



Planning Commission

Chairperson
Hil Johnson

Vice-Chairperson
Jeananne Knees

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, June 14,
2021 at 7:00 p.m.

**Town of Christiansburg
Planning Commission
Tuesday, June 1, 2021
Agenda**

REGULAR MEETING

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Tuesday, June 1, 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 17, 2021.**](#)
- 4) [**Public Hearing request for an amendment of proffers for conditional zoned property for The Reserve at Round Meadows by Shah Development LLC \(applicant/property owner\). The change of proffers would allow an increase of five \(5\) additional lots for a total of no more than 56 single-family detached dwellings. The development is adjacent to Round Meadow Drive on Tax Map Nos. 494 – \(\(A\)\) – 62 and 63, Tax Map 495 – \(\(A\)\) – 64, and Tax Map 494 – \(\(A\)\) – 55E1 – 55E3.**](#)
- 5) [**Public Hearing request by Shah Development LLC \(applicant/property owner\) for a revision of the Conditional Use Permit for The Reserve at Round Meadows subdivision previously approved 51 single family detached dwelling Planned Housing Development to add five \(5\) additional single-family dwellings on property located adjacent to Round Meadow Drive on Tax Map Nos. 494 – \(\(A\)\) – 62 and 63, Tax Map 495 – \(\(A\)\) – 64, and Tax Map 494 – \(\(A\)\) – 55E1 – 55E3.**](#)
- 6) [**Discussion/Action for a 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.**](#)
- 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, 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, Assistant Town Manager, by phone at (540) 382-6120 ext. 1130 or by email at awarren@christiansburg.org with any questions or if you require reasonable accommodations.

**Christiansburg Planning Commission
Minutes of May 17, 2021**

Present: Ashley Briggs
Felix Clarke Jr.
Jessica Davis
Hil Johnson, Chairperson
Jeananne Kries, Vice – Chairperson
Jennifer D. Sowers

Absent: Thomas Bernard
Mark Curtis

Staff/Visitors: Bill Brown, Aztec Rental
Cody Brown, Aztec Rental
Jude Cochran, staff
John Elmore, 720 Peppers Ferry Road
John Homer, 700 Park Street
Jamie Hutchinson, 108 Hagan Street
James Lofton, 201 Hagan Street
Johnathan McClure, Peed and Bortz, LLC
Zane Miller, 109 Lester Street
Joseph Pallante, 1265 Forest Street and 207 Hagan Street
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 May 3, 2021 Meeting

Commissioner Sowers made a motion to approve the May 3, 2021 Planning Commission meeting minutes with a correction to add Thomas Bernard to the list of absentees. Commissioner Clarke seconded the motion, which passed 6-0.

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.

Chairperson Johnson opened the public hearing.

Mr. Warren gave a brief overview of the subject property including its location, current zoning, neighboring zoning districts and uses, and its future land use designation. Mr. Warren noted two phone calls were provided to staff from neighboring residents including:

- Jon Goodyear, 99 Hagan Street, questioned, via voice message, the ingress and egress of the subject property as well as screening along Hagan Street.
- Glenn Cochran, 406 Roanoke Street, voiced general support, via voice message, for the proposed use and the conditional use permit.

Additionally, Mr. Warren reminded the Planning Commission of the other public comments that they had received to date.

John Homer, 700 Park Street, also representing his daughter who lives on Hagan Street, noted businesses should be welcomed to the town, but they should not negatively impact neighboring residential uses and devalue the surrounding properties. Mr. Homer shared his overall opposition for the use and shared points outlined in his letter to staff and the Commission. Mr. Homer noted he liked the direction the town has taken in the area.

Zane Miller, 109 Lester Street, stated a lot of children live in the area. Additionally, Mr. Miller stated his opposition to the application and noted the loud noises being disruptive to the neighborhood.

Jamie Hutchinson, 108 Hagan Street, noted she has submitted a letter to the Planning Commission and stated a potential condition restricting the company from projecting the contractor storage use past the existing wood line would be preferred.

James Lofton, 201 Hagan Street, echoed the concerns of the other speakers and noted a lot of neighboring properties have children living in them. Mr. Lofton stated the additional traffic, loud noises, and potential decrease in home values deeply concerns him.

Cody Brown, Aztec Rental, addressed the concern of traffic along Hagan Street and stated Aztec Rental is a low volume business with rare occurrences of more than 3 customers at their business at a time. Additionally, Mr. Brown stated no equipment maintenance is done on the site and is done at their Salem location, but did state their machinery is started on site to show customers that the equipment is operating properly. Mr. Brown stated the northern grass portion of the property will not be used or impacted by the proposed use and stated it could potentially be used for a

residential use. Mr. Brown noted a privacy fence would be installed along Hagan Street.

Bill Brown, Aztec Rental, noted majority of business will be for party and events. The Browns noted no more than 12 pieces of their equipment is usually stored outside. Additionally, Mr. Bill Brown stated the location suits their needs very well.

Joseph Pallante, 1265 Forest Street and 207 Hagan Street, noted his interest in the mentioned property subdivision. Mr. Pallante questioned the applicant's likelihood of making all equipment repairs at their Salem location. Additionally, Mr. Pallante expressed his concerns regarding the additional traffic and noise in the neighborhood and shared interest in further discussion of the proposed traffic patterns with the applicant.

With no further comments, Chairperson Johnson closed the public hearing

Discussion/Action for a 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.

Chairperson Johnson opened the discussion.

