



Town of Christiansburg
Planning Commission
Monday, January 31, 2022
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, February 14,
2022 at 7:00 p.m.*

REGULAR MEETING

Planning Commission will meet in the Town Council Chambers on the 3rd floor of Christiansburg Town Hall located at 100 E. Main Street on **Monday, January 31, 2022 at 7:00 p.m.**

- 1) Pledge of Allegiance.
- 2) Public comments – 5-minute limit per citizen.
- 3) Approval of Planning Commission Minutes for November 15, 2021.
- 4) Conditional Use Permit request by **Rockstep Christiansburg, LLC** for operation of a Carnival from April 27, 2022 through May 8, 2022 on property located at 782 New River Road NW, further identified as Parcel ID 007741; Tax Parcel No. 435-((A))-41; in the B-3 General Business District. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 5) Conditional Use Permit request by **Taylor E. Linkous and Blair Lawton LLC** for an Auction House, Business, on property located at 2790 Roanoke Street, further identified as Parcel ID 030021; Tax Parcel No. 501-((5))-2; in the B-3 General Business District. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 6) Election of Officers – Chairperson, Vice-Chairperson, and Secretary.
- 7) Other Business

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 Benjamin W. Tripp, Planning Director, by phone at (540) 382-6120, ext. 1120, or by email at btripp@christiansburg.org with any questions or if you require reasonable accommodations.

**Christiansburg Planning Commission
Minutes of November 15, 2021
Christiansburg Town Hall Council Chambers
100 E. Main Street
Christiansburg VA 24073**

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

Absent: Felix Clarke Jr.

Staff/Visitors: Benjamin Tripp, Staff
Jude Cochran, Staff
Maryellen Goodlatte, Attorney
Steve Semones, Balzer & Associates, Inc.
Robert Pilkington, Balzer & Associates, Inc.

Chairperson Johnson called the meeting to order at 7:00 p.m. in the Christiansburg Town Hall Council Chambers at 100 E. Main Street, Christiansburg, Virginia.

Pledge of Allegiance

Chairperson Johnson led the Pledge of Allegiance.

Public Comment

Chairperson Johnson opened the floor for public comment, noting that the public hearing for tonight's item had been closed at the last meeting.

Warren Self, 350 Patricia Lane, voiced concerns on the revised materials submitted by MFF Holdings, including the renderings and depictions of structures and greenery, the absence of detailed floor plans for the proposed apartments, and urged Planning Commission not to recommend approval.

Ronnie Echols, 255 Patricia Lane, voiced concerns about wildlife, storage, noise, trash and privacy on the property.

Dude Griffith, Patricia Lane, stated curb appeal on the new proposal looked better. Mr. Griffith also expressed concerns about similar development on Radford Street. He also had concerns about leases in proposed new property.

Marie Hager, 100 Patricia Lane, voiced concerns about changes to the interior and entrance of the apartments, as well as visual consistency to current residences.

Judy Self, 350 Patricia Lane, expressed concerns about the revised plans. Mrs. Self had concerns about the negative impact on the neighborhood, and about the amount of people and felt her previous concerns were not addressed. She stated the proposal will not enhance the neighborhood, and asked Planning Commission to not recommend approval to Town Council.

Terry Dohoney, 70 Patricia Lane, voiced concerns about traffic with new proposal, stated that no improvements have been made on the building since 2018, and questioned cost of rent and maintenance program.

Paul Rakes, 40 Patricia Lane, voiced concerns that her previous concerns were not addressed, and asked Planning Commission not to approve CUP.

Seeing no further public comments, Chairperson Johnson closed this part of the meeting.

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

Upon a motion by Commissioner Davis, seconded by Commissioner Curtis and carried, the November 1, 2021 Planning Commission meeting minutes were amended noting that Vice Chairperson Knies was absent with a vote 7 - 0.

Discussion/Action for Case # CUP-2021-17 Conditional Use Permit request by **MFF Holdings, LLC** to allow Multifamily Dwelling District (R-3) uses in the General Business District (B-3) for conversion of a former daycare center to a multifamily use with seven (7) apartments on property located at **95 Patricia Lane**, Tax Map No. 501-((1))-26B, Parcel ID 180118, 0.928 Acre. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Johnson asked the applicant to highlight the changes being presented.

Maryellen Goodlatte, representing the applicant, spoke about the changes being made to the request. She stated that the property is zoned B3 and can be used for many different commercial purposes, without going through any sort of a public process. Mrs. Goodlatte explained the revised concept plan and spoke about abundance of landscaping and added patio spaces, highlighting revisions, enhancements, and clarified that the renderings are illustrative and are not to scale.

Steve Semones, Balzer & Associates, reiterated that renderings are illustrative, and noted that the square footage of the units exceeds town minimums. Mr. Semones also addressed concerns about dumpsters, landscaping, traffic, stormwater management, and maintenance.

Chairperson Johnson then opened discussion of the request by the commission.

Commissioner Briggs stated her appreciation for concerns being addressed and that she did not have further questions at this time.

Chairperson Johnson asked questions regarding rooflines, dimensions of patios, and what would be in the space between the two differing rooflines. Mr. Johnson also addressed the appearance of the building and if a clause could be put in the CUP to ensure that it would be maintained.

Commissioner Bernard stated that he thought that the renderings look great but asked if there was any guarantee that they had to do it that way.

Benjamin Tripp, Planning Director, stated that placing the condition of “substantial conformance” if approved would be the mechanism to ensure that. Mr. Tripp gave suggestions on language that could be used to do so.

Vice-Chairperson Knies agreed that plans and materials should be addressed with conditions.

Mr. Semones stated that they are open to conditions and will work with what the Planning Commission feels comfortable with.

Mrs. Goodlatte requested that they be given “general conformity” as opposed to “substantial conformity” regarding the renderings.

Commissioner Bernard asked if there were plans regarding the lot next door, and Mr. Semones noted that there is an approved CUP for 12 townhomes but stated there is currently no plan to build those.

Vice-Chairperson Knies asked the Planning Commission about their comments on the proposal at the previous meeting.

Commissioner Bernard voiced concerns about apartment sizing and lack of conformity. He wanted residents to realize what could possibly end up there if this CUP was not approved and stated that this could be the better alternative.

Chairperson Johnson reiterated that because this is a B3 district many other businesses are permitted to be put here.

