

Christiansburg Planning Commission
Minutes of March 3, 2014

Present: Matthew J. Beasley
Harry Collins
Ashley Cowen
M.H. Dorsett, AICP
David Franusich
Jonathan Hedrick
Steve Huppert
Craig Moore, Chairperson
Joe Powers, Vice-Chairperson
Nichole Hair, Secretary Non-Voting

Absent: Ann H. Carter
Jennifer D. Sowers

Staff/Visitors: Kali Casper, staff
Jerry Heinline, Building Official
Chief Mark Sisson, Police Chief
Chief Billy Hanks, Fire Chief
David Smith, 2790 Roanoke Street
Linda Ince, 270 Robert Street
Tammy Germany, 215 Robert Street
Sherri Collins, 450 Tower Road
Greg Duncan, 500 Roanoke Street
Linda Hylton, 2790 Roanoke Street
Laura Justice, 2790 Roanoke Street
Glenwood Martin, 1230 Roanoke Street
Several others

Chairperson Moore called the meeting to order at 7:01 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia, following the pledge of allegiance, to discuss the following items:

Public Comment.

Chairperson Moore opened the floor for public comment. Hearing no public comments, Chairperson Moore closed the public comment period.

Approval of meeting minutes for February 18, 2014.

Chairperson Moore introduced the discussion. Commissioner Dorsett made a motion to approve the Planning Commission meeting minutes. Commissioner Cowen seconded the motion, which passed 9-0.

Public hearing for a rezoning request by Mark Willard for property located at 205 Robert Street, S.E. tax parcel 527 – ((17 BK A)) – 29R) from B-3 General Business to R-2 Two-Family Residential.

Chairperson Moore introduced the discussion. Greg Duncan indicated he was the applicant's cousin and wishing to build a single-family home that would blend into the neighborhood. Ms. Germany of 215 Robert Street asked if it would be a single-family home and asked how to prevent flooding to the neighboring houses as that lot has standing water. Chairperson Moore asked if the Town has received complaints regarding that lot. Ms. Hair responded no. Ms. Ince of 270 Robert Street responded that she has lived there for 12.5 years and the lot has always been flooded. Commissioner Powers asked to see the property on the map. Commissioner Powers asked about the zoning designation. Ms. Hair responded the parcel is zoned business. Commissioner Dorsett asked if it was from the last rezoning where a line was drawn adjoining Roanoke Street. Ms. Hair responded that was more than likely. She added the lot is approximately 80 feet wide and can only accommodate a single-family home, but the request is for R-2 zoning since that is the adjoining zoning. With no more speakers, Chairperson Moore closed the public hearing.

Commissioner Huppert asked where the neighbors live on the map. The neighbors identified their locations. Commissioner Huppert asked about the flooding concern. Ms. Germany noted the lot sits down low and there is the potential for flooding. Commissioner Collins asked about how the applicant will deal with stormwater. Mr. Duncan noted the street has curb and gutter, any runoff will be directed from the house into the street system. Ms. Hair added it will be reviewed in the development process and be discussed further with Engineering. Chairperson Moore asked if there were any proffers being made regarding a single-family home. Ms. Hair indicated there are no proffers but the lot constraints would only allow for a single-family home.

Commissioner Dorsett made a motion to recommend to Town Council the rezoning request for approval. Commissioner Beasley seconded the motion. Commissioner Huppert asked about speaking with Mr. Walters from Engineering first. Commissioner Cowen noted a business use could be built currently. Commissioner Dorsett noted the stormwater issues are generally dealt with during lot grading and the building permit process. Commissioner Moore noted residential use would be a more restrictive land use. He added a rezoning would be in accordance with the Comprehensive Plan Future Land Use Map. The motion passed 9-0.

Conditional Use Permit request by Twin Oak Properties, L.L.C. for a commercial garage at 1230 Roanoke Street (tax parcel 498 – ((7)) – 17 and 18) in the B-3 General Business District.

Chairperson Moore introduced the discussion and reviewed the drafted conditions.

1. The property is to be maintained in a clean, sanitary, and sightly manner.
2. This permit is for a commercial garage, not a body shop or towing service or for conducting bodywork.

Conditional Use Permit request by Twin Oak Properties, L.L.C. for a commercial garage at 1230 Roanoke Street (tax parcel 498 – ((7)) – 17 and 18) in the B-3 General Business District – (continued).

3. All parts, including faulty parts, tires, etc. are to be kept inside the garage or a fully enclosed building (including a roof) until disposal.
4. All waste petroleum products and/or chemicals are to be disposed of properly and are not to accumulate upon the premises. Provisions are to be made for the capture of leaking petroleum products and/or chemicals.
5. There will be no storage of vehicles upon the premises except for vehicles occasionally left for repair. All vehicles left for repair are to be kept on-premises and not within any public right-of-way or adjacent property. All vehicles on the property are to have a State inspection decal that is either valid or dated within 90 days of its expiration.
6. Mechanical work is to be done inside the building and not outside.
7. There are to be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
8. There are to be no discernible noises to residential properties in the nearby vicinity between 7:00 p.m. and 7:00 a.m.
9. This permit shall be revocable for violations of Chapter 4 "Advertising" of the Christiansburg Town Code occurring on the property.
10. This permit is subject to inspections and approval of the facilities by the Fire Marshall and Building Official.
11. This permit is subject to the requirement of a site plan to be reviewed and approved by Town staff.
12. This permit shall be subject to review by the Planning Commission in one year.

