

Christiansburg Planning Commission
Minutes of October 20, 2014

Present: Matthew J. Beasley
Ann Carter
Harry Collins
M.H. Dorsett, AICP
David Franusich
Jonathan Hedrick
Steve Huppert
Joe Powers, Vice-Chairperson
Craig Moore, 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
Brad Epperley, Director of Parks and Recreation, Town of Christiansburg
Jimmy Radford, 325 Falling Branch Road
Derek Hinds, 325 Falling Branch Road
John Neel, Gay & Neel, Inc.
Jeremy Hart, Agent for David Henry, 2 Depot Street, N.E.

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 29, 2014.

Chairperson Moore introduced the discussion. Commissioner Collins made a motion to approve the Planning Commission meeting minutes. Commissioner Huppert seconded the motion, which passed 6-0. Commissioners Dorsett and Beasley abstained.

Presentation by Brad Epperley, Director of Parks and Recreation – Christiansburg Parks and Recreation Master Plan.

Chairperson Moore introduced Brad Epperley.

Presentation by Brad Epperley, Director of Parks and Recreation – Christiansburg Parks and Recreation Master Plan - (continued).

Mr. Epperley introduced himself and explained the Parks and Recreation Master Plan was a yearlong process. The Master Plan was adopted by Town Council on August 26, 2014. The plan is meant to include the diverse age groups and population within the Town of Christiansburg. He went on to explain the background of the plan including the actors involved in the creation of the plan : New River Valley Planning District Commission, Christiansburg Parks and Recreation Advisory Commission, and Town Departmental Staff. Town Departmental Staff included Emergency Services, Informational Technology, Engineering, Planning and Building Departments.

The goals of the plan were broken into four categories including Parks and Facilities, Open Space and Interconnectivity, Marketing and Communications, and Operations and Programs. Mr. Epperley went into detail on each of the Master Plan goals. The Master Plan is aimed at being proactive rather than reactive as well as including both passive and active recreation facilities. The recreational needs of Christiansburg residents are diverse. Mr. Epperley noted that connectivity to schools and facilities is important in moving forward with the implementation of the plan. Communication between residents and the Parks and Recreation Department is important. The communication varies from technological and hard-copy means. Capital Improvements need to be assessed. Mr. Epperley mentioned the energy and cost savings of lighting improvements of the Recreation Center. He also noted the need to coordinate on a regional basis to provide access to river and mountain activities that may not be present in Christiansburg. Mr. Epperley concluded with the notion that the Parks and Recreation Department needs to be proactive rather than reactive. There is a need to work with the changing recreational needs.

Mr. Epperley then went on to talk about the Existing Conditions of the five mini parks, one neighborhood park, two community parks, new regional and community parks and facilities, and continue development of linear parks. The Diamond Hills Park will be a nature based community park. The Town of Christiansburg does not have a regional park however; there are plans to create the Truman Wilson property as a regional park. The linear park in the Town of Christiansburg is the Huckleberry Trail, which he hopes will continue to extend and lend itself to interconnectivity.

Mr. Epperley gave an overview of the Public Outreach Survey created for the Master Plan. The survey was advertised on the Town website, library, municipal building, Aquatics Center, Recreation Center, water billing, and through the Notify Me option on the Town's website. 619 surveys were completed and utilized to inform the recommendations of the Master Plan. 77% of the surveys came from Town residents. A public input meeting was held on June 2, 2014 at the Recreation Center. Twelve citizens were in attendance. Comments from the public input meeting were used in editing the Master Plan. The survey was used to inform staff of the desired facilities and programs of the community. The top four desired facilities were paved or concrete trails, a music venue, trails for running/walking, and town events.

Presentation by Brad Epperley, Director of Parks and Recreation – Christiansburg Parks and Recreation Master Plan - (continued).

The results were then broken down by areas in town. This breakdown provided further insight into the needs of the citizens based on where they live.

The top four activities/places visited by Town of Christiansburg residents are the Recreation Center, trail running/walking, soccer and track running/walking. The survey also provided reasons for why citizens visit parks in Christiansburg. The top reasons were playground, sports, exercise, and relaxation.

