



506 SOUTH MAIN STREET, BLACKSBURG, VIRGINIA 24060  
May 31, 2018

Ms. Anne McClung, Director  
Town of Blacksburg  
Planning & Building  
400 South Main Street  
Blacksburg, VA 24060

RE: 500 Block South Main Rezoning  
Blacksburg, Virginia

Anne,

RECEIVED  
MAY 31 2018  
ENGINEERING AND GIS  
DEPARTMENT

Please see the following additional information for clarification:

The following items MUST accompany this application for the Town of Blacksburg to accept this application for processing and review. Any items submitted cannot be larger than 11x17 in size:

1) Written, signed consent of the property owner. If the applicant is the contract purchaser, the written consent of the property owner is required

***The attached Change in Zoning Application (Rezoning) is attached.***

2) One copy of a site plan with surveyed boundaries for the property showing the lot, existing and proposed structures, site improvements, parking areas and spaces, and any other information necessary to determine the ability to meet the Zoning Ordinance site development standards, Use & Design standards and physical compatibility with the neighborhood

***See attached the Plat Plan.***

3) Building elevations for all proposed buildings -or- elevations showing any changes to existing buildings

***There are no proposed new or changes to the existing buildings.***

4) Vicinity map (may be included on the site plan) showing surrounding uses, zoning districts, buildings and other improvements within 300' of the property

***See attached the Vicinity Map.***

5) Legal description of the property

***See attached Legal Description of Property.***

6) Completed VDOT 527 (Traffic Impact Analysis) Form

***See attached Town of Blacksburg – VDOT Traffic Impact Analysis (TIA) Supplemental Application.***

Ms. Anne McClung  
May 31, 2018  
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7) A list of adjacent property owners (including properties across a street) and their addresses, plus the cost of CERTIFIED FIRST CLASS postage for notifying each adjacent property owner (no stamps, please)

**See attached list of adjacent property owners and check for postage, (\$4.41) included in total check amount.**

8) Fee of \$100 for the Town of Blacksburg to post all public hearing signs. Please note: The applicant may choose to post the property, using signs provided by Town Staff, and not be subject to the posting fee

**See attached Check for the fee for posting the public hearing signs. (\$100.00) included in total check amount.**

9) Fee of \$1500 for Rezoning, or \$2000 for Planned Residential Rezoning, or \$1000 for amendment to existing Planned Residential District. Please make your check or money order payable to the TOWN OF BLACKSBURG

**See attached Check for the fee for Rezoning. (\$1,500.00) included in total check amount of \$1,604.41.**

10) Proof of pre-submittal meeting between Town staff and applicant/agent

**The Pre-submittal meeting was held on February 6, 2018.**

11) Prior to the initiation of an application for Rezoning, or prior to the issuance of final approval, the applicant shall produce satisfactory evidence that any delinquent real estate taxes owed, which have been properly assessed against the subject property, have been paid (§ 1150)

**All Property Taxes are current.**

12) Any applicant for a Rezoning shall make complete disclosure of the equitable ownership of the real estate to be affected including, in the case of corporate ownership, the names of stockholders, officers and directors, and in any case the names and addresses of all of the real parties of interest. The requirement of listing names of stockholders shall not apply to a corporation whose stock is traded on a national or local stock exchange, and which corporation has more than 500 shareholders (§ 1110)

**See attached list of individual members of the 500 Block Condominium Association**

13) Proffer statements that meet the requirements as stated below

**There are no proffers.**

14) Digital copies (PDF) of all application materials are required at the time of submittal, or within 10 working days of the submittal date.

**See attached digital copy (flash drive).**

Ms. Anne McClung  
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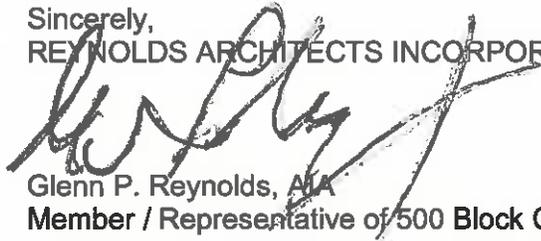
Also, see attached:

1) Town of Blacksburg Change of Zoning Classification Application (Rezone)

