8 – Conditional Use Permits; Sec. 42-9 Lighting and Minimum Off-Street Parking; Secs. 42-74(3), 42-99(3), 42-134(3), 42-161(3), 42-189(3), 42-224(3), 42-255(3) – Corner Lots; Secs. 42-33, 42-68, 42-93, 42-128, 42-155, 42-183, 42-218, 42-249, 42-281, 42-305, 42-226 – Permitted Uses of the Christiansburg Town Code. The request is to alphabetize permitted uses**

and parking requirements, to clarify corner lot frontage requirements, and to clarify what "reasonable conditions" may be imposed on a Conditional Use Permit.

Chairperson Knies asked staff for an overview of the request.

Devon Shields, Planner II, spoke about the purpose of the request. She stated the proposed amendment aimed to improve readability of various sections of the Zoning Code without changing the meaning or intent of the sections. She mentioned that in addition to use formatting there was also clarification of the measurement of corner lots intended to correct a typo. The last change was to provide clarity by removing unnecessary phrasing in the Conditional Use Permit section that outlined what makes a proposed condition reasonable.

Chairperson Knies asked if it was safe to assume that none of the language had changed, just the order that they were listed.

Mrs. Shields clarified that no language was changed that changes the meaning of anything in the use sections, just a reordering.

Chairperson Knies asked Commissioners if they had any questions or comments regarding the request.

There was more discussion regarding specific changes proposed.

Chairperson Knies opened the floor for public comment.

Seeing no public comments, Chairperson Knies closed the public hearing.

Upon a motion by Commissioner Johnson, seconded by Commissioner Scarry, the Code Amendment was recommended for approval to Town Council.

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

Other Business

With no further business, Chairperson Knies adjourned the meeting at 7:11 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: September 26, 2025
PC PUBLIC HEARING: Monday, September 29, 2025 at 7 PM
PC RECOMMENDATION: Monday, October 20, 2025 at 7 PM*
*Scheduled recommendation
AGENDA ITEM: Rezoning Request RZN-2025-03
Roger Woody, Registered Agent for RWJW Properties, LLC,
Property Owner and Applicant, request to rezone property located
at 300 Kimball Lane SW.

Site Characteristics:

Address: 300 Kimball Lane SW
Tax Parcel No. 557-((A))-20
Current Zoning: Agriculture (A)
Future Land Use: Residential
Proposed Zoning: Single-Family Residential (R-1)

Background

The property is located at 115 Farmview Rd NW, identified as Tax Parcel 557-((A))-20; (Parcel ID 016002), and consisting of approximately of 37.987 acres. The surrounding zoning designations are Single-Family Residential (R-1) to the north, east, and south and Agriculture (A) to the west, southwest, and southeast. The surrounding uses are residential. The subject property is currently used as a single-family home. An adjoining property to the northwest with the same owner (Tax Parcel 557-((A))-22) was rezoned from Agriculture (A) to Single-Family Residential (R-1) March 11, 2025.

Summary of Request

The purpose of this request is to rezone the parcel from Agriculture (A) to Single-Family Residential (R-1).

The applicant has proffered the following:

1. The property shall be developed at a maximum density of 2.5 single family detached residential units per acre.

2. Any residential subdivision development on the subject parcel shall include the construction of a public road connection from Tax Parcel 557-A-22 to Rogers Drive SW to facilitate interparcel connectivity for residential and emergency service vehicles.

Considerations

Traffic: A Traffic Impact Study is required that takes into account the future background site generated traffic at each expected phase and at build-out or six years after start, whichever is greater. This study would include traffic generated by the subject parcel and future development, such as that on the owner's neighboring parcel. The study was requested September 3, 2025, and has not been received.

Interconnectivity: The applicant has proffered a public road connection from their neighboring parcel to Rogers Drive SW.

Utilities: The cost of utility extension (water, sewer) would be borne by the developer. The property will need water and sewer infrastructure extensions to support R-1 residential development. While water service is readily available, sewer connection options may include either gravity sewer mains or installing a dedicated public lift station with force main. The location of connection to the Town's system will be determined during engineering plan development. If it is determined that a gravity connection is appropriate, then a comprehensive capacity analysis of the downstream Walnut Grove lift station would be required as part of the engineering plan development to assess whether upgrades or improvements are needed to accommodate the projected wastewater flows from the proposed development.

Density: The applicant has proffered a maximum density of 2.5 single-family detached residential units per acre. This would be interpreted as gross density.

The Town's R-1 regulations do not specify a density maximum based on gross area. Gross density includes roads, stormwater ponds, common areas, and other amenities outside of residential lots in the calculation. Net density does not include these areas in the calculation, just the area of the residential lots.

The minimum lot size in R-1 is 10,000 sf, which means the maximum net density is approximately 4 units per acre. Based on the common approximation of 30% of the land being unavailable for developed lots, this would be approximately 2.8 units per acre gross density. This is an approximation, and specific developments may vary.

