

**Christiansburg Planning Commission  
Minutes of September 29, 2014**

Present: Harry Collins  
David Franusich  
Jonathan Hedrick  
Steve Huppert  
Craig Moore, Chairperson  
Joe Powers, Vice-Chairperson  
Jennifer D. Sowers  
Nichole Hair, Secretary <sup>Non-Voting</sup>

Absent: Matthew J. Beasley  
Ann Carter  
M.H. Dorsett, AICP

Staff/Visitors: Missy Martin, staff  
Sara Morgan, staff  
Cindy Wells Disney, Montgomery County Planning Commission  
Elijah Sharp, New River Valley Planning District Commission  
Jimmy Radford, 325 Falling Branch Road  
Tanner Blankenship, 201 Roanoke Street  
Mr. and Mrs. Cantrell, 1000 Thorn Circle  
Kevin Conner, Gay and Neel, Inc.  
David Henry, 2 Depot Street, N.E.  
Jeremy Hart, Agent for David Henry

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

Approval of meeting minutes for September 15, 2014.

Chairperson Moore introduced the discussion. Commissioner Sowers made a motion to approve the Planning Commission meeting minutes. Commissioner Franusich seconded the motion, which passed 7-0. Commissioner Joe Powers abstained from the vote as he was not present for the last meeting.

NRV MPO Bicycle and Pedestrian Master Plan presentation by Elijah Sharp.

Chairperson Moore introduced Mr. Elijah Sharp to present the NRV MPO Bicycle and Pedestrian Master Plan. Mr. Sharp stated the master plan was developed for the New River Valley MPO area.

He described the reason for creating this plan because this is the NRV MPO, which is a relatively new MPO, created in 2003. Mr. Sharp stated the NRV MPO was one of the few in Virginia that did not have a bicycle pedestrian master plan. This plan was intended to create long range strategies for each of the localities within the MPO. Mr. Sharp stated this plan was not intended to dictate design and is intended to purely provide information to help with decision making at the local level.

Mr. Sharp discussed how the technical process worked, which was led by a working committee and a technical advisory committee. He added representation from all localities, local universities and the local transits were all involved.

Mr. Sharp discussed the time frame for approving the plan, which started in November 2012 with MPOTAC approval in July 2014. He also discussed the areas within the MPO region.

Mr. Sharp's presentation included the Planning strategy, the Christiansburg area activity density, Christiansburg area multimodal districts, activity density of multimodal centers, Christiansburg area multimodal emphasis, multimodal plan, local process, NRVMPPO activity density, and the NRVMPPO multimodal plan.

Mr. Sharp discussed the development of the NRV MPO Master Plan which applied DRPT's guidelines, developed a long range strategy, identified multimodal corridors, and created a new information tool. Mr. Sharp added the MPO received a 2014 Innovation Award. Mr. Sharp discussed the multimodal planning tools interactive maps and how to utilize those features.

Mr. Sharp ended the presentation asking if the Commissioners had any questions. Commissioner Powers asked about activity density. Mr. Powers added in the past he has been told to have a mass transit system there must be a certain density to insure the system is economically feasible to operate. Mr. Powers would like to know if this activity density would apply. Mr. Sharp replied yes and described the T-4 density area, which are the types of areas that will support transit systems.

Commissioner Franusich asked if the NRV MPO Master Plan can be emailed to the Planning Commissioners. Ms. Hair replied she would email the presentation.

Commissioner Powers stated he knew in Blacksburg's Corporate Research Center, there is a nice bikeway walkway system that ties people together and is a real asset to them when attracting people to work there. Mr. Powers asked how this Master Plan affects the Falling Branch and Christiansburg Industrial Parks and could there be potential for creating a similar system in Christiansburg. Mr. Sharp replied there is potential but it would be a local planning decision.

NRV MPO Bicycle and Pedestrian Master Plan presentation by Elijah Sharp (continued).