Commissioner Briggs questioned the largest piece of machinery typically stored by the applicant. Mr. Cody Brown stated largest piece of equipment is roughly 6000 pounds. Commissioner Briggs questioned if there are any scissor lifts. Mr. Cody Brown stated they do have a lift. Commissioner Briggs questioned if machinery would be driven off the site. Cody and Bill Brown stated the equipment is typically already on the company's trailer.

Chairperson Johnson discussed the ingress and egress to the property for parking and loading. Mr. Cody Brown confirmed the trees in parking area would be removed to provide for additional parking spaces and to better allow for the ingress/egress of the property.

Commissioner Briggs questioned what areas would be fenced. Mr. Cody Brown stated a fence and gate would most likely be installed along Hagan Street.

Chairperson Johnson questioned hours of operation. Mr. Cody Brown stated hours of operation are 7:30AM to 5:30PM Monday through Friday, 7:30AM to 12PM Saturday, and closed Sunday.

Vice-Chairperson Kries noted being fair and consistent between the two contractor storage yards before the Planning Commission.

Chairperson Johnson noted by-right uses in the B-3 district.

Vice-Chairperson Kries questioned the buffer of the field area between the contractor storage area and the neighboring dwellings.

Chairperson Johnson suggested a possible condition to limit the area of the subject property from contractor storage. Mr. Cody Brown stated they would be happy to limit the contractor storage area to the southern portion of the property. Mr. Warren stated the open field area could be used as a residential property if a rezoning or conditional use permit was approved to allow for it.

Commissioner Briggs stated the applicant go back to list out the items they expect to store outside for the Planning Commission to review.

Commissioner Clarke expressed his concern for the noise associated with the equipment.

Chairperson Johnson supported the plan to keep the tree buffer between the contractor storage yard and the open field.

Vice-Chairperson Kries questioned the companies use of trailers when transporting the equipment. Mr. Cody Brown noted equipment is already loaded on company trailers and is rarely loaded onto customers trailers. Mr. Cody Brown noted most of their customers are doing work for residential and light construction uses.

Chairperson Johnson suggested staff work with the applicant to establish possible conditions restricting what equipment is to be stored on site, establish locations of storage areas and provided fencing, and the restricting the removal of the tree line buffer. Mr. Warren noted the potential conditions listed in the staff report and that staff would be happy to work with the applicant for the next meeting.

Mr. Warren noted the staff report would be made available to the public on May 28th.

With no further comments, Chairperson Johnson closed the discussion.

This item will return to Planning Commission on June 1st, 2021.

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. (Case # CUP-2021-06)

Chairperson Johnson opened the discussion.

Mr. Warren updated the Planning Commission on potential conditions of the site drafted by staff and listed in the staff report. Mr. Warren noted the applicant does have a topsoil business and stated the applicant would like to store two of his business's dump trucks and one larger piece of machinery.

Chairperson Johnson questioned the fencing requirements of the property. Mr. Warren explained the fencing requirements. Vice-Chairperson Knies questioned the reasoning for fencing for gravel parking areas and not for paved parking areas. Mr. Warren explained that paving or fencing helps clearly establish parking areas.

Johnathan McClure, Peed and Bortz, stated the topsoil business is an ongoing business.

Commissioner Briggs questioned if Mr. Elmore would like to store his topsoil trucks in the contractor storage lot. Mr. Elmore stated they own two dump trucks and they may be stored there.

Chairperson Johnson noted his visit to the site today and noted the items currently on site.

Vice-Chairperson Knies noted limiting the dump trucks to be stored on site to single axles.

Chairperson Johnson noted the need for the contractor storage use.

The Commission discussed the 13,000-pound limitation for equipment storage.

Chairperson Johnson requested a condition for a review by the Planning Commission after one year, as well as limiting the storage to single axle dump trucks and to install six-foot fencing.

Chairperson Johnson questioned if the fenced area would be gated or not. Mr. Elmore stated he has never had the need for a gate and that the site is monitored by cameras.

Commissioner Briggs questioned the one large piece of contractor equipment. Mr. Elmore stated no large equipment would be needed. The Planning Commission agreed to remove the proposed restriction limiting the topsoil operation to one large piece of equipment.

Vice-Chairperson Kries questioned hours of operation.

The following conditions were drafted:

1. 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 single axle dump trucks associated with the owner's topsoil sales business located on the premises.
2. Six (6) foot tall fencing shall be installed around the contractor storage area.
3. 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.
4. The permit shall be reviewed by the Planning Commission in 12 months.
5. The contractor storage area shall be maintained in a clean and orderly manner; and,
6. There shall not be any maintenance or repair of equipment within the contractor storage area.

Commissioner Briggs made a motion to approve the conditional use request with conditions. Commissioner Davis seconded the motion, which passed 6-0.

With no further comments, Chairperson Johnson closed the discussion.

This item will go before Town Council as a Public Hearing on June 8th, 2021.

Other Business

Chairperson Johnson opened the discussion.

Mr. Warren noted the next Planning Commission meeting being on Tuesday, June 1st due to the Memorial Day holiday falling on the typical meeting day.

Vice-Chairperson Kries motioned to approve the nomination of Mr. Warren as the acting Non-voting Secretary, Commissioner Sowers seconded the motion, which passed 6-0.

Commissioner Briggs noted the groundbreaking for the Town's Signature Park. Chairperson Johnson noted the planned opening date.

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

With no further business, Chairperson Johnson adjourned the meeting at 8:18p.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: June 1, 2021

APPLICATION: Rezoning [RZN-2021-06]
Conditional Use Permit [CUP-2021-08]

APPLICANT: Shah Development

LOCATION: 1101 Round Meadow Drive

PROPERTY OWNER: Shah Development

PROPOSAL: Revision to the Rezoning and Conditional Use Permit for The Reserve at Round Meadows.

