

**Christiansburg Planning Commission
Minutes of February 29, 2016**

Present: Matthew J. Beasley
Ann Carter
Harry Collins
David Franusich
Hil Johnson
Craig Moore, Chairperson
T.L. Newell
Virginia Peeples
Joe Powers
Jennifer D. Sowers, Vice-Chairperson
Sara Morgan, Secretary ^{Non-Voting}

Staff/Visitors: Andrew Warren, Planning Director
Will Drake, staff
Cory Hubbard, 980 Roanoke Street
Maggie Moran, 980 Roanoke Street
Cindy-Wells Disney, Montgomery County Planning Commission

Chairperson Moore called the meeting to order at 7:01 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia.

Public Comment.

Chairperson Moore opened the floor for public comment. With no comments, Chairperson Moore closed the floor for public comment.

Approval of meeting minutes for February 16, 2016.

Chairperson Moore introduced the discussion. Chairperson Moore stated the meeting minutes were revised by Mr. Wingfield, Assistant Town Manager/Zoning Administrator, to include some edits to the transportation discussion held during the previous Planning Commission meeting. Mr. Warren, Planning Director, stated the most substantial edit modified the stated share of the signal cost proffered by the developer of Quin Stuart Boulevard for the signal at the intersection of Quinn Stuart Boulevard N.W. and Peppers Ferry Road N.W. from 20 percent to 25 percent. Commissioner Newell made a motion to approve the February 16, 2016 Planning Commission meeting minutes. Vice-Chairperson Sowers seconded the motion, which passed 10-0.

Discussion by Planning Commission regarding a Conditional Use Permit request by Cory Hubbard, agent for Paul A. Haynes, for towing service and a commercial garage at 980 Roanoke Street (tax parcel 498 – ((12)) – 1) in the I-2 General Industrial District. The Planning Commission public hearing was held on February 16, 2016.

Chairperson Moore introduced the discussion and read the proposed conditions of the Conditional Use Permit.

1. The property is to be maintained in a clean, sanitary, and sightly manner.
2. This permit is for a single towing service and commercial garage, not a body shop or for conducting bodywork.
3. Mechanical work is to be done inside the building and not outside.
4. All parts, including faulty parts, tires, etc. are to be kept inside the garage or a fully enclosed building (including a roof) until disposal.
5. All waste petroleum products and/or chemicals are to be disposed of properly and are not to accumulate upon the premises. Provisions are to be made for the capture of leaking petroleum products and/or chemicals.
6. There will be no storage of vehicles upon the premises except for vehicles left for temporary storage. All vehicles are to be kept on-premises and not within any public right-of-way or adjacent property. All vehicles on the property are to have a State inspection decal that is either valid or dated within 90 days of its expiration. Any towed vehicles are to remain on-premises no longer than three months.
7. There are to be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
8. There are to be no discernible noises to residential properties in the nearby vicinity between 7:00 p.m. and 7:00 a.m.
9. All towed vehicles and/or vehicles left for repair are to be stored within an area surrounded by a minimum eight-foot tall fence. The northeast section of the fence, visible from street right-of-way and identified on the "Screening Plan" dated February 26, 2016 will feature a privacy fence obscuring the view of the storage lot and its contents. Such fence is to be constructed of durable materials and maintained in a sightly manner and installed within six months of the CUP approval date.
10. This permit shall be revocable for violations of Chapter 4 "Advertising" of the Christiansburg Town Code occurring on the property.
11. This permit is subject to inspections and approval of the facilities by the Fire Marshall and Building Official.
12. This permit shall be valid for a single business to operate a towing service and/or commercial garage.
13. This permit shall be valid for the applicant only and is nontransferable.
14. This permit is subject to administrative review in 12 months.

Discussion by Planning Commission regarding a Conditional Use Permit request by Cory Hubbard, agent for Paul A. Haynes, for towing service and a commercial garage at 980 Roanoke Street (tax parcel 498 – ((12)) – 1) in the I-2 General Industrial District. The Planning Commission public hearing was held on February 16, 2016 – (continued).

Ms. Morgan, Planner II, stated the Planning Department met with Mr. Hubbard and the property owner, Mr. Haynes, on site and discussed the options for vehicle screening. Ms. Morgan stated the language in condition nine was chosen to provide the applicant flexibility to utilize a screening material that would work for them in terms of function and cost. Ms. Morgan noted the "Screening Plan" identifies the location where the screening material will be attached to the chain-link fence. Ms. Morgan stated this area was selected to be screened because it is visible from the street right-of-way.

Ms. Morgan stated there is no room to plant trees on the eastern edge of the property. Commissioner Newell asked if trees could be planted along the west side of the creek. Ms. Morgan stated the parcel on the other side of the property is not owned by Mr. Haynes.

Commissioner Collins asked how many trucks could fit within the fenced security lot. Ms. Morgan replied two trucks could fit in the security lot.

Commissioner Collins asked where the workers would park their personal vehicles. Ms. Morgan stated the worker's vehicles would be located in the parking area in front of the building.

Commissioner Beasley asked Mr. Hubbard if he was comfortable with the conditions. Mr. Hubbard stated he was not comfortable with the wording of condition nine. Mr. Hubbard stated he may need to park a truck or trailer outside the fence for a short period of time. Mr. Hubbard noted the language of condition nine would put him in violation.

Chairperson Moore asked Mr. Hubbard how much time he would need to either move the truck within the security lot or transfer the vehicle to the Dublin facility. Mr. Hubbard stated a trailer may be repaired and waiting for the owner to pick it up, at which point Mr. Hubbard would not have ties to the vehicle and may be unable to move it.

Chairperson Moore stated Mr. Hubbard may need longer than 24 hours in order to make the necessary logistical arrangements. Mr. Hubbard stated he wanted to be honest with Planning Commission about potential situations that may arise. Mr. Hubbard stated he does not intend to push the limits on his permit, but he would prefer to have language in the condition to accommodate extenuating circumstances. Mr. Hubbard stated he does not want to violate his permit or have issues when the 12-month review is brought before Planning Commission. Chairperson Moore noted the permit is up for review in a year and Planning Commission has the option to reconsider the conditions set forth.

Discussion by Planning Commission regarding a Conditional Use Permit request by Cory Hubbard, agent for Paul A. Haynes, for towing service and a commercial garage at 980 Roanoke Street (tax parcel 498 – ((12)) – 1) in the I-2 General Industrial District. The Planning Commission public hearing was held on February 16, 2016 – (continued).

Commissioner Powers suggested condition nine should apply only to inoperable vehicles. Commissioner Powers stated a repaired truck or trailer waiting for pick-up is not of concern. Commissioner Powers noted the vehicles of concern are the wrecked trucks and trailers that need to be located within the security fence.

Chairperson Moore stated condition 9 should be worded to allow Mr. Hubbard a set period of time to situate and transfer vehicles as needed. Chairperson Moore noted Mr. Hubbard may respond to a multi-vehicle incident and Mr. Hubbard will require time to clear the accident before situating and transferring the vehicles. Commissioner Franusich suggested a 48-hour time period.

Commissioner Newell asked if a repaired vehicle outside the security lot waiting for pick-up by the owner would put Mr. Hubbard in non-compliance. Chairperson Moore stated the suggestion by Commissioner Powers to only apply condition nine to inoperable vehicles would address this issue and allow repaired trucks and trailers to sit outside the security lot.

Chairperson Moore stated weather conditions may necessitate a longer time period. Commissioner Powers suggested Planning Commission set a time period and include language to allow staff to grant an extension for extenuating circumstances. Commissioner Powers suggested Mr. Hubbard can proactively notify staff if he needs an extension. Commissioner Newell noted this would help staff with enforcement.

Chairperson Moore asked Mr. Hubbard what time period would work for him. Mr. Hubbard requested three days. Mr. Hubbard asked for clarification on a repaired vehicle that is operable and waiting for the owner to take possession. Chairperson Moore stated an operable vehicle could be parked outside the security lot and not be subject to condition nine.

Commissioner Collins asked Mr. Hubbard how he would interpret a vehicle Mr. Hubbard repossessed for the bank. Mr. Hubbard stated he does not engage in this type of work. Mr. Hubbard noted he will occasionally take possession of an abandoned truck. Mr. Hubbard stated those trucks are operable and would be transferred to Dublin because the facility is more secure.

Mr. Hubbard stated he is requesting three days because a weather event may prevent him from locating a vehicle within the security in a shorter period of time. Chairperson Moore stated this would be considered an extenuating circumstance for which Mr. Hubbard could notify staff. Mr. Hubbard asked what if he needs to notify staff over the weekend. Vice-Chairperson Sowers stated Mr. Hubbard could leave a message for staff and they would document the request.

Discussion by Planning Commission regarding a Conditional Use Permit request by Cory Hubbard, agent for Paul A. Haynes, for towing service and a commercial garage at 980 Roanoke Street (tax parcel 498 – ((12)) – 1) in the I-2 General Industrial District. The Planning Commission public hearing was held on February 16, 2016 – (continued).

Commissioner Newell suggested Mr. Hubbard could be allowed 72-hours to move inoperable vehicles to the security lot or contact staff and ask for an extension in the event of extenuating circumstances. Chairperson Moore stated the request for an extension was not to be abused. Chairperson Moore added staff would document the extension requests and Planning Commission would review the requests for abuse at the 12-month review. Chairperson Moore noted Planning Commission is attempting to be flexible while also providing some limits. Chairperson Moore noted Planning Commission is attempting to balance the unique characteristics of Mr. Hubbard's situation with the similarities of previous Conditional Use Permit requests.

Commissioner Collins asked why screening may be required for some applicants and not others. Chairperson Moore stated the impact of the use and the surrounding zoning may impact the appropriateness of certain conditions. Commissioner Powers stated the conditions for Mr. Hubbard may be more stringent than similar Conditional Use Permits in the past. Commissioner Powers stated this Conditional Use Permit may be a standard for Planning Commission to use in the future. Commissioner Newell noted Mr. Hubbard's Conditional Use Permit may be more stringent due to previous permits not being in compliance. Commissioner Newell noted the language provides flexibility for each site and each business. Chairperson Moore noted the conditions must be worded in a manner that is enforceable by staff.

