



# Town of Christiansburg Planning Commission Monday, May 17, 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:***

*Tuesday, June 1, 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, May 17, 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 May 3, 2021.](#)
- 4) [Public Hearing request by Aztec Rental \(Applicant\), on behalf of New River Community College \(Landowner\), for a Conditional Unit Permit to operate a contractor storage facility within the B-3 General Business zoning district. The subject property is approximately 2.441 acres in size, located at 412 Roanoke Street, and consists of two parcels identified as Tax Map Numbers 527-\(\(A\)\)-200, 202 \(Parcel IDs 032021, 032023\). The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.](#)
- 5) [Discussion/Action for a request from Peed and Bortz, L.L.C. \(Applicant\), on behalf of John D. Elmore \(Landowner\), for a Conditional Use Permit to operate a contractor storage facility within the B-3 General Business zoning district. The subject property is an approximate 1.15-acre portion of a 4.409-acre parcel, located at 710 Peppers Ferry Road, N.W., and is identified as Tax Map Number 435-\(\(A\)\)-23 \(Parcel ID 021274\). The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.](#)
- 6) 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](http://www.christiansburg.org/publichearings).
- 2) By e-mail to [info@christiansburg.org](mailto: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](http://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](http://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 Andrew Warren, Zoning Administrator, by phone at (540) 382-6120 ext. 1130 or by email at [awarren@christiansburg.org](mailto:awarren@christiansburg.org) with any questions or if you require reasonable accommodations.

**Christiansburg Planning Commission  
Minutes of May 3, 2021**

Present: Thomas Bernard  
Ashley Briggs  
Felix Clarke Jr.  
Mark Curtis  
Hil Johnson, Chairperson  
Jeananne Knies, Vice – Chairperson  
Jennifer D. Sowers

Absent: Jessica Davis  
Margaret Barden, Secretary Non-Voting

Staff/Visitors: Jude Cochran, staff  
John Elmore, 720 Peppers Ferry Road  
Johnathan McClure, Peed and Bortz, LLC  
Andrew Warren, staff

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 April 19, 2021 Meeting

Vice-Chairperson Knies made a motion to approve the April 19, 2021 Planning Commission meeting minutes with a correction to add Tim Conner to the visitor list. Commissioner Sowers seconded the motion, which passed 6-0.

Public Hearing for a request from Peed and Bortz, L.L.C. (Applicant), on behalf of John D. Elmore (Landowner), for a Conditional Use Permit to operate a contractor storage facility within the B-3 General Business zoning district. The subject property is an approximate 1.15-acre portion of a 4.409-acre parcel, located at 710 Peppers Ferry Road, N.W., and is identified as Tax Map Number 435-((A))-23 (Parcel ID 021274). The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. (Case # CUP-2021-06)

Chairperson Johnson opened the public hearing.

Mr. Warren noted a previous rezoning of this property in 2018 from A, Agriculture to B-3, General Business zoning district with proffered conditions that it would be used

for mini-storage and contractor storage. Mr. Warren explained that contractor storage would need a conditional use permit in the B-3 general business district, whereas mini-warehouses are allowed by-right. Additionally, Mr. Warren gave a brief overview of the subject property, the adjacent properties, the surrounding zoning classifications, and the surrounding future land use designations.

Johnathan McClure, Peed and Bortz, LLC, noted he could answer any questions regarding the conditional use permit.

John Elmore, 720 Peppers Ferry Road, stated he is looking to provide a service to people in the area by expanding their outdoor storage capabilities.

With no further comments, Chairperson Johnson closed the public hearing

Discussion/Action a request from Peed and Bortz, L.L.C. (Applicant), on behalf of John D. Elmore (Landowner), for a Conditional Use Permit to operate a contractor storage facility within the B-3 General Business zoning district. The subject property is an approximate 1.15-acre portion of a 4.409-acre parcel, located at 710 Peppers Ferry Road, N.W., and is identified as Tax Map Number 435-((A))-23 (Parcel ID 021274). The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. (Case # CUP-2021-06)

Chairperson Johnson opened the discussion.

Chairperson Johnson sought confirmation that contractor storage is allowed with a conditional use permit. Mr. Warren confirmed that contractor storage is allowed in the B-3, General Business zoning district with a conditional use permit. Mr. Johnson questioned the existence of recreational vehicles on the property and questioned if the storage of recreational vehicles would be considered contractor storage. Mr. Warren stated the storage of recreational vehicles would not be allowed to be the dominant portion of a mini-warehouse operation.

