



January 30, 2026  
**NOTICE OF PUBLIC HEARINGS**  
CERTIFIED RETURN RECEIPT MAIL

**Case # RZN-2025-05** Rezoning request by LZM-BAM, LLC, Applicant and Property Owner, for an amendment to proffers on property located at 2886 Roanoke Street, identified as Tax Parcel 501 - ((1)) - 24A (Parcel ID 011123), consisting of approximately of 0.968 acres. The property is zoned General Business District (B-3) with proffers, and the request is to amend the proffers accepted with the 2001 rezoning action. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

This letter was sent to you as an adjacent property owner to the property described above. Two public hearings are scheduled to review these applications:

**1) Planning Commission Public Hearing**

**Date/Time:** Tuesday, February 17, 2026, at 7:00 PM

**Location:** Council Chambers, 3<sup>rd</sup> Floor; Christiansburg Town Hall, 100 E. Main Street.

**Role:** Hold Public Hearing and Make Recommendation to Town Council\*

\* Typically, a recommendation is made at the following Commission meeting.

The next Commission meeting is scheduled for Monday, March 2, 2026, at 7:00 PM; same location.

**2) Town Council Public Hearing**

**Date/Time:** Tuesday, March 10, 2026, at 7:00 PM

**Location:** Council Chambers; 3<sup>rd</sup> Floor; Christiansburg Town Hall; 100 E. Main Street

**Role:** Hold Public Hearing and Take Final Action on Application\*

\* Typically, final action is made at the following Council meeting.

The next Council meeting is scheduled for Tuesday, March 24, 2026, at 7:00 PM; same location.

The public hearings provide an opportunity for you or a representative to speak regarding the request and present information that is relevant for consideration by the Planning Commission and Town Council in evaluating and deciding on the application. Please see the attached document for information on additional ways to submit public comments for review by the Planning Commission and Town Council.

A copy of the application, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department Office, 100 E. Main Street, Christiansburg, VA 24073 during normal office hours of 8:00 a.m. – 5:00 p.m. Monday through Friday. Contact the Planning Department, by phone at (540) 382-6120 ext. 1902 or by email at [planning@christiansburg.org](mailto:planning@christiansburg.org) with any questions or if you require reasonable accommodations.



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## Meeting Streaming and Submitting Public Comments

Town Hall is open and available to receive public comment in-person at the time of this Public Hearing. Additionally, the Public shall have access to the meeting through live streaming as set forth below, and may submit comments by any of the following additional means:

- Online at [www.christiansburg.org/publichearings](http://www.christiansburg.org/publichearings).
- By e-mail to [info@christiansburg.org](mailto:info@christiansburg.org).
- By voicemail at (540) 382-6128 ext. 1109.
- By mail to Town Hall, 100 E. Main Street, Christiansburg, VA 24073 ATTN: Planning Commission or ATTN: Town Council (please allow adequate mailing time).
- By dropping off written comments to the Planning Department at Town Hall.

In order for Planning Commission to have access to submitted comments prior to the February 17, 2026 meeting, **please submit comments to staff by 5 P.M. on February 17<sup>th</sup>** via any of the methods listed above.

In order for Town Council to have access to submitted comments prior to the March 10, 2026 meeting, **please submit comments to staff by 5 P.M. on March 10<sup>th</sup>** via any of the methods listed above.

The meeting will be streamed live on the Town of Christiansburg's YouTube channel at [www.christiansburg.org/youtube](http://www.christiansburg.org/youtube) and will remain on the Town's YouTube page once the meeting concludes.

**With any questions or if you require reasonable accommodations, please contact the Planning Department, by phone at (540) 382-6120 ext. 1902 or by email at [planning@christiansburg.org](mailto:planning@christiansburg.org).** Information on the applications is available for review at the following link: [www.christiansburg.org/publichearings](http://www.christiansburg.org/publichearings). A copy of the application, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department Office, 100 E. Main Street, Christiansburg, VA 24073 during normal office hours of 8:00 a.m. – 5:00 p.m. Monday through Friday.



