

**Christiansburg Planning Commission
Minutes of August 15, 2016**

Present: Matthew J. Beasley
Ann Carter
Harry Collins
David Franusich
Hil Johnson
Craig Moore, Chairperson
T.L. Newell
Joe Powers
Sara Morgan, Secretary ^{Non-Voting}

Absent: Virginia Peeples
Jennifer D. Sowers, Vice-Chairperson

Staff/Visitors: Andrew Warren, Planning Director
Will Drake, staff
George Gray, 45 Clearview Drive, N.W. and 30 Bower Street, N.W.
Jo Gray, 45 Clearview Drive, N.W. and 30 Bower Street, N.W.
Gary Gray, 30 Bower Street, N.W.
Margaret Wright, 95 Bower Street, N.W.

Chairperson Moore called the meeting to order at 7:00 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia.

Public Comment.

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

Approval of Planning Commission Minutes for August 1, 2016 meeting.

Chairperson Moore introduced the discussion. Mr. Warren noted the minutes reflected the correction submitted by Commissioner Newell. Commissioner Beasley made a motion to approve the August 1, 2016 Planning Commission meeting minutes. Commissioner Johnson seconded the motion, which passed 5-0. Commissioners Carter, Collins and Franusich abstained, as they were not present for the previous meeting.

Public Hearing on a Conditional Use Permit request by George Gray for a commercial garage at 45 Clearview Drive, N.W. and 30 Bower Street, N.W. (tax parcel 526 – ((A)) – 46) in the B-3 General Business District. The commercial garage is proposed to front on Bower Street, N.W.

Chairperson Moore introduced the discussion. The applicant, George Gray, introduced his request. George Gray stated the garage was originally constructed and used as a hobby shop but his son, Gary Gray, now has a financial need to utilize the building for a commercial garage.

Gary Gray reviewed the conditions suggested by staff and discussed how the business operations would satisfy the conditions. Gary Gray stated the number of vehicles currently on the property will be reduced if the building is utilized as a commercial garage. Gary Gray explained he will only work on two or three vehicles at a time and they must be stored inside because they are valuable and often lack windows. Gary Gray noted he works on race cars and track cars that are not titled for street use.

Gary Gray stated the site plan improvements will include a paved parking area with six spaces and landscaping. Gary Gray stated he recently removed two truckloads of junk from the property and noted this is an ongoing project.

Gary Gray noted his work is low volume and will not generate large amounts of waste products. Gary Gray stated he intends to sell automotive parts online and perform technical inspections required by various racing governing bodies.

Margaret Wright, 95 Bower Street, N.W., stated she was concerned about the noncompliant vehicles currently on the property. Ms. Wright stated the meeting minutes from George Gray's Board of Zoning Appeals (BZA) hearing indicate the vehicles were to be removed a year ago. Ms. Wright stated she was also concerned with noise generated by the business and noted she cannot hear the garage operating at 75 Bower Street, N.W. Ms. Wright stated George Gray's garage appears to be operating and inquired if traps will be installed to catch oil and other fluids. Ms. Wright inquired if the garage will be properly ventilated if painting is conducted. Ms. Wright also inquired how long George Gray will be given to meet the conditions placed on the permit and if staff will ensure the conditions are met. Ms. Wright stated she wants George Gray to utilize his property but would also like the concerns taken into consideration.

Jo Gray, 45 Clearview Drive, N.W./30 Bower Street, N.W., noted she is Gary's mother and stated her family does not want to harm anyone in the neighborhood. Mrs. Gray stated the conflict with neighbors over their property had been difficult for her family.

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Commissioner Newell made a motion to amend the agenda to discuss the conditional use permit request before the proffer legislation discussion. Commissioner Collins seconded the motion, which passed 8-0.

Chairperson Moore asked if the property had any outstanding compliance issues. Mr. Warren stated staff received a complaint of a commercial garage operating at this location at the same time the Grays applied for a business license. Mr. Warren stated the Grays were advised a commercial garage would not be permitted until a conditional use permit was obtained. Mr. Warren stated a violation has not been issued but staff would pursue a zoning violation if the conditional use permit is denied and there are indications that a commercial garage is operating.

Mr. Warren stated the Grays will also need an approved site plan and noted the site plan will closely resemble the concept plan submitted with the application. Mr. Warren stated the Grays will need to work with the Building Official to ensure the structure meets Building Code requirements for a commercial garage.

Mr. Warren summarized George Gray's 2015 request for a setback variance along Bower Street and noted the variance was denied and the building was built to the required setback as an accessory structure to their single family house fronting on 45 Clearview Drive.

Commissioner Collins asked if the inoperable vehicles noted during the BZA hearing were removed. Ms. Morgan stated the property was brought into compliance after the BZA hearing and has since fallen back into noncompliance. Mr. Warren stated the Planning Department is aware of the inoperable vehicles and will follow up on this issue. Gary Gray stated the property will need to be sightly for his customers. George Gray stated the garage sits behind their home and they will invest in the required site improvements if the conditional use permit is approved. Chairperson Moore noted the pictures of the site indicate the property is not kept to the standards the applicant states it will be kept in the future.

Commissioner Franusich noted there will not be space for the RV and trailer if the site is developed in accordance with the concept plan. Gary Gray stated the RV and trailer will be stored on his property.

Commissioner Powers asked if the garage will be partially used as a hobby shop. Gary Gray stated the garage will be used solely for business. Chairperson Moore asked if the business would rebuild engines. Gary Gray stated no machine work or engine output testing will be done.

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Commissioner Johnson noted the lot has two addresses. Mr. Warren stated the additional address at 30 Bower Street, N.W. was assigned after the garage was constructed.

Mr. Warren stated he recently approved a Home Occupation for Gary Gray to conduct a mail order auto parts business at 45 Clearview Drive, N.W.

Commissioner Powers stated the single lot would contain a residential use and a business use. Commissioner Powers inquired how the development regulations will be delimited. Ms. Morgan stated the site plan requirements will apply to the portion of the property used for the business.

Commissioner Powers inquired if the site can accommodate the required greenspace and drive aisle width. Mr. Warren stated these provisions would be confirmed during the site plan review and indicated the site appears able to meet the greenspace and drive aisle requirements.

Commissioner Franusich asked if the fence and trees remain on the property. Gary Gray stated the fence and the trees on the southwest corner of the property have been removed.

Chairperson Moore asked Mr. Warren if cars could be painted as part of a commercial garage. Mr. Warren stated painting incidental to a commercial garage would be allowed. Mr. Warren stated the zoning ordinance does not define commercial garage or body shop and he would refer to previous determinations for guidance. Chairperson Moore asked Gary Gray if he intended to paint cars. Gary Gray stated there would be incidental painting but he does not intend to paint entire cars and would be fine with a condition allowing only incidental paint work.

Commissioner Powers asked Gary Gray how many cars he could store inside the garage. Gary Gray stated he does not intend to have more than two cars at once.

Commissioner Collins asked Gary Gray if he performs work for the Motor Mile Speedway. Gary Gray stated he does not and noted the garage will work on road race cars.

Commissioner Powers requested the greenspace calculations be detailed on the concept plan. Commissioner Newell requested the concept plan also include the parking space and drive aisle dimensions.

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Commissioner Beasley asked if the business will have employees. Gary Gray stated he has no plans to hire an employee but noted there is one particular person he may hire in the future.

Commissioner Newell noted that during George Gray's BZA hearing the former Planning Director had stated a site plan would be required before a business could be established. Ms. Morgan stated a conditional use permit would need to be approved before the applicant could submit a site plan for review and approval.

Commissioner Johnson asked Gary Gray if the cars have a state inspection sticker. Gary Gray stated they do not and noted they often do not have a title. Gary Gray stated customers will drop their cars off and take their trailer with them and noted there is not space for trailers to be stored on the property.

Commissioner Johnson inquired what constitutes an 'offensive' noise and noted everyone may have a different concept of the term. Mr. Warren stated noise concerns would be brought to staff's attention through complaints. George Gray stated there may be ten minutes of a loud engine being run during the loading process. Mr. Warren stated the property is zoned B-3 General Business but noted there is a large number of residences in the vicinity.

Commissioner Newell noted Bower Street, N.W. is narrow and was developed before zoning regulations. Commissioner Newell inquired how wide the road is and if on-street parking is regulated. Ms. Morgan stated she would check with the ordinance officer. Commissioner Newell stated she was concerned for the neighbors on Bower Street, N.W. if the business were to park vehicles or trailers on the street.

Commissioner Newell inquired about exterior lighting requirements. Gary Gray stated he would prefer to not light the building. Commissioner Newell stated her desire to preserve a buffer between the business and residential uses on Bower Street, N.W. Mr. Warren suggested wording that a condition could state that the lighting be residential in character to avoid typical taller, brighter lighting found in commercial areas.

Commissioner Newell asked how the Town would find out if the property changed ownership and the next business expanded the extent of a 'garage' use. Mr. Warren stated a complaint may uncover an expanded use or it may come forward during the business license application or compliance inspection. Commissioner Newell stated she wants to maintain public safety in a proactive manner with consideration that a business may expand into painting or machine work in the future and the street is narrow and the garage is in close proximity to residences.

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Commissioners Carter and Collins stated tying the conditional use permit to the land and not the current owner presents a number of problems.

Commissioner Fransich asked differentiates a service station from a commercial garage. Mr. Warren stated these uses are not defined in the zoning ordinance, but noted automotive repair has been historically associated with a commercial garage.

Chairperson Moore asked if Planning Commission would like to vote on the request tonight. Commissioner Beasley stated he would like a more detailed concept plan. Commissioner Johnson stated he would like an opportunity to visit the site.

Chairperson Moore stated Planning Commission will vote on this request on August 29, 2016 and Town Council will hold its public hearing on September 13, 2016.

Discussion of New Proffer Legislation, Virginia Code Section §15.2-2303.4.

Chairperson Moore introduced the discussion. Mr. Warren presented the recent changes to the Code of Virginia regarding a locality's ability to accept proffers during a residential rezoning application. Mr. Warren explained no Virginia locality shall request or accept any unreasonable proffer or deny a rezoning application based on the applicant's failure or refusal to submit an unreasonable proffer. Mr. Warren stated a proffer is unreasonable unless it addresses an impact attributable to a proposed new residential development or an offsite proffer addresses an impact to an offsite public facility to which the development creates a need or improvement above the current condition and receives a direct benefit from the proffer.

Mr. Warren stated if the Town is found to have suggested or required an unreasonable proffer the courts can force the Town to approve the rezoning and pay the applicant's legal fees.

Mr. Warren stated the Town must have clear, documented communication with an applicant and must avoid suggesting proffers or any course of action. Mr. Warren stated if proffers are desired by the applicant then the applicant must clearly demonstrate how the proffer addresses an impact of development or to an off-site facility beyond current capacity. Commissioner Powers stated the applicant has the burden to demonstrate the reasonable nature of the proffer.

Discussion of New Proffer Legislation, Virginia Code Section §15.2-2303.4 -
(continued).

Commissioner Newell stated the Christiansburg schools are the most dated in the county and Montgomery County will face pressure to address the situation. Commissioner Newell stated full build-out within Christiansburg will put great pressure on the Christiansburg strand. Commissioner Newell inquired what type of impact study Planning Commission could request to measure the impact of new residential development on the school system.

Mr. Warren discussed the difference between cash proffers and impact fees.

Other business.

Chairperson Moore introduced the discussion. Ms. Morgan stated Commissioner Carter's term will expire at the end of August and she will need to be reappointed by Town Council. Commissioner Carter stated she would like to be reappointed.

There being no more business, Chairperson Moore adjourned the meeting at 9:06 p.m.

Craig Moore, Chairperson

Sara Morgan, Secretary ^{Non-Voting}



TOWN OF CHRISTIANSBURG

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

Conditional Use Permit Application

Landowner: SHOH Development LLC Agent: THOM RUTENBERG, Assistant Manager

Address: P.O. Box 1499 Address: P.O. Box 1499
CHRISTIANSBURG, VA. 24068 CHRISTIANSBURG, VA. 24068

Phone: 540.260.9952 Phone: 540.239.2998

I am requesting a Conditional Use Permit to allow amendment of Cambria Crossing planned housing development for single-family dwellings in Area 1 of Master Plan on my property that is zoning classification MU-1 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at THE INTERSECTION OF Cambria St. N.W. & Phoenix Blvd., N.W.

