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

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

Town of Christiansburg
Planning Staff Report

Planning Commission Public Hearing Date: Monday, March 12, 2012 at 7:00 p.m.
Town Council Public Hearing Date: Tuesday, April 3, 2012 at 7:30 p.m.
Application Type: Rezoning Request/CUP Request
Applicant: Natalie H. Cheadle
Location: 175 East Street NE (tax parcel 528 – ((A)) – 23)

The Town of Christiansburg has received a rezoning request by Natalie H. Cheadle for property at 175 East Street (an approximately 6.6 acre portion of tax parcel 528 – ((A)) – 23) from I-2 General Industrial to B-3 General Business. The property is scheduled as Residential and Industrial in the Future Land Use Map of the Christiansburg Comprehensive Plan.

Additionally, contingent on the rezoning request, a Conditional Use Permit request by Natalie H. Cheadle for an overnight recreational vehicle park at 175 East Street (an approximately 6.6 acre portion of tax parcel 528 – ((A)) – 23) in the B-3 General Business District.

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, I-2 General Industrial, and R-3 Multi-Family Residential. The adjoining properties contain residences, businesses, industrial buildings and a cemetery. The property contains approximately 6.6 acres.

REZONING: 175 EAST ST NE - CHEADLE

TAX MAP #	OWNER (s)		STREET ADDRESS	CITY, STATE, ZIP
498- 6 1-3	CARROLL SHAN C		820J PARK ST	CHRISTIANSBURG VA 24073
498- A 63	SMITH CRAIG E	SMITH CYNTHIA M	180 JONES ST	CHRISTIANSBURG VA 24073