Mr. Sharp added this plan does not look at new trails but at existing trails. Commissioner Powers asked Ms. Hair if the plan reflects the new Christiansburg Comp Plan. Ms. Hair replied yes. Commissioner Franusich asked if the Town of Christiansburg Bikeway Walkway Committee worked on this plan.

Ms. Hair responded no that the plan was established before that committee was created but staff did assist in the plan.

Chairperson Moore asked for other questions. With no further questions Mr. Moore thanked Mr. Sharp for the presentation.

Planning Commission public hearing regarding council's intention to adopt an ordinance in regards to a rezoning request by Radford & Radford Properties, LLC for property located at 325 Falling Branch Road (tax parcel 529 – ((A)) – 25C) from R-2 Two-Family Residential to B-3 General Business with proffers. The property contains 0.818 acres and is scheduled as Mixed Use with Buffers (Residential/Business) in the Future Land Use Map of the Christiansburg Comprehensive Plan.

Chairperson Moore asked if the applicant or agent would please speak first. Mr. Kevin Conner with Gay & Neel, Inc. stated he was representing Radford & Radford Properties, LLC. Mr. Conner discussed the history of this request because it was brought before the Commission approximately two years ago. Mr. Conner stated the Commissioner's had stated at that time 9 townhomes was too much for the area. Mr. Conner stated the applicant has come back with a slightly revised plan of 7 townhomes. Mr. Conner described how the property is on the edge of R-2 and B-3 Zoning and in order to develop the property with townhouses, the applicant would like to rezone the property to B-3 with a Conditional Use Permit for residential use.

Mr. Conner detailed the location of the proposed site. Mr. Conner stated the new plan allows for more open space and restricts the development to 7 units. Mr. Conner added the neighbors had concerns so a fence and a row of evergreens have been added to provide a buffer. Mr. Conner added the development sits off the road and he feels the street right-of-way impact will be very minimal.

Mr. Conner stated the applicant has made proffers with the rezoning request limiting the use of the property to residential uses in case the CUP request was denied. Mr. Conner added the proffers are for single family homes, two-family dwellings, townhomes, multi-family dwellings, major and minor home occupations, and a planned housing development with a maximum of 7 residential units on the parcel. Mr. Conner showed examples of material being considered for the development.

Contingent on item 4, Planning Commission public hearing regarding a Conditional Use Permit request by Radford & Radford Properties, LLC for residential use at 325 Falling Branch Road (tax parcel 529 – ((A)) – 25C) in the B-3 General Business District.

Chairperson Moore asked the agent for comments. Mr. Conner stated his previous comments still apply to this request. Chairperson Moore explained how this CUP request is related to the rezoning request.

Commissioner Collins added for the record the Commission received a letter from a neighbor. Ms. Hair stated the letter is a part of the packet and that was the only correspondence received on this request.

Chairperson Moore asked for public comments on the public hearing. With no further comments and no objection from the Commissioner's the public hearing is closed. Mr. Moore opened the floor for questions by the Commission.

Commissioner Huppert asked what type of families will be residing in the proposed units. Mr. Conner replied it would be open to all. Mr. Huppert clarified they were reducing to site to 7 units with open space on both sides, he would like to know if the applicant would consider building a playground if approved. Mr. Radford replied he would consider adding a playground.

Commissioner Collins asked what price range the units would rent for. Mr. Radford replied approximately \$850.00 monthly. Mr. Collins asked if the units will be for subsidized housing. Mr. Radford replied the units would not be subsidized housing.

Commissioner Powers asked the applicant if there was a reason for applying for a B-3 zoning instead of R-3 zoning. Mr. Conner replied while he does not feel the rezoning to R-3 would be considered spot zoning, he felt rezoning to B-3 would be acceptable because the surrounding properties are zoned B-3 and R-2. Mr. Powers asked about proffers not being in the packet. Ms. Hair said the proffers have been received and signed by the applicant. She read the proffers. Mr. Powers asked for a copy of the proffers to be sent to the Commissioners.