Tax Parcel(s): 465-A-3A (1.121 acres | parcel ID: 025958)

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. I understand that Conditions may be placed on my property in regards to the above mentioned use/activity. I also understand that the Conditional Use Permit may be revoked and/or additional Conditional Use Permits required should questions regarding conformity arise.

Signature of Landowner(s): X [Signature] Date: 08.01.14
DAVID L. HAGAN, MANAGING MEMBER
SHOH DEVELOPMENT LLC Date: _____
Date: _____

This request was approved / disapproved by a vote of the Christiansburg Town Council on _____ . Any Conditions attached shall be considered requirements of the above request.

Town Manager

Date

Scanned to Will 8/16/16 BK



Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Fax 540-382-7338

ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833
MAYOR

D. MICHAEL BARBER

COUNCIL MEMBERS

SAMUEL M. BISHOP
HARRY COLLINS
R. CORD HALL
STEVE HUPPERT
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES

TOWN MANAGER
STEVE BIGGS

ASSISTANT TOWN MANAGER
RANDY WINGFIELD

ASSISTANT TO THE TOWN
MANAGER
ADAM CARPENETTI

DIRECTOR OF
FINANCE/TOWN TREASURER
VALERIE L. TWEEDIE,
CPA, CFE, CGFM

CHIEF OF POLICE
MARK SISSON

CLERK OF COUNCIL
MICHELE M. STIPES

TOWN ATTORNEY
GUYNN & WADDELL, P.C.

Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Monday, August 29, 2016 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, September 27, 2016 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: Thom Rutledge, agent for SHAH Development, LLC

Location: intersection of Cambria Street, N.W. and Phoenix Boulevard, N.W.

The Town of Christiansburg has received a Conditional Use Permit amendment request by Thom Rutledge, agent for SHAH Development, LLC, for a 1.12 acre parcel on the eastern side of the intersection of Cambria Street, N.W. and Phoenix Boulevard, N.W. (tax parcel 465 – ((A)) – 3A) for the Cambria Crossing planned housing development in the MU-1 Mixed Use: Residential – Limited Business District. The amendment is to allow for single-family dwellings in the area labeled as Area 1 on the Cambria Crossing Master Plan. The master plan designation for Area 1 is limited business. The Zoning Regulations for Cambria Crossing, accepted as conditions of approval in 2005 for the planned housing development describe Area 1 as “future B-1 Limited Business Uses” and note Area 1 will be developed with a Conditional Use Permit at a later date.

A Conditional Use Permit amendment was approved in 2011 to allow 14 townhome lots to be developed as 11 single-family lots and the single-family dwelling standards for these lots were amended to allow for reduced lot area, lot width, and front yard greenspace. A second Conditional Use Permit amendment was approved in 2014 to amend the setback requirements for façade variation and detached garages for select townhome units. A third Conditional Use Permit amendment was approved in 2015 to reduce the side setback requirements for corner lots and to allow projections into the side yard up to two feet. The three Conditional Use Permit amendments did not apply to Area 1, tax parcel 465 – ((A)) – 3A.

The property is not located within the 100-Year and 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties are zoned R-3 Multi-Family Residential, MU-1 Mixed Use: Residential – Limited Business, and MU-2: Residential-Limited, Business-Limited Industrial. The adjoining properties contain residences, open space, and a vacant commercial building.

The following suggested conditions are based on previously approved Conditional Use Permits related to this request. The conditions are provided to Planning Commission for discussion purposes.

1. The property, designated as Area 1 on the Cambria Crossing Master Plan, shall be allowed to be developed as single-family residences in accordance with the final version of the Recommended Conditions for Cambria Crossing, dated July 13, 2005 and prepared by Gay and Keese, Inc. for the original Cambria Crossing Planned Housing Development approval.
2. There shall be a maximum total of 150 residential units in the planned housing development.
3. There shall be a maximum of six single-family dwellings developed in Area 1.

List of attachments included with staff report

1. Correspondence from Kevin Conner, Gay and Neel, Inc
2. Proposed lot layout sketch
3. Cambria Crossing Master Plan
4. Aerial map
5. Zoning map
6. Recommended Conditions for Cambria Crossing, dated July 13, 2005 and prepared by Gay and Keese, Inc. for the original Cambria Crossing Planned Housing Development approval.
7. Conditional Use Permit, July 2005
8. Conditional Use Permit, August 2011 and “Revised Suggested Amendments to CUP at Cambria Crossing, Phase 1, lots 33-46.”
9. Conditional Use Permit, March 2014
10. Conditional Use Permit, August 2015
11. Adjoining properties

Will Drake

From: Kevin Conner <kconner@gayandneel.com>
Sent: Friday, August 26, 2016 8:42 AM
To: Andrew Warren; Will Drake
Cc: Thom Rutledge (trutledge@shelor.com)
Subject: JN 1598.8 Cambria Crossing CUP

We are requesting the CUP on Tax Parcel 465-A-3a containing a total of 1.121 acres. When the property was originally rezoned in 2005, our hopes for this parcel was for a future business use. However, as of today, we have had zero interest for any business use on the parcel. With that being said, we are requesting to develop this parcel with the same residential standards as Cambria Crossing Phases 1, 2, and 3. We feel these additional 6 lots will be an asset to the existing development.

Kevin Conner

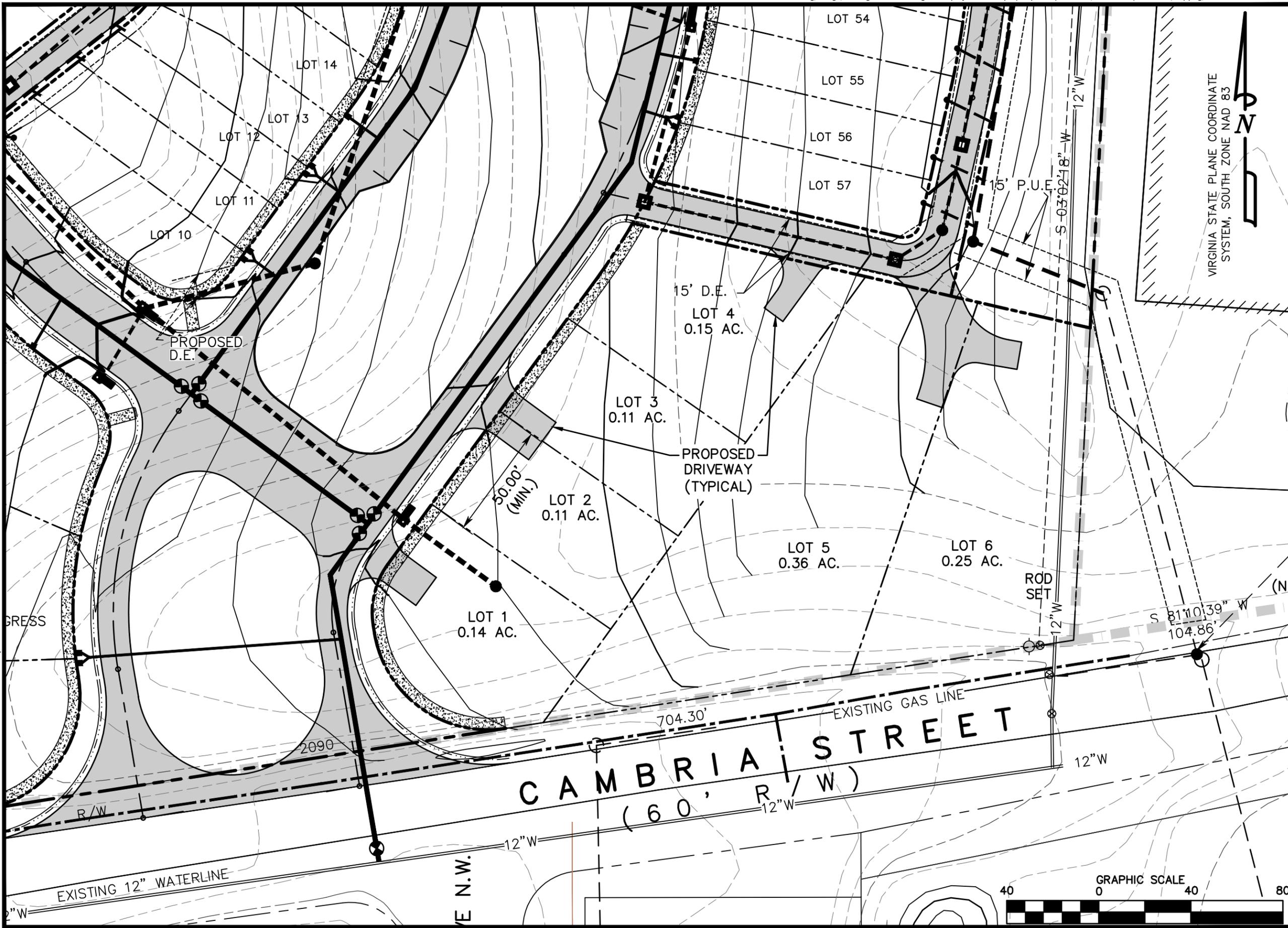
Landscape Architect/Senior Project Manager

kconner@gayandneel.com

 **GAY AND NEEL, INC.**
ENGINEERING ♦ LANDSCAPE ARCHITECTURE ♦ SURVEYING
1260 Redford Street • Christiansburg, Virginia 24073
540.381.6011 office • 540.381.2773 fax
www.gayandneel.com • info@gayandneel.com



X:\Drawings\1598-7\ENGINEERING\Design\Plans\2016-08-01_CDMERCIAL_LOTS-PHASE1.dwg
 UTILITY PLAN, 08/02/2016 11:39:55 AM, Lhs, DWG To PDF.pc3, 1:1



VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 83

GAY AND NEEL, INC.
 ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING

1260 Radford Street
 Christiansburg, Virginia 24073

Phone: (540) 381-6011
 Fax: (540) 381-2773
 Email: info@gayandneel.com
 Web: www.gayandneel.com

