

**Christiansburg Planning Commission  
Minutes of December 15, 2014**

Present: Matthew J. Beasley  
Ann Carter (arrived at 7:08)  
Harry Collins  
David Franusich  
Steve Huppert  
Jennifer D. Sowers  
Joe Powers, Vice-Chairperson  
Craig Moore, Chairperson  
Nichole Hair, Secretary <sup>Non-Voting</sup>

Absent: None

Staff/Visitors: Missy Martin, staff  
Sara Morgan, staff  
Cindy Wells Disney, Montgomery County Planning Commission  
Peggy A. Beasley, 275 Starlight Drive  
Several others

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

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 November 24, 2014.

Chairperson Moore introduced the discussion. Commissioner Franusich made a motion to approve the Planning Commission meeting minutes. Commissioner Sowers seconded the motion, which passed 7-0.

Discussion and action by Planning Commission on a Conditional Use Permit request by Peggy A. Beasley for a flea market with an exception to paved parking at 275 Starlight Drive (tax parcel 529 – ((A)) – 13) in the B-3 General Business District.

Chairperson Moore introduced the discussion.

Chairperson Moore read the drafted conditions:

1. The property is to be maintained in a clean, sanitary, and sightly manner.
2. The outside market shall only be allowed to operate from 7:00 a.m. to sundown.
3. All vendors are required to pack out all of their trash, garbage, boxes, unsold items, etc.
4. Dumping of chemicals, oil, sewage, etc. into storm drains or anywhere else on the property is not permitted.
5. No campers or overnight camping.
6. Vendors selling prepared foods shall obtain Town Business Licenses and collect and file Town meals taxes.
7. The flea market organizers and all vendors shall meet all applicable federal, state and local regulations and requirements.
8. This permit shall be valid for Peggy A. Beasley only and is nontransferable.
9. The permit approval shall be subject to review in six months.
10. This permit shall exempt Peggy A. Beasley from installing paved parking spaces. Any future tenant or use shall comply with all parking requirements.

Chairperson Moore asked the applicant if she had any thoughts on the proposed conditions. Ms. Beasley stated she thought the conditions are common sense. Ms. Beasley added the conditions are similar to how the flea market is currently being conducted. James Bishop added there is paved parking on at the perimeter of the drive-in and the drive-in is an ideal place to hold a flea market.

Chairperson Moore asked the applicant about proposed condition #2, and if the applicant foresees the flea market operating outside those hours. Commissioner Powers asked if the flea market would operate seven days a week. Ms. Beasley stated the flea market would only be on Saturdays. Mr. Bishop added that operation would be after the drive-in was closed. Ms. Beasley added the flea market would not be operating at the present time but would like to open again in the spring.

Chairperson Moore asked if the Planning Commissioners had any concern if the flea market were to be open seven days a week. Commissioner Powers asked if the hours are designed to allow the vendors to setup before 7:00 a.m. and take down after sundown. Commissioner Collins spoke to his experience at Happy's with early setup times. Ms. Hair confirmed the proposed condition is to allow for setup before 7:00 a.m. and take down after sundown. Chairperson Moore and Commissioner Franusich agreed the hours of 7:00 a.m. to sundown are for public purchase.

Chairperson Moore asked if the Planning Commission had any concern if the flea market were to be open seven days a week. Commissioner Sowers does not feel that the Planning Commission needs to restrict the days of operation. This would allow the applicant to open on other days if she wishes to do so. Commissioner Collins asked about operation on holidays. Ms. Beasley's stated it would depend on the holiday. Chairperson Moore concluded by confirming the days of week would not be restricted.

Discussion and action by Planning Commission on a Conditional Use Permit request by Peggy A. Beasley for a flea market with an exception to paved parking at 275 Starlight Drive (tax parcel 529 – ((A)) – 13) in the B-3 General Business District (continued).

Commissioner Powers asked about proposed condition #8 and suggested the condition be amended to “operation by Peggy A. Beasley.” The Planning Commission agreed. The revised condition reads: This permit should be valid for operation by Peggy A. Beasley only and is nontransferable.

Commissioner Collins stated the ground has been packed down with the parking from the drive-in. Mr. Bishop noted the drive-in has been open close to 62 years.

Commissioner Beasley asked if the definition for prepared foods is defined with the business license process. This is in reference to proposed condition #6. Ms. Hair confirmed the business license office would make the determination. Ms. Hair added that this condition would apply to the snack bar as well as any vendors that chose to sell prepared food items.

Ms. Beasley asked how long the Conditional Use Permit would last. Ms. Hair stated the permit would be reviewed in six months and would be renewed as long as there are no issues. Ms. Beasley stated she will not have the flea market open six months from now. Ms. Hair suggested amending proposed condition #9 to allow for the flea market to be operational before review. Commissioner Beasley and Ms. Hair suggested review in a year. The Planning Commission agreed to the revision.

Commissioner Collins asked if the applicant will be putting up signage. Ms. Beasley stated she would not be putting up anymore signage than what is currently on the property. Ms. Beasley will change out her marquee and may have a small sign behind the screen. Commissioner Sowers noted that the applicant would be required to follow the sign ordinance. Ms. Hair added that the applicant works with the Town in regards to signage.