2) Check:	Postage	\$ 4.41
	Sign Posting	\$ 100.00
	Rezoning Fee	<u>\$1,500.00</u>
	Total	\$1,604.41

3) 2017 Comprehensive Plan Future Land Use Proposal

Sincerely,  
REYNOLDS ARCHITECTS INCORPORATED



Glenn P. Reynolds, AIA  
Member / Representative of 500 Block Condominium Association

**TOWN OF BLACKSBURG  
CHANGE OF ZONING CLASSIFICATION APPLICATION (REZONE)**

This application and all accompanying information must be submitted in full before the Rezoning Request can be accepted by Town staff. Once the Planning and Building Department accepts the application, it will be referred to the Planning Commission and Town Council for consideration. The application and all accompanying information will become conditions of approval. Proffered conditions of approval are binding. Please contact the Planning and Building Department at (540) 961-1126 for application deadline or questions, or to schedule the required pre-submittal meeting.

The following items **MUST** accompany this application for the Town of Blacksburg to accept this application for processing and review. Any items submitted cannot be larger than 11x17 in size:

- 1) Written, signed consent of the property owner. If the applicant is the contract purchaser, the written consent of the property owner is required
- 2) One copy of a site plan with surveyed boundaries for the property showing the lot, existing and proposed structures, site improvements, parking areas and spaces, and any other information necessary to determine the ability to meet the Zoning Ordinance site development standards, Use & Design standards and physical compatibility with the neighborhood
- 3) Building elevations for all proposed buildings -or- elevations showing any changes to existing buildings
- 4) Vicinity map (may be included on the site plan) showing surrounding uses, zoning districts, buildings and other improvements within 300' of the property
- 5) Legal description of the property
- 6) Completed VDOT 527 (Traffic Impact Analysis) Form
- 7) A list of adjacent property owners (including properties across a street) and their addresses, plus the cost of CERTIFIED FIRST CLASS postage for notifying each adjacent property owner (no stamps, please)
- 8) Fee of \$100 for the Town of Blacksburg to post all public hearing signs. Please note: The applicant may choose to post the property, using signs provided by Town Staff, and not be subject to the posting fee
- 9) Fee of \$1500 for Rezoning, or \$2000 for Planned Residential Rezoning, or \$1000 for amendment to existing Planned Residential District. Please make your check or money order payable to the TOWN OF BLACKSBURG
- 10) Proof of pre-submittal meeting between Town staff and applicant/agent
- 11) Prior to the initiation of an application for Rezoning, or prior to the issuance of final approval, the applicant shall produce satisfactory evidence that any delinquent real estate taxes owed, which have been properly assessed against the subject property, have been paid (§ 1150)
- 12) Any applicant for a Rezoning shall make complete disclosure of the equitable ownership of the real estate to be affected including, in the case of corporate ownership, the names of stockholders, officers and directors, and in any case the names and addresses of all of the real parties of interest. The requirement of listing names of stockholders shall not apply to a corporation whose stock is traded on a national or local stock exchange, and which corporation has more than 500 shareholders (§ 1110)
- 13) Proffer statements that meet the requirements as stated below
- 14) Digital copies (PDF) of all application materials are required at the time of submittal, or within 10 working days of the submittal date.

**SIGNATURE OF APPLICANT/CONTACT PERSON + PRINTED NAME:**

Glenn P. Reynolds - Member and Representative of 500 Block Condominium Association

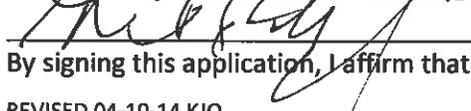


DATE: May 31, 2018

By signing this application, I affirm that this application is complete and all required items are included.

**SIGNATURE OF PROPERTY OWNER + PRINTED NAME:**

Glenn P. Reynolds - Member and Representative of 500 Block Condominium Association



DATE: May 31, 2018

By signing this application, I affirm that this application is complete and all required items are included.