Request

The Town of Christiansburg has received a request to revise the previously approved Rezoning and Conditional Use Permit for Planned Housing Development of the property formally known as the Meadows Golf Course and Shepard Property (parcel ID nos. 016377, 016381, 016378, 230266, 230267, 230268) from Shah Development in order to allow for an increase of five (5) additional lots from 51 to a total of no more than 56 single-family detached dwellings. The amendment of proffers and revision of the Conditional Use permit is required for the addition of lots per Section 42-12 (g) of the *Christiansburg Town Code*.

Background

The property is associated with the recently approved boundary line adjustment moving the land from the unincorporated area of the County of Montgomery into the incorporated Town of Christiansburg.

A portion of the property is located within the 100-year Flood Hazard Area - Zone A. The property is not located within either a Historic District or an Urban Development Area. The property is not designated on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

The adjoining properties are zoned A, Agricultural; R-1A, Rural Residential; R-1, Single Family Residential; and A-1 (Montgomery County zoning). The adjoining properties contain agriculture, and residential uses.

Previously Approved Condition for Conditional Use Permit for the Planned Housing Development

1. The presented zoning regulations and layout plan, dated September 24, 2019, shall be considered as conditions of approval except that no reduction in street width shall be allowed and streets shall be developed in accordance with Town of Christiansburg standards.

Public Comment

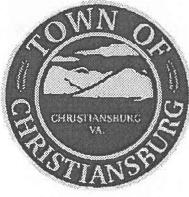
The Planning Department has not received any comments to date regarding the proposed request.

Public Hearing Dates

The Planning Commission Public Hearing is scheduled for Monday, June 1, 2021. The Town Council Public Hearing is scheduled for Tuesday, June 22, 2021.

List of attachments included with staff report:

1. Conditional Use Permit application with revised layout plan
2. Revised rezoning proffers
3. Aerial map
4. Zoning map
5. Aerial map with flood zone
6. 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

Rezoning Application

Landowner: SHAH LLC.

Applicant: Gay and Neel, Inc *Kevin Connor*

Address: PO Box 1499
Christiansburg, VA 24068

Address: 1260 Radford St
Christiansburg, VA 24073

Phone: 540-260-9952

Phone: 540-381-6011

I am requesting a rezoning of my property from zoning classification R-2 to zoning classification R-2 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 1101 Round Meadow Drive

Tax Parcel(s): 494-A-62, 494-A-63, 495-A-64, 494-A-55E1, 494-A-55E2, 494-A-55E3

Parcel Number(s): #016377, #016381, #016378, #230266, #230267, #230268

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: \$1250

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge.

Signature of Landowner(s):

Date: 4-26-21

Date: _____

Date: _____

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

Town Manager

Date



Please complete the following section:

Per Section 42-11(A) of the Christiansburg Town Code:

Rezoning application submissions shall include a traffic impact statement whenever a proposed zoning map amendment 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**

Proffer Statement – Rezoning of the Meadows Property

August 14, 2019

Revised September 10, 2019

Revised April 28, 2021

Proffer Statement for a requested rezoning application for Tax Map Numbers: 494-A-62, 494-A-63, 495-A-64, 494-A-55E1, 494-A-55E2, 494-A-55E3 as shown on the conceptual layout and located at 1101 Round Meadow Drive, Christiansburg.

Pursuant to the Town of Christiansburg Code Section 42-12(b), the owner(s) hereby voluntarily proffers that this property will be developed in accordance with the following conditions if and only if, approval of the proposed rezoning is granted. These proffers will be included in all future transactions of the property to all owners, their successors and assigns.

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. Although the rezoning request is to R-2, the following uses shall be excluded.

- (1) Two-family dwellings,
- (2) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities and libraries. Private buildings to consist of schools and libraries.
- (3) Major home occupations.
- (4) Family day homes serving one through five children. Family day homes serving six through 12 children.
- (5) Assisted living facilities and group homes of eight or fewer individuals, as exempted by Code of Virginia, § 15.2-2291.
- (6) Adult home day care, with a conditional use permit.
- (7) Churches and other places of worship.
- (8) Child day care centers,
- (9) Bed and breakfast inns
- (10) Urban agriculture in accordance with [section 42-663](#).

Also, we hereby proffer that the development shall be in general conformance with the conceptual layout submitted with this request. In addition, no more than 56 single family homes will be constructed within this development.

Owner

Name

Signature

Date

State of _____

County of _____

The foregoing instrument was acknowledged before me on this, the _____ day of _____, _____
(day) (month) (year)

Notary Public (Seal)

My commission expires _____



ENGINEERING ♦ LAND PLANNING ♦ SURVEYING
1260 Radford Street • Christiansburg, Virginia 24073
540.381.6011 office • 540.381.2773 fax
www.gayandneel.com • info@gayandneel.com

