



# Town of Christiansburg Planning Commission Monday, May 14, 2018 Agenda

## Planning Commission

### Chairperson

Jennifer D. Sowers

### Vice-Chairperson

Hil Johnson

### Non-Voting Secretary/

### Planning Director

Andrew Warren

### Other Members

Ashley Briggs  
Catherine Clifton  
Harry Collins  
Mark Curtis  
Jessica Davis  
Jeananne Knees  
Craig Moore  
Ann Sandbrook

## Town Manager

Randy Wingfield

## Town Attorney

Guynn &  
Waddell, P.C.

### *Planning Commission's Next Meeting:*

*Tuesday, May 29, 2018  
at 7:00 p.m.*

## ***REGULAR MEETING***

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Monday, May 14, 2018 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 April 30, 2018 meeting.
- 3) Public Hearing on a Conditional Use Permit request by Peggy Beasley for a loudspeaker/sound amplification/outdoor sound system to be used in excess of the Town of Christiansburg's Noise Ordinance at 255, 275, and 365 Starlight Drive, S.E., (Tax Map Nos. 529 – A – 12; 529 – A – 13; and 529 – A – 14) in the B-3, General Business zoning district.
- 4) Public Hearing on a Rezoning request by Guy Matthew and Wendy W. Funk at 1800 Depot Street N.E. (Tax Map Nos. 498-A 90 and 498-A 90A) in the B-3, General Business zoning district to the R-1, Single Family Residential zoning district. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 5) 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 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](mailto:awarren@christiansburg.org).

**Christiansburg Planning Commission  
Minutes of April 30, 2018**

**Present:**

Ashley Briggs  
Catherine Clifton  
Harry Collins  
Jessica Davis  
Hil Johnson, Vice-Chairperson  
Craig Moore  
Ann Sandbrook  
Jennifer D. Sowers, Chairperson  
Andrew Warren, Secretary Non-Voting

**Absent:** Mark Curtis  
Jeananne Kries

**Staff/Visitors:** Will Drake, staff  
Jared Crews, staff  
Arthur Hamrick, 2150 Palmer Street  
Chris Waltz, 1370 Rigby Street  
Jay McGuire, Hurt & Proffitt  
Stephon Crawford, Safe Haven Family Services

Chairperson Sowers 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 Sowers opened the floor for public comment.

Arthur Hamrick, 2150 Palmer Street stated he has had issues with zoning and inspections within the Town. Mr. Hamrick stated the Appalachian Power Company substation on Palmer Street was built on top of a cave and too close to both the gas line and railroad in the area. Mr. Hamrick furthered explained his concerns with the location of the substation and further stated he believed there should have been a public hearing to allow the construction of the substation. Following up on the Commission's request, Mr. Warren stated Town staff would bring the issue up with the Town Engineering Department to find out additional information.

Chris Waltz, 1370 Rigby Street, stated he believed the sound consultant had changed his position on measuring noise levels between the noise ordinance public

hearings for the Planning Commission and Town Council. Mr. Waltz also expressed what he believed to be an inconsistency on the subject of the noise ordinance enforcement and how it was explained between the two hearings. Mr. Waltz stated Town officials should place consideration on the information and counsel they receive.

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

Approval of Planning Commission Minutes for April 16, 2018 Meeting

Chairperson Sowers introduced the discussion. Commissioner Sandbrook made a motion to approve the April 16, 2018 Planning Commission meeting minutes. Commissioner Moore seconded the motion, which passed 6-0. Commissioners Johnson and Briggs abstained as they were not present at the April 2, 2018 meeting.

Public Hearing on a Conditional Use Permit request by Safe Haven Family Services, Inc., agent for Quorum Holding Corporation for a single-family residential dwelling at 2175 Palmer Street, N.E., tax map no. 266 - A – 17 in the B-3, General Business Zoning district. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Sowers opened the public hearing.

Mr. Crawford stated the residence would be used as a group home. Mr. Crawford noted the property was used as a group home prior to its commercial use. Mr. Crawford explained elderly women would be housed at the residence and the location would be useful due to its proximity to Carillion, the Town Recreation Center, and the Aquatic Center. Mr. Crawford stated he operated another group home into Town behind the mall. Mr. Crawford added neighbors have not voiced any concerns with the group home use and he did not anticipate any issues arising. Mr. Crawford stated the property is currently being furnished and three women are waiting to occupy the dwelling.

Commissioner Johnson pointed out the house has three bedrooms, one bathroom and is 1,123 square feet in total area. Mr. Crawford added there is area downstairs in the home that can be used as an additional bedroom.

Mr. Warren explained the home is existing but has had commercial uses most recently. Mr. Warren noted the Conditional Use Permit would allow a single-family dwelling use for the property. Mr. Warren noted group homes are protected by State Law and are required to be treated as single-family dwellings if there are less than 8 occupants.

Mr. Warren stated the home would need to be licensed by the State as a group

home. Mr. Warren added there would be no restrictions for the dwelling at the local level so long as the home met the standards set by the State.

Vice-Chairperson Johnson asked whether there were any traffic concerns for the area surrounding the property. Mr. Warren stated there is no proposed crosswalk at this location and pedestrian traffic would cross North Franklin further up. Mr. Warren explained Palmer Street has no direct connectivity to North Franklin Street so the home would be shielded from the heavy traffic. Commissioner Moore stated limited-access fencing is also in place separating the property from North Franklin Street.

Mr. Warren stated no conditions were proposed by staff. Commissioner Moore stated the residential use for the property may be sensible as the location may not be attractive for commercial uses.