	Maximum Gross Density	Total Number of Possible Units
Based on Proffer	2.5 units per acre	94 units
Based on R-1 Regulation	~ 2.8 units per acre*	~ 106 units*

* assumes 30% of gross area used for roads, stormwater ponds, common areas, and other amenities outside of residential lots

Attachments Provided with the Staff Report:

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



Rezoning Application

Landowner: RWJW PROPERTIES, LLC

Applicant: RWJW PROPERTIES, LLC

Address: 144 OAK TREE BLVD
CHRISTIANSBURG, VA 24073

Address: 144 OAK TREE BLVD
CHRISTIANSBURG, VA 24073

Phone: 540-382-5885

Phone: 540-382-5885

I am requesting a rezoning of my property from zoning classification A to zoning classification R-1 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 300 KIMBALL LANE SW

Tax Parcel(s): 557-A 20 *as adjusted per Instrument #2025002842 on 5/19/2025

Parcel Number(s): 016002

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: 1,250.00

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): 

Date: 8/8/2025

Date: _____

Signature of Applicant(s): _____

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



THE PLACE TO BE.
CHRISTIANSBURG VA
DEPARTMENT OF PLANNING

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

Please complete the following section:

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

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

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

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

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

1. ☐ Yes or ☒ No, the proposed residential development generates 89 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**



**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

RWJW - KIMBALL REZONING

PARCEL MAP

DRAWN BY
DESIGNED BY
CHECKED BY
DATE
SCALE
REVISIONS

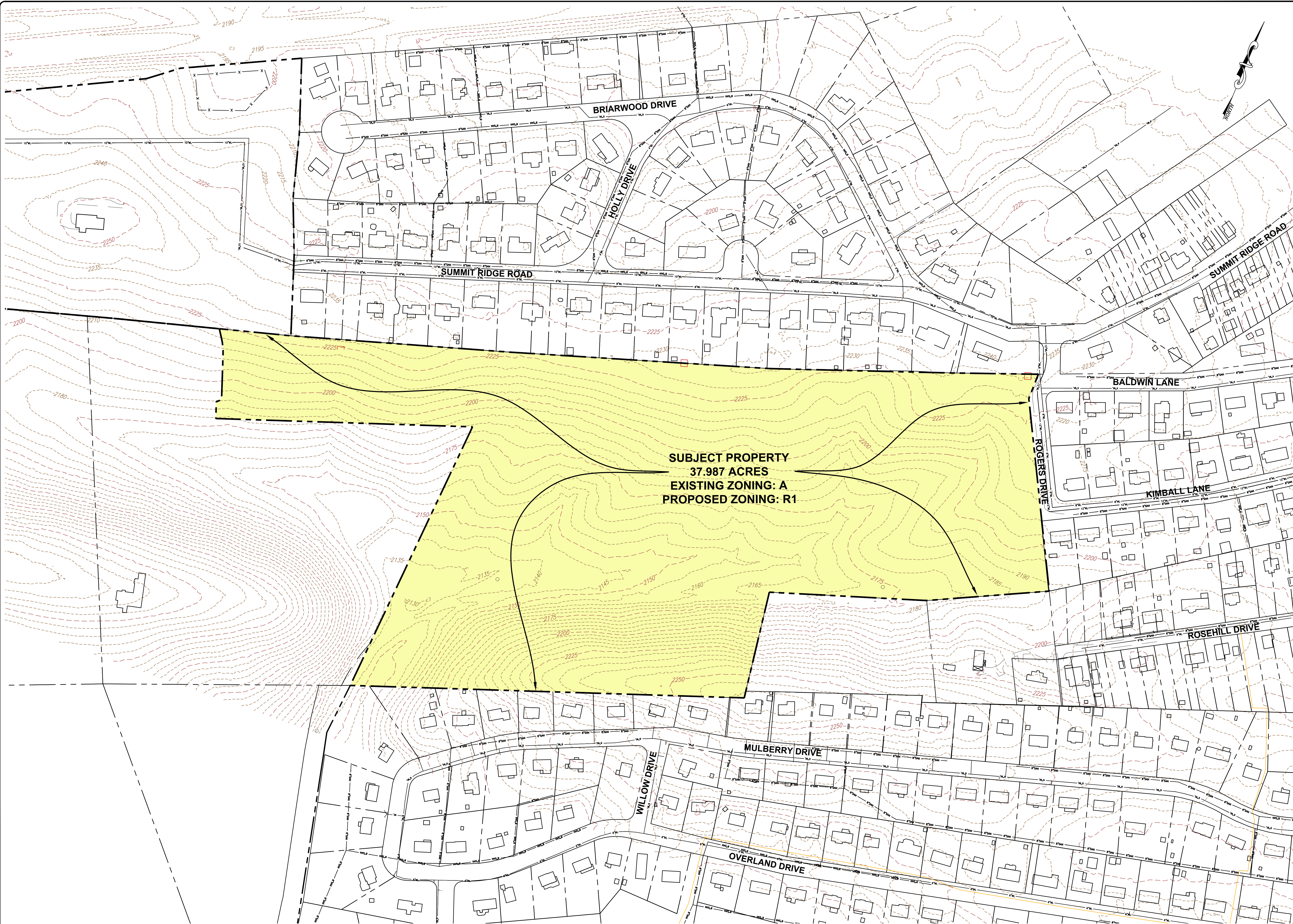
SMS

8/8/2025

NTS

Z1

PROJECT NO. 24240022.00



DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.

N:\JAL\Projects\24240022\24240022.dwg - SUMMIT RIDGE RD PROPERTY\DWG\Resoning_Balzer 8-8-2025.dwg PLOTTED: 8/11/2025 9:02:17 AM

RWJW LLC - REZONING PROFFER STATEMENT

August 8, 2025


Proffer Statement for a requested rezoning application of Tax Parcel #557-A 20 located west of Rogers Drive SW. (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 at a maximum density of 2.5 single family detached residential units per acre.
- 2) Any residential subdivision development on the subject parcel shall include the construction of a public road connection from Tax Parcel 557-A 22 to Rogers Drive SW to facilitate interparcel connectivity for residential and emergency service vehicles.