Commissioner Dorsett made a motion to recommend to Town Council the Conditional Use Permit be approved with the drafted conditions. Commissioner Hedrick seconded the motion. Commissioner Huppert asked the applicant if the conditions were acceptable. Mr. Martin responded yes. The motion passed 9-0.

Conditional Use Permit request by Holiday Lodge, Inc. for a dancehall at 2790 Roanoke Street (tax parcel 501 – ((5)) – 2) in the B-3 General Business District.

Chairperson Moore introduced the discussion. Chairperson Moore asked if the Town has received any correspondence. Ms. Hair noted the attorney clarification, building plans, and police data are included in the Planning Commission packet and noted the Building Official, Police Chief, and Fire Chief are all in attendance to answer questions. Commissioner Collins asked the applicant about the percentage of food versus beverages. Mr. Smith responded approximately 75% food and 25% beverages. Commissioner Collins asked about the age for entrance into the establishment. Mr. Smith responded the age is 21. Commissioner Powers asked if the 75% versus 25% is in dollar amounts. Mr. Smith responded yes. Commissioner Collins asked about the petition and if the people under 21 had been to this location. Ms. Hylton clarified anyone 21 and under can eat in the restaurant.

Conditional Use Permit request by Holiday Lodge, Inc. for a dancehall at 2790 Roanoke Street (tax parcel 501 – ((5)) – 2) in the B-3 General Business District – (continued).

Commissioner Collins asked about designated drivers the applicant proposed to use. Ms. Hylton responded the ABC discouraged the business getting involved in providing drivers. Commissioner Collins asked about the hours for alcohol sales. Ms. Hylton responded 6 p.m. to 2 a.m. Commissioner Collins asked when the band stops playing. Ms. Hylton responded 1 a.m.

Commissioner Collins asked about security on the premises. Mr. Smith responded there are bouncers. Commissioner Collins asked Chief Sisson if the applicant would be responsible for actions of people in their building. Chief Sisson responded that criminally they would not be responsible but may be found responsible in civil litigation. Commissioner Collins asked about procedure for noise complaints. Ms. Hair noted the Planning Commission can include conditions regarding noise.

Commissioner Collins asked if the Police Department has any sort of permits for this type of business. Chief Sisson responded no. Commissioner Dorsett asked about noise levels and complaints. Chief Sisson responded the Police Department has investigated complaints. He added the statistics provided are for the last 5 years at 2790 Roanoke Street, which includes 3 different bars and the hotel. Chief Sisson noted there have been a few drunk in publics, which are typical of a bar but no other issues have been documented with the current business owners. He added there was one noise violation in the last five years but there are more than that in residential neighborhoods daily.

Commissioner Franusich asked about a comparison with the rest of Town in terms of call volume. Chief Sisson stated historically there has been increased call volume associated with the property. Commissioner Hedrick asked if the data showing 18 ambulance calls is typical of hotels. Chief Sisson responded that over a 5 year period, it is typical. Commissioner Hedrick asked about the rationale behind a 5 year time frame. Chief Sisson responded the data is what is currently available without a hand search of records. Commissioner Powers noted it is approximately 30 calls a year and asked if that amount is typical of a commercial establishment. Chief Sisson responded that it is likely close to typical. He noted the call volume will increase with a bar. Commissioner Huppert asked about the average age of clientele. Ms. Hylton said they range from 21 to 80 years old. She added the clientele is different and no longer a biker bar. Commissioner Hedrick asked if any additional security measures have been considered. Ms. Hylton responded they need to consider them if approved.

Commissioner Collins asked if smoking was permitted. Ms. Hylton said not in the building. Commissioner Collins asked about an emergency evacuation plan. Ms. Hylton said there are five exits and all are posted. Commissioner Collins asked if Chief Hanks has any concerns from his visit. Chief Hanks responded no concerns and that it seemed orderly. He added they refused service to an intoxicated individual.

Conditional Use Permit request by Holiday Lodge, Inc. for a dancehall at 2790 Roanoke Street (tax parcel 501 – ((5)) – 2) in the B-3 General Business District - (continued).

Commissioner Huppert asked about the number of people allowed in the establishment. Mr. Heinline noted in 2011 the previous applicant requested to operate as a bar. Mr. Heinline added 'bar' is a generic term that does not apply to the building code; instead there are nightclubs and restaurants. The applicant wanted to operate as a restaurant and so tables were required to be placed on the dance floor. Commissioner Huppert asked how many people are permitted. Mr. Heinline responded there can be 193 people as a restaurant based on 5,000 square feet of the building. He added anything exceeding 99 people for a nightclub must have a sprinkler system and anything exceeding 300 people for a restaurant must be sprinkled. Commissioner Hedrick asked if the establishment included a sprinkler system. Ms. Hylton responded there is not a sprinkler system as they do not own the building and the owner will not add one. Commissioner Collins asked how many people would be allowed if the tables were removed from the dance floor. Mr. Heinline responded it would then be considered a nightclub and could only have 99 people. Commissioner Dorsett asked about expanding the restaurant.

