

**Christiansburg Planning Commission  
Minutes of February 18, 2014**

Present: Matthew J. Beasley  
Ann H. Carter  
Harry Collins  
Ashley Cowen  
M.H. Dorsett, AICP  
David Franusich (arrived at 7:30 p.m.)  
Jonathan Hedrick  
Steve Huppert  
Craig Moore, Chairperson (arrived at 7:15 p.m.)  
Joe Powers, Vice-Chairperson  
Jennifer D. Sowers (arrived at 7:30 p.m.)  
Nichole Hair, Secretary <sup>Non-Voting</sup>

Absent: none

Staff/Visitors: Missy Martin, staff  
Cindy Wells Disney, Montgomery County Planning Commission  
David Smith, 2790 Roanoke Street  
Linda Hylton, 2790 Roanoke Street  
Dennis Dowdy, 2790 Roanoke Street  
Jennifer Lawrence, 10 Patricia Lane  
Laura Justice, 2790 Roanoke Street  
Glenwood Martin, 1230 Roanoke Street  
Becky Cook Mann, 1200 Roanoke Street  
Dana Chudzik, 1230 Roanoke Street

Vice-Chairperson Powers called the meeting to order at 7:05 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia to discuss the following items:

Public Comment.

Vice-Chairperson Powers opened the floor for public comment. Hearing no public comments, Vice-Chairperson Powers closed the public comment period.

Approval of meeting minutes for January 13, 2014.

Vice-Chairperson Powers introduced the discussion. Commissioner Dorsett made a motion to approve the Planning Commission meeting minutes. Commissioner Carter seconded the motion, which passed 8-0.

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

Vice-Chairperson Powers introduced the discussion. Ms. Hair stated the application is for a dancehall in association with a restaurant. Ms. Hair commented the applicant is in attendance. Mr. David Smith stated he has applied because the Huckleberry had been there for 20 plus years. Ms. Linda Hylton read a petition which has received over 350 signatures. Ms. Hylton stated the intent is to provide a safe environment and arrangements have been made with the Super 8 will allow patrons to stay in the hotel at half price. Ms. Hylton added it is the desire of the applicant to serve the community with poker runs and events for the Fire Department and Rescue Squad. Ms. Hylton stated there has been confusion over why TJ's Pub and Grill was allowed to operate without going through the public hearing process and not being required to add a sprinkler system. Mr. Dennis Dowdy stated there has been confusion over the use type of a restaurant with a dance floor. Mr. Dowdy added the Huckleberry opened in 1984 and operated almost continuously before a new tenant took over the building. Mr. Dowdy stated TJ's Pub and Grill opened a few years ago before closing in December.

Ms. Jennifer Lawrence stated she has lived on Patricia Lane for years during which time she has endured loud noise and intoxicated people walking on Roanoke Street. Ms. Lawrence added she has safety concerns regarding the dancehall.

Ms. Laura Justice stated there is only one entrance to the Wagon Wheel and she disputes the complaint over noise. Ms. Justice stated there is a different crowd now compared to TJs.

Vice-Chairperson Powers requested the applicant meet with staff to clarify issues. Vice-Chairperson Powers indicated he would like to have the Building Official to attend the next meeting with the building drawings submitted. Vice-Chairperson Powers requested feedback from Chief Sisson including any reports of noise complaints and any incidents in relation to the business location.

Ms. Justice stated the band is cut off at midnight on Friday and Saturday nights and then the business is closed between 1 a.m. and 1:30 a.m.

Ms. Lawrence stated she has continued to hear the music even with the change in ownership.

Ms. Anita Griffith stated she first attended the Huckleberry and also attended TJ's. She added there was an issue with motorcycle gangs but the Wagon Wheel intends to be family oriented.

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

Commissioner Collins inquired about what is located on the property now. Mr. Smith stated it is a restaurant with dancing on Friday and Saturday night. Mr. Smith stated the restaurant is open two and a half days, being open on Sunday night from 6 p.m. to 10 p.m.

Commissioner Hedrick inquired if the applicant was under the impression the former lease was running a dancehall. Mr. Dowdy stated he was unaware there was a difference between a restaurant and a dancehall.

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

Chairperson Moore introduced the discussion. Mr. Glenwood Martin stated this in the former United Muffler location. Mr. Martin added Power Zone had been located in the building recently but that business has expanded and moved out. Mr. Martin added the building was designed for a commercial garage. Commissioner Collins inquired about the addressing of the two buildings. Mr. Martin indicated there are two separate addresses.

Commissioner Powers stated there is always a concern of inoperable vehicles with commercial garages. Mr. Martin stated as part of the lease, all vehicles must be removed in 60 days. Commissioner Huppert inquired about the number of parking spaces available. Mr. Martin stated there are 9 spaces in the front with the two bays and additional parking in the rear of the property. Mr. Dana Chudzik stated there will not be issues with old cars and parts on the property because he would like to compete with other repair shops. Mr. Chudzik added he will be adding slates to the fence to keep vehicles hidden behind the fence.

Ms. Becky Cook Mann stated she owns the adjoining property and has no objections to the request.

Chairperson Moore read the drafted conditions:

1. The property is to be maintained in a clean, sanitary, and sightly manner.
2. This permit is for a commercial garage, not a body shop or towing service or for conducting bodywork.
3. All parts, including faulty parts, tires, etc. are to be kept inside the garage or a fully enclosed building (including a roof) until disposal.
4. All waste petroleum products and/or chemicals are to be disposed of properly and are not to accumulate upon the premises. Provisions are to be made for the capture of leaking petroleum products and/or chemicals.

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

5. There will be no storage of vehicles upon the premises except for vehicles occasionally left for repair. All vehicles left for repair are to be kept on-premises and not within any public right-of-way or adjacent property. All vehicles on the property are to have a State inspection decal that is either valid or dated within 90 days of its expiration.
6. Mechanical work is to be done inside the building and not outside.
7. There are to be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
8. There are to be no discernible noises to residential properties in the nearby vicinity between 7:00 p.m. and 7:00 a.m.
9. This permit shall be revocable for violations of Chapter 4 "Advertising" of the Christiansburg Town Code occurring on the property.
10. All towed vehicles and/or vehicles left for repair are to be store inside the building.
11. This permit is subject to inspections and approval of the facilities by the Fire Marshall and Building Official.
12. This permit is subject to the requirement of a site plan to be reviewed and approved by Town staff.
13. This permit shall be subject to review by the Planning Commission in one year.

Ms. Hair sated number 10 should be stricken because number 5 addresses the storage of vehicles. Ms. Hair also indicated a full site plan for the property will not be required, but verification of the parking and landscaping required for the property will need to be done.

Other business.

Chairperson Moore introduced the discussion. Commissioner Huppert presented information from a tourism training he attended.

Ms. Hair noted the agenda reflected an error in the meeting time and apologized for the error. The public hearing items and meeting were correctly advertised with the local newspaper and on the Town's website.

Ms. Hair requested guidance on three Code items. The Commission agreed the Development Subcommittee could review those items.

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



Craig Moore, Chairperson



Nichole Hair, Secretary Non-Voting