Resolution of the
Town of Christiansburg
Planning Commission

Conditional Use Permit Application

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a request made by Lenzkes Clamping Tools, Inc. for a commercial garage at 845 Radford Street (tax parcels 525 – ((A)) – 41, 42, and 43) in the I-1 Limited Industrial District, has found following a duly advertised Joint Public Hearing with Council that the public necessity, convenience, general welfare and good zoning practices (**permit** / **~~do not permit~~**) the issuance of a Conditional Use Permit (CUP) to Lenzkes Clamping Tools, Inc. for a commercial garage at 845 Radford Street (tax parcel 525 – ((A)) – 41, 42, and 43) in the I-1 Limited Industrial District.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends** / **~~does not recommend~~**) that the Christiansburg Town Council approve the Conditional Use Permit with the following conditions:

1. The property is to be maintained in a clean, sanitary, and sightly manner.
2. This permit is for a commercial garage, not a body shop or towing service or for conducting bodywork.
3. All parts, including faulty parts, tires, etc. are to be kept inside the garage or a fully enclosed building (including a roof) until disposal.
4. All waste petroleum products and/or chemicals are to be disposed of properly and are not to accumulate upon the premises. Provisions are to be made for the capture of leaking petroleum products and/or chemicals.
5. There will be no storage of vehicles upon the premises except for vehicles occasionally left for repair. All vehicles left for repair are to be kept on-premises and not within any public right-of-way or adjacent property. All vehicles on the property are to have a State inspection decal that is either valid or dated within 90 days of its expiration.
6. Mechanical work is to be done inside the building and not outside.
7. There are to be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
8. There are to be no discernible noises to residential properties in the nearby vicinity between 7:00 p.m. and 7:00 a.m..
9. This permit shall be revocable for violations of Chapter 3 "Advertising" of the Christiansburg Town Code occurring on the property.
10. All towed vehicles and/or vehicles left for repair are to be stored inside the building.
11. This permit is subject to inspections and approval of the facilities by the Fire Marshall and Building Official.
12. This permit is subject to the requirement of a site plan to be reviewed and approved by Town staff.
13. The front yard shall contain a minimum of 2,000 square feet new greenspace or landscaped area.
14. This permit shall be subject to review by the Planning Commission in one year.

Dated this the 26th day of September 2011.

Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Dorsett seconded by Caldwell at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Joint Public Hearing on the above request on September 6, 2011. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Barry Akers	X			
Mark M. Caldwell, III	X			
Ann H. Carter	X			
Kevin D. Conner, Vice-Chairperson				X
M. H. Dorsett, AICP	X			
Craig Moore, Chairperson	X			
Joe Powers	X			
Jennifer D. Sowers	X			
James Vanhoozier		X		

Craig Moore, Chairperson

Randy Wingfield, Secretary Non-voting