Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Engineering Fax 540-381-7238

ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

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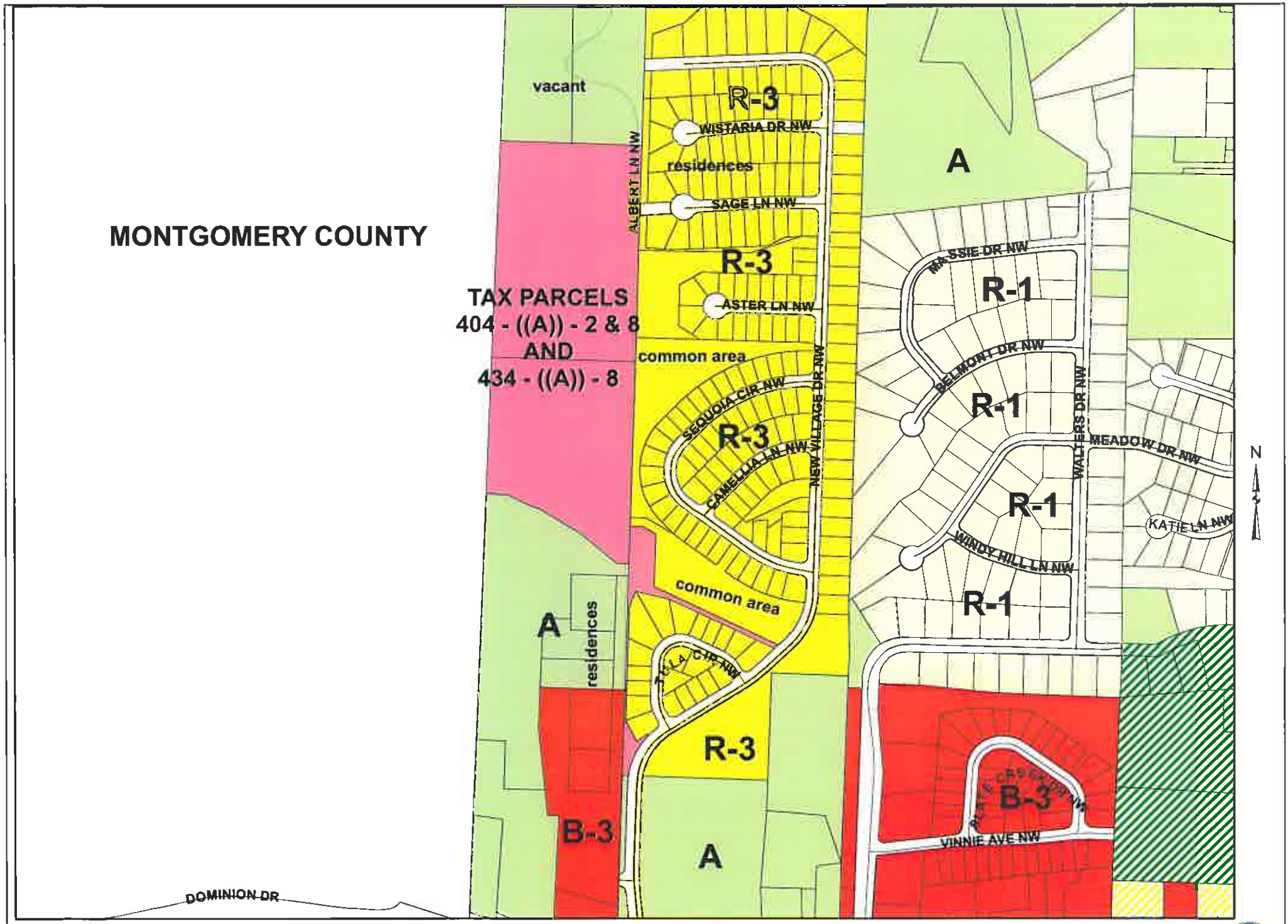
GUYNN, MEMMER &
DILLON, P.C.

