

**TOWN OF  
CHRISTIANSBURG**  
**100 East Main Street  
Christiansburg, VA 24073**

## Conditional Use Permit Application

Landowner: Radford + Radford Properties, LLC Agent: Derek Hinds

Address: PO Box 2427 Address: PO Box 2427  
Christiansburg, VA 24068 Christiansburg, VA 24068

Phone: 540-552-3034 Phone: 540-357-3476

I am requesting a Conditional Use Permit to allow residential

on my property that is zoning classification B3 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 150 Arrowhead Trail, Christiansburg, VA 24073

Tax Parcel(s): 023914 Tax Map 528-A 12 A

Fee: 750,00

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge. I understand that Conditions may be placed on my property in regards to the above mentioned use/activity. I also understand that the Conditional Use Permit may be revoked and/or additional Conditional Use Permits required should questions regarding conformity arise.

Signature of Landowner(s): Mr. R Date: 8-18-14

Date: 8-18-14

Date: \_\_\_\_\_

Date: \_\_\_\_\_

This request was approved / disapproved by a vote of the Christiansburg Town Council on \_\_\_\_\_ . Any Conditions attached shall be considered requirements of the above request.

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## Town Manager

---

Date



ESTABLISHED  
NOVEMBER 10, 1792

INCORPORATED  
JANUARY 7, 1833

MAYOR  
D. MICHAEL BARBER

COUNCIL MEMBERS  
SAMUEL M. BISHOP  
R. CORD HALL  
STEVE HUPPERT  
HENRY SHOWALTER  
BRADFORD J. "BRAD" STIPES  
JAMES W. "JIM" VANHOOZIER

TOWN MANAGER  
BARRY D. HELMS

DIRECTOR OF  
FINANCE/TOWN TREASURER  
VALERIE L. TWEEDIE

CLERK OF COUNCIL  
MICHELE M. STIPES

TOWN ATTORNEY  
GUYNN, MEMMER &  
DILLON, P.C.

# Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Fax 540-382-7338

## Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Monday, September 15, 2014 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, October 28, 2014 at 7:00 p.m.

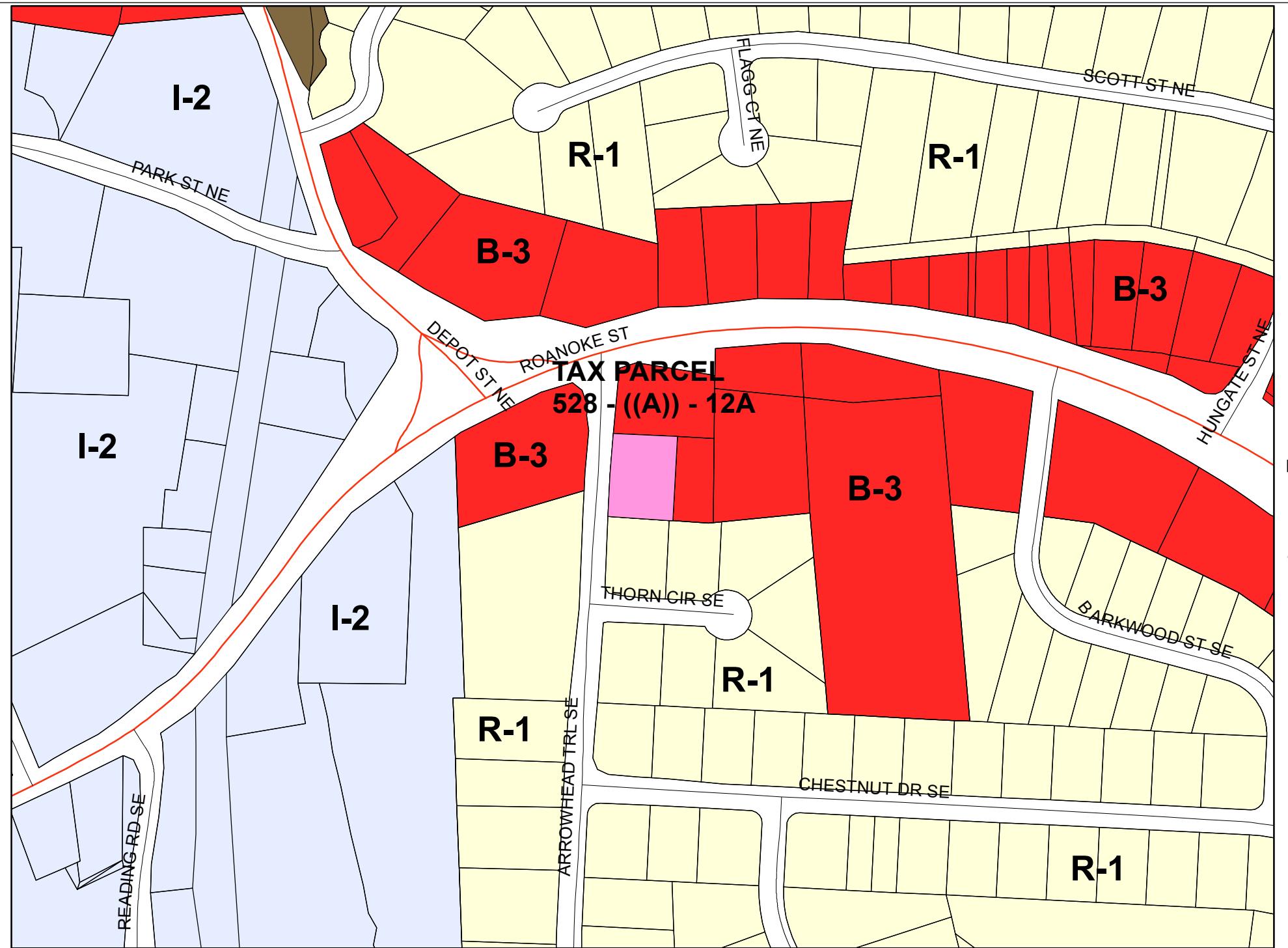
Application Type: Conditional Use Permit

Applicant: Radford & Radford Properties

Location: 150 Arrowhead Trail (tax parcels 528 – ((A)) – 12A)

The Town of Christiansburg has received a Conditional Use Permit request by Radford & Radford Properties for residential use at 150 Arrowhead Trail (tax parcel 528 – ((A)) – 12A) in the B-3 General Business District.

The property does not lie within the 100-Year and 500-Year Flood Hazard Areas. The property is not located within the Historic District. The adjoining properties are zoned B-3 General Business District and R-1 Single Family Residential District. The adjoining properties contain residences and businesses.



CUP REQUEST: 150 Arrowhead Trail

PC: SEPTEMBER 15, 2014

TC: OCTOBER 14, 2014

A horizontal number line with tick marks at 0, 200, 400, and 600. The segment between 0 and 200 is labeled "Feet" below the line.



CUP REQUEST: 150 Arrowhead Trail

PC: SEPTEMBER 15, 2014

TC: OCTOBER 14, 2014

0 100 200 300  
Feet

Conditional Use Permit  
150 Arrowhead Trail

<u>TAX MAP #</u>	<u>Owner(s)</u>		<u>Mailing Address</u>	<u>City St Zip</u>
528- A 12	BLEVINS & BLEVINS INC		1935 CAMBRIA ST	CHRISTIANSBURG VA 24073
528- A 45	BRANDON RIDGE ASSOCIATES LC	C/O VALLEYWIDE MANAGEMENT INC	155 ARROWHEAD TRL STE B	CHRISTIANSBURG VA 24073 3163
528- A 12A	RADFORD & RADFORD PROPERTIES	LLC	P O BOX 2427	CHRISTIANSBURG VA 24068
528- A 12C	CANTRELL LARRY MICHAEL	CANTRELL BRENDA JEAN	1000 THORN CIR	CHRISTIANSBURG VA 24073
528- A 54	EANES JOHN W JR	EANES ELIZABETH L	185 ARROWHEAD TRL	CHRISTIANSBURG VA 24073
528- 23 1	CANTRELL LARRY M	CANTRELL BRENDA J	1000 THORN CIR	CHRISTIANSBURG VA 24073
528- 23 2	CANTRELL LARRY MICHAEL	CANTRELL BRENDA JEAN	1000 THORN CIR	CHRISTIANSBURG VA 24073

# Resolution of the Town of Christiansburg Planning Commission

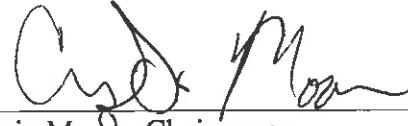
## *Conditional Use Permit Application*

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a Conditional Use Permit request by Radford & Radford Properties for a single family residence at 150 Arrowhead Trail (tax parcel 528 – ((A)) – 12A) in the B-3 General Business District, has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (permit / do not permit) the issuance of a Conditional Use Permit (CUP) to Radford & Radford Properties for a single family residence at 150 Arrowhead Trail (tax parcel 528 – ((A)) – 12A) in the B-3 General Business District.

THEREFORE be it resolved that the Christiansburg Planning Commission (recommends / ~~does not recommend~~) that the Christiansburg Town Council approve the issuance of the Conditional Use Permit with the following conditions:

1. The property shall be restricted to single family use only.
2. This permit shall be revocable for violations to the Christiansburg Town Code, including but not limited to Chapter 8 "Animals" and Chapter 24 "Nuisances".
3. This permit shall be valid for Radford & Radford Properties, the present applicant only and is non-transferrable.

Dated this the 29<sup>th</sup> day of September 2014.



Craig Moore, Chairperson  
Christiansburg Planning Commission

The above Resolution was adopted on motion by Hedrick seconded by Franusich at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Public Hearing on the above request on September 15, 2014. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Matthew J. Beasley				X
Ann H. Carter				X
Harry Collins	X			
M. H. Dorsett, AICP				X
David Franusich	X			
Jonathan Hedrick		X		
Steve Huppert		X		
Craig Moore, Chairperson	X	X		
Joe Powers, Vice-Chairperson	X			
Jennifer D. Sowers	X			

Craig Moore  
Craig Moore, Chairperson

Nichole Hair  
Nichole Hair, Secretary Non-voting



CUP Form 03/18/2014

## TOWN OF CHRISTIANSBURG

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

### Conditional Use Permit Application

Landowner: CHARLIE HANKS Agent: TANNER BLANKENSHIP

Address: 3454 Buckwood Trl Address: 5308 Hatcher Rd  
Salem, VA 24153 DUBLIN VA 24073-24084

Phone: 540-353-4838 Phone: 540-505-3273

I am requesting a Conditional Use Permit to allow PRESIDENTIAL MINING

on my property that is zoning classification B3 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 201 Roanoke St

Tax Parcel(s): 527 (A) -11

Fee: 750.00

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge. I understand that Conditions may be placed on my property in regards to the above mentioned use/activity. I also understand that the Conditional Use Permit may be revoked and/or additional Conditional Use Permits required should questions regarding conformity arise.

