



Town of Christiansburg Planning Commission Monday, April 19, 2021 Agenda

Planning Commission

Chairperson

Hil Johnson

Vice-Chairperson

Jeananne Knies

Other Members

Thomas Bernard

Ashley Briggs

Felix Clarke

Mark Curtis

Jessica Davis

Jennifer Sowers

Town Manager

Randy Wingfield

Town Attorney

Sands Anderson P.C.

Planning Commission's Next Meeting:

*Monday, May 3, 2021
at 7:00 p.m.*

REGULAR MEETING

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Monday, April 19, 2021 at 7:00 p.m.** for the purpose of allowing the full Commission to review the following:

- 1) Pledge of Allegiance.
- 2) Public comments – 5-minute limit per citizen.
- 3) Approval of Planning Commission Minutes for March 29, 2021.
- 4) Public Hearing for a request by New River United Soccer Association for a Conditional Use Permit to operate a private recreational (club soccer) facility within the A Agricultural zoning district. The subject property is approximately 4.901 acres in size, located at 1200 Buffalo Drive, N.W. and is identified as Tax Map Number 556-((A))-84 (Parcel ID 111028). The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. (Case #CUP-2021-03)
- 5) **(WITHDRAWN)** Public Hearing for a request by TPBC (Valley Landscaping) for a Conditional Use Permit to operate a contractor storage yard within the B-3 General Business zoning district. The subject property is approximately 5.057 acres in size, is located at 1175 Cambria Street, N.E. and is identified as Tax Map Number 497-((A))-95 (Parcel ID 070665). The property is designated as Downtown/Mixed Use on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. (Case #CUP-2021-04)
Applicant withdrew petition on April 13, 2021
- 6) Public Hearing for a request by JBC Properties, LLC, to rezone approximately 4.82 acres of a 5.311-acre parcel from A Agricultural to R-1 Single Family Residential. The subject property is located at 345 John Lemley Lane, S.E. and is identified as Tax Map Number 502-((17))-23 (Parcel ID 120239). The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. (Case #RZN-2021-04)
- 7) Other Business

Town Hall will be open and available to receive public comment in-person at the time of this meeting. Additionally, the Public shall have access to the meeting through live streaming as set forth below, and may submit comments by any of the following additional means:

- 1) Online at www.christiansburg.org/publichearings.
- 2) By e-mail to info@christiansburg.org.
- 3) By voicemail at (540) 382-6128 ext. 1109.
- 4) By mail to Town Hall, 100 E. Main Street, Christiansburg, VA 24073 ATTN: Planning Commission (please allow adequate mailing time).
- 5) By using the Town Hall drop box and labeling your comments for ATTN: Planning Commission.

The meeting will be streamed live on the Town of Christiansburg's YouTube channel at www.christiansburg.org/youtube and will remain on the Town's YouTube page once the meeting concludes.

A copy of the applications are available for review at the following link: www.christiansburg.org/publichearings. A copy of the applications, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department Office, 100 E. Main Street, Christiansburg, VA 24073 during normal office hours of 8:00 a.m. – 5:00 p.m. Monday through Friday. Contact Margaret Barden, Planning Director, by phone at (540) 382-6120 ext. 1117 or by email at mbarden@christiansburg.org with any questions or if you require reasonable accommodations.

**Christiansburg Planning Commission
Minutes of March 29, 2021**

Present: Thomas Bernard
Ashley Briggs
Felix Clarke Jr.
Mark Curtis
Jessica Davis
Hil Johnson, Chairperson
Jeananne Knies, Vice – Chairperson
Jennifer D. Sowers
Andrew Warren, Secretary ^{Non-Voting}

Staff/Visitors: Jude Cochran, staff
Margy Barden, staff
John Neel, Gay and Neel, Inc.
Sareh Ostadhosseinkhayyat, 1265 Flint Drive
Gary Brumfield, 2065 Peppers Ferry Road

Chairperson Johnson 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 Johnson opened the floor for public comment.

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

Approval of Planning Commission Minutes for the February 1, 2021 Meeting

Commissioner Bernard made a motion to approve the February 1, 2021 Planning Commission meeting minutes. Commissioner Sowers seconded the motion, which passed 8-0.

Public Hearing for a request by Gay and Neel on behalf of the Montgomery County School Board to rezone approximately 25.6 acres of property located at 100 Independence Boulevard, N.W. (Tax Map #466-((2))-11, 11A) from I-2, General Industrial to B-3, General Business with proffers; and, to rezone approximately 17.8 acres of property located at 100 Independence Boulevard, N.W. (Tax Map #466-((2))-11, 11A) and 1180 North Franklin Street (Tax Map #466-((a))-14) from B-3, General Business to B-3, General Business with proffers. (Case #RZN-2021-02)

Chairperson Johnson opened the public hearing.

Mr. Warren gave a brief overview of the subject property and the rezoning request. Mr. Warren noted the Town Council's recent conveyance of the bus loop right-of-way from the Town to the Montgomery County School Board. Additionally, Mr. Warren noted the bus loop right-of-way will be vacated to make one contiguous parcel.

John Neel, of Gay and Neel, stated the requested rezoning is being made in preparation for improvements to the Christiansburg High School. Mr. Neel noted that a school isn't allowed by right in the I-2, General Industrial district, which largely prompted the rezoning request. Additionally, Mr. Neel noted proffers have been provided to limit the properties' development possibilities.

With no further comments, Chairperson Johnson closed the public hearing

Public Hearing for a request by Trinity Community Church Trustees to rezone an approximately 5.44-acre property located at 1505 North Franklin Street (Tax Map #466-((A))-20A) from the A, Agriculture to B-3, General Business. (Case #RZN-2021-03)

Chairperson Johnson opened the public hearing.

Mr. Warren gave a brief overview of the subject property and explained that during the North Franklin Street corridor improvements Trinity Community Church's signage was removed for the Patricks Way realignment. Upon reinstalling the signage, the church chose an electronic reader board sign which was three square feet larger than allowed in the A, Agricultural zoning district. Mr. Warren noted the rezoning would better align with the Future Land Use Map and allow for the larger signage.

Gary Brumfield, 2056 Peppers Ferry Road, reiterated the church's desire for the larger signage.

With no further comments, Chairperson Johnson closed the public hearing.

Public Hearing for a Conditional Use Permit request by Sareh Ostadhosseinkhayyat for a family day home serving up to 12 children. The property is located at 1265 Flint Drive S.E., (Tax Parcel #529-((21))-9) and is zoned R-1, Single Family Residential. (Case #CUP-2021-02)

Chairperson Johnson opened the public hearing.

