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 of Christiansburg
Planning Staff Report

Planning Commission Public Hearing Date: Monday, May 21, 2012 at 7:00 p.m.
Town Council Public Hearing Date: Tuesday, June 19, 2012 at 7:30 p.m.
Application Type: CUP Request
Applicant: Carl McNeil
Location: intersection of Depot Street NE and Harless Street NE (former tax parce3l 497 – ((A)) – 288; Lots 1-3 in recently approved "Plat Showing Harless Corner)

The Town of Christiansburg has received a Conditional Use Permit request by Carl McNeil for a planned housing development at the intersection of Depot Street NE and Harless Street NE (former tax parcel 497 – ((A)) – 288; Lots 1-3 in recently approved "Plat Showing Harless Corner") 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 and I-1 Limited Industrial. The adjoining properties contain the Rosa Peters Park, the Depot Street Park, vacant property and residences. The property contains 3 lots. Lot 1 contains approximately 0.138 acres. Lot 2 contains approximately 0.115 acres. Lot 3 contains approximately 0.120 acres.

CUP: DEPOT ST NE & HARLESS ST NE - MCNEIL 2012

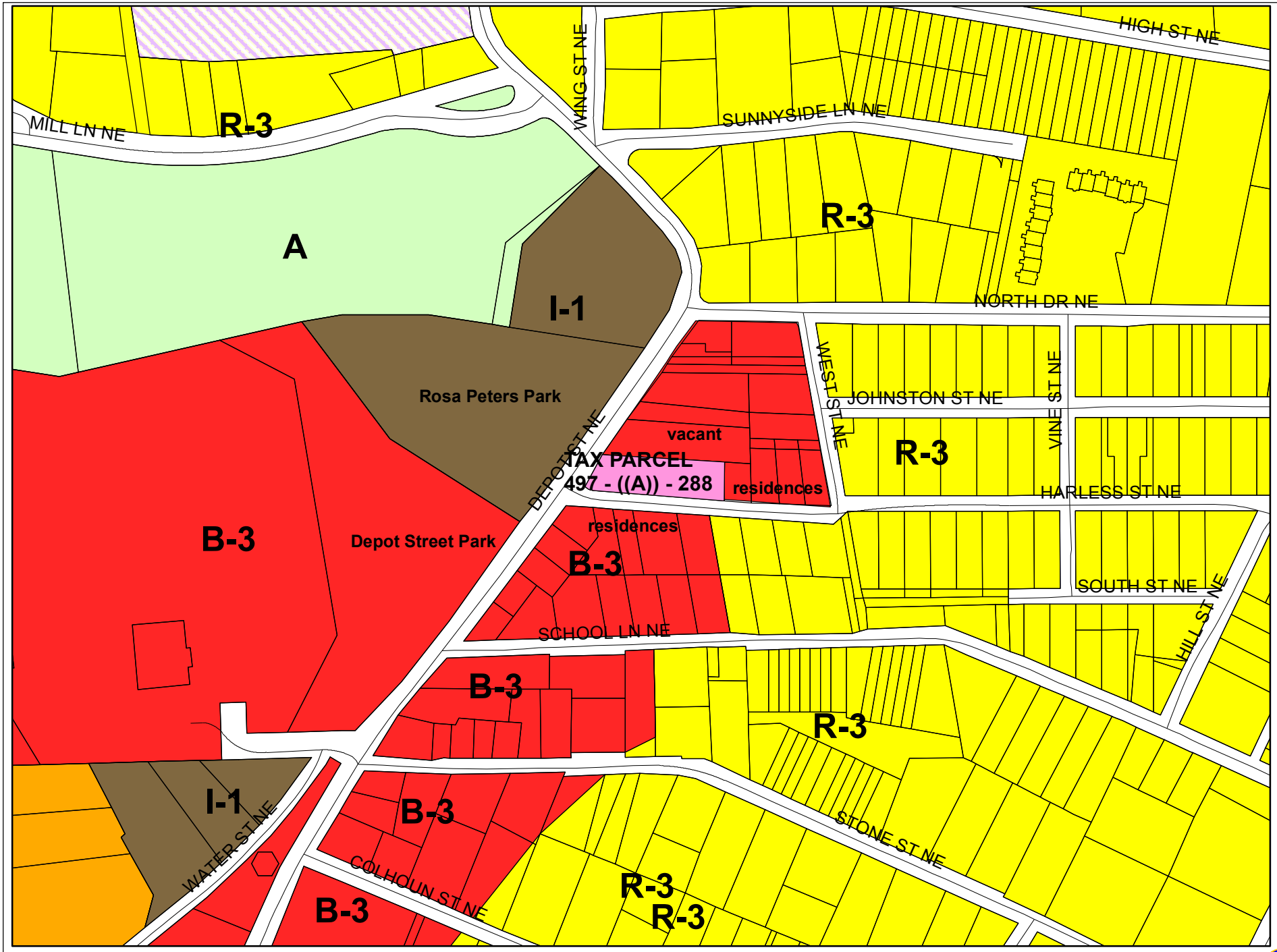
TAX MAP #	OWNER (S)		MAILING ADDRESS	CITY, ST, ZIP
497- A280	CHILDRENS PLAYGROUND FOR	NEGRO CHILDREN OF CBURG VA		
497- A286	CAMPBELL GEORGE W	C/O FANNIE MAE CAMPBELL	335 DEPOT ST NE	CHRISTIANSBURG VA 24073
497- A288	MCNEIL CARL N		P O BOX 6127	CHRISTIANSBURG VA 24068
497- A287	ELDER VIVIAN ANN HANSON	WYNN BRENDA JOYCE HANSON ETAL	372 WOODHAVEN DR	VACAVILLE CA 95687
497- 13 17,18	PONTONE MICHAEL E	PONTONE CAROLE E	304 E MAIN ST	CHRISTIANSBURG VA 24073
497- 13 15,16	PONTONE MICHAEL E	PONTONE CAROLE G	304 E MAIN ST	CHRISTIANSBURG VA 24073
497- 13 15,16	PONTONE MICHAEL E	PONTONE CAROLE G	304 E MAIN ST	CHRISTIANSBURG VA 24073
497- 13 14	HUNGATE PEGGY L		445 NORTH HARLESS ST	CHRISTIANSBURG VA 24073
497- 13 13	HOPKINS JOHN	HOPKINS CHRISTINE	465 N HARLESS ST	CHRISTIANSBURG VA 24073
497- 13 12	WILLIAMS BILLY H JR		349 JORDAN ST	DUBLIN VA 24084 3360