Signature of Landowner(s): Charles E. Hanks Date: 08/18/14

Charles E. Hanks Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

This request was approved / disapproved by a vote of the Christiansburg Town Council on \_\_\_\_\_  
 Any Conditions attached shall be considered requirements of the above request.

Town Manager

\_\_\_\_\_  
Date \_\_\_\_\_



ESTABLISHED  
NOVEMBER 10, 1792

INCORPORATED  
JANUARY 7, 1833

MAYOR  
D. MICHAEL BARBER

COUNCIL MEMBERS  
SAMUEL M. BISHOP  
R. CORD HALL  
STEVE HUPPERT  
HENRY SHOWALTER  
BRADFORD J. "BRAD" STIPES  
JAMES W. "JIM" VANHOOZIER

TOWN MANAGER  
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DIRECTOR OF  
FINANCE/TOWN TREASURER  
VALERIE L. TWEEDIE

CLERK OF COUNCIL  
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TOWN ATTORNEY  
GUYNN, MEMMER &  
DILLON, P.C.

# Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Fax 540-382-7338

## Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Monday, September 15, 2014 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, October 28, 2014 at 7:00 p.m.

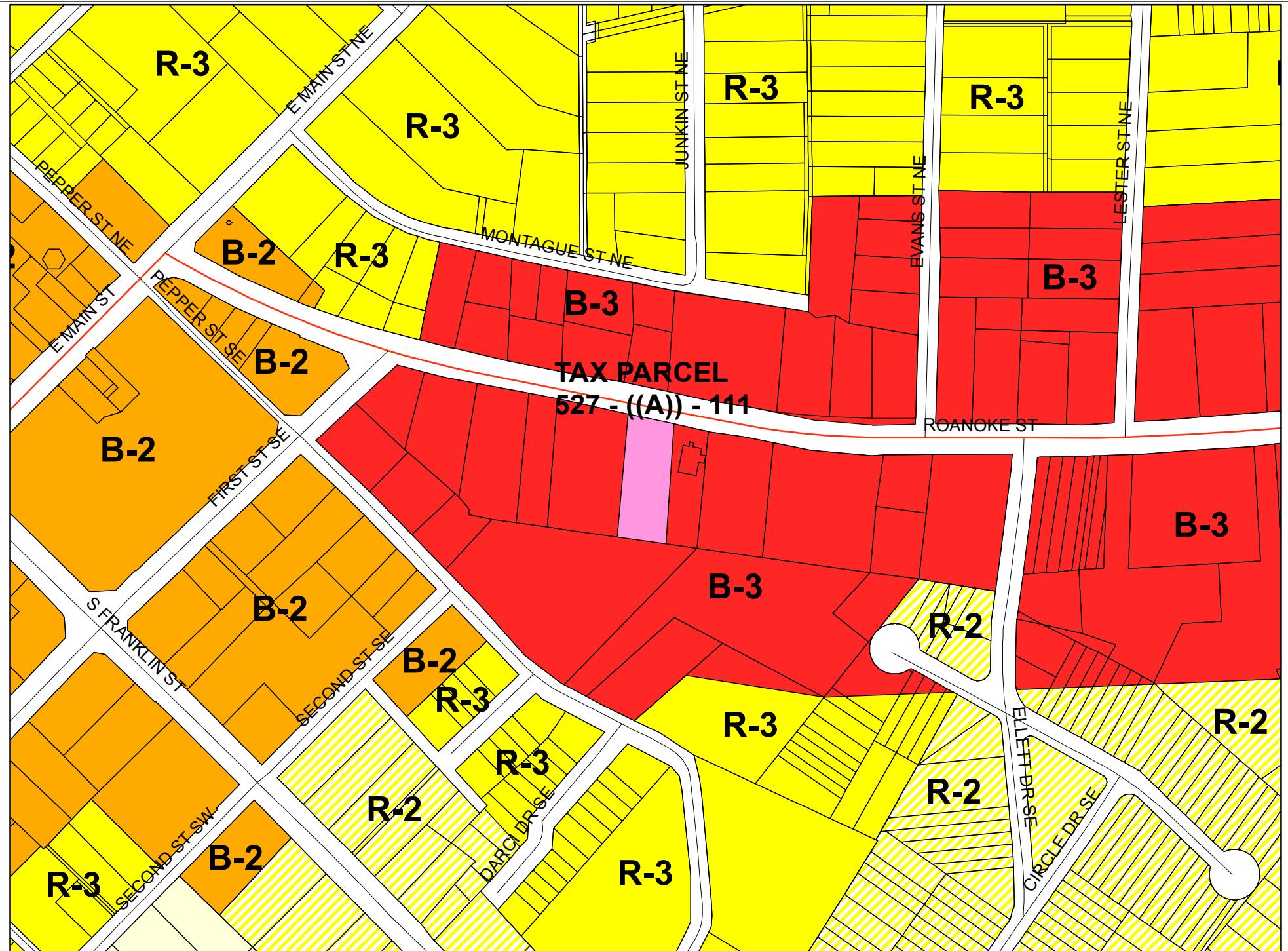
Application Type: Conditional Use Permit

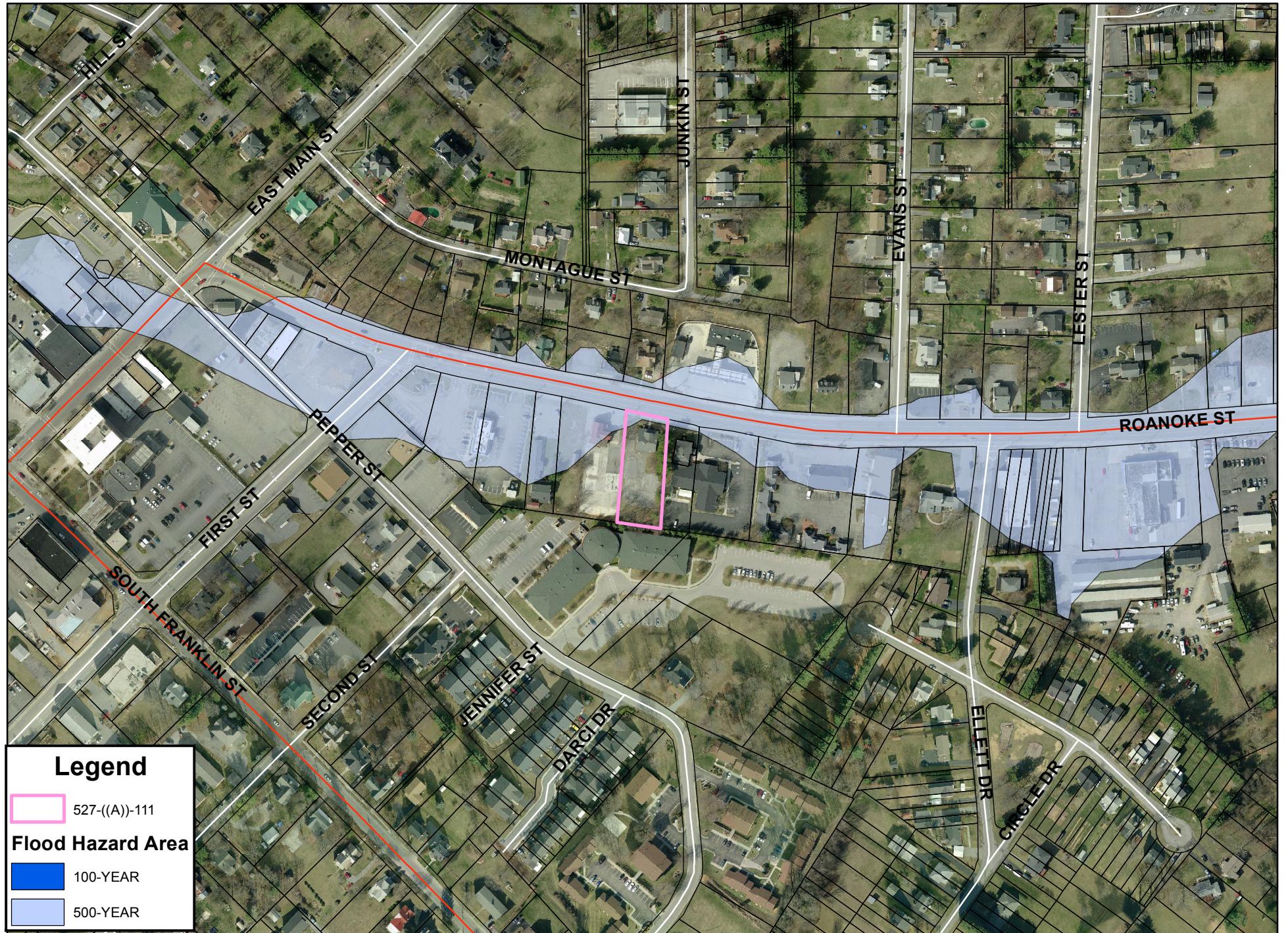
Applicant: Tanner Blankenship (agent for property owner Charles Hank)

Location: 201 Roanoke Street (tax parcels 527 – ((A)) – 111)

The Town of Christiansburg has received a Conditional Use Permit request by Tanner Blankenship (agent for property owner Charles Hank) for residential use at 201 Roanoke Street (tax parcel 527 – ((A)) – 111) in the B-3 General Business District.

The property lies within the 500-Year Flood Hazard Area. However, it does not lie within the 100-Year Flood Hazard Area. The property is not located within the Historic District. The adjoining properties are zoned B-3 General Business District. The adjoining properties contain businesses.





