

Christiansburg Planning Commission
Minutes of June 30, 2014

Present: Matthew J. Beasley

Ann Carter

Harry Collins

M.H. Dorsett, AICP

David Franusich

Jonathan Hedrick

Steve Huppert

Craig Moore, Chairperson

Joe Powers, Vice-Chairperson

Nichole Hair, Secretary Non-Voting

Absent: Jennifer D. Sowers

Staff/Visitors: Missy Martin, staff

Sara Morgan, staff

Cindy Wells Disney, Montgomery County Planning Commission

Linda and Bernie Wortzberger, 311 E. Main Street

Samuel Bauer, 100 Alleghany Street

Sharon Scott

Tom Thompson, 312 East Main Street

Lisa Bleakley, Director, Montgomery County Tourism Development Council

Richard Shelton, 2221 Peakland Way

Neil Sommerfeldt, 310 East Main Street

Kathy Drummond, 207 Junkin Street

Michael and Carol Pontone, 304 East Main Street

Sandy Simpkins, 308 East Main Street

Paul Little, 600 East Main Street

Carolyn Mills, 101 Park Street

John Neel, Gay and Neel, Inc.

Derrick Lancaster, Total Car Care

Marvi Stine, 500 Roanoke Street

Todd Robertson, Stateson Homes

Steve Semones, Balzer and Associates, Inc.

William Price

Charlie Saks, 310 Revolution Circle

Jeff Greenough, 15 Jessie Circle

Gary Proco, 820 Stafford Drive

Leslie Bane, 665 Stafford Drive

Chris Widrig, 725 Stafford Drive

Chairperson Moore called the meeting to order at 7:00 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. No public comments were made. Chairperson Moore closed the public comment period.

Approval of meeting minutes for June 16, 2014.

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

Planning Commission Public Hearing on Council's intention to adopt an ordinance in regards to the definition of bed and breakfast inn.

Chairperson Moore presented the proposed definition of bed and breakfast inn.

Chairperson Moore opened the floor for Planning Commission discussion. Linda Wortzberger, owner of Oaks Victorian Inn, asked for clarification on definition. Chairperson Moore clarified that the before mentioned definition is the definition being proposed, not the current definition. Ms. Wortzberger gave a history of the purchasing of the property, the number of guests allowed in the inn, their contribution to the Town in terms of revenue, and the overall contribution to the Town. The Oaks owners are members of the Chamber of Commerce, are on the Tourism Board, are a Four Diamond AAA for 20 years, and the inn is the number one lodging on Trip Advisor with a 97%. The Oaks has also been voted the number one B&B in Southwest Virginia in Virginia Living Magazine. Ms. Wortzberger described the comment box left in the cottage for guests to write comments about their stay. She read two comments left by patrons stating their satisfaction with The Oaks. The first comment was from a Christiansburg resident stating she enjoyed her stay and the atmosphere is a great place for growing relationships. The second comment from a couple celebrating their 40th wedding anniversary and wishes other guest the same experience they received. A lot of the guests of The Oaks are people traveling across Virginia and have had repeat customers. Ms. Wortzberger hopes the cottage will be allowed as a legal guest unit. The owners have received many requests to hold special events at The Oaks but turn away customers because they are not zoned for those uses. The Monday Night Rotary Membership Appreciation event was held in the past with permission from Randy Wingfield as long as these events would not be held on a regular basis. The owners are not looking to host weddings; however, would like to host events that are 20-25 people in size. These requested events would be held between 11:30 AM and 3:30 PM. Ms. Wortzberger spoke to the current parking availability on the property. They have received support from neighbors. Ms. Wortzberger stated David Shanks, a neighbor across the street, has told them if they need extra parking to get in touch with Dan Berenato with the schools. Ms. Wortzberger reiterated that they are not looking to host big events that do not include catering.

Planning Commission Public Hearing on Council's intention to adopt an ordinance in regards to the definition of bed and breakfast inn – (continued).

Samuel Bauer, 100 Alleghany Street, believes that The Oaks is a strong asset for the Town of Christiansburg. Mr. Bauer spoke to the community involvement of the owners and support of the Civic League. Mr. Bauer agrees with Ms. Wortzberger's before mentioned comments. Mr. Bauer wanted to clarify that the Wortzberger's request does not include weddings. Mr. Bauer is in strong support of the Wortzberger's request and the change in the ordinance.

Sharon Scott, resident of Christiansburg for 15 years, in support of The Oaks request. Ms. Scott believes the Town should be proud of the inn being number one in Southwest Virginia. The inn should be celebrated as a historic gem in the community. Ms. Scott believes it is great that the owners are looking to open this gem to small events conducive to enhancing their own small business and celebrating our local history. Ms. Scott believes it would be a good thing to approve request. Ms. Scott stated the community boasts a large amount of medium to large sized venues however; tasteful, intimate, smaller venues are in short supply in this area. The Oaks would meet these needs. Ms. Scott commends the owners for their honesty and integrity in going about this the right way by submitting this request. Ms. Scott also mentioned the lodging and tax revenue contributed to the Town by The Oaks as well as the tourism initiatives. Additionally, Ms. Scott spoke about the respect given to the neighbors by limiting the size to 20-25 people and the time of 11:30-3:30 PM to be respectful of families own activities. She asks the Commissioners to think favorably of this request and provided the Commissioners with a magazine that features Christiansburg and The Oaks, noting the quality of life in communities. She then directed Commissioners to pages 10 and 35 to show The Oaks as a gem and bright spot in the community.

Tom Thompson, 312 East Main Street, directly across from The Oaks. Mr. Thompson asked for clarification of the last sentence in the proposed definition as it seems to be is open ended. Mr. Thompson is concerned with parking in front of his home and asked if there has been any thought to a parking requirement to address parking in front of homes. Chairperson Moore clarified the modification of the ordinance and the Conditional Use Permit that follows. Chairperson Moore stated conditions can be added in regards to parking.

Richard Shelton, 2221 Peakland Way, lifetime resident of Christiansburg and Montgomery County, as well as a business owner of Shelton & Walters for the last 27 years of its existence. Mr. Shelton spoke to the history and beauty of The Oaks and remembers the home as a child. He believes The Oaks is a beautiful representation of the Town of Christiansburg and how the history and beauty attracts travelers. Mr. Shelton reiterated that guest of the inn include Christiansburg residents and how that speaks to the property and how it is run. He has had family members stay at The Oaks and enjoyed their stay. Mr. Shelton seconds what Ms. Scott had said earlier about the rating of the inn, the hours for special events, and how this is good for Christiansburg. He also mentioned the cottage is a lovely place and hopes people are able to enjoy it for years to come.

Planning Commission Public Hearing on Council's intention to adopt an ordinance in regards to the definition of bed and breakfast inn – (continued).

Mr. Shelton praised Christiansburg as a whole as it is his home, where he has raised a family and operated a business. He urges the Commissioners to pass the ordinance for not only The Oaks but for other businesses that need to thrive in our town.

Lisa Bleakley, Tourism Director for Montgomery County and the towns of Blacksburg and Christiansburg, noted that the Wortzbergers were some of the first folks she met when she came into the area. She could not think of any better cheerleaders for the Town of Christiansburg. Ms. Bleakley spoke to the services provided to residents and travelers. Travelers are brought into their home and treated as family giving them experiences they would not experience at home is invaluable in her business. She seconds what Ms. Scott and Mr. Shelton said.

Neil Sommerfeldt, 310 East Main Street, across from The Oaks, moved from Northern Virginia to Christiansburg in 2008 for peace and quiet. Mr. Sommerfeldt stayed with previous owners of The Oaks when looking for a home and agrees The Oaks is an asset for the area. He has not had any problems with The Oaks since living across the street from them. Mr. Sommerfeldt's concern is the weddings and reception in regards to drinking, noise and parking problems. If 50 or 60 people come to a wedding at a property with nine parking spaces they are going to end up parking on the street. Mr. Sommerfeldt recalls the parking problems associated with parades going down East Main Street. He notes that Park Street and East Main Street is a busy intersection. He understands there will not be weddings and receptions from the owner but the internet states that there will be events like these. Mr. Sommerfeldt does not want a noisy neighborhood, having moved from one. He believes that his concerns should be reflected on the internet if they do not align with the wishes of the owners.

Kathy Drummond, 207 Junkin Street, lifelong resident of Christiansburg and purchased their home because it is like the old Christiansburg. Ms. Drummond is concerned with events on property leading to parking, traffic, and noise issues, regardless of the time of the event. She notes that a caterer could be used and can have multiple vehicles needing parking. Ms. Drummond is proud of the town and its ordinances. She truly believes The Oaks is something to be proud of but not at the tragedy of noise, traffic and parking. Ms. Drummond hopes there is a traffic count for the area. She is proud of people for speaking up and notes that those speaking in favor of The Oaks do not live around the corner from them.

Michael Pontone, has lived in Christiansburg since 1976, concerned with the proposed definition. If The Oaks is granted the Conditional Use Permit would the next owner have weddings on the property? If this definition could be changed he would not have any objections to the extra room.

Planning Commission Public Hearing on Council's intention to adopt an ordinance in regards to the definition of bed and breakfast inn – (continued).

Mr. Pontone noted that the bed and breakfast is run very nicely and is beautiful however is concerned about what happens down the road. Chairperson Moore clarified the ordinance applies to the entire Town of Christiansburg and if this passes, the applicants would have to go through the Conditional Use Permit process, which can be made nontransferable. The ordinance is broad in definition but can be restricted through the Conditional Use Permit.

Kay Hanson, 300 East Main Street, concerned about the Fire Marshall has ruled on the capacity for The Oaks. Chairperson Moore clarified that a stipulation of the Conditional Use Permit will be compliance with the Fire Marshall. Ms. Hair added that the building currently meets the capacity but the events have not been addressed by Fire Marshall. The Planning Commission could add a condition stating the Fire Marshall needs to look at the property in terms of events. Ms. Hanson notes her large home and the number of people that could be accommodated. She believes The Oaks is larger and could accommodate 50-100 people. Ms. Hanson would like to have heard about a shuttle service in regards to events. There have been parking issues in the past along Park Street including in front of her home. Ms. Hanson agrees with neighbors stating this is too much noise. Chairperson Moore notes that there are other laws that need to be met by the property owner and what the Planning Commission decides cannot overrule another law or regulation. Commissioner Dorsett added that this ordinance applies to the whole of Christiansburg, not specifically to The Oaks. Chairperson Moore went over the public hearing process

Sandy Simpkins, 308 East Main Street, agrees with neighbors' concerns of parking and noise.