Mr. Epperley concluded his presentation with the Recommendations for Park and Facility, Program and Event, and Trails and Connectivity. The Recommendations include a park on the east side of I-81 and near the Peppers Ferry/Route 114 area, open space/preservation, an amphitheater for music and cultural events, soccer and softball fields, and an accessible playground. There is not an accessible playground for people of all abilities in the area. There are accessible playgrounds located in the Richmond and Northern Virginia areas. If the Town of Christiansburg were to create an accessible playground, this would make the Town a leader in this category for the region. Mr. Epperley stated the use of theme 5K events is in the works for next spring. He would like to capitalize on the enthusiasm for these events and make them a yearly event. The outdoor recreation education piece will become an emphasis for the Parks and Recreation Department. Hosting cultural and music events is also of importance to the community. In regards to Trails and Connectivity, there is an emphasis on connectivity of crosswalks, sidewalks, and signalized crossings at major roadways for various users. The Christiansburg Bikeway Walkway Committee has looked at areas that need improvement for the future to connect our residents including the before mentioned recommendations for Trails and Connectivity. A major recommendation for the Trails and Connectivity piece of the Master Plan is extending the Huckleberry Trail into the Downtown Christiansburg area.

A top implementation aspect of the Master Plan is the Truman Wilson property. Another is the cultural amenities such as an amphitheater and linkage to the Huckleberry Trail. Then moving on to more active types of recreation; sports tourism benefits the Town greatly. The maintenance of the current recreational amenities is important while improving the facilities to improve the quality of life of the diverse community.

Mr. Epperley mentioned the Obesity Prevention Grant that the Town of Christiansburg applied for with coordination of the Planning, Parks and Recreation, and Public Works Departments. The grant would allow the Town to provide more walking paths, crosswalks and connectivity for pedestrians and cyclists.

Commissioner Powers asked for clarification on parks east of I-81 and the involvement of public-private partnerships with those businesses at the industrial park. Mr. Epperley stated that the park to the east of I-81 would be located near the residential areas and near Falling Branch. He noted the importance of working relationships with those in the private sector, like Back Country in the industrial park.

Presentation by Brad Epperley, Director of Parks and Recreation – Christiansburg Parks and Recreation Master Plan - (continued).

Commissioner Dorsett asked if the Town of Christiansburg's Comprehensive Plan was consulted. Mr. Epperley stated Mr. Mecham did consult the Comprehensive Plan during the development of the Town's Master Plan.

Commissioner Dorsett noted the Parks Goals and Strategies in the Comprehensive Plan that states, "PR/A 1.5 Develop additional park space to serve specific neighborhoods based on an inventory of existing parks." Commissioner Dorsett is concerned there is not a neighborhood park for the Cambria area. The children and families living in Cambria do not have a safe access to a recreational facility due to the vehicular traffic on Depot Street and North Franklin Street. Commissioner Dorsett added that she has received complaints about the lack of recreational facilities in the Cambria area since the release of the Parks and Recreation Master Plan. Mr. Epperley believes this is where interconnectivity comes into play and the Town needs to look at possible new facilities beyond the business area of Cambria. Commissioner Dorsett noted that the residents of Cambria feel forgotten by the Town of Christiansburg. She added that the Cambria neighborhood is a large portion of the Town's population with high density. There is a parcel that has been used as a neighborhood park due to lack of facilities in the area. She believes the Town should look into this property. Mr. Epperley will be getting in contact with Commissioner Dorsett to get the contact information of the property owner.

Commissioner Powers thanked Mr. Epperley for his broad perspective on recreation and not focusing solely on team sports. He went on to ask about naming rights for a potential amphitheater and whether the Town has a policy for naming rights. Mr. Epperley believes the Town is working on naming rights now but a policy is not in place at the present time. He believes looking into sponsorships for facilities is valuable in these economic times. Commissioner Powers and Commissioner Huppert discussed Renna W. Knowles' donation of a million dollars that is being used for the Huckleberry Trail extension. Her contribution is being recognized through the naming of the new bridge. Commissioner Huppert added that there will be a meeting tomorrow night, October 21, at the Aquatic Center about operations and policies. He noted that the Roanoke Civic Center is now called Berglund Civic Center due to Berglund's contribution of a million dollars to go towards the Civic Center.

Commissioner Powers asked about the dog park in relation to the survey results. Mr. Epperley stated he would like to look at the Truman Wilson property as a potential dog park. He has looked at dog parks in Blacksburg, Salem and Radford. Different properties have been looked at in Town; however, there was concern about finding a large enough property to provide a quality dog park. Mr. Epperley believes a dog park will be looked at in moving forward with the implementation of the Master Plan. Commissioner Dorsett asked if there is potential for a competition space to be included in a dog park. Mr. Epperley believes this would be possible if the area lent itself. He noted that Blacksburg and Radford do not have large enough spaces to allow a competition.

Presentation by Brad Epperley, Director of Parks and Recreation – Christiansburg Parks and Recreation Master Plan - (continued).