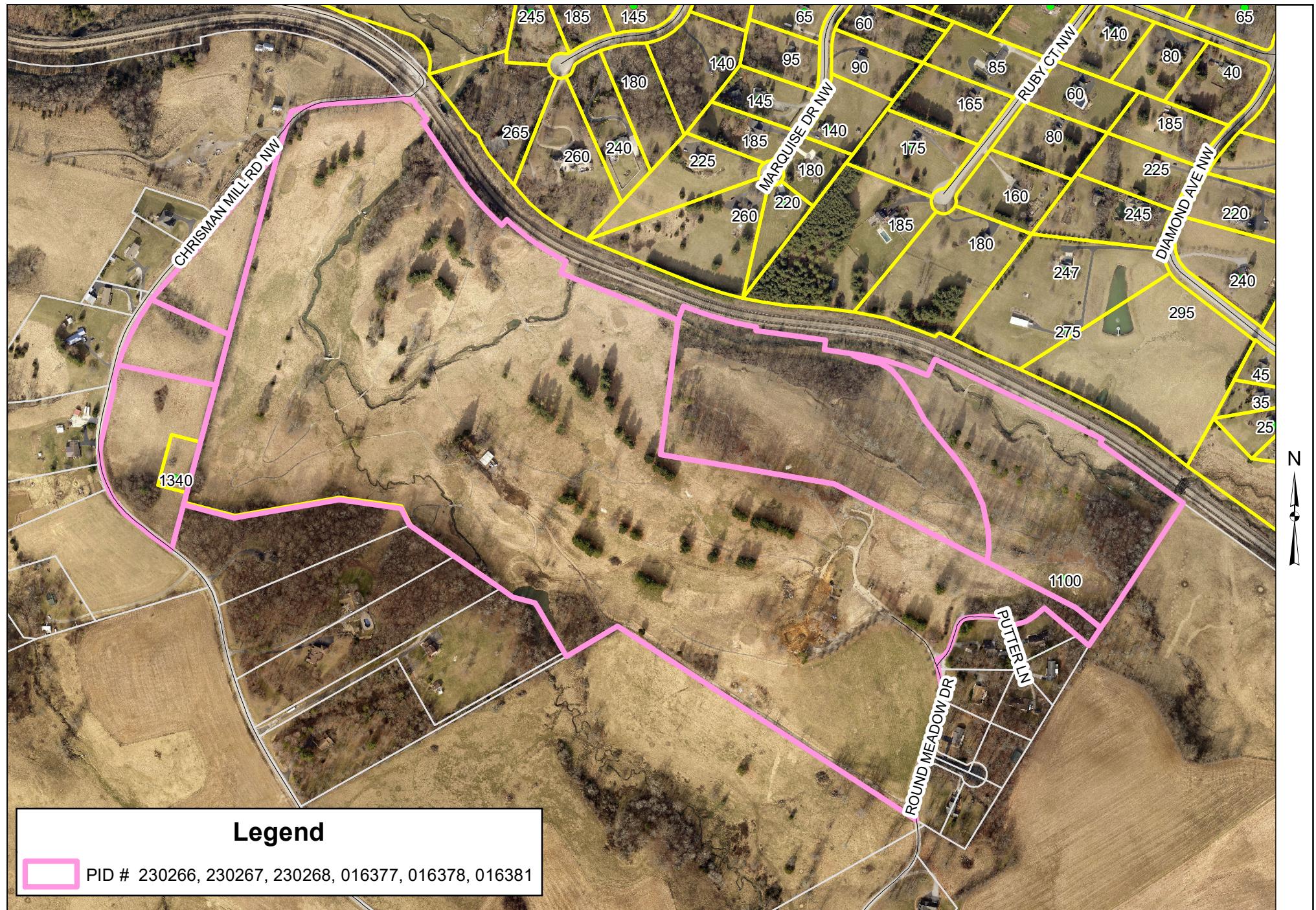
THE MEADOWS REZONING NARRATIVE

April 30, 2021

The Owner, SHAH Development LLC, has submitted a rezoning application for the properties listed. The reason for the rezoning is to change the existing proffers that were approved by the Town of Christiansburg on September 24, 2019. The requested change is to increase the maximum number of lots for the subdivision from 51 to 56. These lots are shown on the concept plan that is included with the rezoning application. They are labeled as Lots 52-56.

After further review of the approved construction plans for the subdivision, it was realized that the area for these additional lots could readily be developed buildable pads with the excess material that will result from the construction of the infrastructure for the original 51 lots. Very few changes will be needed to be made to the existing approved plans and the additional lots will provide more welcome housing for the Christiansburg community.