Commissioner Bernard noted residents in the audience wished to speak and asked if residents could comment further on the proposal.

Chairperson Johnson said typically that is not allowed since the public hearing was closed but he would be lenient and allow one resident to speak.

Marie Hager, 100 Patricia Lane, spoke regarding the look of the proposed building. Mrs. Hager asked if there was a possibility to change the roofline in order to give it a more residential look.

Vice-Chairperson Knies added that if the recommendation is to move forward with the approval that there would be a benefit of doing “general conformity” versus “substantial conformity” in order to allow the applicant to address such requests.

Mr. Tripp then clarified what could be allowed in substantial versus general conformity.

Chairperson Johnson asked the applicant why they would not build similar types of townhouses across the street. He added that it made more sense to him to keep the theme with equal value to the residences that are already there but understood that that would be a substantial investment. He also expressed appreciation for the changes that were made. He then asked commissioners if there were any further questions.

Commissioner Briggs stated that a good next step would be to draft conditions.

Chairperson Johnson asked the commission if they felt that with conditions, they would be able to take a vote tonight.

Vice-Chairperson Knies said she believed the concerns were acknowledged and adapted and expressed appreciation for the changes and conversation.

Commissioner Bernard wanted to clarify that he was not in favor of this but he’s also not in favor of what could be there, stating he would prefer townhouses.

Commissioner Briggs said she was ready to start drafting conditions.

Mr. Tripp suggested he could assist the commission in drafting conditions.

A Discussion was then held concerning conditions on the request.

Mr. Tripp then stated for the record the conditions that the Planning Commission was considering, with those being:

- Trash & recycling can screening shall be located in outdoor locations for each unit.
- Substantial conformance with materials, the exterior finishes, materials on the front and sides of the building shall consist of brick and/or fiber cement board siding.
- General conformance with the concept plan made by Balzer & Associates dated 11/12/2021 subject to changes as may be required by the Town during the site plan review/building plan review process.
- Annual review of the CUP.

Vice-Chairperson Knies went over the role of the Planning Commission versus the role of Town Council, for the benefit of the audience.

Chairperson Johnson added that they are appointed commissioners, and that Town Council are elected officials.

Upon a motion by Commissioner Briggs, seconded by Commissioner Sowers and carried, the CUP with the proposed conditions was recommended for approval to Town Council with a vote 7 – 0.

Other Business

Commissioner Bernard inquired as to the status of updating the comprehensive plan.

Mr. Tripp stated conversations were being had and they would hear more shortly.

With no further business, Chairperson Johnson Adjourned the meeting at 8:35 pm

Hil Johnson, Chairperson

Benjamin Tripp, 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: January 31, 2022
PC PUBLIC HEARING: Monday, January 31, 2022 at 7 PM
PC RECOMMENDATION: Monday, February 14, 2022 at 7 PM*
*scheduled recommendation
AGENDA ITEM: Conditional Use Permit 2021-19
Hold Public Hearing to consider Conditional Use Permit request by Rockstep Christiansburg, LLC to allow operation of a Carnival from April 27, 2022 through May 8, 2022

Site Characteristics:

Address: 782 New River Road NW
Tax Parcel No. 435-((A))-41
Current Zoning: B3 General Business District
Future Land Use: Business/Commercial
Proposed Zoning: B3 General Business District with CUP

Background

The subject property consists of a single parcel of approximately 55 acres, and is located at the northwest corner of Peppers Ferry Road and North Franklin Street. It is commonly known as “the mall” and is occupied by the large retail center and associated surrounding parking lots.

Summary of Request

The applicant is requesting a Conditional Use Permit (CUP) to allow a Carnival from April 27 – May 8, 2022. This permit is requested annually and has been granted in the past.

The applicant states that the location for the carnival will be in the large parking area to the south of the Belk store, near the intersection of Shoppers Way and New River Road.

Last year the request was approved with the following conditions (dates updated to 2022):

1. *A bond in the amount of \$5,000.00 shall be posted prior to final issuance of this CUP to insure adequate cleanup within 48 hours.*
2. *The carnival shall contact the Montgomery County Health Department for all necessary permits.*
3. *The carnival shall contact the Town Superintendent of Public Works in regards to water connections for any recreational vehicles, campers, vending areas, etc. A water meter deposit shall be required of the carnival and shall be applied toward usage.*
4. *The carnival shall provide portable toilets cleaned daily or more frequently as required by Virginia Department of Health standards for its patrons and shall provide holding tanks for septic on all recreational vehicles, campers, vending areas, etc. All holding tank materials shall be properly disposed of.*
5. *All sanitary and water connections shall be inspected by the Town prior to use and be maintained in a healthy and sanitary manner.*
6. *The carnival shall provide the Town with a list of all amusement devices including name of ride, manufacturer, and year manufactured.*
7. *A certificate of inspection for all amusement devices is to be issued by a person certified by the Commonwealth of Virginia to perform inspections of amusement devices prior to opening of the carnival.*
8. *Efforts shall be made to have all inspection conducted during regular Town office hours (Monday – Friday, 8:00 a.m. – 5:00 p.m.). The carnival shall reimburse the Town of Christiansburg for overtime pay for all inspections made after Town office hours.*
9. *A permit shall be obtained for each tent and a certificate of fire resistance for each tent shall be provided to the Christiansburg Fire Marshall prior to opening.*
10. *Proof of financial responsibility in the minimum amount of \$1,000,000.00 per occurrence along with a statement indemnifying the Town of Christiansburg from any liability shall be provided to the Town prior to opening.*
11. *The carnival operators shall be responsible for disposal of all animal droppings and these shall not be disposed of in dumpsters, sanitary sewers, or storm water systems.*
12. *The carnival shall not operate beyond 11:00 p.m.*
13. *The Carnival shall be required to staff the event with at least two uniformed Christiansburg Police officers during weekdays and four officers during weekend peak hours, with additional officers at the discretion of the Town Manager or Police Chief, and the carnival shall be responsible for paying the overtime rate for each officer.*
14. *All appropriate state and local revenues including sales tax and meals tax shall be collected and submitted and documentation shall be provided to the Town.*
15. *This permit shall be valid from April 2022 to May 2022 only.*



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

Address: 1445 North Loop West
Suite 625 Houston TX 77

Landowner: Rockstep Christiansburg, LLC

Applicant: _____

Joseph Kun, Property Manager

782 New River Road

Address:

7744% Christiansburg, VA 24073

Phone: 713 - 554-7600

Phone: 540-381-0003 553 -

I am requesting a Conditional Use Permit to allow Cole Shows Amusement Company, Inc. to operate

a carnival from April 27, 2022 - May 8, 2022

on my

property that is zoning classification

under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at) 782 New River Road 4354-41

Tax Parcel(s):

Parcel Number(s):

\$.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

12-14-21

Landowner(s): Date:

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 see the attached sheet.