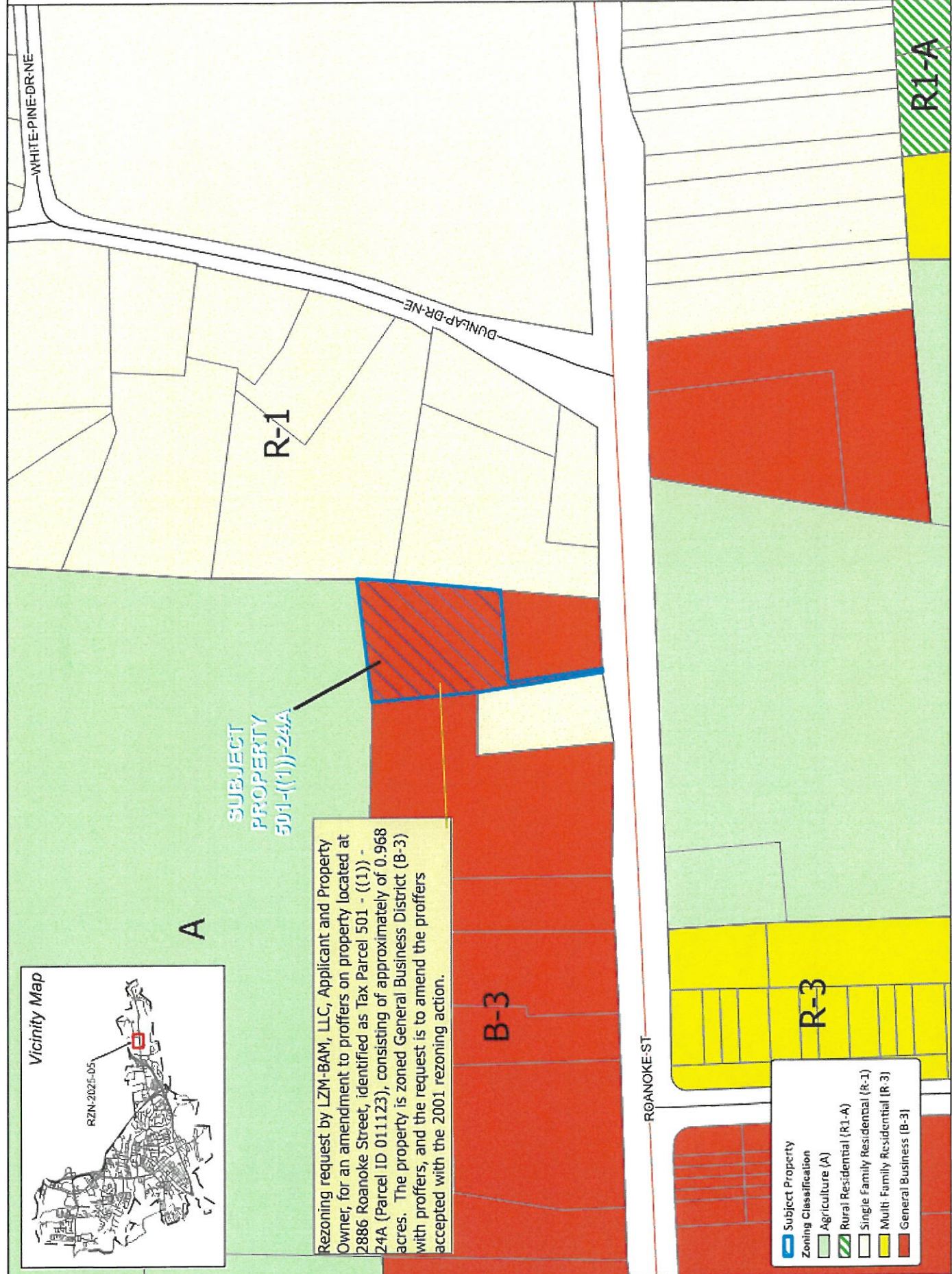
# Vicinity Map



Rezoning request by L2M-BAM, LLC, Applicant and Property Owner, for an amendment to proffers on property located at 2886 Roanoke Street, identified as Tax Parcel 501 - ((1)) - 24A (Parcel ID 011123), consisting of approximately of 0.968 acres. The property is zoned General Business District (B-3) with proffers, and the request is to amend the proffers accepted with the 2001 rezoning action.