Commissioner Collins made a motion to recommend Town Council approve the Conditional Use Permit with the amended conditions. Commissioner Beasley seconded the motion, which passed 8-0.

Commissioner Huppert explained the amended condition #9. After a year the permit will come under review and the Planning Commission will ask Ms. Hair if there are any complaints regarding the Conditional Use Permit. If there are no issues, the Planning Commission will likely approve the permit for another year.

Chairperson Moore explained the decision made by the Planning Commission is a recommendation to Town Council. Town Council will have a similar discussion about the permit. The Town Council decision will be December 23, 2014 at 7:00pm in Town Hall. Commissioner Huppert advised the applicant to be present for the Town Council meeting. Commissioner Collins wished the applicant the best.

Election of Officers – Chairperson, Vice-Chairperson, Secretary.

Chairperson Moore introduced the discussion. He went on to explain that in the past the Secretary has been a staff person. Commissioner Collins made a motion to re-elect Ms. Hair as Secretary. Commissioner Carter seconded the motion, which passed 8-0.

Commissioner Franusich made a motion to nominate Chairperson Moore and Commissioner Powers to be re-elected. Commissioner Powers declined the nomination.

Commissioner Franusich made a motion to re-elect Chairperson Moore as Chairperson. Commissioner Collins seconded the motion, which passed 7-0. Chairperson Moore abstained from the vote.

Commissioner Collins made a motion to nominate Commissioner Sowers as Vice-Chairperson. Commissioner Franusich seconded the motion, which passed 7-0. Commissioner Sowers abstained from the vote.

Chairperson Moore spoke to the success of the Planning Commission and how he has enjoyed being Chairperson.

Commissioner Huppert noted that Town Council is pleased with the performance of the Planning Commission and appreciates their hard work.

Review of attendance policy and meeting schedule.

Chairperson Moore asked Ms. Hair to go over the meeting schedule and attendance policy provided to the Planning Commission. Ms. Hair provide a to the Planning Commission detailing the scheduled Planning Commission meetings. Commissioner Franusich asked about the Tuesday meetings scheduled. Ms. Hair noted that the Tuesday meetings are due to a holiday falling on a Monday.

Ms. Hair went on to explain the Planning Commission attendance policy. A member of the Commission may be removed from office by Town Council in the event that the member is absent from any three consecutive meetings of the Commission, or is absent from any four meetings of the Commission within any 12-month period. Ms. Hair encouraged the Planning Commissioners to contact her if they are going to be absent from a meeting. Ms. Hair would like 24-hour notice of the absence but recognizes that this may not be possible due to sickness or an unplanned work event. She went on to say that she has email on her cell phone and can be reached at any time.

Commissioner Collins asked if Town Council has chosen to appoint another person to the Planning Commission. Ms. Hair stated that she has not heard if Town Council has made a decision regarding the open seats. Commissioner Huppert noted that he has not heard Town Council discuss the open seats for a couple months.

Review of attendance policy and meeting schedule (continued).

Commissioner Powers and Commissioner Collins discussed the origin of attendance policy and relation to other Town committees. The Planning Commission By-Laws outline the attendance policy. Ms. Hair stated the attendance policy was included in the By-Laws because there had been an issue with attendance at Planning Commission meetings. There needs to be a quorum in order to make the recommendations to Town Council in a timely fashion. Other committees do not have an attendance policy.

Discussion of Planning Commission Subcommittees.

Chairperson Moore introduced the discussion. Ms. Hair provided the Planning Commission with a list of subcommittees and members. Ms. Hair noted that Commissioner Beasley and Commissioner Franusich attend the Development Standards subcommittee meetings when their work schedule allows.

Ms. Hair stated that the Comprehensive Plan subcommittee has few members and while it is slow right now, it would be nice to have an increased membership.

Ms. Hair stated that the Historic Preservation subcommittee meets as needed. Currently the subcommittee is not meeting. The subcommittee was originally formed to address the adoption of a possible policy. The committee was a result of the discussion of a Historic District within the Town.

Commissioner Powers asked for Commissioner Beasley and Commissioner Franusich to be formally added to the Development Standards subcommittee. Ms. Hair will make them formal members of the subcommittee.

Commissioner Powers will continue as chair of Development Standards subcommittee.

Commissioner Collins will continue as chair of Comprehensive Plan subcommittee.

Planning Commissioners suggested moving the time of Comprehensive Plan subcommittee to allow others to attend. Having the meeting at 4:00 p.m. can be inconvenient for those working. Commissioner Franusich and Commissioner Beasley noted that morning meetings are easier to attend. Commissioner Franusich stated that Monday morning meetings are difficult to schedule. Commissioner Powers and Commissioner Collins noted that their schedules are flexible. Commissioner Franusich suggested the Comprehensive Plan subcommittee meet the second Wednesday of the month at 8:30 a.m. The Planning Commission agreed to the change.

Chairperson Moore asked if any Planning Commissioners would be able to serve on the Historic Preservation subcommittee. Commissioner Sowers volunteered and will be added to the Historic Preservation subcommittee.