**RECEIVED**  
MAY 31 2018  
ENGINEERING AND GIS  
DEPARTMENT

500 SOUTH MAIN CONDOMINIUM  
OWNERS ASSOCIATION, INC.

June 15, 2018

Planning Commission  
Town of Blacksburg  
400 South Main Street  
Blacksburg, VA 24060

Re: 500 South Main Street, Blacksburg

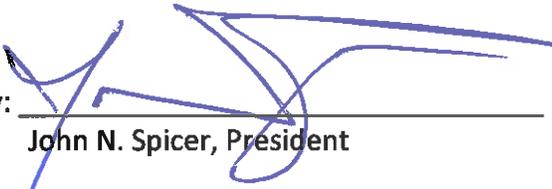
To Whom it May Concern:

Please take notice that the rezoning application for the 500 block of South Main Street, Blacksburg, Virginia, is made with the full knowledge and support of the condominium association and of all owners of condominiums within the condominium regime and 500 block of South Main Street, Blacksburg, Virginia.

Should you have any questions or comments please feel free to contact me.

Sincerely,

500 SOUTH MAIN CONDOMINIUM UNIT OWNERS ASSN.

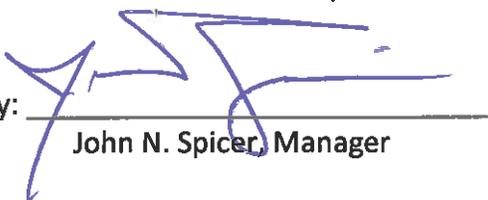
By:   
John N. Spicer, President

SEEN AND AGREED:

  
GEORGIA ANN SNYDER-FALKINHAM Owner of 500 & 510 South Main St.

BOXWOOD DEVELOPMENT, LLC.

Owner of 504 South Main St.

By:   
John N. Spicer, Manager

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JUN 15 2018

ENGINEERING AND GIS  
DEPARTMENT



GLENN P. REYNOLDS

Owner of 506 South Main St.

TRISON PROPERTIES, LLC.

Owner of 504 South Main St.

By:   
Michael Tuck, Manager

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JUN 15 2018  
ENGINEERING AND GIS  
DEPARTMENT

Location or Address of Property for Rezoning:  
500 Block South Main Street, Blacksburg, VA

• Tax Parcel Number(s): 027821, 027822, 027823, 027824, 027825, 027826, 027827, 027828, 027829, 027830,  
027831, 027832, 027833, 027834, 027835, 027836

Acreage: 1.49 acres

Present Zoning District: R-5

Proposed Zoning District: Downtown Commercial (DC)

Present Use of Property: General Commercial / Offices

Proposed Use of Property: Downtown Commercial / Offices

Is this request for an amendment to an existing Conditional Zoning or Planned Residential District? No

Previous Rezoning Ordinance Number \_\_\_\_\_

**APPLICANT/MAIN CONTACT PERSON (Contract Purchaser if applicable)**

NAME: Glenn P. Reynolds – Member and Representative of 500 Block Condominium Association

ADDRESS: 506 South Main Street, Blacksburg, VA 24060

PHONE: 540/552-7575

EMAIL: rarch1@verizon.net

**PROPERTY OWNER(s)** (If property is held in an LLC or other corporation, names of all partners must be disclosed. All names of members or beneficiaries of a trust must also be disclosed. Signature blocks for multiple property owners may be obtained on separate sheets if needed)

NAME: Glenn P. Reynolds – Member and Representative of 500 Block Condominium Association

ADDRESS: 506 South Main Street, Blacksburg, VA 24060

PHONE: 540/552-7575

EMAIL: rarch1@verizon.net

**ENGINEER/ARCHITECT (optional)**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**DESCRIPTION OF REZONING REQUEST**

Section 15.2-2286(A)(7) of the State Code of Virginia states that, " Whenever the public necessity, convenience, general welfare, or good zoning practice requires, the governing body may, by ordinance, amend, supplement, or change the regulations, district boundaries, or classifications of property. **It is the applicant's responsibility to provide a narrative outlining the following information in order to assess the public necessity, convenience, general welfare, or good zoning practice of the request (attach additional pages if necessary).**

Need and justification for the change in zoning classification

For more than 35 years, the 500 Block of South Main has been an established Commercial / Office Development. With potential change of the zoning for the OMS property, the change of the 500 Block would bring the property in compliance with the actual use.

Identify any anticipated effect of the proposed change on public services and facilities

The proposed rezoning does not anticipate any adverse effect on public services or facilities. The 500 Block is currently served by all the necessary public utilities (water, sewer, gas, electricity). There is on-site parking servicing the individual businesses.