Mr. Epperley added that the dog obedience classes through the Parks and Recreation Department are successful and a dog park could allow the program to expand in the future. Commissioner Huppert noted that Town Council supports the Truman Wilson property development 100%. They recognize the need for a regional park and the property was the last sizeable property for this project. He does not know how long it will take for the project to be started but reiterates that Town Council supports the project. Commissioner Huppert added that a property in Martinsville is used for soccer tournaments due to their four or five soccer fields; however, the Martinsville fields require travel within the area. The Truman Wilson property is located near many hotels and amenities in Christiansburg. Mr. Epperley noted that he wants to provide as many recreational events as possible to as many recreational users as possible. The older population, open space and dog park need to be considered. He added that with the current boundaries of Christiansburg, this is possibly the only opportunity for a project of this size.

Commissioner Huppert added that the Parks and Recreation Department does a great job with the Harkrader Sports Complex and went on to ask Mr. Epperley to inform the Commission of the Harkrader Sports Complex. Mr. Epperley stated there are three fields and a walking track that goes around the facility. The facility is located behind the Christiansburg Middle School. The facility holds Parks and Recreation Department league games. National events have been hosted at the facility over the past few years; bringing in team from various places. The facility stays busy according to Mr. Epperley. The Harkrader Sports Complex typically opens at the beginning of March and closes at the end of October; being able to host those events brings people into the area.

Commissioner Hedrick asked about the timeline for the Truman Wilson site becoming a park. He noted Randolph Park in Dublin and whether the Town will be studying Northern Virginia or Richmond. Mr. Epperley stated that the plan is to be determined. He stated there are multiple phases including transportation, utilities and addressing the topography of the property. There will be an RFP going out in the near future to address the transportation phase. Funding and Town Council will determine the part of the timeline. Mr. Epperley noted that Town Council was looking at the Truman Wilson property during discussions of the 2020 Vision. He believes work sessions with Town Council will occur in the near future to discuss the park's development.

Commissioner Hedrick asked about the neighborhoods that are located adjacent to the property and how lighting, noise and property values of those residents will be addressed. Mr. Epperley stated that will come about during work sessions with Town Council. He believes active recreation near the Home Depot/Walmart side and the passive recreation closer to the residential properties will be an option. The presence of the park and bringing people to that area would only benefit the residents in Mr. Epperley's mind.

Presentation by Brad Epperley, Director of Parks and Recreation – Christiansburg Parks and Recreation Master Plan - (continued).

Mr. Epperley added the topography of the land will determine the uses on the property. Commissioner Huppert spoke of the potential of selling part of the property on 114 and use the money from the sale to put back into the park. He believes the pace of development will determine the push behind the property. Commissioner Huppert thinks Town Council would like to push it.

Commissioner Powers asked about the big changes in recreation in the next 5-10 years that the Commission should be prepared to accommodate in the future. Mr. Epperley noted the push toward healthier environments and the possibility of moving away from a car and more towards biking and walking to work. He noted that his wife is a community health educator and childhood obesity is an important topic for her. The issue of childhood obesity will have an impact in moving forward and recreation will be an important part. Mr. Epperley noted Commissioner Dorsett's comments earlier in the meeting about parks in Cambria. Having connectivity and recreational facilities within the Town will be very important.

Commissioner Dorsett noted the importance of residential properties being in close proximity to parks and how there are barriers to access certain facilities like the Falling Branch park and the Recreation Center. Even when a residential property is located in close proximity there are barriers such as a busy four lane street. She added that there are neighborhoods in town that parents do not have the freedom to walk with strollers while letting their children play. A half-acre or 0.75 acre park would provide a boost in quality of life. Commissioner Dorsett noted that a Falling Branch park is not going to be accessible if you live on the north side of 460. There are underserved areas throughout town. Commissioner Dorsett went on to ask Mr. Epperley how he plans to serve those areas. She stated the neighborhood parks need to be considered as well the parks serving the larger communities. Mr. Epperley believes the Planning Commission, in coordination with the new developments, can look at requiring strict regulations regarding recreation facilities. Commissioner Dorsett stated she believes that is a great idea for undeveloped areas but that does not address the existing residential developments.

Commissioner Collins noted the Comprehensive Plan Subcommittee is beginning the Neighborhood Planning process for the East Town Central neighborhood. He asked that Mr. Epperley help the subcommittee in this task because many of the comments the Town has received thus far has been related to recreation. An open house at the Park Street Methodist Church will be held 3-7 P.M. on November 20, 2014. Citizens will be able to stop by and contribute their ideas.

Mr. Epperley noted that it is hard to provide parks in already developed areas but if there are half-acres around these residential areas, it is something to look into. Even the half-acre properties could provide a park for the residents. Commissioner Dorsett asked if Mr. Epperley will be active searching for possible recreational facilities in already developed areas. Mr. Epperley stated staff will be open to looking at the available properties in Christiansburg.

