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 ATTORNEY
GUYNN, MEMMER &
DILLON, P.C.

Town of Christiansburg
Planning Staff Report

Planning Commission Public Hearing Date: Monday, June 10, 2013 at 7:00 p.m.
Town Council Public Hearing Date: Tuesday, July 2, 2013 at 7:30 p.m.
Application Type: Proffer Amendment
Applicant: Johnny Martin
Location: 3295 & 3301 Roanoke Street (tax parcel 502 – ((9)) – 5, 5C)

The Town of Christiansburg has received a proffer amendment request by Johnny Martin for property located at 3295 and 3301 Roanoke Street (an approximately 1.3 acre portion of the total 36.798 acre tax parcel 502 – ((9)) – 5C and an approximately 0.65 acre portion of the total 4.0756 acre tax parcel 502 – ((9)) - 5), which is zoned B-3 General Business District, to amend a proffer statement to allow for automobile sales. The property is scheduled as Mixed Use – Residential/Limited Business 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 B-3 General Business, A Agriculture, R-1 Single Family, and R-1A Rural Residential. The adjoining properties contain residences, businesses, and vacant land.

TOWN OF CHRISTIANSBURG
100 East Main Street
Christiansburg, VA 24073
Phone (540) 382-6120 Fax (540) 381-7238

Proffer Amendment Application

Landowner: Johnny Martin ~~Agent:~~ _____

Address: 3301 Roanoke St & Address: 3295 Roanoke
Christiansburg VA 24073

Phone: 540-357-1371 Phone: 540-230-2800

I am requesting to amend proffers regarding adding a Business to the existing business, a independent Auto Dealer

on my property that is zoning classification B-3 under Chapter 30: Zoning of the Christiansburg Town Code.

My property is located at 3301 & 3295 Roanoke St, Christiansburg VA

Tax Parcel(s): Parcel 502-(9)-5C & 502-(9)-5

Fee: $500.00 DM
Rec# 01113050600040

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge.

Signature of Landowner(s): _____ Date: 5-3-2013

_____ Date: _____

_____ Date: _____

This request was approved / disapproved by a vote of the Christiansburg Town Council on _____.

_____ _____

Barry Helms, Town Manager Date

Town of Christiansburg
100 East Main Street
Christiansburg, Virginia 24073

May 17, 2013

To Whom It May Concern:

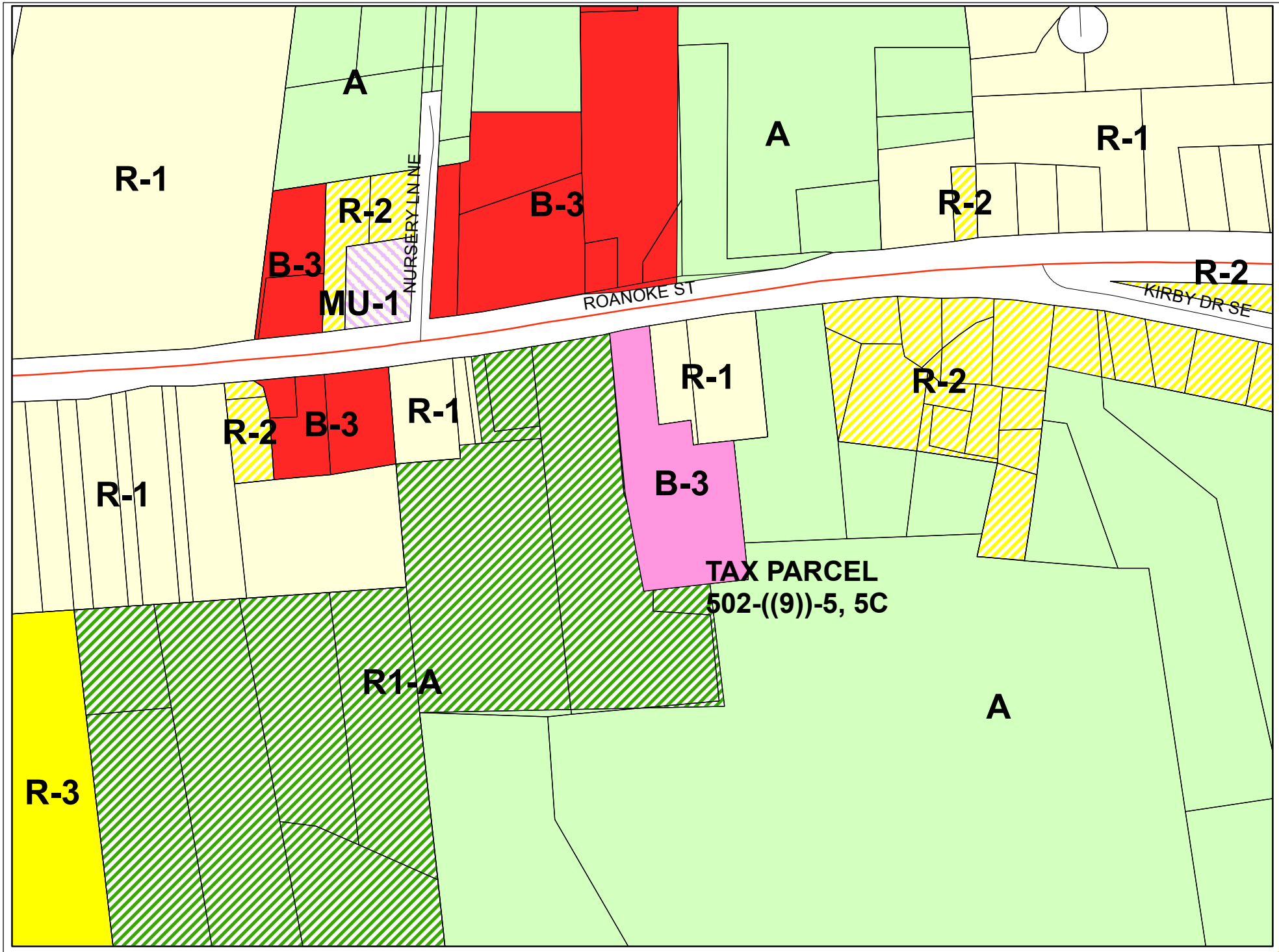
I hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission.
At the property 3301 Roanoke Street approximately 1.9 acre portion of the total 37.487 acre tax parcel 502 – ((9)) – 5C.