CUP 4/15/2021

UPTOWN CHRISTIANSBURG

Uptown Christiansburg
782 New River Rd.
Christiansburg, VA 24073

To Whom it may concern:

This letter is to serve as confirmation that Cole Amusement Company Inc. is given permission to produce and conduct a carnival in the parking lot of Uptown Christiansburg for the dates of April 27th, 2022 through May 8th, 2022.

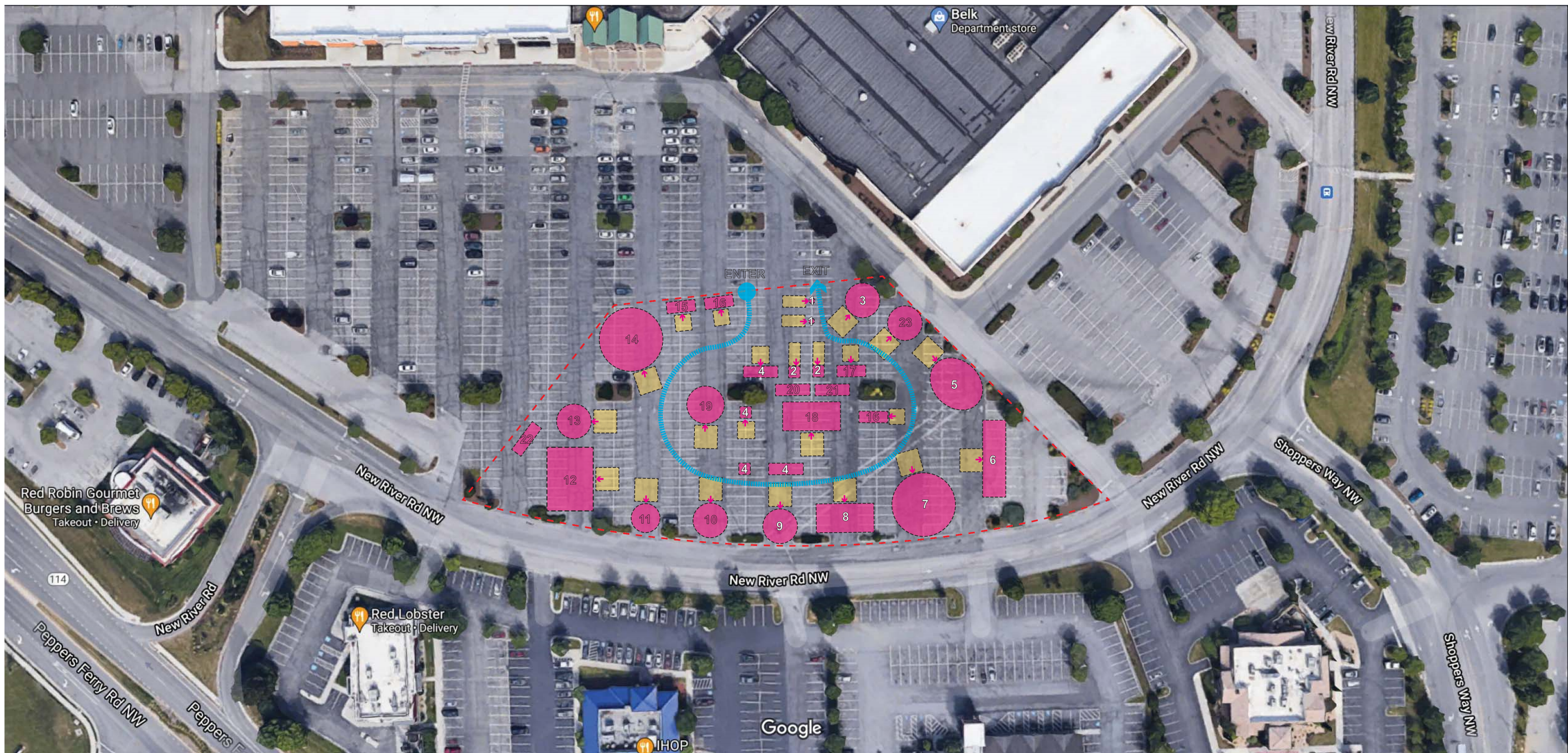
Uptown Christiansburg and Cole Amusement Company Inc. have entered into a License Agreement detailing all aspects agreed upon.

Any questions can be directed to myself or the General Manager, Joseph Kun.

Thank You,

Tina Waugh
Specialty Leasing Manger
Uptown Christiansburg
Leasing@uptownchristiansburg.com
540-381-0005

A handwritten signature in cursive script that reads "Tina Waugh". The signature is fluid and elegant, with a large loop at the end of the last name.



Imagery ©2021 Google, Imagery ©2021 Commonwealth of Virginia, Maxar Technologies, Map data ©2021 50 ft

- 1. Ticket Booths
- 2. Wristband Tent
- 3. Tubs-O-Fun
- 4. Game
- 5. Scat
- 7. Sizzler

- 8. Wonder Wheel
- 9. Quad Runner
- 10. Dizzy Dragon
- 11. Hampton Combo
- 12. The Brute
- 13. Wave Thunder
- 14. Funnel Force

- 15. Popcorn/Cotton Candy
- 16. Funnel Cake
- 17. French Fry
- 18. Rockstar
- 19. Carousel
- 20. Generator
- 21. Office

- 22. Storage Trailer
- 23. Skipper The Dolphin

Attraction / Equipment

Queuing Area

Pedestrian Circulation



AMUSEMENT RIDE INSPECTION APPLICATION/NOTICE

ITINERARY - MOBILE RIDES/DEVICES (SEC. 1000.4) VIRGINIA

COMPANY NAME: COLE SHOWS AMUSEMENT COMPANY, INC. 54-1664485
 PERMANENT ADDRESS: 5311 INDIAN DRAFT ROAD COVINGTON, VA.. 24426

OWNERS OR OFFICERS OF COMPANY: R.C. COLE, PRESIDENT CONTACT PERSON IN REGARD TO
 INSPECTION: R.C. COLE OFFICE: (540) 965-4553 FAX: (540) 969-0170

INSURANCE COMPANY: HAAS & WILKERSON INSURANCE CO
 INSURANCE COMPANY AGENT: Bradford Doolittle 913-676-9307

INSURANCE CERTIFICATE ATTACHED.