498- A 63C	DAVIS DENNIS DEAN JR		1211 VALLEY VIEW DR	PEARISBURG VA 24134 1353
498- A 63A	SMITH CRAIG E	SMITH CYNTHIA M	180 JONES ST	CHRISTIANSBURG VA 24073
498- A 82	NORTH FORK EAST STREET LLC		240 BRILLIANT DR	CHRISTIANSBURG VA 24073
528- A 23	CHEADLE NATALIE H		P O BOX 6098	CHRISTIANSBURG VA 24068
498- A 83	ENVIROSEALED PROPERTIES LLC		P O BOX 59	CHRISTIANSBURG VA 24068
498- A 75	MAYNARD DEBORAH A	MAYNARD GLENN C	1671 WILLIS HOLLOW RD	SHAWSVILLE VA 24162 1713
498- A 85	PRICE JULIAN H JR		500 SUMMITRIDGE RD	CHRISTIANSBURG VA 24073
498- A 76	ALDERMAN MAISIE L ESTATE	C/O LINDA A COX & DEBORAH MAYNARD	230 RAGAN DR	CHRISTIANSBURG VA 24073
498- A 77	ALDERMAN MAISIE L ESTATE	C/O LINDA A COX & DEBORAH MAYNARD	230 RAGAN DR	CHRISTIANSBURG VA 24073
498- A 84	MONTGOMERY MUSEUM AND	LEWIS MILLER REGIONAL ART CTR	300 PEPPER ST S	CHRISTIANSBURG VA 24073
498- A 78	RADFORD DEVELOPMENT OF	VIRGINIA LLC	P O BOX 2533	CHRISTIANSBURG VA 24068
498- A 79	RADFORD & SON LP		P O BOX 2427	CHRISTIANSBURG VA 24068
528- A 55	MOSES BRUCE A		1460 PINE ST	CHRISTIANSBURG VA 24073
528- A 14	RADFORD & SON LP		P O BOX 2427	CHRISTIANSBURG VA 24068
528- A 22A	GODSHALL ROBERT D	GODSHALL REBEKAH R	1318 CLOVER HOLLOW RD	NEWPORT VA 24128
528- A 22	ATKINSON WENDY B	C/O WENDY B JONES	3012 BAKERTOWN RD	KNOXVILLE TN 37931
528- A 15	DEUTSCHE BANK NATIONAL TRUST CO	C/O OCWEN LOAN SERVICING LLC	1661 WORTHINGTON RD SUITE 100	WEST PALM BEACH FL 33409
528- A 20	DOWDY ROBERT VAN	DOWDY CAROLYN JANE	720 LAWN DR	CHRISTIANSBURG VA 24073
528- A 21	DOWDY ROBERT VAN	DOWDY CAROLYN JANE	720 LAWN DR	CHRISTIANSBURG VA 24073
