



# TOWN OF CHRISTIANBURG

100 East Main Street  
Christiansburg, VA 24073  
Phone (540) 382-6120 Fax (540) 381-7238

## Rezoning Application

Landowner: Montgomery County School Board Applicant: Gay and Neel, Inc.

Address: 750 Imperial Street Address: 1260 Radford Street  
Christiansburg, VA 24073 Christiansburg, VA 24073

Phone: (540) 382-5100 Phone: (540) 381-6011

I am requesting a rezoning of my property from zoning classification I-2 to zoning classification B-3 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 1200 North Franklin Street, Independence Blvd.

Tax Parcel(s): 466-2-11, 466-2-11A (Listed on GIS as owned by Town of Christiansburg), 466-A-14 (Zoned B3, adding proffers)

I understand that proffers may be made in conjunction with the request. Proffers are voluntary offers by the property owner(s) regarding the request which must be made in writing prior to the Public Hearing. Proffers are legally binding. Any proffer(s) should be attached on a separate sheet of paper and signed and dated by the property owner(s) with the statement: "I (we) hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission."

Fee: \$1,250

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge.

Signature of Landowner(s): *Thomas Neely* Date: 12/30/2020  
\_\_\_\_\_  
Date: \_\_\_\_\_  
\_\_\_\_\_  
Date: \_\_\_\_\_

This request was approved/disapproved by a vote of the Christiansburg Town Council on \_\_\_\_\_.

\_\_\_\_\_  
Town Manager Date

\*Please complete attached sheet

Please complete the following section:

Per Section 42-11(A) of the Christiansburg Town Code:

*Rezoning application submissions shall include a traffic impact statement whenever a proposed zoning map amendment substantially affects transportation on town streets through traffic generation of either:*

- (1) 100 vehicles trips per peak hour by residential development;*
- (2) 250 vehicles trips per peak hour by non-residential development; or*
- (3) 2,500 vehicle trips per day by non-residential development.*

*The data and analysis contained in the traffic impact statement shall comply with Virginia Department of Transportation Traffic Impact Analysis Regulations 24 VAC 30-155-60 and all applicable town ordinances.*

**A traffic impact analysis  is  is not required for the proposed project:**

1.  Yes or  No, the proposed residential development generates \_\_\_\_\_ vph which is greater than the requirement of 100 vehicles per hour, or
2.  Yes or  No, the proposed non-residential project generates \_\_\_\_\_ vph which is greater than the requirement of 250 vehicles per hour
3.  Yes or  No, the proposed non-residential project generates or \_\_\_\_\_ vpd which is greater than the requirement of 2,500 vehicles per day.
4.  Yes or  No, a new TIS study is not required because a previously submitted TIS is still applicable for the project site. (Note: the appropriate documentation must be attached)

**\*Trip generation shall be measured based on the current edition of the Institute for Transportation Engineers (ITE) Trip Generation Manual**

\*Please complete attached sheet