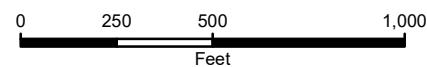


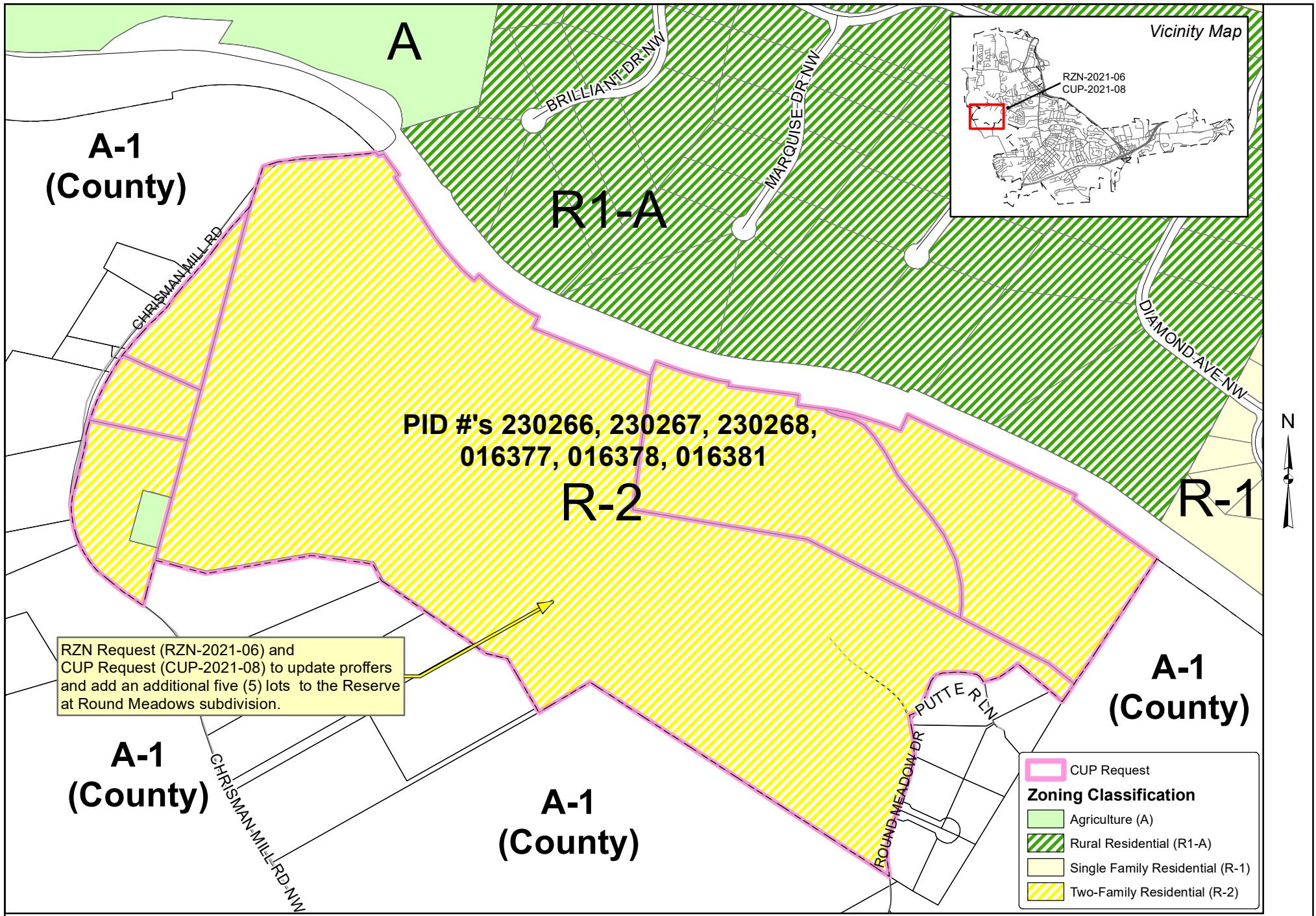
RZN REQUEST: RZN-2021-06 - THE RESERVE AT ROUND MEADOWS

CUP REQUEST: CUP-2021-08 - THE RESERVE AT ROUND MEADOWS

PLANNING COMMISSION PUBLIC HEARING: June 1, 2021

TOWN COUNCIL PUBLIC HEARING: June 22, 2021





RZN REQUEST: RZN-2021-06 - THE RESERVE AT ROUND MEADOWS

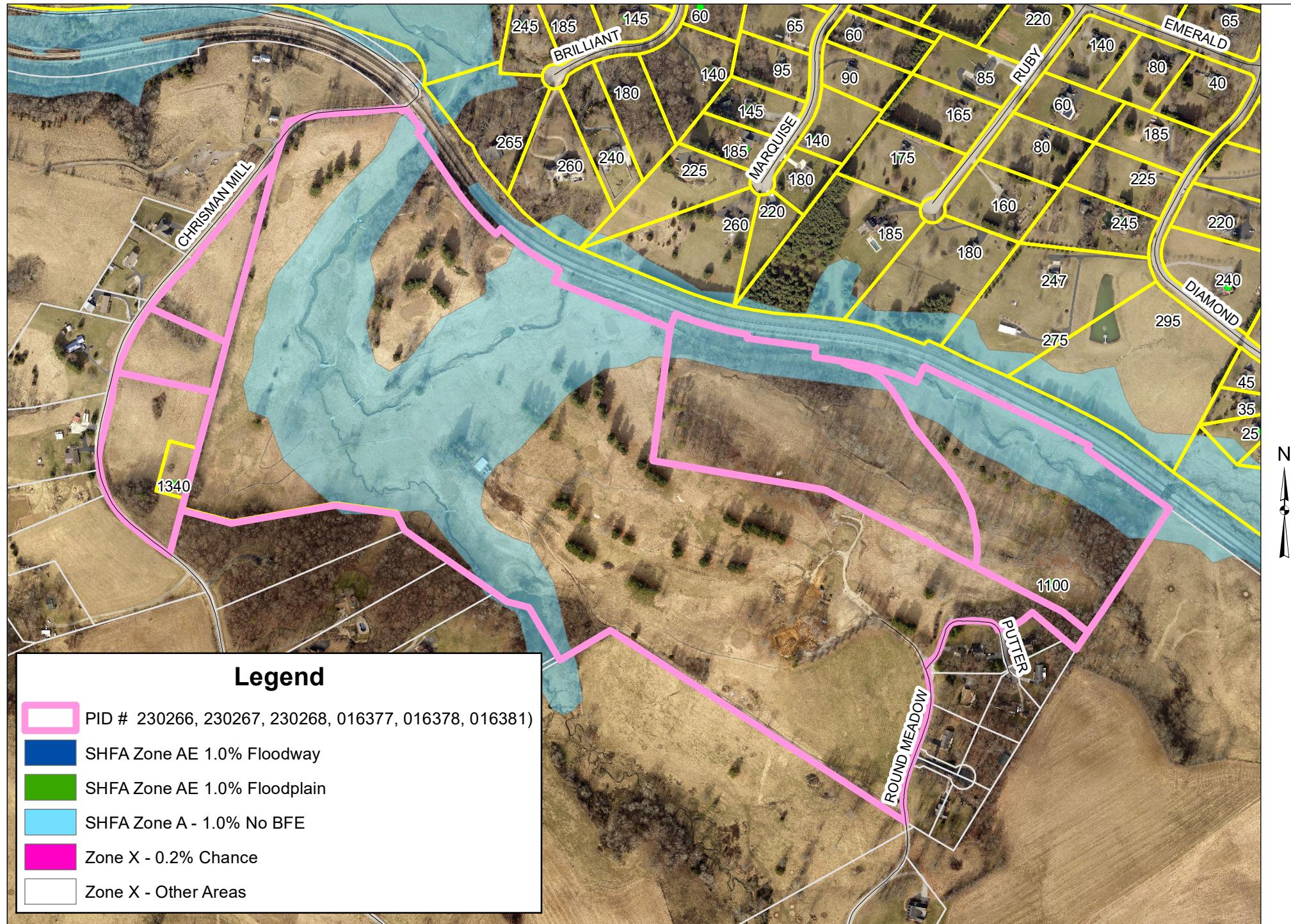
CUP REQUEST: CUP-2021-08 - THE RESERVE AT ROUND MEADOWS