Discussion of Planning Commission Subcommittees (continued).

Commissioner Powers noted that the Fredericksburg Historic District has different street signs to distinguish the Historic District.

Other Business.

Ms. Hair stated that there have not been any requests submitted or scheduled for the December 29, 2014 meeting. The Planning Commissioners cancelled the December 29, 2014 meeting.

Commissioner Powers asked Ms. Hair to provide information on the Development Standards subcommittee meetings. Ms. Hair stated the Development Standards subcommittee has been looking at ordinance changes in regards to duplexes and allowing for design standards for aging in place. In January or February Ms. Hair will provide the Planning Commission with the subcommittee's draft ordinance change.

Commissioner Powers asked about the parking study conducted by Dr. Zahm's students. Ms. Hair noted that she strongly encourages Shared Parking Agreements throughout Town. Commissioner Franusich noted that the Planning Commission heard Dr. Zahm's presentation at the joint public hearing on December 9, 2014. Commissioner Franusich would like to look at the definition of Downtown Christiansburg. This was a suggestion made in the parking study. Commissioner Powers stated the student's results were similar to the Planning Commission's findings. Ms. Hair noted that there is plenty of parking Downtown, as indicated by both studies Commissioner Franusich noted that he would like to see more signage for parking in Downtown. Ms. Hair added that signage for parking is difficult because the Town does not offer public parking.

Commissioner Powers spoke about Blacksburg's proposed implementation of a stormwater utility fee. Ms. Hair stated the Town is watching regional partners as they implement fees and regulations. Ms. Hair noted that John Burke is an asset to the Town in regards to the stormwater regulations. While the Planning Commission is not directly involved in this topic, the Commission does deal with development. Therefore, Ms. Hair will keep the Planning Commission involved in the review of any draft ordinances regarding stormwater.

There being no more business, Chairperson Moore adjourned the meeting at 7:39 p.m.

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Craig Moore, Chairperson

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Nichole Hair, Secretary <sup>Non-Voting</sup>



# TOWN OF CHRISTIANSBURG

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

## Conditional Use Permit Application

Landowner: Community Housing Partners Agent: Gay and Neel, Inc.  
448 Depot Street NE 1260 Radford Street  
 Address: Christiansburg, VA 24073 Address: Christiansburg, VA 24073  
 Phone: (540) 382-2002 Phone: (540) 381-6011

I am requesting a Conditional Use Permit to allow office use.

on my property that is zoning classification MU-1 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 448 Depot Street NE

Tax Parcel(s): 496-A-46; 496-A-20; 497-A-18 - 497-(A)-19, 17, 21

Fee: \$1,000

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): [Signature], Sec/REAS Date: 1/9/2015  
 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**  
BARRY D. HELMS

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

**CLERK OF COUNCIL**  
MICHELE M. STIPES

**TOWN ATTORNEY**  
GUYNN &  
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, February 2, 2015 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, February 24, 2015 at 7:00 p.m.