Bernie Wertzberger, owner of The Oaks Victorian, asked how weddings were added to this definition. Ms. Hair clarified the proposed definition was taken from other localities and will apply to all bed and breakfasts in town therefore the definition is broad. Mr. Moore clarified the Conditional Use Permit process and Ms. Hair provided examples of special events.

Michael Pontone asked if the Conditional Use Permit could ban weddings and restrict the number of people. Chairperson Moore stated that weddings could be banned as part of the conditions and there could be a restriction of the number of people and cars, and hours of operation. Commissioner Huppert added thoughts about the Conditional Use Permit process.

Paul Little, 600 East Main Street, believes this has been a confusing process but supports the Wertzbergers and notes their wish to limit the size as well as management of the inn. Chairperson Moore apologized for confusion and reviewed the reasoning behind the ordinance change.

Chairperson Moore closed public comment period.

Contingent on Item 3, Planning Commission Public Hearing on a Conditional Use Permit amendment request by Linda Wortzberger for a bed and breakfast inn at 311 E. Main Street (tax parcel 527-((A))-127) in the R-3 Multi-Family Residential District.

Chairperson Moore opened the floor for the applicant. Ms. Wortzberger would like to make sure the cottage is legal. The cottage has been used as guest unit in the past and contributes a lot of revenue to the town. She noted the location of the cottage and many people do not realize there is a cottage on the property. The Oaks has more than sufficient parking for an additional guest unit. Ms. Wortzberger notes that they purchased the property as a seven unit B&B knowing that five rooms in the house were permitted. The most important aspect of the request is making the cottage legal.

Commissioner Carter brought up that the references to the property in the previous public hearing were speaking in regards to parking and noise. Chairperson Moore agreed that those comments would carry forward.

Chairperson Moore opened the floor for public discussion. Tom Thompson, 312 East Main Street, has no issue with additional sixth unit but disagrees with the events. Many citizens agreed with his statement.

Carolyn Mills, 101 Park Street, it has been quiet and peaceful so far and thankful the applicants aren't seeking weddings. Ms. Mills spoke to the traffic issues on the street and recalled an accident that occurred due to the traffic on the street.

Ms. Drummond concerned about the receptions being held on the property. The commission clarified that the applicant is not seeking receptions.

Chairperson Moore closed public comment period.

Planning Commission Public Hearing on a Conditional Use Permit request by Derrick Lancaster for a towing service at 880 Radford Street (tax parcel 525-((A))-38) in the B-3 General Business District.

Chairperson Moore opened the floor for the applicant. John Neel, Gay & Neel, represented the Derrick Lancaster, owner of Total Car Care operating off of Radford Street. The request is for a property adjacent to the applicant's property. The history of the property was discussed. It is requested that the property be used as a private garage for the applicant's towing business. The towing business will operate out of the Total Car Care site.

Chairperson Moore opened the floor for public discussion. There were no public comments. Chairperson Moore closed public comment period.

Planning Commission Public Hearing on a Conditional Use Permit request by Marvi D. Stine and Gregory D. Duncan for a single family residence at 404 Roanoke Street (tax parcel 527-((A))-15) in the B-3 General Business District.

Chairperson Moore opened the floor for the applicant. Marvi Stine lives at 500 Roanoke Street which is located a block away from the subject property. Ms. Stine's current home is under a Conditional Use Permit for a residence in B-3 and enjoys living there. When she bought the property it was used as residential and she changed it to an office. Ms. Stine has tried selling the property but has not been successful. She is getting ready to move out of the building and does not want this property to be left vacant. Ms. Stine believes it is a great property and would make a lovely home for someone. She spoke to the zoning and uses of the adjacent properties. Ms. Stine notes that she has not had any problems living in this area and believes a future resident would not have any problems.

Chairperson Moore opened the floor for public discussion. There were no public comments. Chairperson Moore closed public comment period.

Planning Commission Public Hearing on Council's intention to adopt an ordinance in regards to a rezoning request Stateson Homes for property located on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) from A Agricultural to R-1 Single Family Residential with proffers. The property contains 35.4 acres and is scheduled as Residential in the Future Land Use Map of the Christiansburg Comprehensive Plan.

Commissioner Hedrick asked for clarification on the ownership of the property. Ms. Hair clarified that the property is under contract.

Chairperson Moore opened the floor for the applicant. Todd Robertson, President and Owner of Stateson Homes, native of the New River Valley, spent 20 year in the home building business then started Stateson Homes in 2011. Mr. Robertson spoke about his developments, Brittany Meadows and Heron's Landing, located in Blacksburg as well as his development in Christiansburg at Cambria Crossing. Mr. Robertson notes his background and the history of his company. He notes the customer experience and how his product meets the needs of the community. Mr. Robertson believes this is one of the best areas in the country to live in and hopes to add value to the neighborhood. He mentions the services available around the property and experience residents would have access to.

Steve Semones, Balzer & Associates, showed the property on the site plan. Two lot types were shown on site plan that have different sizes and setbacks as well as the roads that would be constructed. The "Road A" comes out at an existing median break on Quinn W. Stewart Blvd. Mr. Simones notes the development would stop before the creek located at the back of the property. He notes The Villas at Peppers Ferry being an asset to the Town of Christiansburg. The applicant has met with The Villas residents about the property. The applicant has discussed the concerns of traffic and stormwater in regards to their neighbors at The Villas. The property is designated as residential in the Comprehensive Plan's Future Land Use map.

Planning Commission Public Hearing on Council's intention to adopt an ordinance in regards to a rezoning request Stateson Homes for property located on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) from A Agricultural to R-1 Single Family Residential with proffers – (continued).

Mr. Semones believes the development would be a good transition for a zoning standpoint from high density to lower density as you move back into the property. Mr. Simones spoke to the access points of the property. The first access point is located on Quinn W. Stewart Blvd. and the second access point located on Stafford Drive. Having multiple access roads is important for traffic as well as emergency services. Roads included in development would be public roads and built to town standards. The applicant has performed field evaluations in regards to environmental factors such as streams and wetlands. A full delineation by the Corp of Engineers has not been performed but has identified the most critical point located near the stream. The applicant is currently using the brush line as a buffer for the creek. Preliminary calculations have addressed stormwater management and the new regulations starting July 1, 2014. Open space is also provided within the development. Mr. Simones notes that some of the discussion with The Villas residents was in regards to screening and traffic flow. The Town Engineering Department has been involved in discussion about traffic on 114. From a planning and comprehensive plan standpoint, Mr. Simones believes this is a good plan.

Kathryn Dowling, represents The Villas of Peppers Ferry, stated that in general the residents of Peppers Ferry support the rezoning from A Agricultural to R-1 residential. The residents have met with the applicant and have common interests and goals. There are some residents that will be more affected than others and not all residents will be happy. She noted that their major concerns have been addressed such as traffic flow and road improvement. The Villas believe a major priority of the Town of Christiansburg should be to initiate the TIA study as soon as possible when Route 114 is completed. The analysis should include Majestic Drive, Stafford Drive, and Quin W. Stuart Blvd. She asks that the widening of Stafford Drive and the acquisition of right-of-ways be revisited by the Town, even though the donation of right-of-ways failed in the past. Ms. Dowling spoke to the stormwater management concerns that have been discussed with applicant. She noted the berms present on the western property line to divert stormwater that would otherwise flow into The Villas. The Villas ask that any development to the west maintain the berms and drainage to current conditions both during and after construction. Additionally, it is requested that any change in contour be accompanied by berms and drainage necessary to prevent additional stormwater or silt flow onto our property. Lastly, The Villas ask that the silt fences are not to be depended upon for runoff control as they have failed in the past. They also ask for further study in regards to the redirection of the road located near their property and understand this impacts stormwater. The applicant has agreed to study this area and report back to The Villas, no construction traffic within The Villas property, and plant screenings will be used as buffering as it is important to all parties. The Villas question where the water access pipes will be located and the effect this will have on their water pressure and backflow. They are concerned that their recent \$21,000 investment in a water pressure regulator valve would be in jeopardy. The Villas hope to be good neighbors and citizens of the Town of Christiansburg.

Planning Commission Public Hearing on Council's intention to adopt an ordinance in regards to a rezoning request Stateson Homes for property located on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) from A Agricultural to R-1 Single Family Residential with proffers – (continued).

William Price lives in Montgomery County. Mr. Price stated has developed property in Blacksburg and Christiansburg. Mr. Price is impressed by the Stateson Homes product and results. He has not done a project with Mr. Robertson, but knows he has been an asset to Blacksburg and the Maple Ridge development. Mr. Price notes the interest in this area in regards to the Huckleberry Trail. He appreciates the concerns of The Villas and believes they cannot find someone more courteous and attentive to the details. The development will have road infrastructure, utilities and parks. He believes you cannot find a better location for the growth of the community.

Charlie Saks, 310 Revolution Circle, part of The Villas, believes the Planning Commission failed the residents of The Villas because they pay taxes and do not get what they should receive from the Town of Christiansburg. The Villas do not received trash pick-up, police or sidewalks. The builder was able to get by with as little as he could. The proposed development does address these concerns and planned the way The Villas should have been planned. Mr. Saks believes Stafford Drive needs to address what is stated in the Vision 2020 Plan in regards to an interconnected community and reducing the reliance on fossil fuels in regards to vehicular traffic. He interprets this to mean the Town should widen Stafford Drive and provide sidewalks.

Jeff Greenough, lived in area since 1989, appreciates the building quality and integrity of Stateson Homes. Mr. Greenough lives at 15 Jessie Circle in Stafford Farms. He spoke to the public hearing notice sign on the road that was ripped off and located in a bad location on Quin W. Stuart Blvd. Mr. Greenough notes that Stafford Drive is not pedestrian friendly. Mr. Greenough would like Stafford Drive to be addressed and concerned about the Rescue Squad response time. He is not against development but would like it to be a conscious development.