Mr. Warren noted the Conditional Use Permits that were discussed at the previous Planning Commission meeting have been added to the monthly compliance checks performed by staff.

Commissioner Newell asked when Planning Commission began performing annual or bi-annual reviews of Conditional Use Permits. Mr. Warren stated he was not sure and would need to research the matter. Commissioner Newell noted at some point in time the condition for a 1-year review was added to Conditional Use Permits. Chairperson Moore stated he did not remember the Conditional Use Permits being brought before Planning Commission for an official administrative review in 2008. Chairperson Moore noted staff performs compliance checks on Conditional Use Permits but does not bring them to Planning Commission unless there is an issue with compliance.

Commissioner Newell asked if the adjacent properties are owned by the same owner. Ms. Morgan stated the adjacent properties are all owned by different entities.

Discussion by Planning Commission regarding a Conditional Use Permit request by Cory Hubbard, agent for Paul A. Haynes, for towing service and a commercial garage at 980 Roanoke Street (tax parcel 498 – ((12)) – 1) in the I-2 General Industrial District. The Planning Commission public hearing was held on February 16, 2016 – (continued).

Commissioner Newell asked for clarification on condition 13. Commissioner Newell asked if the applicant is Mr. Hubbard or the property owner, Mr. Haynes.

Commissioner Newell asked if the Conditional Use Permit is attached to the property owner or the business. Commissioner Franusich stated the property owner has to be the applicant for a Conditional Use Permit. Commissioner Powers stated Mr. Haynes is the applicant and the conditional Use Permit is not transferable if Mr. Haynes sells the property.

Commissioner Franusich stated if Mr. Hubbard were to leave the property another business could utilize the Conditional Use Permit, so long as it was in compliance with the conditions of the Conditional Use Permit.

Commissioner Johnson asked Mr. Hubbard if he was comfortable with the third condition. Mr. Hubbard stated this condition was similar to the condition on his Dublin facility. Mr. Hubbard asked checking fluids, tire pressure, and other pre-treatment work was allowed. Planning Commission stated those activities were not mechanical work and would not need to be conducted inside.

Commissioner Johnson asked if all trucks require state inspection stickers. Chairperson Moore clarified the tractor and the trailer both must have an inspection decal. Mr. Hubbard replied they would either have a state sticker or a federal inspection sticker. Commissioner Johnson suggested rewording condition six to require either a state or federal inspection sticker. Planning Commission agreed.

Chairperson Moore noted a farm vehicle is not required to have a state inspection. Commissioner Newell stated the inspection decal requirement would not be applicable to farm vehicles.

Commissioner Franusich asked if Planning Commission finalized the wording of condition nine in regards to vehicle storage. Chairperson Moore suggested condition nine limit inoperable vehicles to being left outside the security lot for no longer than 96 hours. Mr. Hubbard stated this would work for him.

Chairperson Moore stated this condition would be largely complaint-driven and staff would not be expected to monitor the property every few days.

Commissioner Collins asked if the Conditional Use Permit is in the applicant's name or the property owner's name. Commissioner Collins noted he would like to be consistent with previous Conditional Use Permits. Chairperson Moore stated staff would need to review previous Conditional Use Permits. Chairperson Moore noted the applicant and owner is often the same person. Commissioner Powers suggested the wording of condition 13 be changed from "applicant" to "property owner" for clarity and be consistent with this terminology moving forward.

Discussion by Planning Commission regarding a Conditional Use Permit request by Cory Hubbard, agent for Paul A. Haynes, for towing service and a commercial garage at 980 Roanoke Street (tax parcel 498 – ((12)) – 1) in the I-2 General Industrial District. The Planning Commission public hearing was held on February 16, 2016 – (continued).

Commissioner Newell stated the Conditional Use Permit requires the applicant to be the property owner and allows an agent or broker to represent the applicant.

Commissioner Collins stated if the wording of condition 13 was changed to “property owner” the intent of Planning Commission would be clear. Planning Commission noted the Conditional Use Permit application identifies Mr. Haynes as the “landowner.” Planning Commission agreed to update the Conditional Use Permit application to list “property owner” instead of “landowner.” Planning Commission agreed to change condition 13 to “landowner (property owner).”

Commissioner Newell stated if Mr. Haynes sold his property and Mr. Hubbard wanted to retain his business at 980 Roanoke Street, the new property owner would have to re-apply for the Conditional Use Permit. Mr. Hubbard stated the non-transferable condition is a problem for him. Mr. Hubbard stated he paid \$750 for the Conditional Use Permit application but if Mr. Haynes were to not renew Mr. Hubbard’s lease, he has either added value to Mr. Haynes’ property at his own expense. Mr. Hubbard stated he has a lease with Mr. Haynes, but if Mr. Haynes sells the property he would have to repeat the Conditional Use Permit request. Mr. Hubbard stated it did not seem appropriate he would have to repeat the process and pay another \$750.

Chairperson Moore asked if the Conditional Use Permit could be valid for a specific business. Commissioner Carter stated Planning Commission needs clarification on the applicant/agent distinction.

Mr. Warren stated his understanding is that the intent of condition 13 and similar conditions adopted in the past are to apply to the person, either as the agent and/or applicant who is actively seeking the Conditional Use Permit.

Commissioner Franusich stated condition 13 exists to limit the conditional use from being abused and being transferred between property owners for many years. Commissioner Franusich noted this has been a problem in Christiansburg in the past.

Mr. Hubbard stated it does not seem fair for him to work with Planning Commission on the terms of the conditions and not have a guarantee that he can maintain the conditional use so long as he rents the space, regardless of the property owner.

Discussion by Planning Commission regarding a Conditional Use Permit request by Cory Hubbard, agent for Paul A. Haynes, for towing service and a commercial garage at 980 Roanoke Street (tax parcel 498 – ((12)) – 1) in the I-2 General Industrial District. The Planning Commission public hearing was held on February 16, 2016 – (continued).

Commissioner Newell stated her personal experience with purchasing property contingent on an approved Conditional Use Permit in 2003. Commissioner Newell stated in her case, the applicant was the current property owner but the Conditional Use Permit was attached to the property and not tied to the current owner. Commissioner Newell stated Planning Commission has reviewed other Conditional Use Permits where the agent has come before Planning Commission and Planning Commission has attached the conditions to the property. Commissioner Newell noted there is enhanced value obtained by the property owner and the tenant is at risk.

Commissioner Collins stated in his experience it appears conditions have been attached to the agent. Commissioner Fransich stated there have been a number of recent Conditional Use Permits where the property owner was applying for the CUP and this is a unique case where the agent and property owner are different.

Chairperson Moore asked Ms. Morgan who staff would contact if there was a compliance issue. Ms. Morgan stated staff would contact Mr. Hubbard if there was an issue with compliance. Ms. Morgan noted both Mr. Hubbard and Mr. Haynes would receive notice if an official violation was sent.

Commissioner Fransich stated Town Code uses language distinguishing landowner from agent. Commissioner Newell stated Planning Commission has been using a distinction between applicant and agent. Commissioner Newell stated the distinction should be between landowner and applicant/agent.

Chairperson Moore stated he was comfortable using “applicant” for condition 13 and stated staff needs to research this issue. Commissioner Newell noted the Conditional Use Permit application needs to use consistent language. Chairperson Moore stated the application should have an entry for the property owner and an entry for the agent/applicant. Chairperson Moore asked if there should be a signature line for the agent/applicant, along with the property owner.

Commissioner Peebles noted the affidavit on the Conditional Use Permit specifically states the conditions are placed on the property.

Commissioner Carter stated she likes Chairperson Moore’s suggestion to use “applicant/agent” for condition 13.

Commissioner Fransich stated the Conditional Use Permit application should ask if the agent or the landowner is the applicant.

Discussion by Planning Commission regarding a Conditional Use Permit request by Cory Hubbard, agent for Paul A. Haynes, for towing service and a commercial garage at 980 Roanoke Street (tax parcel 498 – ((12)) – 1) in the I-2 General Industrial District. The Planning Commission public hearing was held on February 16, 2016 – (continued).

Commissioner Newell noted the point made by Commissioner Peebles that Mr. Haynes signed an application stating the Conditional Use Permit applies to the property. Chairperson Moore stated the Conditional Use Permit applies to the property but condition 13 is a sunset clause prohibiting the transfer of the Conditional Use Permit.

Planning Commission agreed to apply condition 13 to the applicant (agent) only and be nontransferable. Chairperson Moore clarified the Conditional Use Permit sticks with Mr. Hubbard and if Mr. Hubbard leaves the property the Conditional Use Permit is void. Chairperson Moore stated if Mr. Haynes were to sell the property, Mr. Hubbard could continue to operate under the Conditional Use Permit, provided he secured a lease agreement with the new property owner. Mr. Hubbard stated he felt this condition was fair.

Chairperson Moore stated Planning Commission has modified conditions six, nine, and 13. Commissioner Newell stated her concern with the numerous vehicles parked in the area and noted Mr. Hubbard may have difficulty maneuvering his trucks. Chairperson Moore stated staff can investigate parking complaints on the adjacent properties.

Commissioner Powers stated the Comprehensive Plan designates 980 Roanoke Street as Buffer-Industrial on the Future Land Use Map. Commissioner Powers noted this land use allows for industrial uses so long as they are sensitive to less-intensive adjacent land uses. Commissioner Powers stated the conditions added to the Conditional Use Permit satisfy this requirement.

Commissioner Franusich made a motion to recommend Town Council approve the Conditional Use Permit with the drafted conditions. Commissioner Collins seconded the motion, which passed 10-0.

Chairperson Moore advised Mr. Hubbard Planning Commission voted to recommend his Conditional Use Permit request to Town Council. Chairperson Moore stated the Town Council public hearing will be held March 8, 2016 and advised Mr. Hubbard to attend. Chairperson Moore stated Town Council will make the final decision on whether to approve or deny the Conditional Use Permit request. Chairperson Moore suggested Mr. Hubbard let staff know if a work situation prevents him from attending the public hearing. Chairperson Moore added staff can inform Town Council and request the decision be postponed in order for Mr. Hubbard to attend.

