


TOWN OF BLACKSBURG
AGENDA MEMO

DATE: January 6, 2022

TO: Town Council

FROM: Anne McClung, Planning and Building Director 

PREPARED BY: Kali Casper, Assistant Planning Director

TITLE: CUP21-0006 Conditional Use Permit Request for Townhomes on the Ground Floor in the GC General Commercial Zoning District on 8.444 acres at 203 Country Club Drive SW (Tax Parcel No. 287-A 41A) by Steve Semones of Balzer and Associates, Inc. (applicant) for Diversified Investors XIII, LLC (property owner).

-
- **Background:** The attached is a conditional use permit request for townhouses on the ground floor in the GC General Commercial zoning district at 203 Country Club Drive SW. The site is a portion of the Country Club parcel within the First and Main development. The proposal includes 98 townhouse units with a total maximum of 280 bedrooms. Planning Commission held its public hearing on January 4, 2022, and recommended approval of the request by a vote of 6/1, with exceptions/modifications and conditions as provided in the attached Planning Commission memo.
 - **Considerations:** See attached staff report.
 - **Action:** Place on consent agenda and schedule public hearing for February 8, 2022.
 - **Attachments:**
 - Planning Commission to Town Council Memo
 - Staff update memo with attachments dated December 30, 2021
 - Staff report with attachments dated December 10, 2021
 - Application dated November 1, 2021, revised December 6, 2021 and December 28, 2021
 - Email from the applicant dated January 3, 2021