

**Planning Commission**

Chairperson

Craig Moore

Vice-Chairperson

Jennifer D. Sowers

Non-Voting Secretary/

Planning Director

Andrew Warren

Other Members

Matthew J. Beasley

Harry Collins

Mark Curtis

Catherine Garner

Hil Johnson

Jeananne Knees

Ann Sandbrook

Interim Town Manager

Randy Wingfield

Town AttorneyGuynn &
Waddell, P.C.

**Planning
Commission's
Next Meeting:**
Monday, October 16,
2017 at 7:00 p.m.

Town of Christiansburg Planning Commission Monday, October 2, 2017 Agenda

REGULAR MEETING

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Monday, October 2, 2017 at 7:00 PM** for the purpose of allowing the full Commission to review the following:

PLEDGE OF ALLEGIANCE

- 1) Public comments – 5 minute limit per citizen.
- 2) Approval of Planning Commission Minutes for August 28, 2017 meeting.
- 3) Public Hearing for a request to amend Chapter 42 "Zoning" of the Christiansburg Town Code, submitted by April Collins, to revise the definition of Home Occupation to remove beauty parlor (hair salons) and barbershops from the list of the prohibited establishments and include language to permit a single-chair beauty parlor or barbershop as a Major Home Occupation permitted by Conditional Use Permit within all zoning districts.
- 4) Contingent on the above item, Public Hearing for a Conditional Use Permit request for a Major Home Occupation for a single-chair beauty parlor (hair salon) at 315 Circle Drive SE (tax parcels 527-((24))-173-176) by April and Russell Collins in the R-2 Two-Family Residential District. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 5) Public Hearing for a Conditional Use Permit request by Robert Young of RYT, LLC for towing and storage at 375 Bell Road, N.E. (tax parcel 499-((A))-1F) in the I-2 General Industrial District. The property is designated as Mixed Use with Buffer (Industrial) on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 6) Public Hearing for a Conditional Use Permit request by Elijah Bowen, Blue Ridge Motion LLC, agent for Kevin Carter, for a private recreational facility (gym) at 492 Reading Road, S.E., Unit D (tax parcel 528-((A))-73) in the I-2 General Industrial District. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 7) Other Business.

For a description of the preceding items or to view the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map, please contact the Planning Department in the Christiansburg Town Hall, 100 East Main Street during normal office hours of 8:00 a.m. - 5:00 p.m. Monday through Friday. Written comments may be sent to the address below; please allow adequate mailing time. For any further assistance, please contact Andrew Warren, Planning Director at (540) 382-6120 ext. 1130 or awarren@christiansburg.org.

**Christiansburg Planning Commission
Minutes of August 28, 2017**

Present: Harry Collins
Mark Curtis
Catherine Garner
Hil Johnson
Jeananne Kries
Craig Moore, Chairperson
Ann Sandbrook
Jennifer D. Sowers, Vice-Chairperson
Andrew Warren, Secretary ^{Non-Voting}

Absent: Matt Beasley

Staff/Visitors: Jared Crews, staff
Christy Straight, New River Valley Regional Commission
J. Stuart Arbuckle, Pizza Inn, 190 North Franklin Street
Stacy Martin, Adventure Hobbies and Toys, 1645 North Franklin Street

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

Approval of Planning Commission Minutes for August 14, 2017 Meeting

Chairperson Moore introduced the discussion. Vice-Chairperson Sowers made a motion to approve the August 14, 2017 Planning Commission meeting minutes. Commissioner Sandbrook seconded the motion, which passed 8-0.

Public Hearing for a Conditional Use Permit request by J. Stuart and Jill Arbuckle for an electronic messaging sign in the B-2 Central Business District for the Pizza Inn restaurant located at 190 North Franklin Street (tax parcel 526-(A)-259).

Chairperson Moore introduced the public hearing. J. Stuart Arbuckle stated Pizza Inn wants to replace the restaurant's current sign with an electronic reader board to eliminate the need to physically change the sign's message. Mr. Arbuckle stated the sign could be used to inform the public of downtown events in addition to stating the restaurant's specials.

Public Hearing for a Conditional Use Permit request by J. Stuart and Jill Arbuckle for an electronic messaging sign in the B-2 Central Business District for the Pizza Inn restaurant located at 190 North Franklin Street (tax parcel 526-(A)-259) – (continued).

Mr. Arbuckle stated the electronic reader board would comply with the Town's sign ordinance and avoid any flashing or distracting messaging. Mr. Arbuckle stated the reader board would increase sales at Pizza Inn, thereby increasing sales tax for the Town.

Stacy Martin, Adventure Hobbies and Toys, stated it was important for business owners in the downtown area to have the opportunity to use appropriate signage. Mr. Martin stated that out of \$29 million of Christiansburg revenue, over \$15 million comes from taxation of businesses and suggested the Town work cooperatively with its businesses.

With no further comment, Chairperson Moore closed the public hearing.

Discussion/Action for a Conditional Use Permit request by J. Stuart and Jill Arbuckle for an electronic messaging sign in the B-2 Central Business District for the Pizza Inn restaurant located at 190 North Franklin Street (tax parcel 526-(A)-259).

Chairperson Moore introduced the discussion. Commissioner Knies asked about the proposed size of the new sign. Mr. Arbuckle said the reader board would meet the current ordinance. Mr. Warren confirmed the size allowed is 18 square feet and this is not planned to change with the proposed draft currently being considered by Town Council.

Chairperson Moore asked if the code requirement that the message remain static for four seconds would be adequate. Mr. Arbuckle stated a four second interval was ideal based on the traffic flow at the intersection of North Franklin Street and Depot Street.

Commissioner Garner asked if Pizza Inn is located in the Downtown Historic District. Mr. Warren explained Pizza Inn is not in the Downtown Historic District but is within the B-2 Central Business District.

Mr. Warren stated there were no known conditional use permits for the use in question and staff had suggested no conditions beyond those regulated by ordinance. Chairperson Moore stated a condition for a longer time between messages might be useful. Commissioner Garner suggested the speed at which motorists pass may be a significant factor in the ability to read messages on electronic reader boards.

Mr. Arbuckle noted the Pizza Inn site is kept clean and avoids visual clutter and not all signs in Town are kept in good condition. Chairperson Moore stated the Town was currently trying to improve visual clutter and nonconforming signs through a new proposed ordinance.

Discussion/Action for a Conditional Use Permit request by J. Stuart and Jill Arbuckle for an electronic messaging sign in the B-2 Central Business District for the Pizza Inn restaurant located at 190 North Franklin Street (tax parcel 526-(A)-259) – (continued).

Commissioner Sandbrook stated she saw no issue with an electronic reader board and Pizza Inn's location at a stoplight leading into downtown could be seen as a transition into the Historic District. Commissioner Garner noted Pizza Inn's location would make four second intervals between messages on the reader board acceptable.

Commissioner Johnson made a motion to recommend Town Council approve the conditional use permit. Commissioner Kries seconded the motion, which passed 8-0.

Mr. Warren stated Town Council would hold a public hearing for the conditional use permit on September 26, 2017.

With no further comment, Chairperson Moore closed the discussion.

Christiansburg Broadband Consumer Survey Results-Presentation by Christy Straight, New River Valley Regional Commission.

Christy Straight, New River Valley Regional Commission, stated the survey was designed to understand the broadband needs of Christiansburg, Blacksburg, and Montgomery County. The survey was active from October 21 to December 30, 2016 and 852 responses came from Christiansburg. Ms. Straight explained 89 percent of respondents were residents while 2 percent were businesses. Ms. Straight stated 98 percent of respondents felt internet was somewhat or very important, adding 48 percent of those respondents have children under 18 and 59 percent use internet for school and job training.

Ms. Straight stated current uses of the internet include e-mail, shopping, news, accounting, and social media while emerging uses include video conferencing, website hosting, VPN connections and online collaboration sales. Ms. Straight noted a majority of respondents currently have 6 to 9 internet-accessible devices and pay between \$30 and \$99 a month for access, with most paying between \$50 and \$69 range. Ms. Straight stated cable modem is the biggest means of access in Christiansburg and a majority of service is provided by Shentel, followed by Verizon and All Points Broadband.

Christiansburg Broadband Consumer Survey Results-Presentation by Christy Straight, New River Regional Commission – (continued).

Ms. Straight stated most respondents were satisfied with internet service, support, and reliability and the common reasons for dissatisfaction included slow speed, high prices, and reliability issues. Ms. Straight noted most Christiansburg users have access to 5 to 25 megabit internet and the top three reasons respondents stated for not accessing faster internet is cost, availability, and reliability.