Ms. Hylton responded regarding the 10% dance floor area. She added they plan to expand to 12,000 square feet. Mr. Heinline responded that a sprinkler would be required with expansion. He added a restaurant with more than 5,000 square feet must also be sprinkled. Commissioner Hedrick asked for clarification on the number of people allowed. Mr. Heinline responded 99 people as a nightclub and 193 people as a restaurant. Ms. Hair indicated per the Town Attorney, the 10% area does not apply to zoning and building but gives localities the ability to require permits and other licenses for a dance hall.

Ms. Hylton asked about continuing live entertainment as a restaurant. Mr. Heinline responded yes with tables on the dance floor. Mr. Heinline reviewed the process for a change of use within the building code. Commissioner Dorsett asked if the establishment has always been a nightclub. Mr. Heinline responded it may have operated that way but was not permitted as a nightclub. He noted that it was permitted as a restaurant. He added it has not had building code safety issues to his knowledge.

Commissioner Hedrick asked about any regulations regarding charging to enter a restaurant. Mr. Heinline responded nothing in the building code. Ms. Hylton noted they were misled by the previous tenant. Mr. Heinline added the previous tenant was not forthright with the Town. He noted the building plans stamped by an architect show the layout as a restaurant. Commissioner Franusich asked about how to enforce proper usage. Mr. Heinline suggested securing the tables to the floor. Commissioner Huppert asked about a ratio of tables. Mr. Heinline responded it can be designed numerous ways as long as it complies with the building code.

Conditional Use Permit request by Holiday Lodge, Inc. for a dancehall at 2790 Roanoke Street (tax parcel 501 – ((5)) – 2) in the B-3 General Business District (continued).

Commissioner Powers asked about the 5,000 square foot threshold for a sprinkler system. Mr. Heinline responded it would be required for anything over 5,000 square feet and has since 1978. Commissioner Franusich asked if they were grandfathered. Mr. Heinline responded yes and the previous tenant was restricted from using the upstairs. He added one of the inspectors did not know of this previous requirement. Commissioner Powers asked if the landowner has been in contact regarding this. Mr. Heinline has spoken with Mr. Dowdy once about this.

Ms. Hylton asked if they could have more people as a restaurant than a nightclub. Mr. Heinline responded yes. Commissioner Powers noted it would require a sprinkler system due to the size. Mr. Heinline responded it is grandfathered. Commissioner Powers asked if restaurant could be expanded. Mr. Heinline responded it would require a sprinkler system if it was expanded. Commissioner Cowen asked if the applicant still wants a conditional use permit if they are limited to 99 people. The applicants responded no. Mr. Heinline explained the safety concerns an inherent in a nightclub. Commissioner Hedrick noted he will be abstaining from the vote as his church is adjacent to this location. He added that the area is more developed than previously.

Mr. Heinline noted the property could continue to operate as a restaurant. Mr. Heinline added the building code considers the primary use of the building. Multiple commissioners asked for clarification regarding what constitutes a nightclub. Mr. Heinline noted the music creates the nightclub. Commissioner Franusich asked for further clarification. Commissioner Dorsett concurred. Mr. Heinline and Chief Hanks clarified the building code defines it as "any building in which the main use is a place of public assembly that provides exhibition, performance or other forms of entertainment; serves alcoholic beverages; and provides music and space for dancing". Commissioner Dorsett noted without a dance floor, it could be a restaurant with live music. Commissioner Hedrick asked for further clarification. Mr. Heinline and Ms. Hair noted the building code looks at the primary use of the building. Mr. Heinline reviewed the definition again. Commissioner Dorsett asked for clarification. Ms. Hair responded it is regarding the main use of the building. Chief Hanks noted some localities issue two use groups to some buildings as they operate restaurants during the day and nightclubs in the evening. He added this could be considered in the future.

Commissioner Dorsett noted the applicant could have the restaurant, bar, and live music and no dance floor. Commissioner Hedrick responded that is open to interpretation particularly due to the hours of operation. Mr. Smith noted they would like to expand their hours of operation. Ms. Hylton added they have been misled and that they cannot run a business with 85 customers allowed.

Conditional Use Permit request by Holiday Lodge, Inc. for a dancehall at 2790 Roanoke Street (tax parcel 501 – ((5)) – 2) in the B-3 General Business District (continued).

Commissioner Cowen asked if approval of the application would limit the business to 99 people and how they can remain operating as a restaurant. Ms. Hair responded it could be withdrawn, denied, or tabled if there are concerns regarding the use. Commissioner Powers added the request could be withdrawn up until Town Council votes on it. Ms. Hylton responded they would like to withdraw the application in that case. Mr. Heinline noted that as long as the tables remain on the dance floor it can operate as a restaurant.

Ms. Casper clarified that regardless of the outcome of the application for a conditional use permit, they can continue to operate as a restaurant by-right. Ms. Hair noted they could make the decision on how to operate if the request is approved. Ms. Casper added they could use the conditional use permit and increase occupancy in the future if they were able to provide a sprinkler system. Commissioner Huppert suggested a rent increase to pay for the sprinkler system if the owner was interested.

Chairperson Moore noted the conditional use permit could potentially be valid for two years. Commissioner Collins asked how many people have been frequenting the business. Mr. Smith responded approximately 85 on Saturday and 67 on Friday. Ms. Hylton asked if a sprinkler system would allow for more people without tables on the dance floor. Ms. Hair responded yes assuming the conditional use permit is approved by Town Council. Commissioner Hedrick asked about tabling the request until the building is sprinkled. Commissioner Powers responded the Planning Commission must act on it within a reasonable amount of time. Commissioner Dorsett noted the applicant can continue to operate as is and with an approved request, they have two years to put in a sprinkler system and increase occupancy.

