



Town of Christiansburg Planning Commission Monday, December 1, 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, December
15, 2025 at 7:00 p.m.

Town Council Meeting

Public Hearing:

Tuesday, January 13,
2026 at 7:00 p.m.

Action:

*Tentatively

Scheduled*

Tuesday, January 27,
2026 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, December 1, 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 October 20, 2025.
- 4) Public Hearing
 - A. Conditional Use Permit request by Clayco, LLC, Property Owner and Applicant, to allow a Planned Housing Development of 28 multi-family residential dwelling units on approximately 2.031 acres located northwest of the intersection of Chrisman Street SW and First Street SW, between 101 Chrisman Street SW and 400 W Main Street; consisting of all of Tax Parcel 526-((A))-138 (Parcel ID 013446); zoned Multifamily Residential District (R-3). 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 Underwood Street NW in the vicinity of Tax Parcels 526 – (24)- 6A,7.
- 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 October 20, 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
Jennifer Sowers

Absent:

Staff/Visitors: Retta Jackson, Planning Director
Devon Shields, Community Development Planner
Daria Chicovsky, Property Maintenance/Zoning Supervisor
Jillian Layton, Planning Services Coordinator
Mayor D. Michael Barber
Steve Semones, Balzer & Associates, 80 College Street, Christiansburg VA 24073
Jeff Cochran, 455 Mulberry Drive, Christiansburg VA 24073
Harrison Vaughan, 160 Summitridge Road, Christiansburg VA 24073
Deneise Altizer, 85 Summitridge Road, Christiansburg VA 24073
Tyler Graham, 205 Overland Drive, Christiansburg VA 24073
Kimberly McKittrick, 420 Mulberry Drive, Christiansburg VA 24073
Brian Grove, 725 Atkinson Road, Christiansburg VA 24073

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.

Chairperson Knies stated that she would like a change made to the agenda to provide a staff update prior to public comments.

Upon a motion made by Commissioner Johnson, seconded by Commissioner Curtis a staff update was added before public comment.

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

Staff Update

Chairperson Knies mentioned that there had been questions at the public hearing and additional citizen comment emails received about the Kimball Lane rezoning request on the agenda. She asked staff to provide an update with information gathered in response to questions and concerns that were previously raised.

Devon Shields, Community Development Planner, listed the proffers the applicant had offered and mentioned that one of them was new since the last meeting. She then provided updates in response to items that had been brought up by the Commission and citizens during and after the previous public hearing. She stated that staff had reviewed the Traffic Impact Statement, and that the applicant has proffered to build any road improvements warranted that would be determined during site plan review. She said the drainage concerns on Mulberry Drive were brought to the Engineering Department and she was informed that at this time there is no capital drainage project planned in this area. She informed Commission that any stormwater runoff resulting from development on this parcel will be required to meet state and local stormwater management regulations in place at time of development. She then provided updates regarding the water system, sewer system, AEP electric grid, school system, and the existing bridge over I-81. She responded to a question about housing demand and stated that Christiansburg has been identified as one of the localities within Montgomery County with the most intense housing demand. She went over a housing pipeline summary that included all residential development that was anywhere in the process from site plan review through ongoing construction. She stated there was a total number of 989 units on the summary.

Chairperson Knies asked Steve Semones to speak about the Traffic Impact Study results and the turn lanes that were being proposed.

Steve Semones, Balzer & Associates, 80 College Street, Christiansburg VA 24073, spoke about the Traffic Impact Statement that had been requested by staff and detailed the criteria for the study. He stated that the results showed that a full right turn lane was required at Summitridge Road and a right taper on Kimball Lane. He said that after a meeting with the Engineering Department and other Town staff, they agreed with how traffic would be distributed between Summitridge Road and Kimball Lane, and that conversation led to the new proffer statement that was submitted. He spoke about the water system concerns on Mulberry and said the water line loop being proposed with this development would like increase water pressure for current residents.

Chairperson Knies asked Mrs. Shields how residents are notified of upcoming Rezoning and Conditional Use Permit public hearings.

Mrs. Shields stated that the Town was required by State Law and Town Code to notify citizens of upcoming public hearings through an ad in the newspaper, a posting at the site, and certified mailing notices that are sent to adjacent property owners which includes information about the request and how they can participate in the public hearing process.

Chairperson Knies stated that citizens had been referring to this as a high density build and questioned whether the Town has a definition on what is considered high density.

Mrs. Shields stated that she did not believe the Town defines high density vs any other type of density.

Public Comment

Chairperson Knies opened the floor for public comment.

Jeff Cochran, 455 Mulberry Drive, Christiansburg VA 24073, spoke about the rezoning request. He stated he wasn't necessarily opposed to this development but believed that the Town needs to improve current infrastructure on Franklin Street before large developments like this are approved. He spoke about concerns with traffic, road maintenance, and water pressure issues. He also asked for the developer to consider proffering that the current tree line not be cut down.

Harrison Vaughan, 160 Summitridge Road, Christiansburg VA 24073, questioned if current roads would be widened with sidewalks and bike lanes and if so, how much yardage would potentially be taken away from residents.

Deneise Altizer, 85 Summitridge Road, Christiansburg VA 24073, asked about the age of the Interstate bridge, whether it needed to be repaired or replaced, and what impact that would have on traffic and construction for this proposed development.

Tyler Graham, 205 Overland Drive, Christiansburg VA 24073, spoke about current issues with the outlying roads, such as Ellett Drive and Alleghany Street, that would be used as access to and from this proposed development. He stated he also had concerns with noise and safety.

Kimberly McKittrick, 420 Mulberry Drive, Christiansburg VA 24073, spoke about concerns with a potential increase in traffic, the width of Kimball Lane, pedestrian safety, road maintenance, and for the existing community in general.

Brian Grove, 725 Atkinson Road, Christiansburg VA 24073, spoke about concerns regarding the proposed turn lane, traffic, safety, current infrastructure and road maintenance.

Mayor D. Michael Barber informed the public that paving South Franklin Street is part of the 2026 plan.

Mr. Semones spoke to the concerns brought up by citizens. He detailed the process for installing a turn lane and stated he believed they would be able to put it in the existing right of way. He also mentioned that he would speak to his client about adding a greenspace proffer.

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

Approval of Planning Commission Minutes for the September 29, 2025, Meeting

Upon a motion by Commissioner Johnson, seconded by Commissioner Scarry, the September 29, 2025, Planning Commission meeting minutes were approved.

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

- A. **Action for 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.**

Chairperson Knies asked staff to follow up on the pipes and dirt left at Mr. Grove's property. She spoke about the housing need in the Town of Christiansburg.

Commissioner Sowers spoke about the housing pipeline summary and stated that it is important to note that we don't know a time frame for when some of the housing projects will be finished.

Commissioner Johnson stated that the Regional Commission is in the process of updating their housing study and that he was confident it would show that Christiansburg is in need of more housing.

Chairperson Knies spoke about the proffers that had been offered by the applicant. She stated that this rezoning was going to have a lower number of density than would be allowed by right. She mentioned the narrowness of Kimball Lane was a concern for her as well as the lack of sidewalks in the neighboring communities.

Commissioner Lyman said she shared the same concerns and had concerns with the increase in traffic on the side roads (Alleghany Street and Ellett Drive) as well as the bridge over I-81.

Commissioner Curtis stated he also had concerns with how the traffic would impact the neighboring communities (Alleghany Street and Ellett Drive) and the narrowness of Kimball Lane.

Commissioner Sowers spoke about Alleghany Street and Ellett Drive and whether there were any goals to hopefully slow down or minimize cut through traffic.

Retta Jackson, Planning Director, spoke about the Street Committee and a citizens advisory group that are currently looking into ways to mitigate traffic on Alleghany Street.

Commissioner Sowers spoke about potential items, such as stop signs, that can be put in to help slow down traffic.

The Commission further discussed ways that could potentially help reduce speed and deter cut through traffic on Alleghany Street.

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 Item 5 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 believed this was a good rezoning and matched the future land use map. He also mentioned that he liked the proposed R-1 zoning and would be more apprehensive if they were asking for R-2 or R-3.

Vice Chairperson Clarke stated that he appreciated the preparedness of the developer and that all previous concerns had been addressed. He stated he didn't have concerns with the proposal.

Commissioner Curtis stated he believed this was a great location for the neighborhood but still had concerns with Kimball Lane being a main access point for the proposal.

Commissioner Johnson asked if there had been any further communication with the College to potentially have another exit.

Mr. Semones stated that they hadn't had any conversations with them. He also mentioned that based on VDOT standards, Kimball Lane is deemed a sufficient width to handle the traffic from the proposed development.

Chairperson Knies said she was happy with the proffered condition of a lesser density but stated that she was struggling with the narrowness of Kimball Lane. She said that she believed this was a good rezoning but had concerns with the infrastructure and traffic.

Mr. Graham stated that he believed that there was nothing more that could be done to mediate traffic on Ellett Drive and Alleghany Street.

Chairperson Knies asked if the Commission had any other comments or thoughts.

Upon a motion by Commissioner Scarry, seconded by Commissioner Johnson, the RZN was recommended for approval to Town Council with the submitted proffers:

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.
3. Any road improvements warranted that are directly attributable to the proposed project based on final engineered site plans will be the owner's responsibility, unless otherwise directed by the Town of Christiansburg Engineering

Department.

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

Other Business

Chairperson Knies reminded everyone of the upcoming Election Day and encouraged everyone to vote. She also mentioned a calendar survey that had been sent out by Montgomery County Schools and encouraged participation.

With no further business, Chairperson Knies adjourned the meeting at 8:14 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: November 24, 2025
PC PUBLIC HEARING: Monday, December 1, 2025, at 7 PM
PC RECOMMENDATION: Monday, December 15, 2025, at 7 PM*
*Scheduled recommendation
AGENDA ITEM: Conditional Use Permit 2025 - 06
Conditional Use Permit request by Clayco, LLC, Property Owner and Applicant, to allow a Planned Housing Development of 28 multi-family residential dwelling units on approximately 2.031 acres located northwest of the intersection of Chrisman Street SW and First Street SW, between 101 Chrisman Street SW and 400 W Main Street; consisting of all of Tax Parcel 526-((A))-138 (Parcel ID 013446); zoned Multifamily Residential District (R-3). The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Site Characteristics:

Address: Chrisman Street SW
Tax Parcel No.: 526-((A))-138
Parcel ID: 013446
Current Zoning: Multifamily Residential District (R-3)
Future Land Use: Residential

Background

The proposed Conditional Use Permit (CUP) consists of 2.031 acres located northwest of the intersection of Chrisman Street SW and First Street SW, identified as all of Tax Parcel 526-((A))-138 (Parcel ID 013446). The surrounding zoning designations include Central Business (B-2) to the north; Multifamily Residential (R-3) to the northwest, northeast, and east; and Single-Family Residential (R-1) to the south and west. Nearby property uses include townhomes, single-family residences, and the MCEAP retail space and donation center. Unimproved First Street and Angle Drive right-of-way adjacent to the property was vacated in 2023 to support development of the property.

Summary of Request

The applicant is requesting approval of a CUP to permit the use of a Planned Housing Development (PHD) with a proposal of 28 residential units on approximately 2.031 acres. Per the application, each building will have a mix of one-, two- and three-bedroom units. The buildings will be designed as three/four split story buildings with associated parking for residents.

PHDs within the Multifamily Residential District (R-3) have a maximum density requirement of 20 units per acre. The project's proposed density will be 13.79 units per acre. The maximum height of the building will be 45 ft. with no additional setbacks proposed. The proposed facility contains two parking spaces per unit, totaling 56 parking spaces.

The proposed development aligns with most multi-family development regulations; however, it requests deviations from the standard unit count in a singular building and maximum height of the structure.