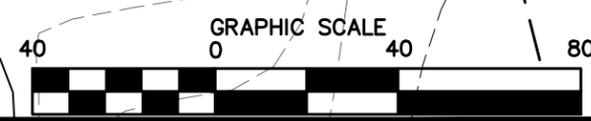


PROPOSED LOT LAYOUT

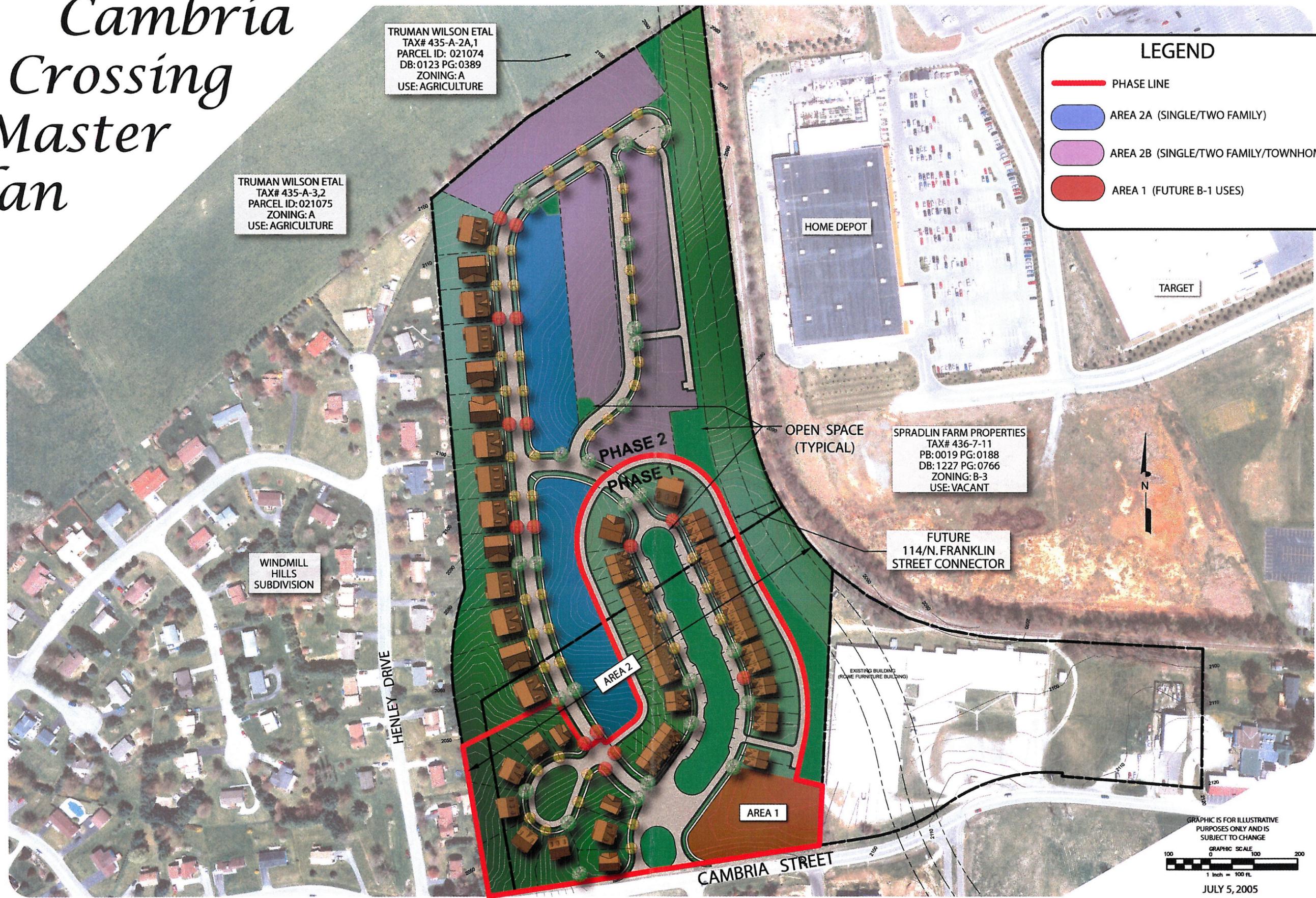
C.U.P. EXHIBIT FOR
 SHAH DEVELOPMENT, LLC
 TAX PARCEL 465-A-3A
 CAMBRIA CROSSING - PHASE IV
 TOWN OF CHRISTIANSBURG, VIRGINIA

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, P.E.
PM	KEVIN D. CONNER, L.A.
DESIGN	LHS
GNI JOB NO.	ISSUE DATE
1598.3	08/02/2016
SHEET NUMBER	
1 OF 1	



Cambria Crossing Master Plan



TRUMAN WILSON ETAL
 TAX# 435-A-2A,1
 PARCEL ID: 021074
 DB: 0123 PG: 0389
 ZONING: A
 USE: AGRICULTURE

TRUMAN WILSON ETAL
 TAX# 435-A-3,2
 PARCEL ID: 021075
 ZONING: A
 USE: AGRICULTURE

WINDMILL HILLS
 SUBDIVISION

HENLEY DRIVE

HOME DEPOT

TARGET

PHASE 2
 PHASE 1

OPEN SPACE
 (TYPICAL)

SPRADLIN FARM PROPERTIES
 TAX# 436-7-11
 PB: 0019 PG: 0188
 DB: 1227 PG: 0766
 ZONING: B-3
 USE: VACANT

FUTURE
 114/N. FRANKLIN
 STREET CONNECTOR

AREA 2

AREA 1

CAMBRIA STREET

EXISTING BUILDING
 (ROWE FURNITURE BUILDING)

LEGEND

- PHASE LINE
- AREA 2A (SINGLE/TWO FAMILY)
- AREA 2B (SINGLE/TWO FAMILY/TOWNHOMES)
- AREA 1 (FUTURE B-1 USES)



GRAPHIC IS FOR ILLUSTRATIVE
 PURPOSES ONLY AND IS
 SUBJECT TO CHANGE
 GRAPHIC SCALE
 0 100 200
 1 inch = 100 ft.
 JULY 5, 2005



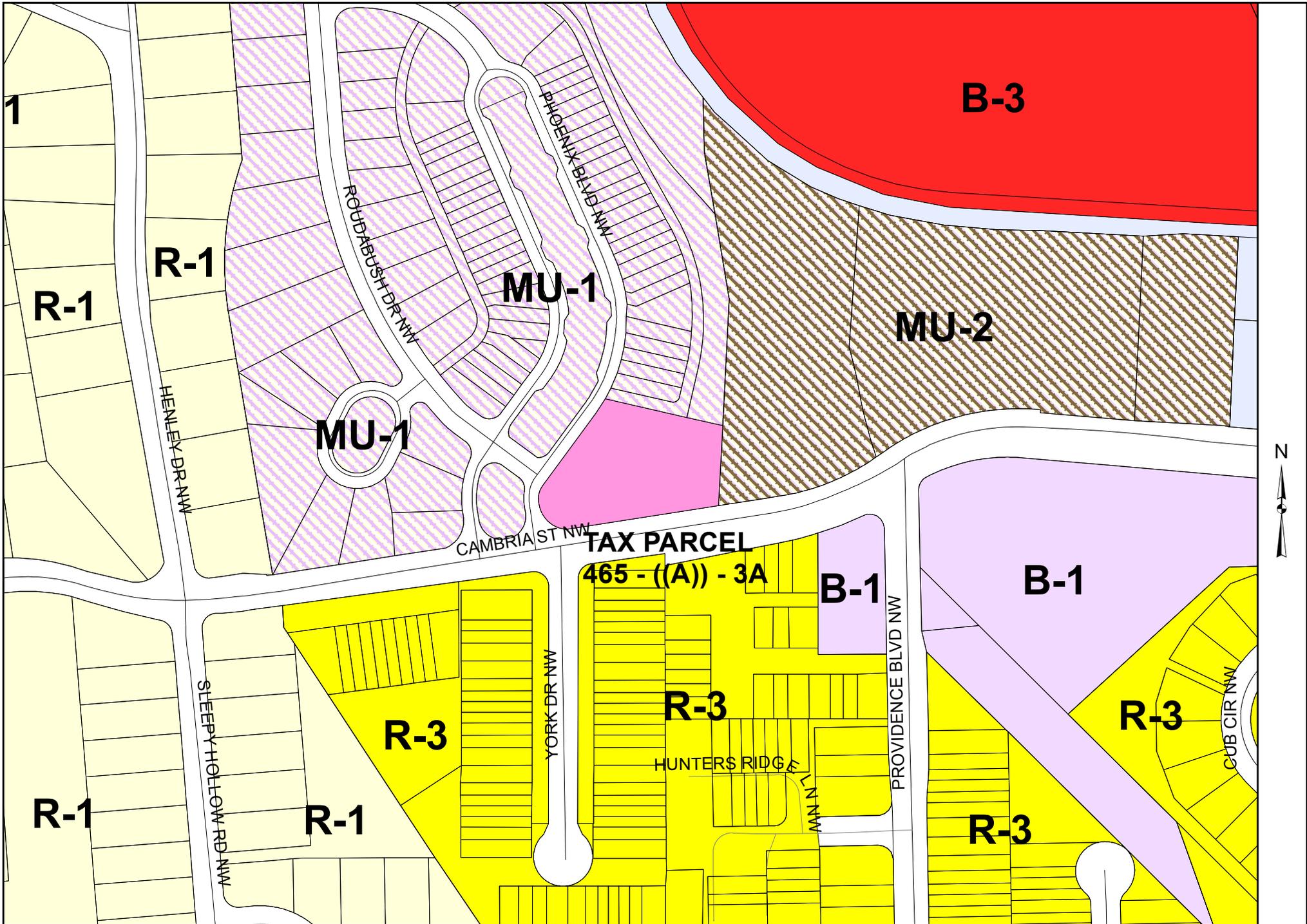
Legend

- 465-((A)-3A
- Parcels

CUP REQUEST: CAMBRIA STREET NW/PHOENIX BOULEVARD NW

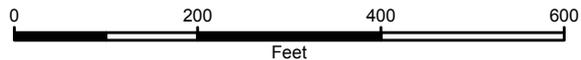
PC: AUGUST 29, 2016
 TC: SEPTEMBER 27, 2016





CUP REQUEST: CAMBRIA STREET NW/PHOENIX BOULEVARD NW

PC: AUGUST 29, 2016
 TC: SEPTEMBER 27, 2016



**RECOMMENDED CONDITIONS
FOR
CAMBRIA CROSSING**

**SUPPLEMENTING A
CONDITIONAL USE PERMIT (CUP) APPLICATION
FOR
TAX PARCELS
465-A-3, 465-A-3a**

CHRISTIANSBURG, VIRGINIA

PREPARED BY:



GAY AND KEESEE, INCORPORATED

**1260 RADFORD STREET
CHRISTIANSBURG, VA 24073
(540) 381-6011
(540) 381-2773 FAX
info@gayandkeese.com**

July 13, 2005

Third week of school

ZONING REGULATIONS FOR CAMBRIA CROSSING

I. AREAS

For the purposes of this Development, Tax Parcels 465-A-3 and 465-A-3a is divided into the following areas:

- **Area 1:** B-1 Limited Business District
- **Area 2:** Single-Family, Two-Family, and Townhouse Dwellings (Planned Housing Development)

Reference is hereby made to the Preliminary Master Plan for Cambria Crossing, dated July 5, 2005, latest revision, for the location of each area.

II. AREA 1: Future B-1 Limited Business Uses

1. Area 1 will be developed with a Conditional Use Permit at a later date.

III. AREA 2: Single Family, Two Family, and Townhouse Dwellings (Planned Housing Development)

1. Permitted Uses

In Area 2, structures to be erected or land to be used shall be one or more of the following:

- (A) Single-Family Dwellings
- (B) Two Family Dwellings
- (C) Townhouses
- (D) Open Space, including park, playgrounds, trails, and similar recreational uses.
- (E) Home Occupation as defined by the Town of Christiansburg Zoning Ordinance.
- (F) Off-street Parking and Loading as required by The Town of Christiansburg Zoning Ordinance.
- (G) Public Utilities such as poles, lines, transformers, pipes, meters, and other facilities necessary for the provision and maintenance of Public utilities including water and sewage facilities.
- (H) Accessory buildings such as separate garages or carports, workshops, toolsheds and greenhouses; provided, that garages or other accessory buildings such as carports, attached to the main building shall be

considered part of the main building; provided further, that no accessory building shall be closer than three feet to any property line.

- (I) Construction trailers on active construction sites.
- (J) Signs in accordance with the Sign Ordinance (Chapter 3, Advertising, of the Town of Christiansburg Code).
- (K) Planned housing development subject to special regulations of Section 30-57 of the Town Zoning Ordinance.

SINGLE FAMILY DWELLING STANDARDS

1. Area And Density

- (A) The minimum lot area for a Single-Family Dwelling shall be 4,500 square feet, except that:
 - a. lots adjacent to Windmill Hills, Phase 1 on the Preliminary Master Plan shall be a minimum of 10,000 square feet.

2. Setbacks And Yards

(A) Front Setback

- a. Minimum front setback shall be ~~18~~ 10 feet (including steps and porches i.e., point of construction.)

(B) Side Yards

- a. The minimum side yard shall be ten-feet for lots adjacent to Windmill Hills, Phase I and five-feet for all others.
- b. No main building, or part of a main building, shall be constructed within an easement.

(C) Rear Yard

Each dwelling unit shall have a minimum rear yard of 15 feet, except:

- a. Detached garages shall have a minimum rear yard of five-feet and detached garages adjacent to Windmill Hills shall have a minimum rear yard of Forty-Five (45) feet.
- b. Dwellings adjacent to Windmill Hills Phase I shall have a rear yard of forty five-feet, as adopted on June 7, 2005 in a rezoning request on Tax Parcels 465-A-3 and 465-A-3a.

~~(D) Front Porches and Stoops~~

~~Front porches and stoops (excluding steps) may extend into the front yard eight feet.~~

- ~~a. "Front Porch" shall be defined as a constructed exterior surface, covered or uncovered, attached to a front street side of a dwelling, at the front door, that is not enclosed by walls on at least two sides.~~

3. Frontage and Lot Depth

- (A) The minimum lot width measured at the right-of-way shall be 50 feet and be maintained, at a minimum, for the entire depth of the lot. Lots that front a cul-de-sac shall be a minimum of 50 feet wide at the 10 foot minimum setback line, and may be less than 50 feet wide at the street line. Lots adjacent to Windmill Hills, Phase I shall have a minimum width of 80 feet at the front setback line and street line.
- (B) Minimum lot depth shall be 125 feet for lots adjacent to Windmill Hills and 90 feet for all others.