Jonathan McClure, Peed and Bortz, LLC, gave a brief overview of the properties rezoning history.

Vice-Chairperson Knies questioned if recreational vehicles are considered contractor storage. Mr. Warren noted contractor storage includes buses and similar large vehicles and recreational vehicles have been treated as such in the past.

Commissioner Briggs noted the possibility of the Development Subcommittee reviewing the Contractor Storage definition for further clarification.

Vice-Chairperson Knies asked Mr. Elmore what types of items he foresees being stored at the subject property. Mr. Elmore stated things like recreational vehicles and similar large vehicles.

Chairperson Johnson addressed the possibility of adding a fence or vegetative screening around the property.

Commissioner Sowers noted the property behind the lot will be developed at some point and noted screening should be required.

Vice-Chairperson Knies requested staff and the applicant prepare a list of what kind of items could be stored there.

Chairperson Johnson acknowledged the need for outdoor recreational storage or small vehicle storage, but noted their hesitancy potentially allowing heavy equipment to be stored at the property.

Commissioner Sowers questioned the Commission's ability to change the verbiage in the conditional use permit. Mr. Warren noted the possibility of providing conditions limiting the allowed storage types.

Mr. Elmore noted the possibility of providing storage to traveling contractors.

Chairperson Johnson requested Mr. Elmore share his plans for the property with the Commission. Mr. Elmore stated most of the requests are for storage of trailers and recreational vehicles.

Chairperson Johnson questioned if Mr. Elmore intended to build more mini-warehouse storage. Mr. Elmore stated he did intend on adding additional units and mentioned his current units are booked.

Vice-Chairperson Knies requested that a list of allowable storage uses developed between staff and the applicant be available for consideration at the next meeting.

Mr. Warren noted staff would be happy to work with Mr. Elmore to establish good parameters for the contractor storage use.

Commissioner Briggs reiterated the possibility of looking at the definition of contractor storage for a future code change.

Commissioner Clarke understood the need for contractor storage but requested the Commission consider the aesthetic of the area.

Commissioner Curtis noted possible constraints be placed on vehicle repairs at the property and its operating hours.

Mr. Warren noted the possible conditions provided in the staff report.

Chairperson Johnson requested staff and Mr. Elmore make a list of possible storage uses for the subject property.

With no further comments, Chairperson Johnson closed the discussion.

**This item will return to Planning Commission on May 17th, 2021.**

#### Other Business

Chairperson Johnson opened the discussion.

Chairperson Johnson stated he will be absent from the June 1<sup>st</sup> and June 14<sup>th</sup> Planning Commission meetings.

Commissioner Briggs noted the progress of the NRV passenger rail initiative and the upcoming groundbreaking for the Town's Signature Park.

With no further business, Chairperson Johnson adjourned the meeting at 7:35 p.m.

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Hil Johnson, Chairperson

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Margaret Barden, 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.



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## Planning Department Staff Report

TO: Planning Commission

DATE: May 14, 2021

APPLICATION: Conditional Use Permit [CUP-2021-07]

APPLICANT: Aztec Rental

LOCATION: 412 Roanoke Street

PROPERTY OWNER: New River Community College Foundation

PROPOSAL: Allow for a contractor storage yard in the B-3 zoning district

### **Request**

The Town of Christiansburg has received a Conditional Use Permit request from Aztec Rental on behalf of the property owner in order to operate a contractor storage yard within the B-3, General Business zoning district. A Conditional Use Permit is required for the operation of contractor storage yards within the B-3 zoning district per Section 42-336 (35) of the *Christiansburg Town Code*.

### **Background**

The applicant intends to rent many different types of items. The Conditional Use Permit is required because they intend to rent mini backhoes/excavators, and outdoor storage of these items that are generally used by contractors.

The adjoining properties are primarily zoned B-3, General Business as well R-3, Multi-Family Residential properties adjacent to the northern portion of the subject property. A portion of the front of the property is located within a 500-Year Flood Hazard Area. It is not in a Historic District or Urban Development Area. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

### **Draft Conditions**

If approved, the proposed use of the property as a contractor storage yard would be required to obtain site plan approval in accordance with 46-23 (a) 1 of the *Christiansburg Town Code*.

Section 42-9 (d) (8) stipulates storage lots for contractor equipment, tractor trailers, buses and similar large vehicles may be gravel, provided the storage area is fully enclosed by a minimum six-foot-tall gated fence. If the storage is provided on asphalt or concrete, the code does not require the fencing requirement.