	R-3 District Standard	PHD Standard*	Proposed by Applicant
Maximum Height of Structures	35 ft		43 ft
Maximum Units per Apartment Building	12 units per building		14 units per building
Maximum Density	10 units per acre	20 units per acre	13.79 units per acre

*Planned Housing Development minimum standards per *Town Code* Sec. 42-164

Key Information

Zoning & Land Use: The project aligns with the Town's Comprehensive Plan and Future Land Use Map, located partially within the Downtown Urban Development Area, offering additional multifamily housing in an area deemed appropriate for higher density.

Height: The applicant is requesting a deviation in the maximum height of the main structures from 35 feet to 43 feet. This increased height is often accommodated by an increase in minimum setbacks of one foot for each foot in height over 35 feet. The proposed rear setbacks would not meet this increased setback requirement.

Setback	R-3 District Standard Minimum	Increased Minimum Due to Height**	Actual Proposed by Applicant
Front (from ROW)	30 ft	38 ft	108 ft and 160 ft
Side	10 ft	18 ft	33 ft
Rear	20 ft	28 ft	24.9 ft

**Potential increased minimum setback using *Town Code* Sec. 42-160 as a model

Potential Conditions

The applicant has not suggested any conditions. Town staff recommends the following conditions:

1. The project shall be developed in general conformance with the masterplan submitted dated September 22, 2025.
2. The approved Conditional Use Permit shall only be for the specific residential use as described in this application.
3. Applicant shall maintain a row of no fewer than five evergreen screening trees along the shared boundary with Tax Parcel 526 – ((A)) – 136.



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: CLAYCO LLC

Applicant: CLAYCO LLC

Address: P O BOX 10397
BLACKSBURG VA 24062

Address: P O BOX 10397
BLACKSBURG VA 24062

Phone: 540-953-2080

Phone: 540-953-2080

I am requesting a Conditional Use Permit to allow a Planned Housing Development for a multi-family residential project in a R-3 zoned district. on my

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

My property is located at Chrisman Street

Tax Parcel(s): 526- A138

Parcel Number(s): 013446

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): *Jeanne Stesser*

Date: 9/22/2025

Signature of Applicant(s): *Jeanne Stesser*

Date: 9/22/2025

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



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 42-8(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 11 vph which is greater than the requirement of 100 vehicles per hour, or
2. ☐ Yes or ☐ No, the proposed non-residential project generates _____ vph which is greater than the requirement of 250 vehicles per hour
3. ☐ Yes or ☐ No, the proposed non-residential project generates _____ vpd which is greater than the requirement of 2,500 vehicles per day.
4. ☐ Yes or ☐ No, a new TIS study is not required because a previously submitted TIS is still applicable for the project site. (Note: the appropriate documentation must be attached)

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

CONDITIONAL USE PERMIT APPLICATION FOR

Chrisman & West Main Street Planned Housing Development

SEPTEMBER 23, 2025

PREPARED FOR:



PREPARED BY:



Project Narrative

Chrisman & West Main Street

Planned Housing Development

Christiansburg, Virginia

Prepared For:

SAS Builders, LLC
PO Box 10397
Blacksburg, VA 24062

Prepared By:

Balzer & Associates
Westwood Professional Services
80 College Street, Ste H
Christiansburg, VA 24073
(540) 381-4290

Project Number: 24220107.00

Date: September 23, 2025

Contents

- 1.0 Executive Summary4**
 - 1.1 Existing Zoning & Land Use 4
 - 1.2 Proposed Development 4
 - 1.3 Proposal Overview 5
 - 1.4 Development Regulations..... 5
 - 1.5 Land Use..... 5
 - 1.6 Transportation & Parking..... 6
 - 1.7 Landscaping & Open Space..... 6
- 2.0 Preliminary Layout.....6**
 - 2.1 Zoning..... 6
 - 2.2 Master Plan 6
- 3.0 Site Development Regulations7**
 - 3.1 Setbacks 7
 - 3.2 Heights 8
 - 3.3 Density 8
 - 3.3.1 Maximum Residential Unit Density..... 8
 - 3.3.2 Maximum Units Per Building..... 8
 - 3.3.3 Maximum Occupancy..... 8
 - 3.4 Project Phasing..... 8
 - 3.5 Subdividing & Parcels..... 9
 - 3.6 Landscaping & Screening 9
 - 3.6.1 Preservation of Existing Trees..... 9
 - 3.6.2 Parking Lot Landscaping..... 9
 - 3.6.3 Open Space 9
 - 3.7 Site Lighting..... 9
 - 3.8 Maintenance 9
 - 3.9 Signage 9
 - 3.10 Miscellaneous Provisions..... 10
- 4.0 Public Utilities10**
 - 4.1 Water 10
 - 4.1.1 Domestic Service 10
 - 4.1.2 Fire Prevention Service 10

4.2 Sewer	10
4.2.1 Overall Description.....	10
4.2.2 Estimated Usage.....	10
4.3 Water Quality & Stormwater Management Standards.....	11
4.3.1 Existing Run-Off.....	11
4.3.2 Infrastructure Improvements.....	11
4.4 Environmental Impacts & Concerns	11
4.5 Trash Services	12
4.6 Other Utilities.....	12

5.0 Traffic Circulation.....12

5.1 Public Roads, Access Drives and Vehicular Traffic.....	12
5.2 Pedestrian Walkways.....	12

6.0 Comprehensive Plan13

6.1 Comprehensive Plan Maps	13
6.1.1 Future Land Use Map.....	13
6.1.2 Planning Areas Map	15
6.2 Comprehensive Plan Policies	15
6.2.1 Natural Resource Goals & Strategies	15
6.2.2 Water Quality, Watersheds, & Stormwater Management Goals & Strategies.....	16
6.2.3 Open Space Goals & Strategies	16
6.2.4 Stormwater Management Goals & Strategies	16
6.2.5 Community Character Goals & Strategies.....	17
6.2.6 Housing Goals & Strategies	17
6.2.7 Existing & Future Land Use & Planning Goals & Strategies	17

A. Appendices.....19

1.0 Executive Summary

1.1 Existing Zoning & Land Use

The site is currently zoned as Multifamily Residential (R-3) and is currently being used as a vacant site. Two properties adjacent to the north of this project are also zoned R-3. One is being used as a single family home and one is a multi-family residential building. One neighboring property on the corner of West Main Street and Chrisman Street (400 West Main, Parcel 004688), which is zoned Downtown Commercial (B-2) and is being used as the Montgomery County Emergency Assistance Program (MCEAP) office and food bank. Adjacent properties to the south-east and south-west are zoned Single Family Residential (R-1) and are being used as such. Across Chrisman Street is a row of five townhomes, zoned Multifamily Residential (R-3).

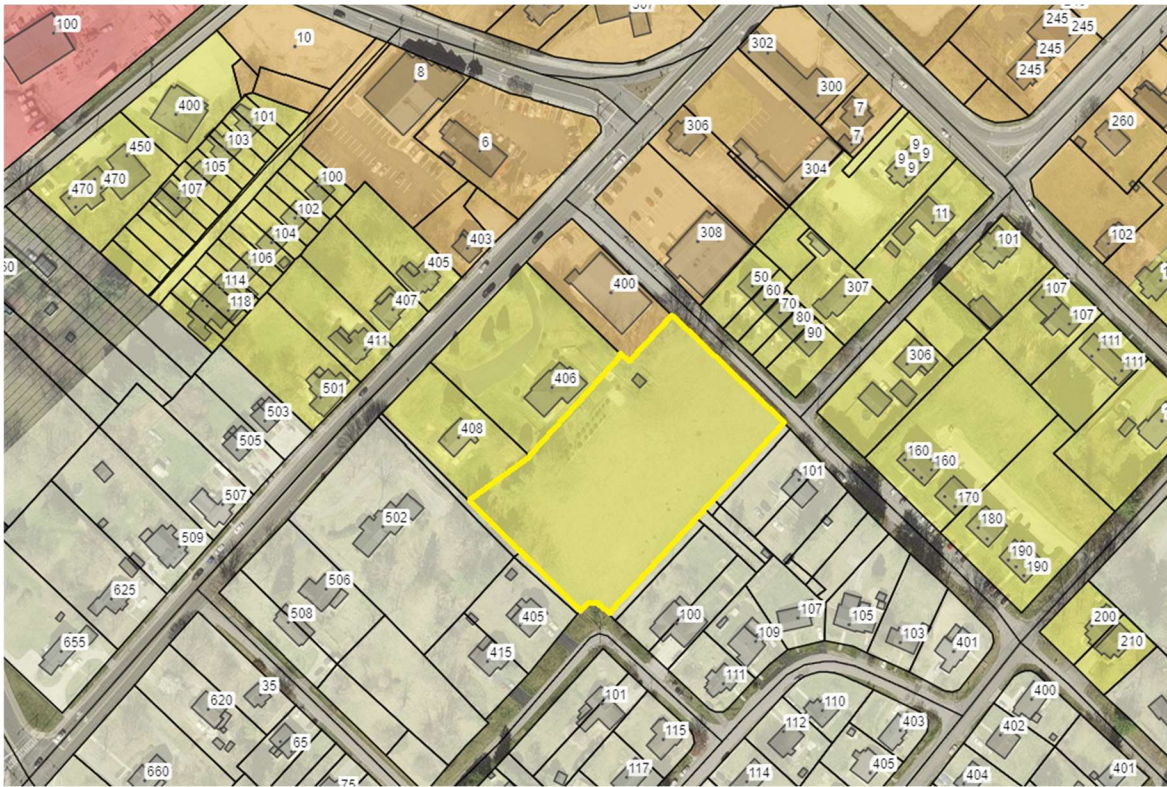


Figure 1.1 – Existing Zoning Map

1.2 Proposed Development

This application is for a conditional use permit to allow a Planned Housing Development for a multi-family use within an existing R-3 district. The project is proposed as two multi-family buildings with a total of 14 units per building. Each building will have a mix of one, two and three bedroom units. The buildings will be designed as a three/four split story building.

1.3 Proposal Overview

Item	Summary
Site Acreage	2.03
Total Units Proposed	28 (8 - 1 bedroom, 14 - 2 bedroom, 6 - 2 bedroom)
Phasing	None

1.4 Development Regulations

Item	Town Requirements	Proposed Development
Density	20 units per acre maximum	13.79 units per acre
Front Setback	30ft from all Right-of-Ways	±160ft from Chrisman St, ±108ft from Angle Drive/First Street
Side Setback	10ft	10ft – (Actual 33ft)
Rear Setback	20ft	20ft – (Actual 24.9ft)
Parking Setback	15ft from Right-of-Way	15ft – (Actual 36.5ft)
Maximum Height	35ft	43ft
Required Frontage	125 linear feet	217.7ft

1.5 Land Use

Item	Summary
Existing Land Use	Vacant
Future Land Use (Comp. Plan)	Residential
Existing Zoning	R-3
Proposed Zoning	R-3 with a Conditional Use Permit for Planned Housing

1.6 Transportation & Parking

Item	Summary
Parking Required	56 spaces
Parking Proposed	56 spaces
Parking Rate Required	2.0 spaces per unit
Parking Rate Provided	2.0 spaces per unit
Accessibility Parking Required	2 spaces
Accessibility Parking Proposed	3 spaces
Nearest Transit Stop(s)	Radford & College Street
Walking Distance to Nearest Transit Stop	Appx. 0.15 - 0.28 miles walking distance to site.
Pedestrian Infrastructure	A new sidewalk is proposed along Chrisman Street.
VDOT TIA Required?	No
Town TIA Required?	No
Traffic Impacts	None

1.7 Landscaping & Open Space

Item	Summary
Parking Lot Greenspace Required	2,240 square feet (40 sf / parking space)
Parking Lot Greenspace Proposed	2,300 square feet
Open Space Required	11,200 square feet (400 sf / dwelling unit)
Open Space Proposed	12, 250 square feet

2.0 Preliminary Layout

2.1 Zoning

This application is for a conditional use permit to allow a Planned Housing Development for a multi-family use within an existing R-3 district. The project is proposed as two multi-family buildings with a total of 14 units per building. Each building will have a mix of one, two and three bedroom units. The buildings will be designed as a three/four split story building.