Justify appropriateness of the property for the proposed change, as it relates to the intent of the zoning district requested and applicable use and design standards for all proposed uses

In developing the 500 Block Development, the Town's design standards were always considered. Design Standards, such as reuse of existing structures, parking behind the front building line, appropriate signage, shared site access, etc. A matured and maintained green buffer yard between rear property and low density residential properties. The alley along the rear of the properties has no vehicular access to the parking. Stormwater management is handled by an underground infiltration trench running along the rear of the properties.

Relationship of the proposed change to the Comprehensive Plan (Include FLU designation)

The current Comprehensive Plan shows the properties as Medium Density Residential. The current use is Commercial / Offices and is inconsistent with the Comprehensive Plan. A future Land Use Proposal Application has been submitted to the Town.

Way in which the proposed change will further the purposes of the Zoning Ordinance and general welfare of the community

The proposed rezoning change will bring the properties into consistency with the actual use of the land. The 500 Block has been a unified development and has been highly maintained for many years. The development has been a long standing good neighbor to the adjacent properties. The rezoning will allow the 500 Block Condominium Association to continue its high level of presents in the community and the Town.

**PROFFERED CONDITIONS**

Potential proffers can be discussed as part of the presubmittal meeting, and should also be a part of the discussions with staff early in the review process.

**PROFFERED CONDITIONS, IF ANY, MUST:**

- 1) Be prepared by an attorney and be completed and accepted by the Town prior to the advertising for the Planning Commission Public Hearing;
- 2) Have a reasonable relationship to the rezoning;
- 3) Not include a cash contribution to the Town;
- 4) Not include mandatory dedication of property; and
- 5) Not include payment for construction of off-site improvements. The rezoning must give rise to the need for the conditions and the conditions must be related to the physical development or physical operation of the property and be in conformity with the Comprehensive Plan

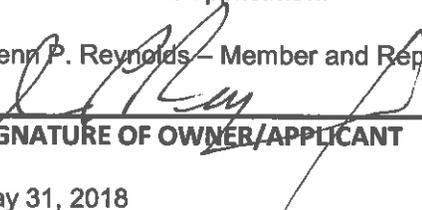
Attach proffer statement with application.

**OWNER CONSENT STATEMENT**

I/We the owner(s)/applicant/contract purchaser(s) of the property described on this application do hereby apply for a change of zoning district classification described on this application.

I/We state that no application for a change in zoning district classification, substantially the same as this request, has been considered by the Town Council for the above-referenced property, or any part thereof, within one year prior to the date of this application.