Commissioner Collins suggested adding a sign to the property. Ms. Justice noted they would like to make the establishment a better place. Commissioner Collins asked about the ID process. Ms. Justice responded they double-check IDs; once to enter and then again at the bar. Mr. Smith noted underage patrons can eat dinner but cannot come in for the bands. Ms. Hylton responded they check IDs with no exceptions. Commissioner Hedrick recommended checking in with the neighbors. Ms. Hylton added they want to change the reputation of the business.

Chairperson Moore reviewed the drafted conditions:

1. This permit shall be revocable for violations of Chapter 4 "Advertising" of the Christiansburg Town Code occurring on the property.
2. This permit is subject to inspections and approval of the facilities by the Fire Marshall and Building Official.
3. The facility is limited to no more than 6 pool tables.
4. This permit shall be subject to review by the Planning Commission in one year.

Conditional Use Permit request by Holiday Lodge, Inc. for a dancehall at 2790 Roanoke Street (tax parcel 501 – ((5)) – 2) in the B-3 General Business District (continued).

Commissioner Dorsett added she would like to condition hours of operation. Commissioner Dorsett asked about controlling noise in the parking lot. Ms. Hylton responded they have walkers who check the parking lot but cannot control what goes on at the hotel. She added they fenced in the patio to avoid people sneaking in liquor. After discussion, Commissioners came to a consensus on the following additional conditions:

5. All entertainment, including but not limited to bands, karaoke and djs, shall end by 11:00 p.m. on Sunday, Monday, Tuesday, Wednesday and Thursday nights and by 1 a.m. on Saturday and Sunday mornings.
6. Before this Conditional Use Permit may be utilized for the operation of a dancehall/nightclub with more than 99 occupants, a sprinkler system will be required to be installed per Building Code.
7. This permit is nontransferable and to remain with the applicant, Holiday Lodge, Inc.
8. The property is to be maintained in a clean, sanitary, and sightly manner.

Chairperson Moore asked staff for any additional thoughts on conditions. Chief Sisson responded no and he will report back on the data when the permit is reviewed.

Ms. Hair reviewed the drafted conditions:

1. This permit shall be revocable for violations of Chapter 4 "Advertising" of the Christiansburg Town Code occurring on the property.
2. This permit is subject to inspections and approval of the facilities by the Fire Marshall and Building Official.
3. The facility is limited to no more than 6 pool tables.
4. This permit shall be subject to review by the Planning Commission in one year.
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6. Before this Conditional Use Permit may be utilized for the operation of a dancehall/nightclub with more than 99 occupants, a sprinkler system will be required to be installed per Building Code.
7. This permit is nontransferable and to remain with the applicant, Holiday Lodge, Inc.
8. The property is to be maintained in a clean, sanitary, and sightly manner.

This permit shall be revocable for violations of Chapter 4 "Advertising" of the Christiansburg Town Code occurring on the property.

9. This permit is subject to inspections and approval of the facilities by the Fire Marshall and Building Official.
10. The facility is limited to no more than 6 pool tables.
11. This permit shall be subject to review by the Planning Commission in one year.

Conditional Use Permit request by Holiday Lodge, Inc. for a dancehall at 2790 Roanoke Street (tax parcel 501 – ((5)) – 2) in the B-3 General Business District (continued).

12. All entertainment, including but not limited to bands, karaoke and djs, shall end by 11:00 p.m. on Sunday, Monday, Tuesday, Wednesday and Thursday nights and by 1 a.m. on Saturday and Sunday mornings.
13. Before this Conditional Use Permit may be utilized for the operation of a dancehall/nightclub with more than 99 occupants, a sprinkler system will be required to be installed per Building Code.
14. This permit is nontransferable and to remain with the applicant, Holiday Lodge, Inc.
15. The property is to be maintained in a clean, sanitary, and sightly manner.

Commissioner Cowen made a motion to recommend to Town Council the Conditional Use Permit be approved with the drafted conditions. Commissioner Franusich seconded the motion which passed 8-0, with Commissioner Hedrick abstaining.

Other business.

Chairperson Moore introduced the discussion. No other business was heard.

There being no more business Chairperson Moore adjourned the meeting at 8:45 p.m.

Craig Moore, Chairperson

Nichole Hair, Secretary Non-Voting



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

Conditional Use Permit Amendment Application

Landowner: Stateson Homes, LLC/Cambria Crossing, LLC

Agent: Kevin D. Conner/Gay and Neel, Inc.

Address: 712 North Main Street/P.O. Box 1499

Address: 1260 Radford Street

Blacksburg, VA 24060/Christiansburg, VA 24068

Christiansburg, VA 24073

Phone: (540) 921-7484

Phone: (540) 381-6011

I am requesting to amend conditions regarding the requested tax parcels within Cambria Crossing. See Attachment 2.

My property is located at Phoenix Blvd, Christiansburg.

