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**

**MAYOR**
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R. CORD HALL
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**CLERK OF COUNCIL**
MICHELE M. STIPES

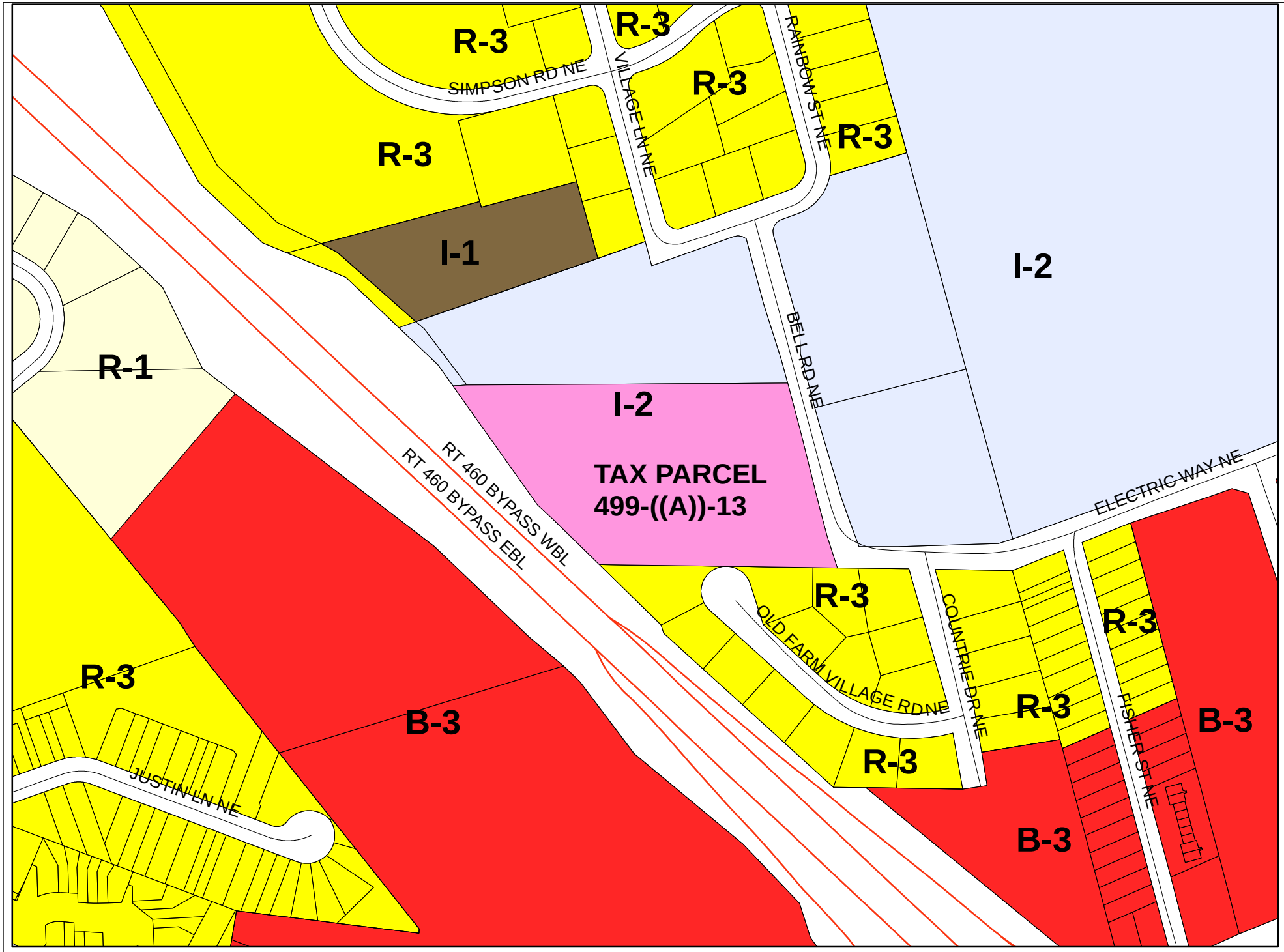
**TOWN ATTORNEY**
GUYNN, MEMMER &
DILLON, P.C.

# Town of Christiansburg
# Planning Staff Report

Planning Commission Public Hearing Date: Monday, November 13, 2012 at 7:00 p.m.
Town Council Public Hearing Date: Tuesday, December 4, 2012 at 7:30 p.m.
Application Type: Rezoning Request – I-2 General Industrial to B-3 General Business
Applicant: Marine Holding LTD
Location: 310 Bell Road, N.E. (tax parcel 499 – ((A)) – 13)

The Town of Christiansburg has received a rezoning request regards to a rezoning request by Marine Holding LTD for property located on 310 Bell Road, N.E. (tax parcel 499 – ((A)) – 13) from I-2 General Industrial to B-3 General Business. The property contains 4.892 acres and is scheduled as Industrial in the Future Land Use Map of the Christiansburg Comprehensive Plan.