4. Height

Buildings may be erected up to 35 feet in height from street grade or lot grade at the front facade whichever is greater, except that:

- (A) Accessory buildings shall not exceed the main structure in height except that when the accessory building is located at a lower ground elevation. Then the elevation of the roofline of the accessory building shall not be higher than the elevation of the roofline of the main structure, but not to exceed two stories in height.

5. Corner Lots

The following provisions shall apply to corner lots:

- (A) Of the two sides of a corner lot the front shall be deemed the shorter of the two sides fronting on the streets.
- (B) The side yard on the side facing the side street shall be a minimum 15 feet or more for both main and accessory buildings.

6. Accessory Buildings

- (A) The minimum setback for accessory buildings, regardless of height, is three feet from any interior or back lot line and a minimum of 15 feet from any side street right-of-way line, except:
 - a. Accessory buildings on a permanent foundation shall not be constructed inside of, or on any portion of, any easement.
- (B) The front façade of any accessory structure shall be set back a minimum of eight feet from the primary front façade of the principle structure.

7. Miscellaneous Provisions

(A) Driveways

- a. Driveways terminating at a two-car garage shall have a maximum width of 24 feet.
- b. Driveways terminating at a one-car garage shall have a maximum width of 18 feet.
- c. Lots with no garage shall provide a driveway a maximum of 18 feet wide.
- d. All lots with a rear alley, shall have the driveway located off the alley.
- e. Driveways shall have a minimum width of 9 feet.

(B) Walkways

All principal structures shall be provided with a minimum ~~five~~ three feet wide hard surface walkway connected to the sidewalk adjacent to the street right-of-way, or alternatively, to the driveway.

(C) Lamps

Prior to the issuance of an occupancy permit, each lot shall have installed a six foot tall post type lamp adjacent to (and inside of) the front lot line. This lamp shall be photocell controlled and, wired and metered through the dwelling's electrical system in accordance with applicable codes. Photocells shall be set to remain on during nighttime hours. Gas lamps are permitted in accordance with applicable codes.

TWO FAMILY DWELLING STANDARDS

1. Area And Density

- (A) The minimum lot area for a Two-Family Dwelling shall be 9,000 square feet with each single unit having a lot area of at least 4,500 sq. feet.

2. Setbacks And Yards

(A) Front Setback

Minimum front setback shall be 18 10 feet (including steps and porches, i.e. point of construction).

(B) Side Yards

- a. The minimum side yard shall be five-feet.
- b. There shall be no side yard setback required on the common property line.
- c. No main building, or part of a main building, shall be constructed within an easement.

(C) Rear Yard

Each dwelling unit shall have a minimum rear yard of 15 feet, except:

- a. Detached garages shall have a minimum rear yard of 5 feet.

~~(D) Front Porches and Stoops~~

~~Front porches and stoops (excluding steps) may extend into the front yard 8 feet.~~

- ~~b. "Front Porch" shall be defined as a constructed exterior surface, covered or uncovered, attached to a front street side of a dwelling, at the front door, that is not enclosed by walls on at least two sides.~~

3. Frontage and Lot Depth

- (A) The minimum lot width measured at the right-of-way shall be 100 feet and be maintained, at a minimum, for the entire depth of the lot. Lots that front a cul-de-sac shall be a minimum of 100 feet wide at the 10 foot minimum setback line, and may be less than 100 feet wide at the street line.
- (B) Minimum lot depth shall be 90 feet.

4. Height

Buildings may be erected up to 35 feet in height from street grade or lot grade at the front façade whichever is greater, except that:

- (A) Accessory buildings shall not exceed the main structure in height except that when the accessory building is located at a lower ground elevation. Then the elevation of the roofline of the accessory building shall not be higher than the elevation of the roofline of the main structure, but not to exceed two stories in height.

5. Corner Lots

The following provisions shall apply to corner lots:

- (A) Of the two sides of a corner lot the front shall be deemed the shorter of the two sides fronting on the streets.
- (B) The side yard on the side facing the side street shall be 15 feet or more for both main and accessory buildings.

6. Accessory Buildings

- (A) The minimum setback for accessory buildings, regardless of height, is three feet from any interior or back lot line and a minimum of 15 feet from any side street right-of-way line, except:
 - a. Accessory buildings on a permanent foundation shall not be constructed inside of, or on any portion of, any easement.
- (B) The front facade of any accessory structure shall be set back a minimum of eight feet from the primary front façade of the principle structure.

7. Miscellaneous Provisions

- (A) Driveways
 - a. Driveways terminating at a two-car garage shall have a maximum width of 24 feet.
 - b. Driveways terminating at a one-car garage shall have a maximum width of 18 feet.
 - c. Lots with no garage shall provide a driveway a maximum of 18 feet wide.
 - d. All lots with a rear alley, shall have the driveway located off the alley.
 - e. Driveways shall have a minimum width of 9 feet.

(B) Walkways

All principal structures shall be provided with a minimum ~~five~~ three feet wide hard surface walkway connected to the sidewalk adjacent to the street right-of-way, or alternatively, to the driveway.

(C) Lamps

Prior to the issuance of an occupancy permit, each lot shall have installed a six-foot tall post type lamp adjacent to (and inside of) the front lot line. This lamp shall be photocell controlled and, wired and metered through the dwelling's electrical system in accordance with applicable codes. Photocells shall be set to remain on during nighttime hours. Gas lamps are permitted in accordance with applicable codes.

TOWNHOUSES

1. Area And Density

- (A) The minimum lot area for a Townhouse Dwelling shall be 1,800 square feet.

2. Setbacks And Yards

(A) Front Setback

- a. Minimum front setback shall be ~~13~~ 10 feet (including porches and steps, i.e. point of construction).
- ~~b. There shall be no required variation in setback for individual townhouse facades within a townhouse group.~~
- b. 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 minimum of three and a maximum of five abutting Townhouses will have the same front yard setback. Variations in setback shall be at least three feet.

(B) Side Yards

- a. The minimum side yard for end units shall be five-feet.
- b. No main building, or part of a main building, shall be constructed within an easement.

(C) Rear Yard

Each dwelling unit shall have a minimum rear yard of 15 feet, except:

- a. Detached garage shall have a minimum rear yard of 5 feet.

~~(D) Front Porches and Stoops~~

~~Front porches and stoops including steps may extend into the front yard 8 feet.~~

- ~~a. "Front Porch" shall be defined as a constructed exterior surface, covered or uncovered, attached to a front street side of a dwelling, at the front door, that is not enclosed by walls on at least two sides.~~

3. Frontage and Lot Depth

- (A) The minimum lot width measured at the right-of-way shall be 20 feet and be maintained, at a minimum, for the entire depth of the lot. Lots that front a cul-de-sac shall be a minimum of 20 feet wide at the 10 foot minimum setback line, and may be less than 20 feet wide at the street line.
- (B) Minimum lot depth shall be 90 feet.

4. Height

Buildings may be erected up to 35 feet in height from street grade or lot grade at the front façade whichever is greater, except that:

- (A) Accessory buildings shall not exceed the main structure in height except that when the accessory building is located at a lower ground elevation. Then the elevation of the roofline of the accessory building shall not be higher than the elevation of the roofline of the main structure, but not to exceed two stories in height.

5. Corner Lots

The following provisions shall apply to corner lots:

- (A) Of the two sides of a corner lot the front shall be deemed the shorter of the two sides fronting on the streets.
- (B) The side yard on the side facing the side street shall be a minimum 10 feet or more for both main and accessory buildings.

6. Accessory Buildings

- (A) The minimum setback for accessory buildings, regardless of height, is three feet from any interior or back lot line and a minimum of 15 feet from any side street right-of-way line, except:
- a. Accessory buildings on a permanent foundation shall not be constructed inside of, or on any portion of, any easement.
- (B) The front façade of any accessory structure shall be set back a minimum of eight feet from the primary front façade of the principle structure.

7. Miscellaneous Provisions

(A) Driveways

- a. Driveways shall have a maximum width of 14 feet where it meets a private alley or right-of-way.
- b. All lots with a rear alley, shall have the driveway located off the alley.
- c. Driveways shall have a minimum width of 9 feet.

(B) Walkways

All principal structures shall be provided with a minimum ~~five~~ three feet wide hard surface walkway connected to the sidewalk adjacent to the alley right-of-way.

IV. GENERAL PROVISIONS

Unless otherwise indicated or modified by this document and/or related materials associated with this ordinance, reference shall be made to Chapter 26, *Subdivisions* and Chapter 30, *Zoning*: Article I (In General); Article IV (Single Family District); Article V (Two Family District), Article VI (Multiple Family District), Article VIII (Mixed Use I District), Article XIX (Provisions for Appeal), Article XX (Townhouses), and Article XXII (Miscellaneous Provisions) of the Town of Christiansburg Code where applicable.

ADDITIONAL CONDITIONS

Additional Conditions for the whole of Tax Parcel Numbers 465-A-3 and 465-A-3a.

1. A minimum of one shade tree from the "Approved List of Street Trees for Cambria Crossing" (Chart A) shall be installed at a minimum of 50 feet and a maximum of 100 feet apart along all public street rights-of-way. Minimum size at installation shall be 2 ½" – 3" caliper and shall be installed in the area between the back of curb and sidewalk and a minimum 3 feet from the back of curb.
2. A Homeowners' Association will be established (see the attached "Generalized Statement of Establishment of a Homeowners' Association).
3. Residential uses in Area 2A as shown on the Preliminary Master Plan, dated July 5, 2005 shall be limited to single family and/or two family dwellings only.
4. Residential uses in Area 2B as shown on the Preliminary Master Plan, dated July 5, 2005 shall consist of single family dwellings, two family dwellings, and/or townhouses, in accordance with the zoning regulations for Cambria Crossing.
5. The proposed Preliminary Master Plan intends to promote pedestrian friendly design and low impact development by utilizing reduced pavement widths and right-of-way widths with approval from Virginia Department of Transportation and Town of Christiansburg Staff.
6. Sidewalks will be at a minimum on one side of all public rights-of-way or as shown on the Master Plan.
7. A minimum of 10% open space shall be dedicated to the homeowners' association.
8. Single Family Lots shall have a minimum of 30% greenspace. Two-Family Lots shall have a minimum of 20% greenspace. Townhouse Lots shall have a minimum of 10% greenspace. All lots shall have a minimum of 20% greenspace in the front yard. Greenspace is defined as any grassed areas or landscaped areas.
9. Townhouse Lots shall have a minimum of 20% greenspace in the rear yard. In the event that an attached garage is constructed on the rear of the primary dwelling structure, no privacy type fencing or wall is required.

**APPROVED LIST OF STREET TREES
FOR
CAMBRIA CROSSING**

CHART A

Approved Deciduous Trees (Street Trees)

COMMON NAME	BOTANICAL NAME	MINIMUM SIZE
Chinese Elm	<i>Ulmus parvifolia</i>	2.5"-3" caliper
Japanese Zelkova	<i>Zelkova serrata</i>	2.5"-3" caliper
Littleleaf Linden	<i>Tilia cordata</i>	2.5"-3" caliper
Ginko (male)	<i>Ginko biloba (male)</i>	2.5"-3" caliper
Seedless Green Ash	<i>Fraxinus pennsylvanica</i>	2.5"-3" caliper
Thornless Honeylocust	<i>Gleditsia triacanthos var.inermis</i>	2.5"-3" caliper
Willow Oak	<i>Quercus phellos</i>	2.5"-3" caliper
Norway Maple	<i>Acer platanoides</i>	2.5"-3" caliper
Red Maple	<i>Acer rubrum</i>	2.5"-3" caliper

GENERALIZED STATEMENT OF ESTABLISHMENT OF A HOMEOWNERS' ASSOCIATION

The following is a generalized statement of the methods and agreements necessary to govern the maintenance of common open space prepared in accordance with applicable provisions of the Code of the Town of Christiansburg, Virginia.