Ms. Straight explained most business respondents were home-based, employing between 1 and 4 people. Ms. Straight stated 66 percent of these home-based businesses are not utilizing Virtual Private Networks (VPNs). Ms. Straight stated 312 respondents expressed the belief that government should encourage more competition and choice for internet providers while a few others called for public/private partnerships or for the government to act as competition itself.

Ms. Straight stated the goals of the New River Valley Regional Commission include improving broadband coverage and expanding service to underserved and unserved areas and developing public/private partnerships. Ms. Straight noted providers have been responsive to conversations about partnerships and localities could consider engaging providers, creating informational websites, expediting permitting, review, and inspections, and developing make-ready policies in order to foster better broadband.

Mr. Warren stated there was a role for Planning Commission and the Town to play in the process of gaining better broadband and suggested looking at the Comprehensive Plan which currently does not mention broadband. Mr. Warren stated the plan update would likely begin in 2018 and there is an opportunity to look into the technology section of the Plan before the update.

Commissioner Johnson asked why competition in the area was presently limited and Ms. Straight stated infrastructure limitations could possibly be discouraging competition. Ms. Straight noted Shentel currently leases out infrastructure to smaller providers but not to competitors. Ms. Straight explained middle mile broadband programming provided a potential means of building broadband from I-81 to different locations within the Town but expense and competition with major providers served as a deterrent.

Mr. Warren stated several property and business owners in Cambria are in need of broadband connection. Mr. Warren stated the dilemma recently described to him by a potential broadband provider to this area was that existing providers could easily lower prices to be more affordable if the new provider were willing to invest in infrastructure within a new area and in most cases, this is too big of a risk to take from a business perspective.

Christiansburg Broadband Consumer Survey Results-Presentation by Christy Straight, New River Regional Commission – (continued).

Commissioner Knies asked if Shentel and Comcast served the same areas of Montgomery County because she is not aware of any crossover in Blacksburg or Christiansburg. Commissioner Knies stated if there was crossover of providers, competition may lead to better prices and service.

Mr. Martin stated he is paying widely varying prices for differing levels of service within in Blacksburg and Christiansburg. Commissioner Knies noted the internet speed in Blacksburg is generally much faster than in Christiansburg. Mr. Martin stated internet speed is an important factor for business owners and residents wanting to relocate.

With no further comment, Chairperson Moore closed the discussion.

Other business.

Chairperson Moore opened the discussion.

Chairperson Moore stated membership needed to be determined for the Development Subcommittee and the Comprehensive Plan Subcommittee and the Commissioners could let Mr. Warren and himself know if they were interested in serving on either. Mr. Warren noted meetings would be held at 6:00 p.m. before Planning Commission meetings and the two committees would not meet the same night. Mr. Warren stated there are currently no members of the Comprehensive Plan subcommittee.

Commissioner Collins emphasized how useful the Regional Commission could be to the Town in the future. Ms. Straight stated the regional Commission works in transportation, local assistance, zoning ordinance, comprehensive planning, and grant opportunities.

Mr. Warren stated Town Council approved the conditional use permit for New River Barbell and Fitness and noted the proposed rezoning of the Cox Family Farms property and draft sign ordinance were still under consideration.

Commissioner Johnson applauded the success of the Touch-a-Truck event at the New River Mall over the weekend.

Mr. Warren stated there is an open position on the Board of Zoning Appeals and explained it would be ideal to have enough applications to appoint alternates.

With no further business, Chairperson Moore adjourned the meeting at 8:06 p.m.

Craig Moore, Chairperson

Andrew Warren, Secretary Non-Voting



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

INTERIM 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, October 2, 2017 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, October 24, 2017 at 7:00 p.m.

Application Type: Code Change Amendment

Applicant: April Collins, 315 Circle Drive, S.E.

Application #: CODE-2017-02

The Town of Christiansburg has received a request for a Town Code Amendment, submitted by April Collins, to amend Chapter 42 "Zoning" of the *Christiansburg Town Code* to revise the definition of Home Occupation to remove beauty parlor (hair salons) and barbershops from the list of the prohibited establishments and include language to permit a single-chair beauty parlor or barbershop as a Major Home Occupation permitted by Conditional Use Permit within all zoning districts.

Section 41-1 of the *Christiansburg Town Code* provides three related definitions of Home Occupation. This includes a general definition of 'Home Occupation' along with distinct definitions for 'Major Home Occupation' and 'Minor Home Occupation'. Home Occupations are businesses conducted by family members living within a dwelling. Home Occupations must be incidental and secondary to the primary residential use of the dwelling and no more than one person, other than resident family members may be employed on the premise. Major Home Occupations require a conditional use permit and Minor Home Occupations are subject to administrative review and are approved by the Zoning Administrator or Town Manager.

Major Home Occupations consist of all home occupations that do not classify as Minor Home Occupations. In order to classify as a Minor Home Occupation, the enterprise must meet the following criteria:

- No on-premises sales except for products fabricated or manufactured on the residential site.
- No hazardous materials are stored or utilized.
- On-street parking in conjunction with such operation is confined to the street frontage of the host lot.
- No outside indication exists that a business enterprise is conducted on the premises.
- No group instruction, assembly or activity.
- No more than one utility truck, not exceeding one ton, and one utility trailer associated with the business is stored.

Further, the general definition of ‘Home Occupation’ provides a list of establishments that are not permitted as home occupations. This list of establishments includes:

- Beauty parlors
- Barbershops
- Nursing homes
- Convalescent homes
- Rest homes
- Antique or craft resale
- Restaurants
- Tearooms
- Tourist homes
- Fortunetellers

The applicant is proposing to operate a single-chair beauty parlor (hair salon) and is therefore requesting to amend the general definition of ‘Home Occupation’ to remove beauty parlors and barbershops from the list of prohibited home occupation establishments.

Due to the character of hair salons and barbershops and the relatively high frequency of customers coming to the premises, there would likely be an outside indication of the business being conducted on the premise and such use would be classified as a Major Home Occupation. In order to make clear the intent to permit such uses as Major Home Occupations on a conditional basis, the applicant has requested to list “single-chair beauty parlors and barbershops, as major home occupation” as example enterprise #7, under the general definition of ‘Home Occupation’.

The Development Subcommittee initially reviewed this proposal in August 2016. The requested code amendment submitted by the applicant is congruent with the format reviewed by the Development Subcommittee in 2016. At the time, the Development Subcommittee was generally supportive of the proposed amendment going before the full Planning Commission for review. Staff believes further review may be warranted before action is taken on this request and is awaiting input from the Building, Public Works, and Engineering Departments specifically regarding impacts of this type of commercial enterprise within a single-family home. Staff requests guidance from the Planning Commission on whether an additional Development Subcommittee meeting is needed.

List of attachments included with staff report:

1. Code amendment application
2. Draft ordinance amendment



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

Christiansburg Town Code Amendment Application

Applicant: April Collins Agent: _____
 Address: 315 Circle Dr SE Address: _____
Christiansburg VA 24073
 Phone: 540-320-3647 Phone: _____

I am requesting an amendment to the *Christiansburg Town Code* described as follows: Revised Definition of home occupations Remove beauty parlor (hair salons) barbershops from the list of prohibited establishments and add include item (7) to make clear the intent to permit single Chair beauty parlor (hair salons) and barbershops as a major home occupations.

Fee: — (Covered under CUP)

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 I must comply with all *Christiansburg Town Code* requirements regardless of Town Council action on the amendment request.

Signature of Applicant(s): April P. Collins Date: 8/31/2017

Date: _____

Date: _____

This request was approved / disapproved by a vote of the Christiansburg Town Council on _____.

 Town Manager

 Date

**AN ORDINANCE AMENDING CHAPTER 42 - ZONING, ARTICLE I. – IN
GENERAL, SECTION 42-1. – DEFINITIONS, OF THE *CHRISTIANSBURG
TOWN CODE* TO AMEND THE DEFINITION OF HOME OCCUPATION**

WHEREAS, notice of a public hearing before the Christiansburg Planning Commission concerning this ordinance was published two consecutive weeks (XX ##, 2017 and XX ##, 2017) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg; and,

WHEREAS, a public hearing of the Planning Commission was held October 2, 2017 and resulted in a recommendation by the Planning Commission that the following proposed zoning ordinance amendment be adopted; and,

WHEREAS, notice of the public hearing before the Town Council concerning this ordinance was published two consecutive weeks (XX ##, 2017 and XX ##, 2017) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg; and,

WHEREAS, the Town Council's public hearing was held XX ##, 2017; and,

WHEREAS, Town Council has considered the following amendment to the Town's Zoning Ordinance and found that the public necessity, convenience, and good zoning practices deem it proper to do so;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Christiansburg, Virginia, that Chapter 42 – “Zoning,” Article I – “In General,” Section 42-1 – “Definitions” of the *Christiansburg Town Code* be amended as follows:

Chapter 42 – ZONING

* * *

ARTICLE I. – IN GENERAL

* * *

Sec. 42-1. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

* * *

Home occupation means any occupation, profession or enterprise conducted by one or more members of a family residing on the premises which is incidental and secondary to the use of the premises for dwelling purposes, provided that not more than one person other than a

family member of the resident family is employed on the premises. Home occupations would include any activity for remuneration and would include, but would not be limited to, activities such as the keeping of files, sending and receipt of mail, accounting and filing of taxes associated with the activity associated with remuneration. See section 42-8 for conditional use permit requirements. When within this requirement, a home occupation includes, but is not limited to, the following:

- (1) Art or photography studio;
- (2) Dressmaking;
- (3) Professional office of a physician, therapist, dentist, minister, lawyer, engineer, architect, accountant, salesman or other similar occupation;
- (4) Typing, word processing or computer operation;
- (5) Teaching with musical or educational instruction limited to two pupils at a time;
- (6) Keeping of a single guestroom.