OPERATION LOCATION: NEW RIVER VALLEY MALL

DATES OF OPERATION APRIL 27TH - MAY 8TH
2022

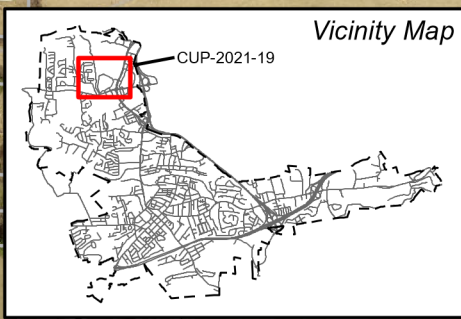
RIDES WILL BE READY FOR INSPECTION: TIME: _____
 DATE: _____

ONSITE CONTACTS:

RC COLE 540-969-7276
 JONATHAN CALLOWAY 276-
 389-9018
 DEBBIE BADAMI 561-676-9247

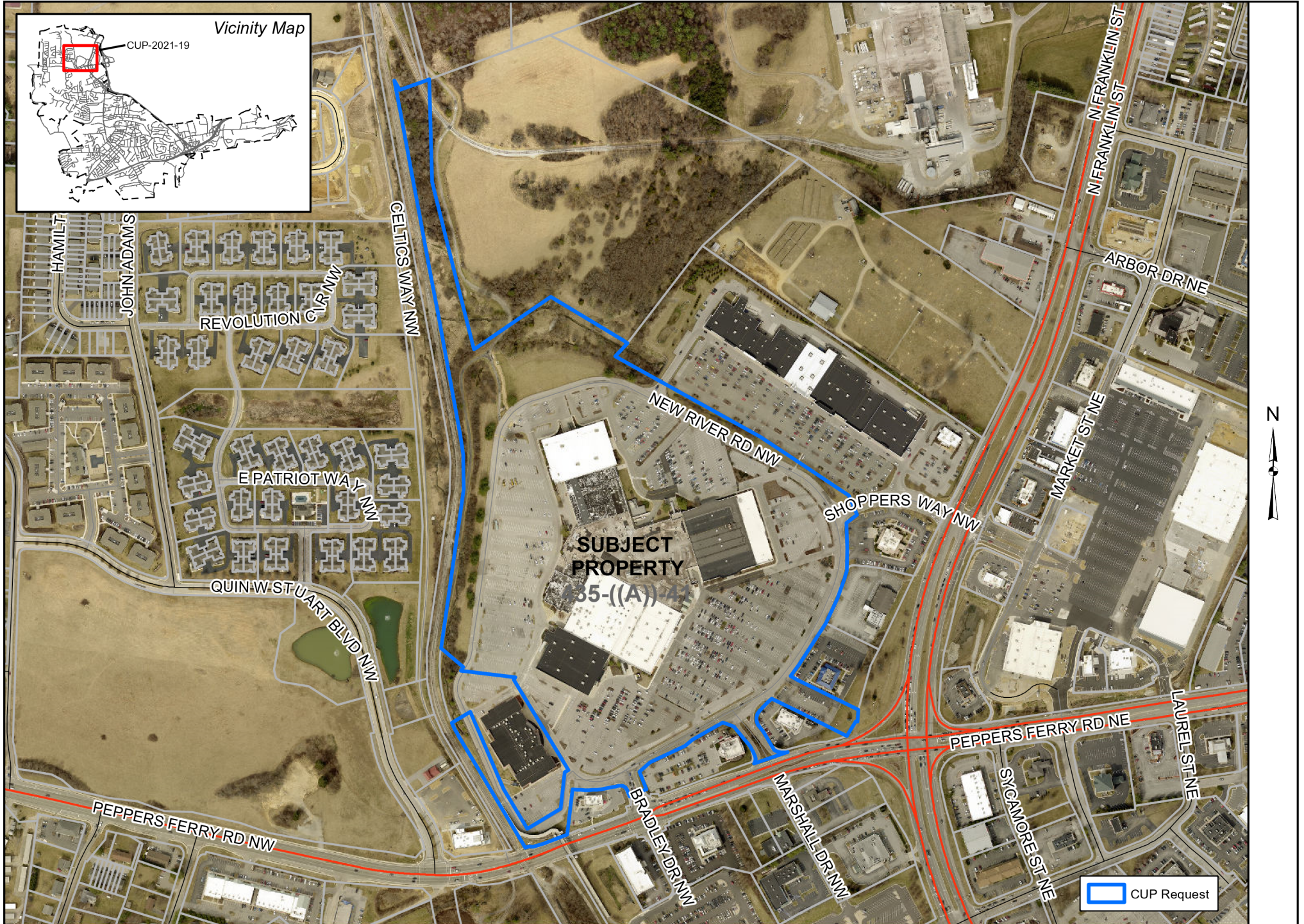
AMUSEMENT RIDE / DEVICE LIST

NAME	SERIAL NUMBER	NC #	TYPE
<u>THE BRUTE</u>	<u>FRB-16-2019-10-21-A</u>		<u>SPECT</u>
<u>FUNNEL FORCE - SELLNER</u>	<u>05T-09</u>	<u>9715</u>	<u>CIR/FLAT</u>
<u>CAROUSEL - SA ROLLERWORKS</u>	<u>MG-280</u>		<u>SM MECH</u>
<u>HAMPTON COMBO - HAMPTON</u>	<u>9P1795</u>	<u>5207</u>	<u>SM MECH</u>
<u>DIZZY DRAGON - SELLNER</u>	<u>60T-01</u>	<u>7064</u>	<u>SM MECH</u>
<u>WONDER WHEEL</u>	<u>030701/2019</u>		<u>SPECT</u>
<u>ROCKSTAR</u>	<u>(AB131) 1A9LD4926GW776075</u>		<u>SPECT</u>
<u>SUPER SHOT - ARM</u>	<u>SS115-01-05-05</u>	<u>8227</u>	<u>SPECT</u>
<u>SCAT - VENTURE</u>	<u>1023</u>		<u>CIR/FLAT</u>
		<u>3731</u>	
