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, May 3, 2011
Application Type: Rezoning Request
Applicant: Teddy Enterprises, LLC
Location: 735 Peppers Ferry Road NW (tax parcel 435 – ((A)) – 7)

The Town of Christiansburg has received a rezoning request by Teddy Enterprises LLC for property at 735 Peppers Ferry Road, N.W. (a .22 acre portion of the total .368 acre tax parcel 435 – ((A)) – 7) from R-2 Two-Family Residential to B-3 General Business. The property is scheduled as Mixed Use – Residential/Limited Business in the Future Land Use Map of the Christiansburg Comprehensive Plan. The public hearing is set for May 3, 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 B-3 General Business, R-2 Two-Family Residential, R-1 Single Family Residential and A Agricultural. The adjoining properties contain residences.

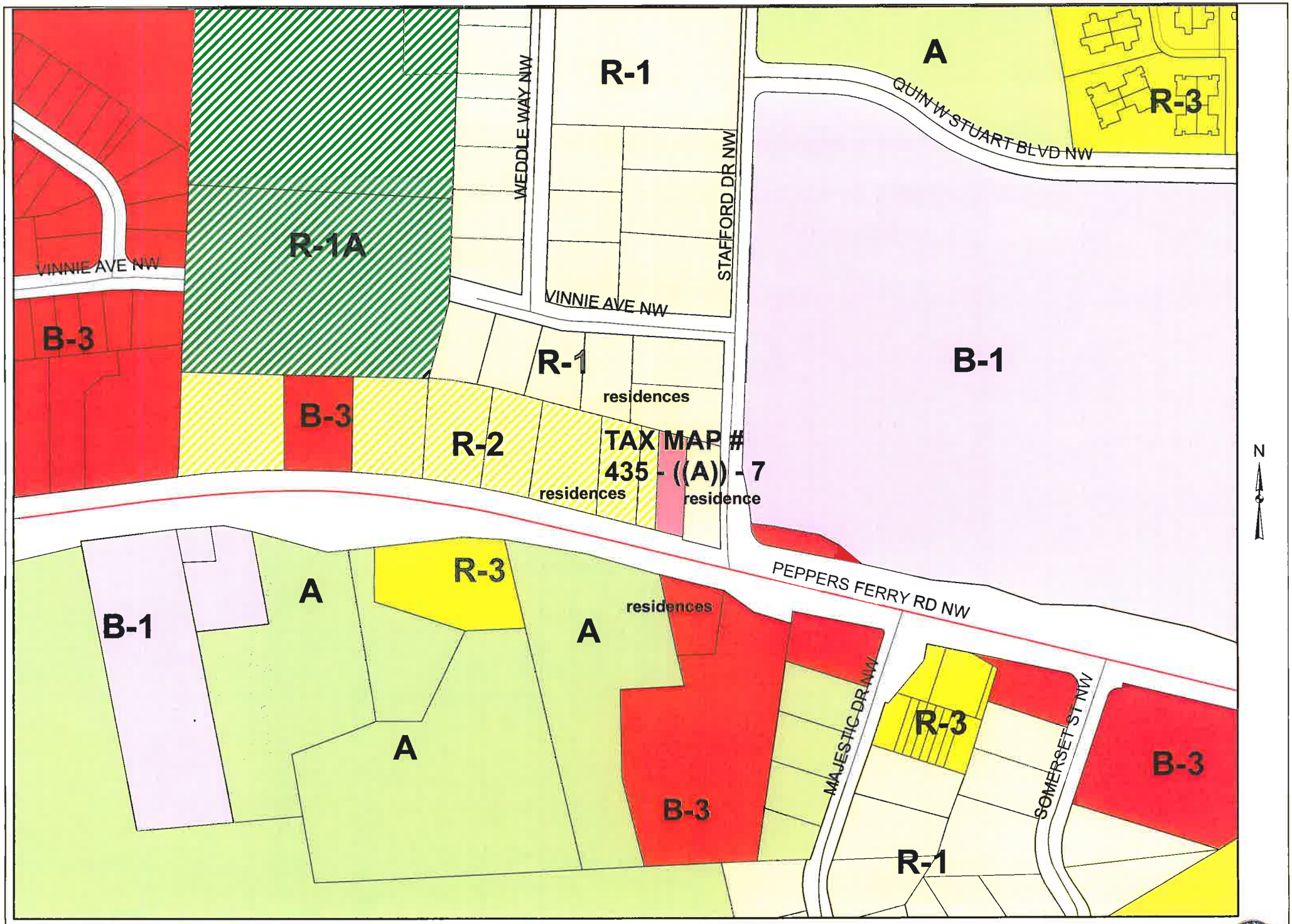
735 PEPPERS FERRY ROAD NW

REZONING REQUEST

MAY 3, 2011

0 100 200 300

Feet



735 PEPPERS FERRY ROAD NW
REZONING REQUEST
MAY 3, 2011

0 200 400 600
Feet

REZONING: 735 PEPPERS FERRY ROAD NW

TAX MAP #	OWNER (S)		MAILING ADDRESS	
435- 2 17	PERDUE BARBARA A		50 VINNIE AVE NW	CHRISTIANSBURG VA 24073
435- 2 15	RICHARDSON KENNETH W	RICHARDSON CONNIE H	80 STAFFORD DR NW	CHRISTIANSBURG VA 24073
435- A 9	GILLESPIE JAMES G	GILLESPIE BETTY Z	755 PEPPERS FERRY RD NW	CHRISTIANSBURG VA 24073
435- A 8	DRESSER KEVIN J		407 ROANOKE ST SUITE 2	CHRISTIANSBURG VA 24073
435- A 7	TEDDY ENTERPRISES LLC		407 ROANOKE ST SUITE 2	CHRISTIANSBURG VA 24073
435- 2 16	MOELLER MATTHEW B	MOELLER DEVON D	725 PEPPERS FERRY RD	CHRISTIANSBURG VA 24073
435- A 20	WOOD DONALD LEE	WOOD RACHEL T	840 PEPPERS FERRY RD	CHRISTIANSBURG VA 24073
435- A 23A	ELMORE JOHN D		720 PEPPERS FERRY RD NW	CHRISTIANSBURG VA 24073