Commissioner Moore motioned to recommend Town Council approve the Conditional Use Permit. Commissioner Clifton seconded the motion, which passed 8-0.

With no further discussion, Chairperson Sowers closed the public hearing.

Presentation and Discussion of Trail Planning Study FY 2015 – FY 2016, by Jay McGuire of Hurt & Proffitt.

Mr. McGuire stated Hurt & Proffitt was commissioned by the Town in 2015 conduct a trail study within Christiansburg. Mr. McGuire provided an overview of the existing Huckleberry Trail as well as the upcoming extension of the trail. Mr. McGuire used the Google Earth application to look at various areas discussed.

The following items were presented:

- A proposed extension for North Franklin Street along Arbor Drive to Peppers Ferry road near Lowes. Mr. McGuire proposed the extension occurring on the north side of the roadway as there is some existing sidewalk on that side and a graded shoulder equipped for sidewalk is already in place. Mr. Warren added sidewalk connection may happen at Market Street in conjunction with the Market Street Plaza revitalization.
- A sidewalk extension on Ponderosa Drive as well as connectivity to the existing trail system across US-460.
- A 1,000 foot extension from Cambria Street Northwest to Sleepy Hollow road. Mr. McGuire noted two options are available: installation of sidewalk and a bike lane, or installation of an 8 foot asphalt trail with a 5 foot grass buffer. Mr. McGuire noted the trail option is safer while the sidewalk and bike lane option would be cheaper.
- An extension along Cambria Street Northeast to Downtown Cambria. Mr. McGuire noted the wideness of Cambria Street would allow for traffic lanes to

be narrowed and allow for pedestrian travel. Mr. McGuire added there was some existing sidewalk but a trail system would be safer.

- A trail system from Downtown Cambria along Depot Street to Roanoke Street.
- An old spur line running almost to Kiwanis Park that may be vacated by Norfolk Southern which could be utilized as a trail.
- Extension of sidewalk from the entrance of Kiwanis Park along the south side of Roanoke Street down to Robert Street.
- An extension of the Huckleberry trail from Independence Boulevard to Golf Leaf Drive and the installation of a crosswalk at the intersection of Independence Boulevard and North Franklin Street. Mr. Warren noted funds may be available to extend the trail to Scattergood Drive where a small parking lot could be provided at the Christiansburg Institute.
- Usage of the North Franklin Street Bridge for pedestrian and bike travel. Mr. McGuire noted two options were available: extension of the existing bridge to create a separated area for pedestrian and bike travel or the construction of a separate bridge that would extend over the railway. Mr. McGuire explained the goal of this extension would be to provide access to the Aquatic Center and the future passenger rail system and stated the cost of a separate bridge would be approximately 1.5 million dollars.
- The option to extend the trail to go under the North Franklin Street Bridge. Mr. McGuire explained retaining walls would need to be put in place and noted the bridge is currently in good condition and it could be 15 to 20 years before any work on it occurs.
- The installation of a trail segment from Mill Lane that would run behind the Aquatic Center, the skate park, and Kroger and would connect to Depot Park. Mr. Warren added a bridge connecting Depot Park to the skate park would be installed in the next fiscal year.
- Future trail connection into Downtown. Mr. McGuire stated existing sidewalk on Depot Street at Depot Park could connect to the North Franklin Street entrance to Downtown. Mr. McGuire noted trail installation would be difficult on Depot Street due to road width and conditions.

Mr. Warren noted the trail study began in 2015/16 and some projects covered had moved forward already while others are still being considered.

Commissioner Collins asked how much a bridge across North Franklin Street at Independence Boulevard might cost. Mr. McGuire stated the cost would likely be 500,000 dollars but stated issues with elevation would limit the ability to place a bridge in this area. Mr. McGuire stated the stoplight at the Independence Boulevard and North Franklin Street intersection is currently the safest point for crossing North Franklin Street.

Mr. McGuire reviewed a table summarizing the costs of the proposed projects to the Commission.

Chairperson Sowers thanked Mr. McGuire for the information provided.

Other business.

Chairperson Sowers opened the discussion.

Mr. Warren stated a Comprehensive Plan subcommittee meeting would need to be scheduled in order to look over the draft language for the “technology section” of the Comprehensive Plan. Mr. Warren stated he would be reaching out to potential subcommittee members to schedule the meeting.

With no other business, Chairperson Sowers adjourned the meeting at 7:57 p.m.

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Jennifer D. Sowers, Chairperson

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Andrew Warren, Secretary Non-Voting



ESTABLISHED  
NOVEMBER 10, 1792

INCORPORATED  
JANUARY 7, 1833

MAYOR  
D. MICHAEL BARBER

COUNCIL MEMBERS  
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HARRY COLLINS  
STEVE HUPPERT  
MERISSA SACHS  
HENRY SHOWALTER  
BRADFORD J. "BRAD" STIPES

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

## Planning Department Staff Report

Application Type: Conditional Use Permit

Applicant: Peggy Beasley

Location: 255, 275, and 365 Starlight Drive, S.E.

Proposal: Loudspeaker/sound amplification/outdoor sound system to be used in excess of the Town of Christiansburg's Noise Ordinance.

### Request

The Town of Christiansburg has received a Conditional Use Permit request by Peggy Beasley for a loudspeaker/sound amplification/outdoor sound system to be used in excess of the Town of Christiansburg's Noise Ordinance at 255, 275, and 365 Starlight Drive, S.E., Tax Map Nos. 529 – A – 12; 529 – A – 13; and 529 – A – 14 in the B-3, General Business District. The subject property is used as a drive-in movie theater and a flea market.