Commissioner Huppert asked how many bedrooms the units will have. Mr. Radford replied there would be three bedrooms in the units. Mr. Huppert also asked if the units will have adequate parking. Mr. Conner replied there will be more than 2 parking spaces per unit.

Chairperson Moore asked if stormwater will be addressed. Mr. Conner replied yes that everything will drain toward Falling Branch Road and the site has an area designated on the front left corner.

Commissioner Franusich inquired about the uses adjoining the property. Mr. Conner replied a warehouse adjoins the property. Mr. Franusich verified the front of the townhouses will face the warehouse. Mr. Conner stated the townhomes will be 25 feet away from warehouse. Mr. Franusich asked if the house still exists on property. Mr. Radford replied no the site has been cleared off.

Planning Commission public hearing on council's intention to adopt an ordinance in regards to a rezoning request by Laurence Lane, LLC for property located at 2 Depot Street, N.E.(tax parcel 526 – ((2)) – 60) from I-1 Limited Industrial to B-2 Central Business. The property contains 0.634 acres and is scheduled as Parks/Open Space in the Future Land Use Map of the Christiansburg Comprehensive Plan.

Chairperson Moore asked for the applicant or agent to address the Commission. Mr. Jeremy Hart stated they would like to rezone the property to B-2 because he feels it will be better to market with B-2 zoning.

Mr. Hart gave a brief description of the lot and how the mill was the last existing structure. Mr. Hart introduced David Henry with Laurence Lane, LLC.

Chairperson Moore asked for additional public comments. With no further comments Mr. Moore closed the public hearing. Mr. Moore asked if the Commissioners have any questions for the applicant.

Commissioner Powers stated he knew the property did lay within the 100 year flood plain and would like for staff to bring a map showing the flood plain area to the next meeting. Mr. Powers asked if proffers have been received on this property. Ms. Hair responded no proffers have been received.

Commissioner Hedrick stated he recalled back in the spring discussions of a propane tank business being proposed for this property. Ms. Hair replied no plans have been submitted and in the B-2 that would not be an allowed use. Ms. Hair added the use would be for office space, retail and other similar uses.

Commissioner Huppert asked the applicant if there is a perspective buyer. Mr. Hart replied there is no buyer at this time. Mr. Hart added the rezoning would allow the property to be marketed for a broader market. Mr. Hart added Laurence Lane is working with Gay and Neel, Inc. on the flood plain but the buyer would be responsible for addressing the flood plain.

Commissioner Franusich asked if the applicant is asking for rezoning to B-2 instead of B-3 to maximize the use of the property. Mr. Hart replied they felt it was a broader classification. Mr. Franusich added there would be better setbacks in the B-2 district.

Chairperson Moore clarified comments requesting a flood plain map. Mr. Conner detailed the approximate location of the flood plain on the property. Commissioner Powers clarified with Ms. Hair if the flood area may be utilized for storage or parking. Ms. Hair replied yes.

Chairperson Moore asked the applicant if they would be willing to proffer that the stream stay in its natural state. Mr. Hart replied no, the property buyer will be responsible for taking care of that.

Planning Commission public hearing on council's intention to adopt an ordinance in regards to a rezoning request by Laurence Lane, LLC for property located at 2 Depot Street, N.E.(tax parcel 526 – ((2)) – 60) from I-1 Limited Industrial to B-2 Central Business – (continued).

Commissioner Hedrick asked how long the applicant has owned the property. Mr. Henry replied since 2008. Mr. Hedrick asked Mr. Henry if he has been actively trying to sell the property. Mr. Henry replied when he initially purchased the property he planned to develop the property for his business but with the down turn of the economy he decided against.

Commissioner Huppert asked if Mr. Henry owned the property when the Mill still existed on the site. Mr. Henry replied no.