CUP REQUEST: 201 Roanoke Street

PC: SEPTEMBER 15, 2014

TC: OCTOBER 14, 2014

0 100 200 300  
Feet

<u>Tax Map #</u>	<u>Owner(s)</u>	<u>Mailing Address</u>	<u>City St Zip</u>
527- A113	WILCOHESS LLC #641	5446 UNIVERSITY PKWY	WINSTON SALEM NC 27105
527- A114	BARTLEY DENNIS L	260 BRILLIANT DR	CHRISTIANSBURG VA 24073
527- A110	FIRST BANK	109 ROANOKE ST	CHRISTIANSBURG VA 24073
527- A111	HANKS CHARLES E	3454 BUCKWOOD TR	SALEM VA 24153
527- A112	RADFORD COMM HEALTH FNDATION	P O BOX 1513	RADFORD VA 24143
527- A237	MONTGOMERY COUNTY	BOARD OF SUPERVISORS	CHRISTIANSBURG VA 24073

# Resolution of the Town of Christiansburg Planning Commission

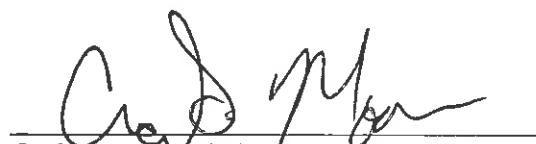
## *Conditional Use Permit Application*

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a Conditional Use Permit request by Tanner Blankenship (agent for the property owner Charles Hank) for a single family residence at 201 Roanoke Street (tax parcel 527 – ((A)) – 11) in the B-3 General Business District, has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (permit / ~~do not permit~~) the issuance of a Conditional Use Permit (CUP) to Tanner Blankenship (agent for the property owner Charles Hank) for a single family residence at 201 Roanoke Street (tax parcel 527 – ((A)) – 11) in the B-3 General Business District.

THEREFORE be it resolved that the Christiansburg Planning Commission (~~recommends / does not recommend~~) that the Christiansburg Town Council approve the issuance of the Conditional Use Permit with the following conditions:

1. This permit shall be revocable for violations to the Christiansburg Town Code, including but not limited to Chapter 8 "Animals".
2. The property shall be restricted to three residential units.
3. This permit shall be valid for Tanner Blankenship, the present applicant only and is non-transferrable.
4. The building shall be in conformance with state and local Building and Fire Regulations to the satisfaction of the Christiansburg Building Official and Fire Marshall.
5. The permit will be reviewed by the Planning Commission in two years.

Dated this the 29<sup>th</sup> day of September 2014.

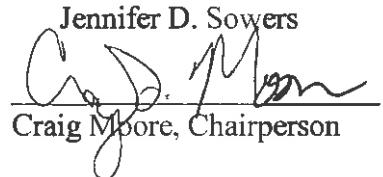


Craig Moore, Chairperson  
Christiansburg Planning Commission

The above Resolution was adopted on motion by Power seconded by Herrick at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Public Hearing on the above request on September 15, 2014. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Matthew J. Beasley				
Ann H. Carter				
Harry Collins				
M. H. Dorsett, AICP				
David Franusich				

Jonathan Hedrick   
Steve Huppert   
Craig Moore, Chairperson   
Joe Powers, Vice-Chairperson   
Jennifer D. Sowers

  
Craig Moore, Chairperson



Nichole Hair, Secretary Non-voting



ESTABLISHED  
NOVEMBER 10, 1792

INCORPORATED  
JANUARY 7, 1833

MAYOR  
D. MICHAEL BARBER

COUNCIL MEMBERS  
SAMUEL M. BISHOP  
R. CORD HALL  
STEVE HUPPERT  
HENRY SHOWALTER  
BRADFORD J. "BRAD" STIPES  
JAMES W. "JIM" VANHOOZIER

TOWN MANAGER  
BARRY D. HELMS

DIRECTOR OF  
FINANCE/TOWN TREASURER  
VALERIE L. TWEEDIE

CLERK OF COUNCIL  
MICHELE M. STIPES

TOWN ATTORNEY  
GUYNN, MEMMER &  
DILLON, P.C.

# *Town of Christiansburg, Virginia 24073*

100 East Main Street ~ Telephone 540-382-6128 ~ Fax 540-382-7338

## Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Monday, September 29, 2014 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, October 28, 2014 at 7:00 p.m.

Application Type: Rezoning and Conditional Use Permit

Applicant: Radford & Radford Properties, LLC

Location: 325 Falling Branch Road S.E.

The Christiansburg Planning Commission will hold a Public Hearing on Monday, September 29, 2014 at 7:00 p.m. in the Council Room, Christiansburg Town Hall, 100 E. Main Street to receive comments on Council's intention to adopt an ordinance in regards to a rezoning request by Radford & Radford Properties, LLC for property located at 325 Falling Branch Road (tax parcel 529 – ((A)) – 25C) from R-2 Two-Family Residential to B-3 General Business with proffers. The property contains 0.818 acres and is scheduled as Residential in the Future Land Use Map of the Christiansburg Comprehensive Plan.

Additionally, contingent on the rezoning request, the Christiansburg Planning Commission will hold a Public Hearing on Monday, September 29, 2014 at 7:00 p.m. in the Council Room, Christiansburg Town Hall, 100 E. Main Street to receive comments on a Conditional Use Permit request by Radford & Radford Properties, LLC for residential use at 325 Falling Branch Road (tax parcel 529 – ((A)) – 25C) in the B-3 General Business District.

The property does not lie within the 100-Year and 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties are zoned R-2 Two-Family Residential and B-3 General Business. The adjoining properties contain residences and businesses.



# **TOWN OF CHRISTIANSBURG**

**100 East Main Street  
Christiansburg, VA 24073  
Phone (540) 382-6128 Fax (540) 382-7338**

## Conditional Use Permit Application

Landowner:	<u>Radford &amp; Radford Properties, LLC</u>	Agent:	<u>Gay and Neel, Inc.</u>
	<u>P.O. Box 2427</u>		<u>1260 Radford Street</u>
Address:	<u>Christiansburg, VA 24068</u>	Address:	<u>Christiansburg, VA 24073</u>
Phone:	<u>(540) 357-7676</u>	Phone:	<u>(540) 381-6011</u>

I am requesting a Conditional Use Permit to allow residential use in accordance with plan.

on my property that is zoning classification B3 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 325 Falling Branch Road

Tax Parcel(s): 529-A-25C

Fee: N/A

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge. I understand that Conditions may be placed on my property in regards to the above mentioned use/activity. I also understand that the Conditional Use Permit may be revoked and/or additional Conditional Use Permits required should questions regarding conformity arise.

Signature of Landowner(s):

Date: 8-27-19

Date:

Date: \_\_\_\_\_

This request was approved / disapproved by a vote of the Christiansburg Town Council on \_\_\_\_\_ . Any Conditions attached shall be considered requirements of the above request.

## Town Manager

Date

PROFFER STATEMENT FOR THE APPLICATION  
TO REZONE TAX PARCEL 529-A-25C  
FROM R-2 To B-3

DATE: August 18, 2014

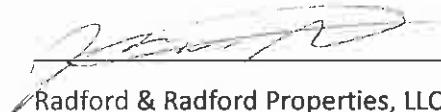
Pursuant to Virginia Code Ann. § 15.2-2298, and Section 30-11(b) of the Town of Christiansburg Zoning Ordinance, the owner voluntarily proffers that the property that is the subject of this Rezoning Application will be developed in accordance with the following conditions, if and only if, approval of the rezoning ordinance, and the property is zoned B-3. The Applicant, the owners, their successors and assigns, voluntarily proffer for the property as follows:

1) The following permitted uses as listed in 30-100 shall only be allowed on the subject parcel:

- Single Family Dwellings
- Two-Family Dwellings
- Townhouses
- Multiple-Family Dwellings
- Major and Minor Home Occupations with a CUP
- Planned Housing Development

2) A maximum of seven residential dwelling units shall be constructed on the subject parcel.

The undersigned hereby warrants that all of the owners of a legal interest in the subject property have signed this proffer statement, that they have full authority to bind the property to these conditions, and that the proffers are entered into voluntarily.



8-22-14  
Radford & Radford Properties, LLC      Date

COMMONWEALTH OF VIRGINIA)

)      To-wit:  
COUNTY OF MONTGOMERY      )

The foregoing instrument was acknowledged before me this 27 day of August, 2014,  
by Jimmy Radford, on behalf of Radford & Radford Properties, LLC.



