

**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 Wortzbergers 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