

**TOWN OF BLACKSBURG
CONDITIONAL USE PERMIT APPLICATION**

This application and all accompanying information must be submitted in full before the Conditional Use Permit can be accepted by Town staff. Once the Planning and Building Department accepts the application, it will be referred to the Planning Commission and Town Council for consideration. The application and all accompanying information will become conditions of approval. Any conditions of approval are binding. Other conditions may apply. Please contact the Planning and Building Department at (540) 443-1300 for application deadline or questions, or to schedule the **required** pre-submittal meeting.

The following items **MUST** accompany this application for the Town of Blacksburg to accept this application for processing and review. Any items submitted cannot be larger than 11x17 in size:

- 1) Written, signed consent of the property owner. If the applicant is the contract purchaser, the written consent of the property owner is required
- 2) One copy of a site plan with surveyed boundaries for the property showing the lot, existing and proposed structures, site improvements, stormwater management areas, parking areas and spaces, and any other information necessary to determine the ability to meet the Zoning Ordinance site development standards, Use & Design standards and physical compatibility with the neighborhood
- 3) Stormwater Management Concept Plan and calculations
- 4) Building elevations for all proposed buildings -or- elevations showing any changes to existing buildings
- 5) Sketch depicting any proposed signage
- 6) Vicinity map (may be included on the site plan) showing surrounding uses, zoning districts, buildings and other improvements within 300' of the property
- 7) Completed VDOT 527 (Traffic Impact Analysis) Form
- 8) A list of adjacent property owners (including properties across a street) and their addresses, plus the cost of CERTIFIED FIRST CLASS postage for notifying each adjacent property owner (no stamps, please)
- 9) Fee of \$100 for the Town of Blacksburg to post all public hearing signs. **Please note:** the applicant may choose to post the property, using signs provided by Town Staff, and not be subject to the posting fee
- 10) Fee of \$500 for Conditional Use Permit or amendments to existing Conditional (special) Use Permits. Please make your check or money order payable to the TOWN OF BLACKSBURG
- 11) Proof of pre-submittal meeting between Town staff and applicant/agent
- 12) Prior to the initiation of an application for Conditional Use Permit, or prior to the issuance of final approval, the applicant shall produce satisfactory evidence that any delinquent real estate taxes owed, which have been properly assessed against the subject property, have been paid (§ 1150)
- 13) Any applicant for a Conditional Use Permit shall make complete disclosure of the equitable ownership of the real estate to be affected including, in the case of corporate ownership, the names of stockholders, officers and directors, and in any case the names and addresses of all of the real parties of interest. The requirement of listing names of stockholders shall not apply to a corporation whose stock is traded on a national or local stock exchange, and which corporation has more than 500 shareholders (§ 1110)
- 14) Digital copies (PDF) of all application materials are required at the time of submittal, or within 10 working days of the submittal date.

SIGNATURE OF APPLICANT/CONTACT PERSON + PRINTED NAME:

 J.S. Hill DATE: 5/15/19
By signing this application, I affirm that this application is complete and all required items are included

SIGNATURE OF PROPERTY OWNER + PRINTED NAME:

 J.S. Hill DATE: 5/15/19
By signing this application, I affirm that this application is complete and all required items are included

Location or Address of Property for Conditional Use Permit:

THE BROWNSTONE, 301 S. MAIN ST., SUITE 105, BLACKSBURG, VA 24060

Tax Parcel Number(s): 257-A-54

Acreage 0.8671 ACRE

Present Zoning District: DC

Present Use of Property: REAL ESTATE DEVELOPMENT OFFICE - "Hill Companies"

Proposed Use for the Property REAL ESTATE DEVELOPMENT & CONSTRUCTION OFFICE

Conditional Use Requested: _____ Code Section _____

Is this request for an amendment to an existing Conditional (Special) Use Permit? YES

Previous Conditional (Special) Use Permit Number/Resolution Number 4-A-13

APPLICANT/CONTACT PERSON (Contract Purchaser if applicable)