PLANNING COMMISSION PUBLIC HEARING: June 1, 2021

TOWN COUNCIL PUBLIC HEARING: June 22, 2021

0 250 500 1,000
Feet





REZONE & CUP: MEADOWS

PLANNING COMMISSION PUBLIC HEARING: June 1, 2021
 TOWN COUNCIL PUBLIC HEARING: June 22, 2021

0 200 400 600
 Feet

CUP: MEADOWS PLANNED HOUSING DEVELOPMENT

Adjoining Property Owners

Tax Map #	Owner(s)	Mailing Address	City, State, Zip
464- 2 18	BARTLEY DENNIS L	260 BRILLIANT DR	CHRISTIANSBURG VA 24073
092- 8 4	BURTON KENNETH E	1138 ROUND MEADOW DR	CHRISTIANSBURG VA 24073
092- 5 5A	CARMEN E RECUPERO LIVING TRUST	1482 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
092- A 4,94,93;*	CHILDRESS FARMS INC	536 SILVER LAKE RD	CHRISTIANSBURG VA 24073
092- A 4,94,93;*	CHILDRESS FARMS INC	536 SILVER LAKE RD	CHRISTIANSBURG VA 24073
495- 2 A	CHRISTIANSBURG TOWN OF	1450 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
092- 5 3	COCHRAN BONNIE A	1158 ROUND MEADOW DR	CHRISTIANSBURG VA 24073
092- 8 2	CUMMINGS ROYAL T	1530 PUTTER LN	CHRISTIANSBURG VA 24073
092- 8 6	CURRAN KYLE WILLIAM	1144 ROUND MEADOW DR	CHRISTIANSBURG VA 24073
092- 8 3	DIMICCO MARFISA T	1365 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
078- A 58,59	DUNCAN DONALD CLINE	1365 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
078- A 58,59	DUNCAN DONALD CLINE	P O BOX 8	BLACKSBURG VA 24063
465- 14 8	DUNCAN GERALD EDDIE	1281 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
078- A 73	EARP JAMES E JR	1192 ROUND MEADOW DR	CHRISTIANSBURG VA 24073
092- 8 1	ELLIOTT LIVING TRUST	1192 ROUND MEADOW DR	CHRISTIANSBURG VA 24073
092- 8 1A	ELLIOTT U WAYNE	1192 ROUND MEADOW DR	CHRISTIANSBURG VA 24073
092- 8 2C	ELLIOTT U WAYNE	185 RUBY CT	CHRISTIANSBURG VA 24073
465- 14 31	GALLIMORE CAREN E	1421 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
078- A 60,61	GILES VIRGINIA	1542 PUTTER LN	CHRISTIANSBURG VA 24073
092- 8 5	HUMPHREYS RICHARD K	1420 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
078- 2 1	JENNINGS ROSS BRADFORD	P O BOX 5529	CARY NC 27512
464- A 1	JUBILEE ACRES FARM LLC	247 DIAMOND AVE	CHRISTIANSBURG VA 24073
465- 14 9	MILLER ORVILLE E JR	1331 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
078- A 57	PENDLETON NOAH H	POFF LINDSEY J	CHRISTIANSBURG VA 24073
078- A 55C	POFF ALEX C	1321 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
078- A 56	PONTIER LAURA C	1301 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
078- A 55A	PONTIER LAURA C	1301 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
078- A 64	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
078- A55E3	SHAH DEVLEOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
078- A55E2	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
078- A 63	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
078- A 62	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
078- A55E1	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
078- 2 2	SHELOR KAREN W	P O BOX 482	CHRISTIANSBURG VA 24068
078- A 55D	SHEPHERD BRADLEY JUSTIN	1904 MEADOWVIEW CIR	BLACKSBURG VA 24060
465- 14 30	SHRADER DARRELL W	180 RUBY CT	CHRISTIANSBURG VA 24073
464- 2 19	STEWART JAMES C	265 BRILLIANT DR	CHRISTIANSBURG VA 24073

464- 1 7	TOLLEY WILLIAM BAXTER	TOLLEY SANDRA L REINHOLD	225 MARQUISE DR	CHRISTIANSBURG VA 24073
464- 1 5	TROTTER KELLY P	BURKES RICHARD T	220 MARQUISE DR	CHRISTIANSBURG VA 24073
092- 5 4A	WILLS PAUL D	WILLS LAURA F	1472 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
464- 1 6	WINGFIELD RANDALL S	VAN DYKE KELLY D	260 MARQUISE DR	CHRISTIANSBURG VA 24073
	NORFOLK SOUTHERN CORPORATION	TAXATION - BOX 209	THREE COMMERCIAL PLACE	NORFOLK VA 23510

