Attn: Barry Helms
Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Engineering Fax 540-381-7238
540 382 7338 116 Ext.

ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

MAYOR
RICHARD G. BALLENGEE

COUNCIL MEMBERS
D. MICHAEL BARBER
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

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.

730 Lawn Dr.

Christiansburg, VA 24073

March 9, 2012

Planning Commission Public Hearing

Location 175 East Street

Christiansburg, VA. 24073

To Whom It May Concern:

Owning the property at 730 Lawn Dr. is my concern that allowing an RV (Recreational Vehicle) facility to re-zoning the 6.6 acres acre portion of tax parcel 528 ((A)) – 23) from General Industrial to General Business would allow them to open the street at 730 Lawn Dr. more to an entrance right of way for large recreational vehicles being very active in front of my present home that would be a concern for children as well as pets on 730 Lawn Dr., being people that do not reside from the town of Christiansburg. It would allow more opportunities for outside people not from the area to increase theft due to added drug and alcohol use from the type of people that would use the rental lot area to partying and loud noises. This would be a concern to the people that have paid taxes in this area of peaceful residing for this reason. The point being made is doing this would open up a privacy of home life that we have enjoyed for the past years from 1978 which we have had this pleasure at our property since I have owned this partial. People that do not reside or pay taxes from the area do not have the respect for the people who have enjoyed this pleasant and quite life for the past 25 years. I also feel this would increase more civil service calls for the Christiansburg Police as well as the Montgomery County Sheriff's Department to keep down increased activity from the addition of park rental sites. Having a rental facility that close to your property also drives down the already additional decreasing value of the property. People in RV's bring their own food and staples as well as liquor and beer from their home areas because it is a cheaper way to travel and does not increase the revenue to our local area. Being realistic in thought a rental facility with RV's is an opening for the increased opportunity of drug trade and trafficking not needed in our wonderful town of Christiansburg, Virginia.

Sincerely,

C. Douglas Jones

Wendy B. Jones