Application Type: Conditional Use Permit

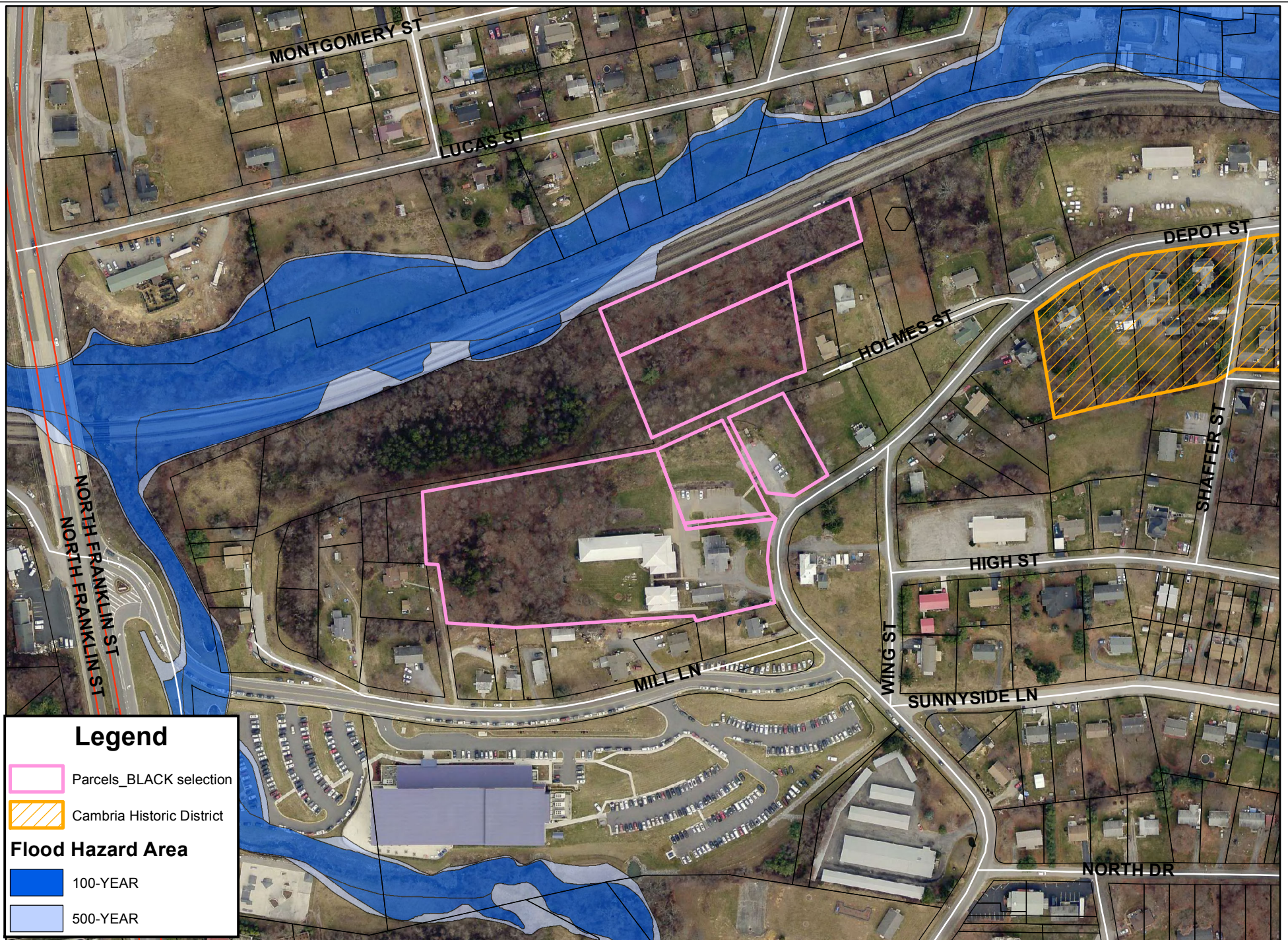
Applicant: Community Housing Partners

Location: 446 Depot Street

The Town of Christiansburg has received a Conditional Use Permit request by Community Housing Partners for office use at 446 Depot Street, N.E. (tax parcels 496 – ((A)) – 46, 497 – ((A)) – 20, 497 – ((A)) – 17, 18, 19, and 21) in the MU-1: Residential-Limited Business District.

The property does not lie within the 100-Year or 500-Year Flood Hazard Area. The property is not located within a Historic District. The adjoining properties are zoned R-3 Multi-Family Residential and A Agriculture District. The adjoining properties contain residences and the Christiansburg Aquatic Center.