Bonnie Boatwright lives at 480 Revolution Circle, located next to "Road A" of the proposed development. Ms. Boatwright does not believe it was necessary to place the main road next to the current homes. Ms. Boatwright spoke to the traffic, noise and lights that will be occurring on "Road A." The construction using the main road was also noted by Ms. Boatwright. She believes this is a magnitude of units to put on this small space. The commission has a responsibility to the citizens that are already in Christiansburg.

Gary Proco, 820 Stafford Drive, spoke to the traffic produced by The Villas and a light at Quin W. Stuart Blvd. that was discussed when The Villas were being built. He has spoken with the Engineering Department and understands that the light is not currently planned and there will be study conducted after Route 114 is completed. He spoke about the direction of traffic with the developments that have been constructed off of Stafford Drive. Mr. Proco also notes the safety issue at the road entrance and the top of the hill.

Planning Commission Public Hearing on Council's intention to adopt an ordinance in regards to a rezoning request Stateson Homes for property located on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) from A Agricultural to R-1 Single Family Residential with proffers – (continued).

He is not against the development but believes traffic movements should be addressed in regards to direction of traffic and placement of a light. Mr. Proco noted the agricultural uses on Stafford Drive as well as the saw mill that is grandfathered and not likely to move. He does not believe the Stafford Drive residents have been approached for a study. Mr. Proco is not in support "Road B" coming out on Stafford Drive. He does not understand why the Halberstadt property is zoned agriculture while the development would be residential. The road width was also noted in regards to adding more vehicles on Stafford Drive. He has no issue with the development as long as the roads are directed through their property back to Route 114. Mr. Proco mentioned the accidents that have occurred on Stafford Drive near Stafford Farms.

Leslie Bane, 665 Stafford Drive, agrees with Mr. Proco. Mr. Bane noted the amount of residents and church goers that use Stafford Drive as an exit. He believes Stafford Drive needs to be widened. The width in front of his property is barely 26 feet and two buses cannot pass one another. Mr. Bane is not against the development but against the residents coming out on Stafford Drive and the traffic produced. There is a safety issue for where "Road B" is proposed to come out onto Stafford Drive.

Chris Widrig, 725 Stafford Drive, believes the main concern is the traffic on Stafford Drive. Mr. Widrig proposes a redirection of the road back to Quin Stuart Blvd., there is a dirt road that could be used, rather than Stafford Drive as well as putting a light in at Quin W. Stuart Blvd. He believes you could not widen Stafford Drive enough to meet the traffic needs. Mr. Widrig's main concern is "Road B." He agrees with previous comments about not getting proper notice.

Chairperson Moore closed public comment period.

Contingent of Item 5, Planning Commission Public Hearing on a Conditional Use Permit request by Stateson Homes for property on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) for a planned housing development in the R-1 Single Family Residential District.

Chairperson Moore opened the floor for the applicant. Steve Semones, Balzer & Associates, there is a proffer statement being worked on internally by the applicant. Mr. Semones stated the R-1 rezoning would allow for single family residential, construction would not use roads in Villas of Peppers Ferry, other than Quin W. Stuart Blvd., and looking at setting up a maximum density, currently at about 3 units per acre. From a density standpoint the development is fairly low.

Contingent of Item 5, Planning Commission Public Hearing on a Conditional Use Permit request by Stateson Homes for property on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) for a planned housing development in the R-1 Single Family Residential District – (continued).

Chairperson Moore noted that the comments from the rezoning would carry over to this public hearing on the Conditional Use Permit.

Chairperson Moore opened the floor for public discussion. There were no public comments. Chairperson Moore closed public comment period.

Planning Commissioner Reports.

Commissioner Hedrick requests Ms. Hair have the Town's engineering staff present at the next meeting to address the widening of Stafford Drive. Ms. Hair noted the Town would need to purchase property to widen Stafford Drive and at the present time the Town is not prepared to do so. Commissioner Carter added that this has been an issue over the years. Commissioner Hedrick asked if it was possible to request the developer purchase property to widen Stafford Drive as part of their proffers. According to Ms. Hair the Planning Commission can condition anything as part of a Conditional Use Permit. Commissioner Hedrick would also like the Town to clarify the location of the right-of-ways. The right-of-way is against The Villas as opposed to the railroad track. This is a design decision on Balzer's part and the question would need to be directed to them. The Town encourages connectivity and two access points according to Ms. Hair. Commissioner Hedrick directs the question to "Road A" that is located next to The Villas when there is other property open for development. Ms. Hair believes this decision may have to do with width requirements as well as town access to a pump station. Clarification on these topics will be given at the next Planning Commission meeting. Commissioner Dorsett notes that the railroad will not give up property.

Commissioner Collins asked everyone to email their lists for neighborhood planning, as discussed in the previous meeting, to him. Commissioner Dorsett added that the Comprehensive Plan Subcommittee met earlier today and will not be meeting until the first meeting in September to allow for the new staff member to become acquainted with the Comprehensive Plan. She also requests the list be forwarded to her.

Commissioner Powers reported that the Development Subcommittee did not meet in June. Commissioner Powers spoke about the Planning District Commission books provided by Ms. Hair and what can be prioritized to move forward in the Development Subcommittee. Ms. Hair asked that ideas be sent to her via email for future drafting of conditions. Commissioner Powers asked that someone be present at the next meeting to provide insight as to how this property has been planning for future development and road placement. Ms. Hair referred Commissioner Powers to the Comprehensive Plan and Future Land Use map. Those are the only documents that have been prepared.

Planning Commissioner Reports – (continued).

Commissioner Powers asked if there has been a master plan for the property and there has not been a master plan developed according to Ms. Hair. Balzer has worked with the developer for The Villas when they did Phase 2 and therefore have an understanding of the long term visioning but nothing has been presented to the town regarding a master plan.

Commissioner Beasley had nothing to report.

Commissioner Carter had nothing to report.

Commissioner Huppert applauded Chairperson Moore for the public hearings held tonight.

Commissioner Franusich brought up the Roanoke Times article on Downtown Christiansburg.

Commissioner Dorsett noted the postponed Comprehensive Planning Subcommittee meetings until September. She also mentioned looking at expanding some of the historic districts, most notably East Main. This may call for a Historic Preservation meeting to discuss possible expansion. Commissioner Hedrick will propose a date and time for a Historic District subcommittee meeting at the next Planning Commission meeting.

Chairperson Moore asked that questions for staff be given to Ms. Hair prior to the meeting to ensure the question is answered fully. Commissioner Dorsett asked for more information on the stormwater system. Chairperson Moore believes the stormwater system is conceptual at this point.

Commissioner Collins asked about the fire department opening a new site. Ms. Hair reported that there is nothing planned at this point due to funding. Commissioner Huppert added that the only thing decided at this point is the site will include both the Fire Department and Rescue Squad.

Other business.

None at this time.

There being no more business Chairperson Moore adjourned the meeting at 9:03 p.m.

Craig Moore, Chairperson

Nichole Hair, Secretary Non-Voting

Christiansburg Planning Commission
Minutes of June 16, 2014

Present: Matthew J. Beasley
Ann Carter
Harry Collins
M.H. Dorsett, AICP
David Franusich
Jonathan Hedrick
Steve Huppert
Craig Moore, Chairperson
Joe Powers, Vice-Chairperson
Jennifer D. Sowers
Nichole Hair, Secretary Non-Voting

Absent: none

Staff/Visitors: Randy Wingfield, Assistant Town Manager
Missy Martin, staff
Sara Morgan, staff
Cindy Wells Disney, Montgomery County Planning Commission

Chairperson Moore called the meeting to order at 7:00 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. No public comments were made. Chairperson Moore closed the public comment period.

Approval of meeting minutes for April 28, 2014.

Chairperson Moore introduced the discussion. Commissioner Beasley made a motion to approve the Planning Commission meeting minutes. Commissioner Hedrick seconded the motion, which passed 8-0. Commissioner Dorsett and Commissioner Franusich abstained due to absence from the April 28, 2014 meeting.

Review of the Capital Improvements Plan for the Fiscal Year 2014-2015.

Chairperson Moore turned the discussion over to Randy Wingfield. Mr. Wingfield stated the Capital Improvement Plan for next year is 12.5 million dollars. Mr. Wingfield stated last year he told Planning Commission the Town would do more of a standard plan with a five year focus but it is such an overwhelming job when looking at the capital requests from departments and what is normally budgeted in the Capital Improvement Plan. He stated in a typical year the plan is normally 4.5 to 5 million dollars but with the capital requests it runs between 10 to 12 million dollars.

Review of the Capital Improvements Plan for the Fiscal Year 2014-2015 (continued)

Mr. Wingfield added this budget is a little different due to special projects. He added the Town has a 3 million dollar meter upgrade project to replace all the water meters in town with digital read, which will be a long term cost saver to the town. Chairperson Moore asked for elaboration on this project. Mr. Wingfield replied basically the Town would have relay stations in town and radio read the meters plus the Treasurer's office could read a meter in a seconds notice. He added the radio read can reach up to approximately 95% of the meters in town, but some meters would still need to be read on site due to elevations. Chairperson Moore asked if other localities are using this type of radio read. Mr. Wingfield replied yes numerous large localities, such as Roanoke, are using this system.

Commissioner Huppert stated Town Council approved this type of system due to collection of bills in a timely manner. Mr. Wingfield added this system would help with delinquencies and earlier notice for shut offs. He also added the process would make utility bills smaller and more manageable for the citizens. Commissioner Carter asked if the meter project would be phased in over time. Mr. Wingfield replied installing the radio read would be installed town wide and once installed the process would start immediately for billing. Mr. Wingfield added with the new system the Town could have one meter reader instead of four.

Chairperson Moore added this system should help with track of water loss. Mr. Wingfield added this will help citizens find water leaks faster. Commissioner Dorsett asked if the Town did frequency testing on the meters. Mr. Wingfield replied yes in several areas of town and no problems were detected.

Mr. Wingfield discussed another project in the Capital Improvement Plan of remodeling the upstairs of the Police Department for investigators, which has always been a long-term plan for the Town. Vice-Chairperson Powers asked what the upstairs was used for now and Mr. Wingfield replied it has two offices but is otherwise vacant.