2.2 Master Plan

Appendix Sheet Z3 shows the Master Plan of the proposed development. The Master Plan graphically designates the location of proposed access roads, building lots, open space, public utilities, 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.

3.0 Site Development Regulations

As the project is proposed to be a multi-family development within the existing R-3 zoning district and is requesting a Conditional Use Permit for Planned Housing, the development will be designed per the standards listed below. The standards listed below will keep with the by-right standards for R-3 unless noted otherwise.

3.1 Setbacks

The proposed development does not require any changes to the underlying setbacks of the R-3 zone.

Building Setbacks	R-3 Typical	Proposed Changes in Development
Front (from ROW)	30ft from all Right-of-Ways	No changes proposed.
Side	10ft	No changes proposed.
Rear	20ft	No changes proposed.
Parking Lots from ROW	15ft	No changes proposed.
Accessory Structure Side	3ft	No changes proposed.
Accessory Structure Rear	3ft	No changes proposed.
From driveways, aisles, & parking areas	15ft; except for windowless walls, for which parking areas may be 5ft and driveways/aisles may be 10ft.	No changes proposed.
From other buildings on same lot	25ft	No changes proposed.

3.2 Heights

Maximum Heights	R-3 Typical	Proposed Changes in Development
Primary Structures	35ft, except as described in 42-160.*	43ft
Accessory Structures	1 story, except as described in 42-160Error! Bookmark not defined.	No changes proposed.

3.3 Density

3.3.1 Maximum Residential Unit Density

The proposed development will be slightly over the typical R-3 allowed density. The PHD Conditional Use Permit is proposing a density of 13.79 units per acre.

R-3 Typical	PHD Typical	Proposed Development
10 units per acres	20 units per acre	13.79 units per acre

3.3.2 Maximum Units Per Building

The proposed development will have slightly more units than the typical R-3 zoning of 12 units per building.

R-3 Typical	Proposed Development
12	14

3.3.3 Maximum Occupancy

No changes are proposed to the typical R-3 zoning regarding maximum occupancy. In other words, the proposed R-3 District and Planned Housing Development shall have a maximum dwelling unit occupancy requirement of a family plus two (2) unrelated individuals per unit.

3.4 Project Phasing

This project is not proposed to be phased.

* "(2) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues and flagpoles shall be exempt from this section."

(3) Parapet walls may be up to four feet above the height of the building on which the walls rest...

(4) Accessory buildings shall not exceed the main structure in height, except that when the accessory building is located at a lower ground elevation, then the elevation of the roofline of the accessory building shall not be higher than the elevation of the roofline of the main structure, but not to exceed two stories in height." – Code of the Town of Christiansburg, Virginia; Sec. 42-160

3.5 Subdividing & Parcels

No subdivisions are proposed for this project.

3.6 Landscaping & Screening

3.6.1 Preservation of Existing Trees

Six trees will be preserved along the boundary with parcel 013466 (408 W Main St) should grading allow. Five of these are evergreens. These are proposed to function as a screen between the new development and the existing single family homes along Main Street.

3.6.2 Parking Lot Landscaping

2,300 square feet of parking lot landscaping is proposed and shall include trees or shrubs, per Town of Christiansburg requirements. These are provided through landscape islands as shown on Sheet Z3.

3.6.3 Open Space

According to the Town of Christiansburg Zoning Ordinance for apartment uses, “At least 400 square feet of commonly usable open space shall be provided for each dwelling unit. Such space shall be of such location and dimensions as to provide for outdoor living, patios, pools, lawns, play areas, walks, wooded areas, and the like, but not including driveways and parking areas.” There is a total of 24 apartments units proposed for this project. Based on the required ratio, a minimum of 11,200 s.f. (0.6 acres) shall be designed as open space. The attached exhibit Sheet Z3 shows the areas designated as open space. The site will contain more than 12,350 square feet of property that could qualify as open space.

3.7 Site Lighting

The parking lot will be lit by four small parking lot lights. Per town requirements, they will be arranged and installed to minimize glare on the adjacent properties. It will not exceed the height maximum of 15ft in a residential district. All lighting will be provided as required by Town of Christiansburg zoning ordinance and in coordination with AEP.

3.8 Maintenance

The applicant will be responsible for maintenance of all common space elements including exterior elements including open space and stormwater management areas. These areas will be under the development’s ownership or an affiliate and will be maintained at no cost to the general taxpayer.

3.9 Signage

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

3.10 Miscellaneous Provisions

- Drive aisles and parking lots will be designed and constructed in accordance with the Town of Christiansburg Zoning Ordinance
- Sidewalks will be provided along Chrisman Street as required by Town Code.

4.0 Public Utilities

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

4.1 Water

4.1.1 Domestic Service

The development is proposed to connect to the existing six-inch water line in Chrisman Street, near the easternmost corner of the property with a six-inch tapping sleeve and valve. Per typical development standards, a water meter and a backflow preventer will be installed near this same corner of the property. The line will travel nearly due west towards the parking lot, at which point, the line will bend to travel underneath the parking lot. From the parking lot, a two-inch domestic service water lateral line will connect into each of the two buildings.

4.1.2 Fire Prevention Service

A fire hydrant will be located at the end of the six-inch water line discussed above. This hydrant will be in the south-westernmost landscaping island in the parking lot. It will be approximately 141 linear feet and 65 linear feet to the fire department connections on each building.

4.2 Sewer

4.2.1 Overall Description

The development is proposed to connect to the existing eight-inch sewer line on Chrisman Street, near the north-easternmost corner of the property. A new six-inch lateral is proposed to connect into the existing manhole. The line will run roughly parallel to the property line to the buildings.

4.2.2 Estimated Usage

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

Land Use	Expected Usage Rate	Multiplier	Estimated Usage
Apartments (20 units)	100 gal/day per person	48 persons (2 per unit)	4,800 gal/day

TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED DEVELOPMENT = 4,800 gallons per day

Applicant will construct or cause to be constructed at no expense to the Town all water/sewer mains and appurtenances on the Property and will connect the water/sewer mains to publicly owned water/sewer mains. All water mains and sewer mains will be constructed to the standards of the Town, will comply with the regulations and standards of the Town, and will comply with the regulations and standards of all other applicable regulatory authorities. All water mains and appurtenances and sewer mains will be dedicated to public use unless otherwise directed by the Town of Christiansburg. Any water mains and appurtenances and/or sewer mains that must be relocated as part of the development will be relocated by the applicant at no cost to the Town.

4.3 Water Quality & Stormwater Management Standards

4.3.1 Existing Run-Off

The subject property shown for development naturally has two runoff patterns. The majority of the project site drains to the east towards Chrisman Street. This drainage flows north towards West Main Street where it is captured by curb inlets on either side of the street. This drainage area is within the Crab Creek Rivershed, which is part of the Upper New River watershed area.

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 Chrisman Street and downstream areas. The proposed 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 a combination of onsite measures and the purchase of nutrient credits. If, during final design, the project is found to be within the threshold limits allowing for nutrient credit purchase, it is anticipated that the requirement will be handled with credits. The proposed stormwater management areas 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.

4.3.2 Infrastructure Improvements

A new stormwater management facility will be constructed in the form of a detention pond designed to hold the water from the 10-year storm event. Surface water from the roofs of the buildings and the parking lot will drain into this pond via two pipes. Additionally, water draining along Chrisman Street, uphill from this development (south) will be piped into this pond. Curb and gutter will be installed along Chrisman Street, to facilitate the drainage of excess water from the pond.

4.4 Environmental Impacts & Concerns

There are no known specific areas of environmental impact or concern on the property. However, prior to site plan development, the property will be investigated to confirm there are no streams or wetlands on the site. If any are found, they will be confirmed by the US Army Corps of Engineers and the Department of Environmental Quality, and all appropriate permits filed, and mitigation provided, as necessary. 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 and College Street.

4.5 Trash Services

This project is proposing a dumpster facility to be enclosed and screened per Town requirements. This facility will be in the parking lot near the western building. It will be serviced by a private collection company. No individual trash cans or recycling cans are proposed.

4.6 Other Utilities

Utility connections such as power, phone, cable television, gas, and any other miscellaneous utilities serving this community shall be located underground. Relocation of any existing utility lines will be at the direction of the individual utility companies. Coordination with AEP and the other private utility companies will be necessary to limit or avoid impacts to the adjacent residential areas during construction

5.0 Traffic Circulation

5.1 Public Roads, Access Drives and Vehicular Traffic

The proposed site will be accessed by a drive aisle connecting to the bend at the intersection of First Street and Angle Drive. No access will be possible by Chrisman Street. All proposed internal drive aisles will be designed to meet Town standards.

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 2011 ITE Manual.

Table 5.1.A - Traffic Impact Analysis

Use	ITE	# Units	AM In	AM Out	AM Total	PM In	PM Out	PM Total	Weekday
Multifamily Housing (Mid Rise)	221	28	2	8	10	7	4	11	127

5.2 Pedestrian Walkways

A five-foot wide public sidewalk will be installed along Chrisman Street on the west side per Town standards. Private sidewalks are proposed internal to the site to facilitate pedestrian traffic from the parking lot to the buildings.

6.0 Comprehensive Plan

The elements of this project that directly conform to the issues and principles stated in the Christiansburg Comprehensive Plan are listed below with reference to the policy chapter as updated on November 19, 2013. The italicized text is quoting from the Comprehensive Plan, while the regular text discusses how this proposal meets these guidelines.

6.1 Comprehensive Plan Maps

6.1.1 Future Land Use Map

The Future Land Use Map has designated this parcel as ‘Residential.’ This designation is described in the 2013 Comprehensive Plan,

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

– Christiansburg Comprehensive Plan, Page IX-9

Generally, development surrounding the property is also designated as ‘Residential.’ To the north of this property, surrounding Main Street, is designated as ‘Downtown/Mixed Use,’ which is described in the Comprehensive Plan,

“Mixed use areas allow for residential and non-residential development in one area. The ratio of residential to non-residential uses in these areas varies. Mixed use may indicate vertically mixed uses within a building or horizontally mixed uses within a larger development area. Mixed use denotes pedestrian scale and orientation, complementary uses, and promotion of a 24 hour footprint.”

