Resolution of the
Town of Christiansburg
Planning Commission

AN ORDINANCE AMENDING CHAPTER 30 "ZONING" OF THE CHRISTIANSBURG TOWN CODE IN REGARDS TO PROVISIONS FOR MULTI-FAMILY RESIDENTIAL DENSITY IN THE B-3 GENERAL BUSINESS DISTRICT

WHEREAS the Christiansburg Planning Commission has found, following a duly advertised Public Hearing on January 9, 2012, that the public necessity, convenience, general welfare and good zoning practices (**permit / do not permit***) Council to adopt an ordinance amending the *Christiansburg Town Code*.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend***) to the Christiansburg Town Council that Section 30-100 (a) of Chapter 30 "Zoning" of the *Christiansburg Town Code* be amended as follows:

ARTICLE XII. GENERAL BUSINESS DISTRICT B-3

Sec. 30-100. Permitted uses.

In the B-3 General Business District, structures to be erected or land to be used may be for one or more of the following uses [**Note:** Activities or uses which instruct the reader to "see" a permitted use serve only as a cross reference to the list of permitted uses and associated conditions, if any. The listing of a cross reference in no way implies that the cross reference is a permitted use or activity. Listed permitted uses which instruct the reader to "see also" another permitted use or section of the Zoning Ordinance or Town Code are intended to refer the reader to additional information that is relevant to that permitted use. ed.]:

(a) Any principal use permitted in the R-3 Multiple-Family Residential District, with a Conditional Use Permit, except that uses permitted as conditional uses in the R-3 District but permitted as of right in the B-3 District shall not require a Conditional Use Permit. Dwellings are subject to the same requirements as in the R-3 District except that a single-family dwelling in association with a permitted office, business or commercial use, in the same building or on the same premises for use by the proprietor or an employee of said business shall be permitted but not subject to said requirements, including one unrelated individual per unit**; and for multi-family dwellings, the density of development shall not exceed the ratio of twenty dwelling units per gross acre**.

Dated this the 30th day of January 2012.

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Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Carter seconded by Sowers at a meeting of the Planning Commission following a duly advertised Joint Public Hearing on the above request on January 9, 2012. 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			
M. H. Dorsett, AICP		X		
Steve Huppert	X			
Craig Moore, Chairperson	X			
Joe Powers, Vice-Chairperson		X		
Jennifer Sowers	X			

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Craig Moore, Chairperson Randy Wingfield, Secretary non-voting

***Note: Motion was made and seconded for recommendation of approval, but subsequent vote resulted in a 4-4 tie and therefore no recommendation.**