Commissioner Collins asked Mr. Wingfield if the Town does not charge citizens the total amount the Town pays for water. Mr. Wingfield replied the Town does operate on a loss of water and sewer and subsidizes it out of the general fund. He added with this year's budget the Town will basically break even with operations cost and all improvements to the water and sewer capital comes out of the general fund. Commissioner Collins asked if the Town can change what the Water Authority charges. Mr. Wingfield stated the Water Authority does pass on the rates to the Town but does not gain a profit.

Vice-Chairperson Powers asked if the Town is banking for major products coming up. Mr. Wingfield replied the Town has a reserve fund of approximately 15 million dollars. Mr. Powers stated the citizens are not paying full cost of using water. Mr. Wingfield replied they are not and that has been the case for numerous years but the Town is closer to covering the cost than in the past. Mr. Powers added with all the infrastructure needs, money should be set aside for improvements.

Review of the Capital Improvements Plan for the Fiscal Year 2014-2015 (continued)

Mr. Wingfield added the Town had gradually increased rates, after the rates are increased from the Water Authority to cover operations and capital but Council's desire is not increase rates in one large chunk. Mr. Powers asked if the Town has a plan to increase the rates over a period of time. Mr. Wingfield replied there is not plan but the five year scope of the Capital Improvements Plan should help with the fee loss.

Vice-Chairperson Powers asked if large users pay discounted rates on water. Mr. Wingfield replied yes there is a discount rate for higher volume water users and it is an economic incentive for industrial users. Commissioner Hedrick asked if the Town will have a high increase on water next year. Mr. Wingfield replied the Water Authority increases water every year and the Town increases their rates also.

Mr. Wingfield discussed storm water utility fees being added because of state requirements and to help fund storm water maintenance, which now comes from the general fund.

Commissioner Huppert stated it was Councils intentions to not raise taxes. Mr. Wingfield stated citizens often see user fees increase as a tax increase.

Mr. Wingfield said the budget is close to \$1,000,000 for enhancing the downtown project and \$1,000,000 for storm water improvements on Brown Street and Church Street. The Town has \$200,000 in reserves for recreational development for the Town Park on Route 114. He also stated new to the budget was emergency services revenue recovery which is approximately \$700,000.00.

Vice-Chairperson Powers asked if funding will be available for sidewalks and trails. Mr. Wingfield replied yes there is funding for the Huckleberry Trail extension and general trail planning. Commissioner Collins asked if the Town can receive additional funds for sidewalks. Mr. Wingfield replied the Town does receive CDBG funding for sidewalks which is approximately \$100,000 per year. Ms. Hair clarified how the CDBG funding worked.

Commissioner Hedrick asked how many grants the Town received. Mr. Wingfield replied approximately 8 grants were received for the Town, which total several million dollars.

Commissioner Collins asked about new trash carts rates being the same for both size of carts. Mr. Wingfield replied the fees are the same because it takes the same amount of time to pick up. He clarified the fees and process of Town trash carts.

Commissioner Huppert asked Mr. Wingfield for the upcoming year what is on the top of the list for the Capital Improvements Plan. Mr. Wingfield replied the Truman-Wilson park development will be pushed and the Master Plan will be completed this year. He also added funds are being put into reserves for an Emergency Services building on Route 114.

Review of the Capital Improvements Plan for the Fiscal Year 2014-2015 (continued)

Commissioner Hedrick asked if the Town has a time frame for opening the new park on Route 114. Mr. Wingfield replies no and it will probably be completed in phases. Commissioner Huppert added the Town is discussing the option to sale a portion of the property for businesses to recoup some of the cost. Mr. Wingfield added several highway projects are included in the five-year capital plan, including the connector route.

Commissioner Dorsett asked if more neighborhood parks are addressed in the Parks and Rec Master Plan. Mr. Wingfield replied there is need for more parks and areas of Town are mentioned, but no specific location has been determined.

Commissioner Huppert verified the Depot Park creek would be cleaned up. Mr. Wingfield replied yes it is in the plan. Mr. Huppert added the intent is to place a bridge over the creek to contact to the skate park.

Commissioner Huppert stated one of Council's top concerns this next year will be the park and ride located at Falling Branch and discussed VDOT's plan to move the park and ride to a new location. Chairperson Moore added VDOT held a Six-Year Plan meeting for the public to come out and speak concerning road needs and the park and ride was discussed.

Chairperson Moore stated with no further questions then move on to work session.

Work Session-Neighborhood Plan of the Christiansburg Comprehensive Plan

Commissioner Carter made a motion to go into work session and Commissioner Dorsett seconded the motion.

Commissioners discussed the Neighborhood Plan and how to reach out to the citizens for comments. A neighborhood meeting is planned to be held at the neighborhood area churches.

The Commissioners made a decision to put up posters and brochures in local businesses in their designated area. Each Commissioner will be participating. A booth was discussed for the Wilderness Day Festival.

Commissioner Collins asked the Planning Commissioners to bring a list of businesses to hand out brochures to in their designated area to the next scheduled meeting.

Chairperson Moore stated with no objections the Commission will come out of work session. No objections were made.

Planning Commissioner Reports.

Commissioner Dorsett had no reports.

Commissioner Franusich stated he has completed the planning commissioner training course. He also added he would like the Commission to look back over the Comprehensive Plan and discuss adding graphics and visuals to show citizens future growth.

Commissioner Huppert stated the Town Council passed the budget.

Commissioner Carter had no reports.

Commissioner Beasley added the Development Subcommittee is working on current regulations for bed and breakfast.

Commissioner Powers stated the next Development Subcommittee meeting will be canceled on June 25, 2014.

Commissioner Sowers had no reports.

Commissioner Collins asked about moving the Comprehensive Plan Subcommittee meeting time to 6 p.m. Ms. Hair replied this would not be feasible because she is unable to attend at that time and the intent of the subcommittee meetings is to meet during business hours.

Commissioner Hedrick stated there has not been a Historic District Subcommittee meeting. He stated he would like to see a special event for the opening of the Peppers Ferry Bridge.

Other business.

Ms. Hair stated six public hearings will be on the agenda for the June 30th meeting.

Ms. Hair introduced the Planning Department part-time staff member, Sara Morgan and described her background in Planning.

Ms. Hair gave out to the Planning Commissioners the Livability Initiative books.

There being no more business Chairperson Moore adjourned the meeting at 8:32 p.m.

Craig Moore, Chairperson

Nichole Hair, Secretary Non-Voting

**Resolution of the
Town of Christiansburg
Planning Commission**

AN ORDINANCE AMENDING CHAPTER 42 "ZONING" OF THE *CHRISTIANSBURG TOWN CODE* IN REGARDS TO THE DEFINITION OF BED AND BREAKFAST INN

WHEREAS the Christiansburg Planning Commission has found, following a duly advertised Public Hearing on June 30, 2014, that the public necessity, convenience, general welfare and good zoning practices (**permit / do not permit**) Council to adopt an ordinance amending the *Christiansburg Town Code*.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend**) to the Christiansburg Town Council that Section 42-1 of Chapter 42 "Zoning" of the *Christiansburg Town Code* be amended as follows:

ARTICLE I. IN GENERAL

Sec. 42-1. Definitions.

Bed and breakfast inn. A single-family, owner-occupied dwelling which, as an accessory use, offers no more than ~~five~~ ~~six~~ bedrooms (**one of which may be located in an accessory structure**) for short-term transient occupancy for compensation and where food service for resident guests is limited to breakfast only. **In addition to the functions for overnight guests, the bed and breakfast inn may hold special events and social gatherings including but not limited to weddings and receptions.**

Dated this the ____ day of July 2014.

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 June 30, 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				
Ann H. Carter				
Harry Collins				
M. H. Dorsett, AICP				
David Franusich				
Jonathan Hedrick				
Steve Huppert				
Craig Moore, Chairperson				
Joe Powers, Vice-Chairperson				
Jennifer D. Sowers				

Craig Moore, Chairperson

Nichole Hair, Secretary non-voting



ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

MAYOR
D. MICHAEL BARBER

COUNCIL MEMBERS
SAMUEL M. BISHOP
R. CORD HALL
STEVE HUPPERT
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES
JAMES W. "JIM" VANHOOZIER

TOWN MANAGER
BARRY D. HELMS

DIRECTOR OF FINANCE/
TOWN TREASURER
VALERIE L. TWEEDIE

CLERK OF COUNCIL
MICHELE M. STIPES

TOWN ATTORNEY
GUYNNE, MEMMER &
DILLON, P.C.

Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Engineering Fax 540-381-7238

Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Monday, June 30, 2014 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, July 8, 2014 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: Linda Wortsberger

Location: 311 East Main Street (tax parcels 527 – ((A)) – 127)

The Town of Christiansburg has received a Conditional Use Permit amendment request by Linda Wortsberger for a bed and breakfast inn at 311 E. Main Street (tax parcel 527 – ((A)) – 127) in the R-3 Multi-Family Residential District.

The property does not lie within the 100-Year and 500-Year Flood Hazard Areas. The property is located within the East Main Historic District. The adjoining properties are zoned R-3 Multi-Family Residential. The adjoining properties contain residences.

The Conditional Use Permit for a bed and breakfast inn at 311 East Main Street was first approved in 1989 with six (6) conditions. In 1992, a request to amend the Conditional Permit was approved to allow a 2 sq. ft. sign and one (1) additional guest room, for a total of five (5) guest rooms. This did not include the use of the garden cottage as a guest unit. In 2003, a Code Change and Conditional Use Permit amendment request was denied. That request was for eight (8) guest rooms (one of which may have been located in an accessory structure).