\_\_\_\_\_  
Notary Public

My commission expires: Feb. 28, 2017



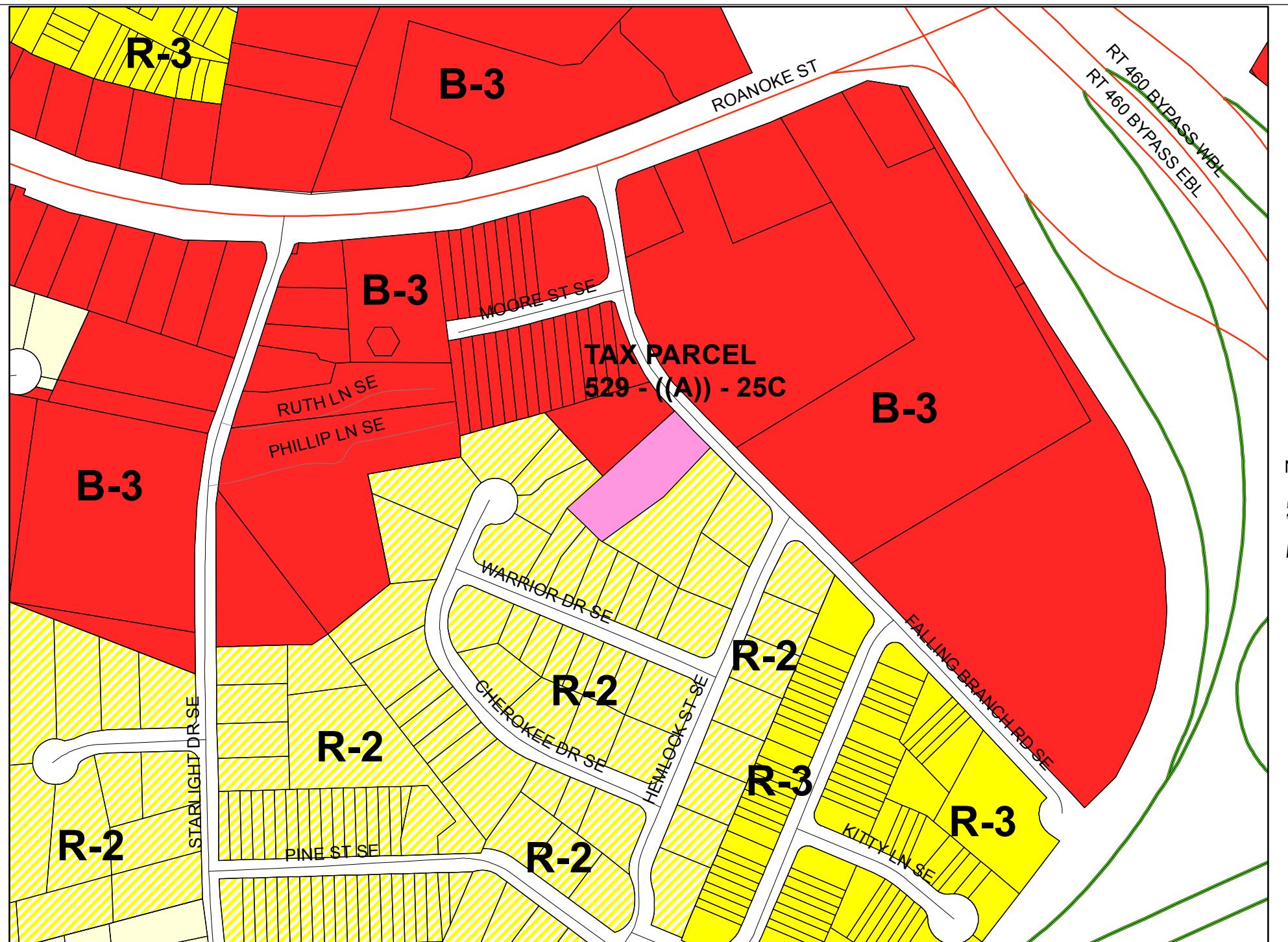


REZONING REQUEST: 325 FALLING BRANCH ROAD

PC: SEPTEMBER 29, 2014

TC: OCTOBER 28, 2014

0 100 200 300  
Feet



REZONING REQUEST: 325 FALLING BRANCH ROAD

PC: SEPTEMBER 29, 2014

TC: OCTOBER 28, 2014

0 200 400 600  
Feet

<u>Tax Map#</u>	<u>Owner(s)</u>	<u>Mailing Address</u>	<u>City, St, Zip</u>
529- 16 2	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
529- 20 16	SNYDER-FALKINHAM GEORGIA	2220 WOODLAND HILLS DR	BLACKSBURG VA 24060
529- A 25C	RADFORD & RADFORD PROPERTIES	P O BOX 2427	CHRISTIANSBURG VA 24068
529- 20 15	HYLTON EARL E	335 FALLING BRANCH RD	CHRISTIANSBURG VA 24073
529- 23 17B	STIKE TERRY W	2945 MUD PIKE	CHRISTIANSBURG VA 24073
529- 23 19A	ALBERT LEE D	420 WARRIOR DR SE	CHRISTIANSBURG VA 24073
529- 23 19B	BROOKMAN DUSTIN K	430 WARRIOR DR	CHRISTIANSBURG VA 24073
529- 23 20A	ROBERTSON WANDA J	1452 HIGH ROCK HILL RD	PILOT VA 24138

# TOWN COUNCIL & PLANNING COMMISSION

SEP 24 2014

Dear Sir's

Just a few months ago I wrote letters opposed this same re-zoning request of the property at 325 Falling Branch Road from R-2 two family residential to B-3 General Businesses and I still oppose re-zoning to B-3 General Business.

My understanding is the property owner plans use some loop hole in the zoning law or use permits to build town house or apartments for rental purposes.

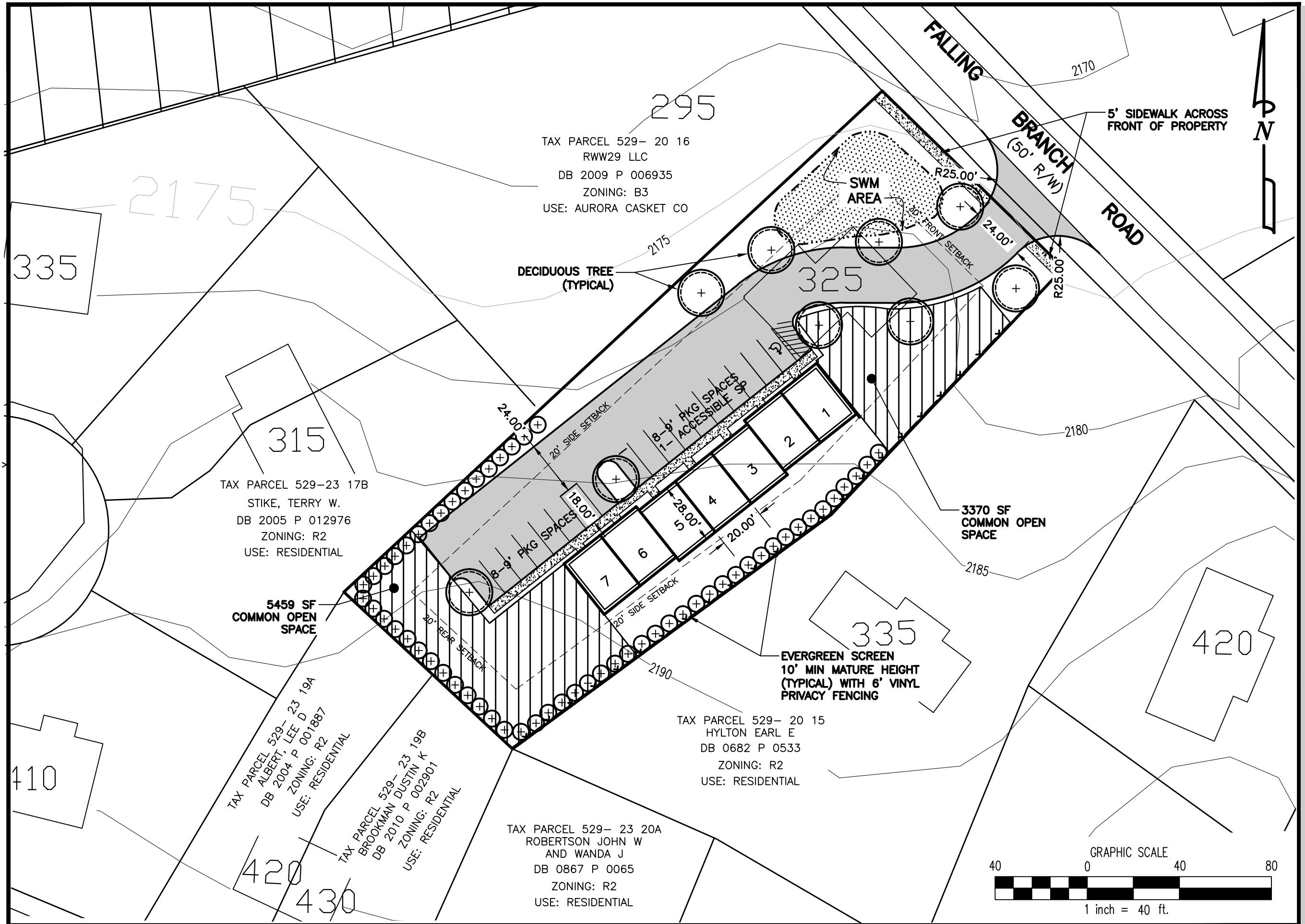
My property at 335 FALLING BEACH ROAD is adjacent to the property at 325 FALLING BEACH ROAD. I purchase my home because it was in a community zoned R-2 two family Residential to spend my retirement years in peace and quiet. I retired after 35 yrs on the same job. Also served 2 years U.S.A. ARMY.

In 8 day I will be 80 years old and my neighbors are 90 years of age.

I don't think we need or deserve all the commotion that will come with all these rental units in my back door.

I respectfully ask you knowledge my letter and turn down the rezoning request.

Respectfully  
Evan E. Hyatt  
335 FALLING BRANCH ROAD



**GAY AND NEEL, INC.**  
LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
SURVEYING  
1260 Radford Street  
Christiansburg, Virginia 24073  
Phone: (540) 381-6011 Fax: (540) 381-2773  
Email: info@gayandneel.com

**Sketch Showing 7 Apartment Units on Tax Parcel 529-(A)-25C**  
Town of Christiansburg  
Shawsville Magisterial District  
Montgomery County, Virginia

REVISED:

DESIGNED/CALC.: KDC  
CHECKED:  
DRAWN: LHS  
SCALE: 1"=40'  
DATE: 08/18/2014

JOB NO. 2335.0

SHEET 1 OF 1



TOWNHOME FRONT ELEVATIONS



SIDE ELEVATION



SIDE AND REAR ELEVATION



REAR ELEVATION



REAR DECK EXAMPLE

**GAY AND NEEL, INC.**

LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
SURVEYING  
1260 Radford Street  
Christiansburg, Virginia 24073  
Phone: (540) 381-6011 Fax: (540) 381-2773  
Email: info@gayandneel.com

Elevation Examples of  
7 Apartment Units on  
Tax Parcel 529-(A)-25C  
Town of Christiansburg  
Shawsville Magisterial District  
Montgomery County, Virginia

REVISED:

DESIGNED/CALC.: KDC  
CHECKED:  
DRAWN: LHS  
SCALE: NONE  
DATE: 08/18/2014

JOB NO. 2335.0

SHEET 1 OF 1

# Resolution of the Town of Christiansburg Planning Commission

## *Rezoning Request*

WHEREAS the Christiansburg Planning Commission, acting upon a rezoning request by Radford & Radford Properties, LLC for property located at 325 Falling Branch Road (tax parcel 529 – ((A)) – 25C) from R-2 Two-Family Residential to B-3 General Business with proffers has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (permit / do not permit) changing the zoning of the property.

THEREFORE be it resolved that the Christiansburg Planning Commission (recommends / does not recommend) that the Christiansburg Town Council rezone property located at 325 Falling Branch Road (tax parcel 529 – ((A)) – 25C) from R-2 Two-Family Residential to B-3 General Business with proffers.

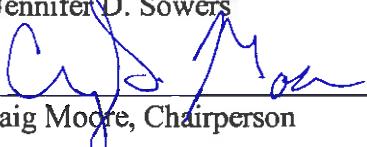
Dated this 20<sup>th</sup> day of October 2014.



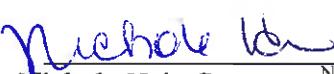
Craig Moore, Chairperson  
Christiansburg Planning Commission

The above Resolution was adopted on motion by Powers seconded by Franusich at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised public hearing on the above request on September 29, 2014. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Matthew J. Beasley			X	
Ann H. Carter			X	
Harry Collins	X			
M. H. Dorsett, AICP	X			
David Franusich	X			
Jonathan Hedrick		X		
Steve Huppert	X			
Craig Moore, Chairperson	X			
Joe Powers, Vice-Chairperson	X			X
Jennifer D. Sowers				X



Craig Moore, Chairperson



Nichole Hair  
Nichole Hair, Secretary Non-voting



## **TOWN OF CHRISTIANSBURG**

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

## Rezoning Application

Landowner: Laurence Lane, LLC Agent: DAVID HENRY

Address: 3125 N. Franklin St Address: \_\_\_\_\_  
Christiansburg, VA 24073 \_\_\_\_\_

Phone: 542302083 Phone: \_\_\_\_\_

I am requesting a rezoning of my property from zoning classification I-1 to zoning classification B2 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 2 Depot Street N.E.