Mr. Warren gave a brief overview of the property and its surrounding area. Mr. Warren noted several public comments had been provided from nearby neighbors of the subject property.

Sareh Ostadhosseinkhayyat, 1265 Flint Drive S.E., gave a brief overview of her educational background and her passion for teaching. Ms. Ostadhosseinkhayyat stated she intends on opening an inclusive family day home serving her neighbors and community, but that it would require approval from the Town for licensing purposes. Additionally, Ms. Ostadhosseinkhayyat gave an overview of the subject property and what necessary improvements would be made and how the property could accommodate the accessory use. Ms. Ostadhosseinkhayyat confirmed safe practices would be used regarding parking and traffic coming to and from the property.

With no further comments, Chairperson Johnson closed the public hearing.

Discussion/Action for a request by Gay and Neel on behalf of the Montgomery County School Board to rezone approximately 25.6 acres of property located at 100 Independence Boulevard, N.W. (Tax Map #466-((2))-11, 11A) from I-2, General Industrial to B-3, General Business with proffers; and, to rezone approximately 17.8 acres of property located at 100 Independence Boulevard, N.W. (Tax Map #466-((2))-11, 11A) and 1180 North Franklin Street (Tax Map #466-((A))-14) from B-3, General Business to B-3, General Business with proffers. (Case #RZN-2021-02)

Chairperson Johnson opened the discussion

Vice-chairperson Knies stated she understood the need for the rezoning.

Chairperson Johnson noted the proffers appropriately align with the proposed use.

Commissioner Curtis questioned the zonings of the other schools in the town. Mr. Warren noted other schools in town possess a variety of zonings.

The following proffer was reviewed:

1. The proposed B-3 zoning shall be modified and by-right uses eliminated as struck on the attached exhibit.

Chairperson Johnson asked if the Planning Commission approved of the provided proffers. The Commission had no objections.

Commissioner Sowers made a motion to approve the rezoning request with proffers. Commissioner Briggs seconded the motion, which passed 8-0.

With no further comments, Chairperson Johnson closed the discussion.

Discussion/Action for a request by Trinity Community Church Trustees to rezone an approximately 5.44-acre property located at 1505 North Franklin Street (Tax Map #466-((A))-20A) from A, Agriculture to the B-3, General Business. (Case #RZN-2021-03)

Chairperson Johnson opened the discussion.

The Commission agreed the rezoning would better align with the surrounding uses.

Vice-Chairperson Knies motioned to approve the rezoning. Commissioner Sowers seconded the motion, which passed 8-0.

With no further comments, Chairperson Johnson closed discussion.

Discussion/Action for a Conditional Use Permit request by Sareh Ostadhosseinkhayyat for a family day home serving up to 12 children. The property is located at 1265 Flint Drive S.E., (Tax Map #529-((21))-9) and is zoned R-1, Single Family Residential. (Case #CUP-2021-02)

Chairperson Johnson opened the discussion.

Chairperson Johnson questioned the ingress and egress of the dwelling where the children would be picked up and dropped off. Ms. Ostadhosseinkhayyat stated children would be dropped off and picked up from the side door of the dwelling.

Chairperson Johnson asked if Ms. Ostadhosseinkhayyat had prepared any covid-19 protocols for her proposed family day home. Ms. Ostadhosseinkhayyat stated she has been vaccinated and will monitor children's temperatures, clean toys and the child care area regularly, and limit access if a child has experienced symptoms.

Vice-Chairperson Knies asked if an investigation into the family day home by social services will occur for the licensing procedure. Ms. Ostadhosseinkhayyat confirmed that is the case.

Commissioner Briggs questioned the basement finishes. Ms. Ostadhosseinkhayyat stated the basement needs a bathroom installed and several other improvements need to be completed. Mr. Warren noted that the licensing requires the family day home area to be finished. Mr. Warren noted a condition could be made regarding the improvement's completions prior to the family day home licensing.

Chairperson Johnson requested clarification regarding the pick-up and drop-off logistics. Ms. Ostadhosseinkhayyat stated children would be dropped off and picked up at various times based on the client's schedule.

Vice-Chairperson Knies questioned if any neighbors had shown interest in the proposed service. Ms. Ostadhosseinkhayyat stated two of her neighbors are interested in the family day home.

Commissioner Bernard asked if a fence will be installed in the yard. Ms. Ostadhosseinkhayyat stated fencing must be installed for licensing purposes. Commissioner Bernard clarified that traffic must exit the neighborhood the same way it entered due to its limited access.

Chairperson Johnson questioned the specifics of the public comments. Mr. Warren noted most of the concern was due to traffic congestion and speed. Ms. Barden noted the commentors felt speed and congestion is already an issue in the neighborhood.

Chairperson Johnson questioned if Ms. Ostadhosseinkhayyat planned to accommodate the full amount of 12 children. Ms. Ostadhosseinkhayyat stated she intends on offering her service up to 12 children but will start at a lower amount at first.

The following conditions were drafted:

1. The facility shall be brought into compliance with all applicable Building Codes to the satisfaction of the Town Building Official and Fire Marshall.
2. The family day home serving six through twelve children shall provide the Town of Christiansburg with a copy of an approved License from the Department of Social Services.
3. The family day home serving six through twelve children shall obtain a Town Business License.
4. A minimum four-foot chain link or board fence shall be constructed and maintained to enclose the yard/play area.
5. All children are to be contained within the fenced area or inside.
6. Permit shall be subject to background checks on residents and employees annually.
7. This permit becomes effective after Town inspectors confirm that these conditions are met.

Commissioner Briggs motioned to approve the conditional use request with conditions. Commissioner Sowers seconded the motion, which passed 7-1.

With no further comments, Chairperson Johnson closed the discussion.

Public hearings for these items will go before Town Council on April 27, 2021.

Introduction of New Staff

Mr. Warren gave a brief introduction of Margy Barden the new Planning Director for the Town.

Ms. Barden noted she is excited to be here and is looking forward to working with the Planning Commission and staff.

Chairperson Johnson mentioned the Comprehensive Plan. Ms. Barden stated she is excited to address and coordinate the Town's Comprehensive Plan update.

Other Business

Chairperson Johnson opened the discussion.

Mr. Warren noted the Harless Sreet rezoning and the West Main Street Conditional Use Permits have been approved by Town Council.

Mr. Warren noted the Town Attorney has provided his presentation regarding zoning processes in Virginia and urged the Planning Commission to review it and provide staff of any recommended clarifications the Commissioners would like to receive from the Town Attorney.