In the B-3, General Business District, a Conditional Use Permit is required for a loudspeaker/sound amplification/outdoor sound system to be used in excess of the Town of Christiansburg's Noise Ordinance in the General Business (B-3) zoning district, per Sec. 42-336 (60) of the *Christiansburg Town Code*.

### Background

The Town of Christiansburg adopted an amendment to its Noise Ordinance, Chapter 24 "Nuisances" on April 24, 2018. The amended Noise Ordinance prohibits noise that is plainly audible within another person's enclosed dwelling unit or exceeds the sound pressure levels on the property of another person during the time periods specified in Table 1, Sec. 24-33 of the *Christiansburg Town Code*.

Table 1. Maximum Permissible Sound Pressure Levels

	Outdoor Sound Level Limit in dB(A)	
Sound Receiving Zoning District	Day Period: 7:00 am-10:00 pm	Night Period: 10:00 pm-7:00 am
Agricultural-A, Residential-R-1A, R-1, R-2, R-3, R-MS, and Mixed-Use-MU-1, MU-2	57 dB(A)	52 dB(A)
Business-B-1, B-2, B-3	65 dB(A)	65 dB(A)

- (i) On Friday and Saturday nights only, the Night Period shall begin at 11:00 pm instead of 10:00 pm.
- (ii) Sounds that are heard outdoors that are audibly apparent to have a low-frequency emphasis (e.g., bass frequencies) may also be measured with sound level meter set on dB(C) scale, Fast response. The resultant dB(C) measurements shall not exceed the dB(A) values of Table 1 by more than 5 decibels in any sound receiving zoning district for the specified time period.

The Noise Ordinance and the Zoning Ordinance were further amended to allow for a Conditional Use Permit to be requested in order for properties to exceed the Noise Ordinance on a recurrent nature.

Under the Noise Ordinance, permitted sound pressure levels are dependent on the time of day the sound is being generated and the zoning district of the property receiving the sound. In the business zoning districts (B-1, B-2, and B-3), sound generated on one person's property may not exceed 65 decibels on the property of another person at any time of the day. In all other zoning districts (excluding industrial zoned property), sound generated on one person's property may not exceed 57 decibels during the daytime period (7:00 am – 10:00 pm) or 52 decibels during the nighttime period (10:00 pm – 7:00 am). On Friday and Saturday nights, the daytime period is extended an additional hour and the nighttime sound pressure levels do not have to be observed until 11:00 pm.

Sound pressure levels are measured in A-weighted decibels, dB(A). In order to regulate sounds that have a low-frequency emphasis, the Noise Ordinance also provides for sounds to be measured on the dB(C) scale and those measurements are not to exceed the values given in Table 1, Sec. 24-33 by more than 5 decibels.

### **Application**

The applicant has offered two requests in consideration for their Conditional Use Permit application.

1. Allow amounts of time, not to exceed 60 seconds each time, for short bursts of noise during a given night in which the maximum decibel level would not exceed 75 dB(A). This would be allowed Monday through Sunday until 1:00 am. It would provide for movie sounds to cover things such as explosions, gunfire, or screams.

*(Staff believes the intention is to allow for sound to not exceed 75 dB(A) on receiving property not owned by the applicant.)*

2. Allow for sounds to not exceed daytime levels for the full run of the first movie on Thursday, Friday, Saturday, and Sunday nights.

*(Staff believes the applicant is requesting to be allowed to operate under the permitted daytime levels – 57 dB(A) in residential zoning districts and 65 dB(A) in business zoning districts – for the first movie showing, as the first showing may not end before the daytime sound limits end; 10:00 pm on Thursdays and Sundays, 11:00 pm on Fridays and Saturdays.)*

The property is not located within the 100-Year Flood Hazard Area or a Historic District. The property is not located within an Urban Development Area. The adjoining properties are zoned R-1, Single Family Residential, R-2, Two-Family Residential, and B-3, General Business and are comprised of residential uses.

### **Public Hearing Dates**

*The Planning Commission Public Hearing is scheduled for Monday, May 14, 2018 and the Town Council Public Hearing is scheduled for Tuesday, June 12, 2018.*

List of attachments included with staff report

1. Conditional Use Permit application	4. Adjoining properties
2. Aerial Map	5. Citizen correspondence
3. Zoning map	



## TOWN OF CHRISTIANSBURG

100 East Main Street  
Christiansburg, VA 24073

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

### Conditional Use Permit Application

Landowner: Peggy Beasley Agent: \_\_\_\_\_  
 Address: 305 Starlight Dr Address: \_\_\_\_\_  
Christiansburg  
 Phone: 540 382 9227 Phone: \_\_\_\_\_

I am requesting a Conditional Use Permit to allow me to run my business  
Starlite Drive In Theater showing movies  
 on my property that is zoning classification B-3 under Chapter 42: Zoning of the  
 Christiansburg Town Code.

My property is located at 305 Starlight Drive  
 Tax Parcel(s): 529-A13

Fee: \_\_\_\_\_

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): Peggy Beasley Date: 4-13-18  
 \_\_\_\_\_ 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

## Appendix A

**Per** our recorded concerns, in print and in media, at numerous Town Hall hearings and meetings-

**We**, hereby, are **Not** in favor of this measure being imposed by Government on our businesses and on our rights.

**We built our businesses under a code that exempted our businesses.**

If this Conditional Use Permit prevents future Government intrusion and Overreach and we are left Unimpeded, Then we will continue to invest and do great things in the community.

If we continue to be harassed by Government, then we will challenge the Validity of your actions all the way to the **United States Supreme Court**.