Tax Parcel(s): Map number 526-2 60 Parcel ID: 016489

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: 750.00

dg m  
09-10-14

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): ke lk Date: 9/9/14

Date:

Date:

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

---

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



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

**Traffic Impact Statement**

*This application and accompanying documentation must be submitted in conjunction with the corresponding rezoning, conditional use permit, site plan, or subdivision application before any application can be reviewed by staff. If you have any questions, please contact the Planning/Zoning or Engineering Departments.*

Name of Development: 2 Depot Street NE, Christiansburg

Landowner(s): Laurence Lane, LLC Phone:

Landowner's Address: 3125 N. Franklin St., Christiansburg

Address/Location: 2 Depot Street

Tax Map Parcel(s): MAP: 526-2 60 Parcel: 016489 Size of Site:

Proposed Use: B2

Current Zoning District: I 1

Current Future Land Use Map Classification:

This application is submitted in conjunction with:

Rezoning Application. Proposed Zoning District: B2

Conditional Use Permit Application

Development Plan Application

Subdivision Application

This is the  first  second  third or subsequent submission of the TIS for review by the Town of Christiansburg.

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)

*If a TIS 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: \_\_\_\_\_

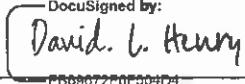
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email address: \_\_\_\_\_

**Project Engineer who prepared Traffic Impact Statement (if different from applicant):**

Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email address: \_\_\_\_\_

***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.***

**SIGNATURE OF APPLICANT:**  DocuSigned by: \_\_\_\_\_  
Date: 9/18/2014  
PS08072P0F004D4

**For Staff Use Only:**

Date Received: \_\_\_\_\_  First Submission  Second Submission  Third or Subsequent Submission

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

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

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



ESTABLISHED  
NOVEMBER 10, 1792

INCORPORATED  
JANUARY 7, 1833

MAYOR  
D. MICHAEL BARBER

COUNCIL MEMBERS  
SAMUEL M. BISHOP  
R. CORD HALL  
STEVE HUPPERT  
HENRY SHOWALTER  
BRADFORD J. "BRAD" STIPES  
JAMES W. "JIM" VANHOOZIER

TOWN MANAGER  
BARRY D. HELMS

DIRECTOR OF  
FINANCE/TOWN TREASURER  
VALERIE L. TWEEDIE

CLERK OF COUNCIL  
MICHELE M. STIPES

TOWN ATTORNEY  
GUYNN, MEMMER &  
DILLON, P.C.

# *Town of Christiansburg, Virginia 24073*

100 East Main Street ~ Telephone 540-382-6128 ~ Fax 540-382-7338

## Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Monday, September 29, 2014 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, October 28, 2014 at 7:00 p.m.

Application Type: Rezoning

Applicant: Laurence Lane, LLC

Location: 2 Depot Street, N.E. (tax parcel 526 – ((2)) – 60)

The Christiansburg Planning Commission will hold a Public Hearing to receive comments on Council's intention to adopt an ordinance in regards to a rezoning request by Laurence Lane, LLC for property located at 2 Depot Street, N.E. (tax parcel 526 – ((2)) – 60) from I-1 Limited Industrial to B-2 Central Business. The property contains 0.634 acres and is scheduled as Parks/Open Space in the Future Land Use Map of the Christiansburg Comprehensive Plan.

The property is located within the 100-Year and 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties are zoned B-3 General Business, and B-2 Central Business. The adjoining properties contain businesses and vacant lots.



## Legend

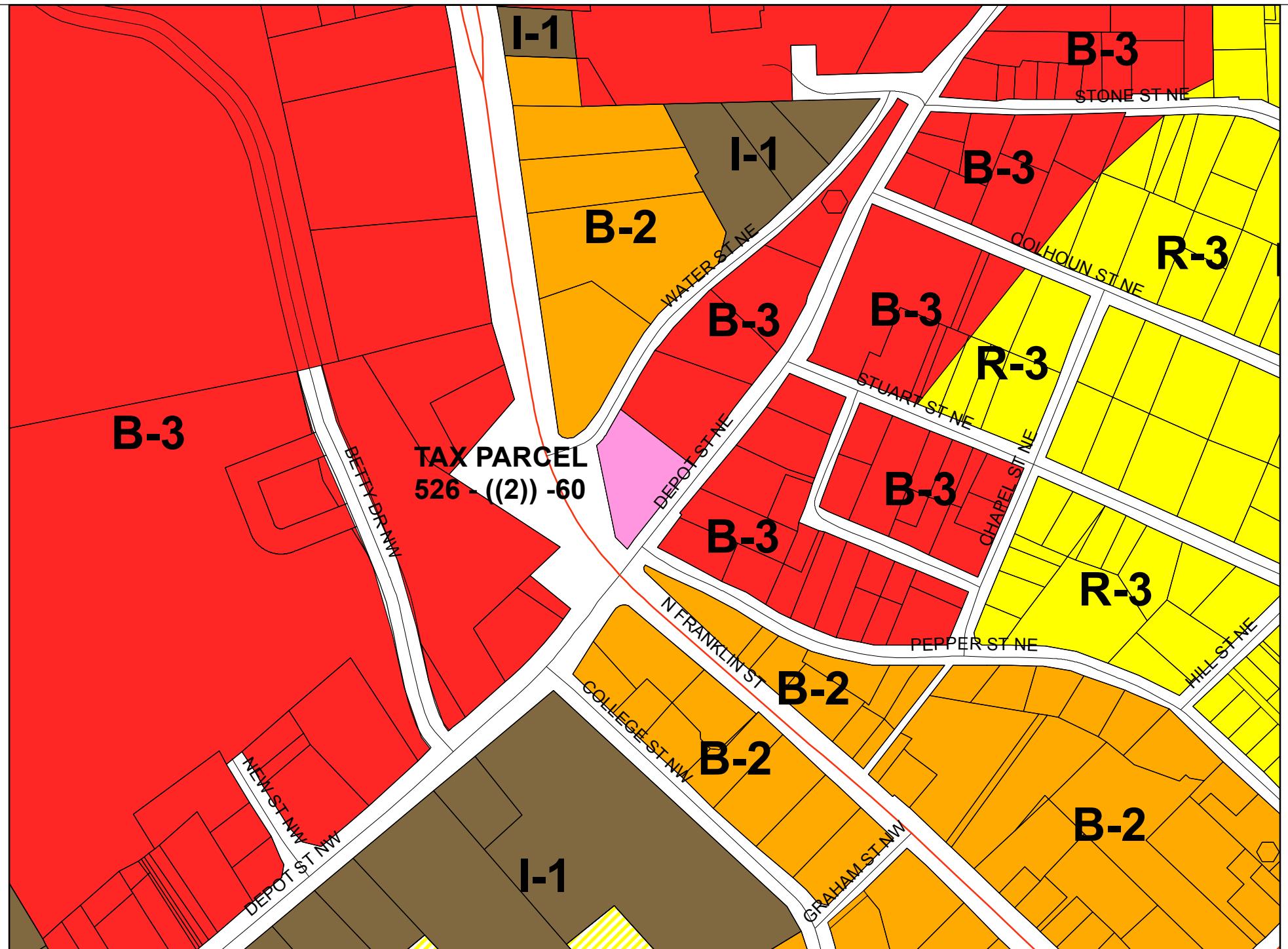
526-((2))-60

REZONING REQUEST: 2 DEPOT STREET N.E.

PC: SEPTEMBER 29, 2014

TC: OCTOBER 28, 2014

0 100 200 300  
Feet



Rezoning: 2 Depot Street N.E.

<u>Tax Map #</u>	<u>Owner(s)</u>	<u>Mailing Address</u>	<u>City, Zip, St</u>
526- A270	RT4 USA LLC	P O BOX 6515	CHRISTIANSBURG VA 24068
526- 2 60A	REYNOLDS BRUCE M	3064 SEVEN MILE TREE RD	CHRISTIANSBURG VA 24073
526- A265	YOUNG RANDALL M	P O BOX 358	CHRISTIANSBURG VA 24068
526- 2 60	LAURENCE LANE LLC	3125 NORTH FRANKLIN ST	CHRISTIANSBURG VA 24073
526- 2 57	STEWART JAMES WILLIAM LE	7 DEPOT ST NE	CHRISTIANSBURG VA 24073
526- 2 58	REAL PROPERTY HOLDING INC	10 WEST MAIN ST	CHRISTIANSBURG VA 24073
526- 2 59	REAL PROPERTY HOLDING INC	10 WEST MAIN ST	CHRISTIANSBURG VA 24073
526- A271	RWW29 LLC	144 OAK TREE BLVD	CHRISTIANSBURG VA 24073
526- A262	TIMROCK LLC	2865 WILD TURKEY RUN	CHRISTIANSBURG VA 24073
526- A259	ARBUCKLE J STUART	195 BELMONT DR	CHRISTIANSBURG VA 24073
	YOUNG KAREN N		
	STEWART HENRY & LOTTORIAN MAE		
	ARBUCKLE JILL ANN		



REZONING REQUEST: 2 DEPOT STREET N.E.

PC: SEPTEMBER 29, 2014

TC: OCTOBER 28, 2014

0 100 200 300  
Feet

# Resolution of the Town of Christiansburg Planning Commission

## *Rezoning Request*

WHEREAS the Christiansburg Planning Commission, acting upon a rezoning request by Laurence Lane, LLC for property located at 2 Depot Street, N.E. (tax parcel 526 – ((2)) – 60) from I-1 Limited Industrial to B-2 Central Business, has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (**permit / do not permit**) changing the zoning of the property.

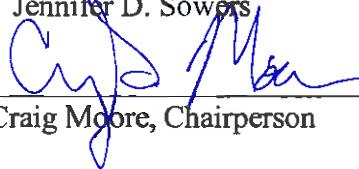
THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend**) that the Christiansburg Town Council rezone property located at 2 Depot Street, N.E. (tax parcel 526 – ((2)) – 60) from I-1 Limited Industrial to B-2 Central Business.

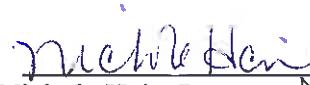
Dated this 20<sup>th</sup> day of October 2014.