In addition, to what would be required as part of the Town's standard permitting process, the Planning Commission may want to consider conditions placed on approved Conditional Use Permits for past storage yards related to:

- installation of evergreen vegetative screening in addition to fencing;
- maintenance of the cleanliness and appearance of the property;
- conduct of related use activities such as the maintenance and repair of equipment; and,
- proper disposal of parts and chemicals if anticipated at the site.

### **Public Comment**

The Planning Department has received one email to date regarding the proposed request. Please find attached to this report.

### **Public Hearing Dates**

The Planning Commission Public Hearing is scheduled for Monday, May 17, 2021. The Town Council Public Hearing is scheduled for Tuesday, June 8, 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
6. Public comment





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: New River Community College Applicant: Aztec Rental  
 Address: 5251 College Address: 1531 N Main St.  
Dublin, Virginia Blacksburg, Va 24060  
 Phone: 540 - 230- Phone: 540-589-0485

I am requesting a Conditional Use Permit to allow the rental of items generally used by contractors such as mini backhoes/excavators, and the outdoor storage of such equipment on my property that is zoning classification B3-Bus. under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 412 ROANOKE ST  
 Tax Parcel(s): 032021, 032023

Tax Map Numbers 527-((a))-200, 527-((a))-202

Fee: \$750.0

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): Angela Covey, Executive Director, NRC Educational Found. Date: 4/20/2021  
Ed Lawhorn, President, NRC Educational Found. Date: 4/20/2021

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



THE PLACE TO BE  
**CHRISTIANSBURG VA**  
DEPARTMENT OF PLANNING

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

Please complete the following section:

Per Section 42-8(e) and 42-8(f) of the Christiansburg Town Code:

*Conditional use permit application submissions shall include a traffic impact statement whenever a proposed conditional use permit substantially affects transportation on town streets through traffic generation of either:*

- (1) 100 vehicles trips per peak hour by residential development;*
- (2) 250 vehicles trips per peak hour by non-residential development; or*
- (3) 2,500 vehicle trips per day by non-residential development.*

*The data and analysis contained in the traffic impact statement shall comply with Virginia Department of Transportation Traffic Impact Analysis Regulations 24 VAC 30-155-60 and all applicable town ordinances.*

**A traffic impact analysis ☐ is ☐ is not required for the proposed project:**

1. ☐ Yes or ☐ No, the proposed residential development generates \_\_\_\_\_ vph which is greater than the requirement of 100 vehicles per hour, or
2. ☐ Yes or ☐ No, the proposed non-residential project generates \_\_\_\_\_ vph which is greater than the requirement of 250 vehicles per hour
3. ☐ Yes or ☐ No, the proposed non-residential project generates \_\_\_\_\_ vpd which is greater than the requirement of 2,500 vehicles per day.
4. ☐ Yes or ☐ No, a new TIS study is not required because a previously submitted TIS is still applicable for the project site. (Note: the appropriate documentation must be attached)

**\*Trip generation shall be measured based on the current edition of the Institute for Transportation Engineers (ITE) Trip Generation Manual**

# *Aztec Rental*



***WWW.AZTECRENTAL.COM***

412 ROANOKE ST

We are looking to move our store from 1531 N main street in Blacksburg to 412 Roanoke street in Christiansburg. Aztec Rental has been in Montgomery county since 1980, we specialize in tools and events. We are applying for a special use permit so we can rent equipment commonly used by contractors as noted under bulletin 35 in section 42-336 of Christiansburg code of ordinances. Some of this equipment would also be stored outside in the parking lot such as the backhoes, excavators, and skid steers. We would use the building on the corner of Roanoke and Hagan as our storefront with showrooms for our party and tool items up front on the roanoke street side, with the storage of our other items in the back of the building. We hope that this permit will be allowed, and look forward to participating in the Christiansburg community the way we have in Blacksburg for the last forty years.



We have been leasing a building in Blacksburg for some time, and have been wanting to move to our own building. Once in our own building, we can make our facility look and feel the way we want to, and can present ourselves the way we have in other locations.