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

Conditional Use Permit Amendment Application

Landowner: LINDA WURTZBURGER Agent: _____

Address: 311 E MAIN ST Address: _____

Phone: 540 381 1500 Phone: _____

I am requesting to amend conditions regarding BED + BREAKFAST
ALLOWING SPECIAL EVENTS - 6TH GUEST
ROOM UTILIZING THE COTTAGE

on my property that is zoning classification R-3 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 311 East Main Street

Tax Parcel(s): 527-(A)-127

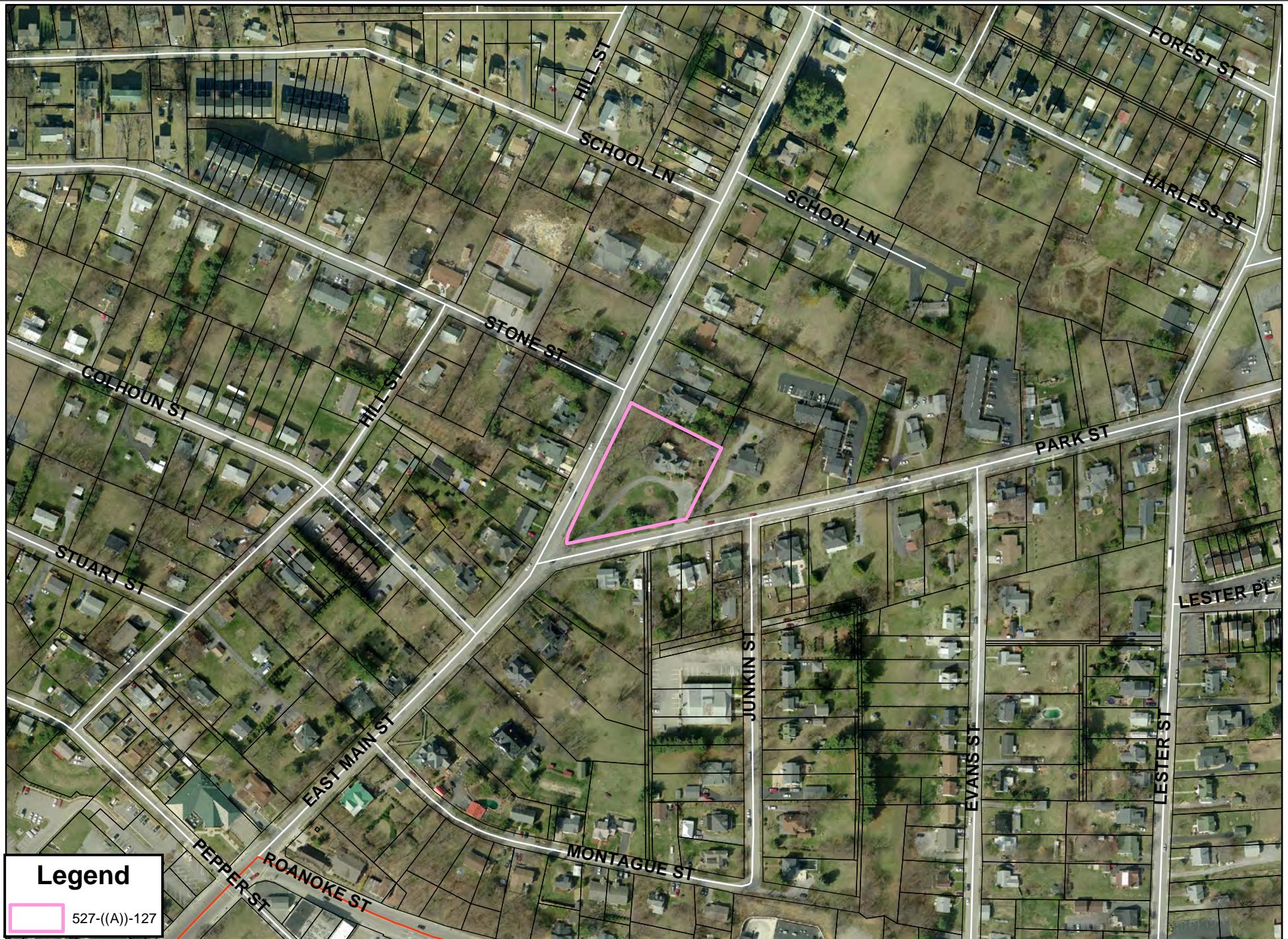
Fee: \$450.00 *dw/24/14*

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge.

Signature of Landowner(s): Linda Wurtzburger Date: 5/28/2014
 _____ Date: _____
 _____ Date: _____

This request was approved / disapproved by a vote of the Christiansburg Town Council on

Barry D. Helms, Town Manager Date



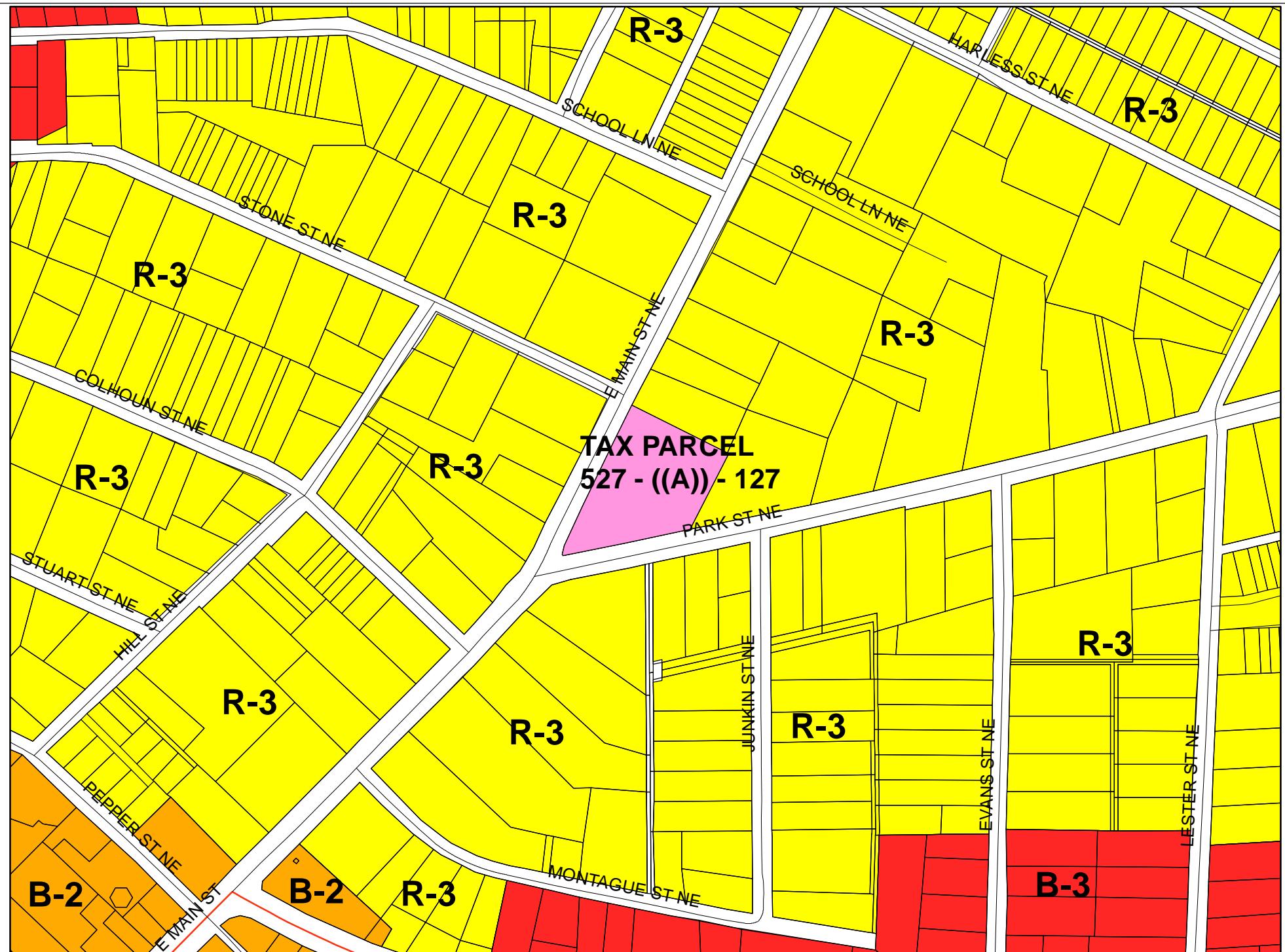
CUP REQUEST: 311 East Main Street

PC: JUNE 30, 2014

TC: JULY 8, 2014

0 100 200 300
Feet





CUP REQUEST: 311 East Main Street

PC: JUNE 30, 2014

TC: JULY 8, 2014

0 200 400 600
Feet



CUP: 311 E. Main Street

Tax Map #	Owner(s)		Mailing Address	City, St, Zip
497- A345	PONTONE MICHAEL E	PONTONE CAROL G	304 E MAIN ST	CHRISTIANSBURG VA 24073
527- A 1	SHANKS DAVID O	SHANKS REBECCA R	314 E MAIN ST	CHRISTIANSBURG VA 24073
527- A128	JOHNSEN DAVID E	JOHNSEN LILLIAN FOX	401 E MAIN ST	CHRISTIANSBURG VA 24073 2138
527- A 2	THOMPSON THOMAS LEE	THOMPSON BETH RENEE	312 E MAIN ST	CHRISTIANSBURG VA 24073
527- A127	WINKING CAT LLC THE		311 EAST MAIN ST	CHRISTIANSBURG VA 24073
527- A129	LIGHT OTIS T	LIGHT REBECCA C	P O BOX 7812	FREDERICKSBURG VA 22404
527- A 4	SIMPKINS JAMES O JR	SIMPKINS SANDRA D	308 E MAIN ST	CHRISTIANSBURG VA 24073
527- A 3	SOMMERFELDT NEIL E	SOMMERFELDT KATHARINE Y	310 EAST MAIN ST	CHRISTIANSBURG VA 24073
527- A 12	PONTONE MICHAEL E	PONTONE CAROL LYNN	304 E MAIN ST	CHRISTIANSBURG VA 24073
527- 12 1,2	TROUT PAUL M JR	TROUT ANN V	5 PARK ST	CHRISTIANSBURG VA 24073
527- 12 1,2	TROUT PAUL M JR	TROUT ANN V	5 PARK ST	CHRISTIANSBURG VA 24073
527- A126	TROUT PAUL M JR	TROUT ANN V	5 PARK ST	CHRISTIANSBURG VA 24073

961-2100 - Cupp

R.H. Hopkins
Senior

P.O. 13366

24033

THE TOWN OF CHRISTIANSBURG

APPLICATION FOR C.U.P.

PERMIT DATE May 30, 1989

Name of Applicant... Tom & Margaret Ray, T/A The Oaks Victorian Inn

Postoffice Address... c/o Dari Cupp, Agent, Century 21-Old Virginia,LTD 1600 South Main St., Blacksburg, VA 24060

Type of Construction: Business..... Dwelling..... Apartment..... Other..... Bed & Breakfast

New..... Addition..... Repair..... Demolish..... Move.....