CUP: DEPOT ST NE & HARLESS ST NE

PC: MAY 21, 2012

TC: JUNE 19, 2012

0 100 200 300
Feet



CUP: Depot Street NE & Harless Street NE

PC: MAY 21, 2012

TC:JUNE 19, 2012

0 200 400 600

Feet

(k) Family day homes serving one through five children. Family day homes serving six through twelve children with a Conditional Use Permit.

(l) Child day care centers with a Conditional Use Permit.

(m) Planned housing developments consisting of detached single-family residences, including up to one unrelated individual per unit, subject to special regulation of Section 30-76 with a Conditional Use Permit.

(n) Portable storage containers in accordance with Section 30-199.

(Code 1972, § 30-31; Ord. of 6-20-89; Ord. of 12-17-91(1); Ord. of 6-2-98; Ord. of 4-20-99; Ord. of 12-7-99; Ord. 2000-2 of 4-18-00; Ord. 2004-4 of 9-7-04; Ord. 2007-1 of 4-3-07)

Cross reference(s)--Outdoor advertising in sight of public streets, § 3-36 et seq.

Sec. 30-32. Area.

The minimum lot area for each permitted use shall be 10,000 square feet.

(Code 1972, § 30-32)

Sec. 30-33. Setback.

Structures shall be located 18 feet or more from any street right-of-way which is 50 feet or greater in width, ~~or, in the event that buildings are already constructed on the same side of the street in the same block, no new structure shall be closer to the street right-of-way line than a distance equal to the average of the distance to the street right-of-way of all existing structures in the same block on the same side of the street.~~ This shall be known as the setback line. See Article XVII for special setback regulations pertaining to the widening of highways and streets. Parking lots shall have a minimum setback of 15 feet from any street right-of-way.