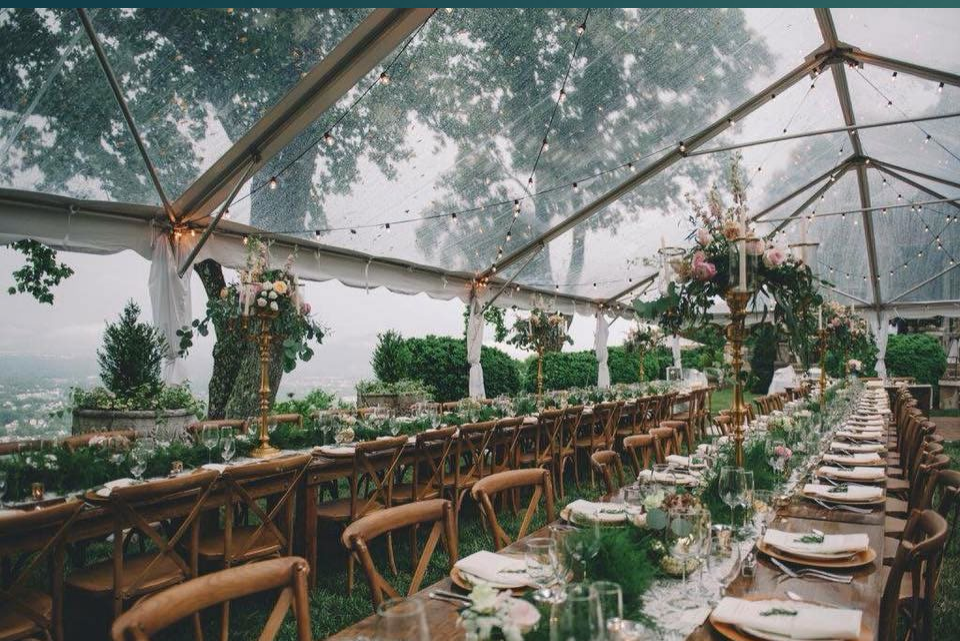


We look forward to fulfilling a need in the community by offering the equipment homeowners need to complete DIY projects, and the equipment contractors need for new builds and renovations.