- Christiansburg Comprehensive Plan, Page IX-9

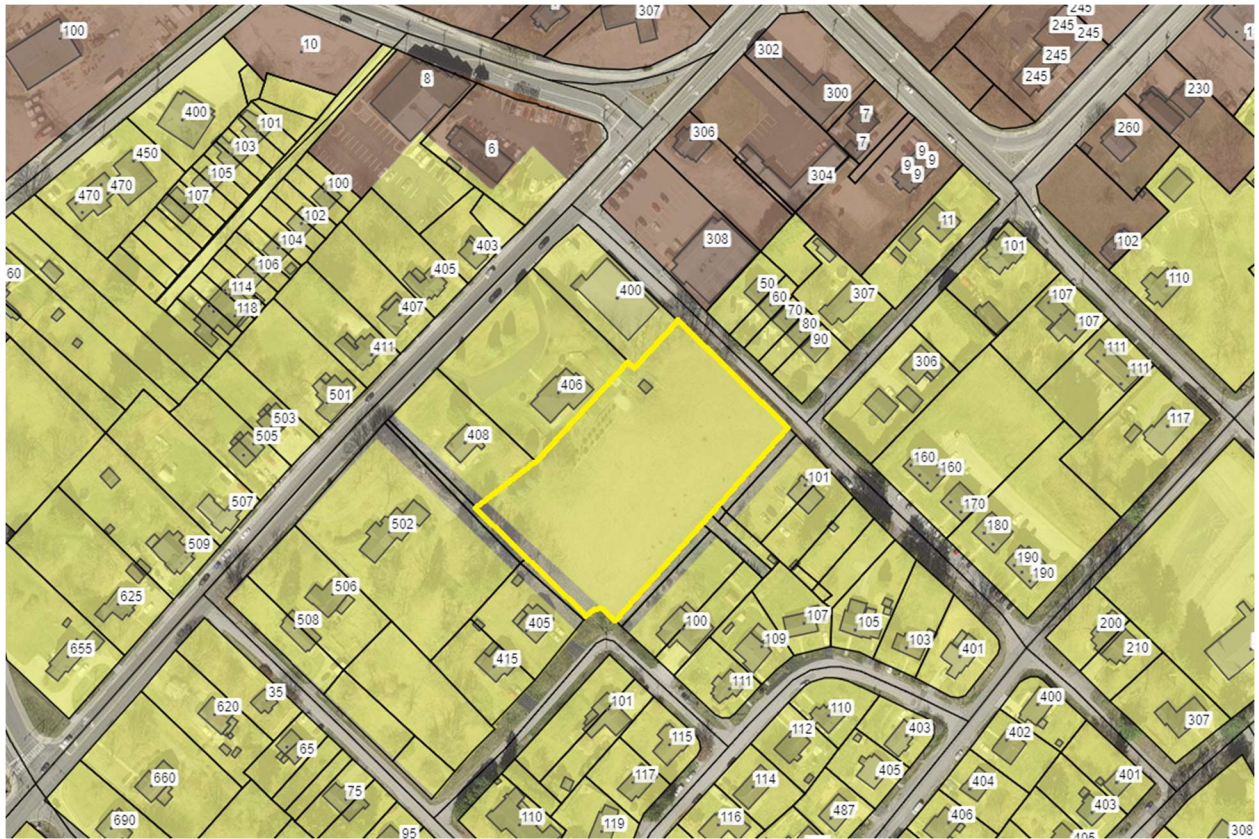
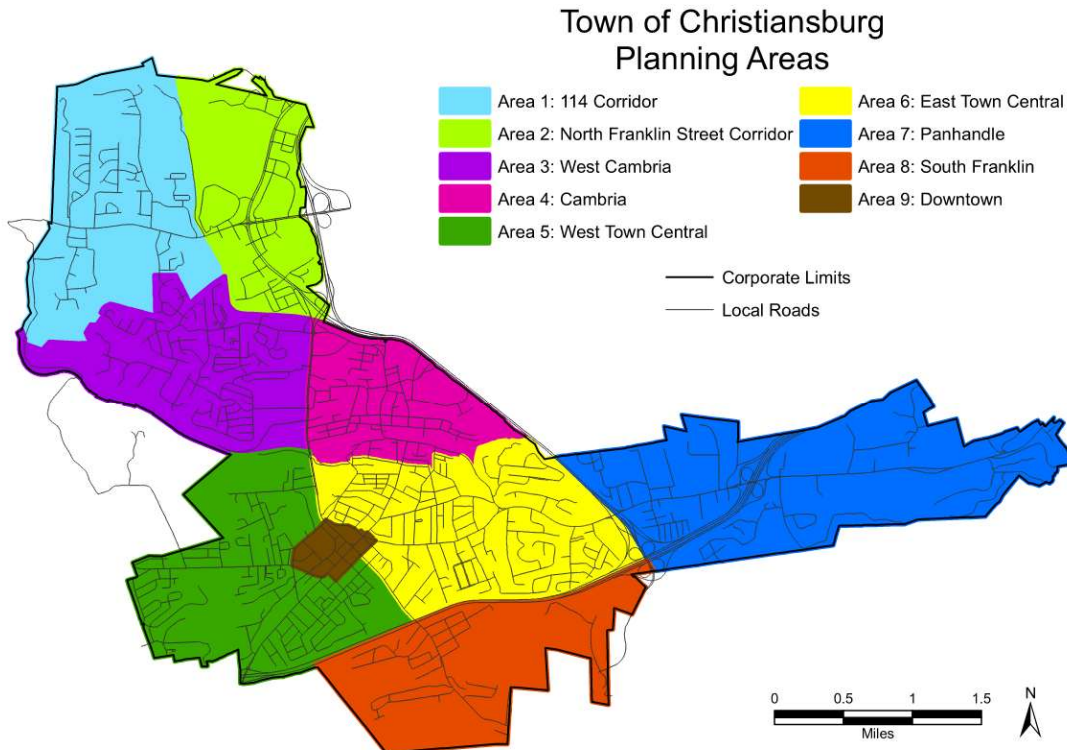


Figure 6.1.1 – Future Land Use Map

6.1.2 Planning Areas Map

The property is currently zoned R-3. The property is located in an area designated Area 5: West Town Central as shown on the Town of Christiansburg Planning Area Map in the Comprehensive Plan.



Map prepared by Town of Christiansburg Engineering and Planning Departments. November 8, 2013.
T:\GIS\Planning\CompPlanMaps\2013Update\LandUse\PlanningAreas.mxd

Figure 6.1.2 – Town of Christiansburg Planning Areas

6.2 Comprehensive Plan Policies

The elements that directly conform to the issues and principles stated in the Christiansburg Comprehensive Plan are listed below and reference the Policy Chapter as updated November 19, 2013.

6.2.1 Natural Resource Goals & Strategies

Number	Goal/Strategy	Expected Outcome of Project
ENV 1.2	Encourage the retention of existing trees and wooded lots and the planting of additional trees during development.	Six trees will be preserved on the site, five of which are evergreen trees. These are intended to remain as a functional screen.
ENV 1.5	Require recognition of critical features in development plans and locations for future development.	Critical features will be identified during the design development process.

ENV 1.8	Limit development on sites with steep slopes and prohibit development that creates steep slopes.	Steep slope development is not anticipated with this proposal.
ENV 1.9	Ensure soil type identification for all new developments and verify the use of safe development practices.	Soil types will be identified and verified for appropriate development as proposed.

6.2.2 Water Quality, Watersheds, & Stormwater Management Goals & Strategies

Number	Goal/Strategy	Expected Outcome the of Project
ENV 2.10	Maintain standards and specifications for design and construction of stormwater management infrastructure.	Stormwater management will be implemented with the development that meets or exceeds state and local regulations and specifications.
ENV 2.13	Reduce stormwater runoff and prevent flooding at existing sites by requiring upgrades with redevelopment or rezoning.	Stormwater management will be implemented with the development that meets or exceeds state and local regulations.
ENV 2.17B	Encourage the retention of existing trees and wooded lots and the planting of additional trees during development.	Six trees will be preserved on the site. Four new trees will be planted.
ENV 2.18	Minimize private sewage facilities to the extent practical.	The project will be connected into the public sewer system.

6.2.3 Open Space Goals & Strategies

Number	Goal/Strategy	Expected Outcome the of Project
ENV 3.1	Require dedicated open space for new developments and for changes in land use where appropriate.	Significant Open Space is proposed in this development.
ENV 3.5	Require and enforce maintenance of open spaces.	The applicant will be responsible for maintenance of open space. These areas will be under the development's ownership or an affiliate and will be maintained at no cost to the general taxpayer.

6.2.4 Stormwater Management Goals & Strategies

Number	Goal/Strategy	Expected Outcome of the Project
--------	---------------	---------------------------------

IS 1.4	Protect all watersheds within the Town's corporate limits, recognizing that they are the ultimate source of drinking water for Christiansburg and other downstream public water systems.	The project will meet or exceed all current Town standards and specifications for stormwater management at the time of design and development.
IS 4.2	Maintain standards and specifications for design and construction of stormwater management infrastructure.	The project will meet or exceed all current Town standards and specifications for stormwater management at the time of design and development.

6.2.5 Community Character Goals & Strategies

Number	Goal/Strategy	Expected Outcome of the Project
CED 8.6	Ensure that new residential neighborhoods in Town are compatible and integrated with the existing community character.	The apartment use is compatible with surrounding uses. There are existing townhomes and various commercial uses adjacent to or near the project site.

6.2.6 Housing Goals & Strategies

Number	Goal/Strategy	Expected Outcome of the Project
LUP 1.5	Encourage a wide range of housing types and choices within the neighborhoods including accommodations for those with special needs.	The proposed development will provide more housing options for the Town. Accessibility parking is being provided and there will be 8 first floor units that will support special needs housing as required by building code.
LUP 1.5A	Promote housing with universal design features to support aging in place.	First floor apartments are more compatible with aging in place.
LUP 1.6A	Strive to ensure new housing developments and infill structures are designed in context with existing built neighborhoods, complement the overall character and architecture of the neighborhood, and do not overtax existing public infrastructure.	The proposed development will be compatible with the adjacent neighborhoods to the east and provides a transition of land uses from Main Street to CMS.

6.2.7 Existing & Future Land Use & Planning Goals & Strategies

Number	Goal/Strategy	Expected Outcome of the Project
LUP 2.2A	Ensure development is compatible with surrounding uses through buffers and	The proposed development will be compatible with the adjacent neighborhood.

	other techniques.	
LUP 2.6	Limit development in environmentally sensitive areas.	There are no known environmentally sensitive areas on the project site.
LUP 2.7	Promote environmentally friendly neighborhoods and housing developments.	The proposed design will promote a friendly neighborhood.
LUP 2.8	Ensure land use decisions are integrated with transportation decisions to maintain or improve access to various uses and prevent future gridlock.	The proposed new public road connecting Moose Drive and Bishops Gate Road will provide cross connectivity of subdivisions as will the parking lot connection to the Harkrader Townhome project.
LUP 2.8A	Promote connected and walkable neighborhoods. Promote multiple entrances, interconnected streets, and pedestrian sidewalks or trail linkages for neighborhood development.	A sidewalk is proposed for the development. The site is within walking distance of downtown, which will support the desired walkability of the area.
LUP 2.8B	Effectively manage traffic and encourage attractive and safe pedestrian-friendly environments through landscaping and traffic calming features.	A sidewalk is proposed for the development. The site is within walking distance of downtown, which will support the desired walkability of the area.
LUP 2.12	Promote new infill development and redevelopment utilizing existing infrastructure.	This is an infill development adjacent to downtown.

A. Appendices

SHEET 1: Vicinity Map

SHEET 2: Existing Conditions

SHEET 3: Master Plan

SHEET 4: Elevations



PRELIMINARY - NOT FOR CONSTRUCTION



BALZER & ASSOCIATES
a Westwood Company

Roanoke / Richmond
New River Valley
Shenandoah Valley

balzer.cc | westwoodps.com

80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290

CHRISMAN & WEST MAIN ST
PLANNED HOUSING DEVELOPMENT
VICINITY MAP

RINER MAGISTERIAL DISTRICT
TOWN OF CHRISTIANBURG, VA 24073

DRAWN BY LMK
CHECKED BY JRT
DATE 9/22/2025
SCALE 1" = 100'
REVISIONS

Z1

PROJECT NO R0063052.00

DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.
CONCEPT PLAN NOTE: THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.