(7) Single-chair beauty parlors and barbershops, as major home occupation

However, a home occupation shall not be interpreted to include the conduct of ~~beauty parlors, barbershops, nursing homes, convalescent homes, rest homes, antique or craft resale, restaurants, tearooms, tourist homes, fortunetellers or similar establishments.~~

An application to conduct all home occupations shall be filed with the town manager/zoning administrator on forms provided by the town manager/zoning administrator. Business licenses are required in accordance with Chapter 18, Finance and Taxation. Such licenses shall be revocable by the town manager/zoning administrator for violations of this section and other applicable sections of this Code. Home occupations shall be classified as either a minor home occupation or a major home occupation.

This ordinance shall become effective upon adoption. If any part of this ordinance is deemed unlawful by a court of competent jurisdiction all remaining parts shall be deemed valid. Ordinances or parts of any ordinances of the Town whose provisions are in conflict herewith are hereby repealed.

Upon a call for an aye and nay vote on the foregoing ordinance at a regular meeting of the Council of the Town of Christiansburg, Virginia held XX ##, 2017, the members of the Council of the Town of Christiansburg, Virginia present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor D. Michael Barber*				
Samuel M. Bishop				
Harry Collins				
Cord Hall				
Steve Huppert				
Henry Showalter				
Bradford J. Stipes				

*Votes only in the event of a tie vote by Council.

SEAL:

Michele M. Stipes, Town Clerk

D. Michael Barber, Mayor



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

INTERIM 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, October 2, 2017 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, October 24, 2017 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: April and Russell Collins

Location: 315 Circle Drive SE

Application #: CUP-2017-10

The Town of Christiansburg has received a Conditional Use Permit request for a Major Home Occupation for a single-chair beauty parlor (hair salon) at 315 Circle Drive SE (tax parcels 527-((24))-173-176) by April and Russell Collins in the R-2 Two-Family Residential District. A beauty parlor is not currently permitted as a Home Occupation and therefore the Conditional Use Permit request is contingent on a concurrent request to amend Chapter 42 "Zoning" of the Christiansburg Town Code to revise the definition of Home Occupation to remove beauty parlor (hair salons) and barbershops from the list of the prohibited establishments and include language to permit a single-chair beauty parlor or barbershop as a Major Home Occupation permitted by Conditional Use Permit within all zoning districts.

The property is not located within the 100-Year or 500-Year Flood Hazard Areas. The property is not located within a Historic District or Urban Development Area. The adjoining properties are zoned R-2 Two-Family Residential and B-3 General Business and contain residential, business, and recreational uses. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

List of attachments included with staff report:

1. CUP application
2. Aerial map
3. Zoning map
4. Adjoining properties



TOWN OF CHRISTIANSBURG

100 East Main Street

Christiansburg, VA 24073

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

Conditional Use Permit Application

Landowner: Russell & April Collins Agent: _____

Address: 315 Circle Dr SE Address: _____
Christiansburg Va 24073 _____

Phone: 540-320-3667 (April) Phone: 540-230-6358 (Russell)

I am requesting a Conditional Use Permit to allow Major Home Occupation:
Beauty Salon (Hair Salon)

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

My property is located at 315 Circle Dr SE

Tax Parcel(s): _____

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): Russell & April Collins Date: 8/31/2017

April P Collins Date: 8/31/2017

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

Hello. My name is April Collins. I reside at 315 Circle Drive SE Christiansburg, Virginia 24073. This is a petition in hopes for me to be able to have a one chair, one person, by appointment only salon in my home. I've been a hairdresser in this area for 27 years and have been a business owner in the town of Christiansburg for 16 years now. With that being said, I feel it is now time to take my business to a smaller scale in my home, so I may further my education.

I love our neighborhood as much as you do. We will work diligently at continually keeping our neighborhood the way it is, with no disruption from my business. I will only be operating my salon part time. There will be no signs outside my home. There will be no road parking so your driveways will not be blocked at any time. And by appointment only, it will ensure that there will be only one car at a time! Traffic will not increase seeing that the salon will operate during business hours when less traffic on the road.

Thank you so much for your support!

Marie V. Skinner 313 Circle Dr. Christiansburg, Va

Kawla Dowdy 322 Circle Dr. Christiansburg, Va

Sammy Epperson 325 Circle Dr. Christiansburg, Va

W. Walker 330 Circle Dr. Christiansburg, Va

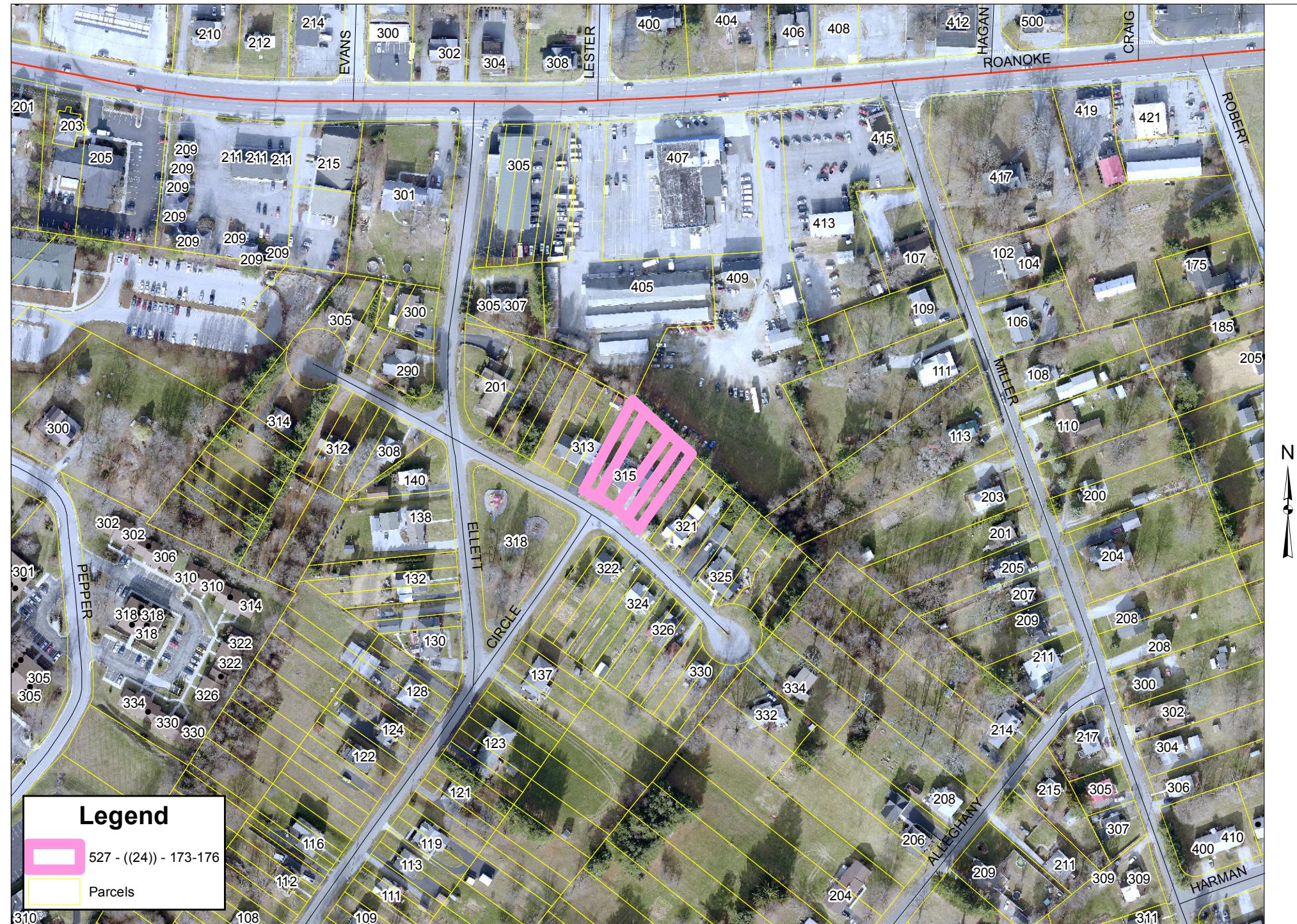
Kennethon Reed 324 Circle Dr. Christiansburg, Va