Owner / Applicant


 8-8-25
Date

Commonwealth of Virginia

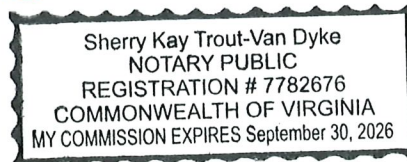
County of Montgomery

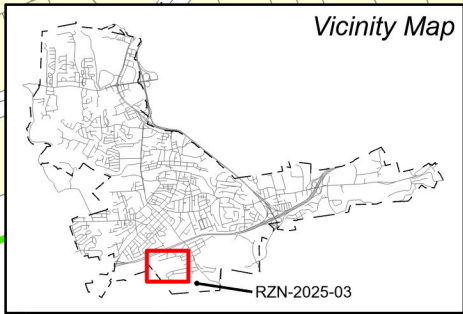
The foregoing instrument was acknowledged before me this 8th day of August 2025 by:

Roger Wayne Woody of Montgomery County.

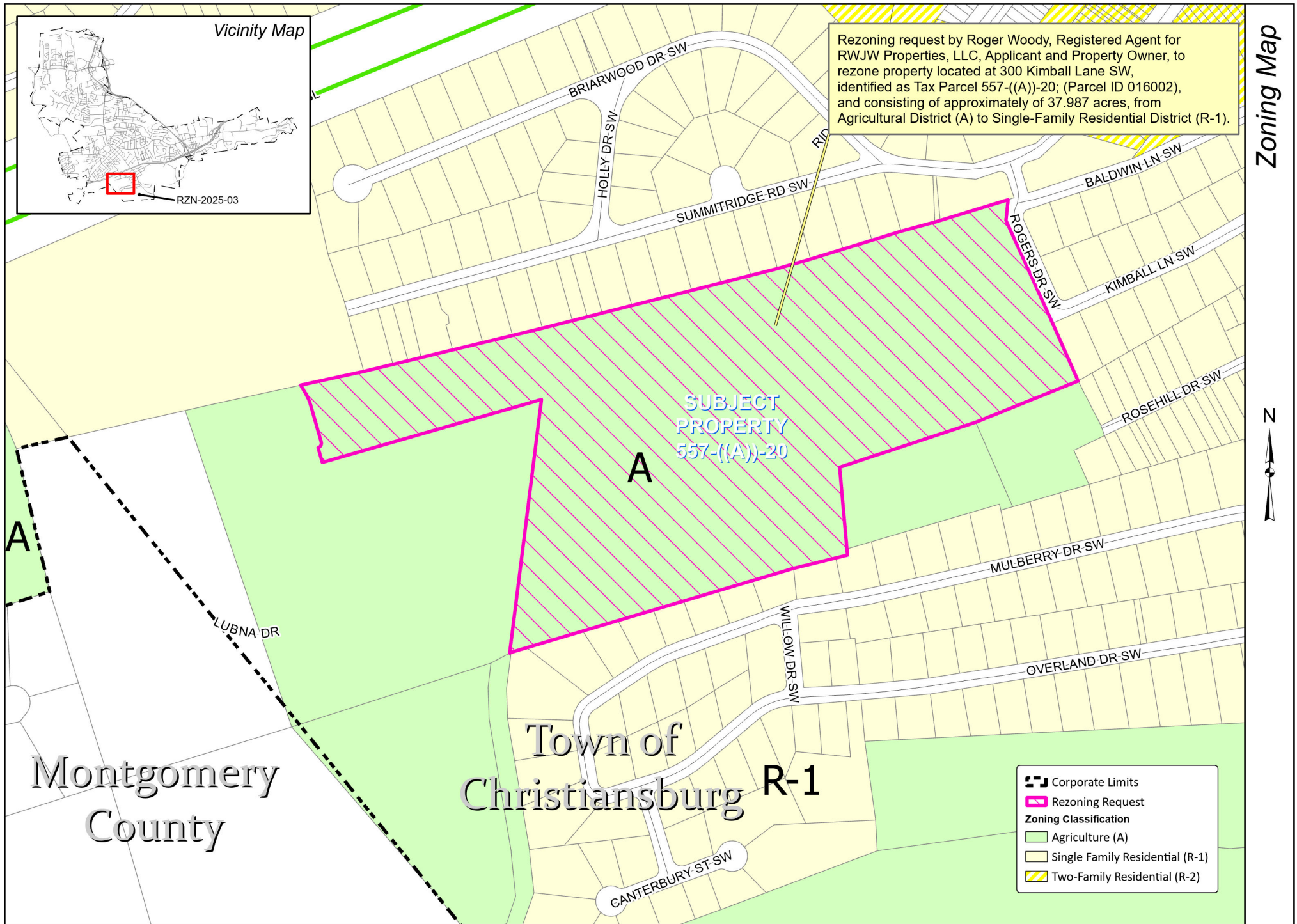

Notary Public

My commission expires 09/30/2026





Rezoning request by Roger Woody, Registered Agent for RWJW Properties, LLC, Applicant and Property Owner, to rezone property located at 300 Kimball Lane SW, identified as Tax Parcel 557-((A))-20; (Parcel ID 016002), and consisting of approximately of 37.987 acres, from Agricultural District (A) to Single-Family Residential District (R-1).