Chairperson Johnson noted subcommittee assignments would be held at the next meeting.

Chairperson Johnson noted the New River Valley Regional Commission housing study has been completed and noted Christiansburg has been approving developments that align with the areas housing needs.

Vice-Chairperson Knies questioned the status of the former Montgomery County bus maintenance property on Cambria Street. Mr. Warren noted a CUP has been submitted for the property for a Contractor storage yard.

Mr. Warren noted the NRV Metropolitan Planning Organization's NRV Bike/Pedestrian Plan has been provided to the Commission for their review.

Commissioner Briggs motioned to approve the nomination of Margy Barden as the Non-voting secretary. Vice-Chairperson Knies seconded the motion, which passed 8-0.

With no further business, Chairperson Johnson adjourned the meeting at 7:50 p.m.

Hil Johnson, Chairperson

Andrew Warren, Secretary ^{Non-Voting}

*Written comments received on public hearing items are included in the staff report to Planning Commission in the Planning Commission agenda packet.



Planning Department Staff Report

TO: Planning Commission

DATE: April 14, 2021

APPLICATION: Conditional Use Permit [CUP-2021-03]

APPLICANT: New River United Soccer Association

LOCATION: 1200 Buffalo Drive, N.W.

PROPERTY OWNER: Marjorie Ann Rhudy

PROPOSAL: Allow for a private recreational facility in A, Agricultural zoning district

Request

The Town of Christiansburg has received a Conditional Use Permit request from New River United Soccer Association to operate a private recreational (club soccer) facility within the A, Agricultural zoning district. A Conditional Use Permit is required for private recreational facilities within the A, Agricultural zoning district per Section 42-33 (4) of the *Christiansburg Town Code*.

As preliminarily conceived, the soccer facility would consist of two fields and a parking area with plans to acquire and expand onto adjacent property to the south in the future. The subject property is approximately 5 acres in size and is bounded by Christiansburg Middle School and Harkrader Sports Complex to the north, as well Victory Restoration Church to the east. For orientation purposes, please refer to the attached aerial, zoning, and future land use maps of the property. The property is currently developed single-family residential and is also used for livestock grazing and containment.

Background

The applicant, New River United Soccer Association, is a region-wide, non-profit club soccer organization with an office located in Christiansburg. However, the organization currently has no dedicated practice facilities in Town. To address this shortcoming, the association proposes to acquire and develop the subject property for this use. The association's proposed location for its activities is generally in keeping with the adjacent school, sports complex, and church, and is centrally located to many of the Town's residential neighborhoods. The association's expansion needs may also be addressed at this location if necessary, by way of future, adjacent land acquisitions.

The adjoining properties are zoned A, Agricultural, R-1, Single-Family Residential, R-2, Two-Family Residential, MU-1, Mixed-Use Residential-Limited Business, and B-3, General Business. A Conditional Use Permit for nearby 1265 Moose Drive, N.W. was issued in 2016 for a private recreational facility which permits indoor batting cages. The subject property is not located within a 100- or 500-Year Flood Hazard Area, Historic District, or Urban Development Area. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Draft Conditions

If approved, the proposed club soccer facility would be required to obtain site plan approval in accordance with 46-23 (a) 1 of the *Christiansburg Town Code*. Use-related issues such as the need for adequate access, parking, lighting, stormwater management and related improvements would be addressed as part of the site plan review and approval process.

In addition, to what would be required as part of the Town's standard permitting process, the Planning Commission may want to consider conditions relating to:

- annual review of the Conditional Use Permit;
- hours of operation restrictions; and,
- lighting restrictions.

Of course, the Planning Commission may have other conditions it may want to consider.

Public Comment

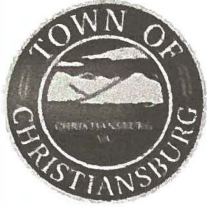
The Planning Department has received no public comment to date regarding the proposed request.

Public Hearing Dates

The Planning Commission Public Hearing is scheduled for Monday, April 19, 2021. The Town Council Public Hearing is scheduled for Tuesday, May 11, 2021.

List of attachments included with staff report:

1. Conditional Use Permit application
2. Aerial map
3. Zoning map
4. Future Land Use map
5. Adjoining properties table



THE PLACE TO BE.
CHRISTIANSBURG VA
 DEPARTMENT OF PLANNING

100 East Main Street
 Christiansburg, VA 24073
 p: (540) 382-6120
 f: (540) 381-7238

Conditional Use Permit Application

Landowner: Marjorie Ann Rhudy Applicant: New River United

Address: 1200 Buffalo Dr Address: 2890 N Franklin St Apt D
Christiansburg VA 24073 Christiansburg va 24073

Phone: _____ Phone: (801) 259-9311

I am requesting a Conditional Use Permit to allow Building and use of sports fields, Mainly for
Club soccer use 42-33(4)

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

My property is located at 1200 Buffalo Dr Christiansburg Va

Tax Parcel(s): 111028 ; 556-A 84

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): Marjorie Ann Rhudy Date: 3-10-2021