We also look forward to having the event items needed to have a beautiful wedding, party at home, or community event.





## Layout/ planned improvements



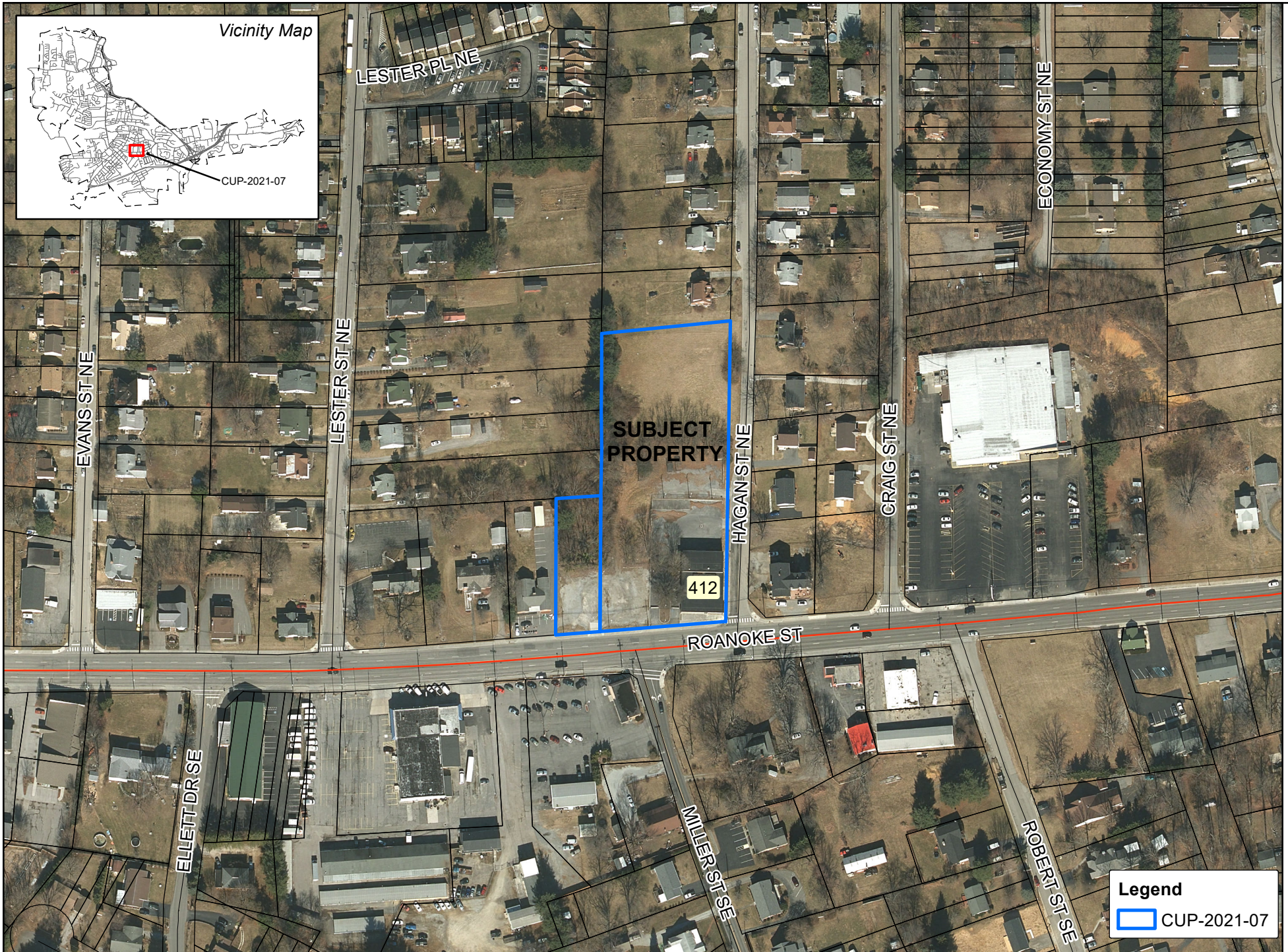
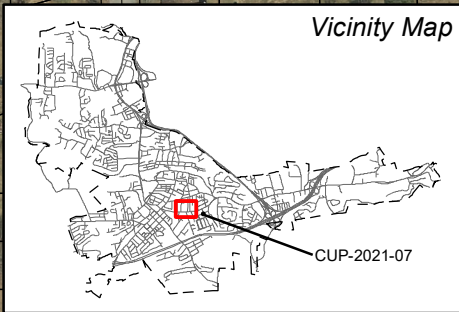





