QUORUM HOLDING CORPORATION

P.O. BOX 10802

BLACKSBURG, VA 24060

RECEIVED
SEP 201
NH

Nichole Hair, CZO
100 E. Main Street
Christiansburg, VA 24073
RE: Tax Parcel 435-(4)-4

Dear Nichole,

On behalf of Quorum Holding Corporation, Agent for the above referenced rezoning request, we would like to proffer the following conditions should the Christiansburg Town Council choose to rezone the above referenced Tax Parcel from R1 Single Family Residential toB3 General Business when the property is developed the following shall be done:

- 10ft. buffer between parking area an residential properties
- The board fence or improved fencing will remain
- A tree row planted between 50 Somerset St. and property
- Both properties Subdivision Lot #4 and Lot #3 considered as one for engineering requirements that may develop
- Limit the allowed use to those not marked with an X on the attached Article XIL General Business District B-3

While reviewing this submittal, please do not hesitate to contact us at 230-8825 should you have any questions, comments or require additional information.

Sincerely,

Trula C. Tuck Sec/Treas.

ARTICLE XII. GENERAL BUSINESS DISTRICT B-3

Sec. 30-99. Statement of intent.

This district covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles. This district shall include such uses as retail stores, banks, theaters, business offices, newspaper offices, printing presses, restaurants and taverns and garages and service stations. In view of the extensive application of the district and the variety of conditions which may be anticipated, residential uses are permitted with a Conditional Use Permit.
(Code 1972, § 30-77; Ord. 2004-4 of 9-7-04, § 30-77)

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.

(b) Animal hospital, pet shop, or pet grooming establishment.

(c) Retail stores, including sale of accessories, antiques, appliances, art or art supplies, beverages (alcoholic or otherwise), books, carpets, clothing, drugs, fabrics, flowers, food, furniture, hardware, jewelry, gifts, office supplies and stationery, shoes, paint, wallpaper, sporting goods, and similar stores and shops.

(d) Bakeries.

(e) Banks and other financial institutions.

(f) Dry cleaners, laundries and laundromats.

(g) Barber and beauty shops.

(h) Fitness center or health club.

~~(i)~~ Auto, truck and home appliance services. See also Service stations and Commercial garages.

~~(j)~~ Theaters and assembly halls.

~~(k)~~ Hotels and motels, tourist homes and bed and breakfast inns.

(l) Offices, business, professional or administrative.

(m) Churches and other places of worship.

(n) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities, libraries, museums, and art galleries. Private buildings to consist of schools, recreational facilities, libraries, museums, and art galleries with a Conditional Use Permit.

(o) Hospitals, general.

(p) Funeral homes and crematories.

~~(q)~~ Service stations with major repair under cover. See also Commercial garage.

(r) Clubs and lodges with a Conditional Use Permit.

(s) Auto and truck rental, sales and service. See also Service stations and Commercial garages.

(t) Restaurants, food handlers and caterers.

(u) Shoe repair or tailor shop.

(v) Plumbing and electrical supply with storage under cover.

(w) Printing and duplicating services.

(x) Rental of household items, tools and appliances.

~~(y)~~ Lumber and building materials store, wholesale, or retail, but not a lumberyard or manufacturer of brick or concrete blocks.

~~(z)~~ Self-service storage compartments commonly known as miniwarehouses.

~~(aa)~~ Facilities and structures necessary for rendering utility service, including poles, wires, transformers, transmission lines, telephone booths and the like for normal electrical power distribution or communication service; communications antennas; meters and pipelines or conduits for electrical, gas, sewer, or water service; pumping and regulatory stations; substations. Communications monopoles and major transmission lines are permitted with a Conditional Use Permit.

(bb) Off-street parking and loading; parking garages with a Conditional Use Permit.

(cc) Signs in accord with the Sign Ordinance [Chapter 3, Advertising].

~~(dd)~~ Dancehalls, with a Conditional Use Permit.

~~(ee)~~ Mobile home parks, with a Conditional Use Permit. See also Article [XVIII,] Mobile home parks.

~~(ff)~~ Mobile home sales, single- or double-wide, with a Conditional Use Permit.

(gg) Machinery and equipment sales, service and storage (but not junk) with a Conditional Use Permit.

~~(hh)~~ Commercial garage and/or towing service, with major repair and related storage under cover, with a Conditional Use Permit. See also Auto, truck sales and home appliance services and Service stations.