Zoning Map



Corporate Limits

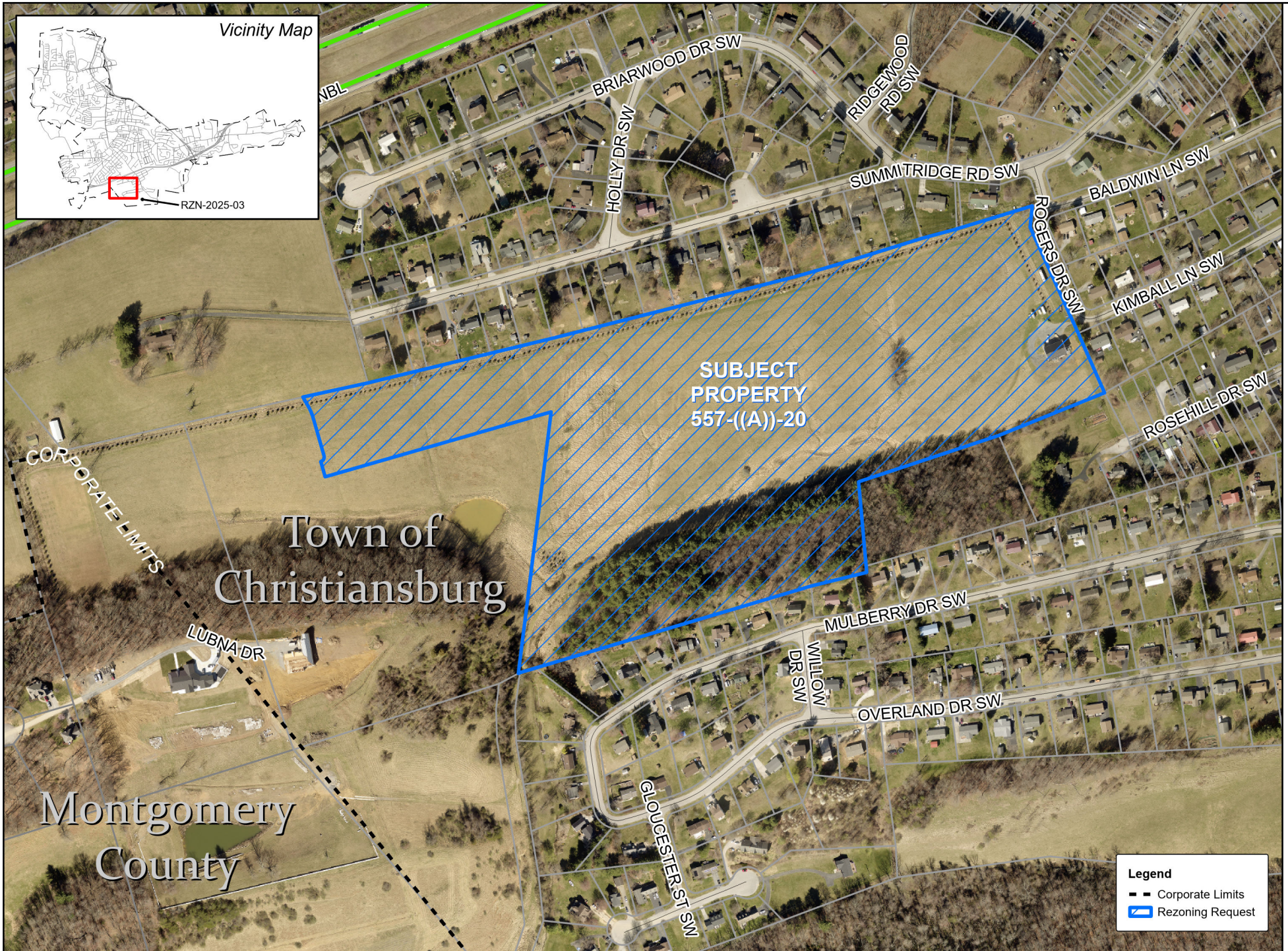
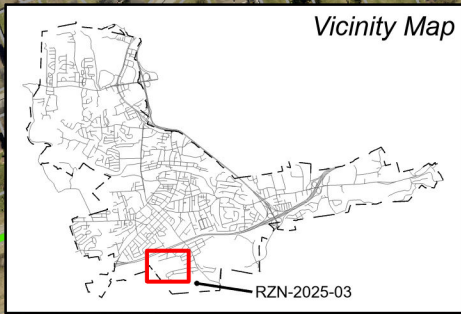
Rezoning Request

Zoning Classification

- Agriculture (A)
- Single Family Residential (R-1)
- Two-Family Residential (R-2)

REZONING REQUEST: RZN-2025-03 - 300 Kimball Ln SW
Planning Commission Public Hearing: September 29, 2025
Town Council Public Hearing: October 28, 2025