Discussion regarding a Conditional Use Permit request by Radford & Radford Properties for residential use at 150 Arrowhead Trail (tax parcel 528 – ((A)) – 12A) in the B-3 General Business District. The Planning Commission public hearing was held on September 15, 2014.

Chairperson Moore read the drafted conditions.

1. The property shall be restricted to single family use only.
2. This permit shall be revocable for violations to the Christiansburg Town Code, including but not limited to Chapter 8 "Animals" and Chapter 24 "Nuisances".
3. This permit shall be valid for Radford & Radford Properties, the present applicant only and is non-transferrable.

Commissioner Powers inquired if the property is zoned B-3 but the applicant has a conditional use permit request, can the property still be used for business. Ms. Hair replied the property can be used for any of the uses in the B-3 district; however, if the CUP is approved and the property used for residential use, the conditions would apply.

Commissioner Franusich stated considering the property is used for residential use and is located within a neighborhood he does not see a problem with the request.

Chairperson Moore asked for a motion. Commissioner Hedrick made a motion to recommend to Town Council the Conditional Use Permit be approved with the drafted conditions. Commissioner Franusich seconded the motion, which passed 7-0.

Discussion regarding a Conditional Use Permit request by Tanner Blankenship (agent for property owner Charles Hanks) for residential use at 201 Roanoke Street (tax parcel 527 – ((A)) – 111) in the B-3 General Business District. The Planning Commission public hearing was held on September 15, 2014.

Chairperson Moore read the drafted conditions.

1. This permit shall be revocable for violations to the Christiansburg Town Code, including but not limited to Chapter 8 "Animals.
2. The property shall be restricted to three residential units.
3. This permit shall be valid for Tanner Blankenship, the present applicant only and is non-transferrable.
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. The permit will be reviewed by the Planning Commission in two years.

Mr. Tanner asked about the conditions. He stated since the last meeting he has been informed by the Town's Building Department he must install a sprinkler system based on his building plans. He asked for clarification of mixed use. Ms. Hair replied he can still have the 3 residential units and the business space.

Commissioner Powers verified with applicant a building permit has been issued for this property. Mr. Tanner replied he is currently working on that process. Mr. Tanner showed pictures of the outside of the building before and after on the renovation.

Commissioner Sowers made a motion to recommend approval of the Conditional Use Permit to Town Council with the drafted conditions. Commissioner Hedrick seconded the motion, which passed 7-0.

Discussion regarding violations at 820 Park Street.

Ms. Hair discussed the ongoing monthly violations on this property and asked the Planning Commissioner for guidance. The Town can revoke the CUP and would like to ask the Commission how to proceed.

Chairperson Moore asked how the applicant has responded to the ongoing violation issues. Ms. Hair stated the applicant would state he would comply immediately and there would be no further violations.

Commissioner Franusich asked how long the CUP has been approved. Ms. Hair replied perhaps a year.

Commissioner Powers asked if a public hearing is required to revoke a CUP. Ms. Hair replied no and as the Zoning Administrator she has the authority to revoke the CUP.

Discussion regarding violations at 820 Park Street – (continued).

Commissioner Huppert asked if a letter can be sent out stating if the violation happens again the CUP will be revoked. Ms. Hair replied a letter has already been sent with that statement and the applicant still does not comply. Chairperson Moore stated the issue needs to be put on the agenda to discuss. Commissioner Collins asked the applicant be sent a copy of agenda as well.

Commissioner Hedrick asked if records are on file of the violation. Ms. Hair stated there is documentation and she will bring the violation letters, violation pictures and the approved CUP request to the next meeting.

Commissioner Collins asked if the Planning Commission would have to recommend to Town Council for approval. Ms. Hair replied she would verify the process and would like support before revoking the approved CUP.

Commissioner Huppert asked if Ms. Hair will be adding this issue to the Town Council agenda. Ms. Hair replied she will be adding it to the next Planning Commission meeting and then with their recommendation add it to the Town Council agenda.

