

**Christiansburg Planning Commission  
Minutes of April 28, 2014**

Present: Matthew J. Beasley  
Ann Carter  
Harry Collins  
Jonathan Hedrick  
Steve Huppert  
Craig Moore, Chairperson (arrived 7:03pm)  
Joe Powers, Vice-Chairperson  
Jennifer D. Sowers  
Nichole Hair, Secretary <sup>Non-Voting</sup>

Absent: M.H. Dorsett, AICP  
David Franusich

Staff/Visitors: Kali Casper, staff  
Cindy Wells Disney, Montgomery County Planning Commission  
Brad Taylor, MTS Associates  
Willie Price, welding shop owner  
4 others

Vice-Chairperson Powers called the meeting to order at 7:02 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.

Vice-Chairperson Powers opened the floor for public comment. No public comments were made. Vice-Chairperson Powers closed the public comment period.

Approval of meeting minutes for April 14, 2014.

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

Planning Commission public hearing on a Conditional Use Permit request by MTS Associates for a welding shop at 610 N. Franklin Street (tax parcel 496 – ((8)) – 51) in the B-3 General Business District.

Chairperson Moore opened the public hearing. Mr. Brad Taylor with MTS Associates, the property owners, described the location of this request. He detailed the uses currently on the property and past uses of this building. Mr. Taylor noted the business owners are present and explained the business includes light welding and fabrication of hand rails by two employees. Mr. Willie Price stated he wants to rent the building to fabricate railings.

Planning Commission public hearing on a Conditional Use Permit request by MTS

Associates for a welding shop at 610 N. Franklin Street (tax parcel 496 – ((8)) – 51) in the B-3 General Business District - (continued).

He explained the company fabricates railings and listed examples of the Police Department; Kroger; Radford University and Virginia Tech. He added the work is mostly small jobs that two people can lift. He noted that they do a lot of work for residential houses for railings and front gate entrances. Mr. Price added his company does not work on vehicles or lawnmowers. He noted most of the work is installation and the loudest machine they use is a grinder and it is only used when mistakes are made. Mr. Gil Yearwood of 110 East Main stated his office shares a wall with this business and believes this is an appropriate use and if there are any noise issues, he would be the most affected. With no further speakers, Chairperson Moore closed the public hearing.

Chairperson Moore opened the floor for Planning Commission discussion. Commissioner Collins asked about a Conditional Use Permit for this property last year. Ms. Hair responded yes for an upholstery shop that has since moved. Commissioner Huppert asked for clarification that upholstery work would not be done. Ms. Hair responded the upholstery business has moved. Chairperson Moore asked if the upholstery shop had any complaints. Ms. Hair responded no. Commissioner Collins asked if the CUP left with the business. Ms. Hair responded that the CUP is for a specific use.

Commissioner Collins asked about the steel railings. Mr. Price responded that they have done work for a lot of local contractors. Commissioner Carter asked about how much material would be stored on site. Mr. Price noted they order supplies by the job and do not plan to store materials. Commissioner Beasley asked about any sky jacks or forklifts. Mr. Price responded the company does not have any, only the trucks they drive to work; he noted the customer rents the sky jacks when needed. Commissioner Beasley asked about welding outside. Mr. Price responded no and they use MIG welding which creates less sparks. Commissioner Powers asked about the frequency of supply deliveries. Mr. Price responded once to twice a month depending on the job. Commissioner Powers asked if this is a change of use group that would trigger inspections by fire marshal and building official. Ms. Hair responded yes. Chairperson Moore asked about the amount of fabrication at this location. Mr. Price responded that about 60-70% of the fabrication will occur at this site and the remainder in the field on job sites. Chairperson Moore asked about using acetylene and oxygen. Mr. Price noted the company has one small tank of each for field use but generally uses plasma arc as it is cleaner.

Chairperson Moore reviewed the drafted conditions.

1. The property is to be maintained in a clean, sanitary, and sightly manner.
2. Metal fabrication and mechanical work are to be done inside the building and not outside.
3. There are to be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
4. There are to be no discernible noises to residential properties in the nearby vicinity between 7:00 p.m. and 7:00 a.m.

Planning Commission public hearing on a Conditional Use Permit request by MTS Associates for a welding shop at 610 N. Franklin Street (tax parcel 496 – ((8)) – 51) in the B-3 General Business District - (continued).

5. This permit shall be revocable for violations of Chapter 4 "Advertising" of the Christiansburg Town Code occurring on the property.

6. A double row of screening-type trees a minimum of six feet in height staggered on eight-foot centers are to be planted obscuring any outside material storage from the neighboring Residential Districts within six months of the CUP approval date.

7. This permit shall not be effective until a site plan prepared showing compliance with the required greenspace and landscaping, paved parking areas, underground utilities, driveway entrance, drainage areas, etc. is approved by the Town.