We will fight for our rights, for small business rights, for property owners' rights, for Church and Religious freedom, for Women's rights, for Musicians' and Artists' rights and All person's seeking entertainment and happiness- in order to teach you, The Town of Christiansburg Town Government- that this is and will always be, an idea and a country worth fighting for, **America**.

## Andrew Warren

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**From:** Jonathon Taylor <jonathon.taylor19@gmail.com>  
**Sent:** Tuesday, May 8, 2018 4:12 PM  
**To:** Andrew Warren  
**Subject:** Re: Conditional Use Permit - proposed standards  
**Attachments:** Appendix A.docx

Andrew,

We want to be able to have coverage for things as explosions, gunfire, or screams for short amounts of times not to exceed 60 seconds each time during a given night. We request that this allowance be 75 DbA until 1 is daily Monday -Sunday to allow coverage for the short bursts previously discussed. We also want to be able to have the ability to host concerts not to exceed 5 times per year on the property. We also request that this conditional use permit stays in full effect indefinitely while Peggy Beasley or Jonathon Taylor is running the Starlite Drive-in. We request that if patrons on the premises are causing the violation, that the police department directly intervene since this is a venue that supports the community as a whole and not just for one persons viewing. We also request that this conditional use permit fee of \$750.00 be waived 100% due to the stress and strain placed on this business and Peggy herself.

Rough draft by myself, Peggy can fill in any other requests tonight.

On Tue, May 8, 2018 at 2:41 PM, Andrew Warren <[awarren@christiansburg.org](mailto:awarren@christiansburg.org)> wrote:

Thank you.

**From:** Jonathon Taylor [mailto:[jonathon.taylor19@gmail.com](mailto:jonathon.taylor19@gmail.com)]  
**Sent:** Tuesday, May 8, 2018 12:38 PM  
**To:** Andrew Warren  
**Subject:** Re: Conditional Use Permit - proposed standards

Working on this now. Ill have something over to you soon.

On Tue, May 8, 2018 at 10:00 AM, Andrew Warren <[awarren@christiansburg.org](mailto:awarren@christiansburg.org)> wrote:

Jonathon,

There have not been any standards exceeding the noise ordinance submitted for the Starlight. In talking with the manager of the Starlight when I dropped a copy of the schedule off last Thursday, he indicated that the first movie on Friday and Saturday (even if it goes past 11PM) should be able to meet the daytime dB(A) maximum levels.

Is this the only standard that you are looking to exceed of the noise ordinance?

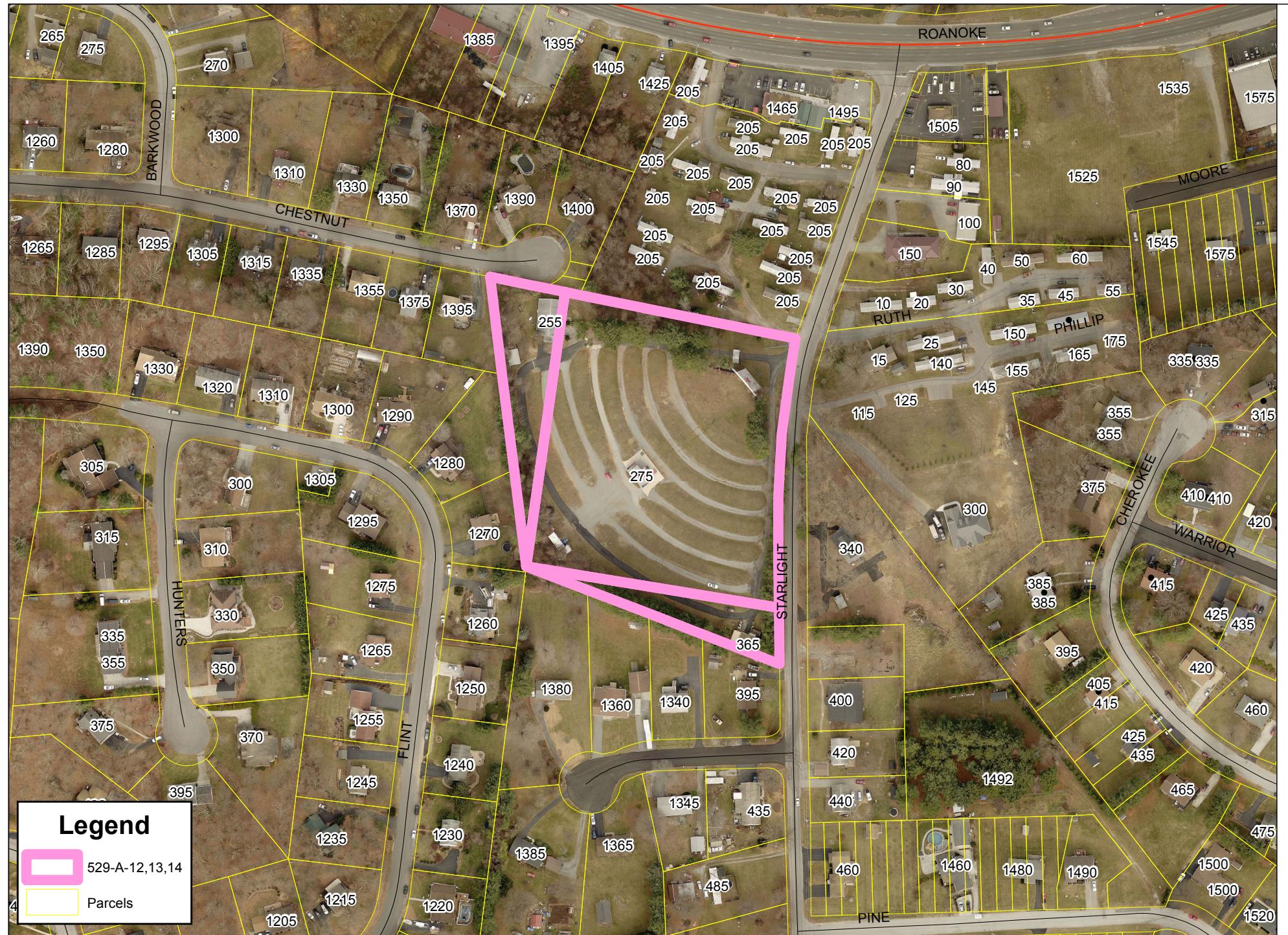
Can you check with Peggy and confirm that this is the only standard that you the drive-in is looking to exceed?

