

**Christiansburg Planning Commission
Minutes of March 17, 2014**

Present: Matthew J. Beasley
Harry Collins
Ashley Cowen
M.H. Dorsett, AICP (arrived at 7:05 p.m.)
David Franusich
Jonathan Hedrick
Steve Huppert
Craig Moore, Chairperson
Joe Powers, Vice-Chairperson
Jennifer D. Sowers
Nichole Hair, Secretary Non-Voting

Absent: Ann H. Carter

Staff/Visitors: Kali Casper, staff
Missy Martin, staff
Kevin Conner, Gay and Neel
Lance Franklin, 45 Welch Circle
Anita Franklin, 45 Welch Circle
Dennis Mirabella, 15 Welch Circle
6 others

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

Public Comment.

Chairperson Moore opened the floor for public comment. Mr. Lance Franklin of 45 Welch Circle noted his cul-de-sac has no curb around it and the snow trucks tear the grass up. Chairperson Moore responded staff will look into this issue. Commissioner Huppert added he has heard this before and staff has had grass replanted there. Commissioner Powers added flagging could be considered for guidance. Mr. Franklin responded the garbage trucks do it as well. Ms. Anita Franklin of 45 Welch Circles agreed and added she has been replanting every summer but it is too much. Chairperson Moore closed the public comment period.

Approval of meeting minutes for March 3, 2014.

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

Public hearing for Conditional Use Permit amendment request by Stateson Homes, LLC and Cambria Crossing, LLC 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.

Chairperson Moore introduced the discussion. Mr. Kevin Conner of Gay and Neel introduced himself as the representative for Stateson Homes, LLC and Cambria Crossing, LLC. Mr. Conner explained the property was rezoned in 2005 to allow for a planned housing development, which applied conditions to the lots such as setbacks and greenspace. Mr. Conner added this request will only change the conditions for the townhouse lots. Mr. Conner identified the proposed townhouse lots on an aerial map. Mr. Conner reviewed the first condition requested for amendment "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". He explained the proposal requests the removal of "minimum of three" for having the same front yard setbacks in the current condition. Commissioner Dorsett asked if this was for the same lots as the previous request for shotgun-style houses. Mr. Conner responded this request applies to townhomes only and not single-family houses.

Mr. Conner reviewed the second condition requested for amendment "detached garages located on a townhome lot may be constructed on the lot line. Adjoining townhome lots may have a detached garage that shares a common wall". He explained that current garages must have 3 foot side setback as an accessory structure. Mr. Conner added the amendment would allow for two single car garages to be adjoining at the property line, creating the look of a two-car garage. Commissioner Huppert asked if there would be a wall separating the two garages. Mr. Conner responded there will be a firewall, separate person doors and separate garage doors as shown on the building plans. Commissioner Franusich asked if there would be fences. Mr. Conner responded fences are required between the units. Commissioner Franusich asked if the fences run from the unit to the garage. Mr. Conner responded that they are required for 8 feet out. Ms. Hair added fences are required from the unit running 12 feet out. Mr. Conner noted additional length of fencing has not been discussed with the builder.

Mr. Conner explained the third condition requested for amendment appears to have been mistyped originally. He noted the change will be from a walkway connected to the alleyway to a walkway connected to the front sidewalk. Commissioner Huppert asked about the relative location of the Huckleberry Trail. Mr. Conner clarified the location of the trail. Chairperson Moore asked about any other changes. Mr. Conner responded the request was only for three changes to the townhouse lots.

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Commissioner Dorsett asked about the previous request for single-family units at this location. Ms. Hair responded the previous request applied to the conditions for single-family homes and was not a rezoning, so these lots still allow for townhouse units. Mr. Conner added the lots were platted for townhouses as they are not wide enough for single-family units. Commissioner Dorsett asked if they will look similar to the existing units. Mr. Conner showed the facades from the building plans. Commissioner Dorsett asked about the siding. Mr. Conner responded that there would be siding and there is currently a mix of brick, siding, and stone in the development.

