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 Jeff Anderson (acting as agent for property owner L & R Burch Properties LLC) for a towing service at 2000 Roanoke Street (tax parcel 499 – ((A)) – 14) 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 Jeff Anderson (acting as agent for property owner L & R Burch Properties LLC) for a towing service at 2000 Roanoke Street (tax parcel 499 – ((A)) – 14) 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 property is to be maintained in a clean, sanitary, and sightly manner.
2. This permit is for a towing service, not a commercial garage or body shop 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 left for temporary storage. All vehicles are to be kept on-premises and not within any public right-of-way or adjacent property. Any towed vehicles are to remain on-premises no longer than six months.
6. Mechanical work is not to be performed on-site.
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 are to be screened from adjoining properties and rights-of-way.
11. This permit shall be subject to review by the Planning Commission in six months.
12. This permit shall be valid for the present applicant only and is non-transferrable.

Dated this the 1st day of November 2010.

Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Booth seconded by Conner 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 October 19, 2010. 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
Wayne E. Booth	X			
Ann H. Carter	X			
Kevin D. Conner, Vice-Chairperson	X			
Steve Huppert	X			
Craig Moore, Chairperson	X			

Craig Moore, Chairperson

Randy Wingfield, Secretary Non-voting