Town of Christiansburg
Planning Staff Report

Public Hearing Date: Tuesday, February 15, 2011
Application Type: Conditional Use Permit Request
Applicant: Albert Land, LP
Location: Albert Lane and at the end of Sage Lane (tax parcels 404 – ((A)) – 2 and 8 and 434 – ((A)) – 8)

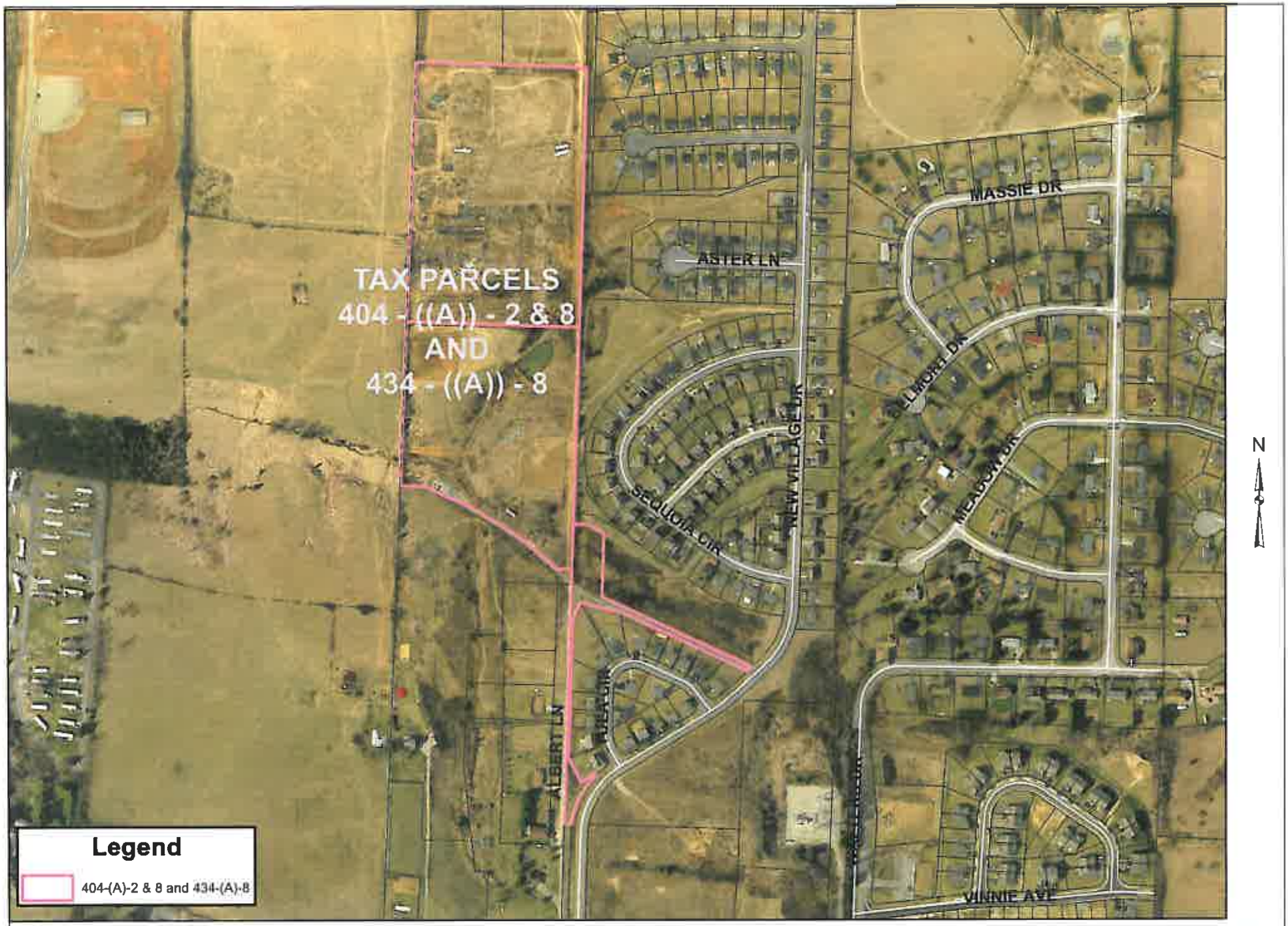
The Town of Christiansburg has received a Conditional Use Permit request by Albert Land, LP for a planned housing development on Albert Lane and at the end of Sage Lane (tax parcels 404 – ((A)) – 2 and 8 and 434 – ((A)) – 8) in the R-1 Single-Family Residential District and R-3 Multi-Family Residential District. The public hearing is set for February 15, 2011.

