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

MAYOR
RICHARD G. BALLENGEE

COUNCIL MEMBERS
D. MICHAEL BARBER
R. CORD HALL
STEVE HUPPERT
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES
JAMES W. "JIM" VANHOOZIER

TOWN MANAGER
BARRY D. HELMS

DIRECTOR OF FINANCE/
TOWN TREASURER
VALERIE L. TWEEDIE

CLERK OF COUNCIL
MICHELE M. STIPES

TOWN ATTORNEY
GUYNN, MEMMER &
DILLON, P.C.

Town of Christiansburg
Planning Staff Report

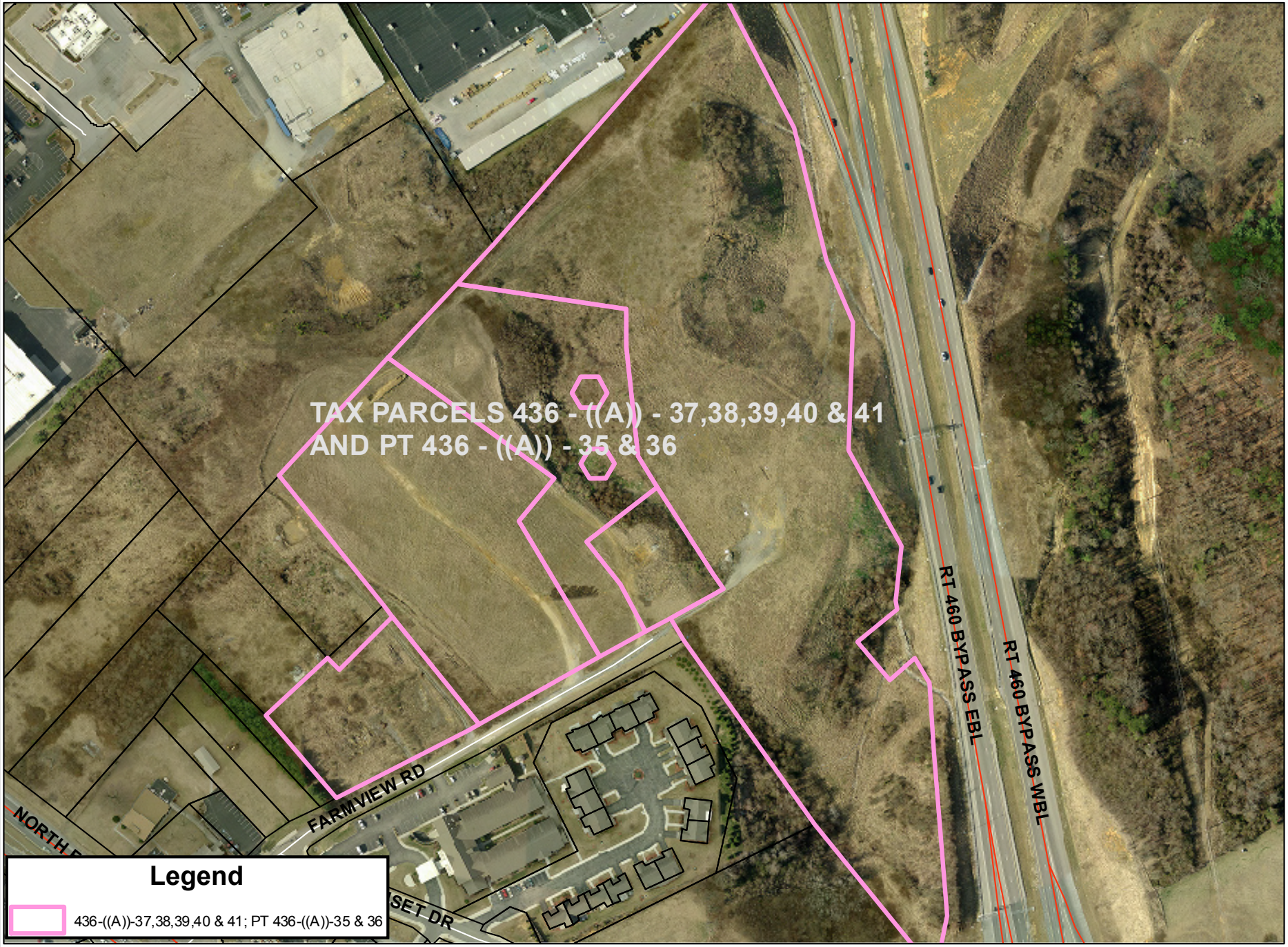
Planning Commission Public Hearing Date: Monday, January 9, 2012 at 7:00 p.m.
Town Council Public Hearing Date: Tuesday, February 7, 2012 at 7:30 p.m.
Application Type: Conditional Use Permit Request
Applicant: Balzer and Associates (acting as agent for property owner RWW36, LLC)
Location: Farmview Road NW (tax parcels 436 – ((A)) -37, 38, 39, 40, and 41 and portion of 436 – ((A)) – 35 and 36)