Presentation by Brad Epperley, Director of Parks and Recreation – Christiansburg Parks and Recreation Master Plan - (continued).

The properties may be able to provide a park to areas experiencing barriers to park and recreation facilities.

Chairperson Moore thanked Mr. Epperley for his time and looks forward to working with him on the Neighborhood Plans. Mr. Epperley appreciates the chance to present the information and looks forward to working with the Planning Commission in the future.

Planning Commission discussion 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. The Planning Commission public hearing was held on September 29, 2014.

Chairperson Moore introduced the discussion.

Chairperson Franusich asked for clarification of the future land use designation. Ms. Hair clarified the property is scheduled as residential not mixed use. The typo was changed for the Town Council ad.

Chairperson Franusich believes it is a roundabout way of getting a multi-family residential development. He posed the question of what stops the applicant from putting a business there after the rezoning is approved. Mrs. Hair noted the applicant has proffered to only do residential on the property. The proffers go with the rezoning. The proffer reads: The following permitted uses as listed in 30-100 shall only be allowed on the subject parcel: Single Family Dwellings, Two-Family Dwellings, Townhouses, Multiple-Family Dwellings, Major and Minor Home Occupations with a CUP, and Planned Housing Development. The applicant also proffered a maximum of seven residential units for the property.

Commissioner Dorsett and Commissioner Carter asked how this request differs from the property owner's past request. Commissioner Powers stated the request is for seven units instead of nine units.

Commissioner Huppert asked about the recreation and greenspace areas on the property. Mr. Neel provided the Planning Commission with concept drawings of the property.

Commissioner Franusich asked why the applicant has asked for B-3 rather than R-3. Ms. Hair noted there may be an accusation of spot zoning. The B-3 district is adjacent to the property. Mr. Neel went on to discuss the applicant's motivation to pursue B-3. He noted the applicant would like to have R-3 zoning but there is no R-3 zoning around the property.

Planning Commission discussion 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 - (continued).

The property adjacent to the subject property is B-3 and therefore the applicant is requesting B-3. Commissioner Franusich asked if the property would stay as B-3 if it were sold.

Ms. Hair clarified that the proffers would run with the property not the property owner. If Radford & Radford Properties did not develop the property and decided to sell it, the new owners could develop it in any of the proffered residential uses. Commissioner Franusich asked if they would rezone to R-2 and have a Conditional Use Permit for multi-family residential. Ms. Hair stated this was not an option.

Mr. Neel and Mr. Radford discussed their conversations with the adjoining property owner, Mr. Hylton. Mr. Hylton was against the previous request. Mr. Radford stated he has talked with him over the past couple years and Mr. Hylton is now ok with the present request. Commissioner Powers noted that Mr. Hylton submitted a letter to Planning Commission asking for the denial of the request. Mr. Neel and Mr. Radford were not aware of the letter. Mr. Radford stated he spoke with Mr. Hylton when the house at 325 Falling Branch Road was demolished. Mr. Radford indicated Mr. Hylton expressed concern over houses backing up to his property. Mr. Radford stated he offered to install a fence between the properties and he felt Mr. Hylton was agreeable to this solution. Mr. Radford added Mr. Hylton later called him to say he did not want the houses next to him.

Commissioner Powers stated he believes seven units is too much for the property, especially when they back up to Mr. Hylton's property. Commissioner Powers stated he does not believe the use of trees or a vinyl fence would dissipate the impact of those seven residences. Mr. Neel believes the applicant has a good layout and an improvement from the previous house located on the property.

Commissioner Huppert asked about the recreation and greenspace areas on the property where units had previously been planned. Mr. Neel confirmed Mr. Radford would be willing to proffer the playground amenity but would like to decide where it would be placed on the property. Commissioner Collins asked if it would be a playground for the residents or the community. Mr. Neel stated it would be a playground for the residents. Ms. Hair noted that the proffers can be amended before the Town Council Public Hearing to add the playground.

Commissioner Dorsett asked Mr. Radford if he would like seeing the back of these houses if he was the adjacent property owner. Mr. Radford said he would not mind looking at the development compared to the previous junk house on the property. Commissioner Dorsett asked Mr. Radford to put himself in the neighbor's shoes. Mr. Radford was sorry to hear that and noted that it is hard to please everyone.

Planning Commission discussion 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 - (continued).

Commissioner Franusich asked if this was another way of spot zoning. Ms. Hair stated it is not. Chairperson Moore noted it is the legal way around spot zoning.