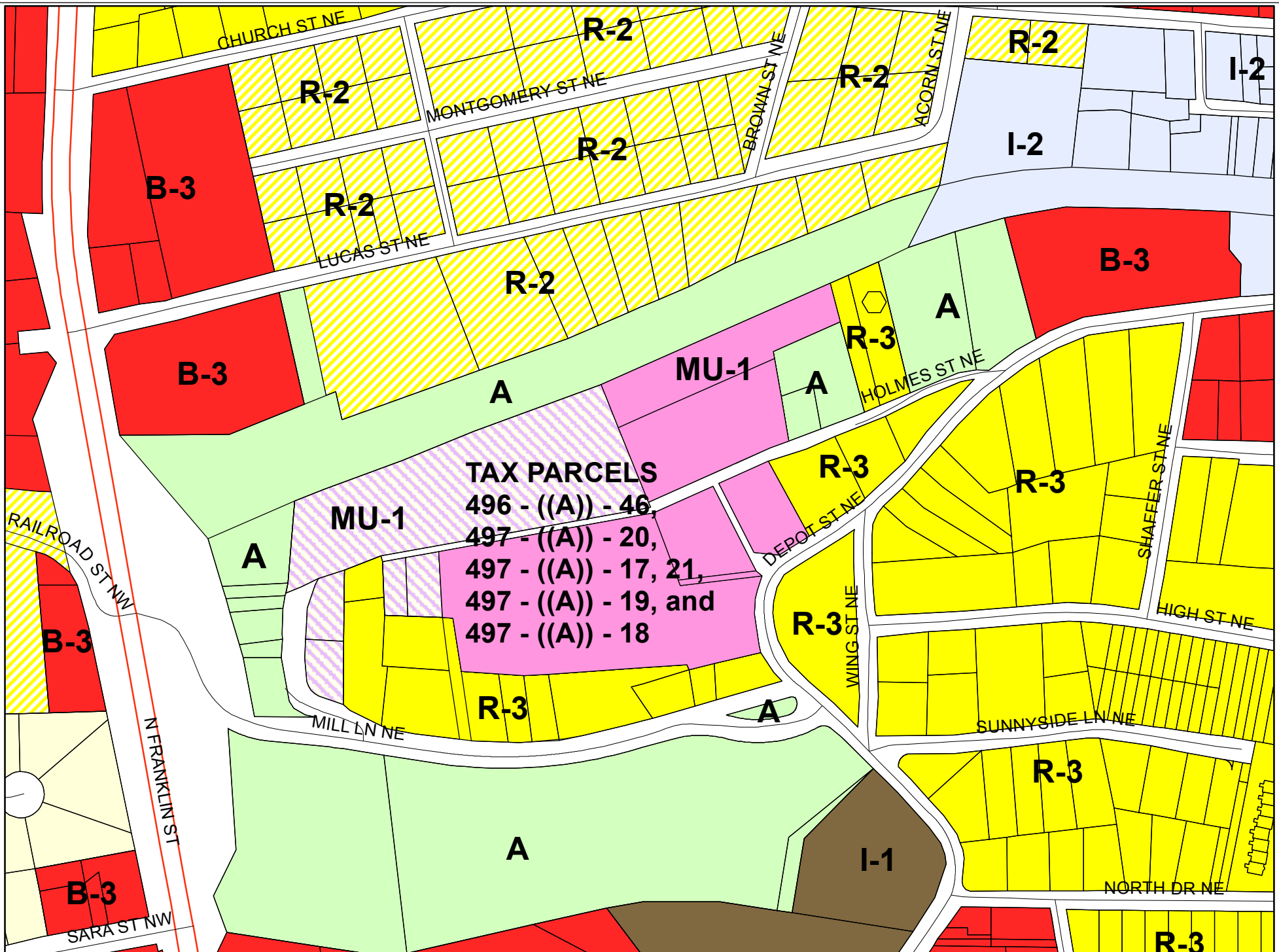
CUP REQUEST: 446 Depot Street

PC: FEBRUARY 2, 2015

TC: FEBRUARY 24, 2015

0 100 200 300  
Feet





CUP REQUEST: 446 Depot Street

PC: FEBRUARY 2, 2015

TC: FEBRUARY 24, 2015

<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Mailing Address</u>	<u>City, St, Zip</u>
497- 4 8	BAKER LINDA W		330 LUCAS ST	CHRISTIANSBURG VA 24073
497- 4 7	ALTIZER ALICE MARIE		320 LUCAS ST	CHRISTIANSBURG VA 24073
497- A 16	POFF J C	POFF SHARON	680 CHURCH ST	CHRISTIANSBURG VA 24073
497- 43 4	COMMUNITY HOUSING	PARTNERS CORPORATION	448 DEPOT ST NE	CHRISTIANSBURG VA 24073 2050
496- 16 3	TAYLOR CAROL R		290 LUCAS ST	CHRISTIANSBURG VA 24073
496- 16 2	OLIVER LONNIE MARSHALL		2657 BUNNY TRAIL DR	BLACKSBURG VA 24060
496- 16 1	CROMER ANTHONY JAMES	HARRIS JENNIFER LYNN	240 LUCAS ST	CHRISTIANSBURG VA 24073
496- A 18	CAMPBELL ANNE L		210 A LUCAS ST	CHRISTIANSBURG VA 24073
496- A 19	CAMPBELL ANNE L		210 A LUCAS ST	CHRISTIANSBURG VA 24073
497- A 33	HOLMES GLEN A	IRVIN RITA HOLMES	520 CHINQUAPIN TRL	CHRISTIANSBURG VA 24073
497- A 17,21	COMMUNITY HOUSING PARTNERS	CORPORATION	448 DEPOT ST NE	CHRISTIANSBURG VA 24073 2050
496- A 20	OLINGER DANIEL D		P O BOX 6006	CHRISTIANSBURG VA 24068
497- A 31	HOLMES NATHAN M ETAL LE		6307 BARNESDALE PATH	CENTREVILLE VA 20120
497- A 17,21	COMMUNITY HOUSING PARTNERS	CORPORATION	448 DEPOT ST NE	CHRISTIANSBURG VA 24073 2050
496- A 21	COMMUNITY HOUSING PARTNERS	CORPORATION	448 DEPOT ST NE	CHRISTIANSBURG VA 24073 2050
497- A 36	TRILOGY PROPERTIES GROUP LLC	C/O GLEN A HOLMES	520 CHINQUAPIN TRL	CHRISTIANSBURG VA 24073
497- A 29	FORD CHARLIE RICHARD	FORD JANE T	470 DEPOT ST	CHRISTIANSBURG VA 24073
497- A 18	COMMUNITY HOUSING PARTNERS	CORPORATION	448 DEPOT ST NE	CHRISTIANSBURG VA 24073 2050
497- A 20	COMMUNITY HOUSING PARTNERS	CORPORATION	448 DEPOT ST NE	CHRISTIANSBURG VA 24073 2050
496- A 34	SHOUSE SANDRA E		10 MILL LN	CHRISTIANSBURG VA 24073
496- A 46	COMMUNITY HOUSING PARTNERS	CORPORATION	448 DEPOT ST NE	CHRISTIANSBURG VA 24073 2050
497- A278	SHAVER GEORGE D	SHAVER SHIRLEY K	1112 DYSON DR	WINTER SPRINGS FL 32708 0000
496- A 47	COMMUNITY HOUSING PARTNERS	CORPORATION	448 DEPOT ST NE	CHRISTIANSBURG VA 24073 2050
496- A 23	BEAN ELLA M	C/O DIANA BANE	70 MILL LN	CHRISTIANSBURG VA 24073
496- A 48	COMMUNITY HOUSING PARTNERS	CORPORATION	448 DEPOT ST NE	CHRISTIANSBURG VA 24073 2050
496- 22 2	COMMUNITY HOUSING PARTNERS	CORPORATION	448 DEPOT ST NE	CHRISTIANSBURG VA 24073 2050
497- A 19	COMMUNITY HOUSING PARTNERS	CORPORATION	448 DEPOT ST NE	CHRISTIANSBURG VA 24073 2050
496- A 30	SHOUSE SANDRA E		10 MILL LN	CHRISTIANSBURG VA 24073
496- A 31	SHOUSE SANDRA E		10 MILL LN	CHRISTIANSBURG VA 24073
496- A 24	VEST DIANA L		70 MILL LN	CHRISTIANSBURG VA 24073
496- A 27	SHOUSE SANDRA E		10 MILL LN	CHRISTIANSBURG VA 24073
496- A 28	GILMORE PAUL M & BAILEY RONNIE E	C/O RONNIE BAILEY	110 MILL LN	CHRISTIANSBURG VA 24073
496- A 29	SHOUSE SANDRA E		10 MILL LN	CHRISTIANSBURG VA 24073
496- 22 1	COMMUNITY HOUSING PARTNERS	CORPORATION	448 DEPOT ST NE	CHRISTIANSBURG VA 24073 2050
497- A 25,26	WILLIAMS FRED LEETIN JR		230 MILL LN	CHRISTIANSBURG VA 24073
496- A 36A	ROSE PEGGY H	CHRISTIAN JAMES W	1117 14TH ST NW	ROANOKE VA 24017
497- A 25,26	WILLIAMS FRED LEETIN JR		230 MILL LN	CHRISTIANSBURG VA 24073
496- A 25	WILLIAMS FRED L JR		230 MILL LN NE	CHRISTIANSBURG VA 24073
496- A 22	WRIGHT FAMILY LLC		P O BOX 413	MC COY VA 24111
497- A 24	WILLIAMS FRED L JR		230 MILL LN NE	CHRISTIANSBURG VA 24073
496- A 26	WILLIAMS FRED L JR		230 MILL LN NE	CHRISTIANSBURG VA 24073
496- A 26A	WILLIAMS FRED LEETIN JR		230 MILL LN NE	CHRISTIANSBURG VA 24073
496- A 33	WILLIAMS FRED LEETIN JR		230 MILL LN NE	CHRISTIANSBURG VA 24073
496- A 36	CHRISTIANSBURG TOWN OF			CHRISTIANSBURG VA 24073
Railroad	Norfolk and Southern Corp	ATTN: Tax Department	110 Franklin Road SE	Roanoke, VA 24042-0028