The Town of Christiansburg has received a Conditional Use Permit request by Balzer and Associates (acting as agent for property owner RWW36, LLC) for planning housing development at the end of Farmview Road (tax parcels 436 – ((A)) -37, 38, 39, 40, and 41 and portion of 436 – ((A)) – 35 and 36) in the B-3 General Business District. The Planning Commission public hearing is set for Monday, January 9, 2012 at 7:00 p.m. and the Town Council public hearing is set for Tuesday, February 7, 2012 at 7:30 p.m.

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. The adjoining properties contain Lowes, Wheatland Retirement Home, the Alleghany Church of Christ and vacant property. The properties contain approximately 21 acres.

CUP: FARMVIEW ROAD, NE

TAX MAP #	OWNER (S)		MAILING ADDRESS	CITY, ST, ZIP
436- 6 29	LOWES HOME CENTERS INC	ATTN TAX DEPARTMENT 1ETA	P O BOX 1000	MOORESVILLE NC 28115
436- 6 2A	RWK LLC	C/O SEARS ROEBUCK PROPERTY TAX COMPLIA	P O BOX 927000	HOFFMAN ESTATES IL 60192 9901
436- 6 35	RWW36 LLC		144 OAK TREE BLVD	CHRISTIANSBURG VA 24073
436- A 18	LOY/MARY BURCH III LLC		344 JENNELLE RD	CHRISTIANSBURG VA 24073
436- 7 6	CENTRO HERITAGE SPRADLIN FARM LLC	C/O CENTRO WATT	1 FAYETTE ST SUITE 300	CONSHOHOCKEN PA 19428
436- 9 1	MCAP CHRISTIANSBURG LLC		P O BOX 2064	CHARLOTTESVILLE VA 22902
436- A 30	ALLEGHANY CHURCH OF	CHRIST TRS	2060 N FRANKLIN ST	CHRISTIANSBURG VA 24073
436- 7 7	CENTRO HERITAGE SPRADLIN FARM LLC	C/O CENTRO WATT	1 FAYETTE ST SUITE 300	CONSHOHOCKEN PA 19428
436- A 9	MARTIN PROPERTIES LLC		2130 NORTH FRANKLIN ST	CHRISTIANSBURG VA 24073
079- A 23A	VIRGINIA TECH FOUNDATION		902 PRICES FORK RD SUITE 4000	BLACKSBURG VA 24061