If not, please let me know as soon as you can what the other standards the Starlight would propose?

Btw, please forward me Peggy's email address if that is a better way to get ahold of him.

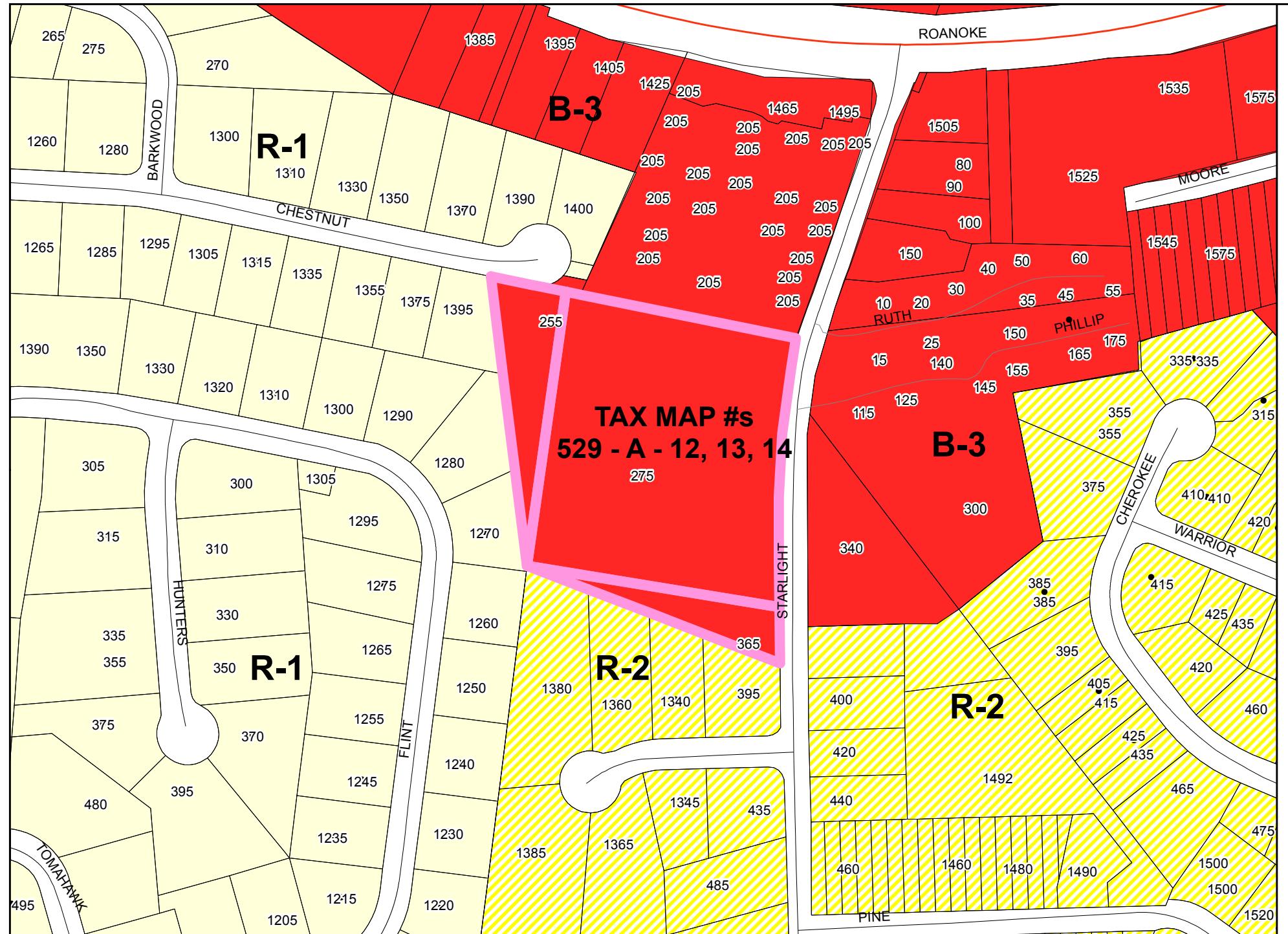
Thanks,

Andrew



PLANNING COMMISSION PUBLIC HEARING: MAY 14, 2018  
 TOWN COUNCIL PUBLIC HEARING: JUNE 12, 2018

0 200 400 600  
 Feet



CUP REQUEST: 255/275/365 STARLIGHT DRIVE SE

PC PUBLIC HEARING: MAY 14, 2018

TC PUBLIC HEARING: JUNE 12, 2018

A number line diagram for a geometry problem. The line is labeled "Feet" at the bottom. Tick marks are labeled 0, 200, 400, and 600. A point is marked on the line between 0 and 200, and another point is marked between 400 and 600. The distance between these two marked points is 100 feet.