# 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 request made by Community Housing Partners for a Conditional Use Permit (CUP) for property at 446 and 448 Depot Street, N.E. (tax parcel 496 – ((A)) – 96) for a professional office in the MU-1 Mixed Use: Residential – Limited Business District, has found following a duly advertised Joint Public Hearing with Council that the public necessity, convenience, general welfare and good zoning practices (**permit / ~~do not permit~~**) the issuance of a Conditional Use Permit (CUP) to Community Housing Partners for property at 446 and 448 Depot Street, N.E. (tax parcel 496 – ((A)) – 96) for a professional office in the MU-1 Mixed Use: Residential – Limited Business District.

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

1. This permit is valid for Community Housing Partners and its subsidiaries only and is not transferrable.
2. This permit is valid for the use of the existing buildings only. Any new building construction or additions for office use shall require separate Conditional Use Permit application.

Dated this the 8th day of February 2010.



Craig Moore, Chairperson  
Christiansburg Planning Commission

The above Resolution was adopted on motion by Byrd seconded by Huppert at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Joint Public Hearing on the above request on February 2, 2010. 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>
Wayne E. Booth	X			
Michael Byrd	X			
Ann H. Carter				X
Kevin D. Conner, Vice-Chairperson	X			
Steve Huppert	X			
Craig Moore, Chairperson	X			



Craig Moore, Chairperson



Randy Wingfield, Secretary Non-voting



# TOWN OF CHRISTIANSBURG

100 East Main Street

Christiansburg, VA 24073

Phone (540) 382-6120 Fax (540) 381-7238

## Conditional Use Permit Application

Landowner: Town of Christiansburg Agent: \_\_\_\_\_

Address: 100 E. Main Street Address: \_\_\_\_\_  
Christiansburg, VA 24073

Phone: (540) 382-6128 Phone: \_\_\_\_\_

I am requesting a Conditional Use Permit to allow a farmers market

on my property that is zoning classification B-2 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at Hickok Street between W. Main Street and College Street

Tax Parcel(s): Hickok Street right-of-way

Fee: Town assumes fees

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): [Signature] Town Manager Date: 12 Jan 15

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**  
BARRY D. HELMS

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

**CLERK OF COUNCIL**  
MICHELE M. STIPES

**TOWN ATTORNEY**  
GUYNN &  
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, February 2, 2015 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, February 24, 2015 at 7:00 p.m.