(Code 1972, § 30-33; Ord. 2002-2 of 3-5-02)

Sec. 30-34. Frontage.

The minimum lot width at the setback line and the street line shall be 80 feet.

All structures in this district shall be located on the lot with the front of the structure facing the front of the lot, the front of the lot being the shortest side of the lot which abuts on a street. On a lot which extends through from street to street structures shall be faced on the street on which the majority of existing structures face, or in case there are no existing buildings, the building official shall determine on which street the structure shall face.

(Code 1972, § 30-34)

Sec. 30-35. Yards.

The minimum side yard for each main structure shall be ten percent of the width of the lot frontage, or a minimum of ten feet, or side lot line easement width whichever is greatest.

Each main structure shall have a rear yard of 35 feet or more.

Accessory structures shall have a side and rear yard of 3 feet or more.

(Code 1972, § 30-35; Ord. of 6-20-89; Ord. 2007-1 of 4-3-07)

Sec. 30-36. Height.

Buildings may be erected up to 35 feet in height from street grade or lot grade at setback line, whichever is greater; except, that:

(a) A public or semi-public building such as a school or church may be erected to a height of 60 feet from grade; provided, that required front, side and rear yards shall be increased one foot for each foot in height over 35 feet.

(b) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues and flagpoles shall be exempt from this section.

(c) Parapet walls may be up to four feet above the height of the building on which the walls rest.

(d) No accessory building which is within 20 feet of any property line shall be more than one story high.

(e) Accessory buildings shall not exceed the main structure in height except that when the accessory building is located at a lower ground elevation, then the elevation of the roofline of the accessory building shall not be higher than the elevation of the roofline of the main structure, but not to exceed two stories in height.

(Code 1972, § 30-36; Ord. of 12-17-91(2))

Sec. 30-37. Corner lots.

The following special provisions shall apply to corner lots:

(a) Of the two sides of a corner lot, the front shall be deemed to be the shortest of the two sides fronting on streets.

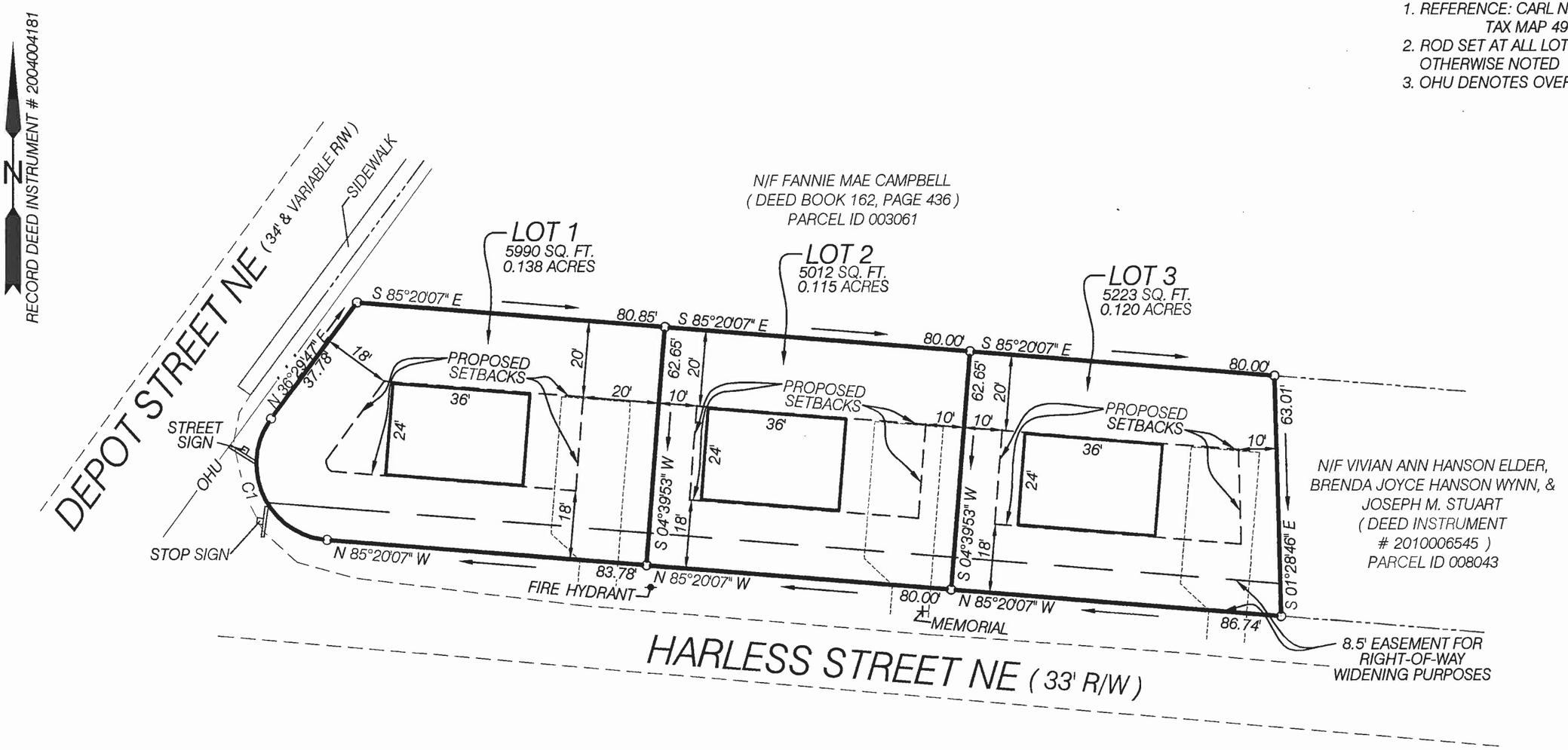
(b) The side yard on the side facing the side street shall be 18 feet or more for both main and accessory buildings.