- Use for contractor office, equipment and storage
- Use office for independent vehicle dealer, storage and display of vehicles
- Land owner will provide a buffer of approved trees in attached drawing

Sincerely,

Johnny C Martin Sr

Johnny C Martin Jr



PROFFER AMENDMENT: 3295 AND 3301 ROANOKE STREET

PC: JUNE 10, 2013
TC: JULY 2, 2013

0 200 400 600
Feet

PROFFER AMENDMENT: 3295 AND 3301 ROANOKE STREET

PC:JUNE 10, 2013

TC: JULY 2, 2013

0 100 200 300
Feet

Proffer Amendment: 3295 & 3301 Roanoke Street

Tax Map#	Owner(s)		Mailing Address	City,St,Zip
502- 6 3,5	EPPERLY LIVING TRUST	C/O RAY E & MARY B EPPERLY TRS	P O BOX 35	SHAWSVILLE VA 24162
502- 11 2	THIRD DAY INC		3290 ROANOKE ST	CHRISTIANSBURG VA 24073
502- 6 3,5	EPPERLY LIVING TRUST	C/O RAY E & MARY B EPPERLY TRS	P O BOX 35	SHAWSVILLE VA 24162
502- 6 4	ALSOP CARTER		P O DRAWER 480	CHRISTIANSBURG VA 24068
502- 9 6	MCGRADY NANCY R		3345 ROANOKE ST SE	CHRISTIANSBURG VA 24073
502- A 46	CUSTER NANCY S		P O BOX 6744	CHRISTIANSBURG VA 24068
502- A 46C	CONNER MARGIE A	CONNER TONY D	2115 FAIRVIEW ST	CHRISTIANSBURG VA 24073
502- 9 6C	BAILEY MARK A	BAILEY MARIA Z	3355 ROANOKE ST	CHRISTIANSBURG VA 24073
502- 9 5B	SEWELL MICHAEL PAGE	SEWELL ADRIENNE ELAINE	3325 ROANOKE RD	CHRISTIANSBURG VA 24073
502- 9 5C	MARTIN JOHNNY C JR	MARTIN AMELIA F	2000 TOWER RD	CHRISTIANSBURG VA 24073
502- 9 5	MARTIN JOHNNY CHARLTON	MARTIN TERESA S	3295 ROANOKE ST SE	CHRISTIANSBURG VA 24073
502- 9 4C,4E	MARTIN LARRY ZANE	MARTIN BARBARA BABER	2850 ROANOKE ST	CHRISTIANSBURG VA 24073
502- 9 4C,4E	MARTIN LARRY ZANE	MARTIN BARBARA BABER	2850 ROANOKE ST	CHRISTIANSBURG VA 24073
502- 9 4A	MARTIN ZANE CHARLTON	MARTIN PEGGY K	3265 ROANOKE ST SE	CHRISTIANSBURG VA 24073
502- 9 8A	BRITT LAWRENCE		645 DEPOT ST NE	CHRISTIANSBURG VA 24073
502- 9 7	HUGHES HELEN R		3427 ROANOKE ST	CHRISTIANSBURG VA 24073
502- 9 8	RAKES SANDRA E		1160 FIELDSTONE RD	WATKINSVILLE GA 30677
502- 9 8D	MORGAN CARL	MORGAN ATHLYNN	425 OLD MOUNTAIN RD	GREENEVILLE TN 37743
502- 9 5D	SELMA J KNOWLES REV TRUST	C/O SELMA J KNOWLES TRUSTEE	1901 GREENBRIER CIR	BLACKSBURG VA 24060

Proffer Amendment: 3295 and 3301 Roanoke Street - County

Tax Map#	Owner(s)		Mailing Address	City,St,Zip
095- A 2	KNOWLES RUTH KING	C/O S J KNOWLES	1901 GREENBRIER CIR	BLACKSBURG VA 24060