A property owner's association ("Association") will be established pursuant to the Virginia Property Owners' Association Act, § 55-508 et seq. of the Code of Virginia of 1950 as amended. The Association shall have responsibility and authority to operate and maintain the common areas of the Project, including all open spaces, sidewalks, and any other amenities contained within the common areas and open spaces, which are not publicly dedicated (collectively the "Common Area").

The Association will have the power to adopt a budget and to establish and collect dues from the property owners. The dues will be the individual obligation of the owners and will constitute a lien upon the property of the individual owners to assure payment. The Association will also have the authority to adopt rules and regulations with regard to the use of the Common Area.

The obligations and powers of the Association will be provided for in the Declaration of Covenants, Conditions and Restrictions (the "Declaration") to be recorded in the Clerk's Office of the Circuit Court of Montgomery County, Virginia. The Declaration shall be binding upon the Association and the owners within the Project. The Declaration will contain provisions to assure that the community is developed, maintained, and managed in a coordinated manner with compatible architecture and landscaping.

Among other things, the Declaration will also provide:

- For the conveyance of the Common Area to the Association to be maintained, preserved, and operated by the Association for the use and enjoyment of its members.
- That those portions of the Common Area designated as open space shall remain and be preserved as open space.

- That the Association will be empowered and obligated to meet applicable proffered conditions.
- That all residential lots must be occupied in accordance with rules and regulations established by the Association. In addition, occupants of Single-Family lots must be a Single-Family comprised of any of the following persons or groups of persons:
 - a) One or more person related by blood, marriage and/or adoption, and/or under approved foster care, or
 - b) One or more persons related by blood, marriage and/or adoption and/or under approved foster care plus one adult not related in any of the foregoing respects, or
 - c) Two adult persons living together as a single housekeeping unit, and at the option of such adult person, any children, natural or by adoption or approved foster care, of such adult persons.
- For the inclusion of provisions for the maintenance of open space by the Homeowners' Association.

The complete Declaration, as well as the Articles of Incorporation and Bylaws of the Homeowners' Association, will be provided for review in accordance with the applicable provisions of the Christiansburg Code prior to approval of the Phase One Subdivision Plat of Cambria Crossing.

Resolution of the Town of Christiansburg Planning Commission

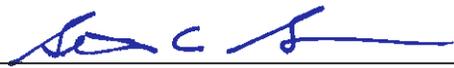
Conditional Use Permit Application

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a request made by Hash Investments, L.L.C. (agent for Rowe Properties, L.L.C.) for a Conditional Use Permit (CUP) for property located at 003 and 005 Cambria Street, NW (tax parcel 526 - ((A)) - 201) for a Planned Housing Development in the MU-1 Mixed Use: Residential - Limited Business and MU-2 Mixed Use: Residential - Limited Business - Limited Industrial Districts, has found following a duly advertised Joint Public Hearing with Council that the public necessity, convenience, general welfare and good zoning practices (**permit / do not permit**) the ~~renewal~~ of a CUP to Hash Investments, L.L.C. for a Conditional Use Permit (CUP) for a Planned Housing Development at 003 and 005 Cambria Street, NW.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend**) that the Christiansburg Town Council approve the Conditional Use Permit with the following condition(s):

1. The suggested conditions prepared by the Gay and Keese, Inc. for Cambria Crossing Planned Housing Development shall be considered as conditions of approval.
2. There shall be a maximum total of 150 residential units in the Planned Housing Development.

Dated this the 18th day of July 2005.
19th



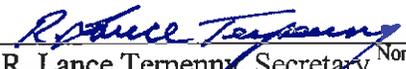
Steven C. Simmons, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Canada seconded by Poff at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Joint Public Hearing on the above request on July 5, 2005. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Wayne E. Booth	X	X		
Dan R. Canada	X			
Ann H. Carter	X			
Bob Poff	X			
Steven C. Simmons, Chairperson	X			
Bradford J. Stipes, Vice-Chairperson	X			



Steven C. Simmons, Chairperson



R. Lance Terpenning, Secretary Non-voting

~~* Commissioner Booth stated that he supported approval of the Planned Housing Development without the provision of a maximum total of 150 residential units (Condition 2).~~

Resolution of the Town of Christiansburg Planning Commission

Conditional Use Permit Application

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a request made by Cambria Crossing, L.L.C. for amendment of a Conditional Use Permit (CUP) for property on the eastern side of Phoenix Boulevard (tax parcels 465 – ((38)) – 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46) for a planned housing development in the MU-1 Mixed Use: Residential - Limited Business District, has found following a duly advertised Joint Public Hearing with Council that the public necessity, convenience, general welfare and good zoning practices (~~permit / do not permit~~) the amendment of a Conditional Use Permit (CUP) for Cambria Crossing, L.L.C. for property on the eastern side of Phoenix Boulevard (tax parcels 465 – ((38)) – 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46) for a planned housing development in the MU-1 Mixed Use: Residential - Limited Business District.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend**) that the Christiansburg Town Council approve the Conditional Use Permit amendment with the following conditions:

1. The final version of the suggested conditions prepared by Gay and Keese, Inc. for the original Cambria Crossing Planned Housing Development approval shall remain as conditions of approval for the entire development with the exception of tax parcels 465 – ((38)) – 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46, which shall be allowed to be developed as single-family residences in accordance with the revisions as shown on the “Revised Suggested Amendments to CUP at Cambria Crossing, Phase I, Lots 33-46” (varying only minimum lot area, lot width, and front yard greenspace for single-family residences only).
2. There shall be a maximum total of 150 residential units in the planned housing development.
3. New units shall be in general conformance with the renderings presented at the August 8, 2011 Planning Commission meeting.
4. There shall be a 1600 square foot minimum floor area per unit.

Dated this the 8th day of August 2011.

Joe Powers

Joe Powers, Acting Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Dorsett seconded by Vanhoozier at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Joint Public Hearing on the above request on July 5, 2011. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Barry Akers				X
Mark M. Caldwell, III				X
Ann H. Carter	X			
Kevin D. Conner, Vice-Chairperson			X	
M. H. Dorsett, AICP	X			
Craig Moore, Chairperson				X
Joe Powers	X			
Jennifer Sowers				X
James W. “Jim” Vanhoozier	X			

Joe Powers

Joe Powers, Acting Chairperson

Randy Wingfield

Randy Wingfield, Secretary Non-voting

Revised Suggested Amendments to CUP at Cambria Crossing, Phase I, Lots 33-46

SINGLE FAMILY DWELLING STANDARDS:

1. Area And Density:
 - (A) The minimum lot area for a Single-Family Dwelling shall be 4,500 square feet, except that:
 - a. Lots adjacent to Windmill Hills, Phase 1 on the Preliminary Master Plan shall be a minimum of 10,000 square feet.
 - I am requesting to amend this section as follows:**
 - b. The minimum lot area of the original "Cambria Crossing Phase I, Lot's 33 – 46 as shown on plat prepared by Gay & Neel, Inc. Dated 1/18/06 entitled Plat of Subdivision of Cambria Crossing Phase I prepared for DECLYN Development, Inc., designated as Job Number 1598.0, and recorded in Plat Book 26 at pages 205 – 217" to a minimum lot size of 2,700 square feet.
2. Setbacks And Yards:
 - (A) Front Setback
 - a. Minimum front setback shall be 10 feet (including steps and porches i.e., point of construction.)
 - (B) Side Yards
 - a. The minimum side yard shall be 10 feet for lots adjacent to Windmill Hills, Phase I and five feet for all others.
 - b. No main building, or part of a main building, shall be constructed within an easement.
 - (C) Rear Yard
 - Each dwelling unit shall have a minimum rear yard of 15 feet, except:
 - a. Detached garages shall have a minimum rear yard of five feet and detached garages adjacent to Windmill Hills shall have a minimum rear yard of 45 feet.
 - b. Dwellings adjacent to Windmill Hills Phase I shall have a rear yard of 45 feet, as adopted on June 7, 2005, in a rezoning request on Tax Parcels 465-A-3 and 465-A-3A.
3. Frontage and Lot Depth:
 - (A) The minimum lot width measured at the right-of-way shall be 50 feet and be maintained, at a minimum, for the entire depth of the lot. Lots that front a cul-de-sac shall be a minimum of 50 feet wide at the 10 foot minimum setback line, and may be less than 50 feet wide at the street line. Lots adjacent to Windmill Hills, Phase I shall have a minimum width of 80 feet at the front setback line and street line.
 - (B) Minimum lot depth shall be 125 feet for lots adjacent to Windmill Hills and 90 feet for all others.
 - I am requesting to amend this section as follows:**
 - (C) The minimum lot width measured at the right-of-way shall be 30 feet and be maintained, at a minimum, for the entire depth of the lot for of the original "Cambria Crossing Phase I, Lot's 33 – 46 as shown on plat prepared by Gay & Neel, Inc. Dated 1/18/06 entitled Plat of Subdivision of Cambria Crossing Phase I prepared for DECLYN Development, Inc., designated as Job Number 1598.0, and recorded in Plat Book 26 at pages 205 – 217".
4. Height:

Buildings may be erected up to 35 feet in height from street grade or lot grade at the front facade whichever is greater, except that:

 - (A) Accessory buildings shall not exceed the main structure in height except that when the accessory building is located at a lower ground elevation. Then the elevation of the roof line of the accessory building shall not be higher than the elevation of the roof line of the main structure, but not to exceed two stories in height.
5. Corner Lots:

The following provisions shall apply to corner lots:

(A) Of the two sides of a corner lot the front shall be deemed the shorter of the two sides fronting on the streets.

(B) The side yard on the side facing the side street shall be a minimum 15 feet or more for both main and accessory buildings.

6. Accessory Buildings:

(A) The minimum setback for accessory buildings, regardless of height, is three feet from any interior or back lot line and a minimum of 15 feet from any side street right-of-way line, except:

a. Accessory buildings on a permanent foundation shall not be constructed inside of, or on any portion of, any easement.

(B) The front facade of any accessory structure shall be set back a minimum of eight feet from the primary front facade of the principle structure.

7. Miscellaneous Provisions:

(A) Driveways

a. Driveways terminating at a two-car garage shall have a maximum width of 24 feet.

b. Driveways terminating at a one-car garage shall have a maximum width of 18 feet.

c. Lots with no garage shall provide a driveway a maximum of 18 feet wide.

d. All lots with a rear alley, shall have the driveway located off the alley.

e. Driveways shall have a minimum width of nine feet.

(B) Walkways

All principal structures shall be provided with a minimum three feet wide hard surface walkway connected to the sidewalk adjacent to the street right-of-way, or alternatively, to the driveway.

(C) Lamps

Prior to the issuance of an occupancy permit, each lot shall have installed a six foot tall post type lamp adjacent to (and inside of) the front lot line. This lamp shall be photocell controlled and, wired and metered through the dwelling's electrical system in accordance with applicable codes.

Photocells shall be set to remain on during nighttime hours. Gas lamps are permitted in accordance with applicable codes.

Additional Conditions

I am requesting to amend this section as follows:

8. Single-family lots shall have a minimum of 30% greenspace. Two-family lots shall have a minimum of 20% greenspace. Townhouse lots shall have a minimum of 10% greenspace. All lots shall have a minimum of 20% greenspace in the front yard **with the exception of original "Cambria Crossing Phase I, Lot's 33 – 46 as shown on plat prepared by Gay & Neel, Inc. Dated 1/18/06 entitled Plat of Subdivision of Cambria Crossing Phase I prepared for DECLYN Development, Inc., designated as Job Number 1598.0, and recorded in Plat Book 26 at pages 205 – 217" which shall have a minimum of 10% greenspace in the front yard.** Greenspace is defined as grassed areas or landscaped areas.

Resolution of the Town of Christiansburg Planning Commission

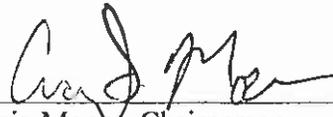
Conditional Use Permit Application

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a request made by Stateson Home, L.L.C. and Cambria Crossing, L.L.C. for amendment of a Conditional Use Permit (CUP) for property on 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) for a planned housing development in the MU-1 Mixed Use: Residential - Limited Business District, has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (**permit / ~~do not permit~~**) the amendment of a Conditional Use Permit (CUP) to Stateson Home, L.L.C. and Cambria Crossing, L.L.C. for property on 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) for a planned housing development in the MU-1 Mixed Use: Residential - Limited Business District.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / ~~does not recommend~~**) that the Christiansburg Town Council approve the Conditional Use Permit amendment with the following conditions:

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 townhouse lot may be constructed on the lot line. Adjoining townhome lots may have a detached garage that shares a common wall.
3. Townhome – all principle structures shall be provided with a minimum of a three foot wide hard surfaced walkway connected to the sidewalk adjacent to the public right of way.