SUBJECT  
PROPERTY  
501-((1))-24A

## Zoning Map



- Subject Property
- Zoning Classification
- Agriculture (A)
- Rural Residential (R1-A)
- Single Family Residential (R-1)
- Multi Family Residential (R-3)
- General Business (B-3)



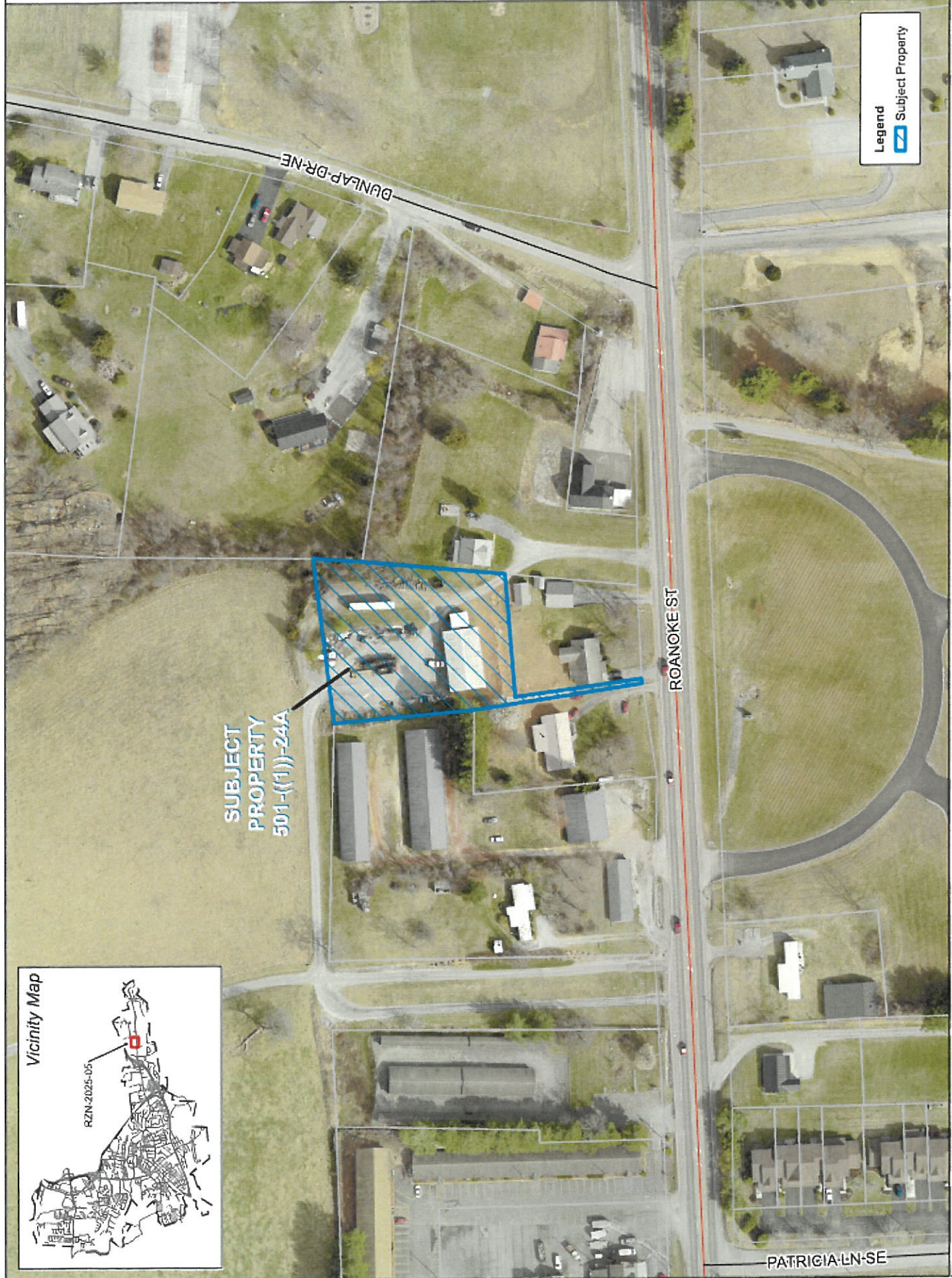
**REZONING REQUEST: RZN-2025-05 - 2886 Roanoke St**  
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SUBJECT  
PROPERTY  
501-((1))-24A



Legend  
Subject Property



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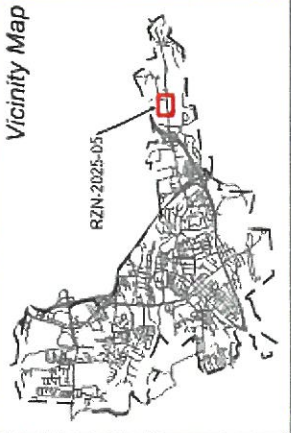


Aerial Map





Vicinity Map



Residential

SUBJECT  
PROPERTY  
501-((1))-24A

Business/Commercial

ROANOKE ST

DUNLAP DR-NE

WHITE-PINE-DR-NE

**Subject Property**

**Future Land Use**

- Residential
- Business/Commercial

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