Aerial Map

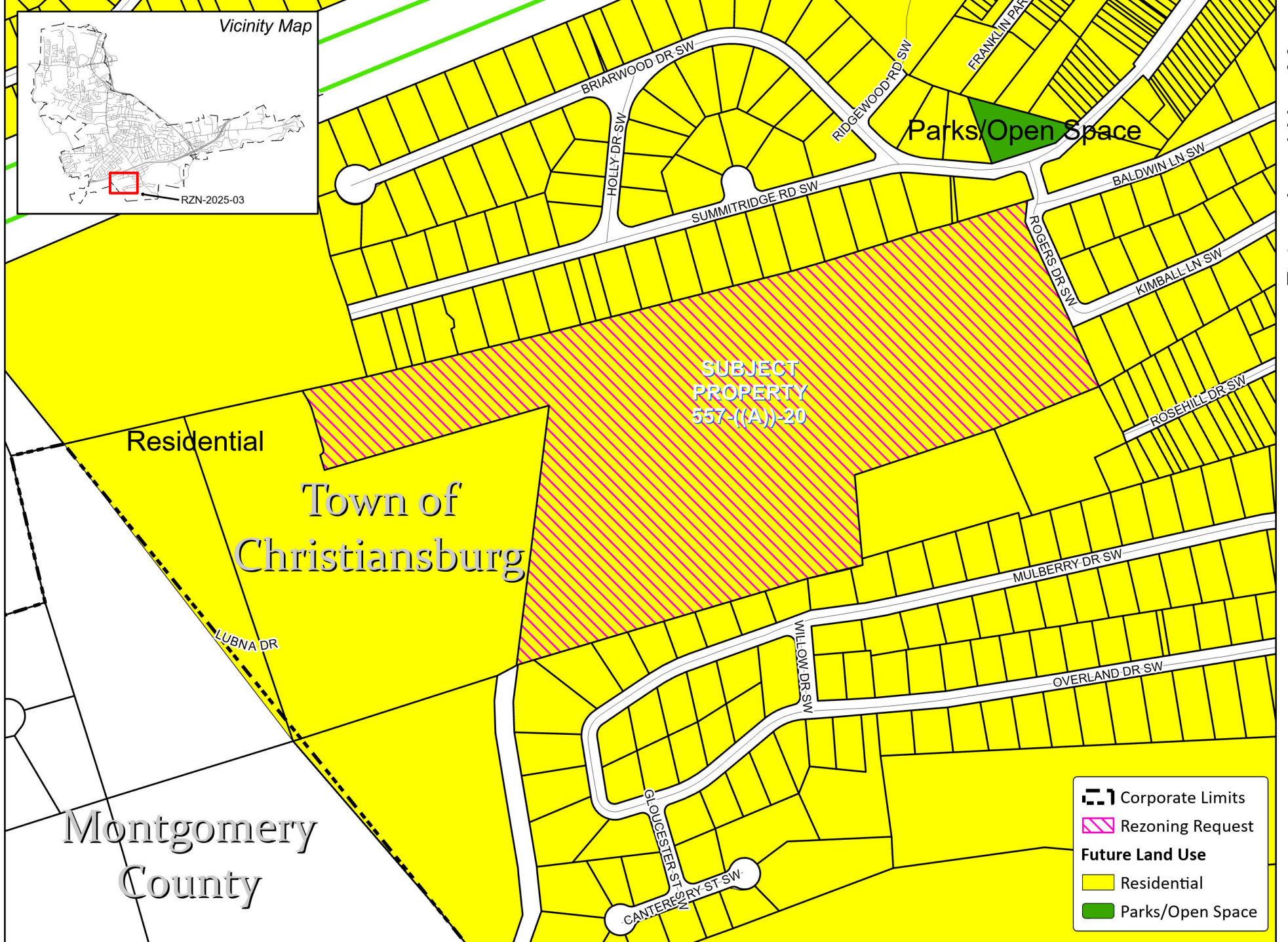
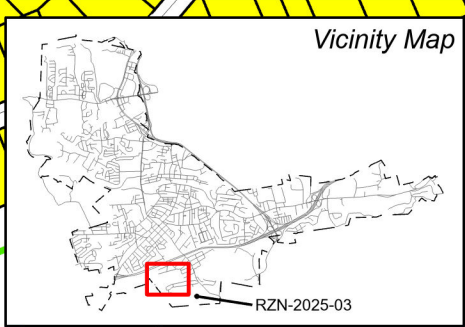


Legend

- Corporate Limits
- Rezoning Request


REZONING REQUEST: RZN-2025-03 - 300 Kimball Ln SW
Planning Commission Public Hearing: September 29, 2025
Town Council Public Hearing: October 28, 2025







Future Land Use Map




 Corporate Limits

 Rezoning Request

Future Land Use

 Residential

 Parks/Open Space

REZONING REQUEST: RZN-2025-03 - 300 Kimball Ln SW
Planning Commission Public Hearing: September 29, 2025
Town Council Public Hearing: October 28, 2025