Jon Thom 332 Circle Dr. Christiansburg, Va

Jessey Thomas 332 Circle Dr. Christiansburg, Va

E.M. Gregory 321 Circle Dr. Christiansburg, Va

Rh S Gregory 321 Circle Dr. Christiansburg, Va



Legend

527 - ((24)) - 173-176

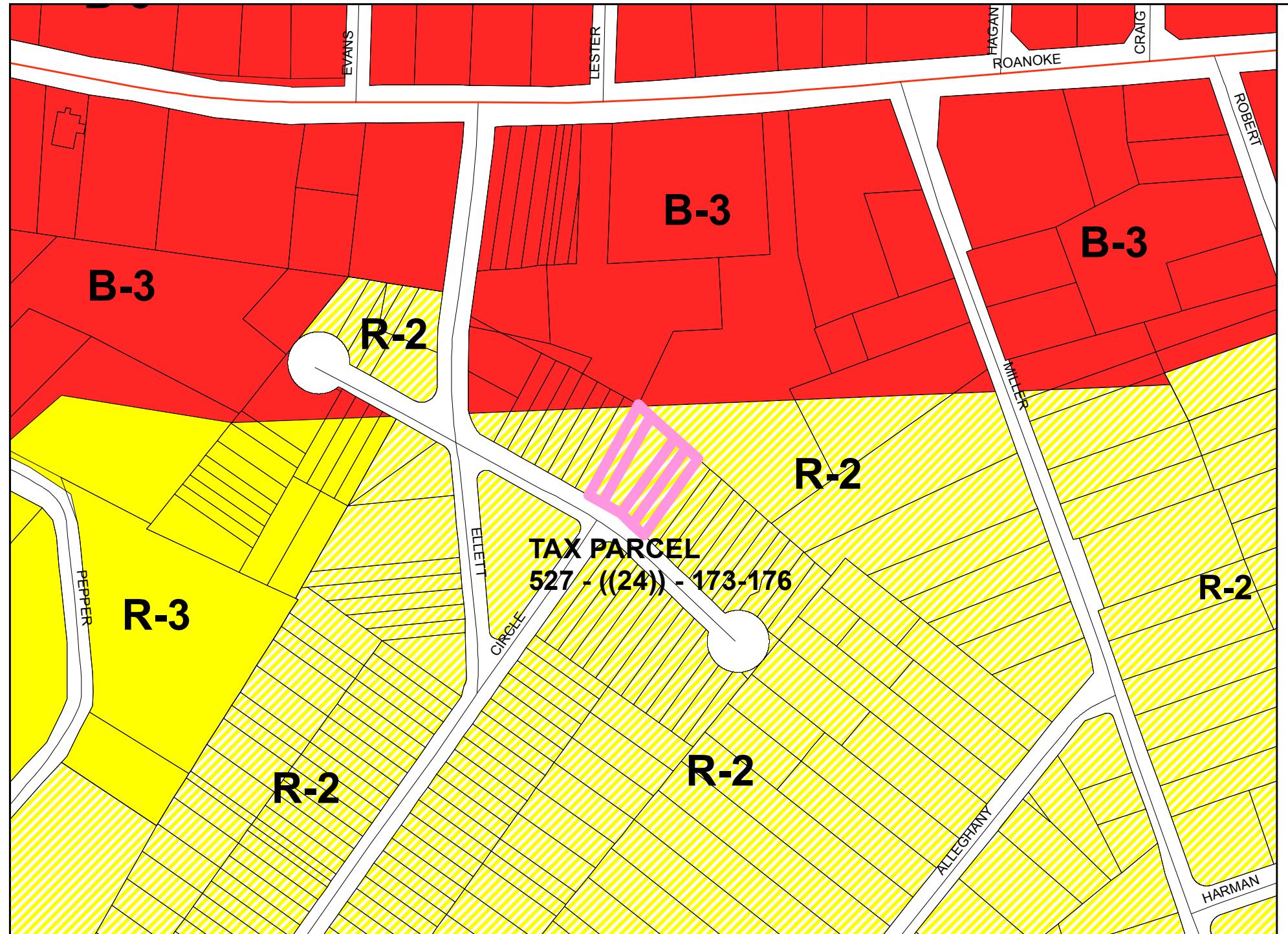
Parcels

310 108
CUP REQUEST: 315 CIRCLE DRIVE SE

PC: OCTOBER 2, 2017

TC: OCTOBER 24, 2017

A horizontal scale bar representing 600 feet. The bar is divided into three segments by tick marks at 0, 200, 400, and 600. The word "Feet" is written below the bar.



CUP REQUEST: 315 CIRCLE DRIVE SE

PC: OCTOBER 2, 2017
TC: OCTOBER 24, 2017



0 200 400 600

Feet

CUP: 315 CIRCLE DRIVE SE

Adjoining Property Owners

<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Mailing Address</u>	<u>City, State, Zip</u>
527- 24133A	CHRISTIANSBURG TOWN OF	PARK		
527- A210	CURTIS PROPERTIES LLC		415 ROANOKE ST	CHRISTIANSBURG, VA 24073
527- 24173-176	COLLINS RUSSELL M	COLLINS APRIL P	4766 VALLEY VIEW CHURCH RD	RINER, VA 24149 2406
527- 24173-176	COLLINS RUSSELL M	COLLINS APRIL P	4766 VALLEY VIEW CHURCH RD	RINER, VA 24149 2406
527- 24173-176	COLLINS RUSSELL M	COLLINS APRIL P	4766 VALLEY VIEW CHURCH RD	RINER, VA 24149 2406
527- 24173-176	COLLINS RUSSELL M	COLLINS APRIL P	4766 VALLEY VIEW CHURCH RD	RINER, VA 24149 2406
527- 24 62,63,64	EPPERLY KAULA MAE	C/O MRS KAULA V DOWDY	322 CIRCLE DR	CHRISTIANSBURG, VA 24073
527- 24 62,63,64	EPPERLY KAULA MAE	C/O MRS KAULA V DOWDY	322 CIRCLE DR	CHRISTIANSBURG, VA 24073
527- 24 62,63,64	EPPERLY KAULA MAE	C/O MRS KAULA V DOWDY	322 CIRCLE DR	CHRISTIANSBURG, VA 24073
527- 24169-172	GREGORY EUGENE M	GREGORY RUTH S	321 CIRCLE DR	CHRISTIANSBURG, VA 24073
527- A213	MCP HOLDINGS LLC		1533 HARMAN DR	CHRISTIANSBURG, VA 24073
527- 24 65,66,67	REED KENNETH M	ETAL	324 CIRCLE DR	CHRISTIANSBURG, VA 24073
527- 24177-180	WIMMER MARIE V		313 CIRCLE DR	CHRISTIANSBURG, VA 24073



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

INTERIM 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, October 2, 2017 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, October 24, 2017 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: Robert Young, for RYT, LLC

Location: 375 Bell Road, N.E.

Application #: CUP-2017-08

The Town of Christiansburg has received a Conditional Use Permit request by Robert Young of RYT, LLC for a towing service and related storage at 375 Bell Road, N.E. (tax parcel 499-(A)-1F) in the I-2, General Industrial District. An active Conditional Use Permit was issued to this property in 2014 for a private recreational facility for use by New River Baseball, Inc. A copy of the 2014 Conditional Use Permit is included with the staff report.

The property is not located within the 100-Year Flood Hazard Area, an Urban Development Area, or a Historic District. The adjoining properties are zoned R-3 Multi-Family Residential, B-3 General Business, and I-2 General Industrial and contain residential, business, and church uses. The property is designated as Mixed Use with Buffer (Industrial) on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

The following conditions are taken from the most recent Conditional Use Permit approved for a towing service (2016) and are provided to the Planning Commission for discussion purposes.