528- A 35	MOSES BRUCE A		1460 PINE ST	CHRISTIANSBURG VA 24073
528- A 24	SUTPHIN ARNOLD C	SUTPHIN GARY S	2680 BEULAH LN	CHRISTIANSBURG VA 24073
528- A 32	G N&S PROPERTIES LC		510 EAST MAIN ST	CHRISTIANSBURG VA 24073
528- 2 90A,91A,9*	HAGY BENNY H JR		45 JAMES ST	CHRISTIANSBURG VA 24073
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528- 2 90A,91A,9*	HAGY BENNY H JR		45 JAMES ST	CHRISTIANSBURG VA 24073
528- 2 88,89	HODGE JANICE D		770 LIBERTY ST	CHRISTIANSBURG VA 24073
528- A 34	G N&S PROPERTIES LC		510 EAST MAIN ST	CHRISTIANSBURG VA 24073
528- 2 88,89	HODGE JANICE D		770 LIBERTY ST	CHRISTIANSBURG VA 24073
528- 2 87	HODGE JANICE D		770 LIBERTY ST	CHRISTIANSBURG VA 24073
528- 2 84,85,86	HINKLEY DARRELL E	HINKLEY JANET C	730 LIBERTY ST	CHRISTIANSBURG VA 24073
528- 2 90,91,92	DUNCAN EARLY B JR	DUNCAN BARBARA K	6888 PULASKI AVE	RADFORD VA 24141
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528- 2 90,91,92	DUNCAN EARLY B JR	DUNCAN BARBARA K	6888 PULASKI AVE	RADFORD VA 24141
528- A 30	STONE L V ETAL	C/O WILLIAM STONE	7554 PEPPERS FERRY BLVD	RADFORD VA 24141
528- A 30A	G N&S PROPERTIES LC		510 EAST MAIN ST	CHRISTIANSBURG VA 24073
528- 2 32-34	UNDERWOOD ALVIN V		170 EAST ST	CHRISTIANSBURG VA 24073
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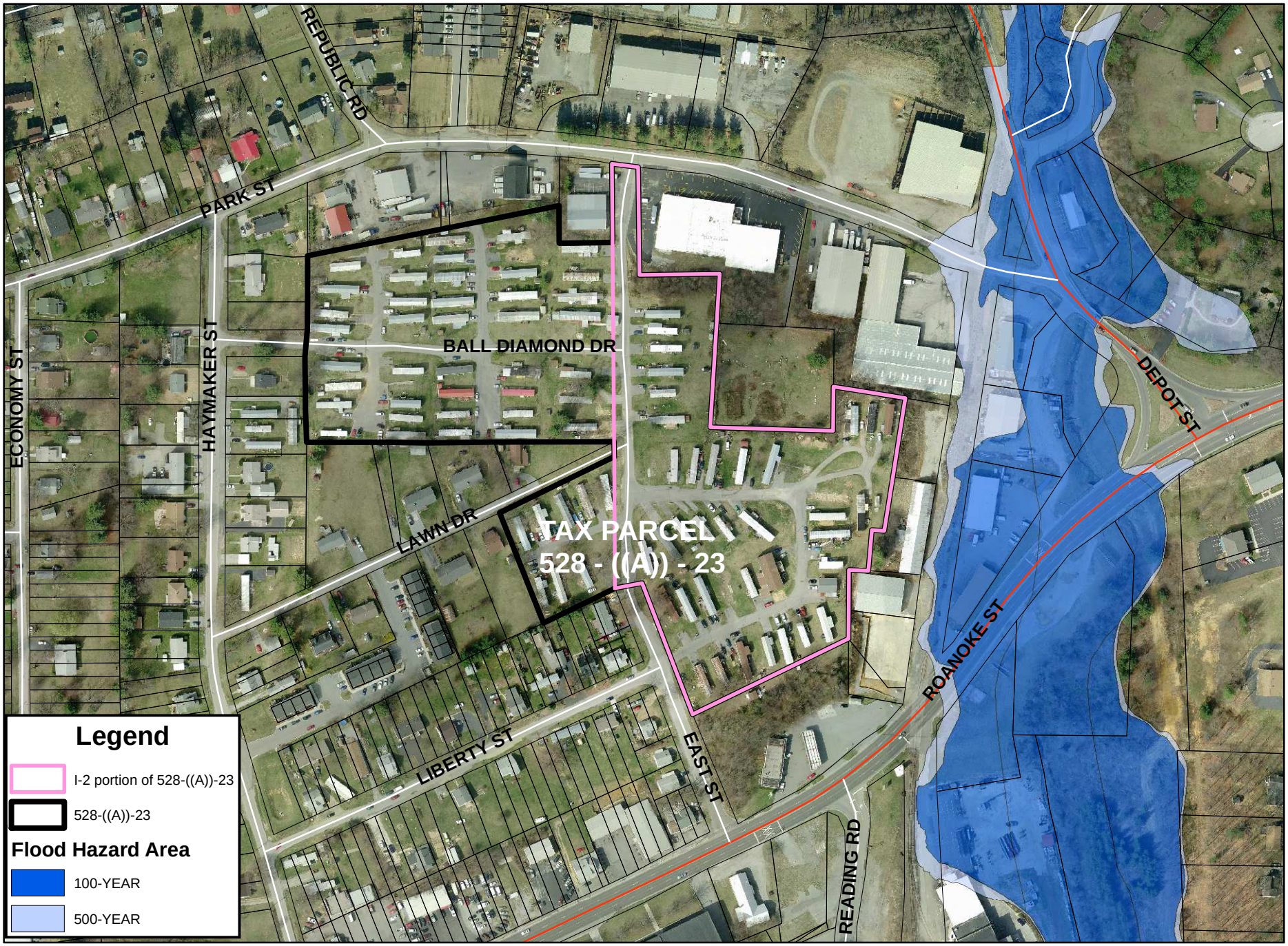
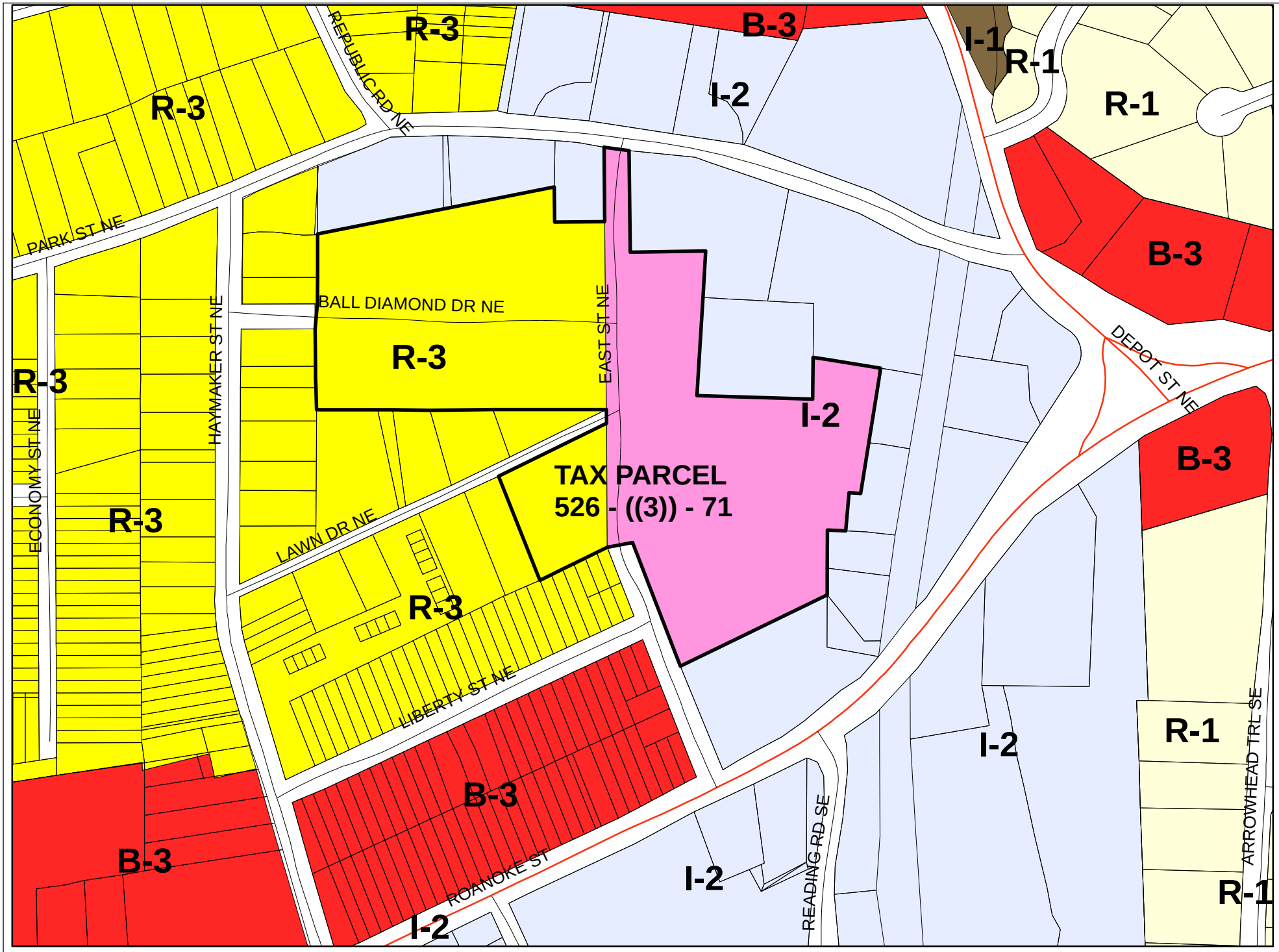


REZONING & CUP REQUEST: 175 EAST STREET NE

PC: MARCH 12, 2012

TC: APRIL 3, 2012

0 100 200 300
Feet



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0 200 400 600

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