PRELIMINARY - NOT FOR CONSTRUCTION



BALZER & ASSOCIATES
a Westwood Company

Roanoke / Richmond
New River Valley
Shenandoah Valley

balzer.cc | westwoodps.com

80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290

CHRISMAN & WEST MAIN ST
PLANNED HOUSING DEVELOPMENT
EXISTING CONDITIONS

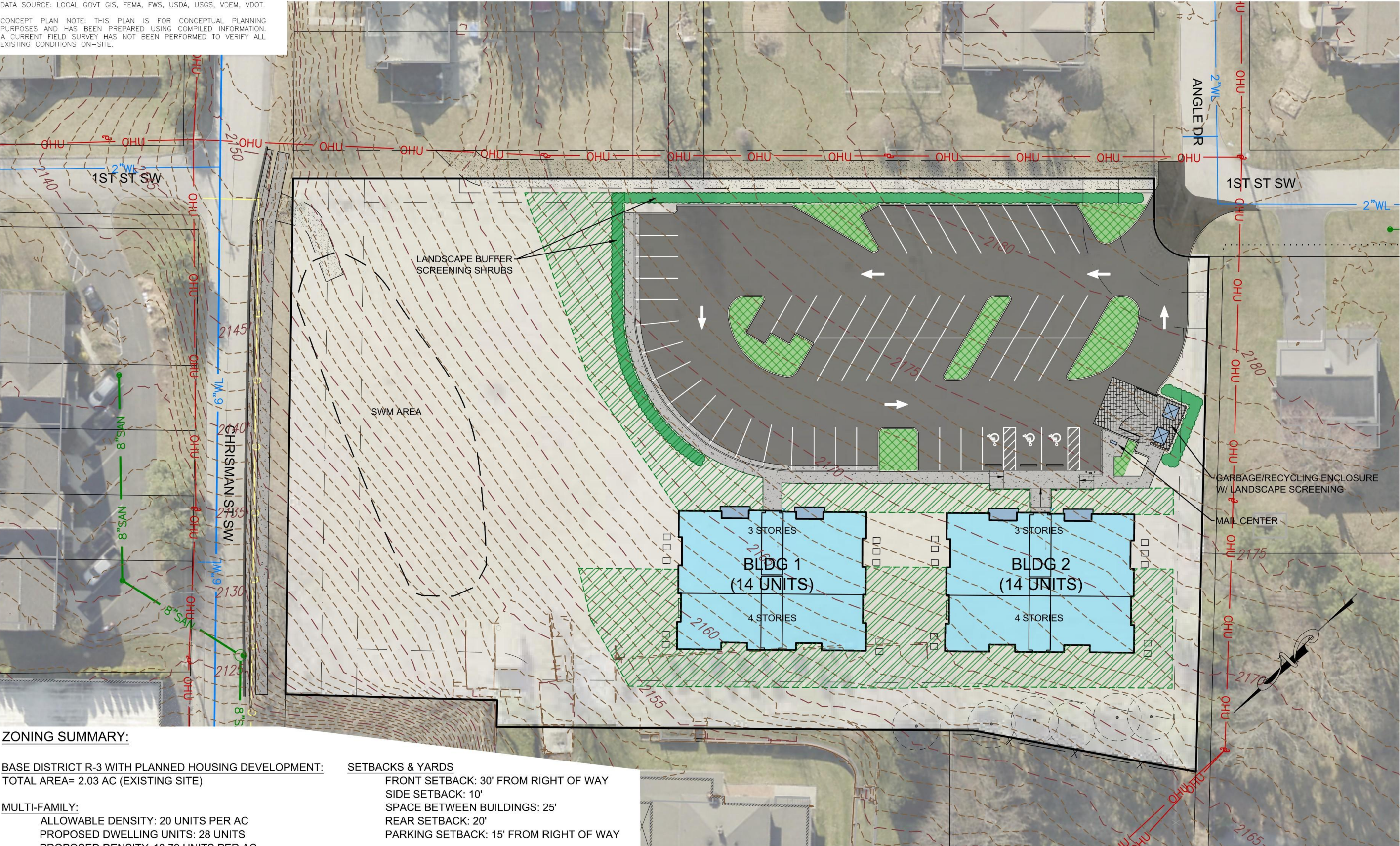
RIVER MAGISTERIAL DISTRICT
TOWN OF CHRISTIANBURG, VA 24073

DRAWN BY	LMK
CHECKED BY	JRT
DATE	9/22/2025
SCALE	1" = 40'
REVISIONS	

Z2

PROJECT NO R0063052.00

DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.
CONCEPT PLAN NOTE: THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.



ZONING SUMMARY:

BASE DISTRICT R-3 WITH PLANNED HOUSING DEVELOPMENT:
TOTAL AREA= 2.03 AC (EXISTING SITE)

MULTI-FAMILY:
ALLOWABLE DENSITY: 20 UNITS PER AC
PROPOSED DWELLING UNITS: 28 UNITS
PROPOSED DENSITY: 13.79 UNITS PER AC
MINIMUM LOT AREA: 15,625 SF
MAXIMUM HEIGHT: 45' FROM GRADE AT THE FRONT OF THE STRUCTURE

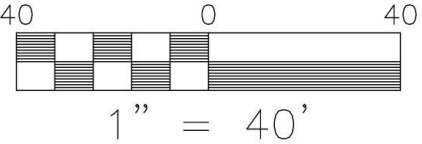
PARKING:
REQUIRED: 56 SPACES (2 SPACES/DWELLING UNIT)
PROVIDED: 56 SPACES

SETBACKS & YARDS
FRONT SETBACK: 30' FROM RIGHT OF WAY
SIDE SETBACK: 10'
SPACE BETWEEN BUILDINGS: 25'
REAR SETBACK: 20'
PARKING SETBACK: 15' FROM RIGHT OF WAY

PARKING LOT GREENSPACE
REQUIRED: 2,240 SF (40 SF/PARKING SPACE)
PROVIDED: 2,302 SF

OPEN SPACE:
REQUIRED: 11,200 SF (400 SF/DWELLING UNIT)
PROVIDED: 12,353 SF

LEGEND:
PARKING LOT GREENSPACE
OPEN SPACE



PRELIMINARY - NOT FOR CONSTRUCTION



BALZER & ASSOCIATES
a Westwood Company

Roanoke / Richmond
New River Valley
Shenandoah Valley
balzer.cc | westwoodps.com
80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290

CHRISMAN & WEST MAIN ST
PLANNED HOUSING DEVELOPMENT
MASTER PLAN

RINER MAGISTERIAL DISTRICT
TOWN OF CHRISTIANBURG, VA 24073

DRAWN BY LMK
CHECKED BY JRT
DATE 9/22/2025
SCALE 1" = 40'
REVISIONS

Z3

PROJECT NO R0063052.00

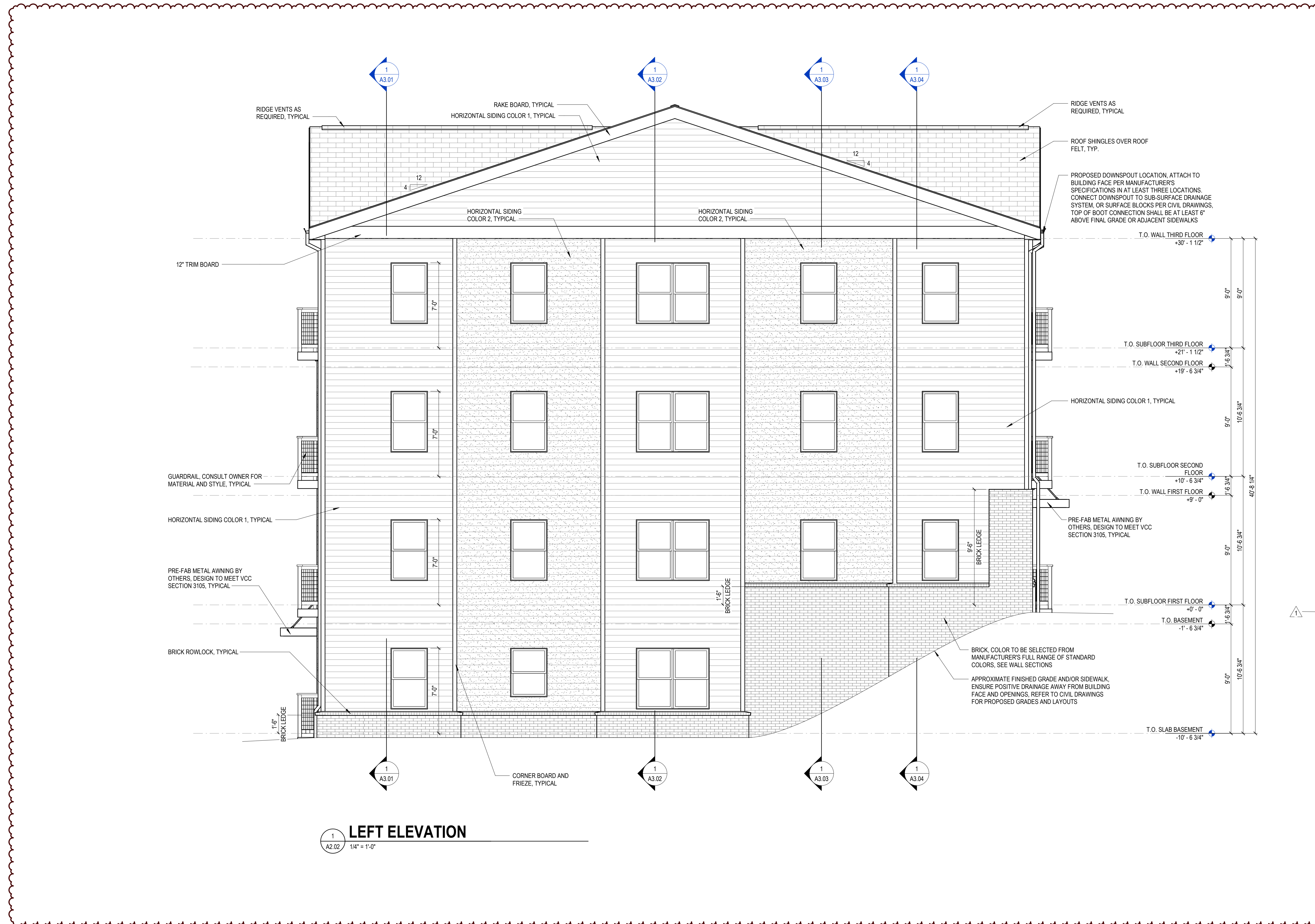
CHRISMAN STREET SW
VAN CLEVE DR & 45TH ST. CUMMINGS

A2.01
PROJECT NO 2422010

1. ALL EXTERIOR BUILDING SIGNAGE SHALL BE UNDER A SEPARATE LOCALITY PERMIT. COORDINATE/VERIFY LOCATION WITH OWNER SPECIFICATIONS.
2. PROVIDE ELECTRICITY TO ALL EXTERIOR SIGNAGE AS REQUESTED BY OWNER.