1. This permit shall be valid for a single business to operate a towing service.
2. The property shall be maintained in a clean, sanitary, and sightly manner.
3. All waste petroleum products and/or chemicals shall be disposed of properly and are not to accumulate upon the premises. Provisions shall be made for the capture of leaking petroleum products and/or chemicals.
4. There shall be no storage of vehicles upon the premises except for vehicles left for temporary storage. All vehicles on the property shall have a State inspection decal that is either valid or dated within 90 days of its expiration. Towed vehicles shall remain on-premises no longer than three months.
5. There shall be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
6. There shall be no discernible noises to residential properties in the nearby vicinity between 7:00 p.m. and 7:00 a.m.
7. This permit shall be subject to review by the Planning Commission in one year.

List of attachments included with staff report

1. Conditional Use Permit Application and Proposed Site Layout Plan
2. 2014 Conditional Use Permit – New River Baseball, Inc
3. Aerial map
4. Zoning map
5. Adjoining properties



TOWN OF CHRISTIANSBURG

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

Conditional Use Permit Amendment Application

Landowner: RYT, LLC Agent: Robert Young

Address: 210 Carver Avenue Address: 210 Carver Avenue NE
Roanoke, VA 24012 Roanoke, VA 24012

Phone: 540.797.2562 Phone: 540.797.2562

I am requesting to amend conditions regarding Towing & Storage

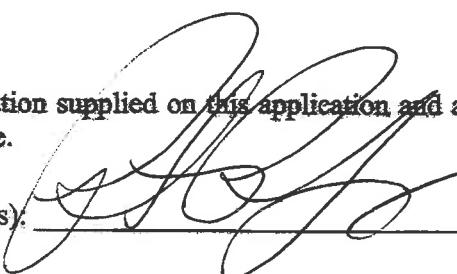
on my property that is zoning classification I-2 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 375 Bell road, Christiansburg, VA 24073

Tax Parcel(s): 2015-006795 499-A 1F (ID: 004867)

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.

Signature of Landowner(s):  Date: 8/24/2017

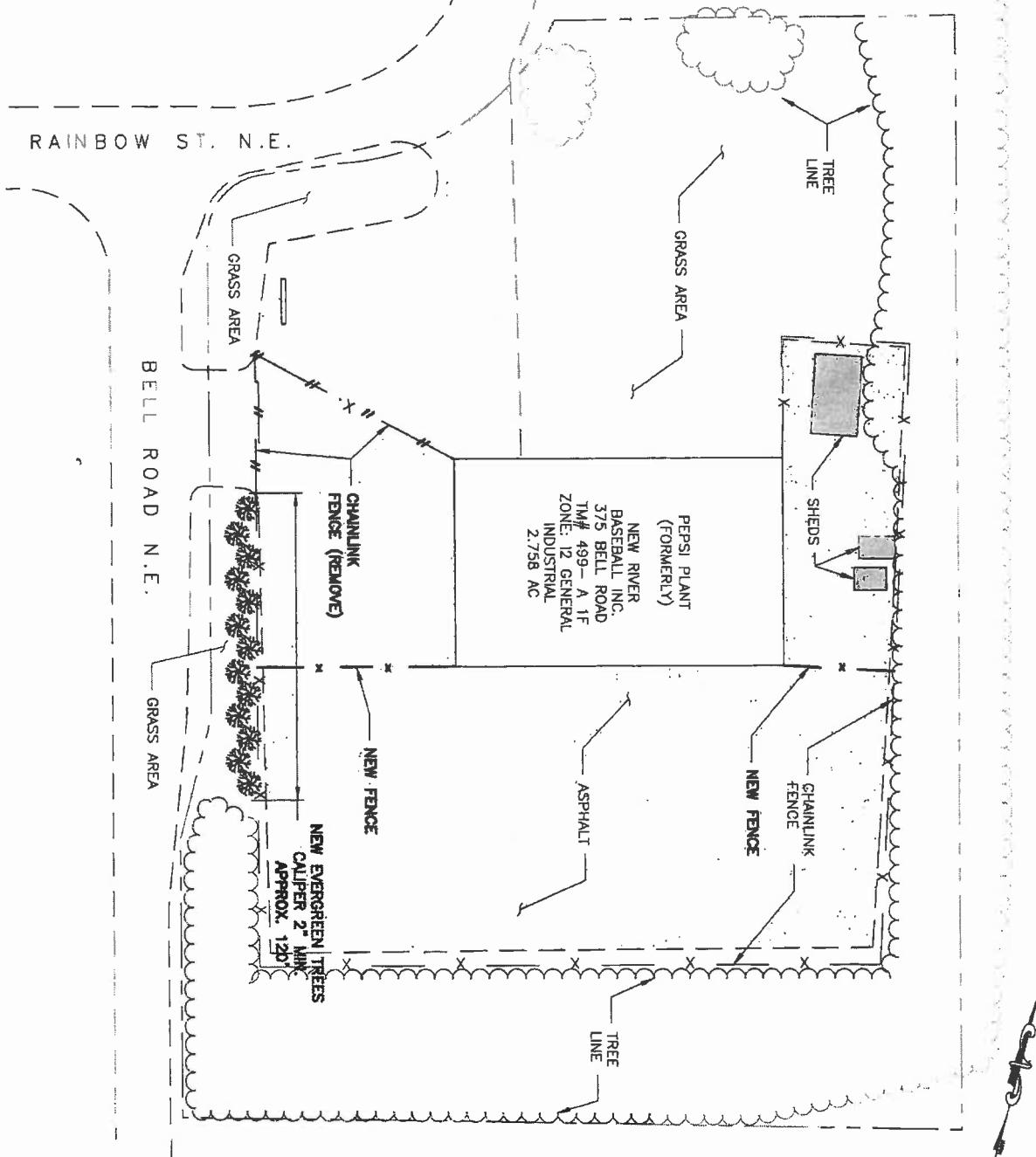
Date: _____

Date: _____

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

Town Manager

Date



PROPOSED

Designed By: RCM
Drawn By: MCP
Drawing: 4001
Scale: 1" = 40'
Com. No.: 4651
Sheet: 1 of 1

CONDITIONAL USE PERMIT REQUEST
375 BELL ROAD
RTY LLC.
CHRISTIANSBURG, VIRGINIA



102 Albemarle Ave.
Roanoke, Virginia
24013
www.lmmpo.net
ph: 540.846.0676
lmmpo@gmail.com

Resolution of the Town of Christiansburg Planning Commission

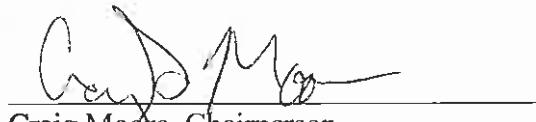
Conditional Use Permit Application

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a request made by Mike Harris (agent for property owner Raymond Myers) for a private recreational facility at 375 Bell Road (tax parcel 499 – ((A)) – 1F) in the I-2 General Industrial District, has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (**permit / ~~do not permit~~**) the issuance of a Conditional Use Permit (CUP) to Mike Harris (agent for property owner Raymond Myers) for a private recreational facility at 375 Bell Road (tax parcel 499 – ((A)) – 1F) in the I-2 General Industrial 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 recreational activities only.
2. Outdoor activities shall be limited to between 8:00 a.m. and 9:00 p.m.
3. There shall be no excessive noise between 11:00 p.m. and 7:00 a.m.
4. This permit is subject to inspections and approval of the facilities and equipment by the Fire Marshall, Building Official, and Rescue Squad Captain. The Town of Christiansburg requires that the applicants use and maintain the facilities and equipment in accordance with equipment manufacturer's guidelines.
5. This permit shall be valid for New River Baseball, Inc. only and is nontransferable.
6. Parking for the operation shall be limited to the existing parking area immediately in front of the building on the property.
7. This permit shall be subject to review by the Planning Commission in one year.
8. All outdoor recreational activities to remain 30 feet from the existing residential units.

Dated this the 24th day of November 2014.



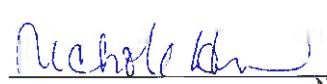
Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Collins seconded by Beasley at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Public Hearing on the above request on November 24, 2014. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Matthew J. Beasley	X			
Ann H. Carter	X			
Harry Collins	X			
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: Raymond and Sharon Myers Agent: Mike Harris President NEB:

Address: 375 Bell Road Address: 530 Capitol Way
Christiansburg, VA 24073 Christiansburg, VA 24073
or 506 Northview Dr.

Phone: (540) 552-9377 Phone: (540) 392-2368

I am requesting a Conditional Use Permit to allow NRBi to utilize our property above
for their baseball/softball non-profit organization
on my property that is zoning classification 1-2 under Chapter 42: Zoning of the
Christiansburg Town Code.

