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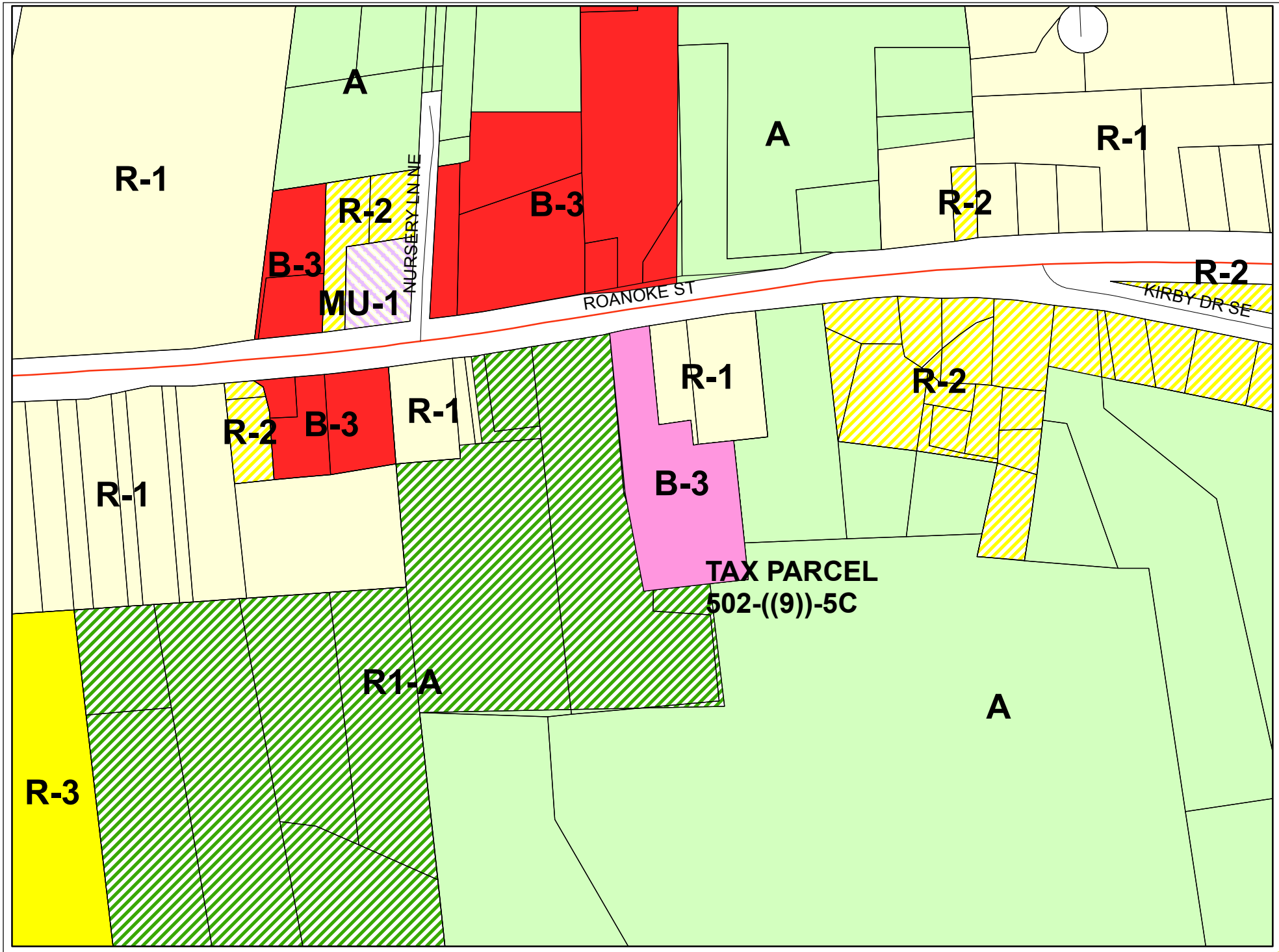
**TOWN ATTORNEY**
GUYNN, MEMMER &
DILLON, P.C.


## Town of Christiansburg
## Planning Staff Report

Planning Commission Public Hearing Date: Monday, October 7, 2013 at 7:00 p.m.
Town Council Public Hearing Date: Wednesday, November 6, 2013 at 7:30 p.m.
Application Type: Proffer Amendment
Applicant: Johnny Martin
Location: 3301 Roanoke Street (an approximately 1.95 acre portion of the total 37.4 acre tax parcel 502 – ((9)) – 5C)

The Town of Christiansburg has received a proffer amendment request by Johnny Martin for property located at 3301 Roanoke Street (an approximately 1.95 acre portion of the total 37.4 acre tax parcel 502 – ((9)) – 5C), which is zoned B-3 General Business District, to amend a proffer statement to allow for a modification in parking and paving requirements. 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.




PROFFER AMENDMENT: 3301 ROANOKE STREET

PC: OCTOBER 7, 2013
TC: NOVEMBER 6, 2013

0 200 400 600
Feet

PROFFER AMENDMENT: 3301 ROANOKE STREET

**PC: OCTOBER 7, 2013**

**TC: NOVEMBER 6, 2013**

0 100 200 300
Feet

**Proffer Amendment: 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 |

**Proffer Amendment: 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 |