TAX_MAP_ID	OWNER1	OWNER2	MAIL_ADD1	MAIL_ADD2
078- A 64	SHAH DEVELOPMENT LLC		P O BOX 1499	CHRISTIANSBURG VA 24068
078- A55E3	SHAH DEVLEOPMENT LLC		P O BOX 1499	CHRISTIANSBURG VA 24068
078- A55E2	SHAH DEVELOPMENT LLC		P O BOX 1499	CHRISTIANSBURG VA 24068
078- A 63	SHAH DEVELOPMENT LLC		P O BOX 1499	CHRISTIANSBURG VA 24068
078- A 62	SHAH DEVELOPMENT LLC		P O BOX 1499	CHRISTIANSBURG VA 24068
078- A55E1	SHAH DEVELOPMENT LLC		P O BOX 1499	CHRISTIANSBURG VA 24068

TAX_MAP_ID	OWNER1	OWNER2
078- A 56	PONTIER LAURA C	
092- 8 5	COBB ROBERT GOODE	MCLACHLAN RUTH CONSTANCE
078- A 58,59	DUNCAN DONALD CLINE	DUNCAN KATHY STURGILL
078- 2 2	SHELOR KAREN W	
078- A 55C	PENDLETON CHRISTOPHER	
078- A 57	PENDLETON NOAH H	
092- 8 3	DIMICCO MARFISA T	
078- A 73	EARP JAMES E JR	EARP LAURA M
092- 8 6	CURRAN KYLE WILLIAM	CURRAN CHARITY DAWN
092- 8 4	BURTON KENNETH E	BURTON CLAIRE L
092- 8 2C	ELLIOTT U WAYNE	ELLIOTT DORIS H
092- 5 4A	WILLS PAUL D	WILLS LAURA F
092- 5 3	COCHRAN BONNIE A	
078- A 55A	PONTIER LAURA C	
092- A 4,94,93;*	CHILDRESS FARMS INC	
092- A 4,94,93;*	CHILDRESS FARMS INC	
092- 5 5A	CARMEN E RECUPERO LIVING TRUST	C/O CARMEN E RECUPERO TRUSTEE
092- 8 1A	ELLIOTT U WAYNE	ELLIOTT DORIS H
092- 8 1	ELLIOTT LIVING TRUST	
092- 8 2	CUMMINGS ROYAL T	CUMMINGS CAROL F
078- 2 1	JENNINGS ROSS BRADFORD	JENNINGS RONDA T
078- A 58,59	DUNCAN DONALD CLINE	DUNCAN KATHY STURGILL
078- A 60,61	GILES VIRGINIA	
078- A 55D	SHEPHERD BRADLEY JUSTIN	

MAIL_ADD1	MAIL_ADD2
1301 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
1542 PUTTER LN	CHRISTIANSBURG VA 24073
1365 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
P O BOX 482	CHRISTIANSBURG VA 24068
1321 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
1331 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
1144 ROUND MEADOW DR	CHRISTIANSBURG VA 24073
1281 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
1530 PUTTER LN	CHRISTIANSBURG VA 24073
1138 ROUND MEADOW DR	CHRISTIANSBURG VA 24073
1192 ROUND MEADOW DR	CHRISTIANSBURG VA 24073
1472 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
1450 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
1301 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
536 SILVER LAKE RD	CHRISTIANSBURG VA 24073
536 SILVER LAKE RD	CHRISTIANSBURG VA 24073
1482 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
1192 ROUND MEADOW DR	CHRISTIANSBURG VA 24073
1192 ROUND MEADOW DR	CHRISTIANSBURG VA 24073
1158 ROUND MEADOW DR	CHRISTIANSBURG VA 24073
1420 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
1365 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
1421 CHRISMAN MILL RD	CHRISTIANSBURG VA 24073
1904 MEADOWVIEW CIR	BLACKSBURG VA 24060

TAX_MAP_ID	OWNER1	OWNER2	MAIL_ADD1
465- 14 8	DUNCAN GERALD EDDIE		P O BOX 8
464- 1 7	TOLLEY WILLIAM BAXTER	TOLLEY SANDRA L REINHOLD	225 MARQUISE DR
465- 14 9	MILLER ORVILLE E JR	MILLER MARTHA D	247 DIAMOND AVE
465- 14 31	GALLIMORE CAREN E		185 RUBY CT
495- 2 A	CHRISTIANSBURG TOWN OF		
465- 14 30	SHRADER DARRELL W	SHRADER PAMELA D	180 RUBY CT
464- 1 6	WINGFIELD RANDALL S	VAN DYKE KELLY D	260 MARQUISE DR
464- 2 19	STEWART JAMES C		265 BRILLIANT DR
464- 2 18	BARTLEY DENNIS L	BARTLEY VANESSA A	260 BRILLIANT DR
464- 1 5	TROTTER KELLY P	BURKES RICHARD T	220 MARQUISE DR
464- A 1	JUBILEE ACRES FARM LLC		P O BOX 5529



Planning Department Staff Report - **UPDATE**

TO: Planning Commission

DATE: May 28, 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

Background

Following up on public comment received by phone, email and during the public hearing, the Planning Commission requested Staff work with the Applicant to draft a set of conditions addressing the potential impacts identified. Please find the draft conditions below.

Draft Conditions (*staff notes in italics*)

Screening

- The existing vegetation shall be maintained along the western (properties fronting on Lester Street) edge and the northern edge of the contractor storage yard or an equivalent screening shall replace the existing screening with evergreen vegetative screening 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. Solid (opaque) fencing shall be provided at minimum of six (6) feet in height along the western and northern edge.