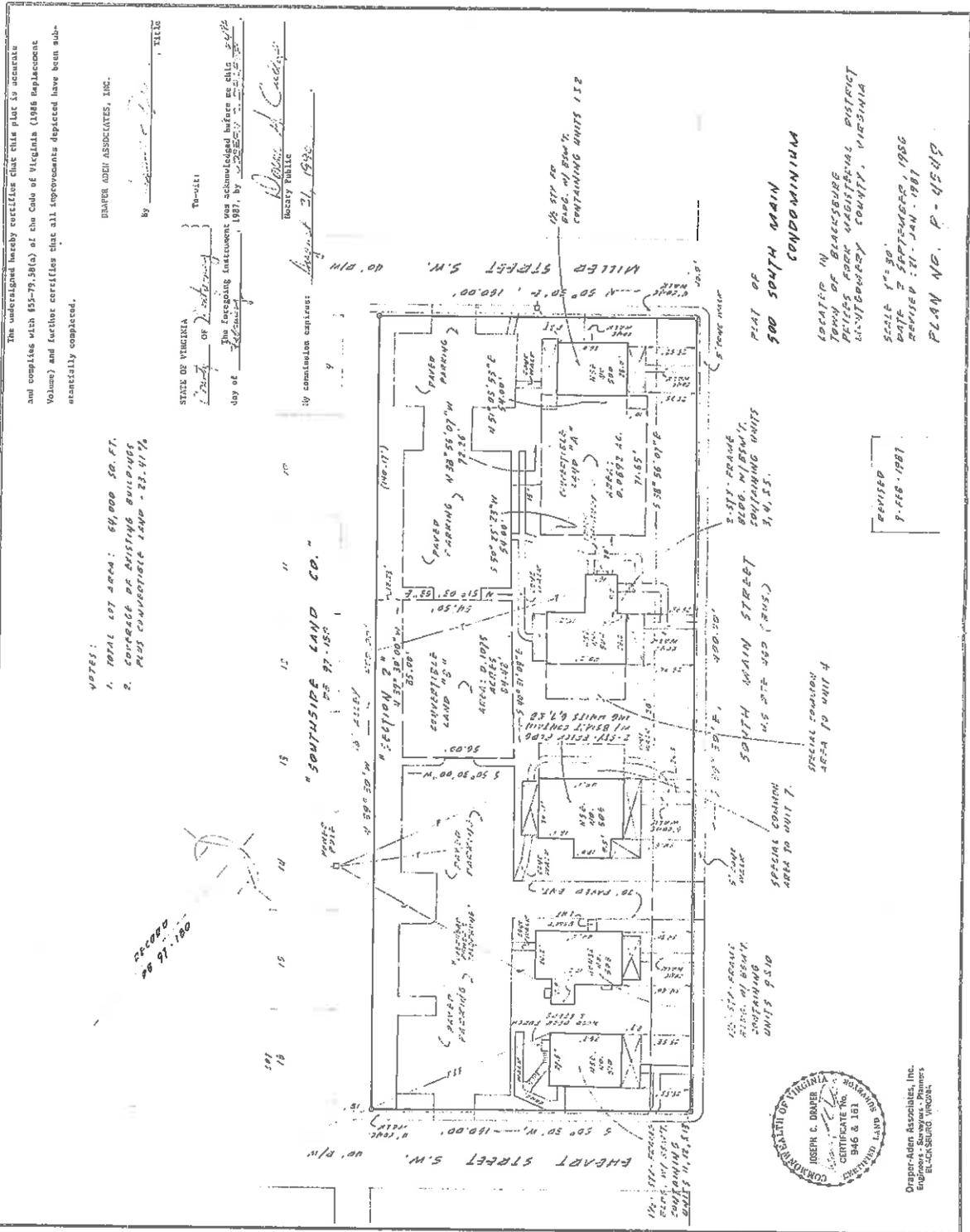
Glenn P. Reynolds – Member and Representative of 500 Block Condominium Association



\_\_\_\_\_  
**SIGNATURE OF OWNER/APPLICANT**

May 31, 2018

\_\_\_\_\_  
**DATE**



- NOTES:
1. TOTAL LOT AREA: 64,000 SQ. FT.
  2. CONVERSION OF EXISTING BUILDING PLUS CONVERSION 1999 - 23.91%

The undersigned hereby certifies that this plat is accurate and complies with §55-79.38(a) of the Code of Virginia (1986 Replacement Volume) and further certifies that all improvements depicted have been substantially completed.

DRAPER ADEN ASSOCIATES, INC.  
 by \_\_\_\_\_  
 STATE OF VIRGINIA  
 County of \_\_\_\_\_  
 City of \_\_\_\_\_  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1981, by \_\_\_\_\_  
 Notary Public  
 My commission expires: August 31, 1982

LOCATED IN  
 TOWN OF BLACKSBURG  
 PEELERS FORK MAGISTRAL DISTRICT  
 LINCOLN COUNTY, VIRGINIA  
 SCALE 1"=30'  
 DATE 3 SEPTEMBER, 1980  
 REVISED: 21 JAN. 1981  
 PLAN NO. P-4549



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 DEPARTMENT



**VINICITY MAP**

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 DEPARTMENT

**LEGAL DESCRIPTION OF PROPERTY  
FOR 500 BLOCK CONDOMINIUM ASSOCIATION**

All those common elements, limited common elements and units and premises comprising the Condominium Regime known as the "500 South Main Common Condominiums", lying, being and situate in the Price's Fork Magisterial District, Town of Blacksburg, County of Montgomery, Virginia, and the undivided interest in the common elements appurtenant thereto, pursuant to the Declaration of South Main Common Condominiums and as more particularly described on the Plats and Plans attached, respectively, as exhibits to the Declaration of South Main Common Condominiums (the "Declaration"), which Declaration and attached exhibits is recorded in the Clerk's Office of the Circuit Court of Montgomery County in Deed Book 565 at Page 455.