Commissioner Hedrick asked the Planning Commission to consider Huff Heritage located off Falling Branch, past the subject property. It is a large multi-family neighborhood. Commissioner Dorsett stated she believes it is farther back. Commissioner Hedrick noted it is off the same artery and he does not believe it was spot zoning. Commissioner Dorsett asked the Planning Commission to consider the single family residents located around the development. Ms. Hair clarified that there are duplexes located behind the property.

Commissioner Hedrick noted that there are 20 parking spaces for the development, which leads to a lot of impervious surface. That is two and half cars per unit. He suggested reducing the parking to create greenspace that serves as a buffer around the houses.

Commissioner Carter asked for clarification on the proffers presented to Planning Commission. Ms. Hair clarified that the proffers are the same proffers that were given to the Planning Commission after the last meeting. She added that the applicant has up until the Town Council Public Hearing to amend the proffers.

Commissioner Dorsett noted that pines trees have a very low life-span and are being used as the buffer. Mr. Neel and Ms. Hair confirmed that is would be discussed during the Conditional Use Permit. Chairperson Moore noted that the buffer is listed as evergreens so there could be different types used or a mixture.

Commissioner Hedrick asked about why the houses were closer to the residential properties versus the business property. Mr. Neel thought the neighbor would prefer a building as opposed to cars, noise and headlights. He feels that the buildings provide a buffer. Commissioner Powers noted it is the lesser of two evils.

Commissioner Collins stated he is concerned that the neighbor would potentially have a decrease in property value with the development.

Commissioner Hedrick noted the neighbor's letter is strongly worded. Mr. Neel apologized as he was not aware a letter was submitted.

Commissioner Huppert proposed tabling the decision until the Planning Commission sees the revised greenspace. Commissioner Powers and Commissioner Carter said the greenspace drawing would not change their minds.

Planning Commission discussion 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 - (continued).

Commissioner Collins asked Mr. Radford asked about the properties owned by the applicant in town. Mr. Radford stated he has multiple rental homes scattered throughout Christiansburg and many in mobile home parks. He noted the upgrades that have been made to the mobile home parks by replacing units and changing the water system. Mr. Radford stated he owns three homes on Depot Street and is constructing new homes on Long Street. Commissioner Collins asked if the applicant or the tenant is responsible for maintenance. Mr. Radford stated he performs the maintenance. Commissioner Collins asked about the house of Arrowhead Trail that Mr. Radford owns. Mr. Radford confirmed he owns 150 Arrowhead Trail and recently replaced the porch. Commissioner Collins stated the front of the property looks awful, specifically the fence. Mr. Radford stated the property does not have a fence. Commissioner Collins apologized.

Commissioner Hedrick asked about a lower number of units for single family homes. Ms. Hair clarified that there is not enough frontage to do multiple single family homes.

Commissioner Hedrick stated he believes this is not an extreme development given the surrounding area. He understands the neighbor would be concerned with what he is looking at but Commissioner Hedrick recognizes the need for more multi-family residential housing. Commissioner Powers asked if it is an appropriate place to drop in seven units. Commissioner Hedrick noted Huff Heritage and how it is a large complex of multi-family residences. Mr. Hedrick added the residents around there have seen the development occur and could have potentially left. Commissioner Dorsett spoke about the negative impacts multi-family. She noted the East Main District was a primarily single family neighborhood and now experiences some negative effects such as stormwater runoff and traffic due to higher density developments. Commissioner Dorsett stated she understands the need for multi-family housing. Commissioner Dorsett added would like the Planning Commission to think twice before allowing townhouse developments in areas where facilities cannot support them. Christiansburg has a lot of townhouses but also has a lot of townhouses that are empty.

Mr. Neel stated that the development would be meeting the latest stormwater regulations. Mr. Neel added the regulations changed in July. He also mentioned that the property is right next to Roanoke Street and does not believe Commissioner Dorsett's comments apply. Commissioner Dorsett agreed her comments were more general.

Chairperson Moore discussed the additional proffers with Mr. Neel. Mr. Neel stated he would work with the Planning Director on the proffers.

The Town Council Public Hearing is October 28, 2014. Commissioners Franusich and Carter do not think the playground would change the rezoning.

Planning Commission discussion 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 - (continued).

Chairperson Moore read the proffers submitted to Planning Commission at the present time.

1. The following permitted uses as listed in 30-100 shall only be allowed on the subject parcel:
 - a. Single Family Dwellings
 - b. Two-Family Dwellings
 - c. Townhouses
 - d. Multiple-Family Dwellings
 - e. Major and Minor Home Occupations with a CUP
 - f. Planned Housing Development
2. A maximum of seven residential dwelling units shall be constructed on the subject parcel.