Type of Occupancy or Use: Single Family with 4 bedrooms as guest rooms

Will Building be occupied by owner or leased? Owner

Outbuildings if any - Describe.....

Street Name and Number... 311 E. Main St..... District Residential R-3

Subdivision..... Lot No..... Block..... Sect.....

Off-Street Parking Required: 5-7 spaces are available

Description of Lot or Lots (see back of application)

Size of Building: Width..... ft. Length..... ft. Height..... ft.

Size of Basement: Width..... ft. Length..... ft. Height..... ft.

Material In: Foundation Walls:..... Outside Walls:..... Roofs:.....

Will basement have concrete floor over entire area?..... Will a Floor Drain be used?.....

Will drain lead to sewer?..... If not, state where.....

Number of Water Closets..... Wash Basins..... Baths.....

Garbage Disposals..... Kitchen Sinks..... Laundry Tubs.....

Type of Heat In Building..... Chimneys.....

Applicant desires the following Utilities:

Water..... Sewer..... Garbage Service.....

Estimated Cost of Construction..... Permit Fee..... Actual cost.....

Name of Contractor.....

Post Office Address.....

The undersigned hereby applies for Permit as stated above, and state that I will comply with all Building & Zoning restrictions and regulations pertaining to same, such as set back building lines, erection of fences, walls, drainage of roof, lots, and construction and drainage of driveways; Also it shall be the responsibility of the undersigned or his agent to notify the Building Official to make or cause to be made any necessary inspections.

Dari E. Cupp, Agent
Signed

Owner

Town Ordinance requires a permit from the Health Department regulating the disposal of sewerage in the event Town Sewer can not be used.

Date: Signed:

State Health Department

The foregoing application has been approved/disapproved and this permit granted subject to all regulations pertain to same:

Date: 8-16-89. Approved by Town Council Signed: *John E. Lamb*
as per Planning Commission recommendation
& conditions as shown on the A separate application shall be made for Water and Sewer.
back of this Application.

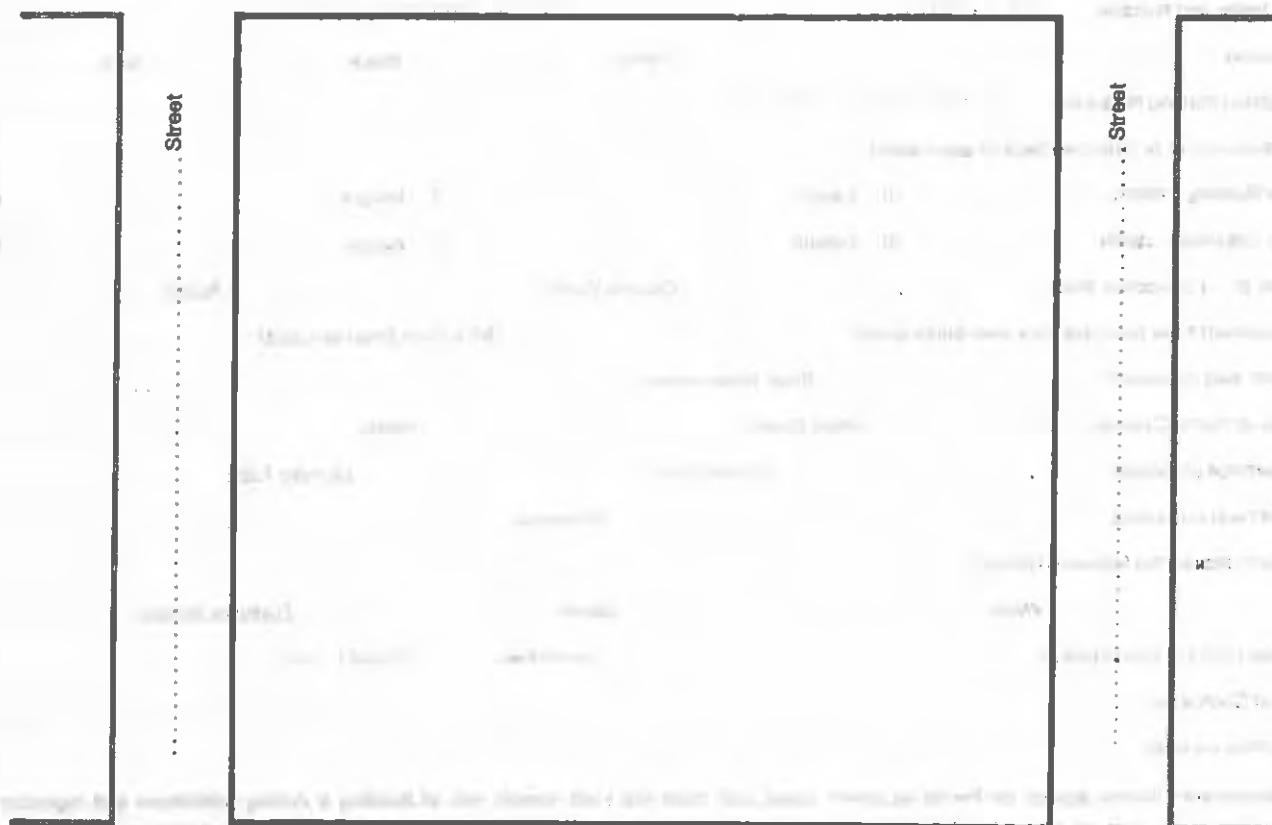
Town Manager

CONDITIONS: Extend privacy fence (to match existing fence) around all four sides of back yard.

- 2) Extend existing asphalt parking area in side yard to accommodate 4-5 additional parking spaces.
- 3) No commercial sign or lighting of any kind to be placed anywhere on the property.
- 4) That the building be in conformance with State & Local Fire Regulations.
- 5) That the Bed & Breakfast Inn be limited to four (4) rooms.
- 6) That Breakfast only be served.



..... Street



..... Street



Make a sketch (not to scale) showing the following:

Street Names

Number of Lot or Lots on Plat

Dimensions of Lot or Lots

Location of Building and distances to all Lot lines and street lines from nearest portion of Building.

Distance to Nearest Building

Has the Lot been surveyed? Surveyor

State elevation of first floor with reference to center of street which it faces

This Application must be accompanied by a scale drawing of the proposed Building.

Resolution of the Town of Christiansburg Planning Commission

Conditional Use Permit Amendment Application

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a Conditional Use Permit (CUP) amendment request made by Linda Wortzberger for a bed and breakfast inn at 311 E. Main Street (tax parcel 527 – ((A)) – 127) in the R-3 Multi-Family Residential 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 CUP to Linda Wortzberger for a bed and breakfast inn at 311 E. Main Street (tax parcel 527 – ((A)) – 127) in the R-3 Multi-Family Residential 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 condition(s):

1. Continue to maintain the extended privacy fence around all four sides of the back yard.
2. Continue to maintain the existing asphalt parking area in side yard to accommodate the existing parking spaces.
3. No commercial lighting of any kind is to be placed anywhere on the property.
4. The building shall be in conformance with state and local Building and Fire Regulations to the satisfaction of the Christiansburg Building Official and Fire Marshall.
5. That the bed and breakfast inn be limited to ____ rooms, including one (1) guest room in an accessory structure.
6. That the number of special events in a 12 month period be limited to ____.
7. This permit shall be revocable for violations of Chapter 4 “Advertising” of the Christiansburg Town Code occurring on the property.
8. A parking plan is to be provided to the Town of Christiansburg to accommodate parking for the special events.

Dated this the ____ day of June 2014.

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 June 30, 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:

MEMBERS

Matthew J. Beasley
Ann H. Carter
Harry Collins
M. H. Dorsett, AICP
David Franusich
Jonathan Hedrick
Steve Huppert
Craig Moore, Chairperson
Joe Powers, Vice-Chairperson
Jennifer D. Sowers

AYES

NAYS

ABSTAIN

ABSENT

Craig Moore, Chairperson

Nichole Hair, Secretary Non-voting



ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

MAYOR
D. MICHAEL BARBER

COUNCIL MEMBERS
SAMUEL M. BISHOP
R. CORD HALL
STEVE HUPPERT
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES
JAMES W. "JIM" VANHOOZIER

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TOWN ATTORNEY
GUYNN, MEMMER &
DILLON, P.C.

Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Engineering Fax 540-381-7238

Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Monday, June 30, 2014 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, July 8, 2014 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: Derrick Lancaster

Location: 880 Radford Street (tax parcel 525 – ((A)) – 38)

The Town of Christiansburg has received a Conditional Use Permit request by Derrick Lancaster for a towing service at 880 Radford Street (tax parcel 525 – ((A)) – 38) in the B-3 General Business District.

The property does not lie within the 100-Year and 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties are zoned B-3 General Business, A Agricultural and I-1 Limited Industrial. The adjoining properties contain residences, businesses, and vacant land.

due June 10 -

CUP Form 03/18/2014



TOWN OF CHRISTIANSBURG

100 East Main Street
Christiansburg, VA 24073
Phone (540) 382-6128 Fax (540) 382-7338

Conditional Use Permit Application

Landowner:	Derrick Lancaster 910 Radford Street	Agent:	Kevin Conner, Gay and Neel, Inc. 1260 Radford Street
Address:	Christiansburg, VA 24073	Address:	Christiansburg, VA 24073
	(540) 382-5561		(540) 381-6011
Phone:		Phone:	

I am requesting a Conditional Use Permit to allow Towing Service

on my property that is zoning classification B3 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 880 Radford Street, Christiansburg, VA 24073

Tax Parcel(s): 525-A 38

Fee: \$750.00

*dom
06/09/14*

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): *Derrick Lancaster* Date: 06/03/14