(c) For subdivisions platted after the enactment of this chapter, each corner lot shall have a minimum width at the setback line and the street line measured to the P. I. of a radius where a radius exists of 125 feet.

(Code 1972, § 30-37)

NOTES:

1. REFERENCE: CARL N. MCNEIL
   TAX MAP 497-A-288 / PARCEL ID 028955
2. ROD SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
3. OHU DENOTES OVERHEAD UTILITIES.



SKETCH PLAN

SHOWING PROPOSED HOUSES ON

"HARLESS CORNER"

BEING A SUBDIVISION OF PROPERTY FOR
CARL N. MCNEIL
LOCATED IN
TOWN OF CHRISTIANSBURG
SHAWSVILLE MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
7 MAY, 2012 SCALE: 1"=30'

0' 30' 60' 90'

HIGHLAND SURVEYS P.C.
TELEPHONE 540.381.0595
P.O. BOX 6364 (404 ROANOKE ST.)
CHRISTIANSBURG, VIRGINIA 24068

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C1	20.00'	121°49'54"	42.53'	35.96'	34.96'	S 24°25'10" E

PLAN NO. S - 8630A

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 Carl McNeil for a Conditional Use Permit (CUP) for property located at the intersection of Depot Street, N.E. and Harless Street (former tax parcel 497 – ((A)) – 288; Lots 1-3 in the recently approved "Plat Showing Harless Corner") for a planned housing development in the B-3 General Business District, has found following a duly advertised public hearing that the public necessity, convenience, general welfare and good zoning practices (**permit / ~~do not permit~~**) the issuance of a CUP to Carl McNeil for property located for property located at the intersection of Depot Street, N.E. and Harless Street (former tax parcel 497 – ((A)) – 288; Lots 1-3 in the recently approved "Plat Showing Harless Corner") for a planned housing development 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 condition(s):

1. The presented conditions, with only the front setback varying (from all street right-of-ways including corner lots) to be 18 feet rather than 30 feet, are considered conditions of approval.
2. The minimum lot area shall be 5,150 square feet and the minimum street frontage shall be 80 feet at the street line and setback line.
3. The development will consist of single-family homes only.
4. A stormwater and erosion and sediment control plan and grading plan shall be submitted by the applicant and approved by the Town prior to commencement of any land disturbing activities and drainage easements may be required by the Town.
5. Sidewalks shall be extended the radius of Harless Street to the satisfaction of the Town Manager or Town Engineer.

