

## Kali Casper

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**From:** Steve Semones  
**Sent:** Monday, January 3, 2022 9:37 AM  
**To:** Anne McClung; Kali Casper  
**Cc:** Ian Friend  
**Subject:** RE: Rugby memo

### External Message Warning

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Anne/Kali,

Your staff letter did note one thing that I forgot to include in my revision letter. Ian and I spoke before the week of Christmas and he said the HOA will be responsible for maintaining all of the grounds, parking lots, openspace, etc. as well as the exterior & roofs of the units themselves. I apologize for that not making it into my letter and will address it tomorrow night to Planning Commission.

Regarding Exception 4231(b)(5), I thought my acceptance of that additional exception to our application at our Planning Commission work session was sufficient for the request. Please accept this email as our request for this exception to be included with our CUP application. While Buildings 5 and 6 do not have a door that face the parking lot/street, there are doors that are on that side of the building – just inset perpendicular to the garage door. The other side of those buildings do face the parking areas of First & Main and we believe will create the appearance of a more cohesive overall development between the Rugby Field and First & Main with the “front” of those units addressing First & Main. Buildings 10 and 11 are alley loaded units which only have garage doors on the alleys. Their front doors face the common interior greenspace creating a more interactive neighborhood common area. It is important to note that all four buildings do have architectural features on both sides including primary windows, material changes, color variation, and horizontal and vertical relief that do provide interest and do not present as the “rear” of the unit.

Please forward this email to the Planning Commission prior to tomorrow night’s meeting or let me know if you would prefer me to send to them directly.

Thanks,  
Steve

**Steven Semones, LA**  
Executive Vice President

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**From:** Anne McClung <amcclung@blacksburg.gov>  
**Sent:** Sunday, January 2, 2022 7:18 PM  
**To:** Steve Semones <ssemones@balzer.cc>  
**Subject:** Rugby memo

Hi Steve,

The staff memo on the Rugby CUP is on the Town website on the public hearing page for the project. We will update our presentation for public hearing to reflect changes. Let Kali or I know if we need to talk before public hearing. Town offices will open at noon tomorrow due to the weather expected but I am checking email in the morning.

Anne