<u>QUAD RUNNER - HAMPTON</u>	<u>HAMPTON QR2008009</u>	<u>9490</u>	<u>SM MECH</u>
<u>TUBS O FUN - HAMPTON</u>	<u>8884 (480)</u>	<u>8884</u>	<u>SM MECH</u>
<u>WAVE THUNDER - HAMPTON</u>	<u>HT906JR0899</u>	<u>6104</u>	<u>SM MECH</u>
<u>SIZZLER - WISDOM</u>	<u>1F9FSEW356LM06395</u>	<u>5236</u>	<u>CIR/FLAT</u>
<u>SKIPPER THE DOLPHIN - N/A</u>	<u>FLT-6334JJ</u>	<u>5474</u>	<u>SM MECH</u>



Vicinity Map

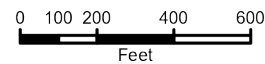
CUP-2021-19

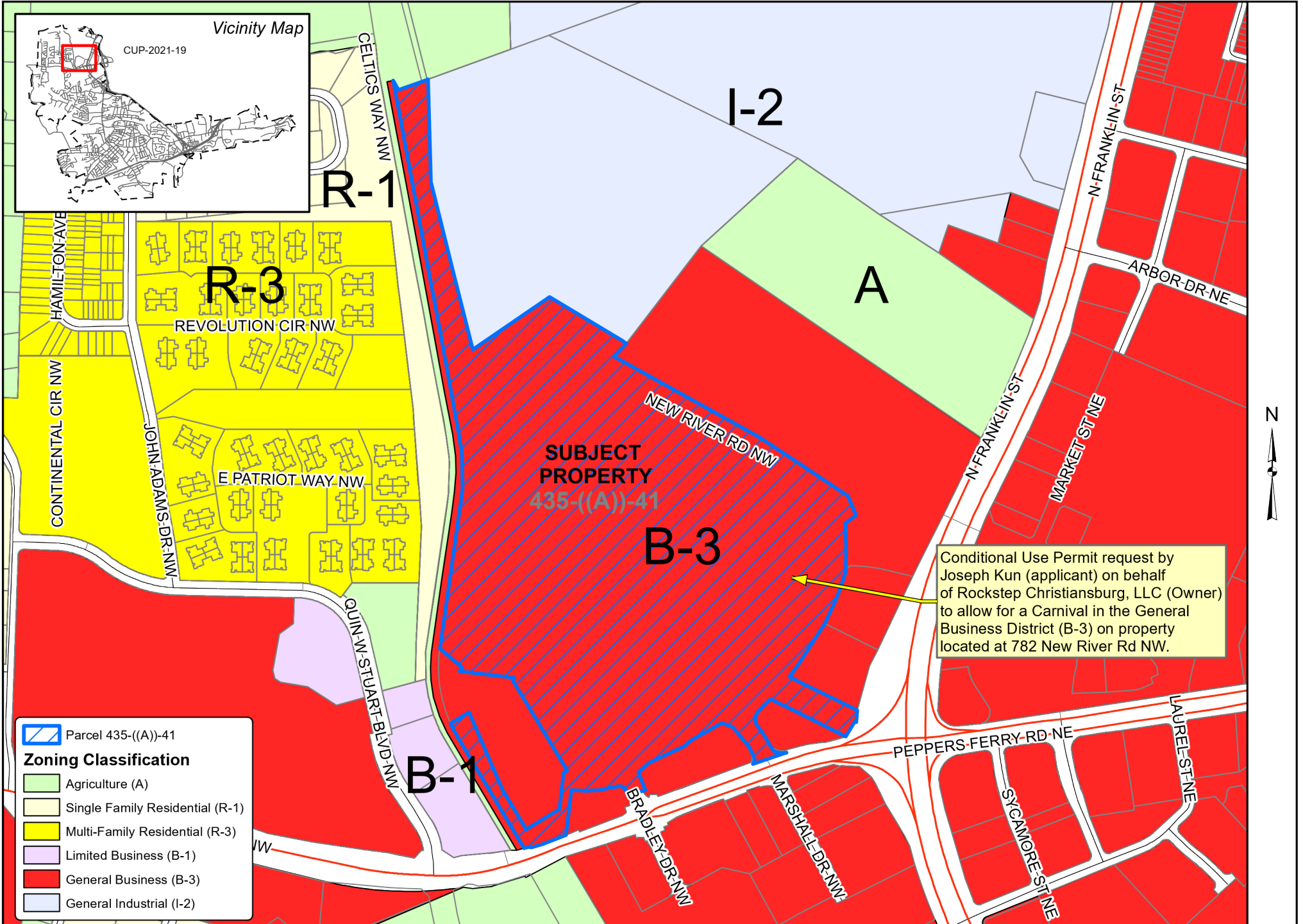
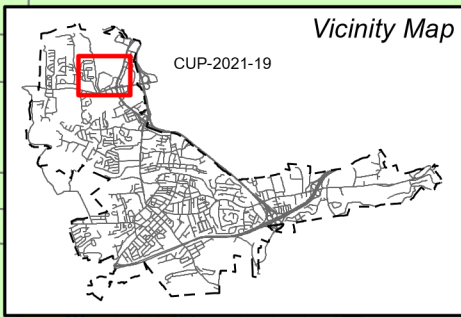



CUP REQUEST: CUP-2021-19 - 782 NEW RIVER RD NW

Planning Commission Public Hearing: January 31, 2022







Town Council Public Hearing: February 22, 2022





 Parcel 435-((A))-41

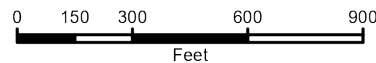
Zoning Classification

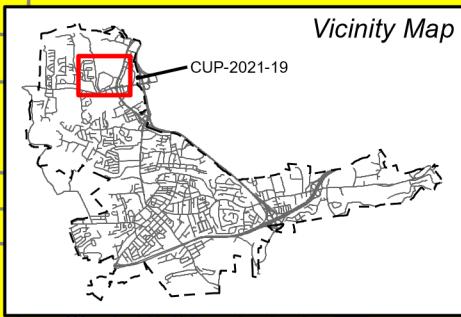
-  Agriculture (A)
-  Single Family Residential (R-1)
-  Multi-Family Residential (R-3)
-  Limited Business (B-1)
-  General Business (B-3)
-  General Industrial (I-2)