The property does not lie within the 100-Year and 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties are zoned A Agricultural and R-3 Multi-Family Residential. The property does adjoin Montgomery County properties owned by Belmont Christian Church. This property is zoned A1. The adjoining properties contain single-family residences, New River Village Common Area and vacant property. The property contains approximately 22.923 acres.



ALBERT LANE NW
CUP REQUEST
FEBRUARY 15, 2011

0 200 400 600
Feet



ALBERT LANE NW
CUP REQUEST
FEBRUARY 15, 2011

0 100 200 300
Feet

CUP: ALBERT LANE NW - 2011

TAX MAP #	OWNER (S)		STREET ADDRESS	CITY, ST, ZIP
404- 7137	FORSTER MARK D	FORSTER TERESA O	202 WISTARIA DR	CHRISTIANSBURG VA 24073
404- A 2A	SHAFFER CHARLES	SHAFFER TERRI ETAL	140 EMERALD BLVD	CHRISTIANSBURG VA 24073
404- A 1	MANN PATRICIA ALBERT		305 LUCAS ST	CHRISTIANSBURG VA 24073
404- 1 11	THURMAN GARY	THURMAN BELINDA	50 MEADOW DR	CHRISTIANSBURG VA 24073
404- A 3	CALDWELL LONNIE RICHARD	CALDWELL ALTA DAVIS	850 WALTERS DR NW	CHRISTIANSBURG VA 24073
404- 1 10	PUGH TEDDY	PUGH HOLLIE	P O BOX 1	RINER VA 24149 0001
404- 7183	KROMIN VLADIMIR	KROMIN ELLA	1620 FORELMONT ST	CHRISTIANSBURG VA 24073
404- 7184	LUSK BRIAN T	LUSK DANIELLE L	1110 NEW VILLAGE DR	CHRISTIANSBURG VA 24073
404- 7182	MCNEIL ALGER	MCNEIL WHITNEY L	1130 NEW VILLAGE DR	CHRISTIANSBURG VA 24073
404- 7185	JOHNSON CRAIG M	JOHNSON EMILY C	1100 NEW VILLAGE DR	CHRISTIANSBURG VA 24073
404- 7186	GRIFFITH BRIAN C	GRIFFITH CHRISTINA M	1090 NEW VILLAGE DR	CHRISTIANSBURG VA 24073
404- 7187	MCCLUNG KELLY	KENDRICK MICHAEL	1080 NEW VILLAGE DR	CHRISTIANSBURG VA 24073
404- 7180	MAHL KEVIN	MAHL SUSAN K	1150 NEW RIVER VILLAGE DR	CHRISTIANSBURG VA 24073
404- 7188	MASSEY CHRISTOPHER TODD	MASSEY JENNIFER R	1070 NEW VILLAGE DR NW	CHRISTIANSBURG VA 24073
404- 7189	MUNSEY MATTHEW A	MUNSEY MEGHAN LEIGH CRAWFORD	1060 NEW VILLAGE DR	CHRISTIANSBURG VA 24073
404- 7178	NAMJIL BOLORERDENE		2035 NEW VILLAGE DR	CHRISTIANSBURG VA 24073
404- 7179	BURRELL STEPHEN F JR	BURRELL AMY G	1155 NEW VILLAGE DR	CHRISTIANSBURG VA 24073
404- 7136	CROMER JASON SCOTT		200 WISTARIA DR	CHRISTIANSBURG VA 24073
