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, March 26, 2012 at 7:30 p.m.
Town Council Public Hearing Date: Tuesday, April 17, 2012 at 7:30 p.m.
Application Type: Rezoning Request/CUP Request
Applicant: Radford & Radford Properties, LLC
Location: 325 Falling Branch Road SE (tax parcel 529 – ((A)) – 25C)

The Town of Christiansburg has received a rezoning request by Radford & Radford Properties, LLC for property at 325 Falling Branch Road SE (tax parcel 529 – ((A)) – 25C) from R-2 Two-Family to B-3 General Business. The property contains 0.818 acres and is scheduled as Residential in the Future Land Use Map of the Christiansburg Comprehensive Plan.

Additionally, contingent on the rezoning request, a Conditional Use Permit request by Radford & Radford Properties, LLC for a planned housing development at 325 Falling Branch Road SE (tax parcel 529 – ((A)) – 25C) in the B-3 General Business District.

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 and R-2 Two-Family Residential. The adjoining properties contain residences, businesses, and industrial buildings.

Rezoning & CUP: 325 Falling Branch Road SE

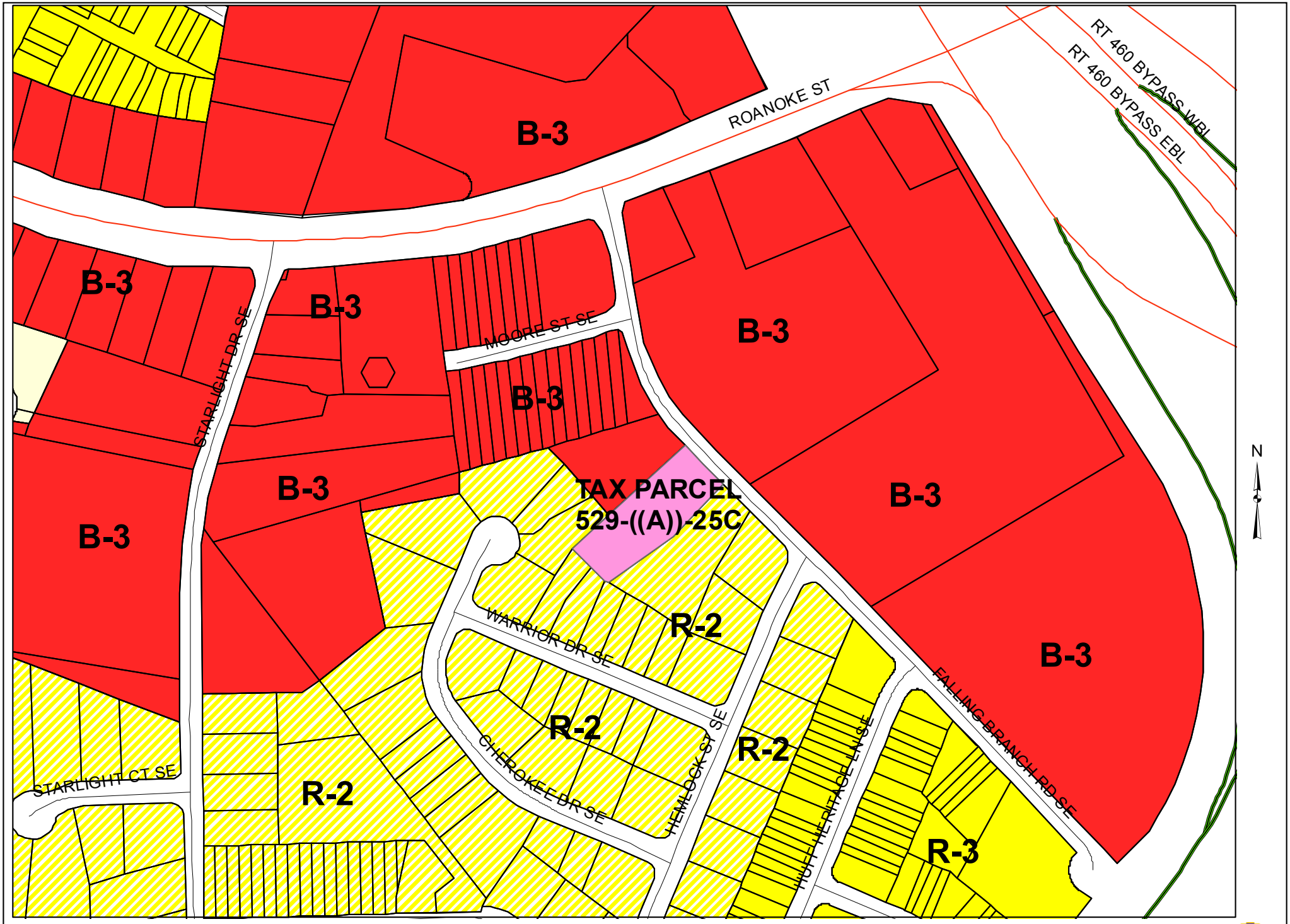
Tax Map #	Owner (s)		Mailing Address	City, St, Zip
529- 16 2	SHAH DEVELOPMENT LLC		P O BOX 1499	CHRISTIANSBURG VA 24068
529- 20 16	RWW29 LLC		144 OAK TREE BLVD	CHRISTIANSBURG VA 24073
529- 20 15	HYLTON EARL E		335 FALLING BRANCH RD	CHRISTIANSBURG VA 24073
529- 23 17B	STIKE TERRY W		P O BOX 931	CHRISTIANSBURG VA 24068
529- 23 19A	ALBERT LEE D		420 WARRIOR DR SE	CHRISTIANSBURG VA 24073
529- 23 19B	BROOKMAN DUSTIN K		430 WARRIOR DR	CHRISTIANSBURG VA 24073
529- 23 20A	ROBERTSON JOHN W	ROBERTSON WANDA J	1452 HIGH ROCK HILL RD	PILOT VA 24138

REZONING & CUP: 325 FALLING BRANCH ROAD SE

PC: MARCH 26, 2012

TC: APRIL 17, 2012

0 100 200 300
Feet



REZONING & CUP REQUEST: 325 FALLING BRANCH ROAD SE

PC: MARCH 19, 2012
TC: APRIL 17, 2012

0 200 400 600
Feet