Commissioner Collins asked staff to follow up with the town attorney on the Conditional Use Permit application language related to applicant/agent.

Discussion by Planning Commission regarding a Conditional Use Permit request by Cory Hubbard, agent for Paul A. Haynes, for towing service and a commercial garage at 980 Roanoke Street (tax parcel 498 – ((12)) – 1) in the I-2 General Industrial District. The Planning Commission public hearing was held on February 16, 2016 – (continued).

Commissioner Powers thanked Mr. Hubbard for his time and thanked staff for working with Mr. Hubbard on the detailed screening provisions. Mr. Hubbard thanked Planning Commission for their time.

Other business.

Chairperson Moore introduced the discussion. Chairperson Moore asked Ms. Morgan when the Urban Development Areas (UDA) consultant would present to Planning Commission. Ms. Morgan stated she did not know when the consultant would return. Chairperson Moore stated the UDA presentation should not be scheduled for the Planning Commission meeting that overlaps with the Certified Commissioner Training. Commissioner Peebles stated she and Commissioner Newell will attend the Certified Commissioner Training during the next Planning Commission meeting on March 14, 2016.

Chairperson Moore stated Planning Commission should direct citizens to reach out to staff if they have any recommendations or input on the UDAs. Chairperson Moore stated there will be a public comment opportunity for the UDAs in the future. Mr. Warren stated the Planning Department is still working to verify the developable parcels identified by the consultant.

Commissioner Franusich asked if the passenger rail project has affected the UDA study. Ms. Morgan stated it has not come up in discussion. Ms. Morgan noted the Planning Department is still working on the selection of developable parcels within the UDAs and potential rail sites have not been part of the analysis.

Commissioner Beasley asked if staff has received any urban agriculture permits. Ms. Morgan stated several permits have been given out, but none have been submitted for review. Commissioner Newell asked if the urban agriculture permit is available online. Ms. Morgan stated the permit is available online.

Commissioner Beasley stated his wife works for Rackspace in Blacksburg. Commissioner Beasley stated Rackspace participates in a community service project as part of the Big Event at Virginia Tech. Commissioner Beasley noted Rackspace is looking to complete a community service project in Christiansburg this year and asked Planning Commission to send him any project suggestions.

Other business – (continued).

Commissioner Johnson stated Town Council will hold a joint work session with the Parks and Recreation Advisory Commission on Monday, March 7, 2016 from 5:30 - 7:00 p.m. at the Christiansburg Recreation Center to discuss the proposed Master Plan for the Truman Wilson Park. Commissioner Johnson stated a Public Information Meeting on the Truman Wilson Park Master Plan will be held from 7:00 - 9:00 p.m. at the Recreation Center following the work session.

Ms. Morgan thanked Commissioner Beasley for reminding her Planning Commission has not been compensated for the fourth quarter of 2015. Ms. Morgan stated she will deliver the paperwork to the Finance Department by the next day.

Ms. Morgan stated the Bikeway Walkway joint meeting with the Town of Blacksburg's Corridor Committee is scheduled for Friday, March 4, 2016 at 7:30 a.m. at the Blacksburg Motor Company building, 400 South Main Street, Blacksburg, Virginia.

Ms. Morgan stated the Regional Commission – Planning Commission Training is scheduled for April 21, 2016. Mr. Warren stated staff will provide additional information and work to coordinate a carpool. Mr. Warren stated the Town will cover the cost of the dinner for Commissioners as it has in the past and noted an informational flyer will be available in the next few weeks.

Commissioner Powers asked what topics the training will cover. Mr. Warren stated the general topic is housing and may feature discussions on tiny homes and Airbnb.

Commissioner Carter suggested Planning Commission consider revisiting a proposed food truck ordinance. Commissioner Carter noted Mr. Warren recently worked on a food truck ordinance for Blacksburg. Commissioner Powers suggested the Development Subcommittee could review this issue when it meets in March to discuss a potential code change involving steps and porches in the front setback.

Commissioner Peebles encouraged everyone to exercise their right to vote in the presidential primary election tomorrow, March 1, 2016. Commissioner Peebles noted residents can vote at their regular voting locations.

There being no more business, Chairperson Moore adjourned the meeting at 8:06 p.m.

Craig Moore, Chairperson

Sara Morgan, Secretary ^{Non-Voting}

Resolution of the Town of Christiansburg Planning Commission

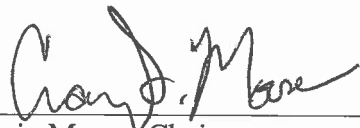
Conditional Use Permit Application

WHEREAS the Christiansburg Planning Commission, acting upon a request by the 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, 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 CUP to 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.

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 condition(s):

1. This permit is valid for Town of Christiansburg and/or a Town of Christiansburg designated non-profit.
2. The Planning Commission shall review the permit in 12 months from the start of the farmers market.

Dated this the 2nd day of February 2015.



Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Collins 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 February 2, 2015. 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			
David Franusich	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

100 East Main Street

Christiansburg, VA 24073

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

Conditional Use Permit Application

Landowner: M + M Tire Holding, Inc. Agent: M + M Tire Holding, Inc.

Address: 1265 Moose Drive Address: Same
Christiansburg VA 24073

Phone: 540-230-7592 Phone: 540-230-7592

I am requesting a Conditional Use Permit to allow Private Recreation facility (bathing cages)

on my property that is zoning classification B-3 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 1265 Moose Drive Christiansburg VA 24073

Tax Parcel(s): 556-A-31 and 556-A-32

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): Chris S. May Date: 3/8/16
 _____ 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
HARRY COLLINS
R. CORD HALL
STEVE HUPPERT
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES

TOWN MANAGER
BARRY D. HELMS

ASSISTANT TOWN MANAGER
RANDY WINGFIELD

**ASSISTANT TO THE TOWN
MANAGER**
ADAM CARPENETTI

**DIRECTOR OF
FINANCE/TOWN TREASURER**
VALERIE L. TWEEDIE,
CPA, CFE, CGFM

CHIEF OF POLICE
MARK SISSON

CLERK OF COUNCIL
MICHELE M. STIPES

TOWN ATTORNEY
GUYNN & WADDELL, 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, March 28, 2016 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, April 26, 2016 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: M&M Tire Holdings, Inc.

Location: 1265 Moose Drive, N.W.

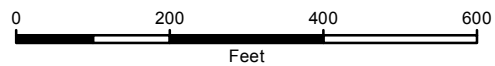
The Town of Christiansburg has received a Conditional Use Permit request by M&M Tire Holdings, Inc. for a private recreational facility at 1265 Moose Drive, N.W. (tax parcels 556 – ((A)) – 31, 32) in the B-3 General Business District.

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



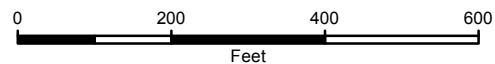
CUP REQUEST: 1265 Moose Drive N.W.

PC: MARCH 28, 2016
TC: APRIL 26, 2016





PC: MARCH 28, 2016
TC: APRIL 26, 2016



CUP: 1265 Moose Drive NW

<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Address</u>	<u>City, State, Zip</u>
556- A 37	WILLARD GARRY T	WILLARD BARRY W	1906 MUD PIKE	CHRISTIANSBURG VA 24073
556- A 33	THACKER ROBERT W	THACKER SUE G	1827 WESTON RD	RINER VA 24149
556- A 12	ALEXANDER JAMES HOUSTON HEIRS	C/O MRS HELEN MILLS	P O BOX 5043	CHRISTIANSBURG VA 24068 5043
556- A 31	M & M TIRE HOLDINGS INC		2580 CHARLOTTE DR	BLACKSBURG VA 24060
556- A 32	M & M TIRE HOLDINGS INC		2580 CHARLOTTE DR	BLACKSBURG VA 24060
556- A 24B	CHRISTIANSBURG TOWN OF			CHRISTIANSBURG VA 24073
556- A 13	JOHNSON HELEN A		P O BOX 5043	CHRISTIANSBURG VA 24068
556- A 12A	CHRISTIANSBURG TOWN OF			
556- A 24	SNYDER-HUNT COMPANY LLP		588 FORDS RD	MANAKIN SABOT VA 23103



TOWN OF CHRISTIANSBURG

100 East Main Street

Christiansburg, VA 24073

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

Conditional Use Permit Application

Landowner: Karen Kay Zimmerman Agent: Bryan Rice

Address: 1120 Radford St Address: 600 Radford St.
Christiansburg VA 24073 Christiansburg VA 24073

Phone: 540-449-4524 Phone: 540-392-5138

I am requesting a Conditional Use Permit to allow Residential in B-3 Zoning

on my property that is zoning classification B-3 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 1120 Radford St.