My property is located at 375 Bell Road Christiansburg

Tax Parcel(s): Parcel 004867 Tax Map ID 499-A-1F

Fee: N/A

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

Signature of Landowner(s): *Raymond H. Myers* Date: *10-29-22*

Raymond H. Myers

Date: 10-29-2014

Sharon Myers

Date: 10-29-2014

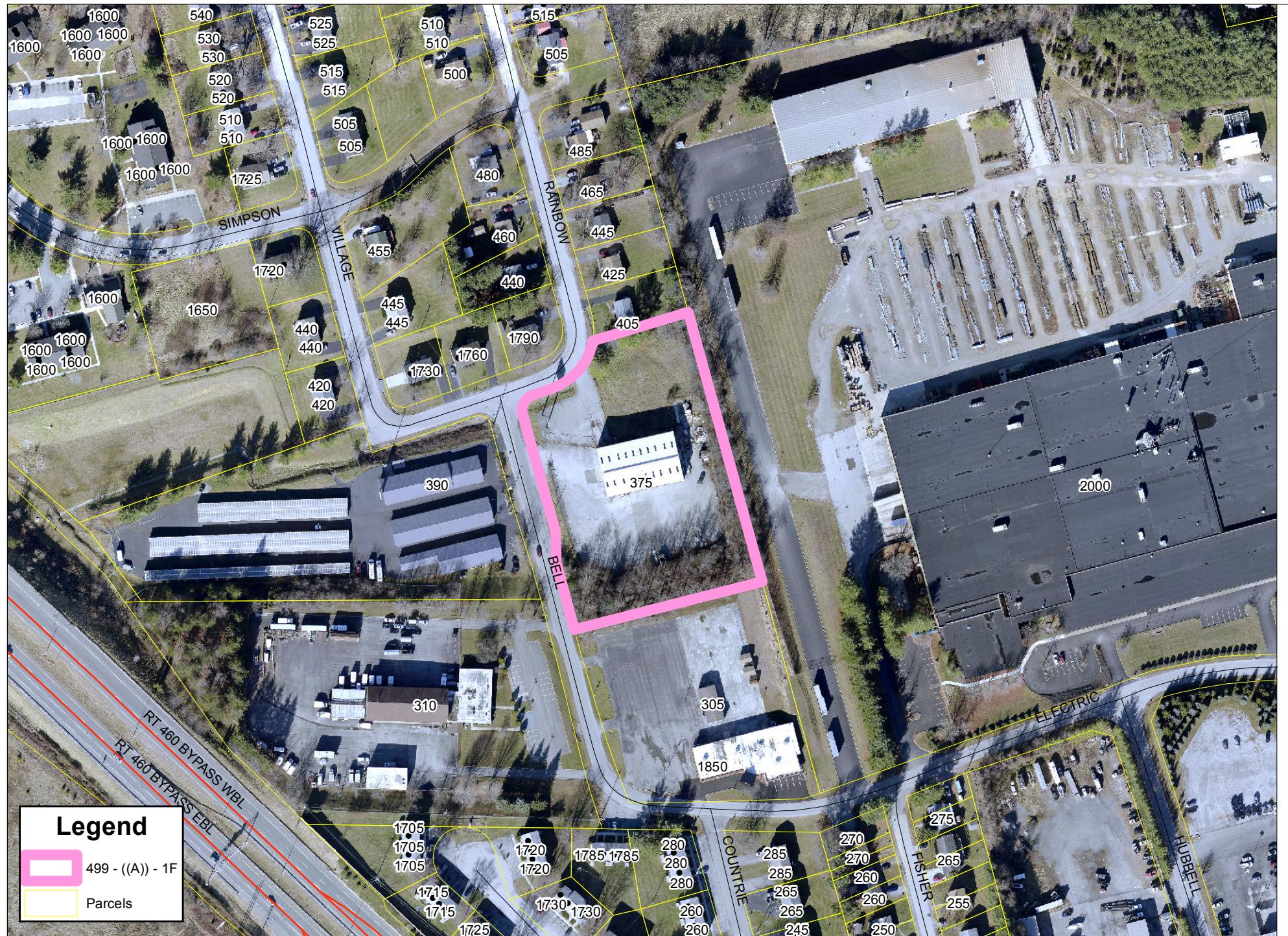
Date: _____

This request was approved / disapproved by a vote of the Christiansburg Town Council on 12-9-14. Any Conditions attached shall be considered requirements of the above request.

Town Manager

✓ 37 v. 15

9 Feb 15

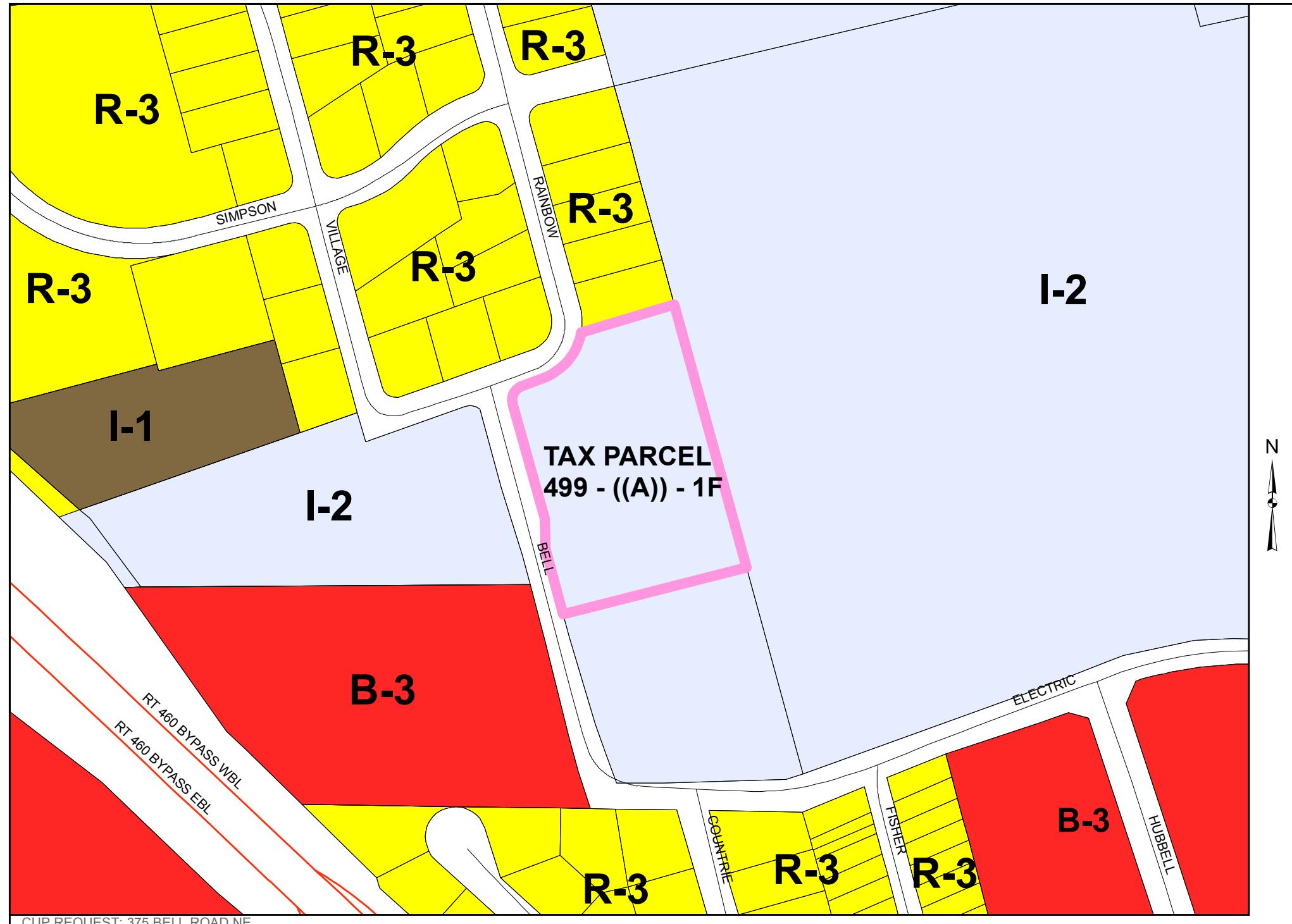


CUP REQUEST: 375 BELL ROAD NE

PC: OCTOBER 2, 2017
 TC: OCTOBER 24, 2017

0 200 400 600
 Feet

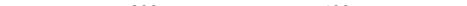
N



CUP REQUEST: 375 BELL ROAD NE

PC: OCTOBER 2, 2017

TC: OCTOBER 24, 2017



0 200 400 600

Feet

CUP: 375 BELL ROAD NE

Adjoining Property Owners

<u>Tax Map #</u>	<u>Owner(s)</u>	<u>Mailing Address</u>	<u>City, State, Zip</u>
499- A 1C-2	CHRISTIAN GROWTH CENTER INC	1850 ELECTRIC WAY	CHRISTIANSBURG, VA 24073
499- A 1G	CHRISTIANSBURG SELF STORAGE LP	1800 MLK PKWY STE 103	DURHAM, NC 27707
499- 2 1	HARVEY HUBLEE INC	701 MILLENNIUM BLVD	GREENVILLE, SC 29607
499- A 13	MARINE HOLDING LTD	310 BELL RD	CHRISTIANSBURG, VA 24073
499- 8 15	MCALISTER JAMES W JR	1170 FALCON RUN	CHRISTIANSBURG, VA 24073
499- A 1F	NEW RIVER BASEBALL INC	508 S MAIN ST	BLACKSBURG, VA 24060
499- 5 1	POFF LIVING TRUST	155 ARROWHEAD TRL STE B	CHRISTIANSBURG, VA 24073 3163
499- 6 14	VANGORDEN RICHARD F	1790 RAINBOW ST	CHRISTIANSBURG, VA 24073
	ATTN DANA MCCULLEY		
	MCALISTER TOSCIA S		
	C/O JOHN HARRIS		
	C/O VALLEYWIDE MANAGEMENT INC		