**Adjoining Property Owners**

<u>Tax Map #</u>	<u>Owner(s)</u>	<u>Mailing Address</u>	<u>City, State, Zip</u>
529- 25 2	AARON TEDDY E	AARON TERESA A	CHRISTIANSBURG VA 24073
529- A 12	BEASLEY PEGGY A	365 STARLIGHT DR	CHRISTIANSBURG VA 24073
529- A 13	BEASLEY PEGGY A	365 STARLIGHT DR	CHRISTIANSBURG VA 24073
529- A 14	BEASLEY PEGGY A	365 STARLIGHT DR	CHRISTIANSBURG VA 24073
529- A 13A	BEASLEY R W	365 STARLIGHT DR	CHRISTIANSBURG VA 24073
529- 10 2	CHANDLER GARY LYNN	1340 STARLIGHT CT	CHRISTIANSBURG VA 24073
529- A 11	CRAFT REAL ESTATE	P O BOX 330	CHRISTIANSBURG VA 24068
529- 24 5	DALEY SCOTT E	1370 CHESTNUT DR	CHRISTIANSBURG VA 24073
529- 10 4	DENNIS J KIERNAN LIVING TRUST	1380 STARLIGHT CT	CHRISTIANSBURG VA 24073
529- 10 3	HARRIS RONALD O	1360 STARLIGHT CT SE	CHRISTIANSBURG VA 24073
529- 25 1	HORTON RAYMOND DAVID	106 5TH ST	RADFORD VA 24141
529- A 42A	MASSIE BILLY D	169 TUNNEL CIR	CHRISTIANSBURG VA 24073
529- A 15	MASSIE BILLY D	169 TUNNEL CIR	CHRISTIANSBURG VA 24073
529- A 16,17	MASSIE BILLY D	169 TUNNEL CIR	CHRISTIANSBURG VA 24073
529- A 16,17	MASSIE BILLY D	169 TUNNEL CIR	CHRISTIANSBURG VA 24073
529- 21 7	MULLER WENDY B	1260 FLINT DR	CHRISTIANSBURG VA 24073
529- 24 7,7A	PEDROTTI JEROMY	1400 CHESTNUT DR	CHRISTIANSBURG VA 24073
529- A 41	STARLIGHT MHP LLC	185 TUNNEL CIR	CHRISTIANSBURG VA 24073
529- 24 8	WHITLOCK DAVID C SR	1395 CHESTNUT DR	CHRISTIANSBURG VA 24073
529- 10 1	WOOLWINE RANDOLPH S	395 STARLIGHT DR	CHRISTIANSBURG VA 24073
529- 24 6	WRIGHT DANA P	1390 CHESTNUT DR	CHRISTIANSBURG VA 24073

5-9-18

We will not be able to attend the meeting on May 14 concerning the matter of the Starlite Drive-in.

Randolph doesn't feel able to sit in a meeting because of oxygen. He does not feel well at all.

So far, the noise at the drive-in hasn't really bothered us as our bedroom is in the back side of our house & we really don't hear a lot.

He usually goes to bed early, anyway. Hope this will be O.K. with you.

We hope everything will go well and O.K. in the meeting. We pray for the situation, anyway.

Thanks -

Randolph Woolwine  
& Vilva



ESTABLISHED  
NOVEMBER 10, 1792

INCORPORATED  
JANUARY 7, 1833

MAYOR  
D. MICHAEL BARBER

COUNCIL MEMBERS  
SAMUEL M. BISHOP  
HARRY COLLINS  
STEVE HUPPERT  
MERISSA SACHS  
HENRY SHOWALTER  
BRADFORD J. "BRAD" STIPES

TOWN MANAGER  
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MARK SISSON

CLERK OF COUNCIL  
MICHELE M. STIPES

TOWN ATTORNEY  
GUYNNE & WADDELL, P.C.

# Town of Christiansburg, Virginia 24073

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

## Planning Department Staff Report

Application Type: Rezoning

Applicant: Guy Matthew and Wendy W. Funk

Location: 1800 Depot Street, N.E.

Proposal: Request to rezone approximately 2.162 acres of property from B-3, General Business to R-1, Single Family Residential.

### Request

The Town of Christiansburg has received a Rezoning request by Guy Matthew and Wendy W. Funk, for tax parcels 498 – A – 90 and 498 – A – 90A, located at 1800 Depot Street, N.E. The combined area of both parcels is 2.162 acres. The request is to rezone the property from the B-3, General Business District to the R-1, Single-Family Residential District.

The property is not located within the 100-Year Flood Hazard Area or a Historic District. Additionally, the property is not within an Urban Development Area. The adjoining properties are zoned R-1 Single Family Residential, B-3 General Business, and I-2 General Industrial and contain business and residential uses. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

### Public Hearing Dates

*The Planning Commission Public Hearing is scheduled for Monday, May 14, 2018 and the Town Council Public Hearing is scheduled for Tuesday, June 12, 2018.*

### List of attachments included with staff report

1. Rezoning 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**

**Rezoning Application**

Landowner: Guy Matthew & Wendy W. Funk Agent: \_\_\_\_\_

Address: 1800 Depot Street NE Address: \_\_\_\_\_  
Christiansburg, VA 24073 \_\_\_\_\_

Phone: 908-838-8423 / 540-309-0523 Phone: \_\_\_\_\_

I am requesting a rezoning of my property from zoning classification B3 to zoning classification R1 under Chapter 30: Zoning of the Christiansburg Town Code.