Tax Parcel(s): See Attachment 1

Fee: \$750.00

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: 5/3/14

Date: 3.3.14

Date: _____

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

Barry D. Helms, Town Manager

Date

Attachment 1

Tax Parcel Nos. & Addresses:

Lot No.	Tax Parcel No.	Address
18	465-(38)-18	130 Phoenix Blvd, N.W.
19	465-(38)-19	140 Phoenix Blvd, N.W.
20	465-(38)-20	150 Phoenix Blvd, N.W.
21	465-(38)-21	160 Phoenix Blvd, N.W.
22	465-(38)-22	170 Phoenix Blvd, N.W.
23	465-(38)-23	180 Phoenix Blvd, N.W.
24	465-(38)-24	190 Phoenix Blvd, N.W.
25	465-(38)-25	200 Phoenix Blvd, N.W.
26	465-(38)-26	210 Phoenix Blvd, N.W.
27	465-(38)-27	220 Phoenix Blvd, N.W.
27A	465-(38)-27A	230 Phoenix Blvd, N.W.
28	465-(38)-28	240 Phoenix Blvd, N.W.
29	465-(38)-29	250 Phoenix Blvd, N.W.
30	465-(38)-30	256 Phoenix Blvd, N.W.
33	465-(38)-33	339 Phoenix Blvd, N.W.
34	465-(38)-34	335 Phoenix Blvd, N.W.
35	465-(38)-35	325 Phoenix Blvd, N.W.
36	465-(38)-36	315 Phoenix Blvd, N.W.
37	465-(38)-37	305 Phoenix Blvd, N.W.
38	465-(38)-38	295 Phoenix Blvd, N.W.
39	465-(38)-39	285 Phoenix Blvd, N.W.
40	465-(38)-40	275 Phoenix Blvd, N.W.
41	465-(38)-41	265 Phoenix Blvd, N.W.
42	465-(38)-42	255 Phoenix Blvd, N.W.
43	465-(38)-43	245 Phoenix Blvd, N.W.
44	465-(38)-44	235 Phoenix Blvd, N.W.
45	465-(38)-45	225 Phoenix Blvd, N.W.
46	465-(38)-46	215 Phoenix Blvd, N.W.
47	465-(38)-47	205 Phoenix Blvd, N.W.
48	465-(38)-48	195 Phoenix Blvd, N.W.
49	465-(38)-49	185 Phoenix Blvd, N.W.
49A	465-(38)-49A	175 Phoenix Blvd, N.W.

Attachment 2

Revised Proffers.

1. The facades of individual Townhouse units within a Townhouse group structure shall be varied by changed front yard setbacks and variations in materials or designs so that a maximum of five abutting Townhouses will have the same front yard setback. Variations in setback shall be at least two feet.
2. Detached garages located on a Townhome lot may be constructed on the lot line. Adjoining Townhome lots may have a detached garage that shares a common wall.
3. **Townhome.** All principal structures shall be provided with a minimum of three feet wide hard surface walkway connected to the sidewalk adjacent to the public right of way.



ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

MAYOR
D. MICHAEL BARBER

COUNCIL MEMBERS

SAMUEL M. BISHOP
R. CORD HALL
STEVE HUPPERT
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES
JAMES W. "JIM" VANHOOZIER

TOWN MANAGER
BARRY D. HELMS

DIRECTOR OF FINANCE/
TOWN TREASURER
VALERIE L. TWEEDIE

CLERK OF COUNCIL
MICHELE M. STIPES

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

Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Engineering Fax 540-381-7238

Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Monday, March 17, 2014 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, April 8, 2014 at 7:00 p.m.

Application Type: Conditional Use Permit Amendment

Applicant: Stateson Homes, LLC and Cambria Crossing, LLC

Location: Phoenix Boulevard (tax parcels 465 – ((38)) – 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 27A, 28, 29, 30, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 and 49A)

The Town of Christiansburg has received a Conditional Use Permit amendment request by Stateson Homes, LLC and Cambria Crossing, LLC for a planned housing development at Phoenix Boulevard (tax parcels 465 – ((38)) – 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 27A, 28, 29, 30, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 and 49A) in the MU-1 Mixed Use: Residential-Limited Business District. The property contains approximately 1.73 acres. The property is scheduled as Residential 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 MU-1 Mixed Use: Residential-Limited Business District. The adjoining properties contain residences, businesses, and vacant land.



Legend

 TAX PARCELS 465-((38))-18,19,20,21,22,23,24,25,26,27,27A,28,29,30,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,49A