Application Type: Conditional Use Permit

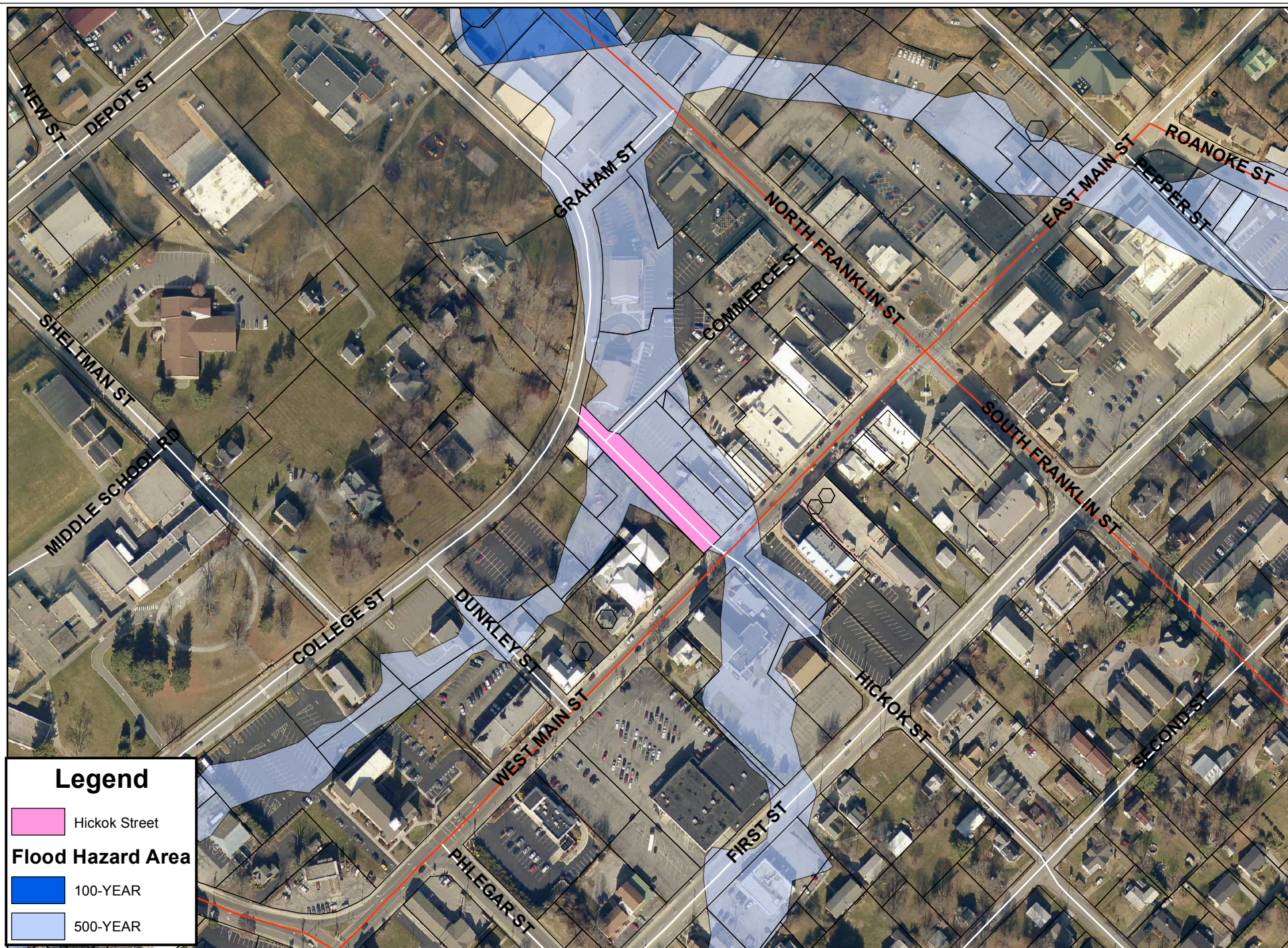
Applicant: Town of Christiansburg

Location: Hickok Street right-of-way from East Main Street to College Street

The Town of Christiansburg has received a Conditional Use Permit request by the Town of Christiansburg for a farmers market located on the Hickok Street right-of-way from East Main Street to College Street in the B-2 Central 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 located within the Downtown Historic District. The adjoining properties are zoned B-2 Central Business District. The adjoining properties contain a church, businesses, and a parking lot.





