BALZER
AND ASSOCIATES INC.
REFLECTING TOMORROW

January 20, 2012

Town of Christiansburg
Mr. Randy Wingfield
100 East Main Street
Christiansburg, VA 24073

RE: Mega Builders, LLC
Multi-Family Development – Farmview Road

Dear Randy:

This letter serves as a request by my clients, Mega Builders, LLC, for Christiansburg Planning Commission to postpone and defer its discussion and recommendation on the proposed Town Code Amendment and CUP request for the above referenced project until their next scheduled meeting. Since our public hearing on January 9th, we have been working toward answering the questions and concerns raised by the Planning Commission. However, additional information has been requested of us within the last two days and we will not have sufficient time to address all the issues and still give the Planning Commission enough time to review it prior to Monday, January 23rd. We have also just recently received correspondence from VDOT and Wheatland concerning the application. Please see the four items listed below.

1) On Tuesday January 17th, I received more current traffic data (2009) on Franklin Street and the Franklin/Peppers Ferry intersection from VDOT. We are currently analyzing this information.
2) On Thursday January 19th, I received a copy of an email from Ms. Dorsett requesting additional information beyond what was requested at the meeting.
3) On Thursday January 19th, I received a response from the management group from Wheatland. We are scheduling a time to meet with them next week.
4) On Friday January 20th, I received a copy of a letter from the MPO which raises additional traffic questions.

From our discussion, I understand that Town Council intends to conduct the Public Hearings for this project as scheduled on February 7, 2012 even if they do not have a recommendation from the Planning Commission. We intend to have all issues addressed prior to the Town Council public hearing.

Thank you and please feel free to call at 540-381-4290 or email me at ssemones@balzer.cc if you have any questions or comments.

Sincerely,
Balzer and Associates, Inc.

Steven M. Semones
Vice President