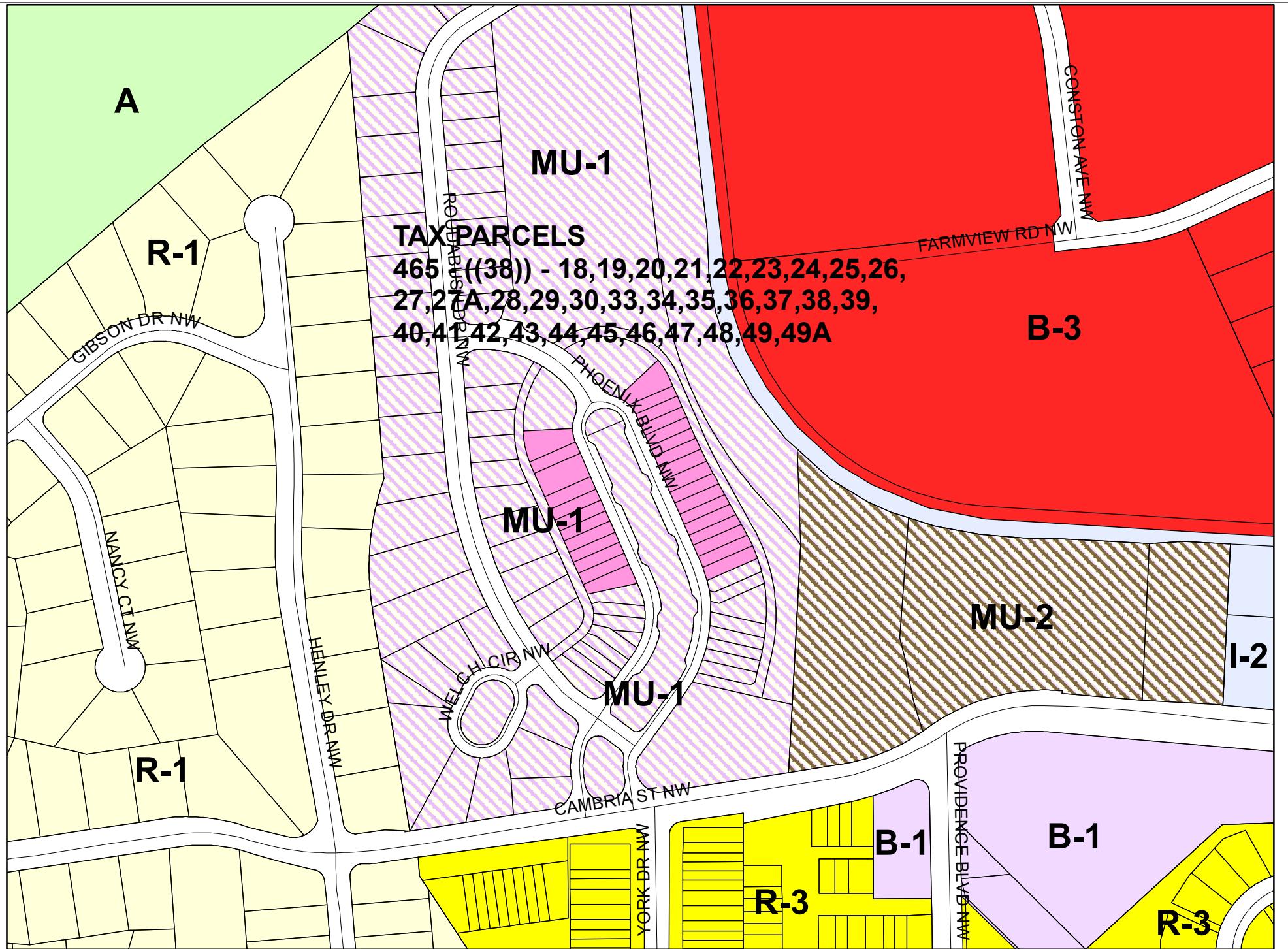
CUP AMENDMENT REQUEST: PHOENIX BOULEVARD/CAMBRIA CROSSING

PC: MARCH 17, 2014

TC: APRIL 8, 2014

0 100 200 300
Feet





CUP AMENDMENT REQUEST: Phoenix Boulevard/Cambria Crossing

PC: MARCH 17, 2014

TC: APRIL 8, 2014



CUP Amendment: Cambria Crossing-Stateson Homes, LLC

Tax Map#	Owner(s)	Mailing Address	City, St, Zip
435- A 2A,1	TOWN OF CHRISTIANSBURG		CHRISTIANSBURG VA 24073
435- A 3,2	TOWN OF CHRISTIANSBURG		CHRISTIANSBURG VA 24073
436- 7 2	CENTRO HERITAGE SPRADLIN FARM LLC	C/O RYAN DEPT 124	SCOTTSDALE AZ 85261
436- 7 1	HD DEVELOPMENT OF MARYLAND INC	PROPERTY TAX DEPT #4634	ATLANTA GA 30348
435- 15 72	SCHEIDT DEREK B	SCHEIDT KATIE O	CHRISTIANSBURG VA 24073
435- 8 13	BLEVINS JANICE L		CHRISTIANSBURG VA 24073
435- 15 74	AFRIDI MIRAM K	KAMAL MADIHA M	CHRISTIANSBURG VA 24073
435- 8 12	LUCERO WARREN SCOTT	LUCERO JAMIE LYNN COWELL	CHRISTIANSBURG VA 24073
435- 15 75	ROANOKE VALLEY HOLDINGS LLC		ROANOKE VA 24018
435- 15 70	ROANOKE VALLEY HOLDINGS LLC		ROANOKE VA 24018
435- 15 76	ROANOKE VALLEY HOLDINGS LLC		ROANOKE VA 24018
435- 15 77	SAADAT SEYED H		CHRISTIANSBURG VA 24073
435- 15 78	ROANOKE VALLEY HOLDINGS LLC		ROANOKE VA 24018
435- 15 79	ROANOKE VALLEY HOLDINGS LLC		ROANOKE VA 24018
435- 15 80	ROANOKE VALLEY HOLDINGS LLC		ROANOKE VA 24018
436- 7 11	SPRADLIN FARM PROPERTIES LLC	2151 VOLUNTEER PKY	BRISTOL TN 37620
435- 15 81	ROANOKE VALLEY HOLDINGS LLC	P O BOX 20886	ROANOKE VA 24018
465- 39 82	ROANOKE VALLEY HOLDINGS LLC	P O BOX 20886	ROANOKE VA 24018
465- 39 83	ROANOKE VALLEY HOLDINGS LLC	P O BOX 20886	ROANOKE VA 24018
465- 39 84	ROANOKE VALLEY HOLDINGS	P O BOX 20886	ROANOKE VA 24018