Staff Note: This requires the existing vegetation to be maintained bordering the proposed storage area. If the screening were to be compromised due to a particular reason (such as storm damage), then the screening at least equivalent to the standard above would need to be installed. The equivalent screening is consistent with a recent CUP recommendation for a contractor storage yard by the Planning Commission although it would also include the requirement of a solid fence due to the proximity of existing homes and the immediate desire to screen equipment in the storage yard.

- Solid (opaque) fencing at a minimum height of six (6) feet shall be provided along the eastern edge (facing Hagan Street) of the contractor storage yard in order minimize the visibility of the storage equipment from Hagan Street.

Staff Note: This would require a solid fence along Hagan Street due to the proximity of homes and the visibility from the street. If a gate were installed, it would be considered part of the fencing and need to be a minimum of 6 feet and solid.

- The contractor storage yard use shall not encroach within 175 linear feet at any point from the northern property line of Tax Parcel 527 A 200.

Staff Note: This condition is intended to not permit the use of contractor storage yard further up into the residential neighborhood beyond the existing stand of trees. Staff measured this distance with GIS mapping and in the field.

Operations

- Hours of operation of the contractor storage yard shall be 7AM to 7PM; Monday through Saturday; and 10AM to 7PM on Sunday.
- The contractor storage area shall be maintained in a clean and orderly manner.
- There shall not be major maintenance or repair of equipment within the contractor storage area. Minor maintenance such as, but not limited to, filling air in tires, refilling oil, etc. shall be permitted.

Staff Note: The Applicant requested that minor items such as adding oil to equipment be allowed in the storage area, recognizing that any larger items of "fixing" the equipment would not be permitted.

- Traffic for vehicles picking up and dropping off equipment and supplies at the contractor storage area shall minimize access to Hagan Street to the greatest extent possible.

Staff Note: This is intended to be a condition that minimizes traffic onto Hagan Street, but does not prohibit it. The applicant stated that they will look to bring customers in and out of the site using Roanoke Street. Staff believes it may be difficult to enforce prohibiting traffic on Hagan Street as it will be hard to distinguish between customers coming to the facility to rent something inside or a customer coming to rent equipment stored in the contractor storage yard.

- Storage shall not include contractor equipment greater than 13,000 pounds. This shall include trailers and typical smaller contractor and landscaping equipment.

Staff Note: This condition is intended to not allow large contractor equipment in the storage yard area. The weight limit is consistent with a recent recommended condition for the contractor storage yard on Peppers Ferry Road.

- The permit shall be reviewed by the Planning Commission in 12 months.

- The Contractor Storage Yard shall be located on site in general conformance with the layout provided by the applicant and attached titled: "412 Roanoke Street: General Layout of Contractor Storage Area."

Public Comment

There have been two comments received after the public hearing was held on Monday, May 17, 2021. Please see attached.

Public Hearing Date

The Town Council Public Hearing is scheduled for Tuesday, June 8, 2021 with a final decision expected by Town Council on June 22, 2021.

List of attachments included with staff report:

1. 412 Roanoke Street: General Layout of Contractor Storage Area
2. Public comments received between May 17 – May 28



Public Comments received since May 17, 2021 Public Hearing through May 28, 2021:

Public Meeting Comment Form

First Name

Jon

Last Name

Goodyear

Address

99 Hagan St

City

Christiansburg

State

VA

Zip Code

24073

Phone

5403814663

Email

handyman555@gmx.com

Meeting Type

Planning Commission Meeting

Comment Topic

412 Roanoke St. Conditional Use Permit

Comment

Would prefer NOT having an entrance or exit from Hagan St for contractors and equipment and prefer privacy fence or bushes along Hagan St to cover view of outside equipment storage. Thank you.

Email chain with resident of 105 Lester Street:

Thanks Andrew,

Would it be possible for them to amend the map to show where the propane would be located? And would they be doing anything like changing oil or maintenance that could result in spills?

Information I have to provide is probably obvious but anyway:

- property values in the neighborhoods have all gone up significantly in the last several years and it's a desirable area to live. Many of the lots listed as business on the map are actually residences (including some right on Roanoke).

- traffic on Roanoke is already difficult and will probably have to be addressed eventually as more businesses fill in. There are no cross walks, stop signs, or lights and Brugh coffee and Gardner's in particular has started to generate an amount of foot and car traffic (cars back up into the street trying to get to Gardner's)

- as far as regular consumers go, not sure we need two propane fill ups within three blocks

On Mon, May 24, 2021, 12:05 PM Andrew Warren <awarren@christiansburg.org> wrote:

Hi Devon,

Thank you for your email. The applicant mentioned to staff that they are looking into having a propane area similar to the hardware store down the street. They had indicated that this could be used for customers as well as for some of the rental equipment that uses this type of fuel. They are currently not showing this on their plans in the contractor storage yard. I have attached the staff report that shows the locations of the property that they plan to use for the contractor storage yard. Planning Commission will make a recommendation next Tuesday at their meeting to Town Council and Town Council will hold their public hearing on June 8th and make a final decision on June 22nd. Please let me know if I can provide any further information.

All the best,

From: Devon <devvjoh@gmail.com>
Sent: Monday, May 24, 2021 7:54 AM
To: Andrew Warren <awarren@christiansburg.org>
Subject: Case #cup-2021-07 412 roanoke

Hi Andrew,

I live adjacent to 412 Roanoke and we got a letter from you re case cup-2021-07. I missed the planning commission meeting but wanted to ask if there would be any fuel storage at this site?

Devon Johnson

105 Lester