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

INTERIM 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, October 2, 2017 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, October 24, 2017 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: Elijah Bowen, Blue Ridge Motion LLC, agent for Kevin Carter

Location: 492 Reading Road SE, Unit D

Application #: CUP-2017-09

The Town of Christiansburg has received a conditional use permit request by Elijah Bowen, Blue Ridge Motion LLC, agent for Kevin Carter, for a private recreational facility (gym) at 492 Reading Road, S.E., Unit D (tax parcel 528-((A))-73) in the I-2 General Industrial District. A conditional use permit is required for a private recreational facility (gym) in the General Industrial (I-2) zoning district per Sec. 42-397 (13) of the Christiansburg Town Code.

The property is partially located within the 100-Year and 500-Year Flood Hazard Areas and does not lie within a Historic District or Urban Development Area. The adjoining properties are zoned R-1 Single Family Residential, R-2 Two-Family Residential, R-3 Multi-Family Residential, and I-2 General Industrial and contain undeveloped land, business, recreation, government, and residential uses. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

The following conditions are taken from the most recent conditional use permit approved for a private recreational facility at the same location (2017) and are provided to the Planning Commission for discussion purposes.

1. There shall be no excessive noise between 10:00 p.m. and 7:00 a.m.
2. This permit shall be subject to inspections and approval of the facilities and equipment by the Fire Marshall and Building Official. The Town of Christiansburg requires that the applicants shall use and maintain the facilities and equipment in accordance with equipment manufacturer's guidelines.
3. This permit shall be subject to review by the Planning Commission in one year.

List of attachments included with staff report

1. Conditional Use Permit Application
2. Aerial map
3. Zoning map
4. Adjoining properties



TOWN OF CHRISTIANSBURG

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

Conditional Use Permit Application

Blue Ridge Motion LLC.

Landowner: Kevin Carter Agent: Elijah Bowen

Address: P.O. Box 407, Blacksburg, VA, 24063 Address: #204 B, barberry rd, 2601 yellow sulfur rd, Christiansburg, VA.

Phone: (540) 320-2877 Phone: (540) 577-0148

I am requesting a Conditional Use Permit to allow private recreational facility (Parkour gym)

on my property that is zoning classification I-2 under Chapter 42: Zoning of the Christiansburg Town Code. (K.Wanis RD)

My property is located at 492 Reading Road, unit D

Tax Parcel(s): 528-A 73 (Parcel ID:014664)

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): Kevin Carter Date: 8-31-17

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 _____

Conditional use permit request for industrial zoned property. (492 Reading road)

Who we are, what we do.

We are Blue Ridge Motion LLC, we are a movement center/gym specializing in parkour/free running, ninja warrior training, martial arts aerobatics (tricking), aerobic and calisthenic fitness, and tumbling. We have been successfully operating in Floyd county for 3 years now, and are looking to expand our business into Christiansburg.

Something NEW to offer the town.

The services we offer are unique to our entire area; to my knowledge, I am the only certified parkour instructor in our region and there is no other training facility or place within hours of us that specializes in parkour or tricking classes. We have had people and still have some that come from Roanoke, Christiansburg and Blacksburg, for our classes and services. Our gym will be set up to be parkour specific, with obstacles of various sizes, and heights for vaulting, climbing, scaling etc... as well as gym mats for safety, and some unique equipment for tumbling (air floors that are safer and better for training the movements we practice). We would be the only gym around with the facility built out for this specific purpose, so it would not only be unique to Christiansburg, but to all of Montgomery county and even the surrounding counties. Something entirely new for people to do.

Who we appeal to.

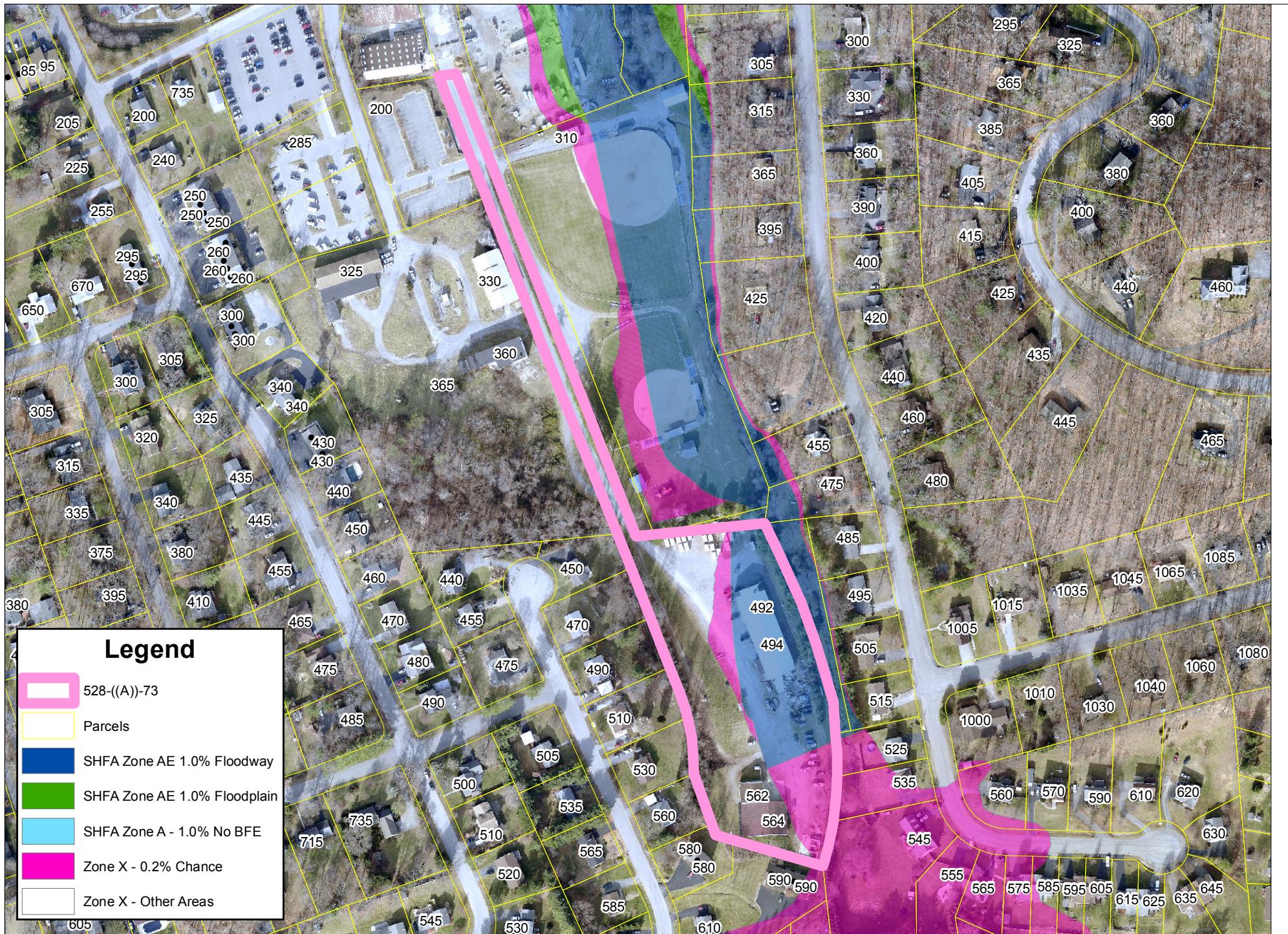
Parkour, and tricking are both growing sports, especially among teens, cross fitters, and obstacle course runners, but we teach kids and adults of all ages; aged 5 or older. Our insurance allows us to take anyone that wants to learn the sport and movement, so adults of any ages can come, take classes, practice and learn. Right now, we have a wide array of people we appeal to, it's a pretty even mix of boys and girls between the ages of 7 and 16, but we get them all across the age ranges as old as 50.