Date: _____

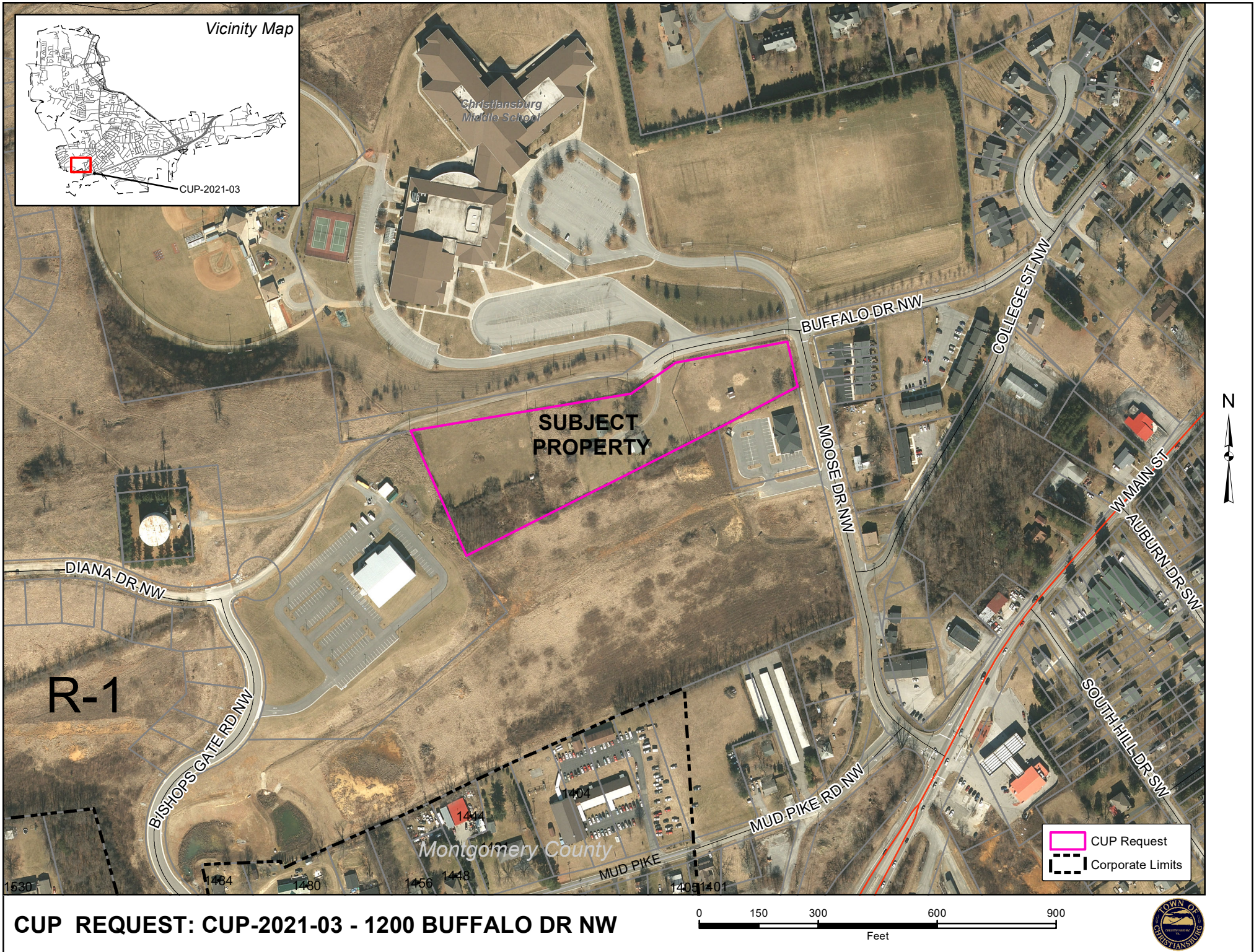
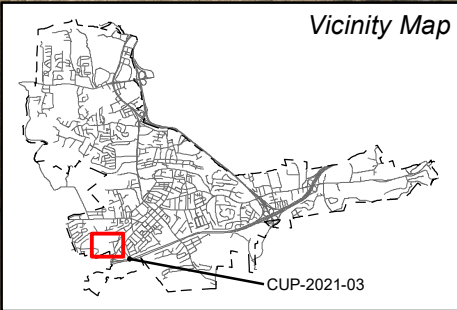
Date: _____

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.

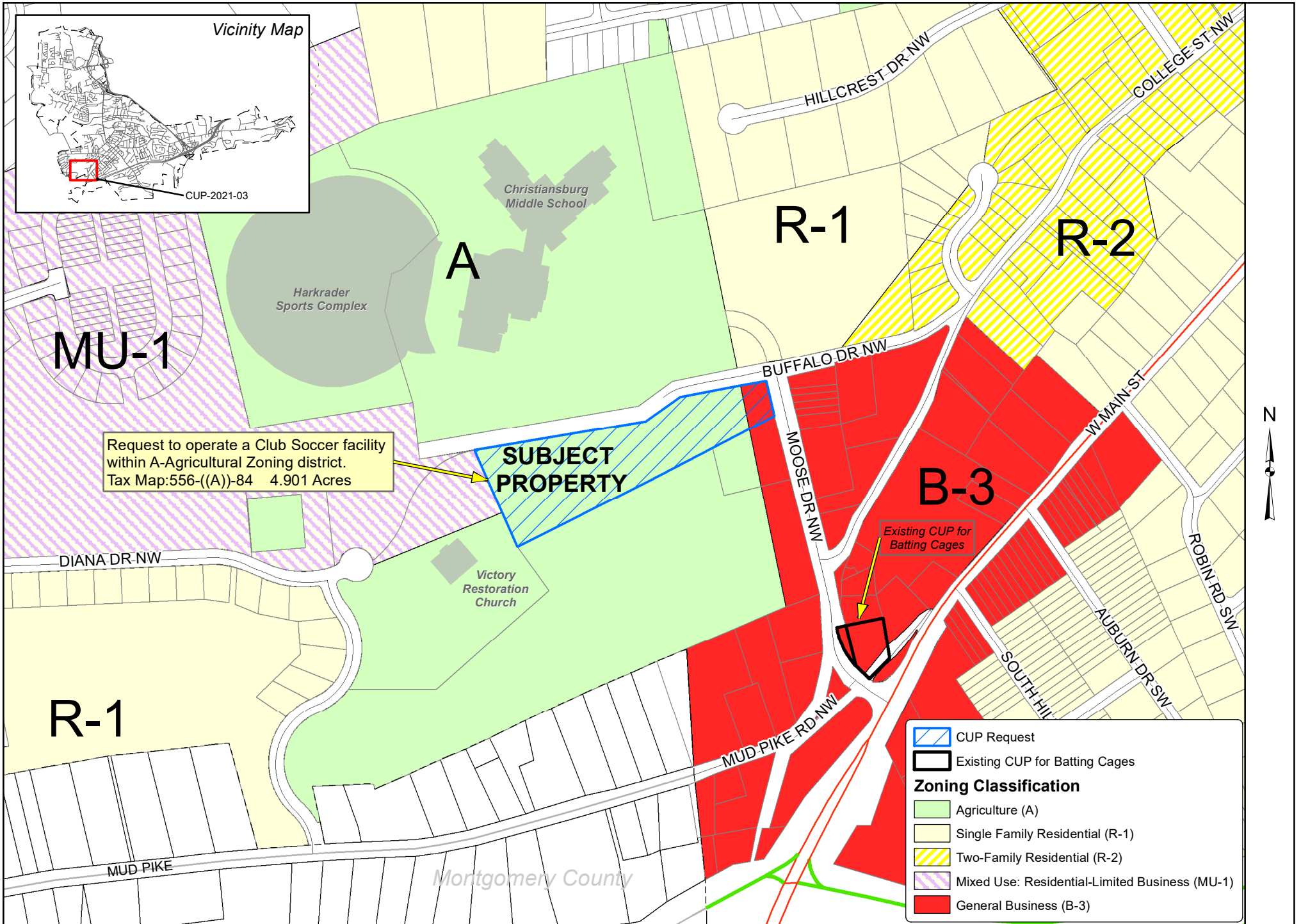
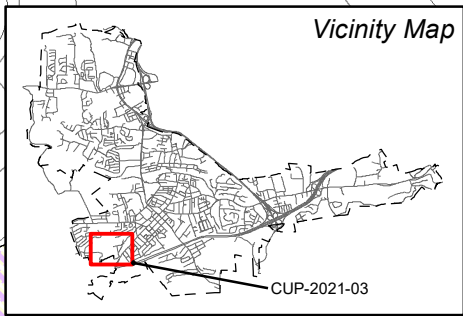
Town Manager _____