TOGETHER WITH the following appurtenant easements:

- 1) Nonexclusive easements for ingress, egress and support of said units through the common areas and facilities for repair of said units through all other units and through the common areas and facilities.
- 2) An exclusive easement to use any common areas and facility appurtenant to said units.

TOGETHER WITH an undivided interest as tenant in common in and to the common areas and facilities as such interest is established in accordance with the formula set forth in Exhibit "B" of the Declaration.

**RECEIVED**  
MAY 31 2018  
ENGINEERING AND GIS  
DEPARTMENT

January 1, 2012

OFFICE USE ONLY	
Date Received:	_____
RZN#	_____
CUP#	_____

**TOWN OF BLACKSBURG  
VDOT TRAFFIC IMPACT ANALYSIS (TIA) SUPPLEMENTAL APPLICATION**

*This application, appropriate fee, and accompanying documentation must be submitted in conjunction with the corresponding rezoning, conditional use permit, or comprehensive plan amendment before any application can be reviewed by staff. If you have any questions, please contact the Planning and Building Department.*

- **Name of Development:** 500 Block Condominium Association  
**Address/Location:** 500 Block South Main Street, Blacksburg, VA  
**Tax Map Parcel:** 027821, 027822, 027823, 027824, 027825, 027826, 027827, 027828, 027829, 027830, 027831, 027832, 027833, 027834, 027835, 027836  
**Size of Site:** 1.49 Acres  
**Proposed Use:** Downtown Commercial (DC)  
**Current Zoning District:** R-5  
**Existing Future Land Use Classification:** Medium Density Residential

**This application is submitted in conjunction with a**

- Rezoning Application. Proposed Zoning District: Downtown Commercial (DC)
- Conditional Use Permit Application. Proposed Conditional Use: \_\_\_\_\_
- Comprehensive Plan Amendment. Proposed Future Land Use: \_\_\_\_\_

**This is the**  **first,**  **second,**  **third or subsequent submission of the TIA for review by VDOT.**

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

- 1  **Yes or**  **No,** the site is located \_\_\_\_\_ feet along the vehicle path of traffic which is less than 3,000 feet from VDOT maintained roadways, or is within 3,000 feet of a non-limited access state controlled highway, or is within 3,000 feet of a connection to a state limited access highway.
- 2 **If the answer to question #1 is Yes, complete the following:**
  - a  **Yes or**  **No,** the proposed development generates \_\_\_\_\_ vpd which is greater than the VDOT requirement of 5,000 vehicles per day.
- 3  **Yes or**  **No,** the proposed comprehensive plan amendment results in substantial impact of 5,000 additional vehicle trips per day or results in substantial changes to the existing transportation network and infrastructure of state controlled highways.
- 4  **No,** a new TIA study is not required because a previously submitted TIA is still applicable for the project site. *(Note: the appropriate documentation must be attached to this application)*
- 5  **Yes or**  **No,** a VDOT Scope of work meeting has been held.

**If a TIA is required, please provide the following information:**

**Name of Property Owner(s):** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_  
**Email address:** \_\_\_\_\_

**Applicant to whom review comments will be sent:** \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email address: \_\_\_\_\_

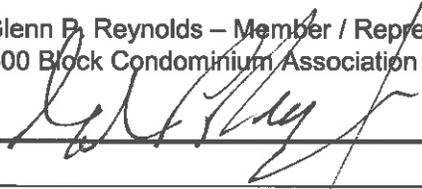
**Project Engineer who prepared TIA (if different from applicant):** \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email address: \_\_\_\_\_

**Please check all applicable boxes of information submitted with this application:**

1. **Review Fee Check made payable to VDOT for  
First, Second or Third review by VDOT**
  - Rezoning or Conditional Use Permit request
    - Low volume road submission 24VAC30-155-40 A 3: \$250
    - All other submissions: \$1000
  - Comprehensive Plan Amendments: \$1000
2. **For the Town of Blacksburg, please provide a *digital submission of the following:***
  - a.  **One signed copy** of the Town's VDOT Supplemental TIA application.
  - b.  **One complete copy** of the TIA submitted to VDOT including a completed checklist of information and signed scope of work meeting agreement.
  - c.  **One copy** of the VDOT review fee check.
  - d.  **One copy** of letter and supporting information documenting why a new or updated TIA is not required for this project.
3.  **For VDOT, three paper copies** of the complete Traffic Impact Analysis. Forms and additional information can be found at <http://www.virginiadot.org/projects/chapter527/default.asp>