NAME: STEVE HILL

ADDRESS: 114 NORTHSIDE ROAD
NEWPORT, VA. 24128

PHONE: 540/520-9730

EMAIL: HILLCOMPANIES@PDMTEL.NET

PROPERTY OWNER(s) (If property is held in an LLC or other corporation, names of all partners must be disclosed. Signatures may be obtained and submitted on a separate sheet if needed)

NAME: BROWNSTONE, LLC (STEVE & DWOREY Hill 50/50 OWNERS)

ADDRESS: 114 NORTHSIDE ROAD
NEWPORT, VA. 24128

PHONE: 540/520-9730

EMAIL: HILLCOMPANIES@PDMTEL.NET

ENGINEER/ARCHITECT (optional)

NAME: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

Please provide the following information - attach separate pages if necessary:

Description of the proposed use (or site modification)

USE THE SPACE FM OFFICE (REALESTATE DEVELOPMENT & CONSTRUCTION). THIS IS THE SAME USE HILL COMPANIES IS CURRENTLY USING IT FOR. NO MODIFICATIONS REQUIRED.

THIS IS THE 1ST LEASE OPPORTUNITY BROWNSTON, LLC HAS HAD IN 4+ YEARS. (SEE ATTACHED LEASING HISTORY)

Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed.

NO ADVERSE IMPACT REGARDING NOISE, TRAFFIC OR LIGHTING

Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety, or general welfare, and show the mitigation of impacts to achieve the goals.

THERE WILL BE NO ADVERSE IMPACTS AS THE SPACE IS FULLY BUILT OUT AND NO CHANGES ARE REQUIRED.

Any modifications or exceptions to Use and Design Standards or Development Standards must also be requested at the time of CUP evaluation. Identify and provide a justification for modification/exception

NO EXCEPTIONS ARE REQUIRED.

If the application is an amendment to an existing approved S/CUP, provide an identification of any proposed changes requested below and on a plan, and a strike-through and italic edit of any conditions proposed to be changed

- SEE ATTACHED CUP RESOLUTION 9-A-13.
- SEE ATTACHED BROWNSTONE CUSTOMERS & SE RECAP
- I AM REQUESTING THAT THE OLD CUP SE MAX FOR COMBINED MEDICAL/OFFICE TOTAL BE ADJUSTED FROM 33% TO 40.2%. NO CHANGE REQUESTED ON THE MAX. 20% OFFICE SPACE.
- THE ORIGINAL 2013 RESOLUTION IS ATTACHED.

THE OFFICE SPACE ON THE 1ST FLOOR WILL BE 7.7% OF TOTAL 1ST FLOOR SPACE.

BROWNSTONE CUSTOMERS & SF RECAP:

LEASE:	UNIT:	Type:	SF:	Med/Office:	Office:
Capones	100	Retail	1,927		
Brownstone Barbers	101	Retail	921		
VAP SHOP	102	Retail	828		
Whitebarrel Winery	103	Retail	1,616		
SUBJECT SPACE	105	Office	1,066	1,066	1,066
CUP Café	106	Retail	896		
Pharmacy	107	Retail	2,100		
Cook Dental	108	Medical	4,500	4,500	
Total SF			13,854	5,566	1,066
% SF			100.0%	40.2%	7.7%
Current CUP Max. %	(Resolution 4-A-13)			33.0%	20.0%
Current CUP Max. SF			*	4,572	2,771
CUP Available				(994)	1,705
*Inc. Hill Cos. temp office CUP					
REQUESTED CUP CHANGE:					
Current CUP Max. %	(Resolution 4-A-13)			40.2%	no change
Current CUP Max. SF				5,569	no change

LEASING/VACANCY HISTORY FOR #105:

This space was available in early 2015 for Lease & Build-out.
 In 4th quarter 2017 the empty space was built out for a temporary office for Hill Companies.
 During the 4+ years the space was available for Lease or Sale with no luck.
 Brownstone, LLC just recently entered into a Lease, subject to CUP approval.
 The Lessee is Peacock, Holland Construction , LLC, a local Real Estate developer & Construction Co.