404- A 8H	ALBERT DEXTER D	ALBERT LORRIE L	1375 PEPPERS FERRY RD NW	CHRISTIANSBURG VA 24073
404- 7 92	PYZOHA AMANDA R	PYZOHA JONATHAN S	205 SEQUOIA CIR NW	CHRISTIANSBURG VA 24073
404- 7138	ENDAYA RICHARD W & JOSEPH	PEDROSA ERIC & MYRNA	6128 STILLWATER CT	UNIVERSITY PARK FL 34201
404- 7159	KEESEE TINA MARIE	PUTALLAZ MICHAEL R	200 SAGE LN	CHRISTIANSBURG VA 24073
404- 7167	PURCELL WAYNE T	PURCELL DORIS W	135 SAGE LN	CHRISTIANSBURG VA 24073
404- 7168	SMITH MICHAEL DAVID	SMITH TRACIE W	125 SAGE LN	CHRISTIANSBURG VA 24073
404- 7169	KIM GOUK TAE		115 SAGE LN	CHRISTIANSBURG VA 24073
404- 7170	WADDELL LARRY	WADDELL ANNE	105 SAGE LN	CHRISTIANSBURG VA 24073
404- 7166	HALL ROBERT CORD	TAYLOR HALL KOURTNEY L	145 SAGE LN	CHRISTIANSBURG VA 24073
404- 7165	KEISTER WALTER B JR	KEISTER CYNTHIA D	155 SAGE LN	CHRISTIANSBURG VA 24073
404- 7164	BROWN JOSHUA M	WALKER JESSICA M	165 SAGE LN	CHRISTIANSBURG VA 24073
404- 7163	MCCALL HOLLY E	WILLIAMS DARON B	175 SAGE LN	CHRISTIANSBURG VA 24073
404- 7162	WOOLDRIDGE STEVEN JAMES	WOOLDRIDGE SARAH BETH	185 SAGE LN	CHRISTIANSBURG VA 24073
404- 7119	GREGORY CHRISTOPHER R	GREGORY TRACI K	990 NEW VILLAGE DR NW	CHRISTIANSBURG VA 24073
404- 7160	EDWARDS CHRISTOPHER J	EDWARDS CATHERINE E	205 SAGE LN	CHRISTIANSBURG VA 24073
404- 5 96	HUNT JOHN THOMAS JR	HUNT VIRGINIA MAE	65 MASSIE DR	CHRISTIANSBURG VA 24073
404- 7161	BROWN JEREMY K	BROWN AMY N	195 SAGE LN	CHRISTIANSBURG VA 24073
404- 4 77	BOWLES GEORGE L	BOWLES CELINA W	55 MASSIE DR	CHRISTIANSBURG VA 24073
404- 7 98	FITCH GREG M		980 NEW VILLAGE DR	CHRISTIANSBURG VA 24073
404- 7118	GLENN KATHERINE J	SALEH BASEL A	985 NEW VILLAGE DR	CHRISTIANSBURG VA 24073
404- 7117	CONROY BENJAMIN W	DEMERLY CATHERINE M	975 NEW RIVER VILLAGE DR	CHRISTIANSBURG VA 24073
404- 7109	MARQUEZ ALEXEI C	MARQUEZ GLADYS SHEILA	170 ASTER LN	CHRISTIANSBURG VA 24073
404- 7110	DUNCAN DAVID M	DUNCAN MINDI B	160 ASTER LN	CHRISTIANSBURG VA 24073
404- 7111	SINGH BALWINDER		82-08 242ND ST	BELLROSE NY 11426
404- 7112	MCGRAW JASON H		140 ASTER LN	CHRISTIANSBURG VA 24073
404- 7113	XING ZHILIANG	JIAO YAN	130 ASTER LN	CHRISTIANSBURG VA 24073
404- 7114	WALTERS CLARENCE E	WALTERS BARBARA N	120 ASTER LN	CHRISTIANSBURG VA 24073

