



January 30, 2026

NOTICE OF PUBLIC HEARINGS
CERTIFIED RETURN RECEIPT MAIL

Case # CUP-2025-08 Conditional Use Permit request by Rockstep Christiansburg LLC, Property Owner, to allow operation of a Carnival from March 26, 2026 through April 5, 2026 on the property located at 782 New River Road NW, Tax Parcel 435 - ((A)) - 41, Parcel ID 007741, zoned General Business District B-3. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

This letter was sent to you as an adjacent property owner to the property described above. Two public hearings are scheduled to review these applications:

1) Planning Commission Public Hearing

Date/Time: Tuesday, February 17, 2026, at 7:00 PM

Location: Council Chambers, 3rd Floor; Christiansburg Town Hall, 100 E. Main Street.

Role: Hold Public Hearing and Make Recommendation to Town Council*

* Typically, a recommendation is made at the following Commission meeting.

The next Commission meeting is scheduled for Monday, March 2, 2026, at 7:00 PM; same location.

2) Town Council Public Hearing

Date/Time: Tuesday, March 10, 2026, at 7:00 PM

Location: Council Chambers; 3rd Floor; Christiansburg Town Hall; 100 E. Main Street

Role: Hold Public Hearing and Take Final Action on Application*

* Typically, final action is made at the following Council meeting.

The next Council meeting is scheduled for Tuesday, March 24, 2026, at 7:00 PM; same location.

The public hearings provide an opportunity for you or a representative to speak regarding the request and present information that is relevant for consideration by the Planning Commission and Town Council in evaluating and deciding on the application. Please see the attached document for information on additional ways to submit public comments for review by the Planning Commission and Town Council.

A copy of the application, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department Office, 100 E. Main Street, Christiansburg, VA 24073 during normal office hours of 8:00 a.m. – 5:00 p.m. Monday through Friday. Contact the Planning Department, by phone at (540) 382-6120 ext. 1902 or by email at planning@christiansburg.org with any questions or if you require reasonable accommodations.



Meeting Streaming and Submitting Public Comments

Town Hall is open and available to receive public comment in-person at the time of this Public Hearing. Additionally, the Public shall have access to the meeting through live streaming as set forth below, and may submit comments by any of the following additional means:

- Online at www.christiansburg.org/publichearings.
- By e-mail to info@christiansburg.org.
- By voicemail at (540) 382-6128 ext. 1109.
- By mail to Town Hall, 100 E. Main Street, Christiansburg, VA 24073 ATTN: Planning Commission or ATTN: Town Council (please allow adequate mailing time).
- By dropping off written comments to the Planning Department at Town Hall.

In order for Planning Commission to have access to submitted comments prior to the February 17, 2026 meeting, **please submit comments to staff by 5 P.M. on February 17th** via any of the methods listed above.

In order for Town Council to have access to submitted comments prior to the March 10, 2026 meeting, **please submit comments to staff by 5 P.M. on March 10th** via any of the methods listed above.

The meeting will be streamed live on the Town of Christiansburg's YouTube channel at www.christiansburg.org/youtube and will remain on the Town's YouTube page once the meeting concludes.

With any questions or if you require reasonable accommodations, please contact the Planning Department, by phone at (540) 382-6120 ext. 1902 or by email at planning@christiansburg.org. Information on the applications is available for review at the following link: www.christiansburg.org/publichearings. A copy of the application, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department Office, 100 E. Main Street, Christiansburg, VA 24073 during normal office hours of 8:00 a.m. – 5:00 p.m. Monday through Friday.

Zoning Map

N



I-2

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A

SUBJECT PROPERTY
435-((A))-41

B-3

NEW RIVER RD NW

SHOPPERS WAY NW

PEPPERS FERRY RD NE

SYCAMORE ST NE

LAUREL ST NE

MARSHALL DR NW

BRADLEY DR NW

0.25

Miles

CUP REQUEST: CUP-2025-08 782 New River Rd NW
Planning Commission Public Hearing: February 17, 2026
Town Council Public Hearing: March 10, 2026

R-1

Vicinity Map

CUP-2025-08

R-3

E PATRIOT WAY NW

PATRIOT WAY NW

WOOD ROAD ST NW

A

B-1



CUP Request!