Commissioner Hedrick made a motion to recommend Town Council approve the rezoning with proffers, including the additional proffer to install a playground. . Commissioner Huppert seconded the motion, which was denied 2-5. Commissioner Dorsett and Commissioner Beasley abstained due to being absent from the Public Hearing.

Commissioner Hedrick noted that it is a great improvement to the derelict house that was previously on property. Commissioner Franusich stated he does not understand why the applicant would not build a duplex if he wanted to use the property. Commissioner Franusich stated he believes they are shoehorning seven units onto the property. Commissioner Franusich asked Commissioner Hedrick if he would be happy being the neighbor of the seven new units. Commissioner Hedrick stated he owns a property where 45 new units will be built. He stated that the Planning Commission is ok with building on the other side of town but it's not ok with one resident is upset compared to 25 residents. Commissioner Hedrick stated he believes the Planning Commission is discounting what the applicant is trying to do to help the community and build more of a tax base on the property. Commissioner Hedrick stated the neighbor has seen what has been happening around him and has had ample time to process the development around him. Commissioner Franusich stated he does not believe that is the right way to look at this. He believes the property is too small for the proposed number of units.

Commissioner Hedrick stated he does not understand how the Planning Commission can approve 45 units next to The Villas and not these seven units. Commissioner Franusich noted that The Villas is a multi-family development. Commissioner Dorsett stated she believes it is because of the number of units and the size of the property.

Planning Commission discussion 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 - (continued).

Commissioner Huppert stated he supported the motion because he recognizes the need for housing of this type in the community. The low and middle income residents need somewhere to go. Commissioner Dorsett noted that two-thirds of Oak Tree is vacant.

Ms. Hair stated she would like a new motion for the record.

Commissioner Powers made a motion to recommend Town Council deny the request to rezone the property located at 325 Falling Branch Road. Commissioner Franusich seconded the motion, which passed 6-1. Commissioner Dorsett and Commissioner Beasley abstained due to being absent from the Public Hearing.

Contingent on the above item, Planning Commission discussion 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. The Planning Commission public hearing was held on September 29, 2014.

Chairperson Moore noted this discussion would not be held due to the denial of the previous request. There will be a Town Council Public Hearing and the Council may have the same concerns as the Planning Commission. The applicant has up until the Town Council Public Hearing to make changes to the proffer statement. He asked the applicant to understand that the Planning Commission is trying to balance the economic need and what has happened in other neighborhoods. Chairperson Moore concluded by thanking the applicant and encouraged them to be active in the next public hearing.

Planning Commission discussion regarding 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. The Planning Commission public hearing was held on September 29, 2014.

Chairperson Moore introduced the discussion.

Ms. Hair presented John Burke's email on the stormwater regulations and the drainage map of the property was provided to the Planning Commission.

Approximately about 760 acres drain to the area. Commissioner Carter asked if Mr. Burke sees the stormwater and drainage as a big problem for the property. Ms. Hair stated Mr. Burke does not see it as a problem. The regulations are setup to prevent future problems. She added that there is funding to repair Crab Creek but the Town does not know the extent of the repair and if it extends to North Franklin Street.

Planning Commission discussion regarding 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 Dorsett asked about the setbacks on the property in relation to the drainage. Commissioner Dorsett stated she was concerned the property would not be buildable. Ms. Hair stated there are zero setbacks in B-2. Chairperson Moore added that the setbacks may have been the reason to ask for B-2 over I-1.

Ms. Hair confirmed and added that the B-2 district is connected to the property. Commissioner Carter stated she does not know why it was industrial in the first place. Commissioner Dorsett noted the former mill use to be on the property. Commissioner Powers added that it was spot zoning for the mill. The Planning Commissioners reviewed the zoning map.

Commissioner Powers asked about the requirements for sidewalks in the B-2 district. Ms. Hair will check the code but believes the B-2 district requires sidewalks. Commissioner Powers noted that sidewalks would then be placed on North Franklin Street and Depot Street.

Commissioner Franusich asked about the Future Land Use map scheduling it for public open space. Chairperson Moore noted that funding and plans for acquiring the property have not been in place. He feels that the public open space should be negated. Ms. Hair added that those were the sentiments from Administration.

Commissioner Powers stated he believes there is a potential for a public greenway. Commissioner Franusich noted that it could connect Depot Street Park and the Aquatic Center to Downtown Christiansburg. Commissioner Powers would like to see some proffers addressing that. He added that the creek runs through the back of the property and some of the property is on the Water Street side. Commissioner Powers asked if the property could be totally paved. Ms. Hair stated the property could be totally paved, used for storage and the permanent structures would need to meet the requirements to be protected.