Ms. Hair responded that #6 may not need to apply as these drafted conditions were taken from previous Conditional Use Permits for welding shops. Commissioner Powers noted there will be no outside storage. Chairperson Moore asked the applicant if there will ever be storage outside on the site. Mr. Price responded no. Chairperson Moore indicated that #6 will be stricken. Commissioner Carter asked about regulation of signage. Ms. Hair responded that #5 addresses signage. Mr. Taylor asked for clarification of #5.

Ms. Hair responded that signage must meet code regulations and permitting and that a continued violation could lead to revocation of the permit. Chairperson Moore asked about #7. Ms. Hair noted that paved parking area would be required including ADA space on the property. Commissioner Powers asked about the number of spaces required. Ms. Hair responded that 1 space per 2 employees is required. Mr. Taylor noted that the area up on the hill is gravel. Ms. Hair responded that the ADA space is not necessary as there is one on site. Commissioner Hedrick made a motion to recommend approval with conditions #1, 2, 3, 4, 5, and 7. Commissioner Collins seconded the motion which passed 8-0.

Planning Commissioner Reports.

Ms. Hair explained this item will allow for updates of committee activities. Commissioner Huppert explained Town Council has been using this process. Commissioner Hedrick noted there are no updates for the Historic Districts Committee at this time. Commissioner Collins noted the Comprehensive Plan Committee is looking for additional members and working on neighborhood plans. Commissioner Sowers noted the Development Committee has no updates at this time. Commissioner Powers added that the Comprehensive Plan Committee is working on public outreach including Depot Days and other methods of outreach including utility bill blurbs. Ms. Casper added that the next utility bill will include information. Commissioner Sowers asked about using facebook for public outreach. Ms. Casper responded that facebook and twitter will be used when we have specific dates for meetings. Commissioner Beasley added he is also on the Development Committee and no updates to report. Commissioner Carter asked for anything commissioners want to bring to the Development Committee.

Planning Commissioner Reports – (continued).

Commissioner Huppert noted that the budget will likely be agreed upon soon. He added that there is a push for a balanced budget. Commissioner Huppert stated 10 capital grants were applied for and that all were approved. He added most are a 50/50 match for the Town. Commissioner Carter asked about the projects. Ms. Hair responded most of the projects are for infrastructure and the Town could pay \$1.28 million to leverage almost \$4 million. Commissioner Collins asked if sidewalks would be incorporated. Ms. Hair responded the CDBG funds will be used for sidewalks along with a drainage project. Commissioner Powers responded drainage is a big issue now with increasing competition for grants.

Commissioner Huppert added the Huckleberry bridge was planned to be installed. Ms. Hair responded the arches were set on Sunday morning. Commissioner Hedrick noted that it is coming together and starting to look very nice. Commissioner Huppert responded it is not ready for use yet. Ms. Hair noted the bridge will be opening this fall. Commissioner Hedrick noted that there was a large police presence with the road closure and it was effective. Commissioner Powers noted this closure shows the need for alternate connections.

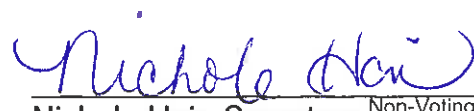
Chairperson Moore asked about weddings at bed and breakfasts from the Development Subcommittee. Ms. Hair responded that some localities do not allow bed and breakfasts in residential districts at all. She advised the owners that they can apply for a code amendment on their own if they wish to pursue it, as the Development Subcommittee will not be moving forward with it at this time. Chairperson Moore explained there was a request for using a bed and breakfast for weddings and similar events. Ms. Hair responded this property is in a residential neighborhood and has some issues with parking. Commissioner Powers responded that the owners could bring back additional ideas.

Other business.

Ms. Hair reminded Planning Commission of the PDC training on May 28<sup>th</sup> on aging in place at 6pm. She requested that Planning Commission RSVP for this event no later than May 19<sup>th</sup>.

There being no more business Chairperson Moore adjourned the meeting at 7:37 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 (CUP) request made by MTS Associates for a welding shop at 610 N. Franklin Street (tax parcel 496 – ((8)) – 51) 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 CUP to MTS Associates for a welding shop at 610 N. Franklin Street.

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):

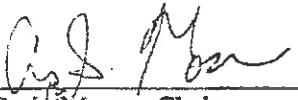
1. The property is to be maintained in a clean, sanitary, and sightly manner.
2. Metal fabrication and mechanical work are to be done inside the building and not outside.
3. There are to be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
4. There are to be no discernible noises to residential properties in the nearby vicinity between 7:00 p.m. and 7:00 a.m.
5. This permit shall be revocable for violations of Chapter 4 "Advertising" of the Christiansburg Town Code occurring on the property.
6. This permit shall not be effective until the site is in compliance with the required greenspace and landscaping, paved parking areas, underground utilities, driveway entrance, drainage areas, etc. is approved by the Town.

Dated this the 28 day of April 2014.

  
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Craig Moore, Chairperson  
Christiansburg Planning Commission

The above Resolution was adopted on motion by Hedrick seconded by Collins 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 April 28, 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 Non-voting