Date _____

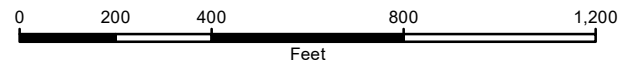
*Please complete attached sheet

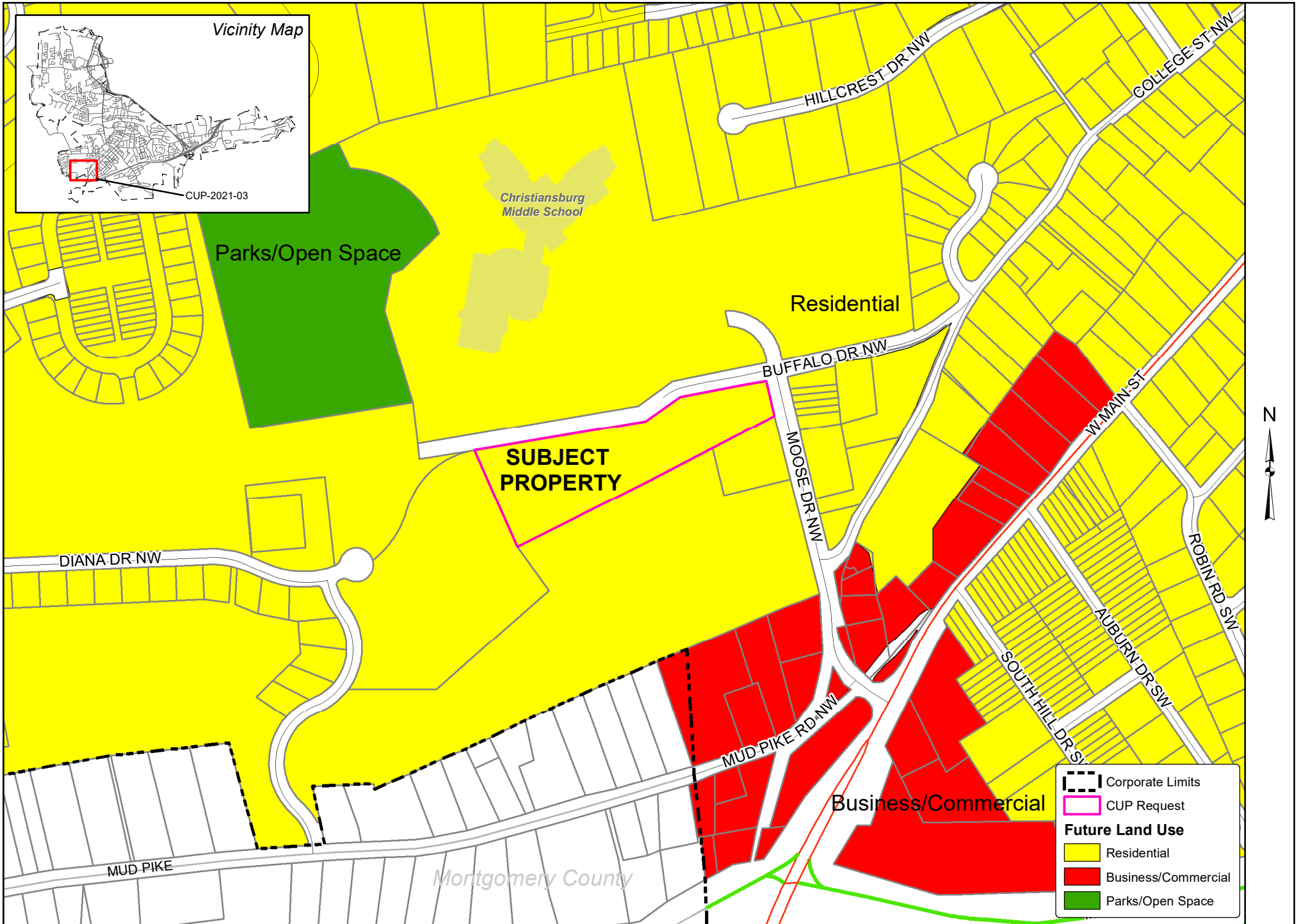
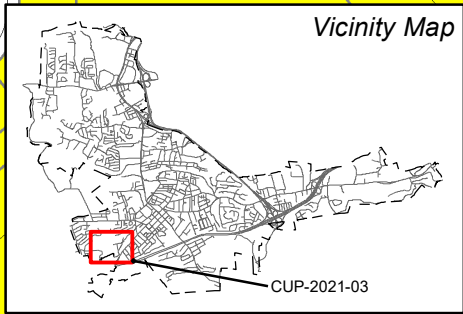


CUP REQUEST: CUP-2021-03 - 1200 BUFFALO DR NW

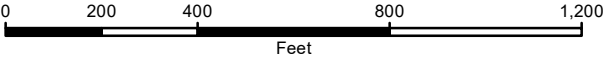


CUP REQUEST: CUP-2021-03 - 1200 BUFFALO DR NW





CUP REQUEST: CUP-2021-03 - 1200 BUFFALO DR NW



Adjoining Property Owners

CUP-2021-03: 1200 Buffalo Drive, N.W.