We look forward to growing with the Christiansburg community. Feel free to contact me with any questions, or look at our website [www.aztecrental.com](http://www.aztecrental.com) for more information.

Cody Brown  
[cody@aztecrental.com](mailto:cody@aztecrental.com)  
540-589-0485

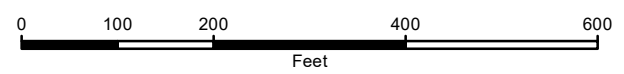




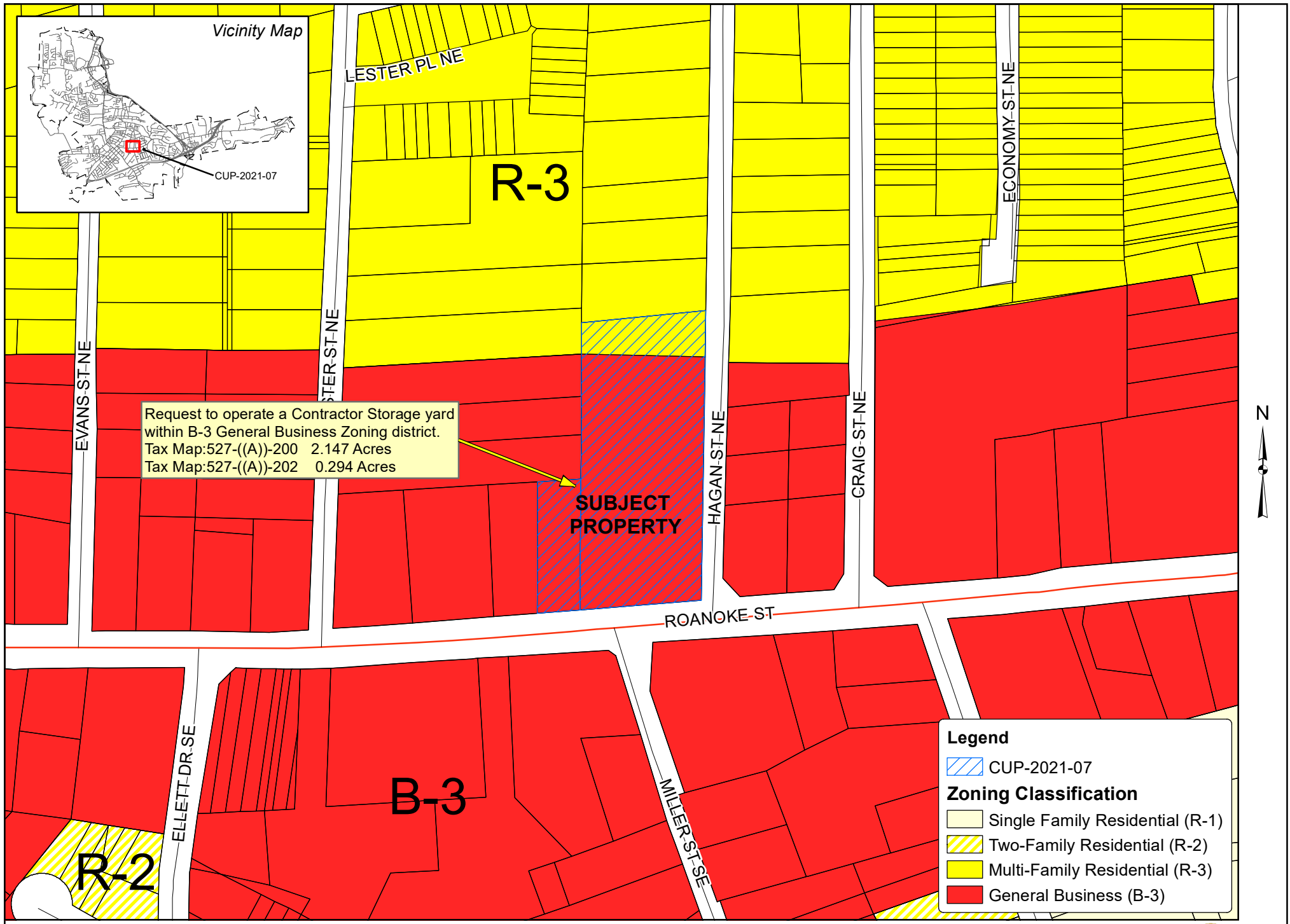
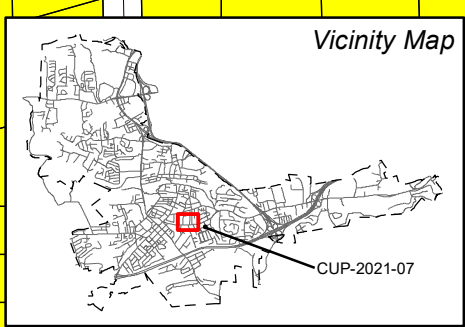
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 CUP-2021-07