Dated this the 17th day of March 2014.



Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Franusich seconded by Beasley at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Public Hearing on the above request on March 17, 2014. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Matthew J. Beasley	X			
Ann H. Carter				X
Harry Collins	X			
Ashley Cowen	X			
M. H. Dorsett, AICP	X			
David Franusich	X			
Jonathan Hedrick	X			
Steve Huppert	X			
Craig Moore, Chairperson	X			
Joe Powers, Vice-Chairperson	X			
Jennifer D. Sowers	X			



 Craig Moore, Chairperson



 Nichole Hair, Secretary Non-voting

Resolution of the Town of Christiansburg Planning Commission

Conditional Use Permit Amendment

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study an amendment to a Conditional Use Permit (CUP) request by Kevin D. Conner, agent for Stateson Homes, LLC and Cambria Crossing, LLC, for property at 355, 365, 375, 385, 395 Roudabush Drive, 500, 510, 520, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, , 610, 615, 620, 625, 630 Dewdrop Lane, and 130, 140, 150, 160, 170, 180, 190, 200, 210, 215, 220, 225, 235, 245, 255, 265, 275, 285, 295, 305, 315, 325, 335, 339 Phoenix Boulevard N.W. (tax parcels 435 – ((15)) – 98-123, 465 – ((38)) – 18-27, 33-46, and 465 – ((39)) – 95-97) for a planned housing development in the MU-1 Mixed Use: Residential - Limited Business District, has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (**permit / do not permit**) the amendment of a Conditional Use Permit (CUP) to Kevin D. Conner, agent for Stateson Homes, LLC and Cambria Crossing, LLC, for property at 355, 365, 375, 385, 395 Roudabush Drive, 500, 510, 520, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, , 610, 615, 620, 625, 630 Dewdrop Lane, and 130, 140, 150, 160, 170, 180, 190, 200, 210, 215, 220, 225, 235, 245, 255, 265, 275, 285, 295, 305, 315, 325, 335, 339 Phoenix Boulevard N.W. (tax parcels 435 – ((15)) – 98-123, 465 – ((38)) – 18-27, 33-46, and 465 – ((39)) – 95-97) for a planned housing development in the MU-1 Mixed Use: Residential - Limited Business District.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend**) that the Christiansburg Town Council approve the issuance of the Conditional Use Permit with the following conditions:

1. For corner lots, the side yard on the side facing the side street shall be a minimum of 10 feet or more for both main and accessory structures.
2. For all dwellings (single family or townhomes) projections such as eaves, cornices, fireplaces, and window sills may project into the yard (setback) by a maximum of two (2) feet, excluding the left side yard of 355 Roudabush Drive (tax parcel 435 – ((15)) – 119).
3. The left side yard of 355 Roudabush Drive (tax parcel 435 – ((15)) – 119) may have a projection into the left yard (setback) by a maximum of eight (8) inches.

Dated this the 17th day of August 2015.



Joe Powers, Acting Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Collins seconded by Franusich at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Public Hearing on the above request on August 3, 2015. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

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.
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.
95	465-(38)-95	500 Dewdrop Lane
96	465-(38)-96	510 Dewdrop Lane
97	465-(38)-97	520 Dewdrop Lane
98	465-(38)-98	530 Dewdrop Lane
99	465-(38)-99	540 Dewdrop Lane
100	465-(38)-100	550 Dewdrop Lane
101	465-(38)-101	560 Dewdrop Lane
102	465-(38)102	570 Dewdrop Lane
103	465-(38)-103	580 Dewdrop Lane
104	465-(38)-104	590 Dewdrop Lane
105	465-(38)-105	600 Dewdrop Lane
106	465-(38)-106	610 Dewdrop Lane
107	465-(38)-107	620 Dewdrop Lane

Attachment 2

Revised Conditions Single Family Dwelling Standards

5. Corner Lots:

The following provisions shall apply to corner lots:

- (B) The side yard on the side facing the side street shall be a minimum ~~15~~ 10 feet or more for both main and accessory buildings.

Revised Conditions Additional Conditions:

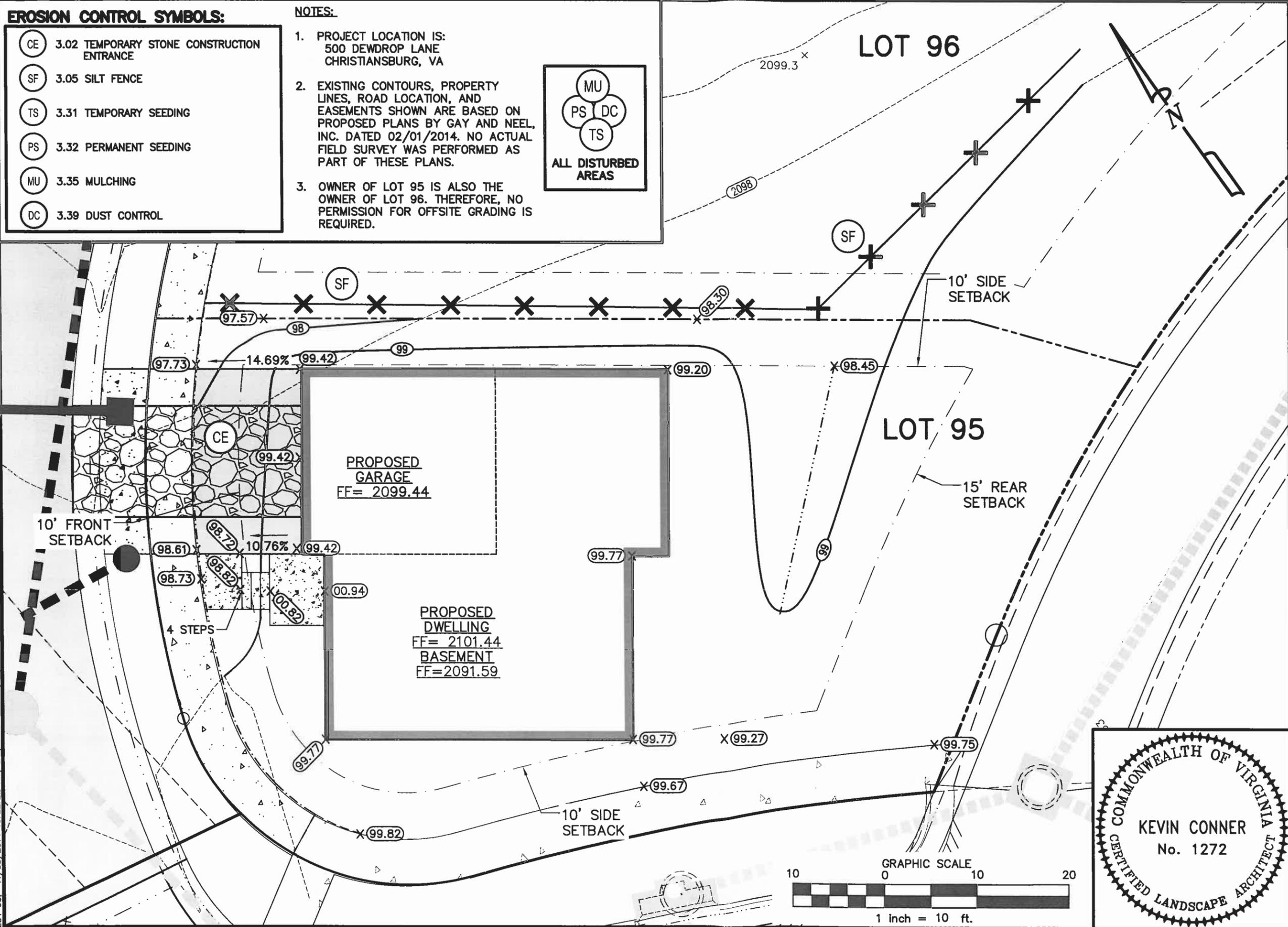
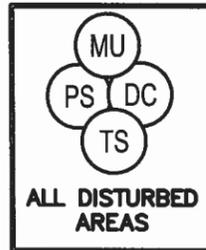
10. For all dwellings (single family or townhomes) projections such as eaves, cornices, fireplaces, and window sills may project into the yard (setback) by a maximum of two (2) feet.

EROSION CONTROL SYMBOLS:

-  3.02 TEMPORARY STONE CONSTRUCTION ENTRANCE
-  3.05 SILT FENCE
-  3.31 TEMPORARY SEEDING
-  3.32 PERMANENT SEEDING
-  3.35 MULCHING
-  3.39 DUST CONTROL

NOTES:

1. PROJECT LOCATION IS:
500 DEWDROP LANE
CHRISTIANSBURG, VA
2. EXISTING CONTOURS, PROPERTY LINES, ROAD LOCATION, AND EASEMENTS SHOWN ARE BASED ON PROPOSED PLANS BY GAY AND NEEL, INC. DATED 02/01/2014. NO ACTUAL FIELD SURVEY WAS PERFORMED AS PART OF THESE PLANS.
3. OWNER OF LOT 95 IS ALSO THE OWNER OF LOT 96. THEREFORE, NO PERMISSION FOR OFFSITE GRADING IS REQUIRED.



X:\Drawings\1598-8\ENGINEERING\Design\1598.8 Cambria Xing-PH3_Lot Grading Plans.dwg
LOT 95_11/05/2014 10:22:22 AM, Lhs, DWG To PDF.pc3, 1:1

GAY AND NEEL, INC.
ENGINEERING ♦ LANDSCAPE ARCHITECTURE ♦ SURVEYING

1260 Radford Street
Christiansburg, Virginia 24073

Phone: (540) 381-6011
Fax: (540) 381-2773
Email: info@gayandneel.com
Web: www.gayandneel.com



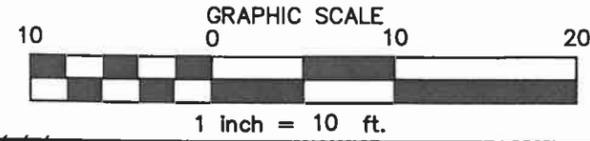
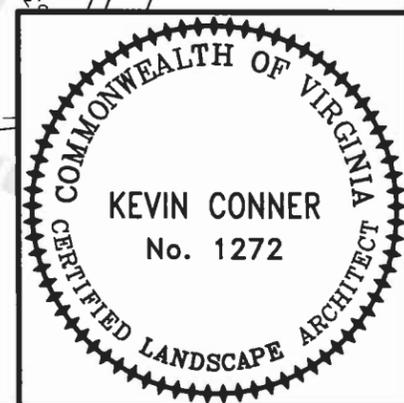
500 DEWDROP LANE