CUP: ALBERT LANE NW - 2011

TAX MAP #	OWNER (S)		STREET ADDRESS	CITY, ST, ZIP
404- 7115	BAKER MICHAEL K	BAKER ANGELA D	110 ASTER LN	CHRISTIANSBURG VA 24073
404- 7108	SQUIRES ROBERT ALAN	SQUIRES OPAL A	180 ASTER LN	CHRISTIANSBURG VA 24073
404- 7107	DAVIS KENNETH S	DAVIS CHERISH M	148 LAUREN DR APT 9	ABINGDON VA 24210 4175
404- 7105	BEAN MICHAEL D	BEAN DANIELLE R	165 ASTER LN	CHRISTIANSBURG VA 24073
404- 7104	LU DONG LIANG	HSU YU YA	403 DRAPER RD	BLACKSBURG VA 24060
404- 7103	JONES KIMBERLY S	JONES TRAVIS E	145 ASTER LN	CHRISTIANSBURG VA 24073
404- 7102	BURROUGHS JONATHAN N		270 W YORK ST UNIT 3406	NORFOLK VA 23510 1563
404- 7101	PEREZ LOPEZ MARK S	PEREZ LOPEZ DEBORAH J	125 ASTER LN	CHRISTIANSBURG VA 24073
404- 7100	NEWHOUSE FRED L III	ANDREWS MEGHAN A	115 ASTER LN	CHRISTIANSBURG VA 24073 6190
404- 7 99	HARDWICK MICHAEL W	HARDWICK SHANNON M	105 ASTER LN	CHRISTIANSBURG VA 24073
404- 7106	PARKER RONNIE E	PARKER CELESTE M	175 ASTER LN	CHRISTIANSBURG VA 24073
404- 7 94	DINGER KEITH L	DINGER STACEY C	940 NEW VILLAGE DR NW	CHRISTIANSBURG VA 24073
404- 7 75	KATZ BRYAN JEFFREY	KATZ KATIE SNIDER REDDEN	310 GRANDVIEW DR	BLACKSBURG VA 24060
404- 7 76	SANDERS BRIAN J	SANDERS MICHAELA E	365 SEQUOIA CIR NW	CHRISTIANSBURG VA 24073
404- 7 77	STOKER JOSHUA G	STOKER COLLEEN E	355 SEQUOIA CIR	CHRISTIANSBURG VA 24073
404- 7 78	MENDOZA LUIS A	MENDOZA CYNTHIA C	345 SEQUOIA CIR	CHRISTIANSBURG VA 24073
404- 7 79	KLEIN ALLAN WAYNE	KLEIN SARAH RAE	335 SEQUOIA CIR NW	CHRISTIANSBURG VA 24073
404- 7 80	HARMAN TOMMIE A	HARMAN VANESSA B	325 SEQUOIA CIR	CHRISTIANSBURG VA 24073
404- 7 81	DAVIS ALEKSANDRA A	DAVIS DAVID B	315 SEQUOIA CIR	CHRISTIANSBURG VA 24073
404- 7 82	BECKWITH MONICA M	BECKWITH WILLIAM ROBERT	305 SEQUOIA CIR NW	CHRISTIANSBURG VA 24073
404- 7 83	RILEY JESSE J	RILEY DONNA R	295 SEQUOIA CIR	CHRISTIANSBURG VA 24073
404- 7 84	BATEMAN THOMAS L III	BATEMAN HOLLIE A	285 SEQUOIA CIR	CHRISTIANSBURG VA 24073