Tax Parcel(s): 008031; 525 A-6

Fee: \$750

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): Karen Kay Zimmerman Date: 2-29-16

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

PROFILE

Parcel	008031	Municipality	CR CHRISTIANSBURG/RINER
Alt_ID	525- A 6	NBHD	CC400000
Address	1120 RADFORD ST	School District	
Owner	ZIMMERMAN KAREN KAY	Zoning	B3 BUSINESS, GENERAL
Owner		Utilities	1
Mailing Addr		Utilities	
Mailing Addr		Utilities	
Mailing Addr		Land Area	0.6670
Description	ROCK ROAD	Street/Road	RADFORD ST
Description		Subdivision	
Description		Name	
Land Use Code	429	Subdivision No.	
LUC Description	OTHER RETAIL STRUCTURES		

VALUE SUMMARY

Land	145300	Building	2000	Total	147300
Assessed Land	145300	Assessed Building	2000	Assessed Total	147300
Prior Land	145300	Prior Building	2000	Prior Total	147300

PRIMARY RESIDENTIAL CARD

Card	Basement	-	Frpl Prefab	
Stories	SFLA		Frpl OP/ST	/
Use	HT/AC	-	Bsmt Gar	
Type	Fuel	-	Grade	-
Year Built	System	-	Cond (CDU)	-
Year Remld	Attic	-	% Complete	
Total Rooms	Fin Basement		Family Room	
Bedroom	Rec Room		Ext. Material	
Full Bath	Half Bath			

COMMERCIAL CARD

Year Built	1930	Stories	1.75	Grade	25/1
Eff. Yr. Built	1930	Gross Flr. Area	2280	Imp Name	GLASS ODYSSEY
Units	1	Structure	501/501		
Note 1		Note 2			

LAND

Classification	Eff. Front	Eff. Depth	Type	Ag.
	120	185	S	

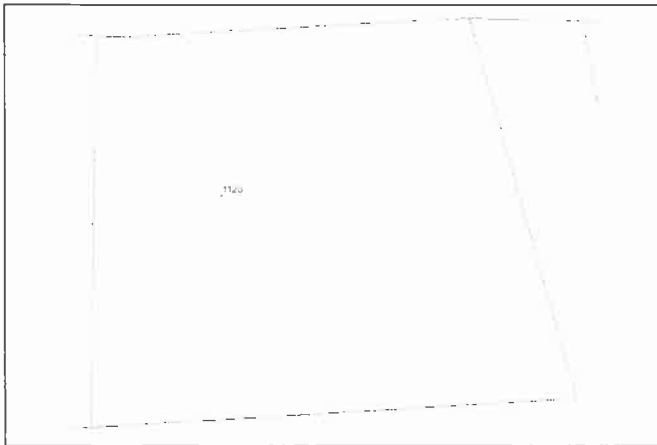
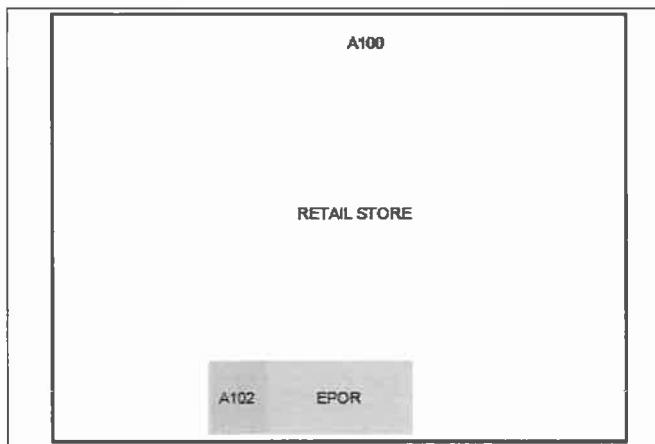
AGRICULTURE

Classification	Sub Class	Acres
-----------------------	------------------	--------------

OTHER ITEMS**Code Description Yr Blt Sq Ft**Code Description


SALES HISTORY

Date	Book-Page	Grantor	Sale	Desc	Parcels	Amount
01-JAN-1995	08730734		8	NOT VALIDATED		65,000

MAP**SKETCH****Sketch Legend**


A0,RETAIL STORE, 1013 Sq. Ft.
A100,PORCH-OPEN, 60 Sq. Ft.
A101,ENPORCH, 190 Sq. Ft.
A102,WOOD-DECK, 80 Sq. Ft.

Agent Detail Report - Commercial - Christiansburg (in town limits)

MLS#: 315011		Address: 1120 Radford St, Christiansburg, VA 24073		List Price: 139,900	
	Status: Expired		School District: Montgomery		
	Year Built: 1930		Elementary School: Christiansburg		
	Source-Year Built: Assessor		Middle School: Christiansburg		
	Apx Acr: 0.67		High School: Christiansburg		
	Lot Size: .66		Seller Disclosure: Yes		
	Lot Size Source: Assessor		Subdivision: None		
	Parcel Nbr: 008031		City/Town: Christiansburg		
	Taxes: 1,637.6		County/City: Montgomery		
	Tax Year: 2013		Zoning: General Business		
			Short Sale: No		
Directions: Radford Street on Left beside Country Kitchen Restaurant.					
\$/SqFt Lease: \$/SqFt Sale: # Bays: # Buildings: # Restrooms: Ann Assoc Fees: Ann Operate Expense: Net Operate Expense: Monthly Lease Paymnt:		Deed Bk/Pg: 0873/0734 Deed Bk/Pg Instrumnt: 0873/0734 Ceiling Height: Lease Years: Main Road Frontage: Traffic Count: Parking Spaces:		Apx Bsmnt SqFt Fin: Apx Bsmnt SqFt Unfin: 507 Apx Fin SqFt: 1,963 Apx Upper SqFt: 760 Apx Unfinished SqFt: Apx Office SqFt: Apx Mfg SqFt:	
Public Remarks: Very visible business location on a well traveled road. The lot is 2/3 of an acre and the house is well built and sturdy. The house is livable or could be transformed into a nice business office. The general business zoning allows for a variety of uses.					
Air Conditioning: None Access Transport: Building Information: Construction: Wood Frame Documents on File: Equipment: Flooring: Wood Financing: HOA: Heating: Forced Air-Gas Loading: Lockbox Location: None			Miscellaneous: Building and Land; Landscaped Parking: Private 1-10 Possession: Road Frontage: City Street; Paved Roof System: Seller Information: Showing Instructions: Call LA for Appt; No Lockbox Sewer: Public System Sq Ft Search: Off Bld <= 5,000 SF Type of Business: Business Service; Professional Service; Retail; Other-See Remarks Water Heater: Water: Public Water		
Legal Description: ROCK ROAD, .667 acres Radford Street					
Parcel Nbr: 008031		Taxes: 1,637.6		Lot Size: .66	
Deed Bk/Pg Instrumnt: 0873/0734		Tax Year: 2013		Lot Size Source: Assessor	
HOA Annual Dues:		HOA:		Short Sale: No	
		Zoning: General Business		Lender or Govt Ownd: No	
List Date: 06/03/2014		Listing Type: Exclusive Right to Sell		Duplicate Listing: no	
Original List Price: 149,900		Agent Days On Market: 119		List Price Sqft: 71.27	
Exclusions: No		Pending/Contract Dt:		Sub Agent: 0 %	
Status Change Date: 09/30/2014		Limited Service: No		Buyer Agent: 3 %	
Financing:		Variable Commission: No			
Owner/Agent: No					
Agent Remarks: The driveway is located on this property and the property on the rear has an access easement. Call listing Agent for an appointment. Easy to show.					
Owner Name: Karen Kay Zimmerman		Owner Phone:		Owner Alt Phone:	
Showing Instructions: Call LA for Appt; No Lockbox			Lockbox Location: None		Supra Lockbox #: none
Possession:					
LO: CENTURY 21 Rice Realty					
LA: Bryan Rice 540-392-5138 bryan@ricerealty.net					


Information is deemed to be reliable, but is not guaranteed. © 2016 MLS and FBS. Prepared by Bryan Rice on Tuesday, March 01, 2016 9:13 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Agent Detail Report - Commercial - Christiansburg (in town limits)

MLS#: 317159		Address: 1120 Radford St, Christiansburg, VA 24073		List Price: 129,000			
 <p>©2014 ONRVMLS</p>	Status: Expired		School District: Montgomery				
	Year Built: 1930		Elementary School: Christiansburg				
	Source-Year Built: Assessor		Middle School: Christiansburg				
	Apx Acr: 0.67		High School: Christiansburg				
	Lot Size: .66		Seller Disclosure: Yes				
	Lot Size Source: Assessor		Subdivision: None				
	Parcel Nbr: 008031		City/Town: Christiansburg				
	Taxes: 1,637.6		County/City: Montgomery				
	Tax Year: 2014		Zoning: General Business				
			Short Sale: No				
Directions: Radford Street on Left beside Country Kitchen Restaurant.							
\$/SqFt Lease:		Deed Bk/Pg: 0873/0734		Apx Bsmnt SqFt Fin:			
\$/SqFt Sale:		Deed Bk/Pg Instrumnt: 0873/0734		Apx Bsmt SqFt Unfin: 507			
# Bays:		Ceiling Height:		Apx Fin SqFt: 1,963			
# Buildings:		Lease Years:		Apx Upper SqFt: 760			
# Restrooms:		Main Road Frontage:		Apx Unfinished SqFt:			
Ann Assoc Fees:		Traffic Count:		Apx Office SqFt:			
Ann Operate Expense:		Parking Spaces:		Apx Mfg SqFt:			
Net Operate Expense:							
Monthly Lease Paymnt:							
Public Remarks: Very visible business location on a well traveled road. The lot is 2/3 of an acre and the house is well built and sturdy. The house is livable or could be transformed into a nice business office. The general business zoning allows for a variety of uses.							
Air Conditioning: None Access Transport: State Maintained Rd Building Information: Construction: Wood Frame Documents on File: Equipment: Flooring: Wood Financing: HOA: Heating: Forced Air-Gas Loading: Lockbox Location: None			Miscellaneous: Building and Land; Landscaped Parking: Private 1-10 Possession: Road Frontage: City Street; Paved Roof System: Seller Information: Showing Instructions: Call LA for Appt; No Lockbox Sewer: Public System Sq Ft Search: Off Bid <= 5,000 SF Type of Business: Business Service; Professional Service; Retail; Other-See Remarks Water Heater: Water: Public Water				
Legal Description: ROCK ROAD							
Parcel Nbr: 008031		Taxes: 1,637.6		Lot Size: .66			
Deed Bk/Pg Instrumnt: 0873/0734		Tax Year: 2014		Lot Size Source: Assessor			
HOA Annual Dues:		HOA:		Short Sale: No			
		Zoning: General Business		Lender or Govt Ownd: No			
List Date: 12/18/2014		Listing Type: Exclusive Right to Sell		Duplicate Listing: No			
Original List Price: 139,900		Agent Days On Market: 255		List Price Sqft: 65.72			
Exclusions: No		Pending/Contract Dt:		Sub Agent: 0 %			
Status Change Date: 08/30/2015		Limited Service: No		Buyer Agent: 3%			
Financing:		Variable Commission: No					
Owner/Agent: No							
Agent Remarks: The driveway is located on this property and the property at the rear has an access easement. Call listing agent for an appointment.							
Owner Name: Karen Kay Zimmerman		Owner Phone:		Owner Alt Phone:			
Showing Instructions: Call LA for Appt; No Lockbox			Lockbox Location: None		Supra Lockbox #:		
Possession:							
LO: CENTURY 21 Rice Realty							
LA: Bryan Rice 540-392-5138 bryan@ricerealty.net							