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



Legend

525-((A))-38

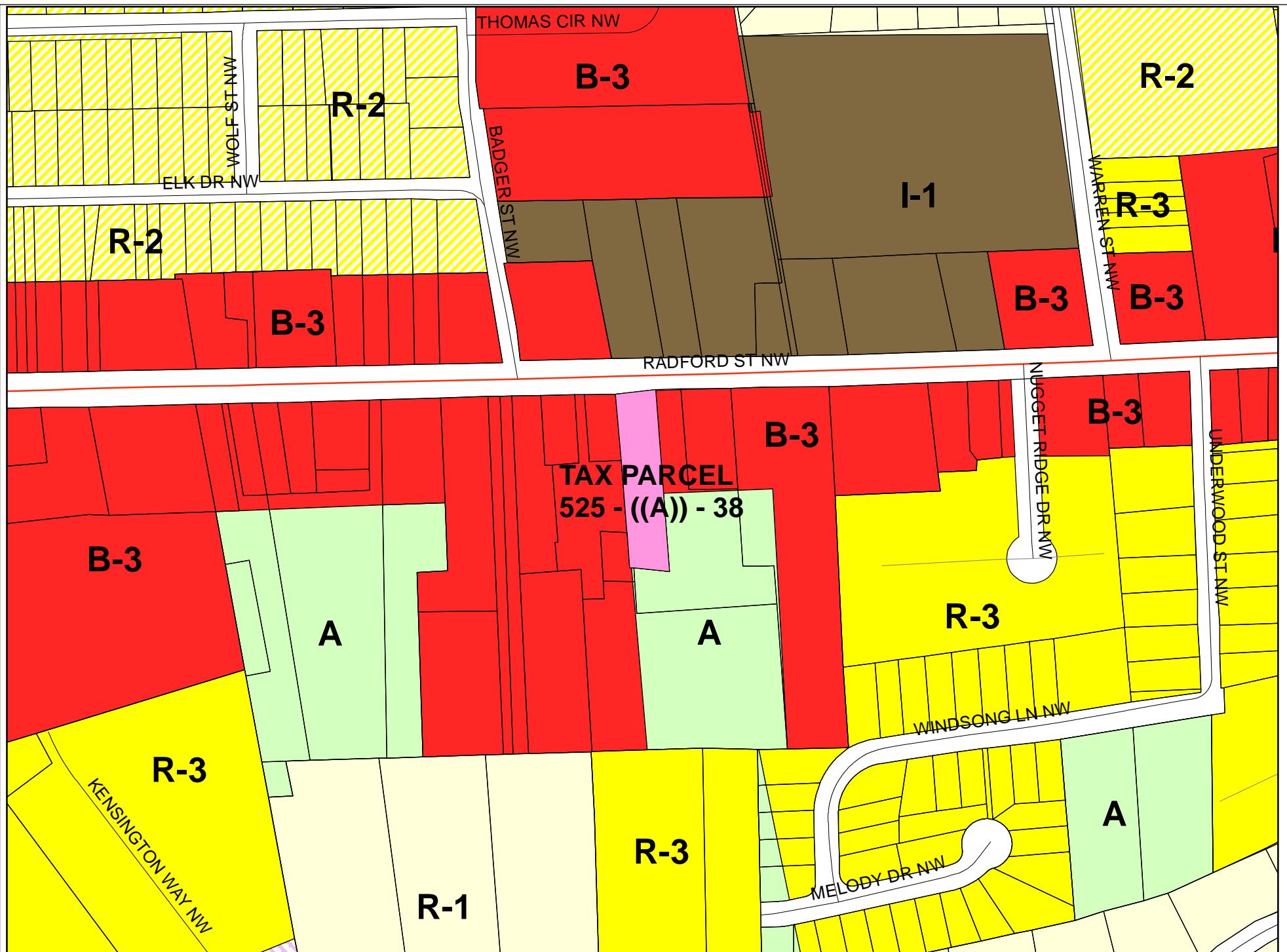
CUP REQUEST: 880 Radford Street

PC: JUNE 30, 2014

TC: JULY 8, 2014

0 100 200 300
Feet





CUP REQUEST: 880 Radford Street

PC: JUNE 30, 2014

FIGURE 38, 2014



Tax Map #	Owner(s)		Mailing Address	City, St, Zip
525- A 41,42,43	LENZKES CLAMPING TOOLS INC	C/O KARL HEINZ LENKES	P O BOX 660	CHRISTIANSBURG VA 24068
525- A 44	HENNING CALVIN C		304 EASTWIND DR	FOREST VA 24551
525- A 39A	SMITH DEON R		445 TOMAHAWK DR	CHRISTIANSBURG VA 24073
525- A 39	LANCASTER KENNETH R	LANCASTER DARLENE S	P O BOX 35	CHRISTIANSBURG VA 24068
525- A 38	LANCASTER DERRICK		910 RADFORD RD	CHRISTIANSBURG VA 24073
525- A 37	WEBB MICHAEL R	WEBB CHRISTINA L	890 RADFORD ST	CHRISTIANSBURG VA 24073
525- A 36	LANCASTER KENNETH R	LANCASTER DARLENE S	P O BOX 35	CHRISTIANSBURG VA 24068
525- A 35	HOUFF TONY R	HOUFF NANCY E	P O BOX 414	CHRISTIANSBURG VA 24068

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 by Derrick Lancaster for a towing service at 880 Radford Street (tax parcel 525 – ((A)) – 38) 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 Derrick Lancaster for a towing service at 880 Radford Street (tax parcel 525 – ((A)) – 38) 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 is to be maintained in a clean, sanitary, and sightly manner.
2. This permit is for a towing service, not a commercial garage or body shop 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.
5. There will be no storage of vehicles upon the premises except for vehicles left for temporary storage. All vehicles are to be kept on-premises and not within any public right-of-way or adjacent property. Any towed vehicles are to remain on-premises no longer than six months.
6. Mechanical work is not to be performed on-site, other than to owner's vehicles
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 are to be screened from adjoining properties and rights-of-way.
11. This permit shall be subject to administrative review on an annual basis.
12. This permit shall be valid for Derrick Lancaster, the present applicant only and is non-transferrable.

Dated this ____ day of June 2013.

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 June 30, 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:

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Ann H. Carter
Harry Collins
M. H. Dorsett, AICP
David Franusich
Jonathan Hedrick
Steve Huppert
Craig Moore, Chairperson
Joe Powers, Vice-Chairperson
Jennifer D. Sowers

AYESNAYSABSTAINABSENT

Craig Moore, Chairperson

Nichole Hair, Secretary Non-voting



ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
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MAYOR
D. MICHAEL BARBER

COUNCIL MEMBERS
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R. CORD HALL
STEVE HUPPERT
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES
JAMES W. "JIM" VANHOOZIER

TOWN MANAGER
BARRY D. HELMS

DIRECTOR OF FINANCE/
TOWN TREASURER
VALERIE L. TWEEDIE

CLERK OF COUNCIL
MICHELE M. STIPES

TOWN ATTORNEY
GUYNN, MEMMER &
DILLON, P.C.

Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Engineering Fax 540-381-7238

Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Monday, June 30, 2014 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, July 8, 2014 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: Marvi D. Stine and Gregory D. Duncan

Location: 404 Roanoke Street (tax parcel 527 – ((A)) – 15)

The Town of Christiansburg has received a Conditional Use Permit request by Marvi D. Stine and Gregory D. Duncan for a single family residence at 404 Roanoke Street (tax parcel 527 – ((A)) – 15) in the B-3 General Business District.

A portion of the property does lie within the 500-Year Flood Hazard Area. The property does not lie within a Historic District. The adjoining properties are zoned B-3 General Business. The adjoining properties contain residences and businesses.



TOWN OF CHRISTIANSBURG

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

Conditional Use Permit Application

Landowner: MARVI D. STINE Agent: _____
GREGORY D. DUNCAN

Address: 500 ROANOKE ST Address: _____
CHRISTIANSBURG, VA 24073

Phone: 540 - 381-0595 Phone: _____

I am requesting a Conditional Use Permit to allow SINGLE FAMILY RESIDENTIAL

on my property that is zoning classification B3 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 404 ROANOKE STREET, CHRISTIANSBURG

Tax Parcel(s): 527-A-215

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): Marvi D. Stine Date: 6-9-14