  
\_\_\_\_\_  
Craig Moore, Chairperson  
Christiansburg Planning Commission

The above Resolution was adopted on motion by Carter seconded by Beasley at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised public hearing on the above request on September 29, 2014. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Matthew J. Beasley	X			
Ann H. Carter	X			
Harry Collins	X			
M. H. Dorsett, AICP				X
David Franusich	X			
Jonathan Hedrick	X			
Steve Huppert	X			
Craig Moore, Chairperson	X			
Joe Powers, Vice-Chairperson	X			
Jennifer D. Sowers	X			

  
\_\_\_\_\_  
Craig Moore, Chairperson

  
\_\_\_\_\_  
Nichole Hair, Secretary

Non-voting

# TOWN OF CHRISTIANSBURG

*Established November 10, 1792*

*Incorporated January 7, 1833*



## **RESOLUTION SUPPORTING THE EFFORTS OF THE ORGANIZATION ONE VIRGINIA 2021: VIRGINIANS FOR FAIR REDISTRICTING TO DEPOLITICIZE THE REDISTRICTING PROCESS OF LEGISLATIVE DISTRICT LINES**

**WHEREAS**, redistricting, the act of redrawing legislative district lines, is a necessary process that occurs after every decennial census to account for growth and settlement patterns over time with the benign goal of ensuring districts have roughly equal populations;

**WHEREAS**, the organization OneVirginia2021 supports the belief that Virginia's historical practice of redistricting by the majority party in each legislative chamber is an outdated practice that stifles political competition, discourages compromise and ensures continued control by the party in power;

**WHEREAS**, OneVirginia2021 believes that Virginia's state and congressional districts belong to its citizens and not to any legislator, interest group or political party;

**WHEREAS**, OneVirginia2021 believes the redistricting process should not be a tool used by those in power to protect and bolster their power, but should be designed with the best interest of Virginia's democracy and its citizens;

**WHEREAS**, the current redistricting process has rendered up to 90 percent of all Virginia House of Delegates and U.S. congressional districts uncompetitive;

**WHEREAS**, no disparagement is meant to any political party, since each party within the current process has been guilty of setting the boundaries to its advantage;

**WHEREAS**, the Town Council of Christiansburg, Virginia, strives to promote, adopt, and support ideas that improve the democratic process and allow for better citizen representation; and

**WHEREAS**, the need is critical to restore trust, compromise and fair competition to Virginia politics,

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Town of Christiansburg, Virginia, that the Council expresses its full support for the goals of OneVirginia2021: Virginians for Fair Redistricting to depoliticize the redrawing of legislative district lines with an approach that advocates for fairness, transparency and accountability, keeps the citizens' interests in mind, and encourages healthy debate and participation by the public in the process.

Upon a call for an aye or nay vote on the foregoing resolution at a regular meeting of the Council of the Town of Christiansburg, Virginia held October 28, 2014, members of the Council stood as indicated opposite their names as follows:

AYE

NAY

ABSTAIN

ABSENT

Samuel M. Bishop

R. Cord Hall

Steve Huppert

Henry D. Showalter

Bradford J. Stipes

James W. Vanhoozier

D. Michael Barber, Mayor\*

\*Votes only in the event of a tie.

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D. Michael Barber, Mayor

ATTEST:

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Michele M. Stipes, Clerk of Council

**Christiansburg Planning Commission  
Minutes of September 29, 2014**

Present: Harry Collins  
David Franusich  
Jonathan Hedrick  
Steve Huppert  
Craig Moore, Chairperson  
Joe Powers, Vice-Chairperson  
Jennifer D. Sowers  
Nichole Hair, Secretary <sup>Non-Voting</sup>

Absent: Matthew J. Beasley  
Ann Carter  
M.H. Dorsett, AICP

Staff/Visitors: Missy Martin, staff  
Sara Morgan, staff  
Cindy Wells Disney, Montgomery County Planning Commission  
Elijah Sharp, New River Valley Planning District Commission  
Jimmy Radford, 325 Falling Branch Road  
Tanner Blankenship, 201 Roanoke Street  
Mr. and Mrs. Cantrell, 1000 Thorn Circle  
Kevin Conner, Gay and Neel, Inc.  
David Henry, 2 Depot Street, N.E.  
Jeremy Hart, Agent for David Henry

Chairperson Moore called the meeting to order at 7:00 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia, following the pledge of allegiance, to discuss the following items:

**Public Comment.**

Chairperson Moore opened the floor for public comment. There were no public comments. Chairperson Moore closed the floor for public comment.

**Approval of meeting minutes for September 15, 2014.**

Chairperson Moore introduced the discussion. Commissioner Sowers made a motion to approve the Planning Commission meeting minutes. Commissioner Franusich seconded the motion, which passed 7-0. Commissioner Joe Powers abstained from the vote as he was not present for the last meeting.

NRV MPO Bicycle and Pedestrian Master Plan presentation by Elijah Sharp.

Chairperson Moore introduced Mr. Elijah Sharp to present the NRV MPO Bicycle and Pedestrian Master Plan. Mr. Sharp stated the master plan was developed for the New River Valley MPO area.

He described the reason for creating this plan because this is the NRV MPO, which is a relatively new MPO, created in 2003. Mr. Sharp stated the NRV MPO was one of the few in Virginia that did not have a bicycle pedestrian master plan. This plan was intended to create long range strategies for each of the localities within the MPO. Mr. Sharp stated this plan was not intended to dictate design and is intended to purely provide information to help with decision making at the local level.

Mr. Sharp discussed how the technical process worked, which was led by a working committee and a technical advisory committee. He added representation from all localities, local universities and the local transits were all involved.

Mr. Sharp discussed the time frame for approving the plan, which started in November 2012 with MPOTAC approval in July 2014. He also discussed the areas within the MPO region.

Mr. Sharp's presentation included the Planning strategy, the Christiansburg area activity density, Christiansburg area multimodal districts, activity density of multimodal centers, Christiansburg area multimodal emphasis, multimodal plan, local process, NRVMPPO activity density, and the NRVMPPO multimodal plan.

Mr. Sharp discussed the development of the NRV MPO Master Plan which applied DRPT's guidelines, developed a long range strategy, identified multimodal corridors, and created a new information tool. Mr. Sharp added the MPO received a 2014 Innovation Award. Mr. Sharp discussed the multimodal planning tools interactive maps and how to utilize those features.

Mr. Sharp ended the presentation asking if the Commissioners had any questions. Commissioner Powers asked about activity density. Mr. Powers added in the past he has been told to have a mass transit system there must be a certain density to insure the system is economically feasible to operate. Mr. Powers would like to know if this activity density would apply. Mr. Sharp replied yes and described the T-4 density area, which are the types of areas that will support transit systems.

Commissioner Franusich asked if the NRV MPO Master Plan can be emailed to the Planning Commissioners. Ms. Hair replied she would email the presentation.

Commissioner Powers stated he knew in Blacksburg's Corporate Research Center, there is a nice bikeway walkway system that ties people together and is a real asset to them when attracting people to work there. Mr. Powers asked how this Master Plan affects the Falling Branch and Christiansburg Industrial Parks and could there be potential for creating a similar system in Christiansburg. Mr. Sharp replied there is potential but it would be a local planning decision.

NRV MPO Bicycle and Pedestrian Master Plan presentation by Elijah Sharp (continued).

Mr. Sharp added this plan does not look at new trails but at existing trails. Commissioner Powers asked Ms. Hair if the plan reflects the new Christiansburg Comp Plan. Ms. Hair replied yes. Commissioner Franusich asked if the Town of Christiansburg Bikeway Walkway Committee worked on this plan.

Ms. Hair responded no that the plan was established before that committee was created but staff did assist in the plan.

Chairperson Moore asked for other questions. With no further questions Mr. Moore thanked Mr. Sharp for the presentation.

Planning Commission public hearing regarding council's intention to adopt an ordinance in regards to a rezoning request by Radford & Radford Properties, LLC for property located at 325 Falling Branch Road (tax parcel 529 – ((A)) – 25C) from R-2 Two-Family Residential to B-3 General Business with proffers. The property contains 0.818 acres and is scheduled as Mixed Use with Buffers (Residential/Business) in the Future Land Use Map of the Christiansburg Comprehensive Plan.

Chairperson Moore asked if the applicant or agent would please speak first. Mr. Kevin Conner with Gay & Neel, Inc. stated he was representing Radford & Radford Properties, LLC. Mr. Conner discussed the history of this request because it was brought before the Commission approximately two years ago. Mr. Conner stated the Commissioner's had stated at that time 9 townhomes was too much for the area. Mr. Conner stated the applicant has come back with a slightly revised plan of 7 townhomes. Mr. Conner described how the property is on the edge of R-2 and B-3 Zoning and in order to develop the property with townhouses, the applicant would like to rezone the property to B-3 with a Conditional Use Permit for residential use.

Mr. Conner detailed the location of the proposed site. Mr. Conner stated the new plan allows for more open space and restricts the development to 7 units. Mr. Conner added the neighbors had concerns so a fence and a row of evergreens have been added to provide a buffer. Mr. Conner added the development sits off the road and he feels the street right-of-way impact will be very minimal.

Mr. Conner stated the applicant has made proffers with the rezoning request limiting the use of the property to residential uses in case the CUP request was denied. Mr. Conner added the proffers are for single family homes, two-family dwellings, townhomes, multi-family dwellings, major and minor home occupations, and a planned housing development with a maximum of 7 residential units on the parcel. Mr. Conner showed examples of material being considered for the development.

Contingent on item 4, Planning Commission public hearing regarding a Conditional Use Permit request by Radford & Radford Properties, LLC for residential use at 325 Falling Branch Road (tax parcel 529 – ((A)) – 25C) in the B-3 General Business District.

Chairperson Moore asked the agent for comments. Mr. Conner stated his previous comments still apply to this request. Chairperson Moore explained how this CUP request is related to the rezoning request.

Commissioner Collins added for the record the Commission received a letter from a neighbor. Ms. Hair stated the letter is a part of the packet and that was the only correspondence received on this request.

Chairperson Moore asked for public comments on the public hearing. With no further comments and no objection from the Commissioner's the public hearing is closed. Mr. Moore opened the floor for questions by the Commission.

Commissioner Huppert asked what type of families will be residing in the proposed units. Mr. Conner replied it would be open to all. Mr. Huppert clarified they were reducing to site to 7 units with open space on both sides, he would like to know if the applicant would consider building a playground if approved. Mr. Radford replied he would consider adding a playground.

Commissioner Collins asked what price range the units would rent for. Mr. Radford replied approximately \$850.00 monthly. Mr. Collins asked if the units will be for subsidized housing. Mr. Radford replied the units would not be subsidized housing.

