CUP Form 08/01/2010

TOWN OF CHRISTIANSBURG

100 East Main Street
Christiansburg, VA 24073
Phone (540) 382-6120 Fax (540) 381-7238

Conditional Use Permit Application

Epperly Elite Training Center, LLC

Landowner: Patricia Epperly Agent: John H. Johnson, Crimper's Climb Gym

Address: 100 Central Ave Address: 355 Ven Kent Rd. Blacksburg, VA 24060

CENTRAL Park Christiansburg, VA

Phone: 540-314-9678 Phone: 619-203-3083

I am requesting a Conditional Use Permit to allow Private Recreational Facility

on my property that is zoning classification B-3 under Chapter 30: Zoning of the Christiansburg Town Code.

My property is located at 100 Central Ave NE

Tax Parcel(s): Central Park Commerce 467-((18))-1

PAID NC NOV 14 2011 TOWN OF CHRISTIANSBURG

Fee: $500.00

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

Signature of Landowner(s): Patricia C. Epperly Date: 11-14-11

Date: 11-14-11

Date: 14 NOV 2011

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

Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Engineering Fax 540-381-7238

ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

MAYOR
RICHARD G. BALLENGEE

COUNCIL MEMBERS
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R. CORD HALL
STEVE HUPPERT
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES
JAMES W. "JIM" VANHOOZIER

TOWN MANAGER
BARRY D. HELMS

DIRECTOR OF FINANCE/
TOWN TREASURER
VALERIE L. TWEEDIE

CLERK OF COUNCIL
MICHELE M. STIPES

TOWN ATTORNEY
GUYNN, MEMMER &
DILLON, P.C.

Town of Christiansburg
Planning Staff Report

Public Hearing Date: Tuesday, December 6, 2011
Application Type: Conditional Use Permit Request
Applicant: Crimper's Climbing Gym (acting as agent for property owner Epperly Elite Training Center, LLC)
Location: 100 Central Avenue (tax parcel 467 – ((18)) – 1)

The Town of Christiansburg has received a Conditional Use Permit request by Crimper's Climbing Gym (acting as agent for property owner Epperly Elite Training Center, LLC) for a private recreational facility at 100 Central Avenue (tax parcel 467 – ((18)) – 1) in the B-3 General Business District. The public hearing is set for December 6, 2011

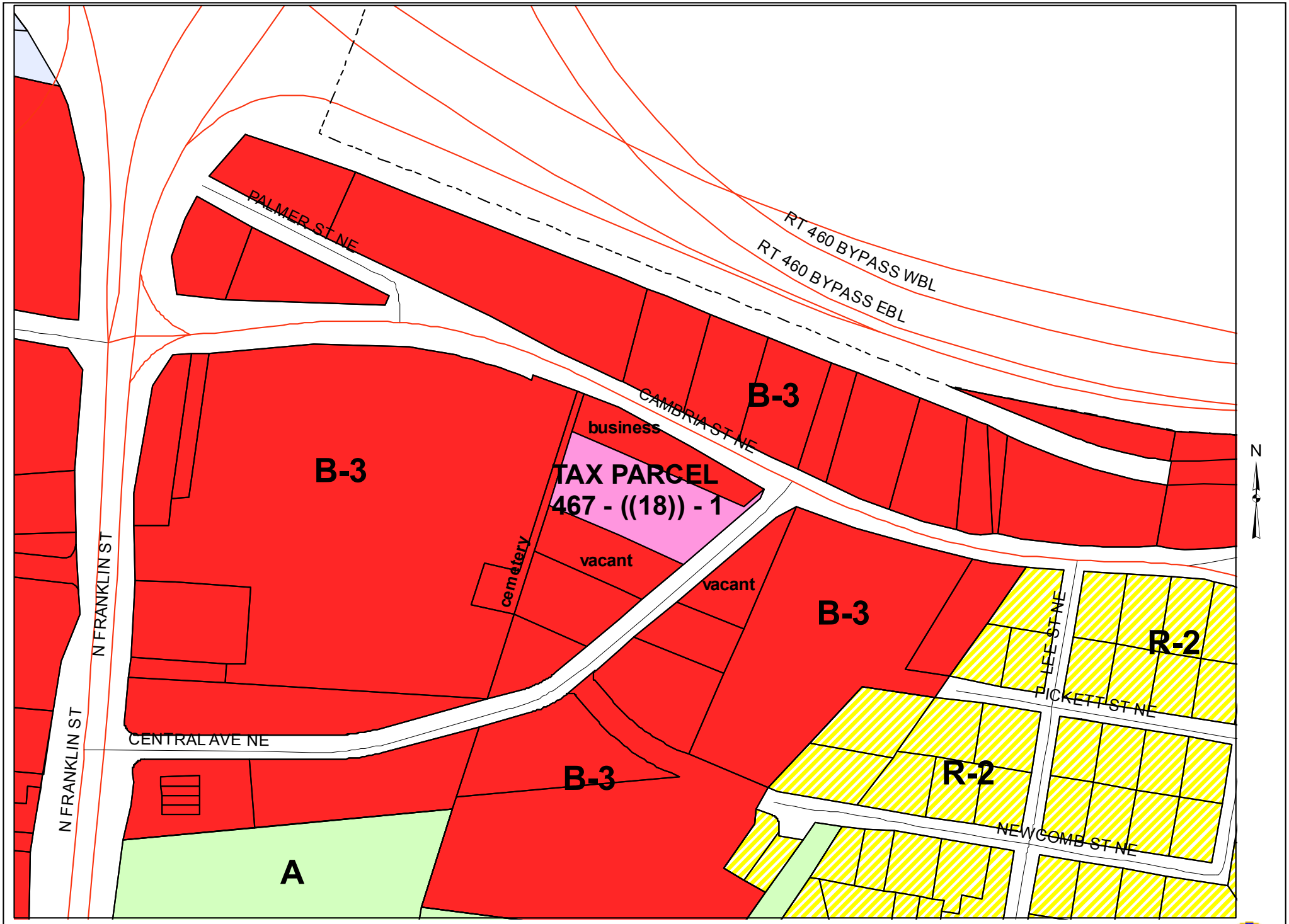
The property does not lie within the 100-Year and 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties are zoned B-3 General Business. The adjoining properties contain businesses and vacant property. The properties contain approximately 1.3 acres.