**CUP REQUEST: CUP-2021-07 - 412 ROANOKE ST**











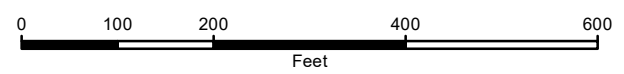
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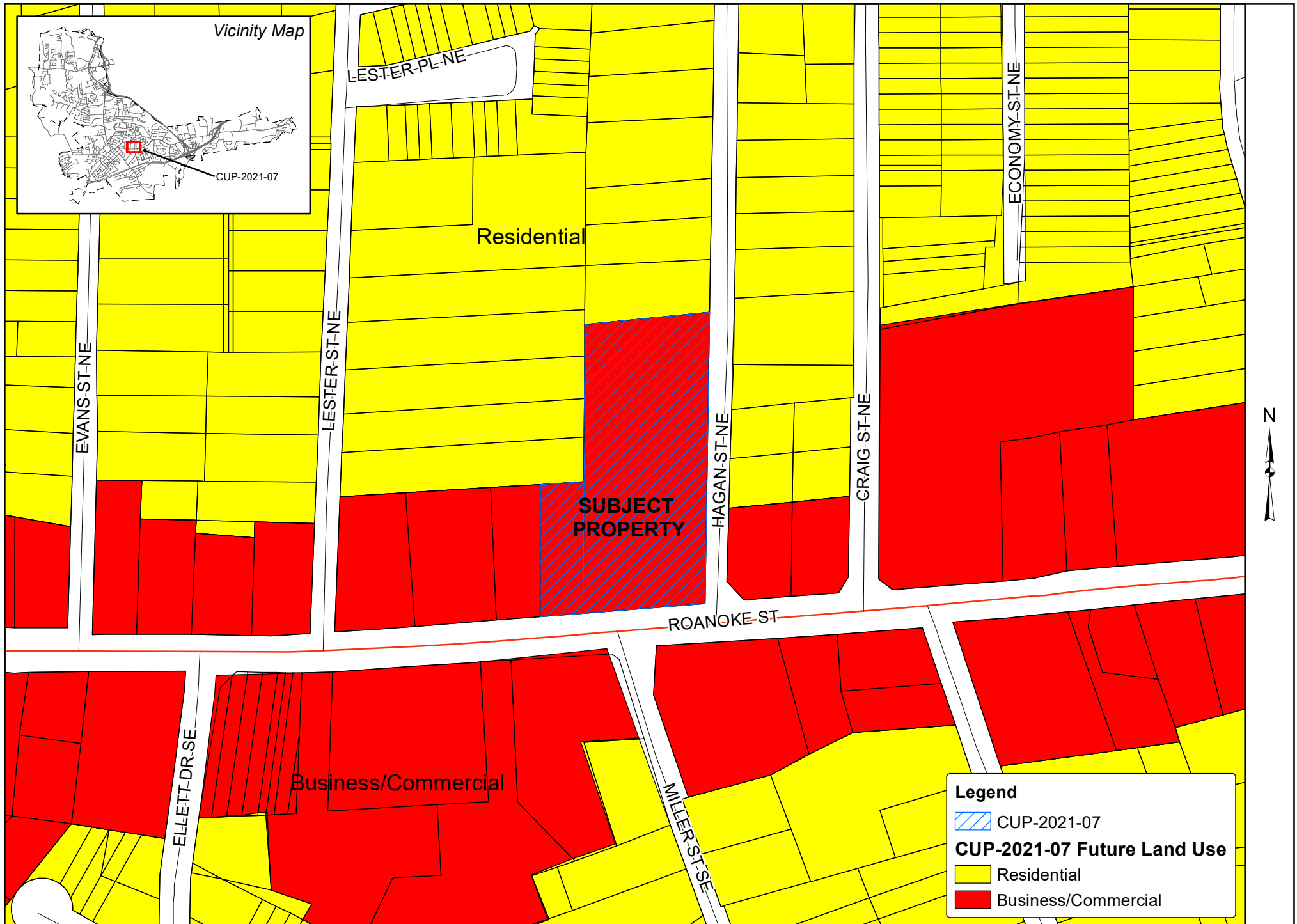
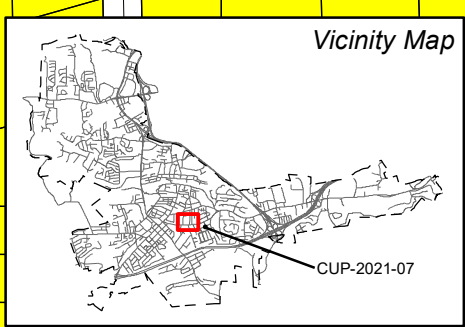
 CUP-2021-07

**Zoning Classification**


-  Single Family Residential (R-1)
-  Two-Family Residential (R-2)
-  Multi-Family Residential (R-3)
-  General Business (B-3)

**CUP REQUEST: CUP-2021-07 - 412 ROANOKE ST**





**Legend**

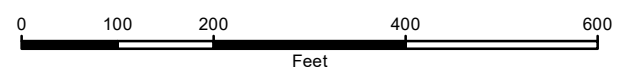
 CUP-2021-07

**CUP-2021-07 Future Land Use**

 Residential

 Business/Commercial

**CUP REQUEST: CUP-2021-07 - 412 ROANOKE ST**



**Adjoining Property Owners**

CUP-2021-07: 412 Roanoke Street

Request for a Contractor Storage Yard in B-3

<b>TAX_MAP_ID</b>	<b>OWNER1</b>	<b>OWNER2</b>
527- A188	BEACH, NANCY SWARTZ	
527- A189	BOND, JULIAN HOWARD	
527- A203	COCHRAN, GLENN W	
527- A204	CURTIS PROPERTIES LLC	
527- A165	DEAN, WARREN T	
527- 46 5A	DUNCAN, GREGORY D	STINE, MARVI D
527- A167	EPPERLY, JOHN H III	EPPERLY, ELAINE B
527- A217	FRALIN, SCOTT A	JOHNSON, DEVON V
527- A199	GARDNER, KEITH WILLIAM	
527- 46 2A	GOODYEAR, JON P	GOODYEAR, VERONICA A
527- A210	GRIFFITH ENTERPRISE LLC	
527- 46 1A	HUNDLEY, MEREDITH F	
527- A171	HUTCHISON, DANIEL G	
527- A166	MILLER, ZANE TAYLOR	
527- A187	SHIELDS, DEVON M	