Commissioner Dorsett asked about the vegetative buffers required for runoff into Crab Creek to address TMDL. Chairperson Moore stated the creek could be enclosed and the stormwater runoff be handled through other means.

Commissioner Franusich asked if the Planning Commission could require a conservation easement as part of the rezoning. Ms. Hair stated this was not possible. Chairperson Moore added that they could proffer to have minimum impacts to the stream but that has not been done.

Commissioner Dorsett proposed asking them to have a trail along the stream side of the property to possibly connect to Depot Park rather than sidewalks on Depot Street. Many Commissioners stated we cannot ask them to do that. Chairperson Moore reiterated that the applicant could have proffered that but has not.

Planning Commission discussion regarding 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).

Mr. Neel stated he is not officially representing the applicant, but noted that the question is if it is appropriate to have an I-1 or B-2 zoned property. He understands the issues and the opportunities but the owner is looking at the property value in terms of industrial verse business use. The property owner is not looking to develop but rather market the property. Mr. Neel stated he believes it is a question of whether I-1 or B-2 is appropriate for the property.

Commissioner Powers noted the setbacks for I-1 and the two street right of ways. Ms. Hair stated that the setbacks would restrict the use of the property. Commissioner Carter added that the applicant cannot sell it in that way. Mr. Neel stated that the property owner could do a full hydrologic study of the property and pipe the water elsewhere to make the property a full I-1 lot. Commissioner Dorsett asked about the stormwater regulations. Mr. Neel stated that the stormwater does not have anything to do with piping of the stream.

Commissioner Carter noted the property has been sitting for a long time and she does not believe the property should have ever been industrial.

Chairperson Moore stated that piping of the stream could possibly have problematic impacts downstream in terms of erosion and slopes. He knows it would be challenging in terms of design. Chairperson Moore noted that the downstream property owners would have a problem with the meander changing due to upstream issues. It would be challenging to engineer this short segment to have minimal or no impact. Both Planning Commission and Town Staff could keep an eye on this if they chose to pipe the water.

Commissioner Powers reviewed the Zoning Map to understand the adjacent properties. Ms. Hair stated B-2 and B-3 is located around the subject property.

Commissioner Dorsett asked Commissioner Powers about Depot Street reverting back to residential. Commissioner Powers stated the ones on the east side were but not closer to the intersection.

Chairperson Moore noted the concern for Crab Creek and the stormwater on the property. He went on to state that the Planning Commission is tasked with looking at the appropriate land use. Chairperson Moore added the Planning Commission cannot have this as open greenspace as there is no plan in place.

Commissioner Carter made a motion to recommend Town Council approve the rezoning of the property located at 2 Depot Street, N.E. Commissioner Beasley seconded the motion, which passed 8-0. Commissioner Dorsett abstained due to being absent from the public hearing.

The Town Council Public Hearing will be October 28, 2014.

Discussion of 820 Park Street.

Chairperson Moore introduced the discussion. He believes the direction is clear during the Conditional Use Permit process and the CUPs are self-policing. A person should know if they are not in compliance.

Chairperson Moore noted staff time and resources are being taken to re-inspect the property and perform follow-up with letters. There is a certain point when the Town needs to say enough is enough.

Commissioner Dorsett asked what kinds of violations have occurred. Ms. Hair explained that out of the 16 times staff has inspected the property, the applicant has been in violation nine times. Ms. Hair stated the property has been in violation with untagged vehicles. Ms. Hair stated she has received a call from Mr. Reno after the last Planning Commission meeting, stating he knew he was in violation and would be correcting the situation. She did not reach out to him after the meeting. Staff inspected the following Friday and Sara Morgan witnessed the towing of a vehicle. Ms. Hair stopped by later that day and the vehicle was not stored outside. Ms. Hair added the property is in compliance today. Commissioner Powers and Commissioner Collins asked how staff feels about the situation. Ms. Hair stated it is a nonissue at the present time.

Commissioner Powers proposed tabling the decision.

Ms. Hair stated she will bring it back to Planning Commission if it becomes an issue again.

Commissioner Franusich asked if a letter had been sent. Ms. Hair explained that letters were sent and phone calls were made.

Commissioner Dorsett asked if he could be billed for the times staff had to visit. Ms. Hair explained that staff goes out once a month to look at the Conditional Use Permits as part of the process. The inspections are set for a Friday and inspected at once time. She noted that it is not an issue to inspect but rather the follow-up with letters and phone calls to bring the property into compliance. This is the only CUP staff has issues with.

Commissioner Power made a motion to table the decision. Commissioner Huppert seconded the motion, which passed 9-0. If there is another issue, instead of putting it on an agenda, the Planning Commission will make a recommendation that night.