Request for a Private Recreational Facility (club soccer)

TAX_MAP_ID	OWNER1	OWNER2	MAIL_ADD1	MAIL_ADD2
555- A 5	VICTORY RESTORATION CTR INC		P O BOX 6783	CHRISTIANSBURG VA 24068
556- A 9	F&B LAND LP		5211 CONCOURSE DR	ROANOKE VA 24019
556- A 9A	KENSINGTON OFFICE PARTNERS LLC		P O BOX 7038	ROANOKE VA 24019
556- 20 6	BBRICE HOLDINGS 2 LLC		600 RADFORD ST	CHRISTIANSBURG VA 24073
556- 20 5	BBRICE HOLDINGS 2 LLC		600 RADFORD ST	CHRISTIANSBURG VA 24073
556- 20 4	BBRICE HOLDINGS 1 LLC		600 RADFORD ST	CHRISTIANSBURG VA 24073
556- 20 3	BBRICE HOLDINGS 1 LLC		600 RADFORD ST	CHRISTIANSBURG VA 24073
556- 20 1	BBRICE HOLDINGS 1 LLC		600 RADFORD ST	CHRISTIANSBURG VA 24073
556- A 1	MONTGOMERY COUNTY	CHRISTIANSBURG MIDDLE	1 E MAIN ST	CHRISTIANSBURG VA 24073
525- A 4	F&B LAND LP		5211 CONCOURSE DR	ROANOKE VA 24019
556- 20 2	BBRICE HOLDINGS 1 LLC		600 RADFORD ST	CHRISTIANSBURG VA 24073
556-A 84	RHUDY MARJORIE ANN		2024 RADFORD ST	CHRISTIANSBURG VA 24073



Planning Department Staff Report

TO: Planning Commission

DATE: April 15, 2021

APPLICATION: Rezoning [RZN-2021-04]

APPLICANT: JBC Properties, LLC

LOCATION: 345 John Lemley Lane, S.E. (Tax Map Number 502-((17))-23)

PROPERTY OWNER: JBC Properties, LLC

PROPOSAL: Rezone from A, Agricultural to R-1 Single-Family Residential

Request

The Town of Christiansburg has received a request from JBC Properties, LLC to rezone an approximately 4.82 portion of a 5.311-acre parcel of land from A, Agricultural to R-1 Single-Family Residential. The .491-acre balance of the parcel's acreage is currently zoned R-1, and therefore is not included as part of this rezoning request. The subject property is located at the terminus of John Lemley Lane, S.E., and is currently undeveloped, vacant land. For orientation purposes, please refer to the attached aerial, zoning, and future land use maps of the property. The applicant proposes no proffered conditions in connection with this rezoning request.

Background

In March of 2021, the applicant approached the Town with a verbal proposal to subdivide the subject property. The proposed subdivision would create two lots. One proposed lot would consist of a single-family residential lot with frontage on John Lemley Lane. The proposed single-family residential lot would be subdivided in a manner consistent with residential development patterns which now characterize those along John Lemley Lane. The second lot would consist of an approximately 4.3-acre parcel of undeveloped land for which no change of use is currently anticipated.

In reviewing the preliminary subdivision proposal, staff advised the applicant that the single-family residential lot portion of the proposed subdivision would need to be rezoned from A,

Agricultural to R-1 Single-family Residential prior to it being developed as required by Section 40-27 (g) of the Town's subdivision ordinance.¹

In response to staff's zoning determination, the applicant opted to apply to rezone the entire agriculturally zoned portion of the 5.3-acre parcel to R-1 Single-Family Residential. This would eliminate the property's current, and potentially future, split-zoning conditions in its entirety, whether the parcel is subdivided or not. The proposed rezoning to R-1, Single-Family Residential would also create a developable land scenario for this parcel consistent with the surrounding area's existing and emerging land use patterns, particularly those within the Town of Christiansburg's corporate limits. Please refer to the attached zoning map which illustrates the current split-zoning designation of this property between A, Agricultural (4.82 acres), and R-1, Single-Family Residential zoning (.491 acres).

The adjoining properties are zoned primarily R-1 Residential to the north and east and A, Agricultural to the south and west. Adjoining properties consist of single-family residences and undeveloped land. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. The property is not located within the 100- or 500-Year Flood Hazard Area or a Historic District.

Public Comment

The Planning Department has received no public comments to date regarding this land use application.

Public Hearing Dates

The Planning Commission Public Hearing is scheduled for Monday, April 19, 2021 and the Town Council Public Hearing is scheduled for Tuesday, May 11, 2021.

List of attachments included with staff report:

Rezoning application

List of permitted use in R-1 Single-Family zoning district

Aerial map

Zoning map

Future Land Use map

Adjoining properties table

¹ *Relation to zoning.* When the intended use of all, or part of, the platted area, as indicated by the preliminary plat and as shown on that plat, would put the land in a more restrictive category than that which now exists, such shall be considered a petition for the rezoning of the platted area to the higher classification.



THE PLACE TO BE.
CHRISTIANSBURG VA
 DEPARTMENT OF PLANNING

100 East Main Street
 Christiansburg, VA 24073
 p: (540) 382-6120
 f: (540) 381-7238

Rezoning Application

Landowner: JBC Properties LLC Applicant: JBC Properties LLC
 Address: 1505 Harmony Rd Address: Timothy Connor
Shansville VA MSSINC6691@gmail.com
 Phone: 540 320 2205 24162 Phone: 11

I am requesting a rezoning of my property from zoning classification A Agricultural ^{TWC} to zoning classification R-1 Single Family under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 345 John Lemley Ln - C'burg ^{TWC}

Tax Parcel(s): 120239 Tax Map 502-(4700)-23 ^{TWC}

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: \$ 1000⁰⁰

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): [Signature] Date: 3/22/21
 _____ Date: _____
 _____ Date: _____