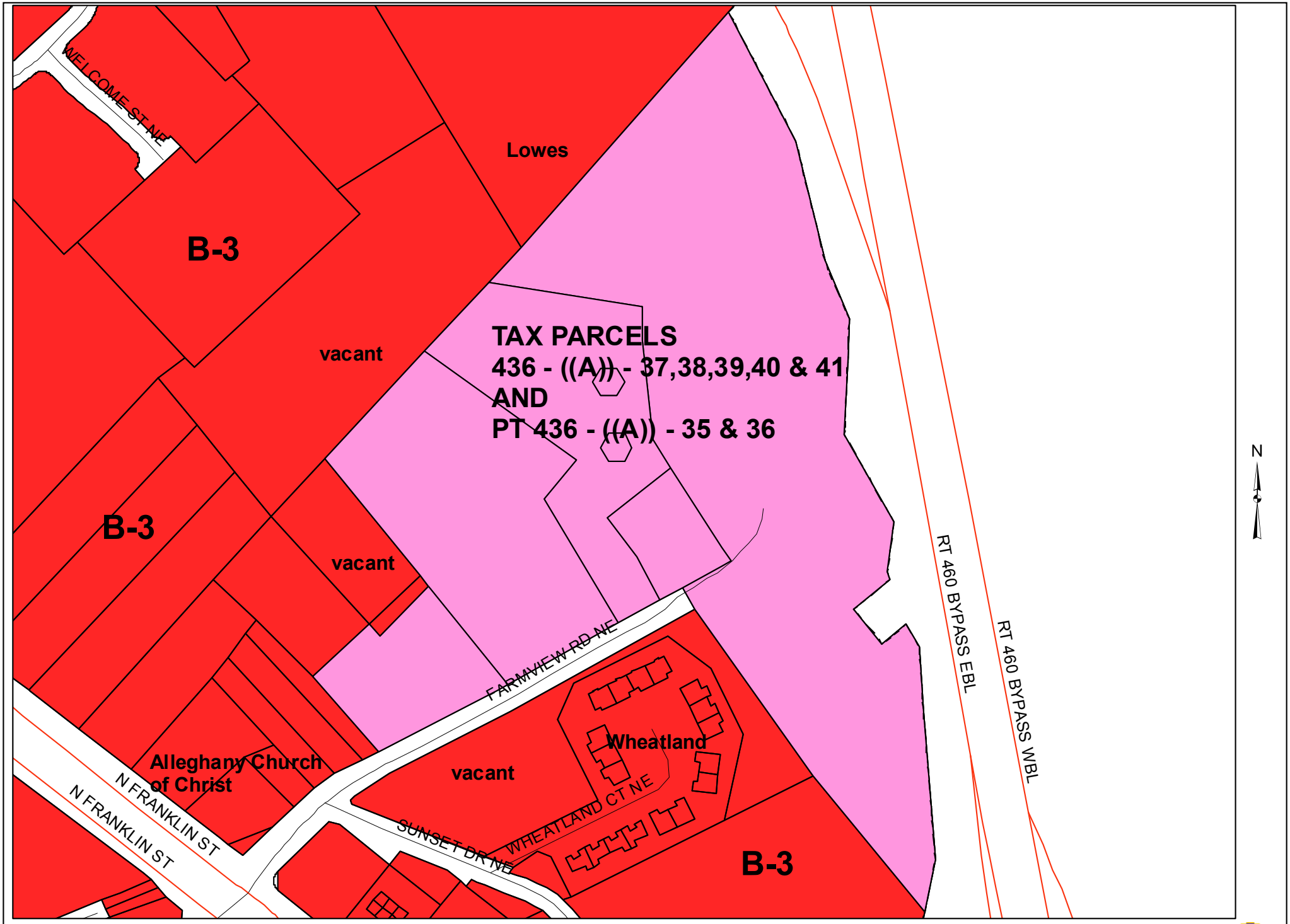


CUP REQUEST: FARMVIEW ROAD NE

PC: JANUARY 9, 2012

TC: FEBRUARY 7, 2012

0 100 200 300
Feet



CUP REQUEST: FARMVIEW ROAD NE

PC: JANUARY 9, 2012

TC: FEBRUARY 7, 2012

0 200 400 600

Feet