465- 38 31	MOSER BUSTER L	P O BOX 20886	CHRISTIANSBURG VA 24073
465- 39 86	ROANOKE VALLEY HOLDINGS	260 PHOENIX BLVD NW	ROANOKE VA 24018
465- 39 62	SIRDOFSKY JOSHUAL	P O BOX 20886	CHRISTIANSBURG VA 24073
465- 39 61	ZIMMERMAN RYAN D	175 ROUDABUSH DR	CHRISTIANSBURG VA 24073
465- 39 60	CUSKOVIC AMEL	165 ROUDABUSH DR	CHRISTIANSBURG VA 24073
465- 39 59	POLITIS JAMES DALE II	145 ROUDABUSH DR	CHRISTIANSBURG VA 24073
466- A 2	GARY LAWSON LLC	135 ROUDABUSH DR	CHRISTIANSBURG VA 24073
465- 38 50	ANDREWS TONYA L	406 CAMBRIA ST	CHRISTIANSBURG VA 24073
465- 39 58	PUCKETT WILLIAM H	1307 LODGE CT	MISSOURI CITY TX 77489
465- 38 51	DAME KELLY A	125 ROUDABUSH DR	CHRISTIANSBURG VA 24073
465- 38 17	TANTUM TOWING LLC	2624 PINEWOOD DR	DRAPER VA 24324
465- 38 52	SHELOR MONICA R	120 PHEONIX BLVD	CHRISTIANSBURG VA 24073
465- 38 16	CAMBRIA CROSSING LLC	145 PHOENIX BLVD	CHRISTIANSBURG VA 24073
465- 38 53	SHAH DEVELOPMENT LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 15	CAMBRIA CROSSING LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
465- 38 8	MIRABELLA DENNIS	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 14	KLEMPERER W DAVID	15 WELCH CIR	CHRISTIANSBURG VA 24073
465- 38 54	SHAH DEVELOPMENT LLC	90 PHOENIX BLVD NW	CHRISTIANSBURG VA 24073
465- 38 A	DECLYN DEVELOPMENT INC	P O BOX 1499	CHRISTIANSBURG VA 24068
465- 38 13	MULLINS STANFORD T	COMMON AREA	OAKWOOD VA 24631
465- 38 55	CONNOR NOAH DAVID JR	P O DRAWER K	CHRISTIANSBURG VA 24073
465- 38 12	CAMBRIA CROSSING LLC	114 PHOENIZ BLVD NW	CHRISTIANSBURG VA 24073
465- 38 11	DOWDY MARSHALL C	2257 ROANOKE ST	RINER VA 24149
465- 38 56	SHAH DEVELOPMENT LLC	3413 TORREY PINES CIR	CHRISTIANSBURG VA 24068
		P O BOX 1499	