A2.01 $1/4" = 1'-0"$



1
A2.02
LEFT ELEVATION
1/4" = 1'-0"



**BALZER
& ASSOCIATES**
a **Westwood** company

Roanoke / Richmond
Shenandoah Valley
New River Valley

balzer.cc | westwoodps.com

80 College Street, Suite H
Christiansburg, VA 24073
540.381.4290



CHRISMAN APARTMENTS

NEW CONSTRUCTION

LEFT ELEVATION

CHRISMAN STREET SW
(ANGLE DR. & 1ST ST. SW)
CHRISTIANSBURG, VIRGINIA

DRAWN BY	STC/LMC
DESIGNED BY	LMC
CHECKED BY	ARW
DATE	03/31/2025
SCALE	1/4" = 1'-0"
REVISIONS	
1 08/29/2025	3RD PARTY COMMENTS/ ADDITIONAL STORY

A2.02

PROJECT NO 24220107.00



**BALZER
& ASSOCIATES**
a **Westwood** company

Roanoke / Richmond
Shenandoah Valley
New River Valley

balzer.cc | westwoodps.com

80 College Street, Suite H
Christiansburg, VA 24073
540.381.4290



CHRISMAN APARTMENTS

**NEW CONSTRUCTION
REAR ELEVATION**

CHRISMAN STREET SW
(ANGLE DR. & 1ST ST. SW)
CHRISTIANSBURG, VIRGINIA

DRAWN BY	STC/LMC
DESIGNED BY	LMC
CHECKED BY	ARW
DATE	03/31/2025
SCALE	1/4" = 1'-0"
REVISIONS	
1	08/29/2025 3RD PARTY COMMENTS/ ADDITIONAL STORY

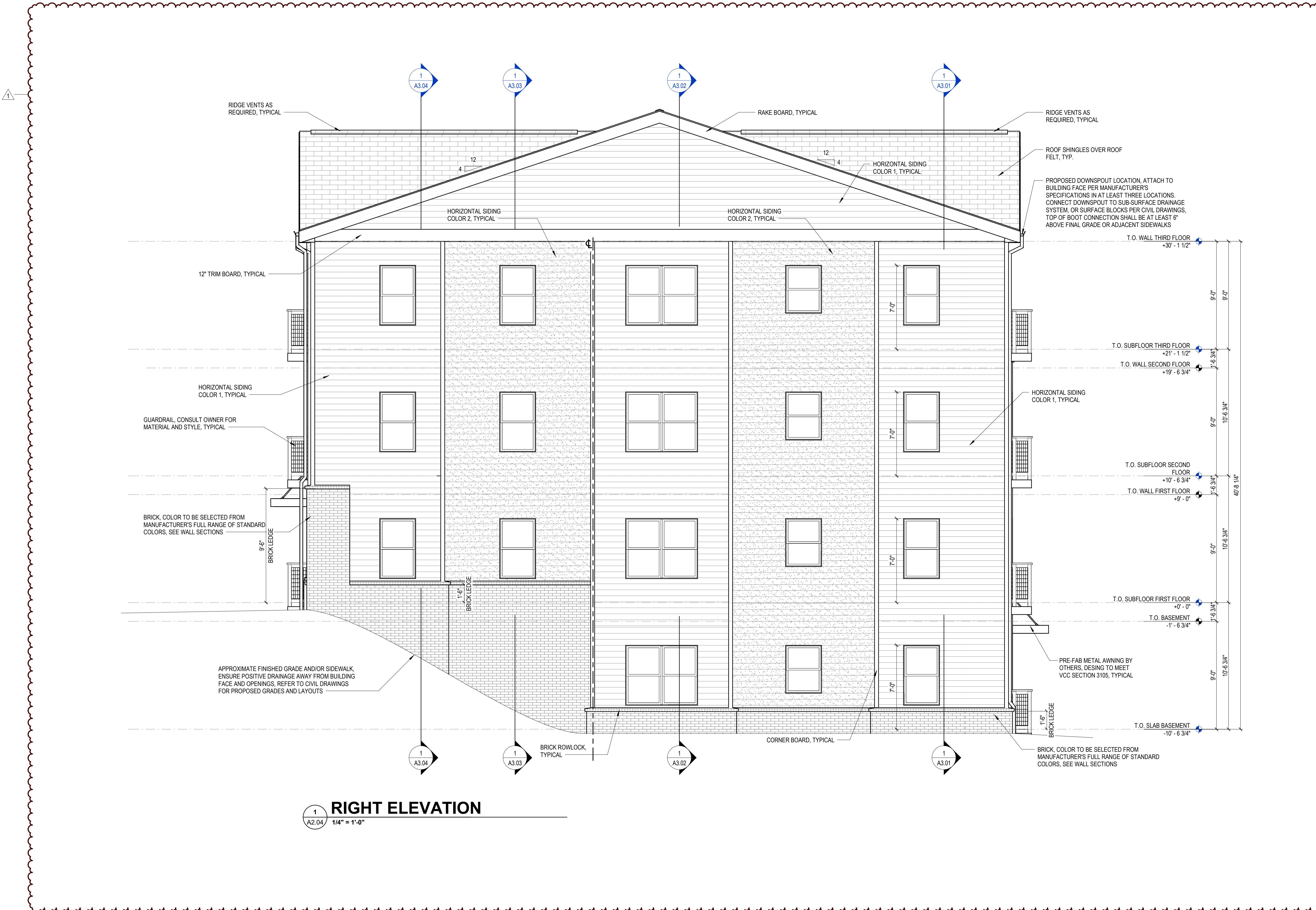
A2.03

PROJECT NO 24220107.00



REAR ELEVATION

1/4" = 1'-0"



BALZER & ASSOCIATES
a **Westwood** company

Roanoke / Richmond
Shenandoah Valley
New River Valley

balzer.cc | westwoodps.com

80 College Street, Suite H
Christiansburg, VA 24073
540.381.4290



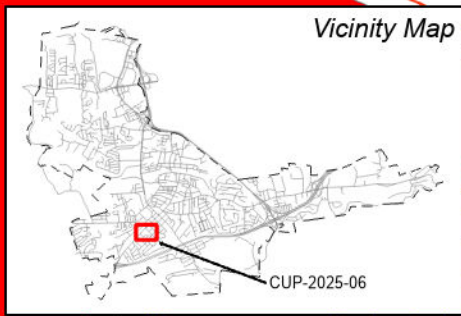
CHRISMAN APARTMENTS
NEW CONSTRUCTION
RIGHT ELEVATION

CHRISMAN STREET SW
(ANGLE DR. & 1ST ST. SW)
CHRISTIANSBURG, VIRGINIA

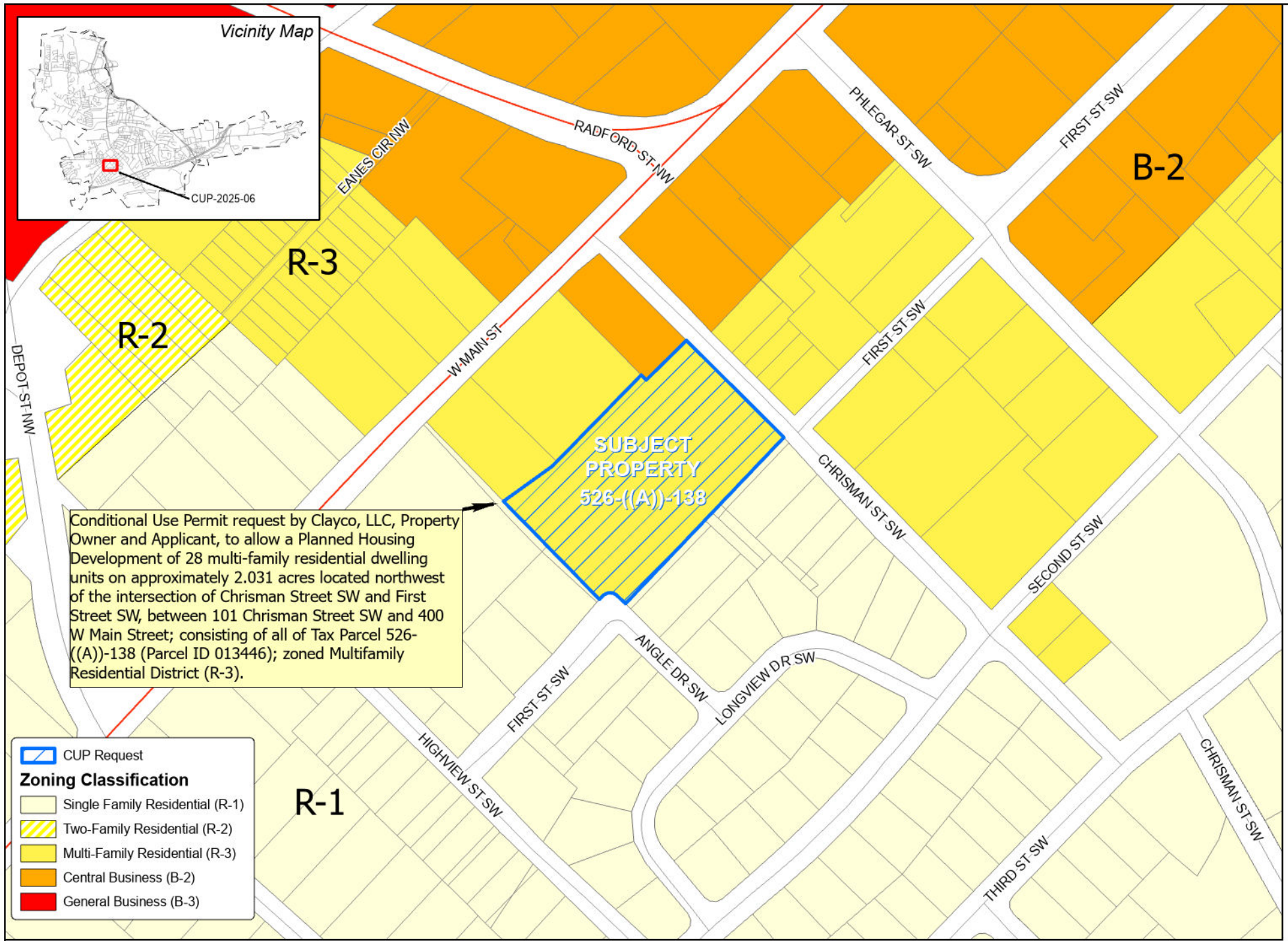
DRAWN BY: STC/LMC
DESIGNED BY: LMC
CHECKED BY: ARW
DATE: 03/31/2025
SCALE: 1/4" = 1'-0"
REVISIONS:
1 08/29/2025 3RD PARTY COMMENTS/
ADDITIONAL STORY

A2.04

PROJECT NO: 24220107.00



Zoning Map



Conditional Use Permit request by Clayco, LLC, Property Owner and Applicant, to allow a Planned Housing Development of 28 multi-family residential dwelling units on approximately 2.031 acres located northwest of the intersection of Chrisman Street SW and First Street SW, between 101 Chrisman Street SW and 400 W Main Street; consisting of all of Tax Parcel 526-((A))-138 (Parcel ID 013446); zoned Multifamily Residential District (R-3).

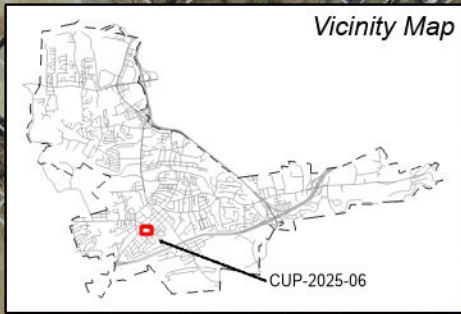
CUP Request

Zoning Classification

- Single Family Residential (R-1)
- Two-Family Residential (R-2)
- Multi-Family Residential (R-3)
- Central Business (B-2)
- General Business (B-3)

CUP REQUEST: CUP-2025-06 Chrisman St SW and First St SW
 Planning Commission Public Hearing: December 1, 2025
 Town Council Public Hearing: January 13, 2026