CUP REQUEST: CUP-2021-19 - 782 NEW RIVER RD NW

Planning Commission Public Hearing: January 31, 2022

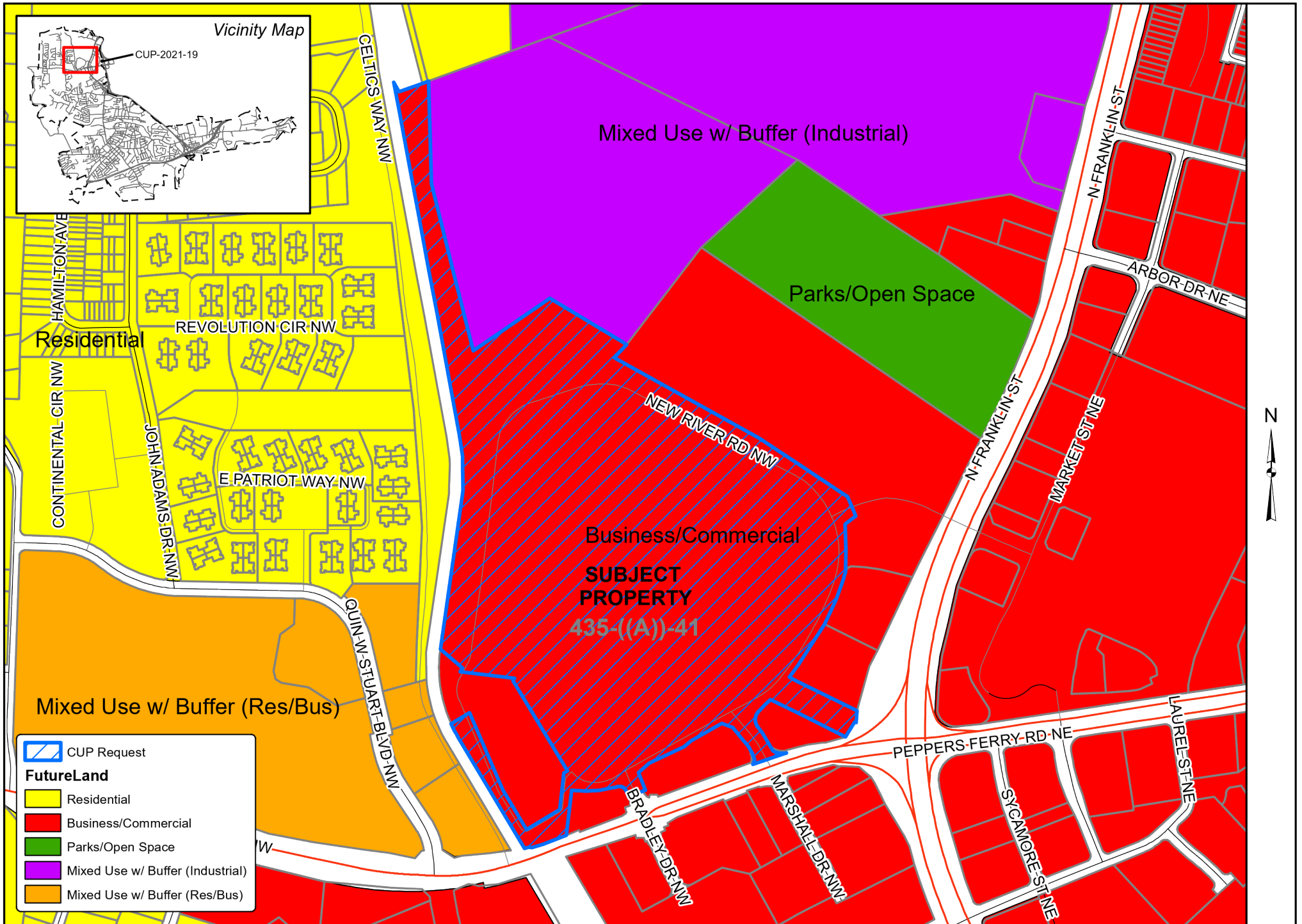
Town Council Public Hearing: February 22, 2022