404- 7 85	WEITHMAN MICHAEL ROBERT	WEITHMAN SARAH JEAN	275 SEQUOIA CIR NW	CHRISTIANSBURG VA 24073
404- 7 86	WALTERS CLINE H	WALTERS JUDY C	1674 ST ANDREWS CIR	BLACKSBURG VA 24060
404- 3 64	BARKER LEE E	BARKER PENNY PALMER	190 BELMONT DR	CHRISTIANSBURG VA 24073
404- 7 87	FOLEY DANIEL S	SHEPARD TRICIA S	255 SEQUOIA CIR	CHRISTIANSBURG VA 24073
404- 7 88	KIRKLAND MATTHEW A	KIRKLAND HEATHER L	245 SEQUOIA CIR	CHRISTIANSBURG VA 24073
404- 3 63	ARBUCKLE JOHN S	ARBUCKLE JILL A	195 BELMONT DR NW	CHRISTIANSBURG VA 24073
404- 7 89	SANCHIOUS HYON		235 SEQUOIA CIR	CHRISTIANSBURG VA 24073
404- 7 48	ARMS GEFFERY L	ARMS BRETTE M	70 CAMELLIA LN NW	CHRISTIANSBURG VA 24073
404- 7 47	JOHNSTON BRYAN L	BAKER KATHERINE L	60 CAMELLIA LN NW	CHRISTIANSBURG VA 24073 5897
404- 7 49	JIMENEZ JOSE M	BRENNECKE LARA A	870 NEW VILLAGE DR NW	CHRISTIANSBURG VA 24073
404- 7 46	HURST JOSHUA L	HURST JENNIFER W	50 CAMELLIA LN	CHRISTIANSBURG VA 24073
404- 7 90	GROSSMAN AXEL	GROSSMAN FLORINDA	225 SEQUOIA CIR	CHRISTIANSBURG VA 24073
404- 7 45	HARMAN SYDNEY F	C/O FORREST HOLDINGS	P O BOX 80	WOODLAWN VA 24381
404- 7 91	SNEAD NANCY L M		215 SEQUOIA CIR	CHRISTIANSBURG VA 24073
404- 7 44	COUNTS JACOB D		GENERAL DELIVERY	BRISTOL TN 37621 9999
404- 7 43	CLOSE KENNETH C	CLOSE NANCY J	20 CAMELLIA LN	CHRISTIANSBURG VA 24073
404- 7 42	HOWARD MARCELA V		850 NEW VILLAGE DR	CHRISTIANSBURG VA 24073
404- 7 31	CLEMENT JAY V	CLEMENT MELANIE C	10 CAMILLA LN	CHRISTIANSBURG VA 24073
404- 7 93	KIRBY RAY JAMES	KIRBY JESSICA R	195 SEQUOIA CIR	CHRISTIANSBURG VA 24073
404- 7 36	PRICE KEVIN L	PRICE STEPHANIE J	825 NEW VILLAGE DR NW	CHRISTIANSBURG VA 24073
404- 7 30	BERTRAM MICHELLE A		185 SEQUOIA CIR	CHRISTIANSBURG VA 24073
404- 7 33	WHITE RICHARD L		120 SEQUOIA CIR	CHRISTIANSBURG VA 24073
404- 7 32	COOGAN CRAIG M	COOGAN ANGELA M	130 SEQUOIA CIR	CHRISTIANSBURG VA 24073
404- 7 29	COZART JONATHAN C	COZART CAROLINE W	175 SEQUOIA CIR	CHRISTIANSBURG VA 24073