Dated this the 11th day of June 2012.

_____

Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Dorsett seconded by Parsons at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised public hearing on the above request on May 21, 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			
Ann H. Carter	X			
Harry Collins	X			
M. H. Dorsett, AICP	X			
Steve Huppert	X			
Craig Moore, Chairperson	X			
Ashley Parsons	X			
Joe Powers, Vice-Chairperson	X			
Jennifer D. Sowers	X			

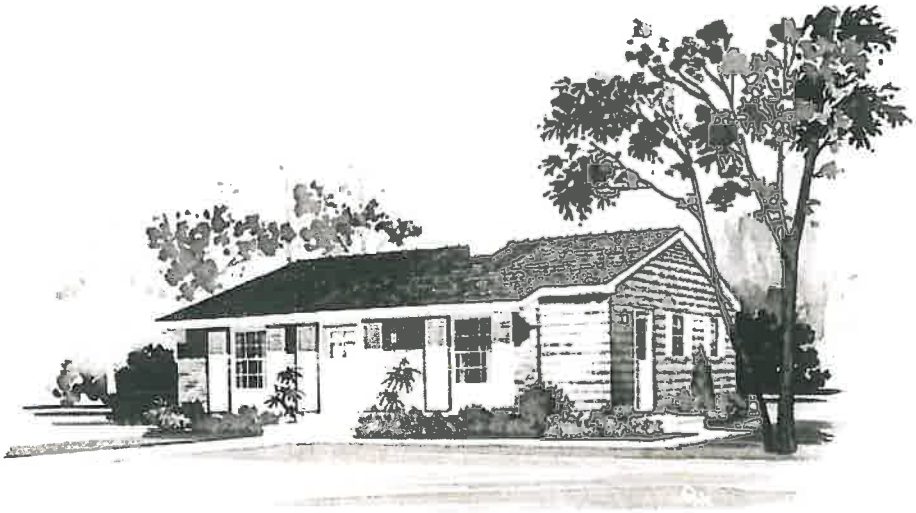
_____ _____

Craig Moore, Chairperson

Randy Wingfield, Secretary Non-voting

CUSTOMIZE

Photographed homes may have been modified from original design. Please check the floor plans carefully.



Like More From This Designer>

PRIMARY STYLE:	Ranch
BEDROOMS:	3
BATHS:	1
STORIES:	1
LIVING AREA:	882 sq. ft.
WIDTH/DEPTH:	36' x 24' 5"

Verify Zip Code Where You Plan to Build This?
Some plans cannot be built under local restrictions.

Calculate Cost to Build Modify Plan SAVE

About this plan

Keywords: Ranch , 3 Bedroom , 1 Story

Here is a basic 36- by 24- foot rectangle that can built with either the contemporary or traditional exterior. More ...

Primary Style	Ranch	Bedrooms:	3
		Baths:	1
Living Area:	882 sq.ft.	Width:	36'
Foundation:	Crawlspace	Depth:	24' 5"
		Stories:	1
Styles:	Colonial Cape Cod Ranch		

Special Features

- Front Porch
- Country Kitchen

Select and Purchase Your Plan

Modifiable Plans

Reproducible Master (unlimited use license) More Information	$735	I plan to make changes to this design. 80% of people do! Save time and money in the long run.
PDF (unlimited use license) More Information	$700	
CAD - AutoCAD (unlimited use license; up to two weeks for delivery) More Information	$1,055	

Unmodifiable Plans

8 Copy Construction Set More Information	$624	I plan to build this design as is.
	$574	

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More Information

SAVE Calculate Cost to Build Modify Plan BUY !