Vicinity Map

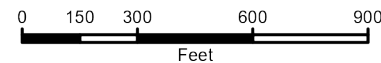
CUP-2021-19



CUP REQUEST: CUP-2021-19 - 782 NEW RIVER RD NW

Planning Commission Public Hearing: January 31, 2022

Town Council Public Hearing: February 22, 2022



2580 NORTH FRANKLIN ASSOCIATES
LLC
9907 KINGSBRIDGE RD
RICHMOND VA 23226

A&V REAL ESTATE LLC
C/O CARROLS LEASING #1219
P O BOX 6969
SYRACUSE NY 13217

APRAHAMIAN TRUST
ATTN PROPERTY TAX
P O BOX 6467
ORLANDO FL 32802-6467

CCB REAL ESTATE HOLDINGS INC
110 PEPPERS FERRY RD NW
CHRISTIANSBURG VA 24073

CFT NV DEVELOPMENTS LLC
1683 WALNUT GROVE AVE
ROSEMEAD CA 91770

CHIEFTAIN LLC
C/O SPS RE
P O BOX 52427
ATLANTA GA 30355

CORNING GLASS WORKS
C/O CORNING INC TAX DEPT HQ-E2-4
1 RIVERFRONT PLAZA
CORNING NY 14831

FCPT HOLDINGS LLC
591 REDWOOD HWY STE 1150
MILL VALLEY CA 94941

FRONTIER 0404 CBURG LLC
2950 SW 27TH AVE STE 300
MIAMI FL 33133

GAD LLC A VA LLC COMPANY
C/O ARBYS RESTURANT GROUP
3 GLENLAKE PKWY
ATLANTA GA 30328

GRUMBACH PROPERTIES LLC
C/O CURTIS GRUMBACH
767 HARTZELL ST
PACIFIC PALISADES CA 90272

MVF RAJ HOSPITALITY LLC
108 BUCKEYE LN
RADFORD VA 24141

NRV MARKETPLACE LLC
C/O KR CHRISTIANSBURG LLC
216 N HUMPHREYS ST
FLAGSTAFF AZ 86011

NVR INVESTMENTS LLC
123 LIBBIE AVE
RICHMOND VA 23226

REALTY INCOME PROPERTIES 21 LLC
C/O BURGERBUSTERS INC
P O BOX 393
PICO RIVERA CA 90660

ROCKSTEP CHRISTIANSBURG LLC
1445 N LOOP W 625
HOUSTON TX 77008

SNYDER-HUNT COMPANY LLP
588 FORDS RD
MANAKIN SABOT VA 23103

TF CHRISTIANSBURG LLC
100 QUIN STUART BLVD
CHRISTIANSBURG VA 24073

VEREIT REAL ESTATE LP
C/O RYAN LLC
P O BOX 460369 DEPT 100
HOUSTON TX 77056

W4 PROPERTIES CHRISTIANSBURG LLC
1990 JIMMIE DANIEL RD
BOGART GA 30622

WAL-MART REAL ESTATE BUSINESS TR
STORE #1292
P O BOX 8050
BENTONVILLE AR 72712-8050



Planning Department Staff Report

TO: Planning Commission
DATE: January 31, 2022
PC PUBLIC HEARING: Monday, January 31, 2022 at 7 PM
PC RECOMMENDATION: Monday, February 14, 2022 at 7 PM*
*scheduled recommendation
AGENDA ITEM: Conditional Use Permit 2021-18
Hold Public Hearing to consider a Conditional Use Permit request by Taylor E. Linkous and Blair Lawton LLC for an Auction House, Business, on property located at 2790 Roanoke Street, further identified as Parcel ID 030021; Tax Parcel No. 501-((5))-2.

Site Characteristics:

Address: 2790 Roanoke Street
Tax Parcel No. 501-((5))-2
Current Zoning: B3 General Business District
Future Land Use: Business/Commercial
Proposed Zoning: B3 General Business District with CUP

Background

The subject property consists of a single parcel of approximately 1.4 acres, and is located on the north side of Roanoke Street, across from the intersection with Patricia Lane. It is occupied by a large story-and-a-half building that has been used as a restaurant and club in the past, most recently as the “Wagon Wheel Pub & Grill”. Behind this is a smaller single-story accessory building. The property is surrounded by a motel.

Summary of Request

The applicant is requesting a Conditional Use Permit (CUP) to allow an Auction House, Business. They have stated that while there will be merchandise stored and on display at the location for viewing and purchase, the majority of their business is online, and that there will not be a large number of in-person auctions at this location.



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:

Address: 2796 Roanoke St
Christiansburg, VA 24073

Phone: 540-392-4625
Taylor E Linkous and
Blair Lawton LLC

Applicant: Taylor E Linkous and
Blair Lawton LLC

796 Roanoke St
Christiansburg, VA 24073

Address: 2796 Roanoke St
Christiansburg, VA 24073

40-392-4625

Phone: 540-392-4625

I am requesting a Conditional Use Permit to allow House 10 ft² wc-c on my

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

My property is located at 2796 Roanoke St Christiansburg VA 24073

Tax Parcel(s): 501-52

Parcel Number(s): 030021

Fee: \$ 750

My property is located at

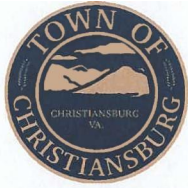
I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge. I understand that Conditions may be placed on my property in regards to the above mentioned use/activity. I also understand that the Conditional Use Permit may be revoked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

Signature of Landowner(s): [Signature]

Date: 12-10-21

Date: 12-10-21

Date: _____



THE PLACE TO BE.
CHRISTIANSBURG VA
DEPARTMENT OF PLANNING

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

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 see the attached sheet.

CUP 4/15/2021

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.

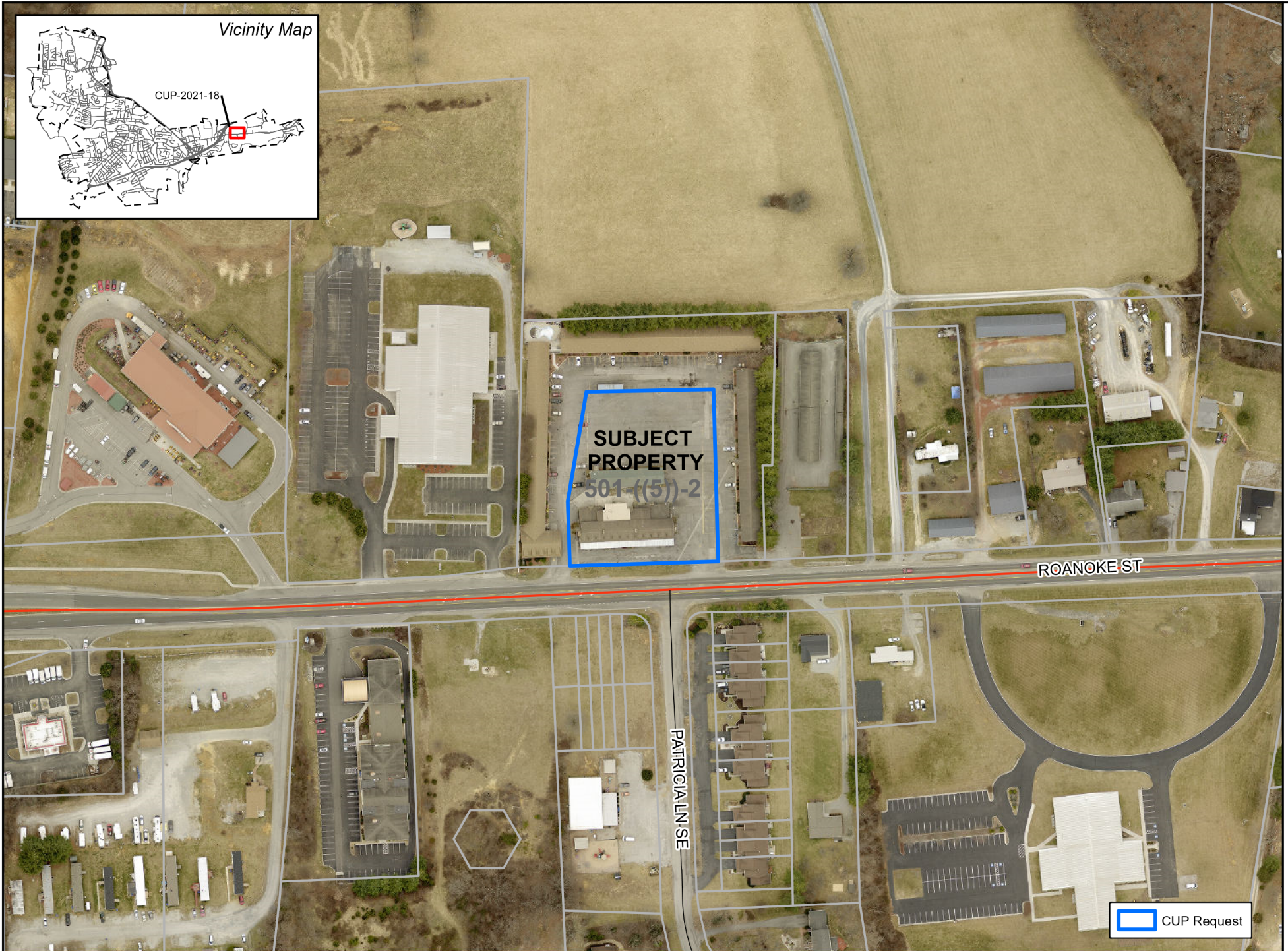
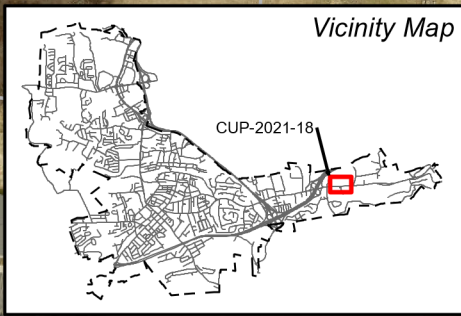
The data and analysis contained in the traffic impact statement shall comply with Virginia Department of Transportation Traffic Impact Analysis Regulations 24 VAC 30-155-60 and all applicable town ordinances.