CUP: 100 CENTRAL AVE NE - CLIMBING GYM

TAX MAP #	OWNER(S)		MAILING ADDRESS	CITY, ST, ZIP
467- A 5	SWAIN ROBERT L JR	SWAIN PATRICIA B	865 READING RD	CHRISTIANSBURG VA 24073
467- A 6	SWAIN ROBERT L	ETAL	1890 CAMBRIA ST NE	CHRISTIANSBURG VA 24073
466- A 22	CEMETERY	C/O STEVEN L SWAIN	275 RIDINGER ST	CHRISTIANSBURG VA 24073
467- A 4	BLEVINS & BLEVINS INC		1935 CAMBRIA ST	CHRISTIANSBURG VA 24073
467- 18 2	RWW34 LLC		144 OAK TREE BLVD	CHRISTIANSBURG VA 24073
467- 18 5	FIVE SENSES LLC		104 TARA CT	DALEVILLE VA 24083

100 CENTRAL AVENUE NE
CUP REQUEST
DECEMBER 6, 2011

0 100 200 300
Feet



100 CENTRAL AVENUE NE

CUP REQUEST

DECEMBER 6, 2011

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 Crimper's Climbing Gym (agent for property owner Epperly Elite Training Center, LLC) for a private recreational facility at 100 Central Avenue (tax parcel 467 – ((18)) – 1) in the B-3 General Business 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 Crimper's Climbing Gym (agent for property owner Epperly Elite Training Center, LLC) for a private recreational facility at 100 Central Avenue (tax parcel 467 – ((18)) – 1) in the B-3 General Business 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 previously approved Conditional Use Permit for a private school on this property shall be considered void.
2. Hours of operation shall be limited to between _____ a.m. and _____ p.m.
3. There shall be no excessive noise between 11:00 p.m. and 7:00 a.m.
4. This permit is subject to inspections and approval of the facilities and equipment by the Fire Marshall, Building Official, and Rescue Squad Captain. The Town of Christiansburg requires that the applicants use and maintain the facilities and equipment in accordance with equipment manufacturer's guidelines.
5. This permit shall be valid for the applicants only and is nontransferable.
6. This operation shall make provisions for adequate emergency access including ensuring street access is not obstructed.
7. This permit shall be subject to review by the Planning Commission in one year.

Dated this the 12th day of December 2011.