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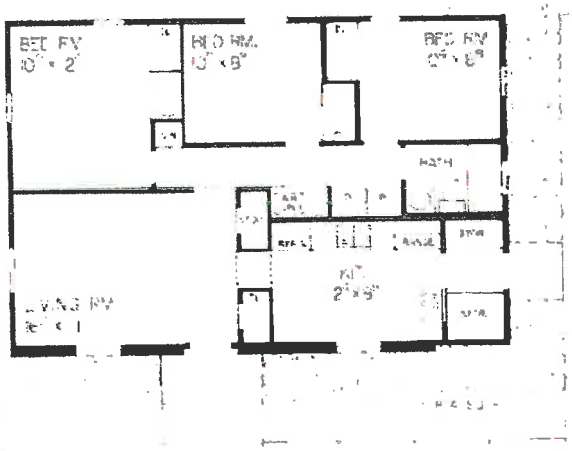
view expanded size



Level 1

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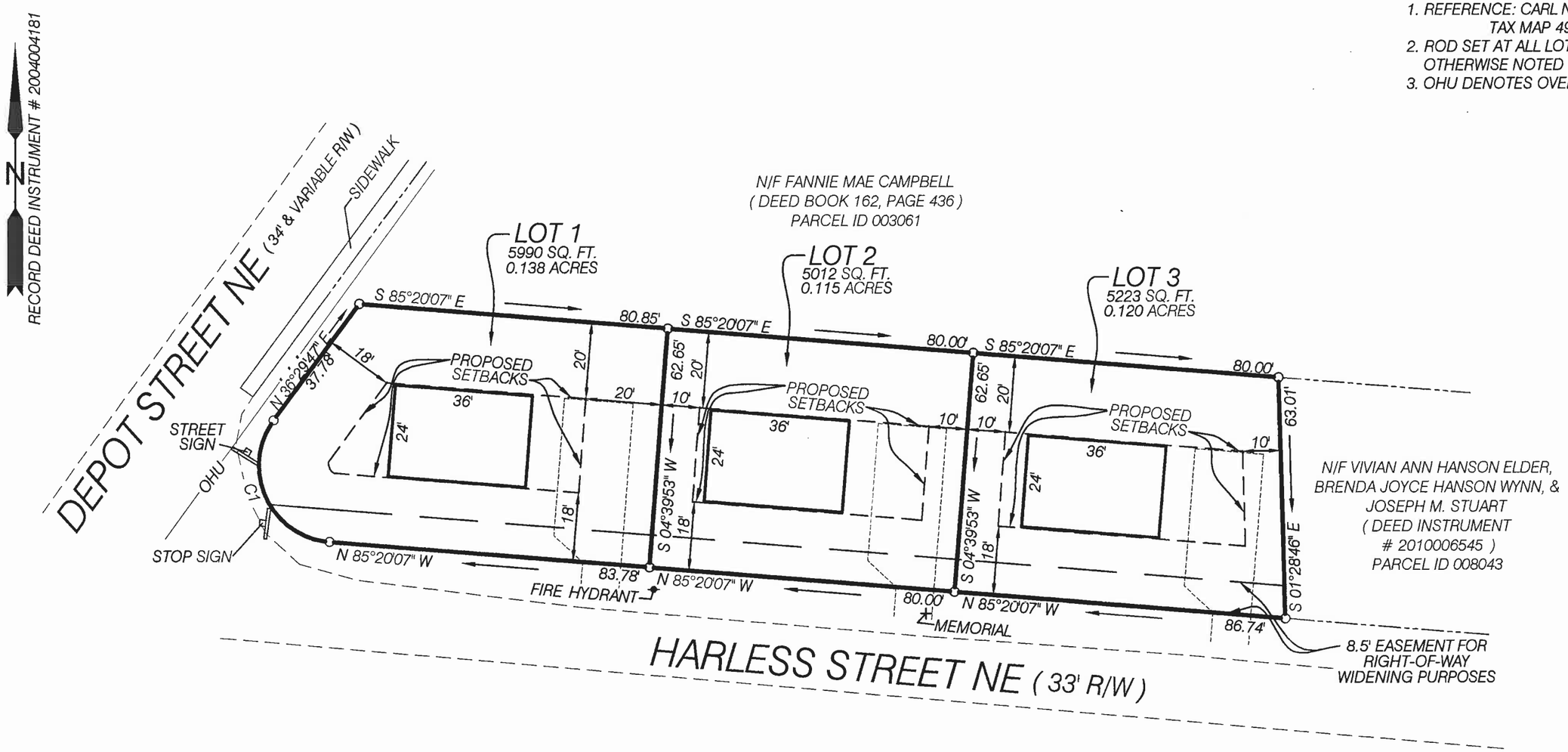

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