***By signing below, I acknowledge that all information on this application and included in the supporting documentation is correct and accurate, and has been prepared by an appropriate licensed professional.***

Glenn B. Reynolds – Member / Representative of  
500 Block Condominium Association

**SIGNATURE OF APPLICANT:**  \_\_\_\_\_ **Date:** May 31, 2018

**For Staff Use Only:**

First Submission  Second Submission  Third or Subsequent Submission

Reviewed and Accepted as complete by \_\_\_\_\_ Date \_\_\_\_\_

TIA forwarded to VDOT by \_\_\_\_\_ Date \_\_\_\_\_

Rejected by \_\_\_\_\_ Date \_\_\_\_\_

Reason for rejection: \_\_\_\_\_

*Town of Blacksburg, Planning & Building Department*  
300 South Main Street • PO Box 90003, Blacksburg, VA 24060-9003  
Phone: (540) 951-1126 • Fax: (540) 951-0672 • [www.blacksburg.gov](http://www.blacksburg.gov)

**ADJACENT PROPERTY OWNERS**

Tax Parcel: 230165  
Owner 1: Montgomery County  
Owner 2: Board of Supervisors  
  
Address: 755 Roanoke Street, Suite 2E  
Christiansburg, VA 24073

Tax Parcel: 009289  
Owner 1: Den Hill Properties LLC  
  
Address: 1866 Den Hill Road  
Christiansburg, VA 24073

Tax Parcel: 009290  
Owner 1: David A. Angle  
Owner 2: Paula D. Relf  
  
Address: 1866 Den Hill Road  
Christiansburg, VA 24073

Tax Parcel: 007461  
Owner 1: Biswarup Mukhopadhyay  
Owner 2: Endang Purwantini  
  
Address: 108 Primrose Drive  
Blacksburg, VA 24060

Tax Parcel: 004329  
Owner 1: Alexander X. Niemiera  
Owner 2: Jennifer Price Niemiera  
  
Address: 506 Draper Road  
Blacksburg, VA 24060

## **ADJACENT PROPERTY OWNERS**

**Tax Parcel:** 010612  
**Owner 1:** RGB Holdings LLC  
**Owner 2:** KMB Holdings LLC  
  
**Address:** 80 Windy Way Lane  
Fincastle, VA 24090

**Tax Parcel:** 005624  
**Owner 1:** Robert Allan Butt, Jr.  
  
**Address:** 102 Eheart Street, W.  
Blacksburg, VA 24060

**Tax Parcel:** 010063  
**Owner 1:** William E. Osborne  
**Owner 2:** Suzan McGann Osborne  
  
**Address:** P.O. Box 10132  
Blacksburg, VA 24062

**Tax Parcel:** 006142  
**Owner 1:** Epsilon Hexaton Alumni Foundation  
**Owner 2:** c/o Joe Jarboe  
  
**Address:** 314 W. Grace Street, Apt. 304  
Richmond, VA 23220

**Property Owner(s)**

Georgia Anne Snyder Falkinham  
2220 Woodland Hills Drive  
Blacksburg, VA 24060  
540/552-3377  
[gahsnyder@yahoo.com](mailto:gahsnyder@yahoo.com)

Boxwood Development LLC  
c/o John N. Spicer  
1506 Boxwood Drive  
Blacksburg, VA 24060  
540/552-0007  
[jspicer@spicerlawfirm.com](mailto:jspicer@spicerlawfirm.com)

Glenn & Dixie Reynolds  
c/o Glenn P. Reynolds  
Reynolds Architects Incorporated  
506 South Main Street  
Blacksburg, VA 24060  
540/552-7575  
[rarch1@verizon.net](mailto:rarch1@verizon.net)

Trison Properties LLC  
508 South Main Street  
Blacksburg, VA 24060  
540/552-3531  
[mike@mtuckcpa.com](mailto:mike@mtuckcpa.com)