Tax Map#	Owner(s)	Mailing Address	City, St, Zip
465- 38 10	HARMON BARRY D	50 PHOENIX BLVD NW	CHRISTIANSBURG VA 24073
465- 38 57	KOK L T	95 PHOENIX BLVD NW	CHRISTIANSBURG VA 24073
465- 38 1	HARVEY CARROLL B	30 PHOENIX BLVD	CHRISTIANSBURG VA 24073
465- 38 2	SKLAR ALAN H	20 PHOENIX BLVD	CHRISTIANSBURG VA 24073
466- 27 A	KENSON INC	135 ROBINS REST RD	BLUEFIELD WV 24701
465- 38 3	BROSIUS KARIN R	10 PHOENIX BLVD	CHRISTIANSBURG VA 24073
465- 34 17	ROBELOT REED ANDERSON	1654 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 34 14	SMITH BRANDY L	1660 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 3 A	HENLEY PLACE HOMEOWNERS ASSN	COMMON AREA	
466- 6 1A	CHRISTIANSBURG TOWN OF	100 E MAIN ST	CHRISTIANSBURG VA 24073
465- 3 1	BURNETTE CHARLES A	420 CANTERBURY CT	CHRISTIANSBURG VA 24073
465- 3 A	HENLEY PLACE HOMEOWNERS ASSN	COMMON AREA	
465- 3 2	NEWHOUSE DAVID RAY II	4519 NORTHFORK RD	ELLISTON VA 24087
465- 3 3	BURNETTE CHARLES A	420 CANTERBURY CT	CHRISTIANSBURG VA 24073
465- 34 19	SHAW ANTHONY J	1650 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 34 20	FLAHERTY MICHAEL J	1648 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 3 4	BURNETTE CHARLES A	420 CANTERBURY CT	CHRISTIANSBURG VA 24073
465- 34 13	TRAINOR TRAVIS B	1646 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
466- 6 6	CHRISTIANSBURG TOWN OF	100 E MAIN ST	CHRISTIANSBURG VA 24073
465- 34 12	KAUHANE BRIANNA ROBINSON	1644 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
466- 11 A	OAK TREE TOWNHOMES HOMEOWNERS	COMMON AREA	
465- 34 11	LINKOUS JEFFREY T	1642 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 34 10	MOORE-WILLS DANA M	4500 RIDERWOOD WAY	CHESTER VA 23831
466- 19 1	DURBIN DAVID C	20 SAPPHIRE AVE	CHRISTIANSBURG VA 24073
466- 19 3	FOSTER DANIEL J	670 CAMBRIA ST NW	CHRISTIANSBURG VA 24073
466- 19 4	CASTRO JAMES	1628 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 34 6	YANCEY STEVEN	1688 TURNER CREEK RD	CALLAWAY VA 24067
465- 34 7	THOMPSON JASON E	1919 NORMA LN	EDINBURG TX 78539
465- 3 9	PINARD VICKI D	1667 YORK DR	CHRISTIANSBURG VA 24073
465- 3 10	BURNETTE CHARLES A	420 CANTERBURY CT	CHRISTIANSBURG VA 24073
465- 3 11	WEEKS CHERI	23316 AUDREY AVE	TORRANCE CA 90505
465- 3 12	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
465- 32 7	CANADA PROPERTIES LLC	135 SOMERSET ST	CHRISTIANSBURG VA 24073
465- 32 8	WEST STANLEY D	120 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073
465- 32 9	BARROS THOMAS S	1475 COURTLAND DR	HIXSON TN 37343
465- 32 10	PUESCHEL LOUIS BRIAN SR	1432 KENT RD	ESSEX MD 21221
465- 32 11	WOODS SARAH R	150 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073
465- 32 12	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
465- 32 13	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
465- 3 13	FRYE BRYAN M	705 INGLES ST	RADFORD VA 24141
466- 9 6	TRENT JULIE MATHERLY	1620 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
466- 11 1	LINKOUS MARSHALL	P O BOX 2445	CHRISTIANSBURG VA 24068
465- 3 14	FREUDENBERGER JOHN H ETAL	12 ATKINSON CIR	ELKTON MD 21921
465- 3 15	SCOTT RHONDA F	1168 FAIRVIEW CHURCH RD SW	FLOYD VA 24091
466- 9 5	SIMMONS BONNIE M	1610 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073

CUP Amendment: Cambria Crossing-Stateson Homes, LLC

Tax Map#	Owner(s)		Mailing Address	City, St, Zip
465- 7 16	HOPKINS RONALD W	HOPKINS CONDE P	603 DUNCAN ST	ASHLAND VA 23005
465- 32 18	JOYCE HANNAH JO		135 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073
465- 32 17	GIBSON ERIN PAIGE		145 HUNTERS RDG	CHRISTIANSBURG VA 24073
465- 32 16	KEES NATHAN D	KEES BARBARA J	155 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073
465- 32 15	AGBLEVOR FOSTER A		142 PENNY LN	LOGAN UT 84341
465- 32 14	MCCUTCHEON BETTY GAYLE		175 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073
466- 9 4	GILBERT JAMES J LE ETAL	GILBERT SHARON E LE	1600 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 7 17	BANKS KATHY P		1639 YORK DR	CHRISTIANSBURG VA 24073
465- 7 18	FLUGRATH MARION	HESSE MILDRED	1637 YORK DR	CHRISTIANSBURG VA 24073
466- 11 6	FOLEY PATRICK D		1665 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 7 19	GROESBECK REBECCA		1635 YORK DR	CHRISTIANSBURG VA 24073
465- 7 20	DUNCKLEE DYLAN J	DUNCKLEE STACIA L	1633 YORK DR	CHRISTIANSBURG VA 24073
466- 11 7	WARSTLER LISA B		1655 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 7 A	HENLEY PLACE HOMEOWNERS	ASSOCIATION INC	COMMON AREA	
465- 7 21	MARTIN GRACE L	MARTIN CLAUDE B	6620 SHERRY RD	ROANOKE VA 24019
466- 11 8	KIPPS GARY D		1645 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 7 22	DALEY WILLIAM A JR		1629 YORK DR	CHRISTIANSBURG VA 24073
466- 9 3	KANNEY DOUGLAS W	KANNEY PENNELOPE F	1590 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 32 19	KURDZIOLEK WESLEY L	KURDZIOLEK MARGARET A	62 28TH ST	SAN FRANCISCO CA 94110
465- 32 20	TURNER JESSE ALLEN		225 HUNTERS RIDGE	CHRISTIANSBURG VA 24073
465- 29 A	HUNTERS RIDGE TOWNHOME ASSN INC	C/O SHARON GILBERT	COMMON AREA	
465- 32 26	MAYCOCK JERRY R	MAYCOCK CATHERINE M	4817 KEAGY RD	ROANOKE VA 24018
465- 7 23	HENLEY PLACE LP	C/O EASLEY, MCCALEB& ASSO INC	3609 C CHAIN BRIDGE RD	FAIRFAX VA 22030
465- 32 25	ABDELNOUR ROB		240 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073
465- 32 24	PETTRY CRYSTAL MICHELLE		250 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073
465- 4 12B	ALFANO JOHN M		206 CAMBRIDGE DR	DALEVILLE VA 24083
465- 4 13	OWENS MICHAEL D	OWENS TARA P	565 TARRYTOWN RD	CHRISTIANSBURG VA 24073