Other Business.

Chairperson Moore would like to discuss the downtown food truck rodeo. Commissioner Franusich stated he has estimated approximately 4,000 people attended the event.

Commissioner Collins added he had compliments of the event being the best downtown event so far. Commissioner Hedrick asked how many food trucks attended the event. Mr. Franusich replied 14.


Chairperson Moore added he heard how nice the event was being pet friendly. Commissioner Collins stated the police officers said they were excited of not having any issues. Chairperson Powers asked how the event paid for the officers. Commissioner Franusich stated a special grant was applied for through the Town for \$3,000.00 to pay for officers and public works employees.

Commissioner Powers added the interest in downtown Christiansburg seems to be growing. Commissioner Huppert discussed how Town Council had issues with the downtown events and after all the success he hopes Town Council will take notice.

Mr. Cantrell asked if the next step in the CUP request for 150 Arrowhead Trail would be the Town Council Public Hearing. Chairperson Moore replied yes.

There being no more business Chairperson Moore adjourned the meeting at 7:55 p.m.

  
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Craig Moore, Chairperson

  
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Nichole Hair, Secretary Non-Voting



# 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 Radford & Radford Properties for a single family residence at 150 Arrowhead Trail (tax parcel 528 – ((A)) – 12A) 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 Radford & Radford Properties for a single family residence at 150 Arrowhead Trail (tax parcel 528 – ((A)) – 12A) 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 issuance of the Conditional Use Permit with the following conditions:

1. The property shall be restricted to single family use only.
2. This permit shall be revocable for violations to the Christiansburg Town Code, including but not limited to Chapter 8 "Animals" and Chapter 24 "Nuisances".
3. This permit shall be valid for Radford & Radford Properties, the present applicant only and is non-transferrable.

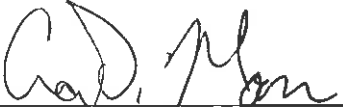
Dated this the 29<sup>th</sup> day of September 2014.




Craig Moore, Chairperson  
Christiansburg Planning Commission

The above Resolution was adopted on motion by Hedrick seconded by Franusich at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Public Hearing on the above request on September 15, 2014. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

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

  
Craig Moore, Chairperson

  
Nichole Hair, Secretary <sup>Non-voting</sup>

# 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 Tanner Blankenship (agent for the property owner Charles Hank) for a single family residence at 201 Roanoke Street (tax parcel 527 – ((A)) – 11) 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 Tanner Blankenship (agent for the property owner Charles Hank) for a single family residence at 201 Roanoke Street (tax parcel 527 – ((A)) – 11) 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 issuance of the Conditional Use Permit with the following conditions:

1. This permit shall be revocable for violations to the Christiansburg Town Code, including but not limited to Chapter 8 "Animals.
2. The property shall be restricted to three residential units.
3. This permit shall be valid for Tanner Blankenship, the present applicant only and is non-transferrable.
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. The permit will be reviewed by the Planning Commission in two years.

Dated this the 29<sup>th</sup> day of September 2014.

  
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Craig Moore, Chairperson  
Christiansburg Planning Commission

The above Resolution was adopted on motion by Sowes seconded by Ednick 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 September 15, 2014. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Matthew J. Beasley				X
Ann H. Carter				X
Harry Collins	X			
M. H. Dorsett, AICP				
David Franusich	X			X

Jonathan Hedrick

X

Steve Huppert

X

Craig Moore, Chairperson

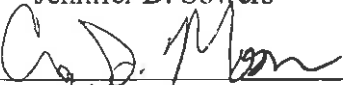
X

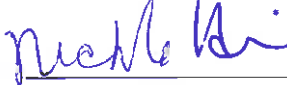
Joe Powers, Vice-Chairperson

X

Jennifer D. Sowers

X

  
Craig Moore, Chairperson



Nichole Hair, Secretary Non-voting