A traffic impact analysis also 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

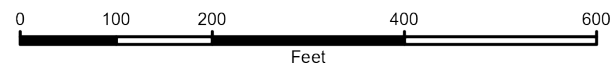
CUP 4/15/2021

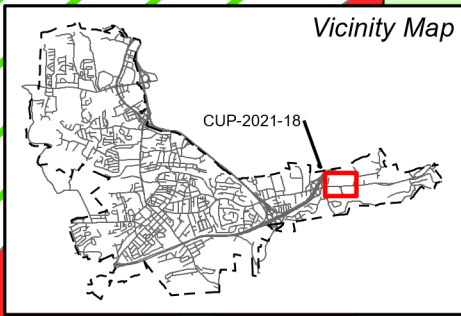


CUP REQUEST: CUP-2021-18 - 2790 ROANOKE ST

Planning Commission Public Hearing: January 31, 2022

Town Council Public Hearing: February 22, 2022





Vicinity Map

CUP-2021-18

Conditional Use Permit request by Taylor E Linkous and Blair Lawton LLC to allow for an Auction House in the General Business District (B-3) on property located at 2790 Roanoke Street.

**SUBJECT
PROPERTY**
501-((5))-2

A


R-1

B-3





ROANOKE ST

R-3



 Parcel 501-((5))-2

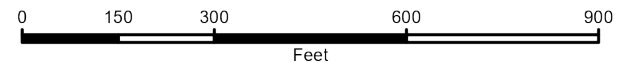
Zoning Classification

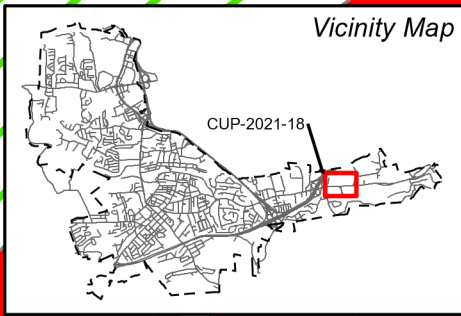
-  Agriculture (A)
-  Single Family Residential (R-1)
-  Multi-Family Residential (R-3)
-  General Business (B-3)

CUP REQUEST: CUP-2021-18 - 2790 ROANOKE ST

Planning Commission Public Hearing: January 31, 2022

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Vicinity Map

CUP-2021-18

HAMPTON BLVD NE

Business/Commercial

SUBJECT
PROPERTY
501-((5))-2




DUNLAP DR NE

ROANOKE ST

TOWER RD SE

PATRICIA LN SE

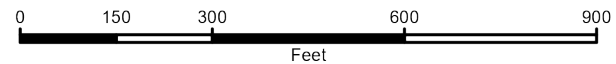
Residential

-  CUP Request
- Future Land Use**
-  Residential
-  Business/Commercial

CUP REQUEST: CUP-2021-18 - 2790 ROANOKE ST

Planning Commission Public Hearing: January 31, 2022

Town Council Public Hearing: February 22, 2022



PENTECOSTAL HOLINESS CHURCH
CHRISTIANSBURG TRS C/O J EPPERLY
P O BOX 578
CHRISTIANSBURG VA 24068

A&A STORAGE LLC
1819 ELECTRIC RD STE E
ROANOKE VA 24018

LARRY Z MARTIN
BARBARA B MARTIN
2850 ROANOKE ST
CHRISTIANSBURG VA 24073

MARTIN & MARTIN INVESTMENTS LLC
2000 TOWER RD
CHRISTIANSBURG VA 24073

CHRISTIAN GROWTH CENTER INC
1850 ELECTRIC WAY
CHRISTIANSBURG VA 24073

CERMETRIUS L BOHANNON
JENNIFER L LAWRENCE
530 WASHINGTON ST #137
BLACKSBURG VA 24061

MCE COMMERCIAL LLP
418 FIRST ST SW
ROANOKE VA 24011

SHREE SAI KISHAN LLC
2780 ROANOKE ST
CHRISTIANSBURG VA 24073

TAYLOR E LINKOUS
BLAIR LAWTON LLC
2790 ROANOKE ST
CHRISTIANSBURG VA 24073

HAMILTON PL HOMEOWNERS ASSOC
ATTN: TERRY DOHONEY, HOA PRESIDENT
70 PATRICIA LANE
CHRISTIANSBURG VA 24073