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Agent Detail Report - Commercial - Christiansburg (in town limits)

MLS#: 321608		Address: 1120 Radford St, Christiansburg, VA 24073		List Price: 129,900	
	Status: Pending		School District: Montgomery		
	Year Built: 1930		Elementary School: Christiansburg		
	Source-Year Built: Assessor		Middle School: Christiansburg		
	Apx Acr: 0.67		High School: Christiansburg		
	Lot Size: .66		Seller Disclosure: Yes		
	Lot Size Source: Assessor		Subdivision: None		
	Parcel Nbr: 008031		City/Town: Christiansburg		
	Taxes: 1,637.6		County/City: Montgomery		
	Tax Year: 2015		Zoning: General Business		
			Short Sale: No		
Directions: Radford Street on Left beside Country Kitchen Restaurant.					
\$/SqFt Lease: \$/SqFt Sale: # Bays: # Buildings: # Restrooms: Ann Assoc Fees: Ann Operate Expense: Net Operate Expense: Monthly Lease Paymnt:		Deed Bk/Pg: 0873/0734 Deed Bk/Pg Instrumnt: 0873/0734 Ceiling Height: Lease Years: Main Road Frontage: Traffic Count: Parking Spaces:		Apx Bsmnt SqFt Fin: Apx Bsmt SqFt Unfin: 507 Apx Fin SqFt: 1,963 Apx Upper SqFt: 760 Apx Unfinished SqFt: Apx Office SqFt: Apx Mfg SqFt:	
Public Remarks: Very visible business location on a well traveled road. The lot is 2/3 of an acre and the house is well built and sturdy. The house is livable or could be transformed into a nice business office. The general business zoning allows for a variety of uses.					
Air Conditioning: None Access Transport: Building Information: Construction: Wood Frame Documents on File: Equipment: Flooring: Wood Financing: HOA: Heating: Forced Air-Gas Loading: Lockbox Location: None			Miscellaneous: Building and Land; Landscaped Parking: Private 1-10 Possession: Road Frontage: City Street; Paved Roof System: Seller Information: Showing Instructions: Call LA for Appt; No Lockbox Sewer: Public System Sq Ft Search: Off Bld <= 5,000 SF Type of Business: Business Service; Professional Service; Retail; Other-See Remarks Water Heater: Water: Public Water		
Legal Description: ROCK ROAD					
Parcel Nbr: 008031		Taxes: 1,637.6		Lot Size: .66	
Deed Bk/Pg Instrumnt: 0873/0734		Tax Year: 2015		Lot Size Source: Assessor	
HOA Annual Dues:		HOA:		Short Sale: No	
		Zoning: General Business		Lender or Govt Ownd: No	
List Date: 12/02/2015		Listing Type: Exclusive Right to Sell		Duplicate Listing: no	
Original List Price: 129,900		Agent Days On Market: 16		List Price Sqft: 66.17	
Exclusions: No		Pending/Contract Dt: 12/18/2015		Sub Agent: 0%	
Status Change Date: 12/18/2015		Limited Service: No		Buyer Agent: 3%	
Financing:		Variable Commission: No			
Owner/Agent: No					
Agent Remarks:					
Owner Name: Karen Kay Zimmerman		Owner Phone:		Owner Alt Phone:	
Showing Instructions: Call LA for Appt; No Lockbox			Lockbox Location: None		Supra Lockbox #:
Possession:					
LO: CENTURY 21 Rice Realty					
LA: Bryan Rice 540-392-5138 bryan@ricerealty.net					

Information is deemed to be reliable, but is not guaranteed. © 2016 MLS and FBS. Prepared by Bryan Rice on Tuesday, March 01, 2016 9:14 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

RECORD NORTH
P.B. 22 PG. 357

ABBREVIATIONS:

AVE.=AVENUE
CONC.=CONCRETE
CORP.=CORPORATE
CT.=COURT
D.B.=DEED BOOK
DIST.=DISTURBED
DWLG.=DWELLING
EXIST.=EXISTING
F.E.M.A.=FEDERAL EMERGENCY
MANAGEMENT AGENCY
F.I.R.M.=FLOOD INSURANCE
RATE MAP
FND.=FOUND
ID.=IDENTIFICATION
INST.=INSTRUMENT
LIC.=LICENSE
MH=MANHOLE
NO./#-NUMBER
N.W.=NORTHWEST
OHU=OVERHEAD UTILITY LINE
P.B.=PLAT BOOK
PG.=PAGE
P.U.E.=PUBLIC UTILITY EASEMENT
(R.L.)=RELOCATED LINE
R/W=RIGHT-OF-WAY
RD.=ROAD
RT.=ROUTE
ST.=STREET
S.W.=SOUTHWEST
TYP.=TYPICAL
U.P.=UTILITY POLE
VA.=VIRGINIA
±=PLUS/MINUS

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35°54'18" W	78.88'
L2	S 82°32'50" W	64.09'
L3	N 19°55'27" W	62.18'
L4	N 89°58'55" E	47.47'

U.S. ROUTE 11 RADFORD ST., N.W.
(V A R I A B L E R / W)

LEGEND:

- X — X — X — X — EXISTING FENCE
- PROPERTY CORNER
- EASEMENT CORNER
- - - - - LINE TO BE RELOCATED
- ADJOINING PROPERTY
- ▨ PROPOSED EASEMENT LINE
- - - - - EXISTING EASEMENT LINE
- 24.15' SPECIFIC DISTANCE
- OHU — OVERHEAD UTILITY LINE
- ⊙ WV WATER VALVE
- SETBACK LINE (SEE NOTE #2)
- MH EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- UTILITY POLE
- /// EDGE OF PAVEMENT
- - - - - EDGE OF GRAVEL
- - - - - APPROXIMATE ZONING LINE

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	S 07°49'00" E	44.85'
E2	N 27°21'26" W	132.09'
E3	N 13°50'58" W	27.12'
E4	N 89°58'55" E	15.45'
E5	S 13°50'58" E	21.65'
E6	S 27°21'26" E	88.05'
E7	S 07°49'00" E	14.41'
E8	S 84°50'04" W	109.72'
E9	S 05°25'34" E	46.53'
E10	S 82°32'50" W	15.01'
E11	N 05°25'34" W	46.73'
E12	S 81°53'40" W	299.20'
E13	N 08°06'20" W	15.00'
E14	N 81°53'40" E	307.25'
E15	N 84°50'04" E	96.73'
E16	S 07°49'00" E	0.58'

REVISED TAX PARCEL
525-(A)-7
AREA=5.489 ACRES
(WITHIN HEAVY LINES)

0.193 ACRE PORTION
OF TAX PARCEL
525-(A)-4A TO
ADDED TO TAX
PARCEL 525-(A)-7

APPROVAL AND ACCEPTANCE:

THE HEREON SHOWN "PLAT SHOWING BOUNDARY LINE ADJUSTMENT AND SANITARY SEWER EASEMENT DEDICATIONS BETWEEN TAX PARCELS 525-(A)-7 & 525-(A)-4A PREPARED FOR DONALD L. & STEPHANIE R. BELL", DATED 06/23/08, HAS BEEN SUBMITTED TO AND APPROVED FOR RECORDATION BY THE TOWN OF CHRISTIANBURG, VIRGINIA, PER TOWN OF CHRISTIANBURG SUBDIVISION CODE SECTION 26-6, APPROVAL HEREOF BY TOWN COUNCIL SHALL NOT BE CONSTRUED AS AFFECTING VESTED RIGHTS OF ANY PARTY.

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

Plat Showing Boundary Line Adjustment
and Sanitary Sewer Easement Dedications
Between Tax Parcels
525-(A)-7 & 525-(A)-4A
Prepared For Donald L. & Stephanie R. Bell
Town of Christiansburg
Riner Magisterial District
Montgomery County, Virginia

REVISED:

DESIGNED/CALC.: MTM
CHECKED: MTM
DRAWN: MTM
SCALE: 1"=60'



ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

MAYOR
D. MICHAEL BARBER

COUNCIL MEMBERS
SAMUEL M. BISHOP
HARRY COLLINS
R. CORD HALL
STEVE HUPPERT
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES

TOWN MANAGER
BARRY D. HELMS

ASSISTANT TOWN MANAGER
RANDY WINGFIELD

**ASSISTANT TO THE TOWN
MANAGER**
ADAM CARPENETTI

**DIRECTOR OF
FINANCE/TOWN TREASURER**
VALERIE L. TWEEDIE,
CPA, CFE, CGFM

CHIEF OF POLICE
MARK SISSON

CLERK OF COUNCIL
MICHELE M. STIPES

TOWN ATTORNEY
GUYNN & WADDELL, 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, March 28, 2016 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, April 26, 2016 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: Bryan Rice, agent for Karen Kay Zimmerman

Location: 1120 Radford Street, N.W.