ABSOLUTE CONSTRUCTION LLC
2040 LUBNA DR
CHRISTIANSBURG VA 24073

ALAN DAVID BOWLES
BECKY SIFFORD BOWLES
405 MULBERRY DR
CHRISTIANSBURG VA 24073

ARTHUR C SCHWINDT
C/O MARY L SCHWINDT
410 SUMMITRIDGE RD
CHRISTIANSBURG VA 24073

BRENTON DOMITROVIC
350 SUMMITRIDGE RD
CHRISTIANSBURG VA 24073

CHARLES E WEBER JR
4842 HIGHVIEW DR
DUBLIN VA 24084-4730

CHARLES S KAMIENSKI
JULIE ANNE KAMIENSKI
400 SUMMITRIDGE RD
CHRISTIANSBURG VA 24073

COLLIN ALEXANDER LIPSCOMB
KATHERINE SHELTON LIPSCOMB
380 SUMMITRIDGE RD
CHRISTIANSBURG VA 24073

CYNTHIA GWINN
470 SUMMITRIDGE RD
CHRISTIANSBURG VA 24073

DANA C HUFFMAN
290 BALDWIN LN SW
CHRISTIANSBURG VA 24073

DAVID T BREON
DEBORAH S BREON
445 MULBERRY DR
CHRISTIANSBURG VA 24073

DEREK LEE WOODY
CASSIDY LEANNE WOODY
2040 LUBNA DR
CHRISTIANSBURG VA 24073

ERIK L WOODY
BRENDA L WOODY
2030 LUBNA DR
CHRISTIANSBURG VA 24073

GERALD E THOMPSON
BETTY L THOMPSON
330 SUMMITRIDGE RD
CHRISTIANSBURG VA 24073

HARVEY A SPAHR
TERRI P SPAHR
390 SUMMITRIDGE RD
CHRISTIANSBURG VA 24073

HOWARD KEITH KIDD
SHEILA K KIDD
480 SUMMITRIDGE RD
CHRISTIANSBURG VA 24073

JAMES THOMAS WILLIAMS III
HARRIET L WILLIAMS
320 SUMMITRIDGE RD
CHRISTIANSBURG VA 24073

JANICE K FISHER
310 SUMMITRIDGE RD
CHRISTIANSBURG VA 24073

JEFFREY A COCHRAN
KIM L COCHRAN
455 MULBERRY DR
CHRISTIANSBURG VA 24073

JOELLE B FERRELL
360 SUMMITRIDGE RD
CHRISTIANSBURG VA 24073

KARL FISHER
SANDRA FISHER
395 MULBERRY DR
CHRISTIANSBURG VA 24073

KENNETH MALLORY
SARAH KATHLEEN MALLORY
415 MULBERRY DR
CHRISTIANSBURG VA 24073

MATTHEW JAMES STANLEY
365 MULBERRY DR
CHRISTIANSBURG VA 24073

MICHAEL A HORNING
MELISSA HORNING
500 SUMMITRIDGE RD
CHRISTIANSBURG VA 24073

MICHAEL K LEE
LAURA J LEE
425 MULBERRY DR
CHRISTIANSBURG VA 24073

MICHAEL R BLANKENSHIP
CHEARL J BLANKENSHIP
460 SUMMITRIDGE RD
CHRISTIANSBURG VA 24073

PAUL HALE
SUSAN HALE
290 KIMBALL LN
CHRISTIANSBURG VA 24073

RANDY D HUTCHINSON
MARGARET A HUTCHINSON
385 MULBERRY DR
CHRISTIANSBURG VA 24073

ROBERT A HODGES
DANA B HODGES
420 SUMMITRIDGE RD
CHRISTIANSBURG VA 24073

RUDY C BAGWELL ESTATE
C/O SUSAN B HALE EXEC
6831 DUNKARD RD
DUBLIN VA 24084

RWJW PROPERTIES LLC
144 OAK TREE BLVD
CHRISTIANSBURG VA 24073

RWW4 LLC
144 OAK TREE BLVD
CHRISTIANSBURG VA 24073

SCOTT A FRIEND
JENNIFER W FRIEND
340 SUMMITRIDGE RD
CHRISTIANSBURG VA 24073

STEVEN H HUPPERT TRUST
C/O STEVEN H HUPPERT TRS
440 SUMMITRIDGE RD
CHRISTIANSBURG VA 24073

TABITHA D HODGE
250 SUMMITRIDGE RD
CHRISTIANSBURG VA 24073

VANESSA L BOHR
465 MULBERRY DR
CHRISTIANSBURG VA 24073

WILLIAM P OETJENS
435 MULBERRY DR
CHRISTIANSBURG VA 24073

MONTGOMERY COUNTY BOARD
OF SUPERVISORS
755 ROANOKE ST
CHRISTIANSBURG VA 24073



Planning Department Staff Summary

TO: Planning Commission
DATE: September 26, 2025
AGENDA ITEM: Plat showing dedication of Right-of-Way for Stafford Drive NW

Summary

The property in question is a 0.084 acre portion of Tax Map 405 - (A) – 4D (Parcel ID 090706), located on the western side of Stafford Dr NW. The owner has requested to subdivide the property. As the existing right-of-way abutting the property is less than 50 feet in width, the dedication of right-of-way is required by *Town Code* Sec. 42-27(k).

Lot location. Each lot shall abut on a street, or streets, dedicated by the subdivision plat, or on an existing publicly dedicated street, or on a street which has become public by right of use, having a minimum of 50 feet in width. If the existing street, or streets, upon which the subdivision or resubdivision is to abut is not as much as 50 feet in width, but otherwise meets, or is to be constructed to meet, town street standards, the subdivider or resubdivider shall, to the extent or distance that the subdivision or resubdivision is to front upon such street or streets, dedicate sufficient land along the entire road frontage of the subdivision or resubdivision so that there will be available sufficient land to widen to a minimum of 50 feet should a like dedication be made in the event of a future subdivision or resubdivision occurring directly across the street.

Attachments Provided with the Staff Summary:

- Plat
- Vicinity Map

NOTES:

1. *CURRENT OWNER & LEGAL REFERENCES :*
TAX ID. #405-A 4D P.I.D. 090706
GARY W. PROCO AND DARRELL L. PROCO; INSTR. #2004003180, PLAT INSTR. #2002011149
SITE ADDRESS: STAFFORD DRIVE, CHRISTIANSBURG, VA 24073
MAILING ADDRESS: 820 STAFFORD DRIVE, CHRISTIANSBURG, VA 24073
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
3. THIS PLAT WAS BASED ON AN ACTUAL FIELD SURVEY USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD.
4. THIS PROPERTY IS SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, EASEMENTS AND AGREEMENTS OF RECORD TO THE EXTENT THAT THEY MAY LAWFULLY APPLY TO THIS PROPERTY.
5. THE AREA SHOWN HEREON IS LOCATED WITHIN FLOOD HAZARD ZONE 'X' (UNSHADED) FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAPS #51121C0140C DATED SEPTEMBER 25, 2009.
6. THE SUBJECT PROPERTY IS ZONED TOWN OF CHRISTIANSBURG (A) AGRICULTURAL. MINIMUM LOT AREA = 1/2 ACRE, SETBACK REQUIREMENTS PER THE TOWN OF CHRISTIANSBURG 'A': FRONT = 35', REAR = 50', SIDE = 25' FOR EACH PRINCIPLE STRUCTURE; ACCESSORY BUILDINGS: NO CLOSER THAN 3' TO ANY SIDE OR REAR LOT LINE. THE MINIMUM LOT WIDTH AT THE FRONT SETBACK LINE AND THE STREET LINE SHALL BE 150'. THE SETBACKS REFERENCED HEREON ARE CURRENT SETBACK REQUIREMENTS PER THE DATE OF THIS SURVEY. CONSULT THE TOWN OF CHRISTIANSBURG PLANNING DEPARTMENT PRIOR TO ANY CONSTRUCTION.
7. NO GRAVES, OBJECTS, OR STRUCTURES MARKING A BURIAL SITE OBSERVED IN THE VICINITY OF THIS SURVEY.
8. THE PARCELS SHOWN HEREON WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER. BOTH WATER AND SEWER EXIST ALONG STAFFORD DRIVE.
9. NO STRUCTURES OR IMPROVEMENT EXIST ON THE PROPERTY SHOWN.
10. THE INTENT OF THIS SURVEY IS TO DIVIDE TAX MAP #405-A-4D INTO 2 EQUAL PARCELS WITH EQUAL ROAD FRONTAGE AND ACREAGE.