Aerial Map

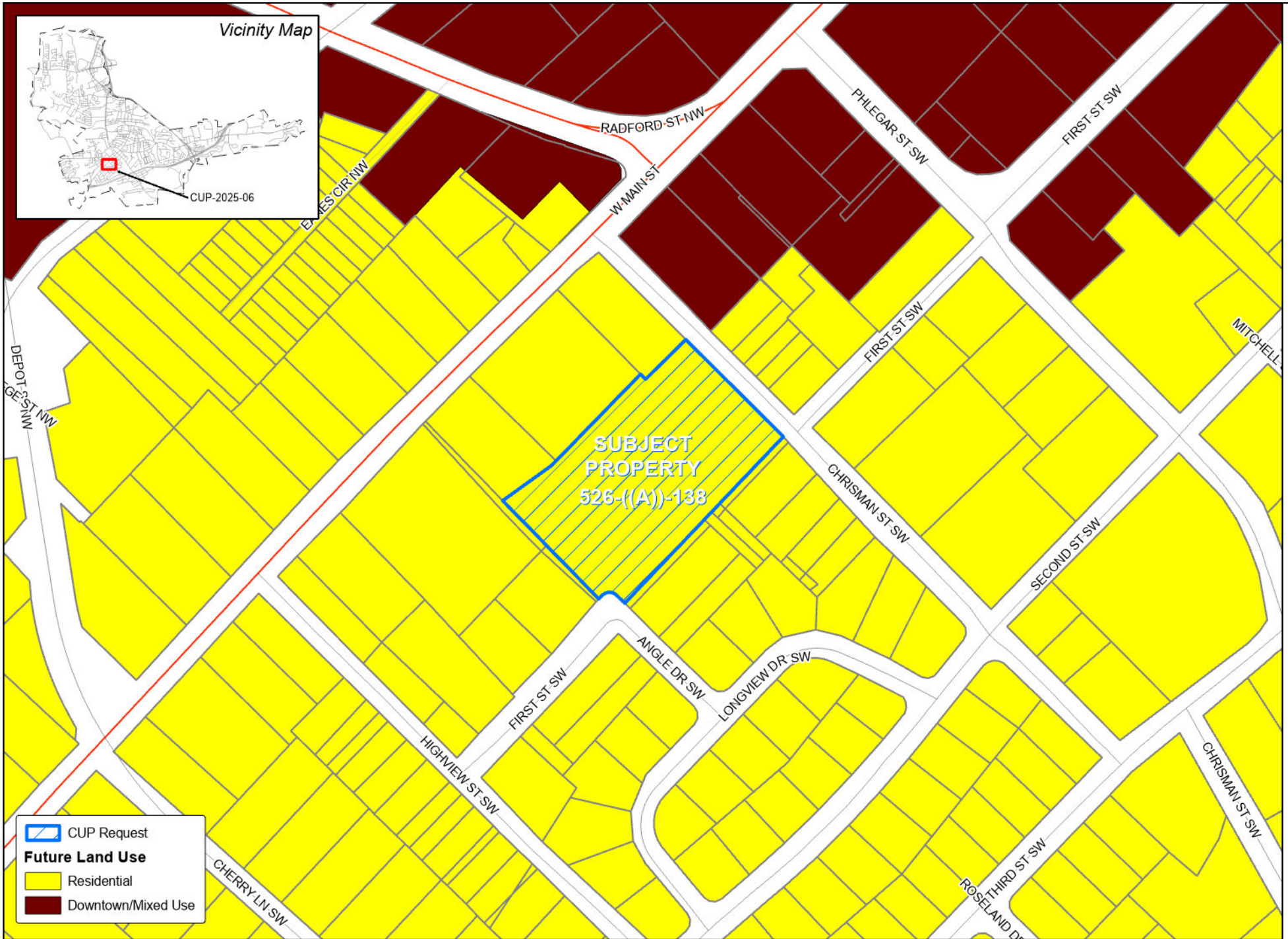
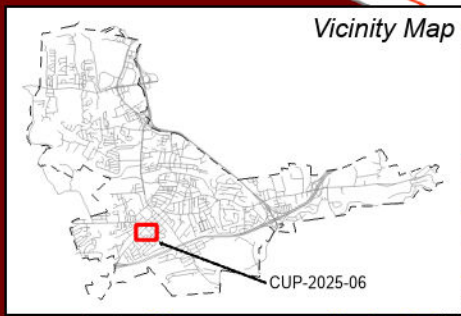


CUP REQUEST: CUP-2025-06 Chrisman St SW and First St SW

Planning Commission Public Hearing: December 1, 2025

Town Council Public Hearing: January 13, 2026





-  CUP Request
- Future Land Use**
-  Residential
 -  Downtown/Mixed Use

CUP REQUEST: CUP-2025-06 Chrisman St SW and First St SW

Planning Commission Public Hearing: December 1, 2025

Town Council Public Hearing: January 13, 2026



Future Land Use Map



CHARLES D BROWN
BRENDA J BROWN
100 ANGLE DR
CHRISTIANSBURG VA 24073

REUEL A EDSON
KATHERINE P EDSON
101 ANGLE DR
CHRISTIANSBURG VA 24073

BONNIE GILBERT
AMBER DANA E GILBERT
502 W MAIN ST
CHRISTIANSBURG VA 24073

NEEL R PARIKH
1551 UNION ST UNIT 4
SAN DIEGO CA 92101-3438

REBECCA M SLAUGHTER
101 CHRISMAN ST
CHRISTIANSBURG VA 24073

JAMES W SOUTHERN
SHARON K SOUTHERN
306 FIRST ST
CHRISTIANSBURG VA 24073

MONTGOMERY COUNTY EMERGENCY
ASSISTANCE PROGRAM INC
PO BOX 6594
CHRISTIANSBURG VA 24068-6594

MTK PROPERTIES LLC
2869 RINER RD
CHRISTIANSBURG VA 24073

CLAYCO LLC
PO BOX 10397
BLACKSBURG VA 24062

MONTGOMERY COUNTY BOARD OF
SUPERVISORS
755 ROANOKE ST
CHRISTIANSBURG VA 24073



Planning Department Staff Summary

TO: Planning Commission
DATE: November 24, 2025
AGENDA ITEM: Plat showing dedication of Right-of-Way for Underwood St NW

Summary

The property in question is a 0.019-acre portion of Tax Parcels 526 - (24) – 6A,7 (Parcel ID 002411), located on the eastern side of Underwood St NW. The owner has requested to resubdivide 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

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND "BOUNDARY LINE VACATION & ADJUSTMENT PLAT BETWEEN TAX PARCEL 526-[24]-5, 6, 6A, & 7" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY, AND THAT THE RIGHT-OF-WAY DEDICATION TO THE TOWN OF CHRISTIANBURG, AS SHOWN HEREON IS HEREBY MADE.

MARY T. BRAGG DATE

STATE OF _____ CITY/COUNTY OF _____, TO WIT:
I, _____, A NOTARY PUBLIC IN AND FOR THE STATE AND
CITY/COUNTY AFORESAID, DO HEREBY HEREBY CERTIFY THAT RICHARD L. BRAGG,
WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED
BEFORE ME AND ACKNOWLEDGED THE SAME.
GIVEN UNDER MY HAND THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC REGISTRATION NO. MY COMMISSION EXPIRES

STATE OF _____ CITY/COUNTY OF _____, TO WIT:
I, _____, A NOTARY PUBLIC IN AND FOR THE STATE AND
CITY/COUNTY AFORESAID, DO HEREBY HEREBY CERTIFY THAT MARY T. BRAGG,
WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED
BEFORE ME AND ACKNOWLEDGED THE SAME.
GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC REGISTRATION NO. MY COMMISSION EXPIRES

SHEET 1: NOTES, SIGNATURES, APPROVALS, AREA SUMMARY
SHEET 2: PLAT, LEGEND, ABBREVIATIONS, AREA SUMMARY

RICHARD L. BRAGG & MARY T. BRAGG
HOME ADDRESS: 615 QUESENBERRY ST. CHRISTIANSBURG, VA 24073

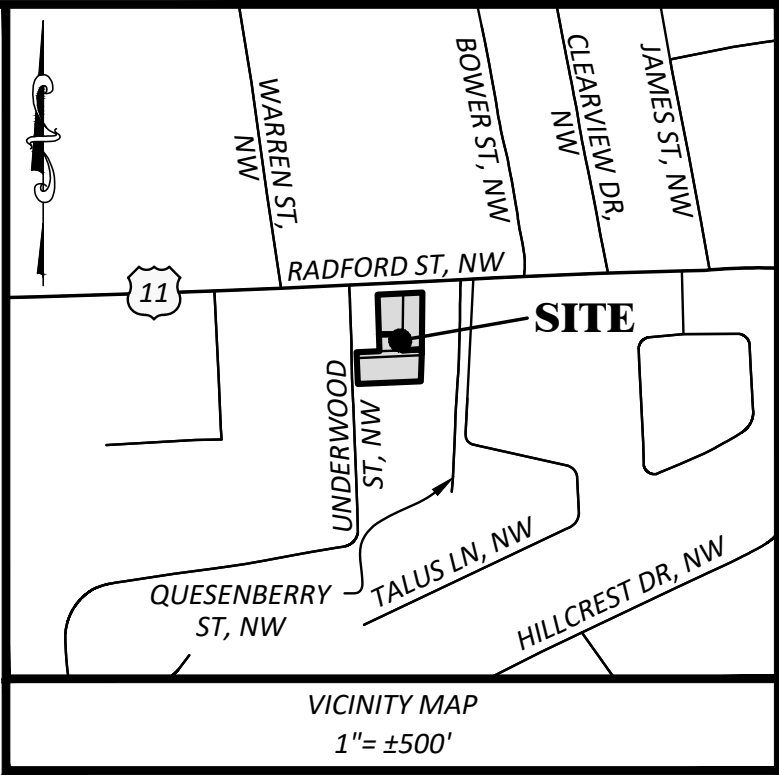
TAX PARCEL 526-(24)-5; P.I.D. #010671; D.B. 704 PG. 509
SITE ADDRESS: 580 & 590 RADFORD ST. CHRISTIANBURG, VA 24073

TAX PARCEL 526-(24)-6; P.I.D. #021444; INST. #2006004100
SITE ADDRESS: 570 RADFORD ST. CHRISTIANBURG, VA 24073

TAX PARCEL 526-(24)-6A; P.I.D. #002411; D.B. 921 PG. 540
TAX PARCEL 526-(24)-7; P.I.D. #002411; D.B. 306 PG. 631; UNRECORDED
PLAT BY MARVI STINE, DATED 4/4/1996
SITE ADDRESS: 640-660 UNDERWOOD ST. CHRISTIANBURG, VA 24073

1. THIS PLAT IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED OCTOBER, 2025 BY THOMPSON & LITTON, INC. SURVEY PERSONNEL AND MAY NOT CONFORM TO PRIOR DEEDS OR PLATS OF RECORD. THIS PROJECT UTILIZES DEED RESEARCH CONDUCTED ON SEPTEMBER 30, 2025 AND UPDATED ON NOVEMBER 20, 2025.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ENCUMBRANCES MAY EXIST WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
3. THE PROPERTY LIES WITHIN F.E.M.A. DEFINED ZONE 'X'. THIS DETERMINATION IS BASED UPON A VISUAL INSPECTION OF F.I.R.M. MAP NUMBER 51121C0143C, EFFECTIVE DATE SEPTEMBER 25, 2009 AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT FLOOD.
4. ALL PHYSICAL EVIDENCE OF UTILITIES ON THIS SITE IS FROM SURFACE EVIDENCE.
5. NOT ALL PHYSICAL IMPROVEMENTS SHOWN HEREON FOR CLARITY.
6. NO DELINEATED WETLAND AREAS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
7. RODS SET AT ALL CORNERS UNLESS OTHERWISE SHOWN HEREON.
8. SUBJECT PROPERTIES ARE ZONED "B3" & "R3"
SETBACKS FOR "R3" ARE AS FOLLOWS: 30' OR MORE FROM ANY STREET RIGHT-OF-WAY. SIDE = 10', OR SIDE LOT LINE EASEMENT WIDTH, WHICHEVER IS GREATER. REAR = 20'. ACCESSORY STRUCTURE = 3' FROM ANY SIDE OR REAR LOT LINE.
9. SETBACKS ARE NOT SHOWN HEREON FOR CLARITY PURPOSES. THE LAND SURVEYOR OR THOMPSON & LITTON DO NOT WARRANT SETBACKS AND SHALL NOT BE HELD LIABLE FOR ANY SETBACK INFORMATION SHOWN OR NOT SHOWN HEREON. CONSULT THE TOWN OF CHRISTIANSBURG PLANNING DEPARTMENT AND/OR BUILDING INSPECTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES.
10. THIS PLAT DOES NOT INCREASE THE TOTAL NUMBER OF EXISTING LOTS.
11. NO GRAVES OR OBJECTS MARKING A PLACE OF HUMAN BURIAL WERE OBSERVED ON THE SUBJECT PROPERTIES DURING THE COURSE OF THIS SURVEY.

SUBJECT PROPERTIES ARE SERVED BY PUBLIC WATER AND SEWER. EXISTING CLEANOUTS AND WATER METERS ARE SHOWN HEREON.