My property is located at 1800 Depot Street NE Christiansburg, VA 24073

Tax Parcel(s): 498-1121 498-A90, 498-A90A  
Am 02/01/18

I understand that proffers may be made in conjunction with the request. Proffers are voluntary offers by the property owner(s) regarding the request which must be made in writing prior to the Public Hearing. Proffers are legally binding. Any proffer(s) should be attached on a separate sheet of paper and signed and dated by the property owner(s) with the statement: "I (we) hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission."

Fee: 750.00

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):

A handwritten signature in black ink that reads "Guy Matthew" above "Wendy W. Funk".

Date: 18 APR 2018

Date: 4-18-18

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

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

\_\_\_\_\_  
 Town Manager

\_\_\_\_\_  
 Date

To:  
Town Leaders of Christiansburg

From:  
Matt and Wendy Funk

Re:  
Property at 1800 Depot St  
(Formerly known as The Inn at Hans Meadow)

18-Apr-2018

We are writing you today to express our desire, explain our plan and ask for your help regarding the rezoning (and eventual re-assessment) of 1800 Depot St NE.

We sold our home in Roanoke and moved to Christiansburg (closed 16-Apr-2018) to be closer to Matt's job in Radford. We lived in a 1920 Craftsman in Roanoke that we purchased in foreclosure and fully restored and lived the past 4 years.

We walked-thru 1800 Depot Street in early February 2018 and immediately fell in love with the property and knew that we wanted to live there with our 2 girls, restore the property to its full beauty and enjoy it! We immediately began making plans to put an offer on the property but ran into a few obstacles regarding financing due to this commercial property wanting to be used as residential property.

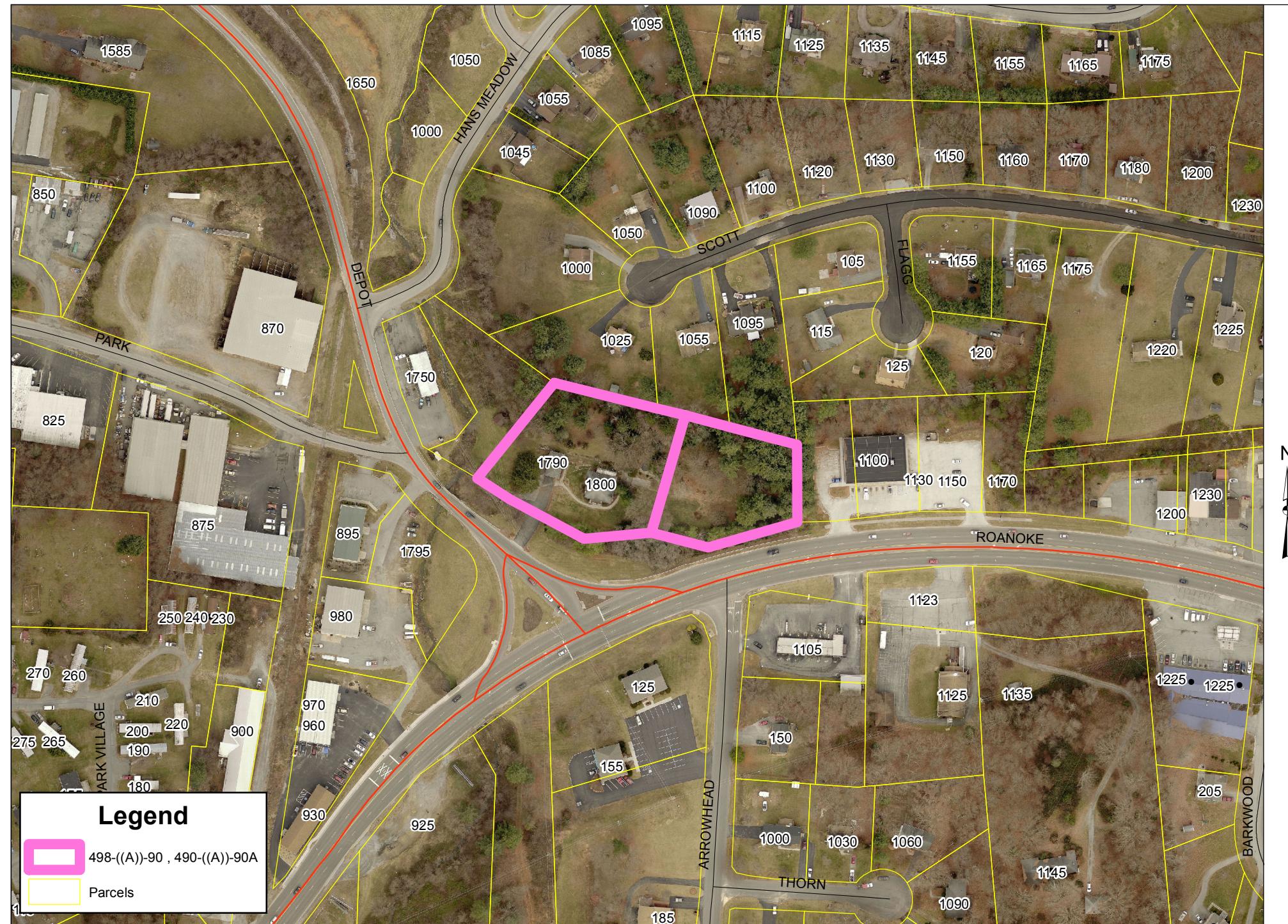
After 4+ lenders could not determine a solution to help us, our real estate agent contacted Andrew Warren in planning/zoning to discuss rezoning the property, in order for us to move forward on the property. We met with Andrew on 02-Mar-2018 and discussed a plan to rezone this property just after our closing.

We'd like to ask for your help by approving this rezoning application and helping us preserve one of the most beautiful and historic properties in Christiansburg.