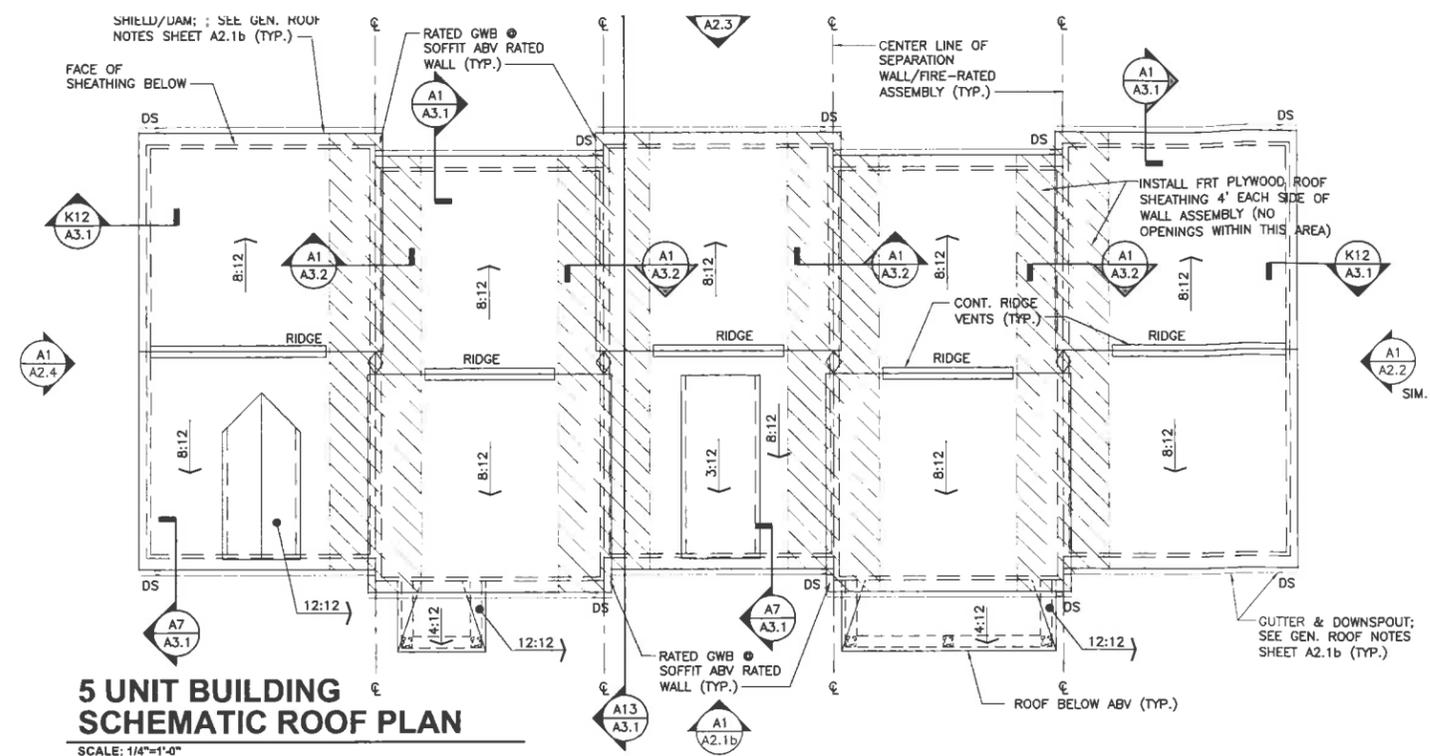
CAMBRIA CROSSING PHASE III
GRADING PLAN FOR LOT 95

TOWN OF CHRISTIANSBURG, VIRGINIA

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, P.E.
PM	KEVIN D. CONNER, L.A.
DESIGN	TES, LHS
GNI JOB NO	ISSUE DATE
1598.8	11/05/2014
SHEET NUMBER	
1 OF 1	



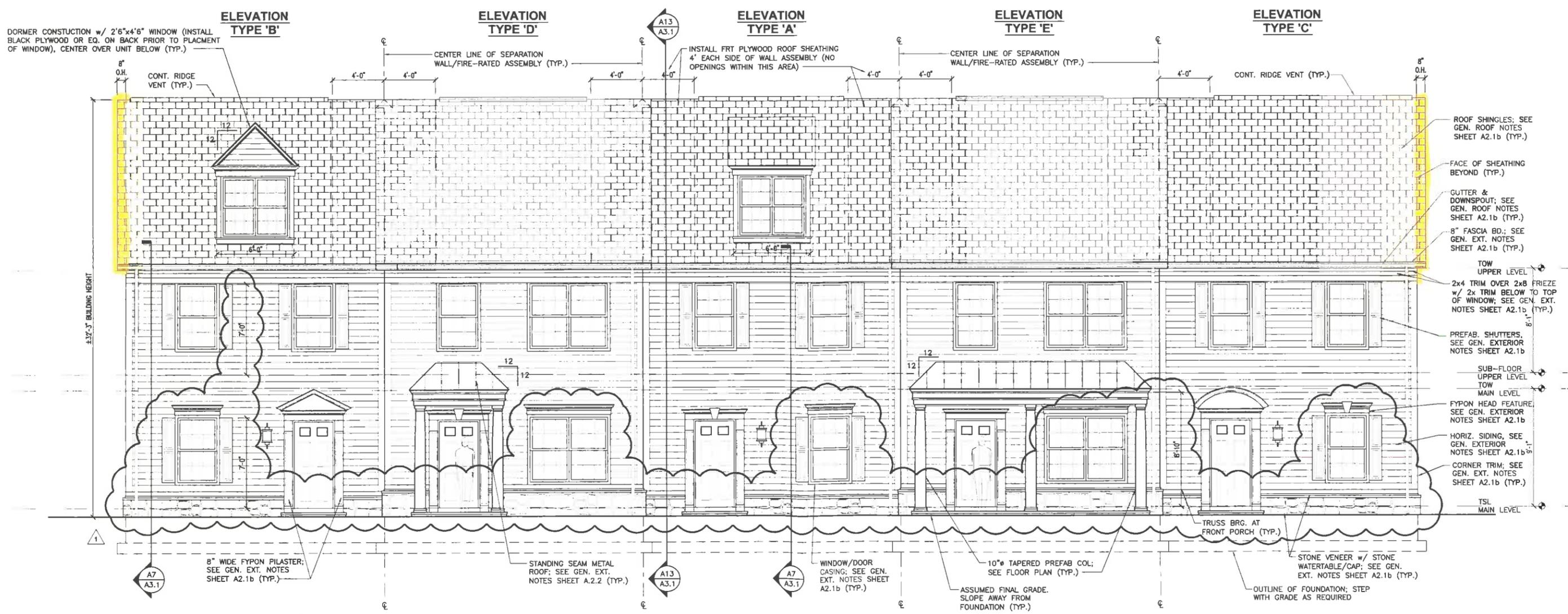


5 UNIT BUILDING SCHEMATIC ROOF PLAN
SCALE: 1/4"=1'-0"

1. ALL SHINGLE ROOFING TO BE ARCHITECTURAL GRADE ASPHALT OR FIBERGLASS SHINGLES OVER MIN. 15# ASPHALT ROOFING FELT. COLOR TO BE FROM MFR. STANDARD FULL RANGE AS SELECTED BY OWNER. ALL ROOFING, UNDERLAYMENTS, ETC. REQUIREMENTS SHALL COMPLY WITH USBC SECTION 905.2 AND ALL SUBSEQUENT SECTIONS. MATERIAL INSTALLATIONS SHALL BE PER MANUFACTURER INSTRUCTIONS. (TYP.)
2. ALL METAL ROOFING TO BE STANDING SEAM METAL ROOFING OVER MIN. 15# ASPHALT ROOFING FELT. COLOR TO BE FROM MFR. STANDARD FULL RANGE AS SELECTED BY OWNER. ALL ROOFING, UNDERLAYMENTS, ETC. REQUIREMENTS SHALL COMPLY WITH USBC SECTION 905.2 AND ALL SUBSEQUENT SECTIONS. MATERIAL INSTALLATIONS SHALL BE PER MANUFACTURER INSTRUCTIONS. (TYP.)
3. ALL GUTTERS TO BE "K" STYLE PREFINISHED SEAMLESS ALUM. WITH DOWNSPOUTS AND HAVE POSITIVE DRAINAGE LEADERS. SEE SCHEMATIC ROOF PLAN, SHEET A2.1 FOR DOWNSPOUT LOCATIONS. COLOR TO BE SELECTED BY OWNER. (TYP.)
4. PROVIDE ATTIC VENTING PER IRC R806.2, 1/150 OF THE AREA VENTILATED WITH NO LESS THAN 50% OF THE REQUIRED VENTILATING AREA LOCATED IN THE UPPER PORTION OF THE SPACE. PROVIDE ATTIC VENTILATION THROUGH SOFFITS & RIDGE ROOF VENTS; REFER TO INSTALLATION INSTRUCTIONS TO ENSURE THE RIGHT AMOUNT OF INLET AREA VENTILATION IS INSTALLED AND THE ATTIC CEILING IS ADEQUATELY SEALED TO PREVENT PULLING AIR FROM THE CONDITIONED SPACE. ALL VENTS SHALL HAVE INSECT SCREENS. PROVIDE BOX VENTS (ON REAR ROOFS ONLY) IN ADDITION TO RIDGE & SOFFIT VENTING AS REQUIRED TO MAINTAIN NET FREE VENT AREA.
5. INSTALL CONTINUOUS ICE AND WATER SHIELD/DAM; EXTEND FROM EAVE FACE TO AT LEAST 24 INCHES INSIDE EXTERIOR WALL LINE AND IN ALL ROOF VALLEYS 36" WIDE. ICE DAM AS MFR. BY "W.R. GRACE, INC."
6. PROVIDE ALUMINUM DRIP EDGE (2" X 1-1/2" X 0.032") AT ALL ROOF EDGES
7. PROVIDE "CRICKETS" AROUND ALL MECHANICAL VENTS, ETC. AS REQ.

GENERAL EXTERIOR MATERIAL NOTES:

1. EXTERIOR SIDING, VENTED SOFFIT, WINDOW/DOOR CASING, & CORNER TRIM AS SHOWN ON ELEVATIONS TO BE VINYL; COLOR TO BE FROM MFR. STANDARD FULL RANGE AS SELECTED BY OWNER. INSTALL PER MFR. INSTRUCTIONS.
2. ALL TRIM WORK (FASCIA BD., RAKE BD., & FRIEZE BD.) AS SHOWN ON ELEVATIONS TO BE ALUMN. WRAPPED, U.N.O.; G.C. COORDINATE WITH OWNER FOR APPROVAL.
3. SHUTTERS SHALL BE 14" PREFAB. PANEL SHUTTERS; COLOR TO BE FROM MFR. STANDARD FULL RANGE AS SELECTED BY OWNER. INSTALL PER MFR. INSTRUCTIONS.
4. SIMULATED STONE VENEER STYLE & COLOR TO BE DETERMINED. G.C. COORDINATE WITH OWNER FOR APPROVAL. INSTALL PER MANUFACTURER INSTRUCTIONS.
5. OPTIONAL BRICK VENEER (MAY BE PROVIDE IN LIEU OF SIMULATED STONE VENEER, PROVIDE 4" LEDGE FOR BRICK BEARING AT FOUNDATION; SEE FOUNDATION PLAN, SHEET A1.0), CORBEL OUT AS REQ. TO PROVIDE MIN. 1" AIR SPACE MIN., EXTEND BELOW GRADE; PROVIDE MASONRY VENEER ANCHORS @ 24" O.C. HORIZ., 16" O.C. VERT.; STYLE & COLOR TO BE DETERMINED. G.C. COORDINATE WITH OWNER FOR APPROVAL.