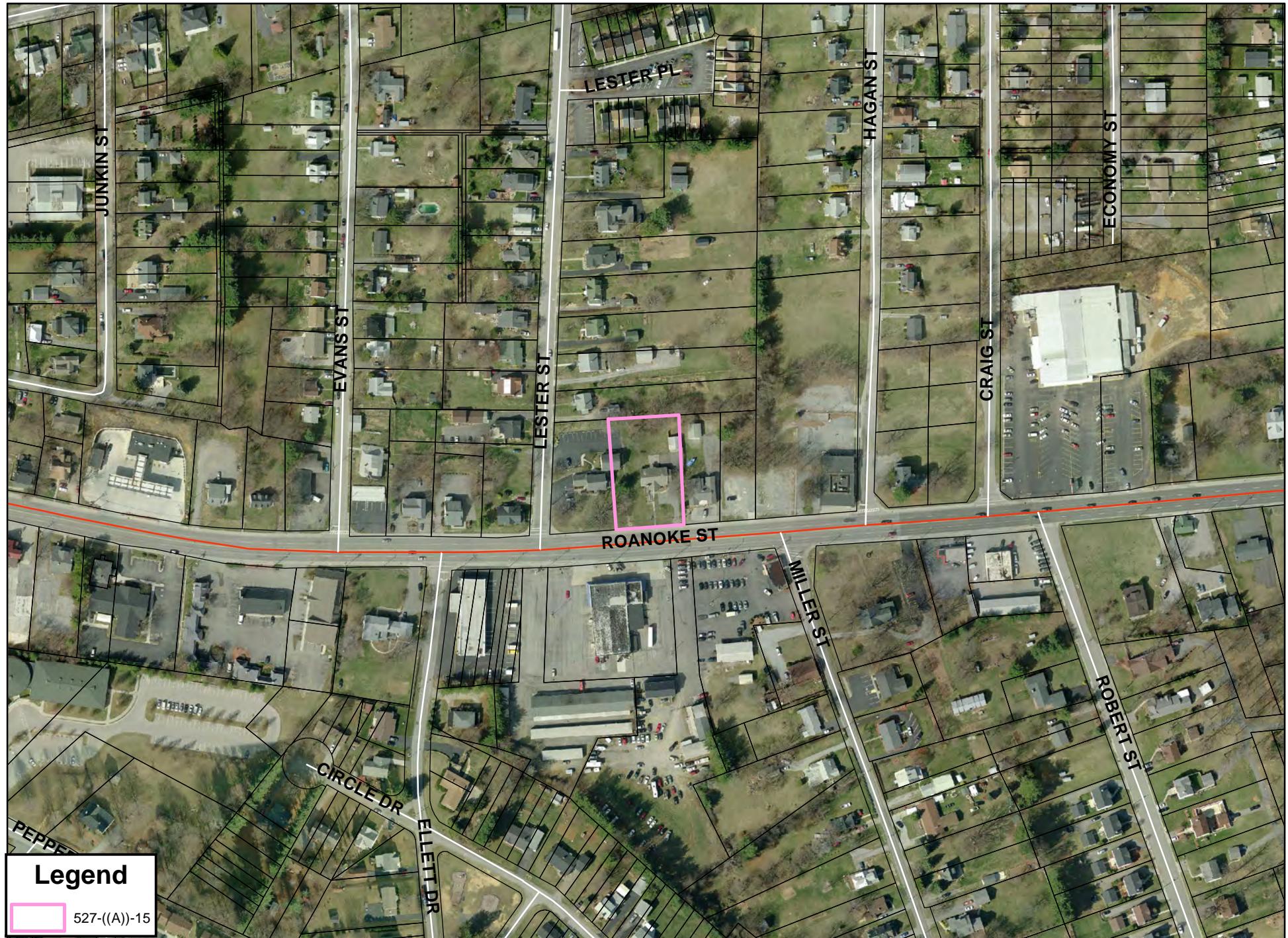
Gerry D. Duncan Date: 6-9-14

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



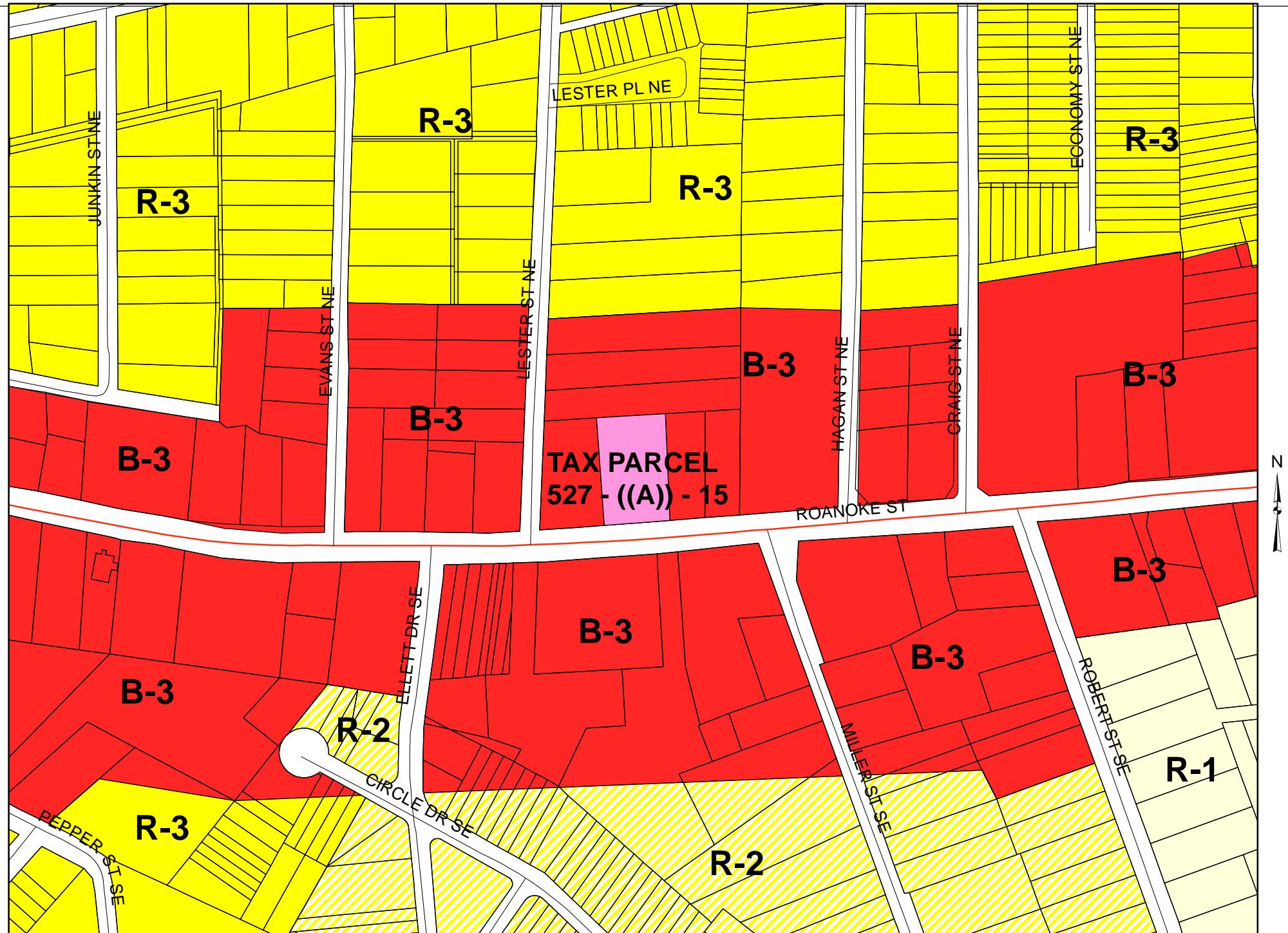
CUP REQUEST: 404 ROANOKE STREET

PC: JUNE 30, 2014

TC: JULY 8, 2014

0 100 200 300
Feet





CUP REQUEST: 404 Roanoke Street

PC: JUNE 30, 2014

TC: JULY 8, 2014



Tax Map #	Owner(s)	Mailing Address	City, St, Zip
527- A217	GUNDRUM PATRICIA G	252 STAUNTON AVE	S CHARLESTON WV 25303
527- A203	COCHRAN GLENN W	406 ROANOKE ST	CHRISTIANSBURG VA 24073
527- A215	STINE MARVI D	P O BOX 6364	CHRISTIANSBURG VA 24068
527- A216	MOUNTAIN LAKE LAND CO	18 MOUNTAIN AVE SW	ROANOKE VA 24016
527- A204	CURTIS PROPERTIES LLC	P O BOX 2145	CHRISTIANSBURG VA 24068 2145
527- A210	CURTIS PROPERTIES LLC	415 ROANOKE ST	CHRISTIANSBURG VA 24073
527- A213A	CHRISTIANSBURG BLUE DEMON	P O BOX 1563	CHRISTIANSBURG VA 24068 1563
	WRESTLING CLUB		

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 request by Marvi D. Stine and Gregory D. Duncan for a single family residence at 404 Roanoke Street (tax parcel 527 – ((A)) – 15) 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 Marvi D. Stine and Gregory D. Duncan for a single family residence at 404 Roanoke Street (tax parcel 527 – ((A)) – 15) 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.

Dated this the ____ day of June 2013.

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 June 30, 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:

MEMBERS

Matthew J. Beasley
Ann H. Carter
Harry Collins
M. H. Dorsett, AICP
David Franusich
Jonathan Hedrick
Steve Huppert
Craig Moore, Chairperson
Joe Powers, Vice-Chairperson
Jennifer D. Sowers

AYES

NAYS

ABSTAIN

ABSENT

Craig Moore, Chairperson

Nichole Hair, Secretary Non-voting



June 27, 2014

Mr. Barry Helms
Christiansburg Town Manager
Christiansburg
100 East Main Street
Christiansburg, VA 24073

Dear Mr. Helms:

Having completed our digital network enhancement to an all-digital system, on or shortly after July 31, 2014, we will begin encrypting our Limited Basic service in your area. Encryption has a number of consumer benefits including the reduced need for home service calls and the enhanced security of our network by reducing service theft that impacts our customers' service experience.

When Limited Basic service is encrypted, all XFINITY Video customers will need equipment supplied by Comcast connected to each television in order to continue receiving services.

- A customer that has a set-top box, digital adapter, or a retail CableCARD™ device connected to each TV will be unaffected by this change.
- A customer that is currently receiving Comcast's Limited Basic service on any TV **without** equipment supplied by Comcast will lose the ability to view any channels on that TV. These customers will be entitled to receive equipment at no additional charge or service fee for a limited period of time. The number and type of devices the customer is entitled to receive, and for how long, will vary depending on the customer's situation.

Enclosed please find a sample of the customer notice that the FCC requires be sent to customers regarding encryption and the availability of devices at no additional charge or service fee. This notice has been included with the customer's bill. You'll note that we have established a special toll free number and website so that our customers can learn more about the equipment offer and eligibility.

In addition, the encryption of our Limited Basic service will impact those accounts receiving courtesy services pursuant to our Franchise Agreement. Courtesy accounts are entitled to receive up to three (3) digital adapters or CableCARDs at no additional monthly charge, including those they may have previously received as part of our digital network enhancement to an all-digital system. A sample of the courtesy notice to be received by these accounts is enclosed.

We know you may have questions about these changes. If I can be of any further assistance, please contact me at 540-974-5123.

Sincerely,

Paul Comes
Director, Government & Regulatory Affairs

Enclosure



Important Service Message:

On **07/31/2014**, Comcast will start encrypting Limited Basic service on your cable system.

If you have a set-top box, digital transport adapter, (DTA) or a retail **CableCARDTM** device connected to each of your TVs, you will be unaffected by this change. **However**, if you are currently receiving Comcast's Limited Basic service on any TV **without** equipment supplied by Comcast, you will lose the ability to view any channels on that TV.

If you are affected, you should contact Comcast at **855-860-8989** to arrange for the equipment you need to continue receiving your services. In such case, you are entitled to receive equipment at no additional charge or service fee for a limited period of time. The number and type of devices you are entitled to receive, and for how long, will vary depending on your situation:

- * If you are a Limited Basic customer and receive the service on your TV without Comcast-supplied equipment, you are entitled to up to two devices for two years (five years if you also receive Medicaid).
- * If you subscribe to a higher level of service and receive Limited Basic service on a secondary TV without Comcast-supplied equipment, you are entitled to one device for one year.

You can learn more about this equipment offer and eligibility at comcast.com/digitaladapterinfo or by calling **855-860-8989**.

To qualify for any equipment at no additional charge or service fee, you must request your equipment between **05/09/2014 and **11/09/2014** and satisfy all other eligibility requirements.**