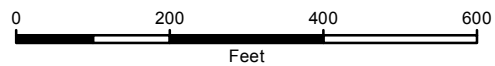
The Town of Christiansburg has received a Conditional Use Permit request by Bryan Rice, agent for Karen Kay Zimmerman, for a single-family dwelling residential use at 1120 Radford Street, N.W. (tax parcel 525 – ((A)) - 6) in the B-3 General Business District

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

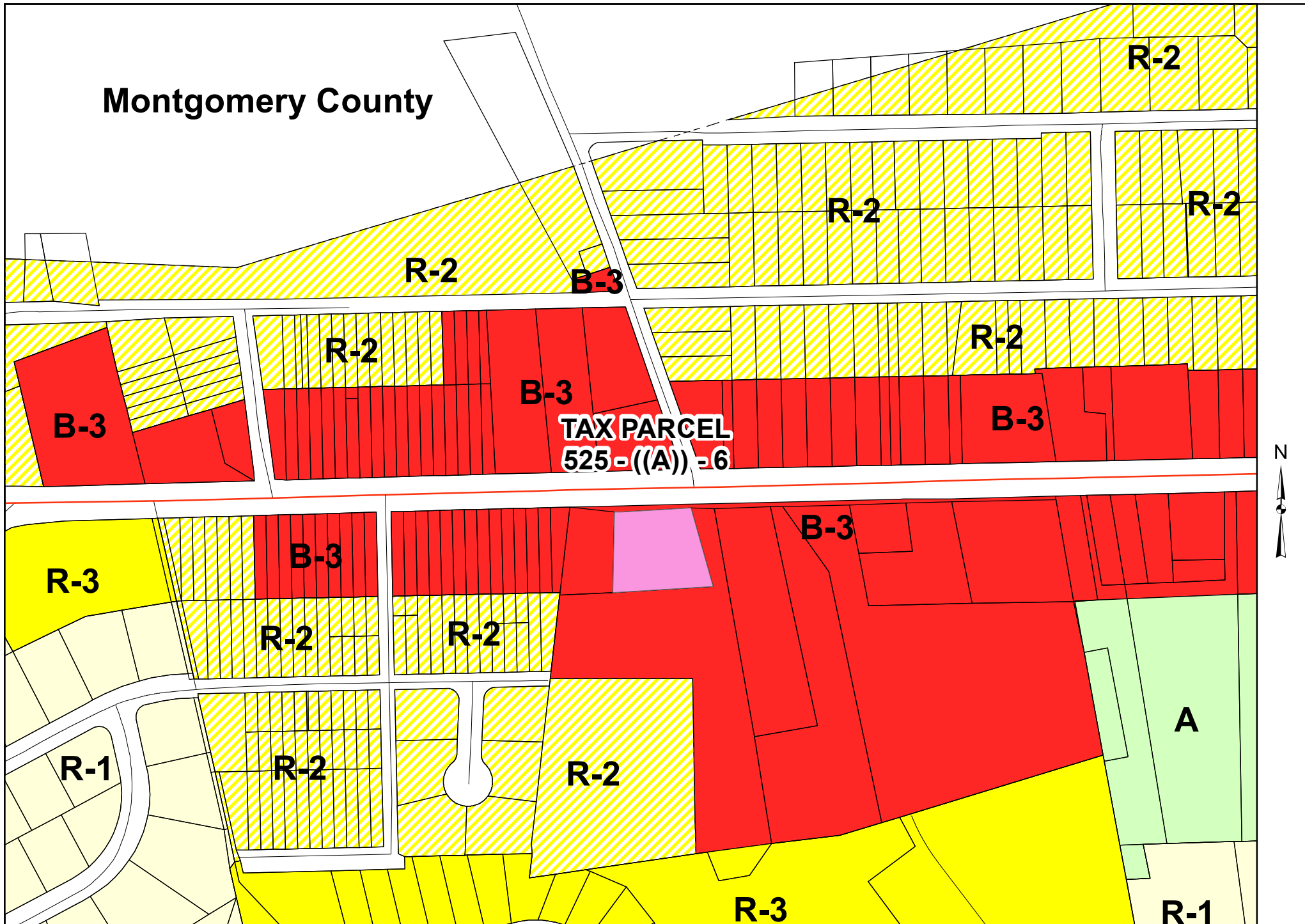


CUP REQUEST: 1120 Radford Street N.W.

PC: MARCH 28, 2016
TC: APRIL 26, 2016



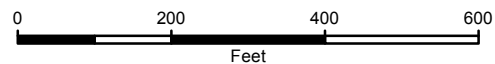
Montgomery County



CUP REQUEST: 1120 Radford Street N.W.

PC: MARCH 28, 2016

TC: APRIL 26, 2016



CUP: 1120 Radford Street

<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Address</u>	<u>City, State, Zip</u>
525- 2 1-7,36-3*	FRYE WILLIAM R	FRYE SUSAN S	2168 WINTERGREEN DR	RADFORD VA 24141
525- 1 19A	HARVEY ENTERPRISES LLC		1415 RADFORD RD	CHRISTIANSBURG VA 24073
525- 2 1-7,36-3*	FRYE WILLIAM R	FRYE SUSAN S	2168 WINTERGREEN DR	RADFORD VA 24141
525- A 5; 525 (*)	DEHART TILE CO INC		1140 RADFORD ST	CHRISTIANSBURG VA 24073
525- A 6	ZIMMERMAN KAREN KAY		1120 RADFORD RD	CHRISTIANSBURG VA 24073
525- A 7	BELL DONALD L	BELL STEPHANIE R	1100 RADFORD ST	CHRISTIANSBURG VA 24073



TOWN OF CHRISTIANSBURG

100 East Main Street

Christiansburg, VA 24073

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

Conditional Use Permit Application

Landowner: HASH Investments LLC Agent: THOM RUTLEDGE, Project Manager

Address: P.O. Box 1499 Address: SAME
CHRISTIANSBURG, VA. 24068

Phone: 540.239.2998 Phone: SAME

I am requesting a Conditional Use Permit to allow COMMERCIAL SEPTIC SERVICE "STORAGE"
PER SECTION 42-397-11-Q. OF THE TOWN OF CHRISTIANSBURG ZONING ORDINANCES.
 on my property that is zoning classification I-2 under Chapter 42: Zoning of the
 Christiansburg Town Code.

My property is located at 350 INDUSTRIAL DRIVE, NE

Tax Parcel(s): PORTION OF 500-A-5M

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): DAVID L. HAGAN, MAJORITY MEMBER Date: 03.07.16
 _____ 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
HARRY COLLINS
R. CORD HALL
STEVE HUPPERT
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES

TOWN MANAGER
BARRY D. HELMS

ASSISTANT TOWN MANAGER
RANDY WINGFIELD

**ASSISTANT TO THE TOWN
MANAGER**
ADAM CARPENETTI

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MARK SISSON

CLERK OF COUNCIL
MICHELE M. STIPES

TOWN ATTORNEY
GUYNN & WADDELL, 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, March 28, 2016 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, April 26, 2016 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: Thom Rutledge, agent for Hash Investments, LLC.

Location: 350 Industrial Drive, N.E.

The Town of Christiansburg has received a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) - 5M) in the I-2 General Industrial District.

The property is not located within the 100-Year or 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties within the corporate limits are zoned I-2 General Industrial. The adjoining property outside the corporate limits is zoned M-1 Manufacturing. The adjoining properties contain industrial uses and vacant land.



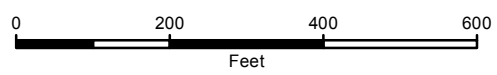
Legend

500-((A)-5M

Parcels

CUP REQUEST: 350 Industrial Drive N.E.

PC: MARCH 28, 2016
TC: APRIL 26, 2016



Montgomery County

I-2

TAX PARCEL
500 - ((A)) - 5M

I-2

I-2

PROSPECT DR NE

INDUSTRIAL DR NE

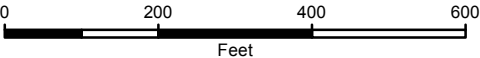
HOUGHINS RD NE

BRAMMER LN NE



CUP REQUEST: 350 Industrial Drive N.E.

PC: MARCH 28, 2016
TC: APRIL 26, 2016



CUP: 350 Industrial Drive N.E.

Tax Map #	Owner(s)		Mailing Address	City, State, Zip
500- A 5Q	CHRISTIANSBURG TOWN OF			CHRISTIANSBURG VA 24073
500- A 5M	HASH INVESTMENTS LLC		P O BOX 1499	CHRISTIANSBURG VA 24068
500- A 5D	MOULINAGE 3A	INTERNATIONAL LTEE	390 PRINCIPALE EST	CANADA
500- A 5C	MULLENDORE DONALD B	MULLENDORE KARIN R	P O BOX 715	HARDY VA 24101 3945
500- 8 13A	SAWYERS LIVING TRUST	C/O HOWARD E SAWYERS TRS ETAL	2471 CROWN RD	SHAWSVILLE VA 24162
080- A 46	SAWYERS LIVING TRUST	C/O HOWARD E SAWYERS TRS ETAL	2471 CROWN RD	SHAWSVILLE VA 24162
500- A 5K	THRESHOLD CENTER LLC THE		304 ROYAL LN	BLACKSBURG VA 24060



TOWN OF CHRISTIANSBURG

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

Conditional Use Permit Application

Landowner: Snyder-Hunt Company, LLP Agent: Construction Services, LLC Dean Frantz, manager

Address: 588 Fords Road Address: 125 N. Main Street #128
Manakin Sabot, VA 23103 Blacksburg, VA 24060

Phone: 540-804-719-9624 Phone: 540-320-8545

Contact Person - Lawrence Sheffer

I am requesting a Conditional Use Permit to allow Welding and Fabrication shop

on my property that is zoning classification B-3 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 1360 Mad Pike Road, Christiansburg, Virginia

Tax Parcel(s): 004369, 029430, 000489, 031425, 030729
BCF DCF DCF

entire on WEA March 16, 2016
By Dean Frantz

Fee: \$ 750.00 dgm
3-10-16

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): Georgia Anne Snyder-Falkinham Date: 1/21/2016
Snyder Hunt, LLP

Georgia Anne Snyder-Falkinham Trustee 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 _____

February, 25 2016

Town of Christiansburg
C/O Will Drake *Planner I*
100 East Main Street
Christiansburg, VA 24073

CONSTRUCTION SERVICES, LLC
Dean Frantz, Manager
125 North Main Street #500-128
Blacksburg, Virginia 24060