5 UNIT BUILDING FRONT ELEVATION

BVI
REFLECTING
www.ba
New River
Richie
Roan
Staur
Harris
RESIDENTIAL LAND DEVEL.
SITE DEVELOPMENT
LAND USE PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL ENGINEERING
WETLAND DELINEATIONS

Balzer and Associates
448 Peppers Ferry
Christiansburg, VA 24031
540-381-5400
FAX 540-381-5401

COMMONWEALTH
ROBERT W. BERRY
P.E.
No. 1000000000

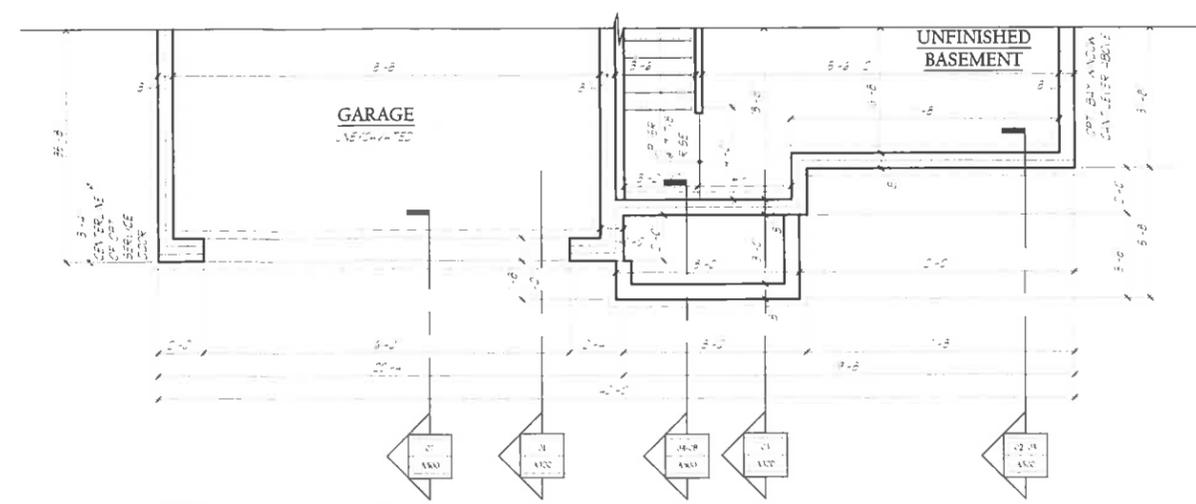
CAMBRIA TOWNS
2-STORY - SLAB FOUNDATION
FRONT ELEVATION - 5 UNIT BUILDING

DRAWN BY: []
DESIGNED BY: []
CHECKED BY: []
DATE: JAN. []
SCALE: []
REVISIONS:
1. FEB []

SHEET NO. **A2**



32
A21
FRONT ELEVATION A
SCALE: 1/4" = 1'-0"
OPTION: FULL BRICK



1
A21
PARTIAL BASEMENT PLAN
SCALE: 1/4" = 1'-0"
OPTION: FULL BRICK

CUP: Cambria Street NW / Phoenix Boulevard NW

Adjoining Property Owners - Certified Mail

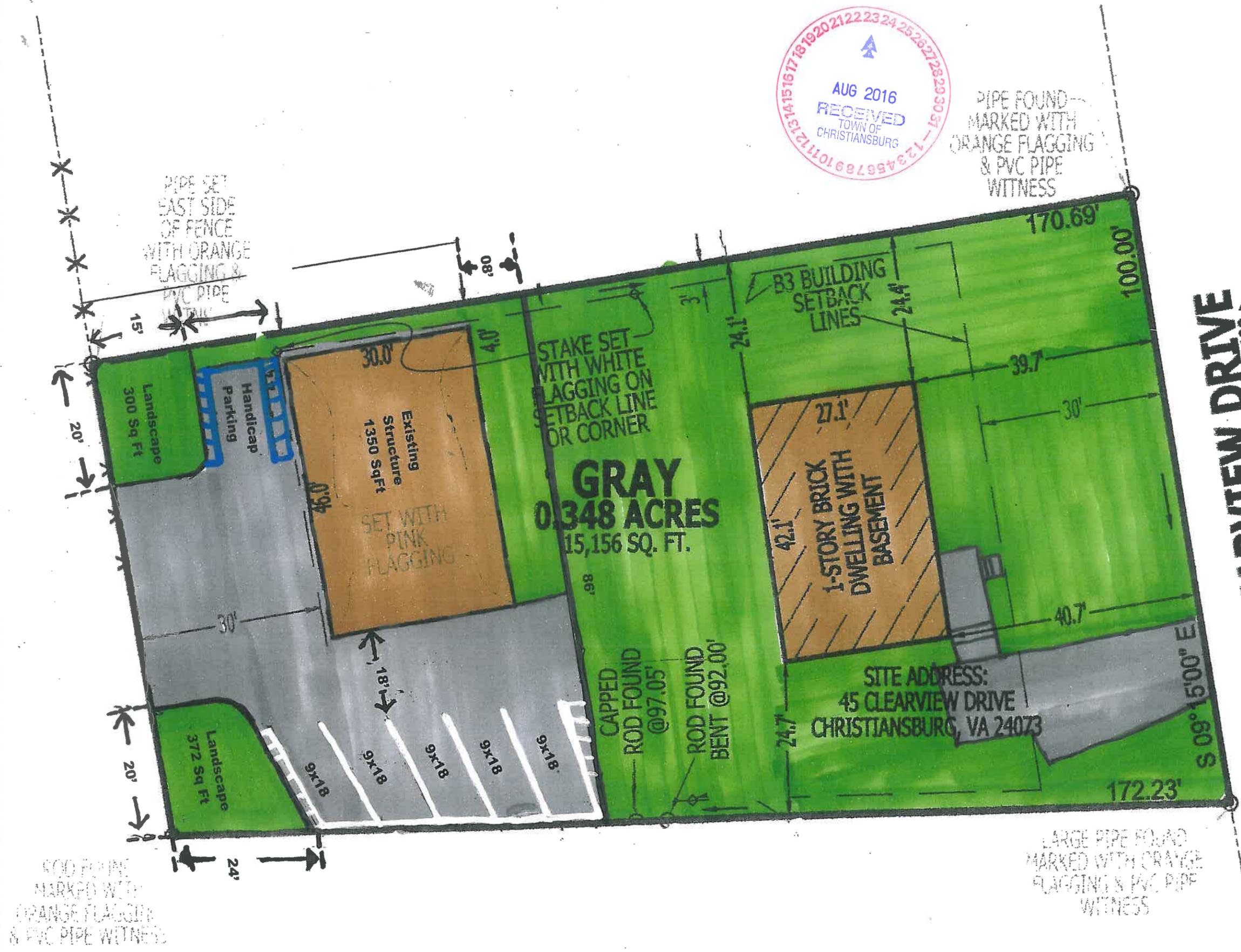
<u>Tax Map #</u>	<u>Owner(s)</u>	<u>Mailing Address</u>	<u>City, State, Zip</u>
	CAMBRIA CROSSING HOMEOWNERS ASSOCIATION	1655 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 39 D	CAMBRIA CROSSING LLC	2257 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 A	DECLYN DEVELOPMENT INC	100 MASSIE DR	CHRISTIANSBURG VA 24073
465- 38 A	DECLYN DEVELOPMENT INC	100 MASSIE DR	CHRISTIANSBURG VA 24073
465- 38 D	DECLYN DEVELOPMENT INC	100 MASSIE DR	CHRISTIANSBURG VA 24073
465- 34 A	HASH INVESTMENTS LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
465- 3 A	HENLEY PLACE HOMEOWNERS ASSN	P O BOX 148	CHRISTIANSBURG VA 24068
	HENLEY PLACE I ASSOCIATION	P O BOX 2584	CHRISTIANSBURG VA 24068
	HENLEY PLACE HOMEOWNERS ASSOC PHASE II	3320 MIDWAY RD	CHRISTIANSBURG VA 24073
	HENLEY PLACE III HOMEOWNERS ASSOCIATION, INC	1652 YORK DR	CHRISTIANSBURG VA 24073
465- A 3A	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
466- A 1	TOWN OF CHRISTIANSBURG VA		

Neighboring Property Owners - First Class Mail

<u>Tax Map #</u>	<u>Owner(s)</u>	<u>Mailing Address</u>	<u>City, State, Zip</u>
465- 3 7	BRM HOLDINGS LLC	707 S MAIN ST	BLACKSBURG VA 24060
465- 38 3	BROSIUS KARIN R	10 PHOENIX BLVD	CHRISTIANSBURG VA 24073
465- 3 1	BURNETTE CHARLES A	420 CANTERBURY ST	CHRISTIANSBURG VA 24073
465- 3 3	BURNETTE CHARLES A	420 CANTERBURY ST	CHRISTIANSBURG VA 24073
465- 3 4	BURNETTE CHARLES A	420 CANTERBURY ST	CHRISTIANSBURG VA 24073
465- 38 55	CONNOR NOAH DAVID JR	114 PHOENIX BLVD NW	CHRISTIANSBURG VA 24073
465- 3 5	DAVID WILLIAM W JR	P O BOX 63	NEWPORT VA 24128
465- 34 14	FINMAN HEATHER B	1660 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 38 2	GHOSHEH FERAS	20 PHOENIX BLVD NW	CHRISTIANSBURG VA 24073
465- 38 56	GLADFELTER JESSICA	105 PHOENIX BLVD	CHRISTIANSBURG VA 24073
465- 3 52	HENLEY PLACE LP	2961 A HUNTER MILL RD #802	OAKTON VA 22124
465- 3 51	HENLEY PLACE LP	2961 A HUNTER MILL RD #802	OAKTON VA 22124
465- 3 50	HENLEY PLACE LP	2961 A HUNTER MILL RD #802	OAKTON VA 22124
465- 3 49	HENLEY PLACE LP	2961 A HUNTER MILL RD #802	OAKTON VA 22124
465- 34 12	KAUHANE BRIANNA ROBINSON	1644 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 38 57	KIMBRELL MONICA R	95 PHOENIX BLVD NW	CHRISTIANSBURG VA 24073
465- 34 13	KLABUNDE CONNIE J	1646 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 38 14	KLEMPERER WILLIAM DAVID	90 PHOENIX BLVD NW	CHRISTIANSBURG VA 24073
465- 34 17	KOGER JACOB WILLIAM	1654 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 34 11	LINKOUS JEFFREY T	1642 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 38 12	LONGERBEAM CYNTHIA P	409 POWHATAN HILL PL	MANAKIN SABOT VA 23103
465- 38 1	MCCRADY BRADLEY M	30 PHOENIX BLVD	CHRISTIANSBURG VA 24073
465- 38 54	MILLER SUELLEN A	125 PHOENIX BLVD	CHRISTIANSBURG VA 24073
465- 34 10	MOWRY GLEN	13620 STONEGATE RD	MIDLOTHIAN VA 23113
465- 38 13	MULLINS STANFORD T	P O DRAWER K	OAKWOOD VA 24631



PIPE FOUND
MARKED WITH
ORANGE FLAGGING
& PVC PIPE
WITNESS



CLEARVIEW DRIVE
{ 30' R/W } - < FORMERLY V.S.R. 680 >

197'± TO
RADFORD STREET
U.S. RTE 11

LARGE PIPE FOUND
MARKED WITH ORANGE
FLAGGING & PVC PIPE
WITNESS

ROD FOUND
MARKED WITH
ORANGE FLAGGING
& PVC PIPE WITNESS

Building = 1350 SqFt Total SqFt = 5712
 Parking = 810 SqFt Total Hard = 4060 SqFt
 Handicap Parking = 270 SqFt Total Green = 1652 (29%)
 Building and hard Surfaces
 (parking/drives) 4060 Sq Ft SCALE 1' = 16 feet

Resolution of the Town of Christiansburg Planning Commission

Conditional Use Permit Application

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a Conditional Use Permit (CUP) request by George Gray for a commercial garage at 45 Clearview Drive, N.W./30 Bower Street, N.W. (tax parcel 526 – ((A)) - 46) in the B-3 General Business District, has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (**permit / do not permit**) the issuance of a Conditional Use Permit (CUP) to George Gray for a commercial garage at 45 Clearview Drive, N.W./30 Bower Street, N.W. (tax parcel 526 – ((A)) - 46) in the B-3 General Business District.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend**) that the Christiansburg Town Council approve the Conditional Use Permit with the following conditions:

1. The property to be developed in general conformance with the concept plan provided at August 29, 2016.
2. Lighting shall be residential in character.
3. The property is to be maintained in a clean, sanitary, and sightly manner.
4. Mechanical work is to be done inside the building and not outside.
5. All parts, including faulty parts, tires, etc. are to be kept inside the garage or a fully enclosed building (including a roof) until disposal.
6. 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.
7. Any painting to be conducted on the property shall be incidental to the service of the vehicle.
8. All vehicles left for service shall be kept inside the building.
9. All vehicles stored outside on the property are to be kept on-premises and not within any public right-of-way or adjacent property.
10. All vehicles stored outside on the property are to have a State or Federal inspection decal that is valid. There shall be no more than six vehicles outside on the property. All vehicles outside shall be parked in a delineated paved parking space.
11. There are to be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
12. There are to be no discernible noises to residential properties in the nearby vicinity between 7:00 p.m. and 7:00 a.m.
13. This permit shall be valid for a single business to operate a commercial garage.
14. This permit is subject to administrative review in 12 months.

Dated this the 29th day of August 2016.

Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by _ seconded by _ at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Public Hearing on the above request on August 15, 2016. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Matthew J. Beasley				
Ann H. Carter				
Harry Collins				
David Franusich				
Hil Johnson				
Craig Moore, Chairperson				
T.L. Newell				
Virginia Peoples				
Joe Powers				
Jennifer D. Sowers, Vice-Chairperson				

Craig Moore, Chairperson

Sara Morgan, Secretary^{Non-voting}