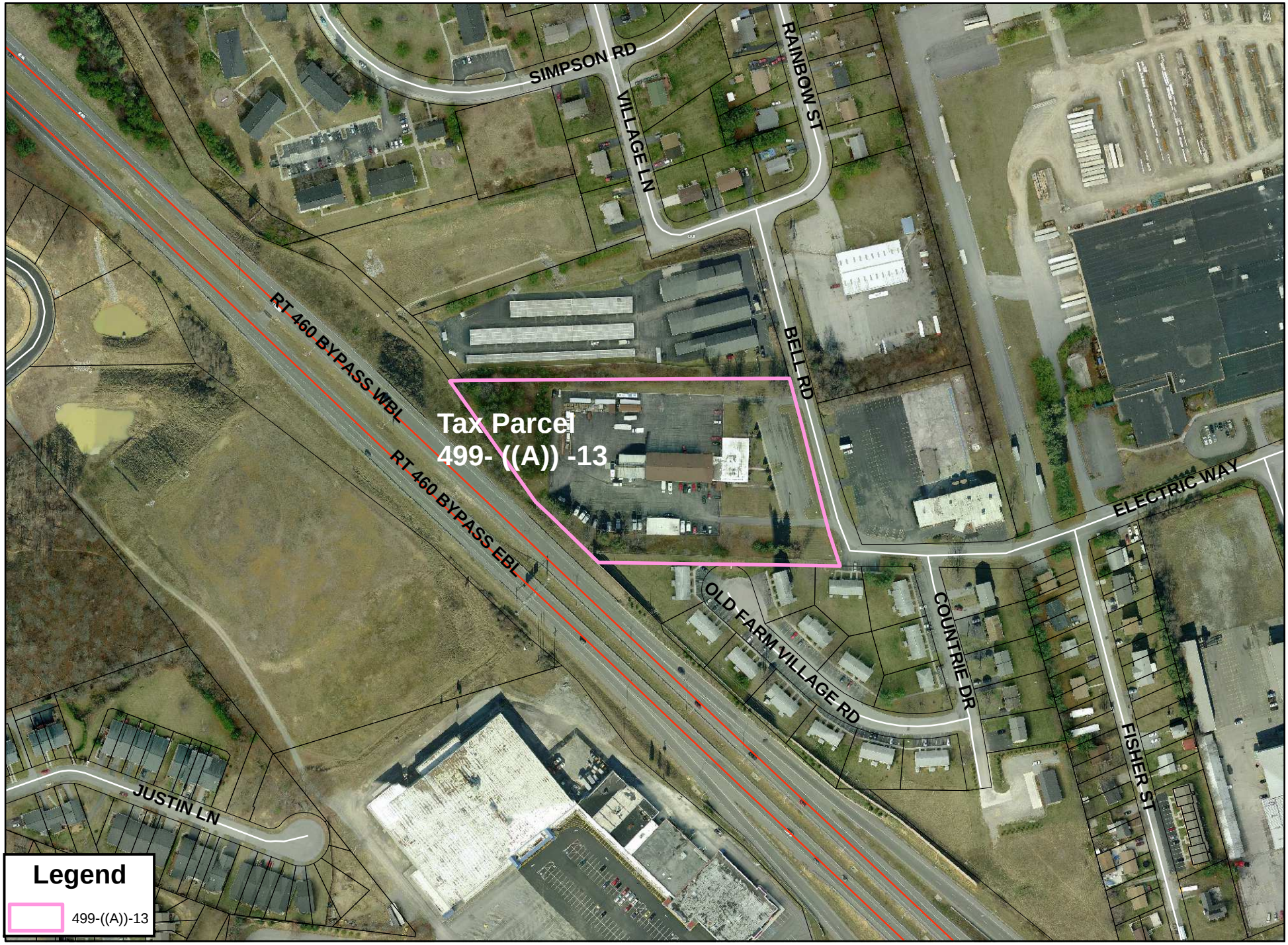
The property does not lie within the 100-Year and 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties are zoned I-2 General Industrial, R-3 Multi-Family Residential, and B-3 General Business. The adjoining properties contain residences, businesses, industrial uses and a church.




REZONING REQUEST: 310 BELL ROAD NE

PC: NOVEMBER 13, 2012
TC: DECEMBER 4, 2012

0 200 400 600
Feet




REZONING REQUEST: 310 BELL ROAD NE

**PC: NOVEMBER 13, 2012**

TC:DECEMBER 4, 2012

0 100 200 300
Feet

**Rezoning: 310 Bell Road NE**

| Tax Map # | Owner (s) | | Mailing Address | City, St, Zip |
|---|---|---|---|---|
| 499- A 1F | MYERS RAYMOND H | | 506 NORTHVIEW DR | BLACKSBURG VA 24060 |
| 499- A 1G | SOVRAN ACQUISITION LTD | PTNESHIP | 6467 MAIN ST SUITE 200 | WILLIAMSVILLE NY 14221 5890 |
| 499- A 2A | CHRISTIANSBURG TOWN OF | | | CHRISTIANSBURG VA 24073 |
| 499- A 12 | RWW34 LLC | | 144 OAK TREE BLVD | CHRISTIANSBURG VA 24073 |
| 499- A 1C-2 | CHRISTIAN GROWTH CENTER INC | | P O BOX 2312 | CHRISTIANSBURG VA 24068 |
| 499- A 13 | MARINE HOLDING LTD | | REPO | |
| 499- 4 8 | SMOKEY RIDGE LMD PARTNERSHIP | C/O GARY HEDIGER | 15 BELFREY DR | GREER SC 29650 |
| 499- 4 7 | SMOKEY RIDGE LMD PARTNERSHIP | C/O GARY HEDIGER | 15 BELFREY DR | GREER SC 29650 |
| 499- 4 1 | SMOKEY RIDGE LMD PARTNERSHIP | C/O GARY HEDIGER | 15 BELFREY DR | GREER SC 29650 |