RESOLUTION 4-A-13

A RESOLUTION GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT TO BROWNSTONE, LLC, FOR A GENERAL OFFICE USE AND/OR MEDICAL OFFICE USE ON THE GROUND FLOOR IN THE DOWNTOWN COMMERCIAL ZONING DISTRICT AT 301 SOUTH MAIN STREET

WHEREAS, Brownstone, LLC, previously applied for a Conditional Use Permit for General Office and/or Medical Office on the Ground Floor in the Downtown Commercial Zoning District at 301 South Main Street (Tax Map Number 257-A-54), which was granted by Resolution 10-E-12;

WHEREAS, Brownstone, LLC, has requested an amendment to the previously granted Conditional Use Permit; and

WHEREAS, this Council, after notice and public hearing thereon, has considered the application in light of its conformity with the Town's Comprehensive Plan; its harmony with the purposes and standards of the Zoning Ordinance; its compatibility with permitted and existing uses and purposes and conditions of the relevant zoning district; and its impact on the surrounding neighborhood.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Blacksburg:

1. That, based on the above considerations, the Council makes the following findings: (a) this request does conform to the Town's Comprehensive Plan, or to specific elements of such plan and to official policies adopted pursuant thereto, including the purposes of the Zoning Ordinance, as set out in §1102 thereof; (b) this request shall not have an undue adverse impact on the surrounding neighborhood, in terms of public health, safety or general welfare; and (c) this request is in conformity with the applicable performance standards set forth in the Zoning Ordinance.

2. That, in accord with Zoning Ordinance § 3141(b), the Council hereby grants to Brownstone, LLC, a Conditional Use Permit for a General Office use and/or Medical Office use in the Downtown Commercial Zoning District, on the ground floor of 301 South Main Street, to be established and conducted in substantial conformance with the application dated February 1, 2013, and with the following conditions:

- a. The combined total of medical or general office use shall be a maximum amount of 33% (4,351 square feet) of the completed project's ground floor area.
- b. The total general office use shall be a maximum amount of 20% (2,637 square feet) of the completed project's ground floor area.

- e. ~~The permitted office ground floor area shall have a minimum of two tenants.~~
- c. Since this conditional use permit is intended to be limited, once the maximum amount of permitted square footage of office space has been placed into use, the physical location of the permitted office space shall be considered to be fixed and not transferable to other areas on the ground floor. If the use of a permitted office space changes to a use permitted by right, a new conditional use permit shall be required to re-establish an office use in that space. The location and calculation of the maximum permitted amount of office shall be based upon the amount of ground floor as shown in the application. Sales or changes in the ownership of individual units on the ground floor shall not affect these locations or calculations.
- d. The owner shall provide to the Zoning Administrator, with each certificate of occupancy for an office use, a tally of the square footage in office uses and the square footage remaining for office uses.
- e. No electronic (including LED) reader board signs shall be allowed for use by the permitted office space.

ATTEST:

Town Clerk


Mayor

Date of Adoption: April 9, 2013

Brownstone Condominium Association						
Homeowners List						
Unit #	Owner	Count	Mailing Address			
100	CFJ Corp. (Capone)	1	301 S. Main Street Suite 100	Blacksburg	VA	24060
101	Brownstone, LLC	2	301 South Main Street Suite 105	Blacksburg	VA	24060
102	Aldewood & Sons, LLC	3	125 N Main Street Suite 500 #200	Blacksburg	VA	24060
103	Brownstone, LLC		301 South Main Street Suite 105	Blacksburg	VA	24060
105	Brownstone, LLC		301 South Main Street Suite 105	Blacksburg	VA	24060
106	Brownstone, LLC		301 S. Main Street Suite 105	Blacksburg	VA	24060
107	Brownstone, LLC		301 S. Main Street Suite 105	Blacksburg	VA	24060
109	Cook Family Dental	4	1457 Harding Road	Blacksburg	VA	24060
200	Patrina, James	5	1027 Waterwheel Drive, Suite 200	Moneta	VA	24121
201	Brownstone, LLC		301 South Main Street Suite 105	Blacksburg	VA	24060
202/203/204	Brownstone, LLC		301 South Main Street Suite 105	Blacksburg	VA	24060
205/206	Brownstone, LLC		301 South Main Street Suite 105	Blacksburg	VA	24060
207-210	Brownstone, LLC		301 South Main Street Suite 105	Blacksburg	VA	24060
301	Kealy, Bill & Carol Mullen	6	301 S Main Street Unit 301	Blacksburg	VA	24060
302	Konkan, Donna & Greg Summerville	7	31 Pheasant Run	Kinneton	NI	07405
303	Jones, Steve & Karen	8	21548 Lake Point Lane	Cornellus	NC	28031
304	Walk, Edmond W	9	25 Swallow Street	New Orleans	LA	70124
305	Harvey, Dr. David & Stephanie	10	301 S Main Street, Unit 305	Blacksburg	VA	24060
306	Davenport, Jesse & Stave	11	320 Plantation Way	Rowell	GA	30075
307	Asplundh, Jackie	12	3115 Paper Mill Road	Huntingdon Valley	PA	19006
308	Rother, Tom & Alice	13	208 Grande Drive	Richmond	VA	23229
309	Andrews, Charles E & Jean	14	2020 Spring Branch Drive	Vienna	VA	22181
310	Hodsdon, Tammy	15	301 S Main Street, Unit 309	Blacksburg	VA	24060
401	Jones, Ron & Patty	16	301 S Main Street, Unit 401	Blacksburg	VA	24060
402	Verboncoeur, Carl & Lynn	17	11210 River View Drive	Potomac	MD	20854
403	Sensabaugh, Fulton & Ann	18	2122 Stuart Avenue	Richmond	VA	23120
404	Cook, William Douglas	19	908 Quail Ridge Drive	Forest	VA	24551
405	Spears, Lisa & Patty Perillo	20	301 S Main Street, Unit 405	Blacksburg	VA	24060
406	Scheffel, Mark & Nancy	21	3130 Lost Corner Driv	Delaplane	VA	20144
407	Freiberger, Kathy & King, Mark	22	15202 Windy Hollow Circle	Gainville	VA	20155
408	Jones, Harold & Elizabeth	23	P.O. Box 68 70 Oak Tree Lane	Sperryville	VA	22740
409	Lombardi, Paul	24	25604 Twelve Cedars Court	Chantilly	VA	20152
MISC. NEIGHBORS:						
	Verizon	25	109 Clay St., Attn: Joel Supthin	Blacksburg	VA	24060
	Mellow Mushroom	26	207 S. Main St.	Blacksburg	VA	24060
	Town of Blacksburg	27	300 S. Main St.	Blacksburg	VA	24060
Clay Court Condos: (SEE SEPARATE LIST)						