CUP: ALBERT LANE NW - 2011

TAX MAP #	OWNER (S)		STREET ADDRESS	CITY, ST, ZIP
404- 7 35	MARDAKIS EMILY		1140 MERCHANTS CT APT 1A	CHESAPEAKE VA 23320 7460
404- 7 28	KRAMER DAVID E	KRAMER SUSAN M	165 SEQUOIA CIR NW	CHRISTIANSBURG VA 24073
404- 7 22	PIECHOSKI LYNN ANNE B	PIECHOSKI MARK D	105 SEQUOIA CIR	CHRISTIANSBURG VA 24073
404- A 8G	ALBERT DEXTER D	ALBERT LORRIE L	1375 PEPPERS FERRY RD	CHRISTIANSBURG VA 24073
434- A 2	ALBERT HOWD T SR	ALBERT HOWD T JR	1225 PEPPERS FERRY RD	CHRISTIANSBURG VA 24073
434- 7 16	MULLENS TEDDY M	MULLENS JULIE M	725 NEW VILLAGE DR	CHRISTIANSBURG VA 24073
404- 7 27	LITOS ROBB S	LITOS HOLLY C	155 SEQUOIA ALY	CHRISTIANSBURG VA 24073
404- 7 26	SMITH TIMOTHY N	SMITH JENNIFER L	145 SEQUOIA CIR	CHRISTIANSBURG VA 24073
404- 7 25	MULLINS ROBERT A	MULLINS KELLY M	135 SEQUOIA CIR NW	CHRISTIANSBURG VA 24073
404- 7 24	GRIMES BRUCE		125 SEQUIOA CIR NW	CHRISTIANSBURG VA 24073
404- 7 23	IVEY LARRY J	IVEY NADINE E	64572 BIRCH CT	PEARL RIVER LA 70452 5016
404- 6 12	CREEHAN KEVIN	CREEHAN KARI	408 CEDAR ORCHARD DR	BLACKSBURG VA 24060
404- 6 6	WELLS BRIAN S	WELLS JILL N	155 TULA CIR	CHRISTIANSBURG VA 24073
404- 6 7	SPURLOCK MICHAEL	SPURLOCK KERRY	165 TULA CIR	CHRISTIANSBURG VA 24073
404- 7 37	LANG JEFFRY ADAM	MOREFIELD LANG HEATHER	800 NEW VILLAGE DR	CHRISTIANSBURG VA 24073
434- A 14G	APPALACHIAN POWER CO		ASSESSED BY STATE CORP COMM	
404- 6 8	BREMER WILLIAM E III	BREMER JESSICA LYNN	175 TULA CIR	CHRISTIANSBURG VA 24073
404- 6 9	DAVIS JOHNATHAN B	DAVIS C ODESSA	185 TULA CIR NW	CHRISTIANSBURG VA 24073
404- 6 10	PATEL JIGNESH N	PATEL RESHMA J	195 TULA CIR	CHRISTIANSBURG VA 24073
404- 6 11	MEREDITH ANTHONY C	MEREDITH LORI W	205 TULA CIR	CHRISTIANSBURG VA 24073
434- 7 3	YOUNG JOSEPH W JR	YOUNG ERIC L	125 TULA CIR	CHRISTIANSBURG VA 24073
404- 6 5	CINTRON JOSEPH	CINTRON GEORGINA	145 TULA	CHRISTIANSBURG VA 24073
404- 6 13	COX RICHARD L	COX VICTORIA D	225 TULA CIR	CHRISTIANSBURG VA 24073
404- 6 14	MOON STUART E		745 NEW RIVER VILLAGE DR	CHRISTIANSBURG VA 24073
404- 6 4	IRBY VICKIE S		135 TULA CIR NW	CHRISTIANSBURG VA 24073
434- 7 15	MALASKY FRANK S		735 NEW VILLAGE DR	CHRISTIANSBURG VA 24073
434- A 10	APPALACHIAN POWER CO	C/O T F JOHNSON	P O BOX 16428	COLUMBUS OH 43216
434- 7 17	FRALEY CARLTON A	FRALEY JENNIFER L A	715 NEW VILLAGE DR NW	CHRISTIANSBURG VA 24073
434- 7 18	TALBUTT SCOTT C		P O BOX 775	BLACKSBURG VA 24063
434- 7 2	BRICKHOUSE CAROL SUSAN		115 TULA CIR	CHRISTIANSBURG VA 24073
434- 7 1	PENNY CHRISTOPHER THOMAS	PENNY MOLLY MEREDITH	105 TULA CIR	CHRISTIANSBURG VA 24073
434- A 8A	INTERNATIONAL CHURCH OF T	FOURSQUARE GOSPEL A CA CORP	P O BOX 26902	LOS ANGELES CA 90026 0176
434- A 8A	INTERNATIONAL CHURCH OF T	FOURSQUARE GOSPEL A CA CORP	P O BOX 26902	LOS ANGELES CA 90026 0176
066-A-19	BELMONT CHRISTIAN CHURCH	ATTN: TOM MURPHY	2149 DOMINION DRIVE	CHRISTIANSBURG, VA 24073
	MONTGOMERY COUNTY BOARD OF SUPERVISORS		755 ROANOKE STREET, SUITE 2E	CHRISTIANSBURG, VA 24073
404 - A - 2, 8	ALBERT LAND LP		P O BOX 20886	ROANOKE, VA 24018
434 - A - 8				