Commissioner Huppert asked for clarification regarding the sidewalk. Mr. Conner responded the walkway would connect from the front of the units to the sidewalk at the public street. Commissioner Huppert asked for clarification on varied setbacks. Mr. Conner showed drawing with setbacks varying every other unit instead of three units having the same setbacks. Commissioner Hedrick asked about double garages. Mr. Conner responded that there is not enough room for double garages. Commissioner Franusich asked about the viewshed from the Huckleberry Trail. Commissioner Sowers asked for clarification about the screening adjoining the property. Mr. Conner responded the screening is between the existing units and the Rowe furniture building.

Ms. Anita Franklin of 45 Welch Circle asked about how the units will look on the outside and will they have siding. She added that siding in the development is increasing and it is starting to cheapen the look of Cambria Crossing. Chairperson Moore responded the issue before Planning Commission is not the appearance of the units. He added the appearance is at the discretion of the homeowner's association.

Mr. Franklin asked why the townhouses need to vary since the already built units did not. Commissioner Franusich responded that it is an aesthetic choice.

Mr. Dennis Mirabella of 15 Welch Circle asked if the zoning will be changed and how many units in a row. Mr. Conner responded due to lot layout it will more than likely be 3, 4, or 5 units in a row. Chairperson Moore responded the request is an amendment to the Conditional Use Permit. not a rezoning.

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Mr. Franklin asked if the greenspace on the concept drawing will be grass area. Mr. Conner responded the coloring means it is not a hard surface. Chairperson Moore noted that stormwater must be managed, so the developers will likely keep impervious surfaces to a minimum. Mr. Conner added the overall conditions have minimum greenspace requirements. Commissioner Powers asked about additional pavement. Mr. Conner responded there will be pavement for the garage area as well as walkways. Commissioner Huppert asked if the developers will include walkways to the garage. Mr. Conner responded Stateson Homes will address that. With no objections, Chairperson Moore closed the public hearing.

Commissioner Dorsett asked about an architectural rendering. Mr. Conner noted the building plans shown. Ms. Hair responded the applicant is not required to present those to the Town. Commissioner Hedrick asked which way the units will face. Mr. Conner noted that the units will face the boulevard and common area. Commissioner Sowers noted both sides have the alley. Mr. Conner agreed. Commissioner Dorsett asked about buffering between single-family homes and townhomes. Mr. Conner responded there is an alley in between. He added the single-family units adjoining the alley are required to use the alley. Commissioner Franusich made a motion to recommend approval of the Conditional Use Permit amendment to Town Council. Commissioner Beasley seconded the motion. Commissioner Powers noted staggering the units will enhance the visual appeal of the units. With no further discussion, the motion carried, 9-0. Chairperson Moore reminded everyone about the Town Council public hearing on April 8, 2014 at 7pm on this issue.

Other business.

Chairperson Moore introduced the discussion. Ms. Hair notified Planning Commission that Commissioner Cowen will be leaving the Commission. She added Town Council will not fill her seat until the fall to allow for increased cohesion of the group. Ms. Hair thanked Commissioner Huppert for his support. Chairperson Moore thanked Commissioner Cowen for her service. Commissioner Cowen responded it has been an honor to work with everyone.

Commissioner Dorsett asked that Commissioner Collins be listed as co-chair to replace Commissioner Cowen on the Comprehensive Plan subcommittee. Commissioner Collins added additional volunteers are needed for the subcommittee. Commissioner Dorsett agreed. Commissioner Powers noted the next meeting is on Wednesday at 4pm.

Other business – (continued).

Commissioner Franusich asked about the Development Committee for the 26th at 8:30am. Ms. Hair responded yes. Commissioner Dorsett added that more volunteers would be great. She elaborated on the current process of neighborhood planning. She noted these plans would include more specific information by area including stormwater, recreational opportunities, and sidewalks. Commissioner Cowen added that additional public input will be solicited. Commissioner Collins requested help from the Commissioners for their own neighborhoods.

Commissioner Huppert shared Town Council's action on two items. He noted the owner will be putting a sprinkler system into the Holiday Lodge so Town Council passed that request. He added that Chief Hanks attended the meeting and has been checking in at the location. Commissioner Huppert stated the garage request was also passed. He added Town Council appreciated Planning Commission's work on these items. Commissioner Huppert also noted he would report on those wearing green today.

There being no more business Chairperson Moore adjourned the meeting at 7:42 p.m.



Craig Moore, Chairperson



Nichole Hair, Secretary

Non-Voting