What exactly is parkour?

Parkour or free running, is a movement art discipline and upcoming sport. People often recognize it by the extreme athletes that do the big jumps, and flips off of things all around the world, but parkour is more than that. Parkour is an individualized discipline where the goal of the athlete is to develop themselves, their expression through movement, learn to overcome obstacles not only literally, but in life, and to constantly compete against their own body to expand their physical and mental limits. I personally have practiced this sport for 8 years now, (I've been teaching it for 4) and it has never ceased to be a passion of mine, not only to do it, but to teach it to others. You could describe it as getting from point A to point B, in the most efficient, fun or physically self expressive way possible, using only your body to achieve this; whether this involves vaulting, running, flipping, scaling or any other possible movement to achieve the goal. It is a sport that is not easy to define because many athletes do it for different reasons, for some it's just for exercise or fun, and for others it is a way of life and expression of their ability to move freely.

The need for an industrial building.

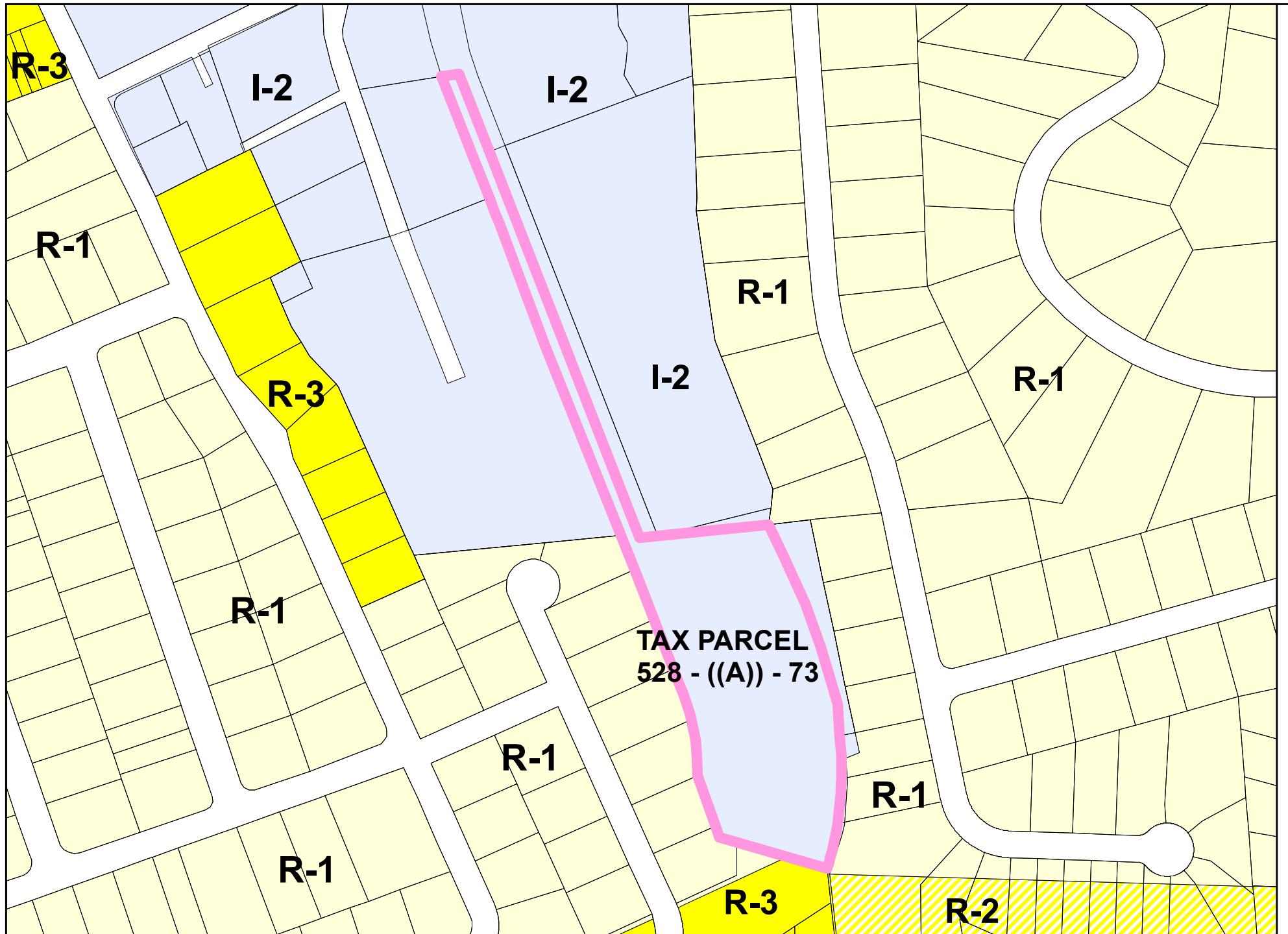
Because of our unique services, we have some more unique needs. This building off of reading road is perfect for what we need to start. There are a handful of commercially zones places around, but they are either way out of our starting price range, or the ceiling height is not tall enough (minimum of 15 feet, higher is even better). For this reason, we need this industrial type building. To the left of the unit we wish to occupy, is a weight training gym. I have contacted the owner, Ashley Jones (New river barbell & fitness), and she has agreed that our businesses would be complimentary to each other. The ultimate plan is for us to use this space for 1 to 2 years at least, then expand into a bigger location in Christiansburg as the business grows, and offer more services at the fairest prices I can manage.



CUP REQUEST: 492 READING ROAD SE

PC: OCTOBER 2, 2017

TC: OCTOBER 24, 2017



CUP REQUEST: 492 READING ROAD SE

PC: OCTOBER 2, 2017
TC: OCTOBER 24, 2017

0 200 400 600
Feet

CUP: 492 READING ROAD SE

Adjoining Property Owners

<u>Tax Map #</u>	<u>Owner(s)</u>	<u>Mailing Address</u>	<u>City, State, Zip</u>
528- A 78A	ANDRIOLA KRISTEN M	495 ARROWHEAD TRL	CHRISTIANSBURG, VA 24073
528- 37 17	BOONE JAMES H	545 ARROWHEAD TRL SE	CHRISTIANSBURG, VA 24073
528- 37 18	BOWMAN HUBERT A JR	535 ARROWHEAD TRL	CHRISTIANSBURG, VA 24073
528- A 73	CARTER KEVIN T	P O BOX 407	BLACKSBURG, VA 24063
528- A 81	CHRISTIANSBURG FUEL & SUPPLY INC	P O BOX 26234	RICHMOND, VA 23260
528- A 88	CHRISTIANSBURG KIWANIS CLUB		CHRISTIANSBURG, VA 24073
528- A 65	CHRISTIANSBURG TOWN OF	MAINTENANCE SHOP	
528- 15 1	HARLESS MELISSA L	560 READING RD	CHRISTIANSBURG, VA 24073
528- 14 4	JUSTICE LORRIE LYNN BODEK	490 READING RD	CHRISTIANSBURG, VA 24073
528- 14 6	KEEN WILLARD B	510 READING RD	CHRISTIANSBURG, VA 24073
528- A116	KIWANIS CLUB OF	P O BOX 313	CHRISTIANSBURG, VA 24068
528- A 80	KIWANIS CLUB OF CBURG VA	P O BOX 313	CHRISTIANSBURG, VA 24068
528- 24 14	MARTIN MICHAEL B	475 ARROWHEAD TRL	CHRISTIANSBURG, VA 24073
528- 14 8	MCGEE CHERI A	530 READING RD	CHRISTIANSBURG, VA 24073
528- 14 2	MILLS AMY M	470 READING RD	CHRISTIANSBURG, VA 24073
528- A 72	MONTGOMERY COUNTY BOARD	755 ROANOKE ST STE 2F	CHRISTIANSBURG, VA 24073
	NORFOLK SOUTHERN CORPORATION	THREE COMMERCIAL PLACE	NORFOLK, VA 23510
528- 34 3	POWERS CARL E JR	450 READING RD	CHRISTIANSBURG, VA 24073
528- 15 2	READING ROAD 580 LLC	1540 CREEKSIDE LN	RINER, VA 24149
528- 13 15	READING ROAD 590 AND 610 LLC	1540 CREEKSIDE LN	RINER, VA 24149
528- A 64	SOUTHERN STATES COOPERATIVE INC	P O BOX 26234	RICHMOND, VA 23260
528- 37 19	STUMP BRAD A	525 ARROWHEAD TRL	CHRISTIANSBURG, VA 24073