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

Town Manager _____

Date _____

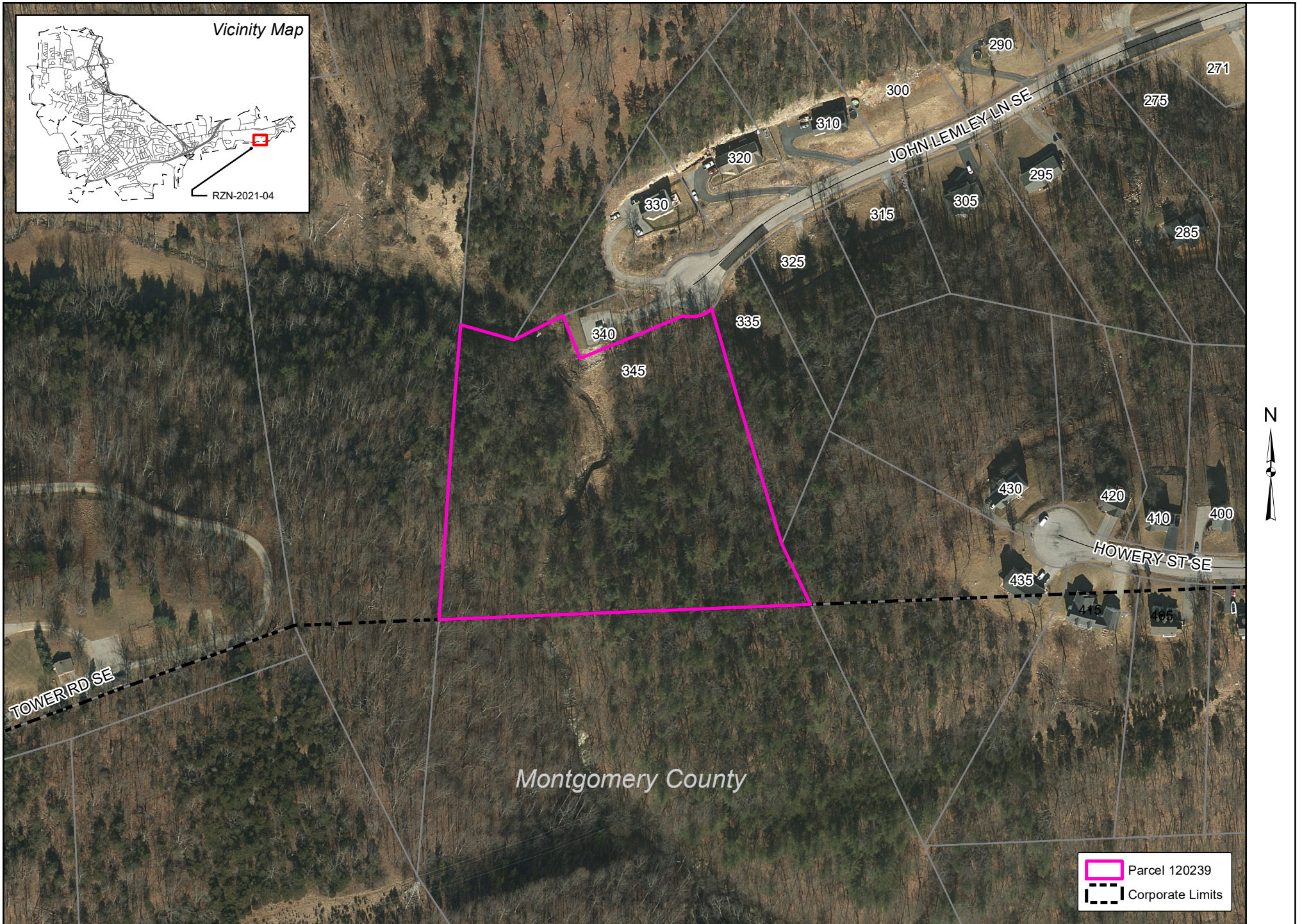
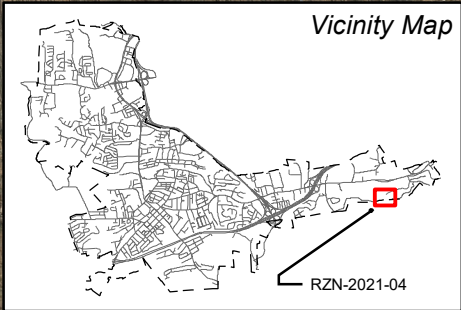
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Sec. 42-93. - Permitted uses.

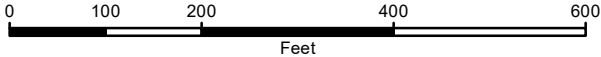
In the R-1 Single-Family Residential District, structures to be erected or land to be used shall be for one or more of the following uses:

- (1) Single-family dwellings, including a family and one unrelated individual per unit.
- (2) Public buildings to consist of fire, police and rescue squad stations, schools and recreational facilities. Private buildings to consist of schools and recreational facilities, with a conditional use permit.
- (3) Churches and other places of worship.
- (4) Parks and playgrounds.
- (5) Minor home occupations. Major home occupations with a conditional use permit.
- (6) Off-street parking and loading.
- (7) Signs in accordance with the sign ordinance in article XXIV, signs.
- (8) Public utilities, such as poles, lines, distribution transformers, pipes, meters and other facilities necessary for provision and maintenance, including water and sewerage facilities; pumping and regulatory stations; substations; communications antennas; amateur radio towers. Communications monopoles with a conditional use permit.
- (9) Accessory buildings, such as separate garages or carports, workshops, toolsheds and greenhouses; provided, that garages or other accessory buildings such as carports, porches and stoops attached to the main building shall be considered part of the main building; provided further, that no accessory building shall be closer than three feet to any property line or located within any easement or right-of-way.
- (10) Construction trailers on active construction sites.
- (11) Family day homes serving one through five children. Family day homes serving six through 12 children, with a conditional use permit.
- (12) Child day care centers, with a conditional use permit.
- (13) Planned housing developments consisting of detached single-family residences, including a family and up to one unrelated individual per unit, subject to special regulation of section 42-227, with a conditional use permit.
- (14) Portable storage containers, in accordance with section 42-662.
- (15) Assisted living facilities and group homes of eight or fewer individuals, as exempted by Code of Virginia, § 15.2-2291.
- (16) Urban agriculture in accordance with section 42-663.

(Code 1972, § 30-31; Code 1992, § 30-31; Ord. of 6-20-1989; Ord. of 12-17-1991(1); Ord. of 6-2-1998; Ord. of 4-20-1999; Ord. of 12-7-1999; Ord. No. 2016-1, 2-23-2016; Ord. No. 2017-7, 9-12-2017)



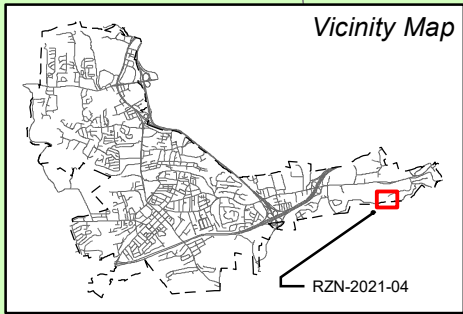
RZN REQUEST: RZN-2021-04 - 345 JOHN LEMLEY LN SE



Parcel 120239

Corporate Limits





Vicinity Map

RZN-2021-04

Portion of Parcel 120239
to remain R-1
0.491 Acres

Portion of Parcel 120239
to be rezoned from A to R-1
4.82 Acres

Parcel 120239 currently has split zoning
A (Agricultural) and R-1 (Residential - Single Family)
Total Area: 5.311 Acres