AREA SUMMARY:		
BEFORE SUBDIVISION & BOUNDARY LINE REVISION		
TAX ID.	AREA	REFERENCE
#405-A 4D	5.936 A.C.	INSTR. #2002011149
AFTER SUBDIVISION & BOUNDARY LINE REVISION		
#405-A 4D	2.926 AC.	THIS SURVEY
#NEW LOT '4E'	2.926 AC.	THIS SURVEY
R/W DEDICATION	0.084 AC.	THIS SURVEY

APPROVAL AND ACCEPTANCE:

THE HEREON SHOWN SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED FOR ACCEPTANCE AND RECORDATION BY THE TOWN OF CHRISTIANSBURG, VIRGINIA.

SUBDIVISION AGENTDATE

TOWN MAYORDATE

PLANNING COMMISSIONDATE

SOURCE OF TITLE AND SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS PLAT, IS ALL OF THE PROPERTY WHICH WAS ACQUIRED BY GARY W. PROCO AND DARRELL L. PROCO OF RECORD INSTRUMENT #2004003180 DATED JANUARY 5, 2004 AS RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE OF MONTGOMERY COUNTY, VIRGINIA. SAID INSTRUMENT BEING THE LAST INSTRUMENT BY WHICH SAID OWNERS ACQUIRED THEIR INTEREST IN THE SUBJECTS PROPERTIES.

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MADE BY ME AT THE DIRECTION OF THE OWNERS; THAT THE MONUMENTS SHOWN HEREON HAVE ACTUALLY BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN; THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCE OF THE TOWN OF CHRISTIANSBURG, VIRGINIA AS APPLICABLE.

JEREMY T. HUTCHINS, L.S. #003392DATE

OWNER'S STATEMENT:

THE PLATTING OR DEDICATION OF THE FOLLOWING SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

GARY W. PROCODATE

DARRELL L. PROCODATE

NOTARY'S STATEMENT

COUNTY / CITY OF
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS DAY OF, 20 BY

NOTARY PUBLIC'S SIGNATURE

NOTARY REGISTRATION NUMBER:

MY COMMISSION EXPIRES:

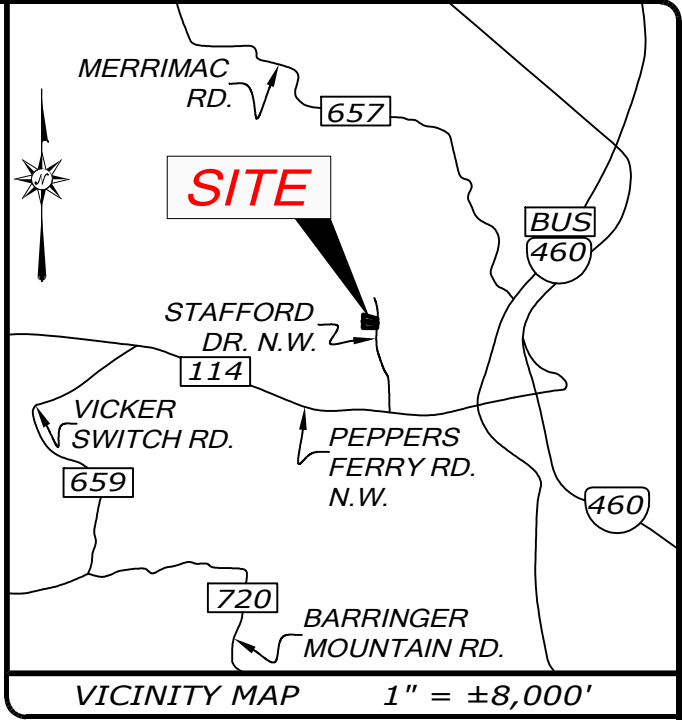
NOTARY'S STATEMENT

COUNTY / CITY OF
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS DAY OF, 20 BY

NOTARY PUBLIC'S SIGNATURE

NOTARY REGISTRATION NUMBER:

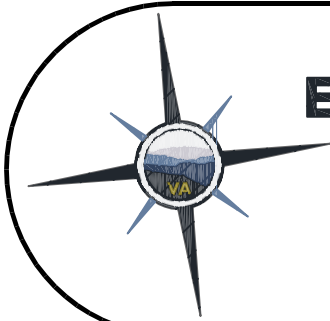
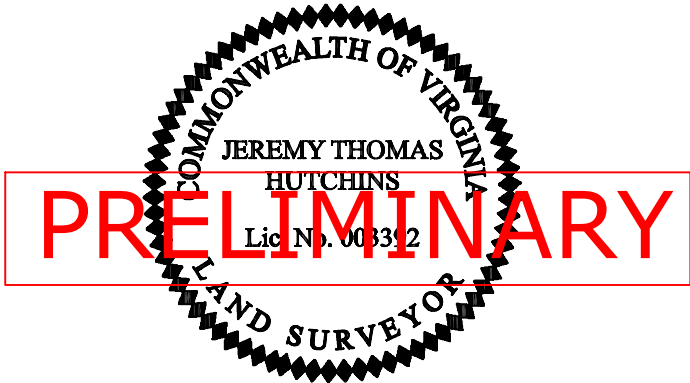
MY COMMISSION EXPIRES:



PLAT SHOWING
SUBDIVISION
OF TAX ID. #405-A 4D
HEREBY CREATING:
NEW LOT 4E
FOR

GARY W. PROCO
&
DARRELL L. PROCO

TOWN OF CHRISTIANSBURG
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA



ELEVATION
SURVEYING LLC

5204 Long Shop Road Blacksburg, VA
www.elevationsurveying.com
elevsurv@gmail.com
office: 540.739.3338

DATE: 08/25/2025
REV. DATE: 09/15/2025

PROJECT NO.: 25-064
DRAWN BY: SMB
CHECKED BY: JTH
SHEET NO. 1 OF 2
SCALE: 1" = 60'



ABBREVIATIONS

AC. = ACRES
C.L. = CENTERLINE
D.B. = DEED BOOK
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD SET
(N.P.L.) = NEW PROPERTY LINE
P.B. = PLAT BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
S.B.L. = SETBACK LINE

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE SHOWN)
- ⊙ 5/8" REBAR W/CAP SET
- ⚡ POWER POLE
- PL — ADJACENT PROPERTY LINES
- C.L. — CENTERLINE ROADS
- OHU — OVERHEAD UTILITIES
- E.P. — EDGE OF PAVEMENT
- X — FENCE
- Ⓜ SANITARY MANHOLE

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SUBDIVISION
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HEREBY CREATING:
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TOWN OF CHRISTIANBURG
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	879.46'	22.88'	1°29'25"	22.87'	S 03°28'36" W
C2	879.47'	185.52'	12°05'12"	185.18'	S 03°18'42" E
C3	869.47'	207.67'	13°41'07"	207.18'	S 02°37'16" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 04°17'42" W	157.74'

TAX ID. #405-A 4A
P.I.D. 023147
DARRELL L. PROCO
D.B. 428, PG. 288
D.B. 451, PG. 166 (PLAT)

TAX ID. #405-A 4D
AREA = 2.926 AC.

NEW LOT '4E'
AREA = 2.926 AC.

10' STRIP HEREBY DEDICATED TO
THE TOWN OF CHRISTIANBURG
(0.084 AC. OR 3669.58 SQ. FT.)

TAX ID. #405-A 4D
BEFORE SUBDIVISION
AREA = 5.936 AC.

STAFFORD'S FARM SUBDIVISION
(P.B. 23, PG. 529)

"WALTERS DRIVE, N.W." (60' R/W)

BELMONT ESTATES SEC. IV
(P.B. 16, PG. 278)

BELMONT ESTATES SEC. II
(P.B. 16, PG. 278)

"STAFFORD DRIVE, N.W."
(30' PRESCRIPTIVE R/W)
INSTR. #2002011149

TAX ID. #404-5 88
P.I.D. 032379
DWIGHT D. BIGLER
INSTR. #2021005742

TAX ID. #404-5 87
P.I.D. 032378
DAVID MARSHALL
YOUNGMAN &
VERONICA LEIGH
YOUNGMAN
INSTR. #2023001774

TAX ID. #404-5 86
P.I.D. 032377
WILLIAM KYLE
FREEMAN
D.B. 906, PG. 754

TAX ID. #404-A 3D
P.I.D. 026334
WILLIAM BRYANT
JOHNSON &
ALICIA L. JOHNSON
INSTR. #2009011990
D.B. 807, PG. 622
(PLAT)

TAX ID. #404-3 55
P.I.D. 004056
WILLIAM BRYANT
JOHNSON &
ALICIA L. JOHNSON
INSTR. #2009011990

TAX ID. #404-3 54
P.I.D. 002323
ERIC R. SHARPE
INSTR. #2008005564

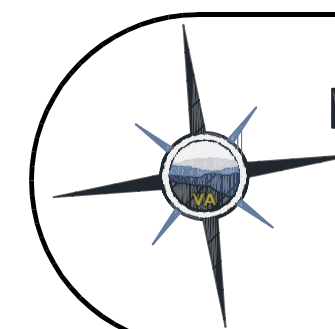
TAX ID. #404-3 53
P.I.D. 011935
BENJAMIN E. SMITH
INSTR. #2021001640

TAX ID. #404-8 9
P.I.D. 100351
IRIS MULLINS
INSTR. #2015005676

TAX ID. #404-8 8
P.I.D. 100350
MEAGAN M. WEAVER &
AMANDA R. ARMSTRONG
INSTR. #2021002175

TAX ID. #404-8 10
P.I.D. 100352
DAVID G. MEADOWS
INSTR. #2005006072

TAX ID. #405-4 A
P.I.D. 100388
STAFFORDS FARM
HOMEOWNERS,
ASSOCIATION INC
INSTR. #2005016037

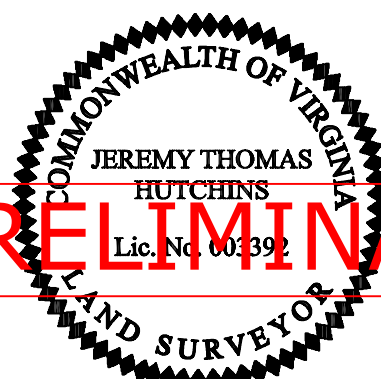


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SCALE: 1" = 60'



PRELIMINARY

Vicinity Map: Stafford Drive Right-of-Way, Tax Map 405-A-4D