Commissioner Powers asked the applicant if there was a reason for applying for a B-3 zoning instead of R-3 zoning. Mr. Conner replied while he does not feel the rezoning to R-3 would be considered spot zoning, he felt rezoning to B-3 would be acceptable because the surrounding properties are zoned B-3 and R-2. Mr. Powers asked about proffers not being in the packet. Ms. Hair said the proffers have been received and signed by the applicant. She read the proffers. Mr. Powers asked for a copy of the proffers to be sent to the Commissioners.

Commissioner Huppert asked how many bedrooms the units will have. Mr. Radford replied there would be three bedrooms in the units. Mr. Huppert also asked if the units will have adequate parking. Mr. Conner replied there will be more than 2 parking spaces per unit.

Chairperson Moore asked if stormwater will be addressed. Mr. Conner replied yes that everything will drain toward Falling Branch Road and the site has an area designated on the front left corner.

Commissioner Franusich inquired about the uses adjoining the property. Mr. Conner replied a warehouse adjoins the property. Mr. Franusich verified the front of the townhouses will face the warehouse. Mr. Conner stated the townhomes will be 25 feet away from warehouse. Mr. Franusich asked if the house still exists on property. Mr. Radford replied no the site has been cleared off.

Planning Commission public hearing on council's intention to adopt an ordinance in regards to a rezoning request by Laurence Lane, LLC for property located at 2 Depot Street, N.E.(tax parcel 526 – ((2)) – 60) from I-1 Limited Industrial to B-2 Central Business. The property contains 0.634 acres and is scheduled as Parks/Open Space in the Future Land Use Map of the Christiansburg Comprehensive Plan.

Chairperson Moore asked for the applicant or agent to address the Commission. Mr. Jeremy Hart stated they would like to rezone the property to B-2 because he feels it will be better to market with B-2 zoning.

Mr. Hart gave a brief description of the lot and how the mill was the last existing structure. Mr. Hart introduced David Henry with Laurence Lane, LLC.

Chairperson Moore asked for additional public comments. With no further comments Mr. Moore closed the public hearing. Mr. Moore asked if the Commissioners have any questions for the applicant.

Commissioner Powers stated he knew the property did lay within the 100 year flood plain and would like for staff to bring a map showing the flood plain area to the next meeting. Mr. Powers asked if proffers have been received on this property. Ms. Hair responded no proffers have been received.

Commissioner Hedrick stated he recalled back in the spring discussions of a propane tank business being proposed for this property. Ms. Hair replied no plans have been submitted and in the B-2 that would not be an allowed use. Ms. Hair added the use would be for office space, retail and other similar uses.

Commissioner Huppert asked the applicant if there is a perspective buyer. Mr. Hart replied there is no buyer at this time. Mr. Hart added the rezoning would allow the property to be marketed for a broader market. Mr. Hart added Laurence Lane is working with Gay and Neel, Inc. on the flood plain but the buyer would be responsible for addressing the flood plain.

Commissioner Franusich asked if the applicant is asking for rezoning to B-2 instead of B-3 to maximize the use of the property. Mr. Hart replied they felt it was a broader classification. Mr. Franusich added there would be better setbacks in the B-2 district.

Chairperson Moore clarified comments requesting a flood plain map. Mr. Conner detailed the approximate location of the flood plain on the property. Commissioner Powers clarified with Ms. Hair if the flood area may be utilized for storage or parking. Ms. Hair replied yes.

Chairperson Moore asked the applicant if they would be willing to proffer that the stream stay in its natural state. Mr. Hart replied no, the property buyer will be responsible for taking care of that.

Planning Commission public hearing on council's intention to adopt an ordinance in regards to a rezoning request by Laurence Lane, LLC for property located at 2 Depot Street, N.E.(tax parcel 526 – ((2)) – 60) from I-1 Limited Industrial to B-2 Central Business – (continued).

Commissioner Hedrick asked how long the applicant has owned the property. Mr. Henry replied since 2008. Mr. Hedrick asked Mr. Henry if he has been actively trying to sell the property. Mr. Henry replied when he initially purchased the property he planned to develop the property for his business but with the down turn of the economy he decided against.

Commissioner Huppert asked if Mr. Henry owned the property when the Mill still existed on the site. Mr. Henry replied no.

Discussion regarding a Conditional Use Permit request by Radford & Radford Properties for residential use at 150 Arrowhead Trail (tax parcel 528 – ((A)) – 12A) in the B-3 General Business District. The Planning Commission public hearing was held on September 15, 2014.

Chairperson Moore read the drafted conditions.

1. The property shall be restricted to single family use only.
2. This permit shall be revocable for violations to the Christiansburg Town Code, including but not limited to Chapter 8 "Animals" and Chapter 24 "Nuisances".
3. This permit shall be valid for Radford & Radford Properties, the present applicant only and is non-transferrable.

Commissioner Powers inquired if the property is zoned B-3 but the applicant has a conditional use permit request, can the property still be used for business. Ms. Hair replied the property can be used for any of the uses in the B-3 district; however, if the CUP is approved and the property used for residential use, the conditions would apply.

Commissioner Franusich stated considering the property is used for residential use and is located within a neighborhood he does not see a problem with the request.

Chairperson Moore asked for a motion. Commissioner Hedrick made a motion to recommend to Town Council the Conditional Use Permit be approved with the drafted conditions. Commissioner Franusich seconded the motion, which passed 7-0.

Discussion regarding a Conditional Use Permit request by Tanner Blankenship (agent for property owner Charles Hanks) for residential use at 201 Roanoke Street (tax parcel 527 – ((A)) – 111) in the B-3 General Business District. The Planning Commission public hearing was held on September 15, 2014.

Chairperson Moore read the drafted conditions.

1. This permit shall be revocable for violations to the Christiansburg Town Code, including but not limited to Chapter 8 "Animals."
2. The property shall be restricted to three residential units.
3. This permit shall be valid for Tanner Blankenship, the present applicant only and is non-transferrable.
4. The building shall be in conformance with state and local Building and Fire Regulations to the satisfaction of the Christiansburg Building Official and Fire Marshall.
5. The permit will be reviewed by the Planning Commission in two years.

Mr. Tanner asked about the conditions. He stated since the last meeting he has been informed by the Town's Building Department he must install a sprinkler system based on his building plans. He asked for clarification of mixed use. Ms. Hair replied he can still have the 3 residential units and the business space.

Commissioner Powers verified with applicant a building permit has been issued for this property. Mr. Tanner replied he is currently working on that process. Mr. Tanner showed pictures of the outside of the building before and after on the renovation.

Commissioner Sowers made a motion to recommend approval of the Conditional Use Permit to Town Council with the drafted conditions. Commissioner Hedrick seconded the motion, which passed 7-0.

Discussion regarding violations at 820 Park Street.

Ms. Hair discussed the ongoing monthly violations on this property and asked the Planning Commissioner for guidance. The Town can revoke the CUP and would like to ask the Commission how to proceed.

Chairperson Moore asked how the applicant has responded to the ongoing violation issues. Ms. Hair stated the applicant would state he would comply immediately and there would be no further violations.

Commissioner Franusich asked how long the CUP has been approved. Ms. Hair replied perhaps a year.

Commissioner Powers asked if a public hearing is required to revoke a CUP. Ms. Hair replied no and as the Zoning Administrator she has the authority to revoke the CUP.

Discussion regarding violations at 820 Park Street – (continued).

Commissioner Huppert asked if a letter can be sent out stating if the violation happens again the CUP will be revoked. Ms. Hair replied a letter has already been sent with that statement and the applicant still does not comply. Chairperson Moore stated the issue needs to be put on the agenda to discuss. Commissioner Collins asked the applicant be sent a copy of agenda as well.

Commissioner Hedrick asked if records are on file of the violation. Ms. Hair stated there is documentation and she will bring the violation letters, violation pictures and the approved CUP request to the next meeting.

Commissioner Collins asked if the Planning Commission would have to recommend to Town Council for approval. Ms. Hair replied she would verify the process and would like support before revoking the approved CUP.

Commissioner Huppert asked if Ms. Hair will be adding this issue to the Town Council agenda. Ms. Hair replied she will be adding it to the next Planning Commission meeting and then with their recommendation add it to the Town Council agenda.

Other Business.

Chairperson Moore would like to discuss the downtown food truck rodeo. Commissioner Franusich stated he has estimated approximately 4,000 people attended the event.

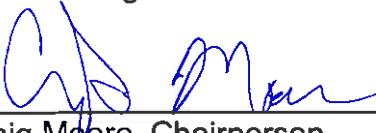
Commissioner Collins added he had compliments of the event being the best downtown event so far. Commissioner Hedrick asked how many food trucks attended the event. Mr. Franusich replied 14.

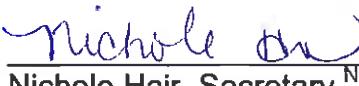
Chairperson Moore added he heard how nice the event was being pet friendly. Commissioner Collins stated the police officers said they were excited of not having any issues. Chairperson Powers asked how the event paid for the officers. Commissioner Franusich stated a special grant was applied for through the Town for \$3,000.00 to pay for officers and public works employees.

Commissioner Powers added the interest in downtown Christiansburg seems to be growing. Commissioner Huppert discussed how Town Council had issues with the downtown events and after all the success he hopes Town Council will take notice.

Mr. Cantrell asked if the next step in the CUP request for 150 Arrowhead Trail would be the Town Council Public Hearing. Chairperson Moore replied yes.

There being no more business Chairperson Moore adjourned the meeting at 7:55 p.m.

  
\_\_\_\_\_  
Craig Moore, Chairperson

  
\_\_\_\_\_  
Nichole Hair, Secretary Non-Voting

# Resolution of the Town of Christiansburg Planning Commission

## *Conditional Use Permit Application*

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a Conditional Use Permit request by Radford & Radford Properties for a single family residence at 150 Arrowhead Trail (tax parcel 528 – ((A)) – 12A) in the B-3 General Business District, has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (**permit / do not permit**) the issuance of a Conditional Use Permit (CUP) to Radford & Radford Properties for a single family residence at 150 Arrowhead Trail (tax parcel 528 – ((A)) – 12A) in the B-3 General Business District.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend**) that the Christiansburg Town Council approve the issuance of the Conditional Use Permit with the following conditions:

1. The property shall be restricted to single family use only.
2. This permit shall be revocable for violations to the Christiansburg Town Code, including but not limited to Chapter 8 "Animals" and Chapter 24 "Nuisances".
3. This permit shall be valid for Radford & Radford Properties, the present applicant only and is non-transferrable.

Dated this the 29<sup>th</sup> day of September 2014.