<b>MAIL_ADD1</b>	<b>MAIL_ADD2</b>
273 STONEY MILL RD	ROCKY MOUNT VA 24151
103 HAGAN ST	CHRISTIANSBURG VA 24073
406 ROANOKE ST	CHRISTIANSBURG VA 24073
P O BOX 6335	CHRISTIANSBURG VA 24068
40 NANCY CT	CHRISTIANSBURG VA 24073
500 ROANOKE ST	CHRISTIANSBURG VA 24073
111 LESTER ST	CHRISTIANSBURG VA 24073
105 LESTER ST	CHRISTIANSBURG VA 24073
417 ROANOKE ST	CHRISTIANSBURG VA 24073
229 HORSESHOE FARM RD	PEMBROKE VA 24136
409 ROANOKE ST	CHRISTIANSBURG VA 24073
101 HAGAN ST	CHRISTIANSBURG VA 24073
108 HAGAN ST	CHRISTIANSBURG VA 24073
109 LESTER ST	CHRISTIANSBURG VA 24073
107 HAGAN ST	CHRISTIANSBURG VA 24073

From: Steve Palmer <sppalmer123@gmail.com>  
Sent: Monday, May 10, 2021 1:17 PM  
To: Andrew Warren  
Subject: Conditional Use Permit application - 412 Roanoke Street

Andrew- I hope you're doing well. I would like to comment on the proposed conditional use permit on parcel 03021 and 03023, behind the commercial building at 412 Roanoke Street. While I can appreciate that the purpose of the subject parcel is to be developed to its highest and best use, I strongly feel that the proposed use is inconsistent with the neighborhood and the surrounding development pattern. This parcel is bordered on three sides by detached single family residential development, and to the west by a commercial office building. This is a quiet neighborhood that is well cared for by its owners. I believe the intrusion of a contractor equipment storage yard could be disruptive and incompatible, and could promote a development pattern that would result in other similar incompatible development on nearby adjacent lots. I assume the Town is sensitive to these incompatibilities, and the potential loss of property values, hence the requirement for the conditional use permit.

While I feel strongly that development on this lot should be compatible with the surrounding development, I also understand that the proposed contractor equipment storage yard is specifically identified as an allowable use after approval of a conditional use permit. To that end, I offer the following conditions of use for your consideration:

1. Require access to the parcel from Roanoke Street only. Truck, trailer and equipment access should not be permitted on Hagan Street.
2. Install a visual screen on the north and east sides of the site. The screen should be opaque, and should incorporate vegetation (shrubs, trees) to soften the visual impact to the neighborhood.
3. Limit hours of operation to between 8:00 am and 6:00 pm to minimize noise.

Thanks for your consideration regarding this. Please let me know if there's any additional detail or explanation needed.

--

Steve Palmer  
107 Hagan Street  
Christiansburg, VA 24073  
850-274-1567  
sppalmer123@gmail.com



## Planning Department Staff Report **UPDATE**

TO: Planning Commission

DATE: May 14, 2021

APPLICATION: Conditional Use Permit [CUP-2021-006]

APPLICANT: Peed and Bortz, LLC

LOCATION: 710 Peppers Ferry Road, N.W.

PROPERTY OWNER: John D. Elmore

PROPOSAL: Allow for a contractor storage yard in the B-3 zoning district

### **Potential Conditions**

Following the public hearing and Planning Commission discussion at the May 3<sup>rd</sup> meeting, staff and the applicant have worked to develop the following conditions for the Commission's discussion and consideration at Monday's meeting:

- Storage shall be limited to:
  - Recreational vehicles including but not limited to campers, boats, all-terrain vehicles, etc.,
  - Contractor equipment up to 13,000 pounds. This shall include trailers and equipment associated with smaller contractor and landscaping operations.
  - Two dump trucks and one large piece of contractor equipment associated with the owner's topsoil sales business located on the premises.  
*(Staff comments: these limitations would still allow for smaller tractors and skid-steers commonly used by contractor and landscaping operators. The Applicant has a topsoil sales business and would like to reserve the right to store equipment associated with the business within the contractor storage area. Staff believes this is enforceable if there are limitations on the number and the type of equipment.)*
- Evergreen vegetative screening, in addition to fencing, shall be installed with a minimum six (6) feet planting height and be maintained at a minimum of 14 feet mature height on all sides of the contractor storage area. Vegetation shall be planted six (6) feet on center.
- The contractor storage area shall be maintained in a clean and orderly manner; and,
- There shall not be any maintenance or repair of equipment within the contractor storage area.