_____
Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by _____ seconded by _____ 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 December 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				
Mark M. Caldwell, III				
Ann H. Carter				
M. H. Dorsett, AICP				
Craig Moore, Chairperson				
Joe Powers, Vice-Chairperson				
Jennifer D. Sowers				
James Vanhoozier				

_____
Craig Moore, Chairperson

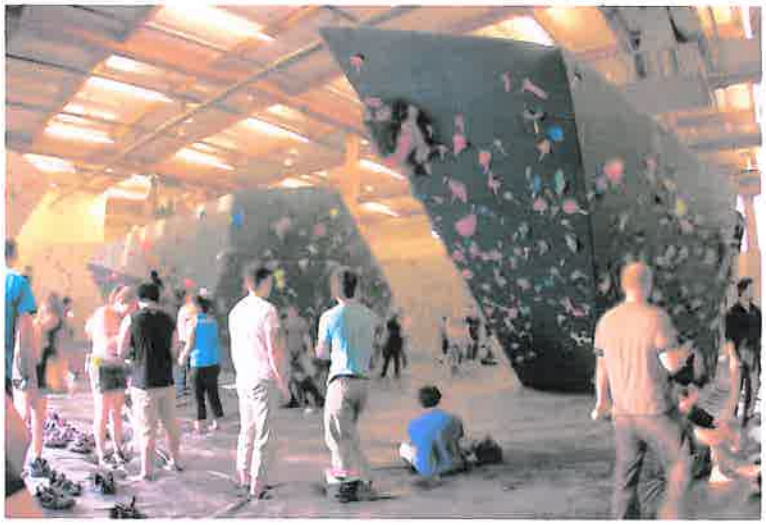
_____
Randy Wingfield, Secretary Non-voting

CRIMPER'S CLIMBING

A unique fitness experience

Vision

Crimper's Climbing Gym will be Southwestern Virginia's state-of-the-art indoor climbing facility providing beginners a chance to try the exciting sport of climbing, experienced climbers a fun place to train, and offering everyone a social place to hang out.

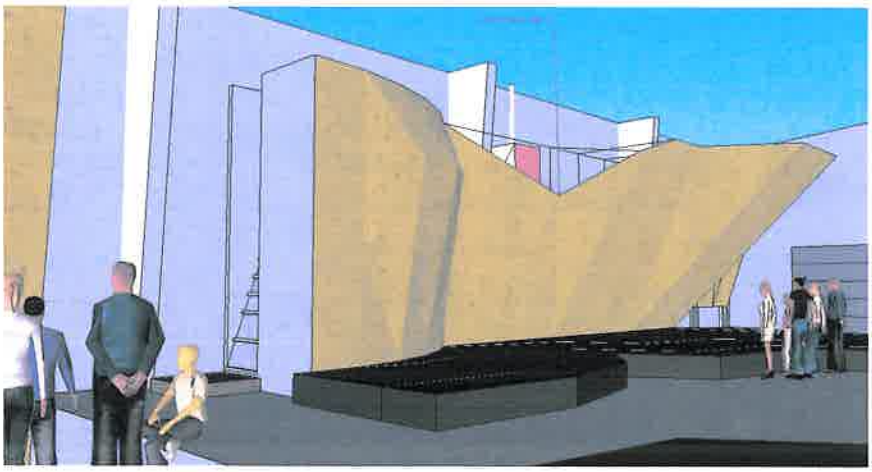


1 Seattle Bouldering Project

Indoor Climbing

Indoor climbing is a stimulating sport that is accessible to nearly everyone, from younger children to adults. Although climbing is often thought of as a dangerous and extreme sport, the reality is that indoor climbing is more akin to solving puzzles with movement in a way that builds mental acuity as well as physical prowess in a controlled environment.

The sport of indoor climbing has steadily grown across the United States. The first commercial climbing gyms were built in the early '90s with many new gyms and major expansions being built in the last five years. Crimper's Climbing Gym will represent the state of the art in climbing gyms.



2 Proposed long bouldering wall.

Crimper's will provide southwestern Virginia's finest indoor-climbing experience. Our state- of-the-art climbing walls will offer bouldering (un-roped climbing) and roped climbing in a fun and controlled atmosphere. A climbing gym is a very unique space that focuses on climbing but can also offer many opportunities for personal and community development.

Crimper's will occupy a 10,000 square foot space at 100 Central Ave, Christiansburg. The building is a former gymnastics facility and will have around 3,500 square feet of climbing surface. Removable plastic holds allow for infinite variation in the climbing experience. The routes will range from easy to very difficult and will be regularly refreshed to keep the clientele consistently engaged. The space will be airy and well lit to create a welcoming and comfortable atmosphere.