Clay Court Condominium Association
Customer Contact List
 May 21, 2019

Bill to

101Retail	Gourmet Pantry 401 S. Main Street, #101 Blacksburg, VA 24060
102Retail	Kevin Ryan P O Box 10353 Blacksburg, VA 24062
103Office 23228	Cobb Technologies Frederick and Amelia Cobb P.O. Box 3003 Richmond, VA
104Medical	South Main Chiropractic Clinic 401 S. Main Street Unit #104 Blacksburg, VA 24060
105Retail/212/222	Hill Rentals, LLC 301 South Main Street Suite 105 Blacksburg, VA 24060
106Retail	College Town LLC 4937 Hunting Hills Ct Roanoke, VA 24018
200 VA 23229	Mark & Vanessa Jones 508 Walsing Drive Richmond,
201 20854	Steve W Dorman 7912 River Falls Drive Potomac, MD
202	Julie Matthews 5004 Desert Forest Ct Haymarket, VA 20169
203 24060	Ronald & Patricia Jones 301 South Main St., Unit 401 Blacksburg, VA
204/206/318	Michael & Roberta Lopez 305 Hearthstone Drive Blacksburg, VA 24060
205	Christopher Johnstone 1800 Wilson Blvd #342 Arlington, VA 22201
207	Tom & Patricia Barton 2717 Virginia Beach Blvd Virginia Beach, VA 22452
208 Blacksburg, VA 24060	David R. Phillips 401 S. Main Street Unit #208
210 28601	Jeff & Leslie Knapp 350 44th Ave Hickory, NC
214	Stephen & Karen Jones 21548 Lake Point Lane Cornelius, NC 28031
216	Carol Jean Tyree, 401 S. Main St., Unit #216, Blacksburg, VA 24060
218 24073	M&T Development 105 Industrial Drive Christiansburg, VA
220 NC 27517	Steve & Patty Dischinger 911 Kings Mill Road Chapel Hill,
300 23451	Jennifer D Stedfast 100 Ridge Road Virginia Beach, VA
301 VA 23220	Ann & Fulton Sensabaugh 2122 Stuart Avenue Richmond,
302 22401	John Henderson 1609 Sunken Road Fredericksburg, VA
303	Charles & Melissa Johnson 323 Perrow Lane Manakin Sabot, VA 23103
304	Kelli Knight 50 Ashleigh Drive Waynesboro, VA 22980
305	William I. & Patricia S. Snyder Normandy Place, Suite 300 107 Patton Drive Moon Township, PA 15...
306	Edwin F Barnes & Sophia Economou 401 S. Main Street Unit #306 Blacksburg, VA 24128

- 307 Troy & Catherine Toureau 6026 Empire Lakes Ct Haymarket, VA 20169
- 308 Virgil Nelson 21 Aztec Drive Stafford, VA 22554
- 310 Mark Galt 1018 Pepper Ave Richmond, VA 23226
- 312 Jeffery & Barbara Nooger 4421 Corral Road Warrenton,
VA 20187
- 314 William D. Fairchild 5501 Merchants View Square Unit 729 Haymarket,
VA 20169
- 316 Brian & Kimberly Schools 1712 Herford Way Virginia Beach,
VA 23454
- 320 Mike, Johnna & Lindsey Barch 615 11th Ave NE St Petersburg, FL 33701
- 322 Mark Larsen 12009 Bennett Farms Court Oak Hill, VA 20171

COUNT: 34 OWNERS

The Brownstone Front Elevation



UNION SQUARE
 PROPOSED MULTI-FUSE
 FACILITY FOR
 RECREATION DEVELOPMENT
 500 WEST WASHINGTON
 WASHINGTON, VA

PROJECT NO. 100
 DATE 01.15.11
 DRAWN BY J.C.
 CHECKED BY J.C.

A-77C
 MAIL AND INSURANCE FRONT
 EXTERIOR ELEVATION
 SCALE 1/8" = 1'-0"

CRAIGHHEAD & ASSOCIATES
 ARCHITECTS
 2701 WASHINGTON AVENUE, SUITE 100
 ARLINGTON, VA 22201
 TEL: 703.241.1111
 WWW.CRAIGHHEAD.COM

△ 30% SCALE 1/8" = 1'-0"
 ○ 50% SCALE 1/8" = 1'-0"
 □ 100% SCALE 1/8" = 1'-0"
 ▽ 150% SCALE 1/8" = 1'-0"
 ■ 200% SCALE 1/8" = 1'-0"
 DATE: 01.15.11

WASHINGTON STREET
 ELEVATION

MAIN STREET
 ELEVATION

SUBJECT
 SPACE
 #105

THE BROWNSTONE
 BROWNSTONE LLC DEVELOPERS