A

**SUBJECT
PROPERTY**

R-1

JOHN LEMLEY LN SE

HOWERY ST SE

TOWER RD SE

Montgomery County

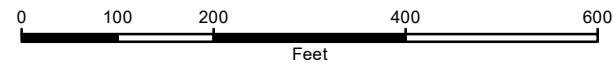
Parcel 120239

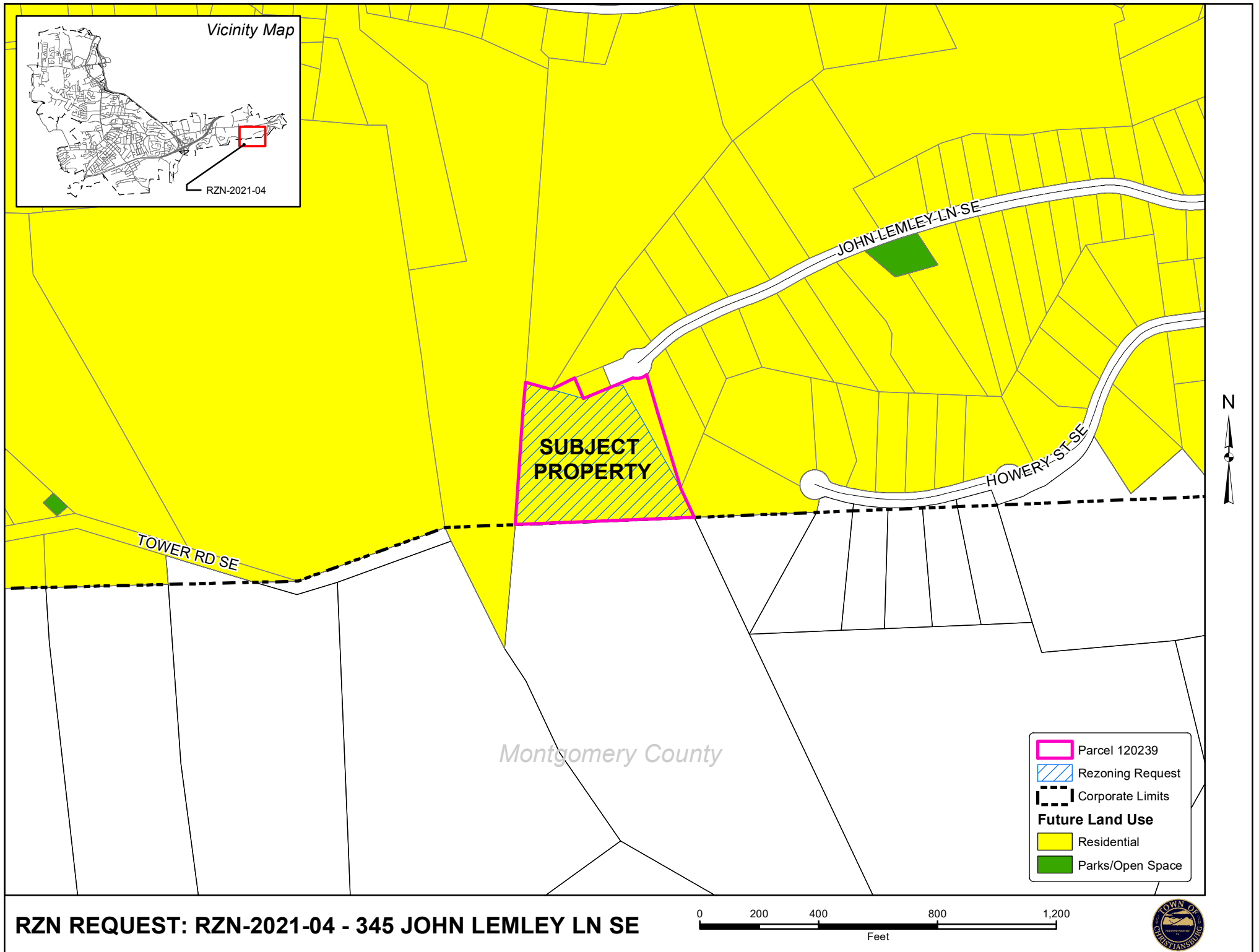
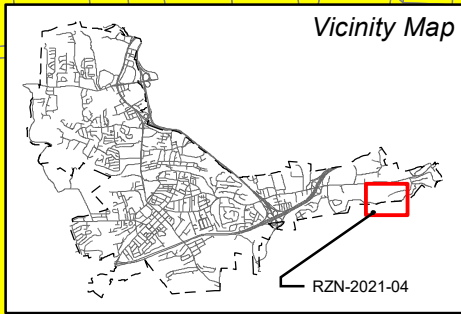
Rezoning Request

Zoning Classification

- Agriculture (A)
- Single Family Residential (R-1)
- Corporate Limits

RZN REQUEST: RZN-2021-04 - 345 JOHN LEMLEY LN SE





Adjoining Property Owners

RZN-2021-04: 345 John Lemley Lane, S.E.

Rezone from A, Agricultural to R-1 Single-Family Residential

PARCEL_ID	TAX_MAP_ID	Owner One	Owner Two	Mailing Address	
120240	502- 17 24	ECO-DYNAMIC INVESTMENTS INC		150 WILLOW OAK DR	CHRISTIANSBURG VA 24073
120237	502- 17 21	FENDERSON DEBORAH L		320 JOHN LEMLEY LN	CHRISTIANSBURG VA 24073
100320	532- 1 8	GREENE JASON R		435 HOWERY ST	CHRISTIANSBURG VA 24073
100534	095- 5 8A	GREENE JASON R		435 HOWERY ST	CHRISTIANSBURG VA 24073
2445	502- A 47	HUGHES THOMAS EUGENE	HUGHES RITA B	3765 KIRBY DR	CHRISTIANSBURG VA 24073
130467	502- A 46C	JBC PROPERTIES LLC		1505 HARMONY RD	SHAWSVILLE VA 24162
100545	095- 5 A	JBC PROPERTIES LLC		1505 HARMONY RD	SHAWSVILLE VA 24162
90517	502- 9 5C	MARTIN JOHNNY C JR	MARTIN AMELIA F	2000 TOWER RD	CHRISTIANSBURG VA 24073
120241	502- 17 25	MCKEAG PAUL M		325 JOHN LEMLEY LN	CHRISTIANSBURG VA 24073
120238	502- 17 22	YOUNIE ROBERT C II		330 JOHN LEMLEY LN	CHRISTIANSBURG VA 24073