Sincerely-

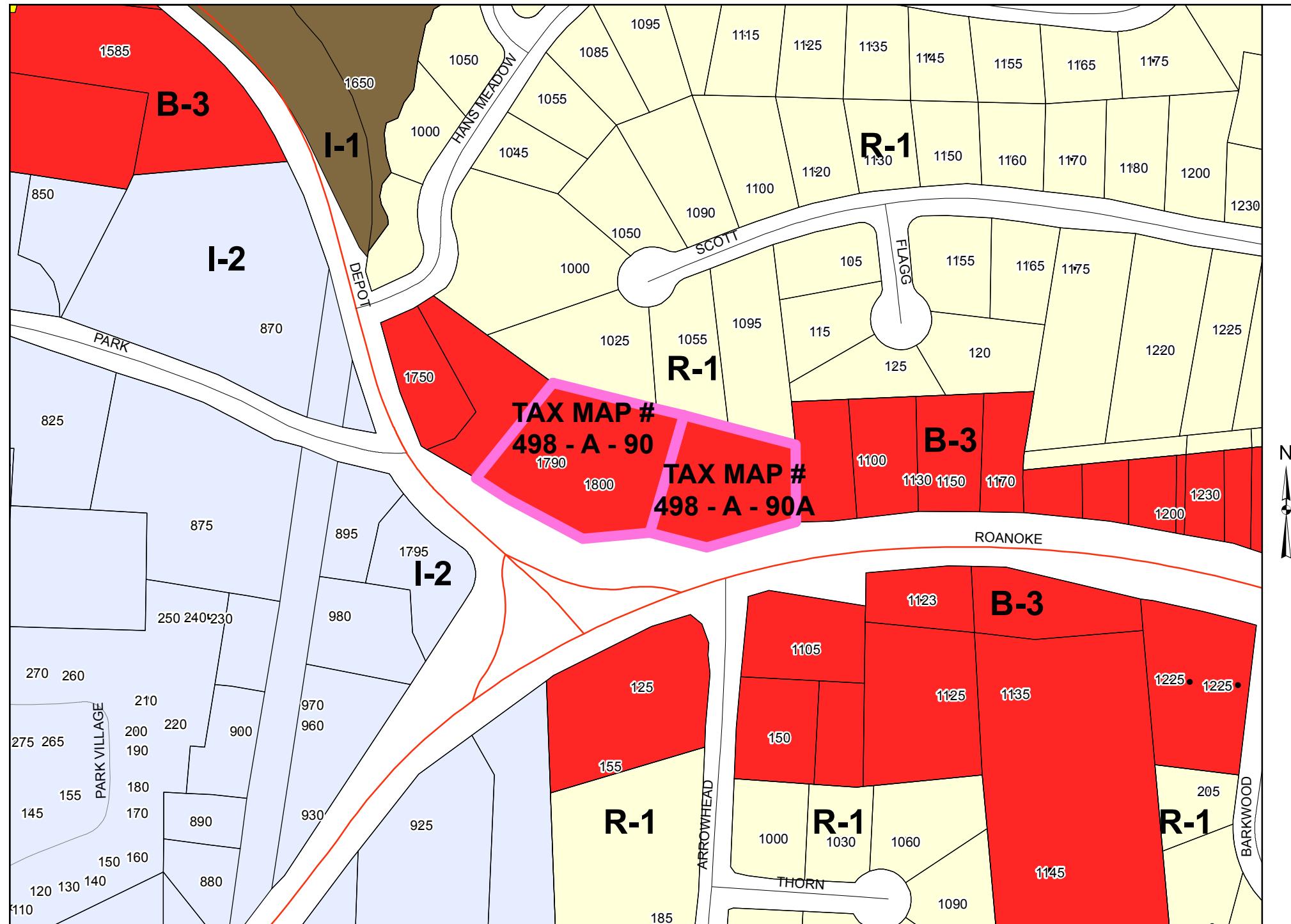


Matt and Wendy Funk



## REZONING REQUEST: 1800 DEPOT STREET NE

**PC PUBLIC HEARING: MAY 14, 2018  
TC PUBLIC HEARING: JUNE 12, 2018**



**Rezone: 1800 Depot Street NE**

**Adjoining Property Owners**

<b>Tax Map #</b>	<b>Owner(s)</b>	<b>Mailing Address</b>	<b>City, State, Zip</b>
498- 10 1-4	AUTOZONE INC #2014	DEPT 8088	MEMPHIS TN 38101-2198
528- A 12	BLEVINS & BLEVINS INC	1935 CAMBRIA ST	CHRISTIANSBURG VA 24073
528- A 45	BRANDON RIDGE ASSOCIATES LC	155 ARROWHEAD TRL STE B	CHRISTIANSBURG VA 24073-3163
498- 8 14	EADS JAMES L	1095 SCOTT ST	CHRISTIANSBURG VA 24073
498- 12 21	FIRST TROY SPE LLC	P O BOX 508	TROY NC 27371
498- A 98A	GILLESPIE AND LINKOUS	P O BOX 2681	CHRISTIANSBURG VA 24068
498- A 90, 90 A	Guy Matthew	1800 DEPOT ST	CHRISTIANSBURG, VA 24073
528- A 90	KIWANIS CLUB OF CHRISTIANSBURG VIRGINIA	P O BOX 313	CHRISTIANSBURG VA 24068
498- 8 12	ROGERS KAITLYN	1025 SCOTT ST	CHRISTIANSBURG VA 24073
498- 8 13	RUCKER JOHN O	1055 SCOTT ST	CHRISTIANSBURG VA 24073