Dear Mr. Drake,

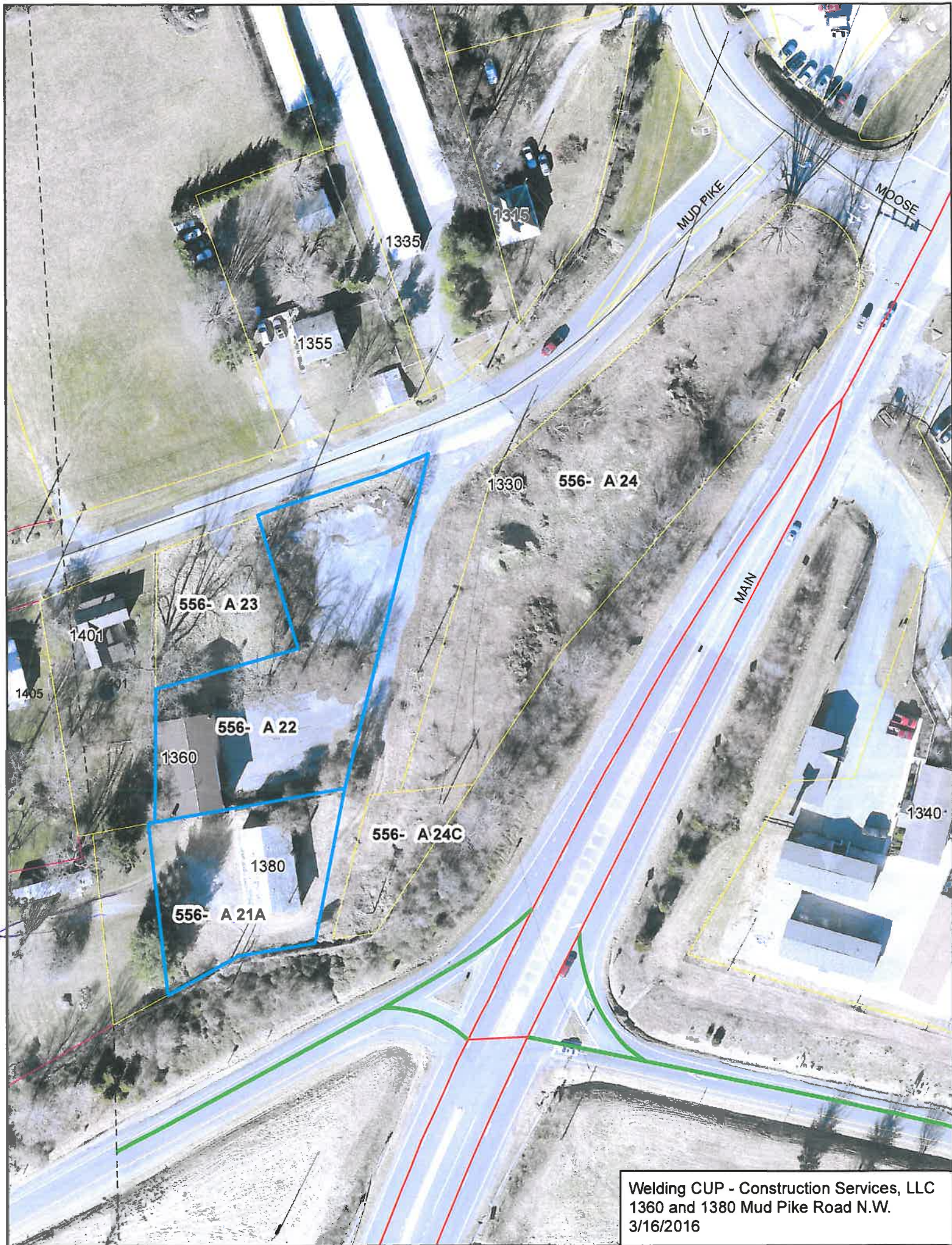
Thank you for all of your assistance regarding our Business License Application. Enclosed is the signed Conditional Use Permit Application, a check for \$750.00 and a highlighted survey of the property where we would like to have a permit to operate a welding shop. *Map, dated 3/16/2016*

In the steel industry our shop is classified as a miscellaneous steel fabricator and welding shop. We fabricate and build steel components such as guard rails, hand rails, stair towers, and structural columns for customers locally and within the Mid-Atlantic region. In addition to this, we do repair work on equipment for landscaping contractors, dirt works contractors, and area farmers. The building sits well back from the road and has natural screening of trees so any equipment that may be left after hours for us to repair the next day would not be an eye sore to passing motorist or neighbors. Our business is not advertised and is not open to the general public so no signage, other than an address marker, will be placed on the property or the building.

The owners of this property approached us about moving our shop from the Prices Fork area to the location on Mud Pike because they were having issues with vagrancy, some vandalism, and debris dumping in the lower paved lot. Having our shop there was a way for the owners to keep the property safe, maintained and clean while it is listed for sale. We have a year to year lease that will continue until the property is sold. This could be a one year lease or a multi-year lease based on interest in the property from a buyer.

Thank you for time and consideration in this matter and if you have any questions please give me a call at 540-320-8545


Dean Frantz,
Manager, CONSTRUCTION SERVICES, LLC



Welding CUP - Construction Services, LLC
1360 and 1380 Mud Pike Road N.W.
3/16/2016



ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

MAYOR
D. MICHAEL BARBER

COUNCIL MEMBERS
SAMUEL M. BISHOP
HARRY COLLINS
R. CORD HALL
STEVE HUPPERT
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES

TOWN MANAGER
BARRY D. HELMS

ASSISTANT TOWN MANAGER
RANDY WINGFIELD

**ASSISTANT TO THE TOWN
MANAGER**
ADAM CARPENETTI

**DIRECTOR OF
FINANCE/TOWN TREASURER**
VALERIE L. TWEEDIE,
CPA, CFE, CGFM

CHIEF OF POLICE
MARK SISSON

CLERK OF COUNCIL
MICHELE M. STIPES

TOWN ATTORNEY
GUYNN & WADDELL, 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, March 28, 2016 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, April 26, 2016 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: Construction Services, LLC, agent for Snyder-Hunt Company, LLP.

Location: 1360 and 1380 Mud Pike Road, N.W.

The Town of Christiansburg has received a Conditional Use Permit request by Construction Services, LLC, agent for Snyder-Hunt Company, LLP, for welding and metal fabrication with no more than fifty (50) persons engaged in actual production work at 1360 and 1380 Mud Pike Road, N.W. (tax parcels 556 – ((A)) – 21A and 22) in the B-3 General Business District.

The property is not located within the 100-Year or 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties within the corporate limits are zoned B-3 General Business. The adjoining properties outside the corporate limits are zoned GB General Business. The adjoining properties contain homes, businesses, and vacant land.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

P. O. BOX 3071
SALEM, 24153

RAY D. PETHTEL
COMMISSIONER

DISTRICT ADMINISTRATOR

January 30, 1992

Mr. Richard H. Wall, Esquire
Lutins & Shapiro
616-G First Street
P. O. Box 3697
Radford, Virginia 24143

Dear Mr. Wall:

RIGHT OF WAY - Request to Purchase Excess Right of Way
of Old Route 8
College Street, ^{N.W.} S.W. (Old Route 8)
Town of Christiansburg, Montgomery County.

This is in response to your letter dated January 17, 1992 concerning your client Dr. Steven Davie's interest in acquiring the captioned right of way which is located along the front of his property.

After a through search of records in the Montgomery County Clerk's Office and in our office, we have determined that the only portion of the road that the Department has title too is a triangular-shaped parcel acquired in conjunction with the Route 81 Project (0081-060-101 (RW202)). The area is shown in RED on the attached sketch and was acquired for a turn-around.

The remainder of the roadbed shaded in YELLOW on the sketch represents a 30' wide prescriptive easement right of way which is all the Department has ever had on this section.

With the exception of the right of way acquired for the turn-around mentioned above, the Department does not claim or has any interest in the roadbed since the Town of Christiansburg annexed the area on January 25, 1966. They now have full jurisdiction over the disposition of the road.



Richard H. Wall
January 30, 1992
Page 2

Further correspondence concerning this matter should be made with the Town and if they decide to abandon the Old Road or College Street as it is now named, we will recommend disposal of our parcel at an appraised value to the adjoining landowners.

If you have any questions, please let me know.



J. P. Orr
District Right of Way Manager

PEJ:er
Attachment

cc: Mr. F. C. Altizer, Jr.
Mr. J. D. Brugh
John E. Lemley, Manager 100 East Main
Town of Christiansburg



[illegible][illegible][illegible]

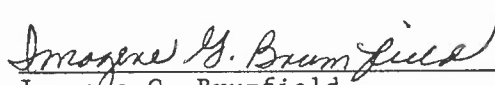
TOWN OF CHRISTIANSBURG

EXCERPT OF THE MINUTES OF THE MEETING OF THE CHRISTIANSBURG TOWN COUNCIL
DATED 17 MARCH 1992.

RESOLUTION FOR THE ABANDONMENT OF OLD ROUTE 8 RIGHT OF WAY: On motion by
Councilman Daniel, seconded by Councilman Weaver Council accepted the re-
commendation of the Street Committee and voted to abandon all the right,
title and interests in the old Route 8 right of way easement. Council
voted as follows: AYES: Booth, Daniel, Lester, Via & Weaver. NAYS: none.

I, Imogene G. Brumfield, Clerk of Council of the Town of Christiansburg,
Va. do hereby certify that the foregoing is a true and exact copy of the
Minutes of the Council of the Town of Christiansburg dated 17 March 1992.

SEAL:

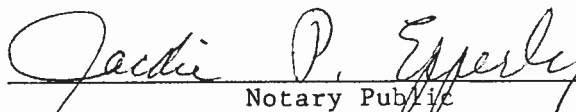

Imogene G. Brumfield
Clerk of Council
Town of Christiansburg

STATE OF VIRGINIA
COUNTY OF MONTGOMERY, TO-WIT:

The foregoing instrument was acknowledged before me on this the 19th
day of March 1992, by Imogene G. Brumfield, Clerk of Council of the Town
of Christiansburg, Virginia.

My commission expires

Nov 30, 1995


Notary Public

February 19, 1992

John Lemley, Manager
Town of Christiansburg
100 East Main Street
Christiansburg, Virginia 24073

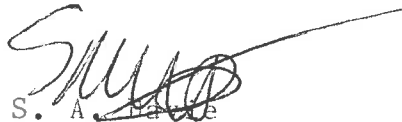
Dear Mr. Lemley:

Pursuant to the Commonwealth of Virginia letter dated January 30, 1992 from J.P. Orr, District Right of Way Manager, of which you have been given a copy, I would request your consideration for deeding the Old Road bed to me. The letter from the Department of Transportation states that the Department does not claim any interest in the road bed mentioned. The letter states that the Town of Christiansburg has full disposition of this Old Road bed as of January 25, 1966.

