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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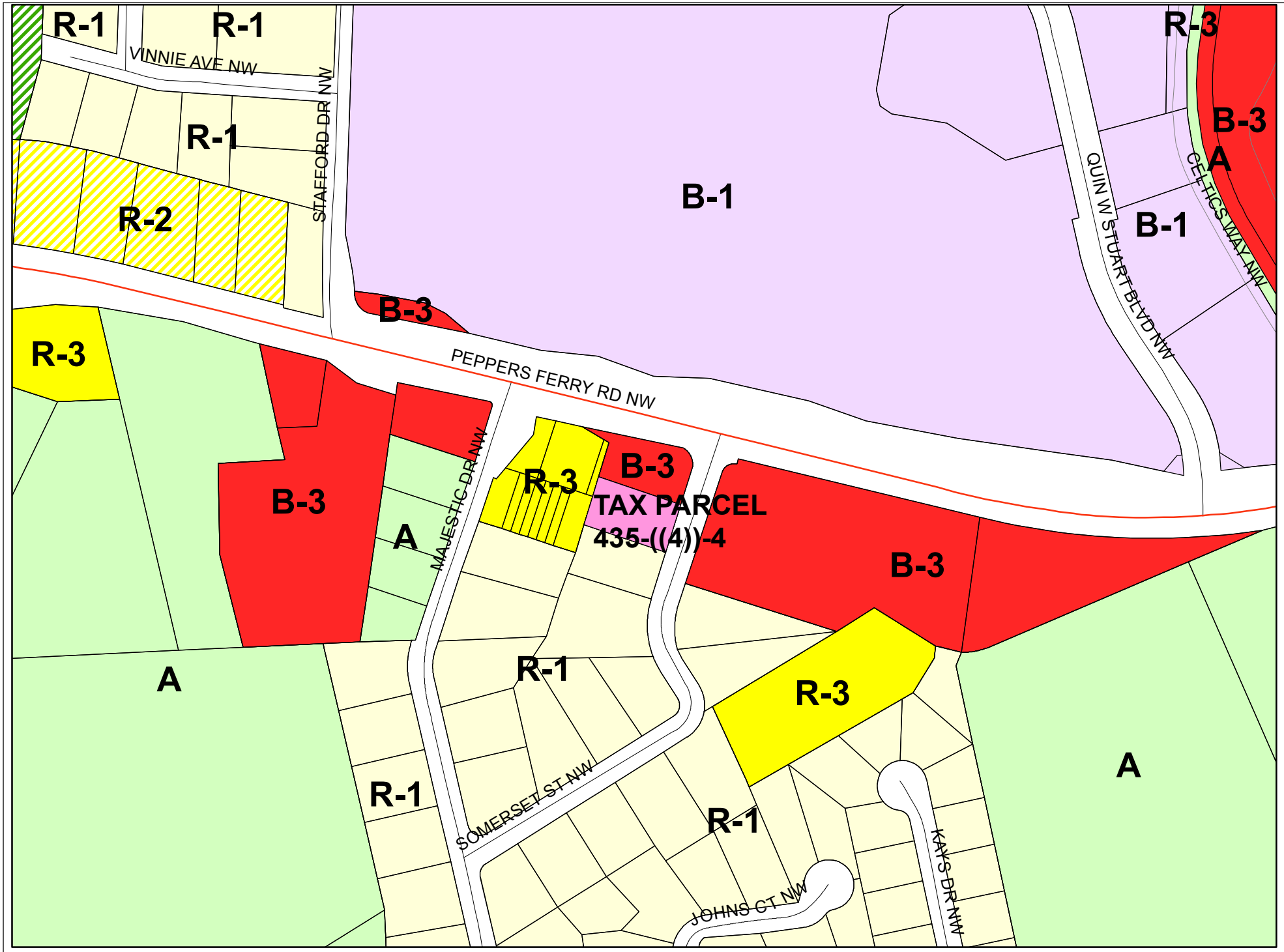
GUYNN, MEMMER &
DILLON, P.C.

Town of Christiansburg
Planning Staff Report

Planning Commission Public Hearing Date: Monday, September 24, 2012 at 7:00 p.m.
Town Council Public Hearing Date: Tuesday, October 16, 2012 at 7:30 p.m.
Application Type: Rezoning Request – R-1 Single-Family Residential to B-3 General Business
Applicant: Quorum Holding Corp.
Location: Somerset Street, N.W. (tax parcel 435 – ((4)) – 4)

The Town of Christiansburg has received a rezoning request regards to a rezoning request by Quorum Holding Corporation for property located on Somerset Street, N.W. (tax parcel 435 – ((4)) – 4) from R-1 Single-Family Residential to B-3 General Business. The property contains 0.402 acres and is scheduled as Residential in the Future Land Use Map of the Christiansburg Comprehensive Plan.

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 R-1 Single Family Residential and B-3 General Business. The adjoining properties contain residences and businesses. The applicant owns the adjoining property at 510 Peppers Ferry Road, N.W.



REZONING REQUEST: SOMERSET STREET NW

PC: SEPTEMBER 24, 2012
TC: OCTOBER 16, 2012

0 200 400 600
Feet

REZONING REQUEST: SOMERSET STREET NW

PC: SEPTEMBER 24, 2012

TC: OCTOBER 16, 2012

0 100 200 300
Feet

REZONING: SOMERSET STREET NW

TAX MAP #	OWNER (S)		STREET ADDRESS	CITY, ST, ZIP
435- 10 A	HALBERSTADT FAMILY LMTD PTNRSHP	C/O RESOURCE ASSOCIATES INC	588 FORDS RD	MANAKIN SABOT VA 23103
435- 9 1	JCDI LLC		P O BOX 11264	BLACKSBURG VA 24062
435- 4 3	QUORUM HOLDING CORPORATION		P O BOX 10802	BLACKSBURG VA 24062
435- 9 A	JCDI LLC		COMMON AREA	
435- 12 1	NRV LLC	ATTN JOHN R MCADEN V P	P O BOX 20886	ROANOKE VA 24018
435- 9 9	JCDI LLC		P O BOX 11264	BLACKSBURG VA 24062
435- 4 5	ADAMS KENNETH J II	ADAMS MARY ROSE	50 SOMERSET ST	CHRISTIANSBURG VA 24073