~~(ii)~~ Contractors equipment storage yard or plant or rental of equipment commonly used by contractors (but not material storage), with a Conditional Use Permit.

(jj) Radio and television stations and studios or recording studios.

~~(kk)~~ Industrialized building units for business, institutional, security or construction purposes, with a Conditional Use Permit. Conditional Use Permits shall not be required for construction trailers on active construction sites.

(ll) The following listed uses provided not more than fifty persons are engaged in actual production work, with a Conditional Use Permit:

1. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs and the manufacture of small parts such as coils, condensers, transformers and crystal holders.

2. Commercial cabinet or woodworking shops; blacksmith shops, and welding or machine shops.

3. Pharmaceutical, medical or dental laboratories.

~~(mm)~~ Carnival or fairgrounds, with a Conditional Use Permit.

~~(nn)~~ Public billiard parlors and poolrooms, game rooms, bowling alleys, skating rinks, indoor and outdoor shooting ranges, paintball courses, and similar forms of public amusement with a Conditional Use Permit.

~~(oo)~~ Greenhouse or nursery, commercial, wholesale or retail.

~~(pp)~~ Convalescent homes, rest homes, nursing homes and housing for the elderly and handicapped.

~~(qq)~~ Rooming and boarding houses serving one through four persons. Rooming and boarding houses serving five through fourteen persons with a Conditional Use Permit.

(rr) Child day care center.

(ss) Campground, overnight, with a Conditional Use Permit. Other permitted B-3 uses located upon the same property as the campground are permitted provided that non-campground users do not traverse the campground areas to have access to these non-campground uses. Provided further that a fence or other suitable barricade and screening separates the campground from adjacent properties or uses.

(tt) Recycling collection center with a zoning permit application and plan of operation approved by the Administrator. The Administrator may refer any proposed collection center application to the Town Planning Commission or health official or both for their advice as to the desirability, practicability or health affects [effects] of any such center before issuing a zoning permit to any collection center applicant. Collection center zoning permits may be revoked at any time by the Administrator or health official when such recycling center poses a threat to public safety, health or general welfare.

(uu) Recycling, post collection separation facilities with a Conditional Use Permit and a plan of operation approved by the Administrator. In cases of doubt regarding the nature of a process or use, the Administrator may require an engineering report describing the process or use and the probable impacts of the facility.

(vv) Auction house, business, with a Conditional Use Permit.

(ww) Family day homes with a Conditional Use Permit.

(xx) Kennels with a Conditional Use Permit.

(yy) Automobile upholstery shops with a Conditional Use Permit.

(zz) Railroad yards and terminals with a Conditional Use Permit.

(aaa) Farmers' markets or flea markets with a Conditional Use Permit.

(bbb) Automobile auctions with a Conditional Use Permit.

(ccc) Tattoo parlors and body piercing establishments with approval of the Montgomery County Health Department.

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

(eee) Janitorial services.

(fff) Exterminating services with a Conditional Use Permit.

(ggg) Personal service establishments.

[**Note:** The following activities or uses serve only as a cross reference to permitted uses listed above which may or may not have conditions attached to the use. The listing of the following cross references in no way implies that they are a permitted use or activity unless permitted elsewhere within this section. ed.]

Appliance service, see Auto, truck and home appliance services.
Bed and breakfast inns, see Hotels, motels . . . .
Building material sales, see Lumber and building materials sales.
Equipment sales, service, etc., see Machinery and equipment sales and services.
Pet shops, see Animal . . . .
Tourist homes, see Hotels, motels . . . .

(Code 1972, § 30-78; Ord. of 9-6-88; Ord. of 10-24-89; Ord. of 7-2-91; Ord. of 12-3-91; Ord. of 12-17-91(1); Ord. of 6-15-93; Ord. of 6-2-98; Ord. of 12-7-99; Ord. 2000-2 of 4-18-00; Ord. 2001-1 of 4-17-01; Ord. 2001-4 of 8-7-01; Ord. 2004-4 of 9-7-04, § 30-78; Ord. 2005-1 of 1-18-05; Ord. 2006-1 of 1-17-06; 2006-6 of 12-19-2006; Ord. 2007-1 of 4-3-07; Ord. 2008-4 0f 11-18-08; Ord. 2008-6 of 12-2-08; Ord. 2012-3 of 2-21-12; Ord. 2012-6 of 6-19-12)