Craig Moore, Chairperson  
Christiansburg Planning Commission

The above Resolution was adopted on motion by Hedrick seconded by Franusich at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Public Hearing on the above request on September 15, 2014. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Matthew J. Beasley				X
Ann H. Carter				X
Harry Collins	X			
M. H. Dorsett, AICP				X
David Franusich	X			
Jonathan Hedrick	X			
Steve Huppert	X			
Craig Moore, Chairperson	X			
Joe Powers, Vice-Chairperson	X			
Jennifer D. Sowers	X			

Craig Moore  
Craig Moore, Chairperson

Nichole Hair  
Nichole Hair, Secretary Non-voting

# Resolution of the Town of Christiansburg Planning Commission

## *Conditional Use Permit Application*

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a Conditional Use Permit request by Tanner Blankenship (agent for the property owner Charles Hank) for a single family residence at 201 Roanoke Street (tax parcel 527 – ((A)) – 11) in the B-3 General Business District, has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (permit / ~~do not permit~~) the issuance of a Conditional Use Permit (CUP) to Tanner Blankenship (agent for the property owner Charles Hank) for a single family residence at 201 Roanoke Street (tax parcel 527 – ((A)) – 11) in the B-3 General Business District.

THEREFORE be it resolved that the Christiansburg Planning Commission (~~recommends / does not recommend~~) that the Christiansburg Town Council approve the issuance of the Conditional Use Permit with the following conditions:

1. This permit shall be revocable for violations to the Christiansburg Town Code, including but not limited to Chapter 8 "Animals".
2. The property shall be restricted to three residential units.
3. This permit shall be valid for Tanner Blankenship, the present applicant only and is non-transferrable.
4. The building shall be in conformance with state and local Building and Fire Regulations to the satisfaction of the Christiansburg Building Official and Fire Marshall.
5. The permit will be reviewed by the Planning Commission in two years.

Dated this the 29<sup>th</sup> day of September 2014.



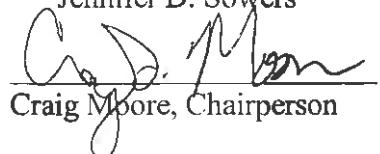
Craig Moore, Chairperson  
Christiansburg Planning Commission

The above Resolution was adopted on motion by Sowers seconded by ibdneck at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Public Hearing on the above request on September 15, 2014. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Matthew J. Beasley				
Ann H. Carter				
Harry Collins				
M. H. Dorsett, AICP				
David Franusich				

Jonathan Hedrick   
Steve Huppert   
Craig Moore, Chairperson   
Joe Powers, Vice-Chairperson

Jennifer D. Sowers

  
Craig Moore, Chairperson



Nichole Hair, Secretary Non-voting

# Christiansburg Aquatic Center



## Monthly Report: September 2014

### **Terry Caldwell, Director**

- Advisory Board Meeting
  - Fitness pass canceled class communication
  - Council work session with Aquatic Advisory Board Oct. 21
  - Customer Appreciation Week
  - CAC Focus Group, open to interested customers
  - Banner display in competition pool
  - Booths at community festivals: Wilderness Trail, Shawsville Fall Festival, CPD Safety Day
- Partnering with CHS & AHS Special Education Departments mentoring community based instruction
- Chamber of Commerce meeting, member benefits
- VRPS Leadership training meeting, Mechanicsville
- Employee evaluation process
- Supporting the economic impact study currently under documentation by both Radford University and Virginia Tech students
- Attended the Prevention Partners meeting
- Continued banner promotion and direct contact with local businesses.

## **Allison Zuchowski, Aquatic Services Manager**

- Facilitated Lifeguard in-service meetings 9/14 & 16
- Facilitated annual Blood Borne Pathogen Training for CAC on 9/14 & 16
- Booked 21 Birthday Parties for the coming months
- Worked with the Birthday party host and hired a new Party Host
- Worked to fill in at the Front Desk and hired four new Facility Attendants
- Help train the new Facility Coordinator
- Completed Reauthorization for the Certified Pool Operator Instructor Certification



## **Bill Beecher, Competitive Coordinator**

- Sent in parking request for fall and winter meets
- Made shuttle request for fall and winter meets
- Set up for VT Alumni Meet
- Coached Masters and Fitness swimming for kids
- Placed bid for West Virginia Championship Meet

## **Chrystal Jones, Aquatic Supervisor**

- Helped Cover Front Desk for about 20 Hours.
- Helped Design "Try It For Free" day, and helped promote the day on WDBJ 7 morning spots.
- Coached the Pre-Masters program.
- Created Customer Appreciation Survey and recorded responses.
  - Working on getting an Aqua Yoga Program up and running.
- Coordinating with an RU Student to volunteer at the CAC.
- Made contact with a representative from both the Men's and women's Water Polo Teams at Virginia Tech.

## **Stephanie Goens, Lifeguard Supervisor**

- Tower of Terror was held on September 7 with 55 participants.
- Interviewed 17 lifeguards to join the CAC team.
- Welcomed and held orientation for 9 new lifeguards.
- Accompanied the Blood Bourne Pathogen In-service for all staff.
- Working involving weight watchers points and our programs

## **Wayne Hunter, Maintenance Superintendent**

- Order motor P A C unit
- Fixed chlorinator therapy pool
- Fixed loose wire L K R unit
- Changed all facial filters on P A C units
- Trane replaced motor on P A C units
- Oiled tread mills
- Took off wooden pallets around dumpster
- Liberty fire repaired backflow leisure pool pump room
- Repaired bench in men's Locker room
- Trimmed bushes in front of building
- Had floor machine repaired
- Changed light bulbs on sundeck and side of building
- Public works installed new curb stops in front of building
- Painted parking lot lines
- Working on conduit to skate park
- Repaired tiles on pool deck
- Replaced bad console on treadmill
- Repaired broken window at skate park
- Met A F A about installing cameras at skate park
- Cleaned screen in piping in comp pool
- Sprayed around outside of building for bugs

## **Scott Coppock, Facility Coordinator**

Prior Membership Monthly reports have been distributed by current, renewing memberships. This report and future reports will reflect the memberships sold in the month of September.

Total Membership Sold:

- Resident: 53
- Non Resident: 83

Attendance:

- Daily Resident Passes: **1,226**
- Daily Non-Resident Passes: **859**
- Dry Passes: **233**
- Member's Scanned: **3,312**
- \$1 Admissions: **62**

Had **25** Not Your Average Tuna birthday parties in September

Had **8** room rentals in September

The weather is turning cold, but our hearts are warm and welcoming!

## **Lauren Woodcock, Program Supervisor**

• Learn to Swim classes	48
• Morning Fit	9 +passes
• Evening Fit	4 +passes
• Warm Water Workout	23
• Aqua Zumba	13 +passes
• Rolling in the Deep	5 +passes
• Private lessons	26 unique members (74 uses)
• Water fitness passes	24 unique members (89 uses)
<b>Total participants for September</b>	<b>152 (265)</b>

### **September Events**

- Updated big screen slides
- Updated bulletin board for September months
- Lessons & Aerobics start the week of September 8<sup>th</sup>
- New programs: Fitness swimming for kids, Pre-Masters (formerly SwimGym)
- Masters an officially registered US Masters team (CMAS)
- Added Zumba on Mondays
- Tackle the Tower Sept 7<sup>th</sup>
- SCUBA Sept 13<sup>th</sup> & 14<sup>th</sup> – 5 enrolled

### **Upcoming October Events**

- Try it for Free- Oct 4<sup>th</sup>
- Monster Splash October 26<sup>th</sup>
- Tackle the Tower Oct 5<sup>th</sup>
- SCUBA Oct 4<sup>th</sup> & 5<sup>th</sup>
- New session of lessons Oct 20<sup>th</sup>

# Aquatic Center Revenue Report

**September 1-30 2014**

<b>Days of Operation</b>	29
Facility Closed for Meets	0
Holiday Closings	1
Meets Held (without Facility Closure)	0
Maintenance Closing	0

## **Memberships**

Non-Resident Membership	83
Resident Membership	53
Total Memberships	136

## **Attendance**

Daily Resident Pass	1,226
Daily Non-Resident Pass	859
Dry Pass	233
Member Scan	3,312
Programs, Rentals	320
Total Attendance	5,950
Daily Average	205

\$1 Late Admission	62
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## **Revenue**

Facility Revenue	9,972.00
Daily Admission	8,902.23
Program Revenue	13,841.45
Retail Revenue	763.50
Food Concessions	188.91
Membership Revenue	27,805.68
Competitive Meet Revenue	1,866.00
Refund	-
Over/Short	0.02
VT Contributions	250,000.00
Total Revenue	313,339.79

<b>Birthday Parties</b>	25
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# SENATE OF VIRGINIA

JOHN S. EDWARDS  
21st SENATORIAL DISTRICT  
ALL OF CRAIG AND GILES COUNTIES;  
ALL OF THE CITY OF ROANOKE; AND  
PART OF MONTGOMERY, PULASKI, AND  
ROANOKE COUNTIES  
POST OFFICE BOX 1179  
ROANOKE, VIRGINIA 24006-1179  
ROANOKE: (540) 985-8690  
FACSIMILE: (540) 345-9950  
RICHMOND: (804) 698-7521  
SENATOR@EDWARDSVA.COM



COMMITTEE ASSIGNMENTS:  
COMMERCE AND LABOR  
COURTS OF JUSTICE  
EDUCATION AND HEALTH  
PRIVILEGES AND ELECTIONS  
RULES

October 1, 2014

For further information contact  
Alison Baird 540-985-8690

## Rail Town Hall Meeting “Amtrak Is Coming To Roanoke!”

Please be advised that Senator John S. Edwards will host a Town Meeting on “Amtrak Is Coming To Roanoke” on **Monday, November 10, 2014 from 5:30-7:00 PM at the O. Winston Link Museum** in Roanoke, VA.

The Director of the Virginia Department of Rail and Public Transportation, Jennifer Mitchell, will make a presentation on the status and progress of plans for rail passenger transportation in Western Virginia and will answer questions from the public.

Please place this event on your calendar and join us at the town hall meeting.

For further information, please contact Senator Edwards’ office at 540-985-8690 or via email at [district21@senate.virginia.gov](mailto:district21@senate.virginia.gov).

Senator John S. Edwards  
21<sup>st</sup> Senate District

### Time, Date & Place of Town Meeting

Monday, November 10, 2014  
5:30-7:00 PM  
Roanoke Valley Visitors Bureau/O. Winston  
Link Museum  
101 Shenandoah Ave.  
Roanoke, VA 24016

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