## Legend

 Hickok Street

## Flood Hazard Area

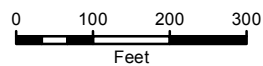
 100-YEAR

 500-YEAR

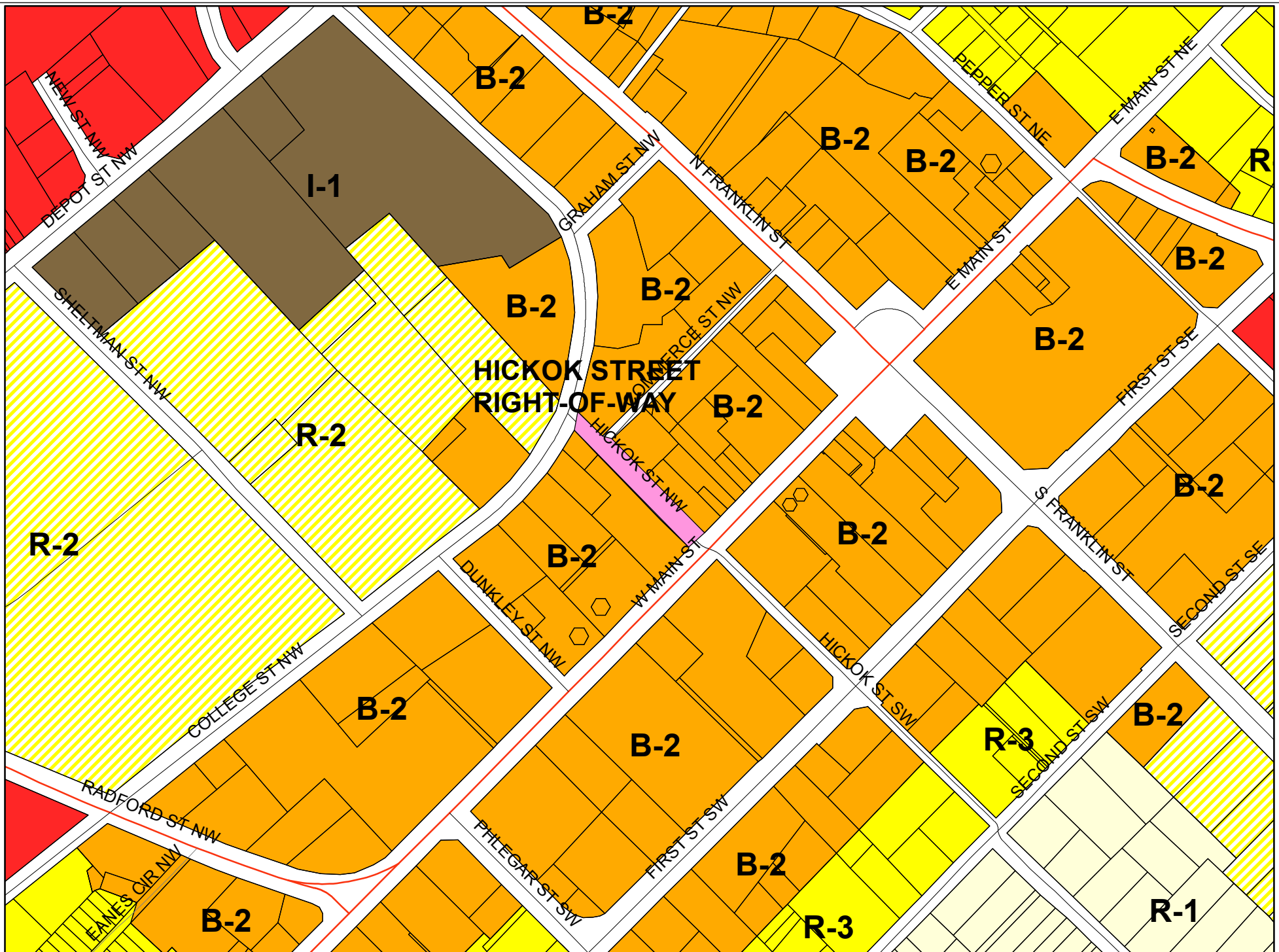
CUP REQUEST: Hickok Street right-of-way from East Main Street to College Street

PC: FEBRUARY 2, 2015

TC: FEBRUARY 24, 2014

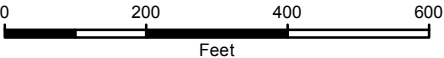






CUP REQUEST: Hickok Street right-of-way from East Main Street to College Street

PC: FEBRUARY 2, 2015  
TC: FEBRUARY 24, 2015





**CUP: Hickok Street right-of-way from East Main Street to College Street**

<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Mailing Address</u>	<u>City, St, Zip</u>
526- A242	SHARAKI ABDUL HAMID KAMAL HASSAN	C/O GIOVANNI RESTAURANT	95 COLLEGE ST	CHRISTIANSBURG VA 24073
526- A241A	HIGHT A TIMOTHY	HIGHT DAWN G	101 COLLEGE ST	CHRISTIANSBURG VA 24073
526- 34 2B	CHRISTIANSBURG PROF PARK LLC		311 MEADOW POINT DR	MONETA VA 24121
527- AA	CASCADE CAPITAL PARTNERS LLC		P O BOX 5	BLACKSBURG VA 24063
526- A204	CHRISTIANSBURG PRESBYTERIAN	CHURCH TRUSTEES C/O J WILLIAMS	107 W MAIN ST	CHRISTIANSBURG VA 24073
526- A203	CHRISTIANSBURG PRESBYTERIAN CH	TRUSTEES	107 W MAIN ST	CHRISTIANSBURG VA 24073 2943
527- A C	CASCADE CAPITAL PARTNERS LLC		P O BOX 5	BLACKSBURG VA 24063
527- A 65	CASCADE CAPITAL	PARTNERS III LLC	P O BOX 5	BLACKSBURG VA 24063
527- A 66	MAIN STREET BAPTIST CHURCH		100 WEST MAIN ST	CHRISTIANSBURG VA 24073