My attorney, Mr. Richard Wall, 616-G First Street, P. O. Box 3697, Radford, Virginia 24141, will prepare any necessary papers if you will dispose of this land to me.

Thank you very much for your consideration.

Sincerely,


S. A. Wall

Enclosure



19 March 1992

Town Manager

MTI Broadcasting
1360 Mudpike Road
Christiansburg, VA 24073

Attn: Dr. Steven A. Davie

Re: R/W of College St. (old Rt. 8)

Dear Dr. Davie:

Reference is made to your correspondence of 19 February 1992 regarding the above.

The Town Council at its regular meeting on 17 March voted unanimously to abandon any interest the Town may have in that portion of the right of way of old Route 8 which lies between Mudpike Road and I-81. A copy of the resolution and a sketch of the subject R/W is enclosed.

Since this right of way was a prescriptive easement and was not owned fee simple by the Town we are advised that the Town is not in a position to grant the land that comprised the easement to any one party. In view of this I suggest that you have your attorney discuss this matter with the Town Attorney, Mr. William Craft, Jr.

If I can be of further service please let me know.

Sincerely yours,

John E. Lemley
Town Manager

JEL:bma

cc: W. R. L. Craft, Jr.
Ms. Leola Buford



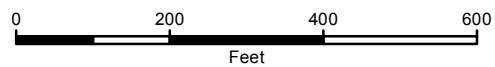
Legend

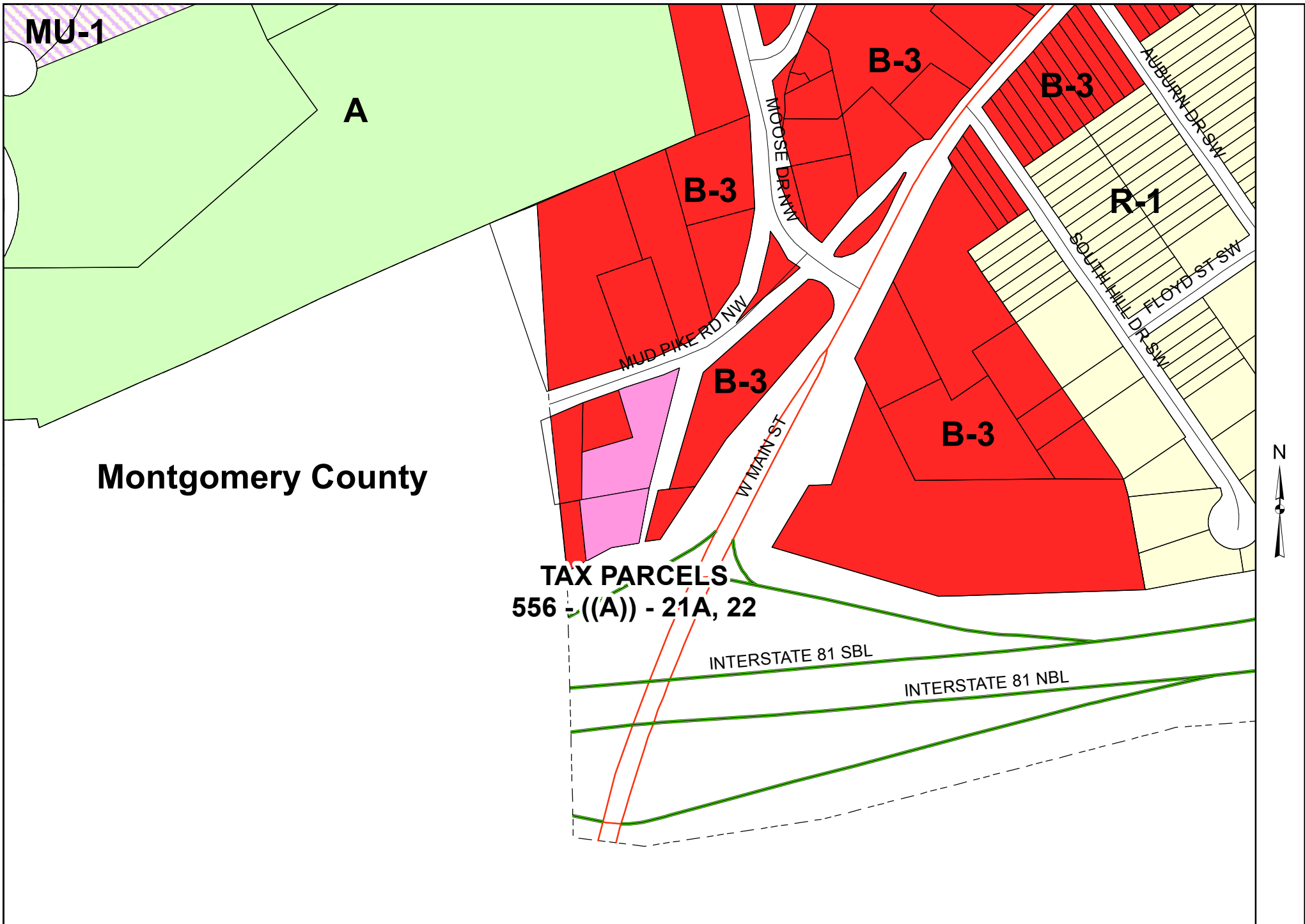
- 556-((A))-21A, 22
- Parcels

CUP REQUEST: 1360 and 1380 Mud Pike Road N.W.

PC: MARCH 28, 2016

TC: APRIL 26, 2016



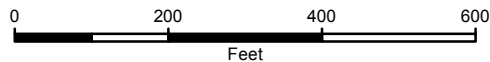


Montgomery County

TAX PARCELS
556 - ((A)) - 21A, 22

CUP REQUEST: 1360 and 1380 Mud Pike Road N.W.

PC: MARCH 28, 2016
TC: APRIL 26, 2016



CUP: 1360 and 1380 Mud Pike Road N.W.

Tax Map #	Owner(s)	Mailing Address	City, State, Zip
556- A 24B	CHRISTIANSBURG TOWN OF		CHRISTIANSBURG VA 24073
556- A 12A	CHRISTIANSBURG TOWN OF		
556- A 27	CMH HOMES INC	ATTN : RETAIL PROPERTY DEPT #631	MARYVILLE TN 37802
556- A 29	DELI MART INC	P O BOX 9790	CHRISTIANSBURG VA 24068 6204
092- 7 8	HUMANE SOCIETY OF MONTGOMERY	P O BOX 6204	BLACKSBURG VA 24063
106- A 72	ICFG	P O BOX 287	LOS ANGELES CA 90026
093- A 1	INTERNATIONAL CHURCH OF THE	P O BOX 26902	LOS ANGELES CA 90026
556- A 13	JOHNSON HELEN A	1910 WEST SUNSET BLVD	CHRISTIANSBURG VA 24068
556- A 21	JONES DORIS BISHOP	P O BOX 5043	CHRISTIANSBURG VA 24073
556- A 31	M & M TIRE HOLDINGS INC	1419 MUD PIKE RD	BLACKSBURG VA 24060
556- A 32	M & M TIRE HOLDINGS INC	2580 CHARLOTTE DR	BLACKSBURG VA 24060
556- A 18	MCCUEN TYLER	2580 CHARLOTTE DR	CHRISTIANSBURG VA 24073
556- A 15A	NEW HOPE CHURCH OF GOD (THE)	1401 MUD PIKE RD	CHRISTIANSBURG VA 24068
556- A 14	QUORUM HOLDING CORP	P O BOX 2296	BLACKSBURG VA 24062
556- A 15	QUORUM HOLDING CORPORATION	P O BOX 10802	BLACKSBURG VA 24062
556- A 24	SNYDER-HUNT COMPANY LLP	P O BOX 10802	MANAKIN SABOT VA 23103
556- A 22	SNYDER-HUNT COMPANY LLP	588 FORDS RD	MANAKIN SABOT VA 23103
556- A 23	SNYDER-HUNT COMPANY LLP	588 FORDS RD	MANAKIN SABOT VA 23103
556- A 24C	SNYDER-HUNT COMPANY LLP	588 FORDS RD	MANAKIN SABOT VA 23103
556- A 21A	SNYDER-HUNT COMPANY LLP	588 FORDS RD	MANAKIN SABOT VA 23103

NRV Local Planning Commissioner Training

**April 21, 2016
6:00 - 8:00 p.m.**

New River Valley
Business Center
Fairlawn

New River Room

*Tickets are \$15.00
and include Dinner

Join Us for an Informative Session!

Two of our speakers will focus on specific local planning and zoning efforts. We will also hear a legislative update on the 2016 General Assembly. The event starts with dinner at 6:00. The program begins at 6:30.



**Make checks payable to:
NRVRC**

Please RSVP to Julie Phillips
by April 14th

(540) 639-9313 or
jphillips@nrvrc.org

Sponsored by:



Welcome

Kevin Byrd, Executive Director, New River Valley Regional Commission

Topics and Speakers

Pulaski County's Approach to Creating a Unified Development Ordinance

Danny Wilson, Planning and Zoning Administrator, Pulaski County

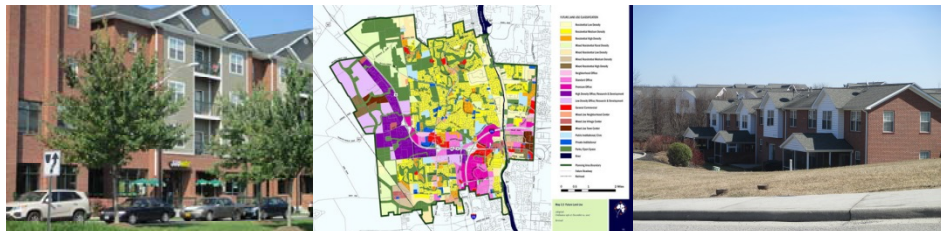
What Are the Limits of Residential Zoning?

Anne McClung, Director, Planning and Building Department, Town of Blacksburg

General Assembly Update

Emily Gibson, Planning Director, Montgomery County; Vice-President of Legislative and Policy Affairs, APA Virginia

Panel Q & A



For further information, contact Patrick Burton at
540-639-9313 ext. 217 or pburton@nrvrc.org