Zoning Classification

- Agriculture (A)
- Single Family Residential (R-1)
- Multi-Family Residential (R-3)
- Limited Business (B-1)
- General Business (B-3)
- General Industrial (I-2)

Aerial Map

N



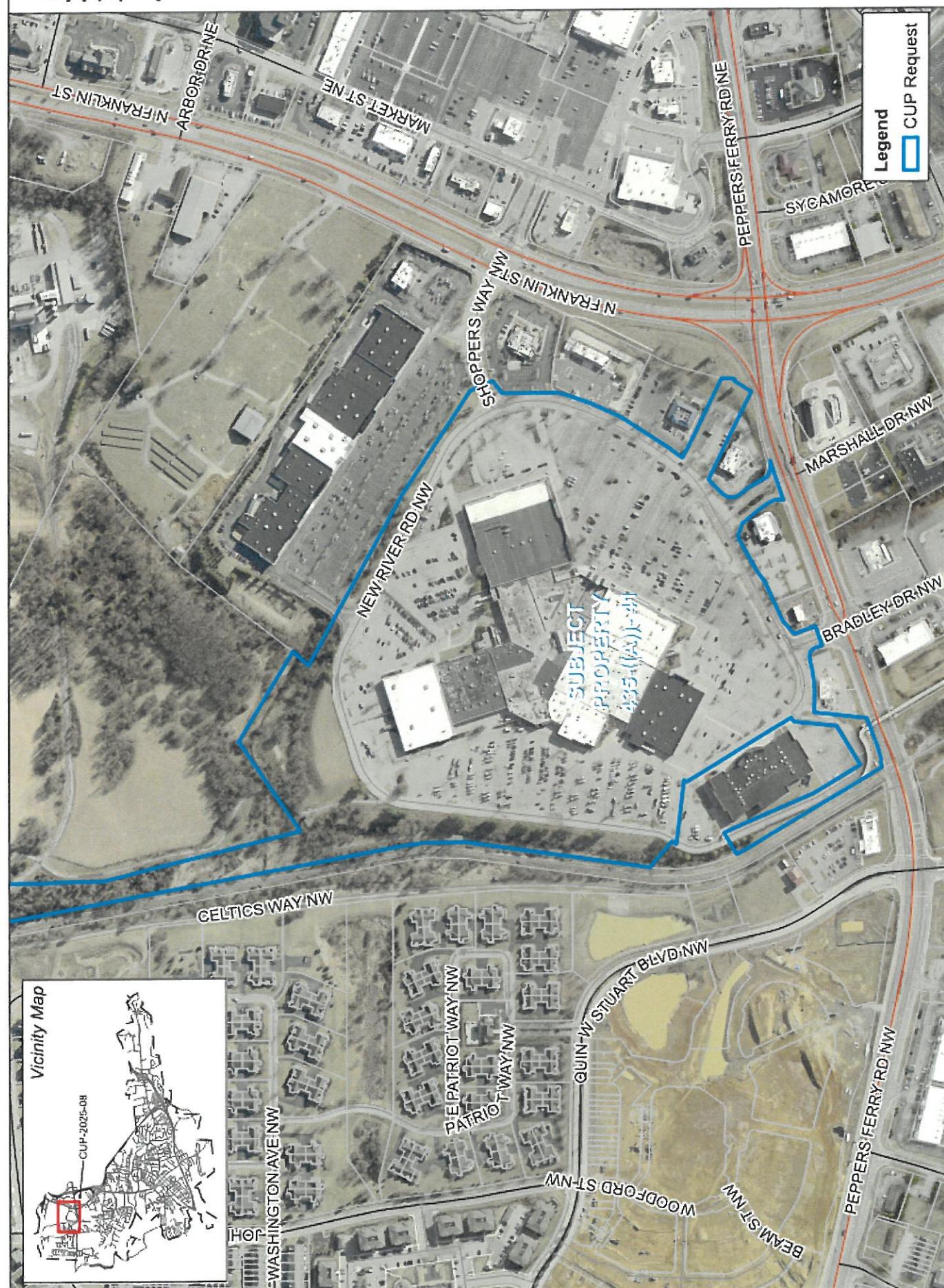
Legend
CUP Request

0.25

Miles

0

SUBJECT
PROPERTY
#35-(A)-21



CUP REQUEST: CUP-2025-08 782 New River Rd NW

Planning Commission Public Hearing: February 17, 2026
Town Council Public Hearing: March 10, 2026

Future Land Use Map

N



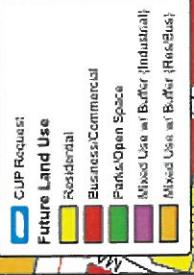
Mixed Use
w/ Buffer
(Industrial)

Parks/Open
Space

**SUBJECT
PROPERTY
435-((A))-41**

Business/Commercial

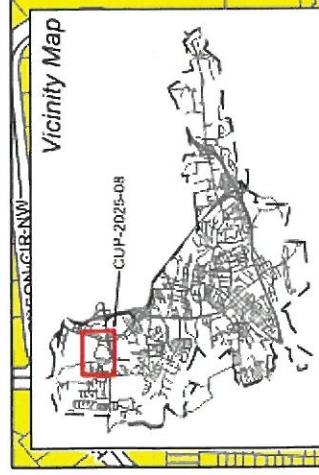
Mixed Use
w/ Buffer
(Res/Bus)



CUP REQUEST: CUP-2025-08 782 New River Rd NW
Planning Commission Public Hearing: February 17, 2026
Town Council Public Hearing: March 10, 2026

0.25 Miles

Vicinity Map



CUP-2025-08