THE HEREOF SHOWN "BOUNDARY LINE VACATION & ADJUSTMENT PLAT BETWEEN TAX PARCELS 526-(24)-5, 6, 6A, & 7", BEING THE PROPERTY OF RICHARD L. BRAGG & MARY T. BRAGG, DATED NOVEMBER 20, 2025, HAS BEEN SUBMITTED TO AND APPROVED FOR RECORDATION BY THE TOWN OF CHRISTIANSBURG, VIRGINIA. PER TOWN OF CHRISTIANSBURG CODE CHAPTER 40, APPROVAL HEREOF BY THE TOWN SHALL NOT BE CONSTRUED AS AFFECTING VESTED RIGHTS OF ANY PARTY.

RETNA JACKSON, SUBDIVISION AGENT _____ DATE _____

I HEREBY CERTIFY THAT THIS PLAT, PREPARED FROM A CURRENT SURVEY MADE BY ME, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE REQUIREMENTS OF THE TOWN, ORDINANCES, AND REGULATIONS OF THE TOWN OF CHRISTIANSBURG, VIRGINIA, REGARDING THE PLATTING OF BOUNDARY LINE VACATION & ADJUSTMENT WITHIN THE TOWN, AND THE MINIMUM STANDARDS FOR PLATS AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS.

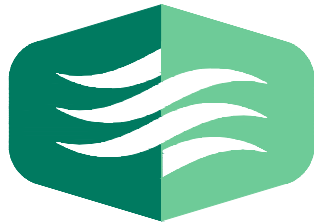
GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2025.

MATTHEW T. MOSTELLER, L.S. #3172

THIS IS TO CERTIFY THAT THE PROPERTY AS SHOWN ON THIS PLAT, DATED NOVEMBER 20, 2025, IS ALL OF THE LAND ACQUIRED BY RICHARD L. BRAGG & MARY T. BRAGG BY DEED RECORDED IN DEED BOOK 704 PAGE 509; INST. #2006004100, DEED BOOK 921 PAGE 540, & DEED BOOK 306 PAGE 631 IN THE CIRCUIT COURT CLERK'S OFFICE OF MONTGOMERY COUNTY, VIRGINIA, AND ARE THE LAST DEED(S) IN THE CHAIN OF TITLE TO THE SAID PROPERTY.

MATTHEW T. MOSTELLER, L.S. #3172 DATE

**BOUNDARY LINE VACATION
& ADJUSTMENT PLAT**
BETWEEN
TAX PARCELS 526-(24)-5, 6, 6A & 7
PREPARED FOR
RICHARD L. BRAGG
CONTAINING A TOTAL OF
0.704 ACRE



THOMPSON
& LITTON

726 Auburn Avenue
Radford, Virginia 24141
www.T-L.com

**BOUNDARY LINE VACATION &
ADJUSTMENT PLAT
TOWN OF CHRISTIANSBURG
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA**

Drawn: MGM/KEM
Checked: MTM/CHF
Date: NOVEMBER 20, 2023
Project No: 19595

Document No:
19595-01

Sheet No.

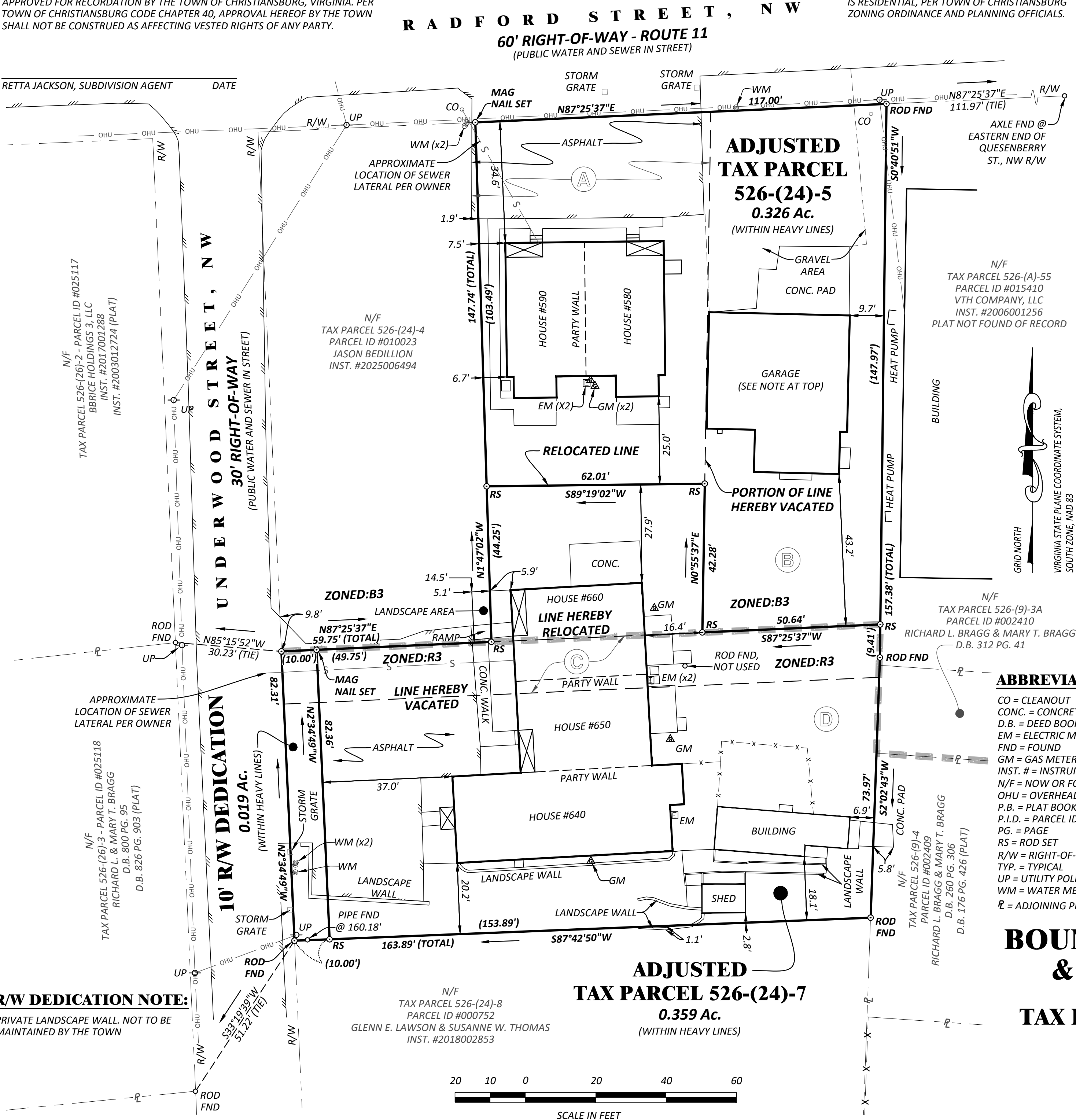
1 OF 2

CERTIFICATE OF APPROVAL:

THE HEREON SHOWN "BOUNDARY LINE VACATION & ADJUSTMENT PLAT BETWEEN TAX PARCELS 526-(24)-5, 6, 6A, & 7", BEING THE PROPERTY OF RICHARD L. BRAGG & MARY T. BRAGG, DATED NOVEMBER 20, 2025, HAS BEEN SUBMITTED TO AND APPROVED FOR RECORDATION BY THE TOWN OF CHRISTIANSBURG, VIRGINIA. PER TOWN OF CHRISTIANSBURG CODE CHAPTER 40, APPROVAL HEREOF BY THE TOWN SHALL NOT BE CONSTRUED AS AFFECTING VESTED RIGHTS OF ANY PARTY.

NOTE:

THE GARAGE LOCATED ON ADJUSTED TAX PARCEL 526-(24)-5 SHALL NOT BE USED FOR COMMERCIAL PURPOSES WHILE THE USE OF DWELLING #580 & #590 IS RESIDENTIAL, PER TOWN OF CHRISTIANSBURG ZONING ORDINANCE AND PLANNING OFFICIALS.



EXISTING
A TAX PARCEL 526-(24)-5
0.215 Ac.
P.I.D. #010671
RICHARD L. BRAGG & MARY T. BRAGG
D.B. 704 PG. 509

EXISTING
B TAX PARCEL 526-(24)-6
0.171 Ac.
P.I.D. #021444
RICHARD L. BRAGG & MARY T. BRAGG
INST. #2006004100

EXISTING
C TAX PARCEL 526-(24)-6A
0.059 Ac.
P.I.D. #002411
RICHARD L. BRAGG & MARY T. BRAGG
D.B. 921 PG. 540

EXISTING
D TAX PARCEL 526-(24)-7
0.259 Ac.
P.I.D. #002411
RICHARD L. BRAGG & MARY T. BRAGG
D.B. 306 PG. 631

AREA TABLE	
EXISTING	
TAX PARCEL 526-(24)-5	0.215 ACRE
TAX PARCEL 526-(24)-6	0.171 ACRE
TAX PARCEL 526-(24)-6A	0.059 ACRE
TAX PARCEL 526-(24)-7	0.259 ACRE
TOTAL	0.704 ACRE
ADJUSTED	
TAX PARCEL 526-(24)-5	0.326 ACRE
TAX PARCEL 526-(24)-6	ABOLISHED
TAX PARCEL 526-(24)-6A	ABOLISHED
TAX PARCEL 526-(24)-7	0.359 ACRE
R/W DEDICATION	0.019 ACRE
TOTAL	0.704 ACRE

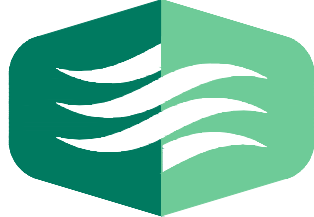
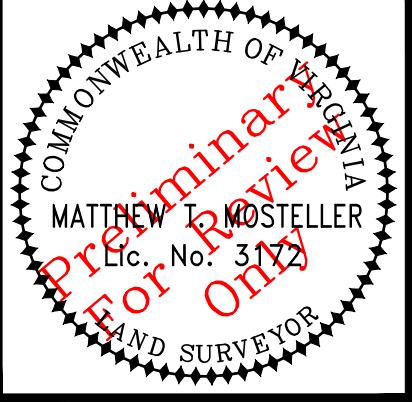
ABBREVIATIONS:

CO = CLEANOUT
CONC. = CONCRETE
D.B. = DEED BOOK
EM = ELECTRIC METER
FND = FOUND
GM = GAS METER
INST. # = INSTRUMENT NUMBER
N/F = NOW OR FORMERLY
OHU = OVERHEAD UTILITY
P.B. = PLAT BOOK
P.I.D. = PARCEL IDENTIFICATION NUMBER
PG. = PAGE
RS = ROD SET
R/W = RIGHT-OF-WAY
TYP. = TYPICAL
UP = UTILITY POLE
WM = WATER METER
ℓ = ADJOINING PROPERTY LINE

LEGEND:

BOUNDARY LINE
ADJOINING PROPERTY LINE
LINE HEREBY VACATED/RELOCATED
FENCE
EDGE OF PAVEMENT
BUILDING
ZONING LINE
PROPERTY CORNER

BOUNDARY LINE VACATION
& ADJUSTMENT PLAT
BETWEEN
TAX PARCELS 526-(24)-5, 6, 6A & 7
PREPARED FOR
RICHARD L. BRAGG
CONTAINING A TOTAL OF
0.704 ACRE



THOMPSON
& LITTON
726 Auburn Avenue
Radford, Virginia 24141
www.T-L.com

BOUNDARY LINE VACATION &
ADJUSTMENT PLAT
TOWN OF CHRISTIANSBURG
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn: MGM/KEM
Checked: MTM/CHF
Date: NOVEMBER 20, 2025
Project No: 19595

Document No:
19595-01

Sheet No.
2 OF 2

Vicinity Map: Underwood Drive Right-of-Way, Tax Map IDs 526 - (24) - 6A,7 (Parcel ID 002411)