Other Business.

Ms. Hair informed the Commission that she and Ms. Morgan worked on the Obesity Prevention in coordination the New River Valley Health District. The grant would provide funding (almost \$100,000) for infrastructure improvements such as crosswalks and ADA ramps in the Downtown area and bike racks in recreational areas.

Other Business – (continued).

Ms. Hair added the New River Valley Health District would hire someone part-time to manage the grant and Public Works would install these facilities and would be paid from the grant. Ms. Hair stated staff hopes to hear back by the end of the month as the awards are given out November 1, 2014.

The submission was a week's turnaround. Ms. Hair added that the Planning Department partnered with Parks and Recreation and Public Works to come up with ideas for quick projects. The Bikeway Walkway identified sidewalks and crosswalks of need. They were considered in this grant.

Commissioner Collins noted that the Comprehensive Plan Subcommittee will be starting the Neighborhood Planning with the East Town Central Neighborhood. The Planning Commission volunteered to help the subcommittee put up advertisements for the meeting. The meeting will be an open house format like VDOT holds to allow citizens to come in and contribute their ideas. There will be an open house at the Park Street Methodist Church on November 20 from 3-7pm. Commissioner Collins asked that other Planning Commissioners consider joining the Comprehensive Plan Subcommittee.

Commissioner Powers noted the next Development Committee meeting will be October 29, 2014 at 8:30am. The meeting will go over what was learned at the Aging in Place workshop

Ms. Hair noted that some of the Planning Commissioners and staff will be attending the Aging in Place workshop at The Event Centre on October 22, 2014. The housing workshop will be put on by the Planning District Commission.

Commissioner Huppert noted that he and Commissioner Carter are on the Cemetery Committee. The Town Council meeting on November 18, 2014 will have a presentation of the Cemetery Master Plan. Commissioner Huppert believes this time next year the cemetery will be able to handle more of the deaths.

Commissioner Dorset will be stepping down at the end of the month for personal reasons. She thanked the Planning Commission. The Planning Commissioners thanked her for her service.

There being no more business, Chairperson Moore adjourned the meeting at 8:57 p.m.

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
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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 ~ Fax 540-382-7338

Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Monday, November 10, 2014 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, December 9, 2014 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: SHAH Development, LLC

Location: 2765 Roanoke Street (tax parcel 501 – ((1)) – 26A)

The Town of Christiansburg has received a Conditional Use Permit request by SHAH Development, LLC for residential use at 2765 Roanoke Street (tax parcel 501 – ((1)) – 26A) 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, and R-3 Multi-Family Residential. The adjoining properties contain residences and businesses.



TOWN OF CHRISTIANSBURG

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

Conditional Use Permit Application

Landowner:	SHAH Development, LLC P.O. Box 1499	Agent:	Gay and Neel, Inc. 1260 Radford Street
Address:	Christiansburg, VA 24068	Address:	Christiansburg, VA 24073
Phone:	(540) 382-2981, ext. 1121	Phone:	(540) 381-6011

I am requesting a Conditional Use Permit to allow residential use in substantial conformance with the concept plan.

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

My property is located at 2765 Roanoke Street

Tax Parcel(s): 501-1-26A

Fee: \$750

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):

Date:

8.28.14

~~DANIEL HAGAN, Managing Member
SHAH DEVELOPMENT LLC~~

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

*C-1
10-6-2014
PSL*

RECORD NORTH
PLAT IN D.B. 731 PG. 874

TAX PARCEL 501-(1)-27
(P.I.D. #012825)
CHRISTIAN GROWTH CENTER, INC.
INST. NO. 2003005654
P.B. 20 PG. 178

ZONING DATA	
MINIMUM LOT SIZE:	1800 SF
MINIMUM LOT WIDTH	18'
SIDE SETBACK	20'
REAR SETBACK	20'
PARKING REQUIRED	24 (2/ UNIT)
PARKING PROVIDED	24



GAY AND NEEL, INC.



1260 Radford Street
Christiansburg, Virginia 24073
Phone: (540) 381-6011
Fax: (540) 381-2773
Email: info@gayandneel.com

Web: www.gayandneel.com

PROPOSED SITE LAYOUT

**PATRICIA LANE TOWNHOMES
C.U.P. CONCEPT PLAN
TOWN OF CHRISTIANSBURG, VIRGINIA**

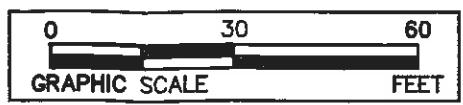
TOWN OF CHRISTIANSBURG, VIRGINIA

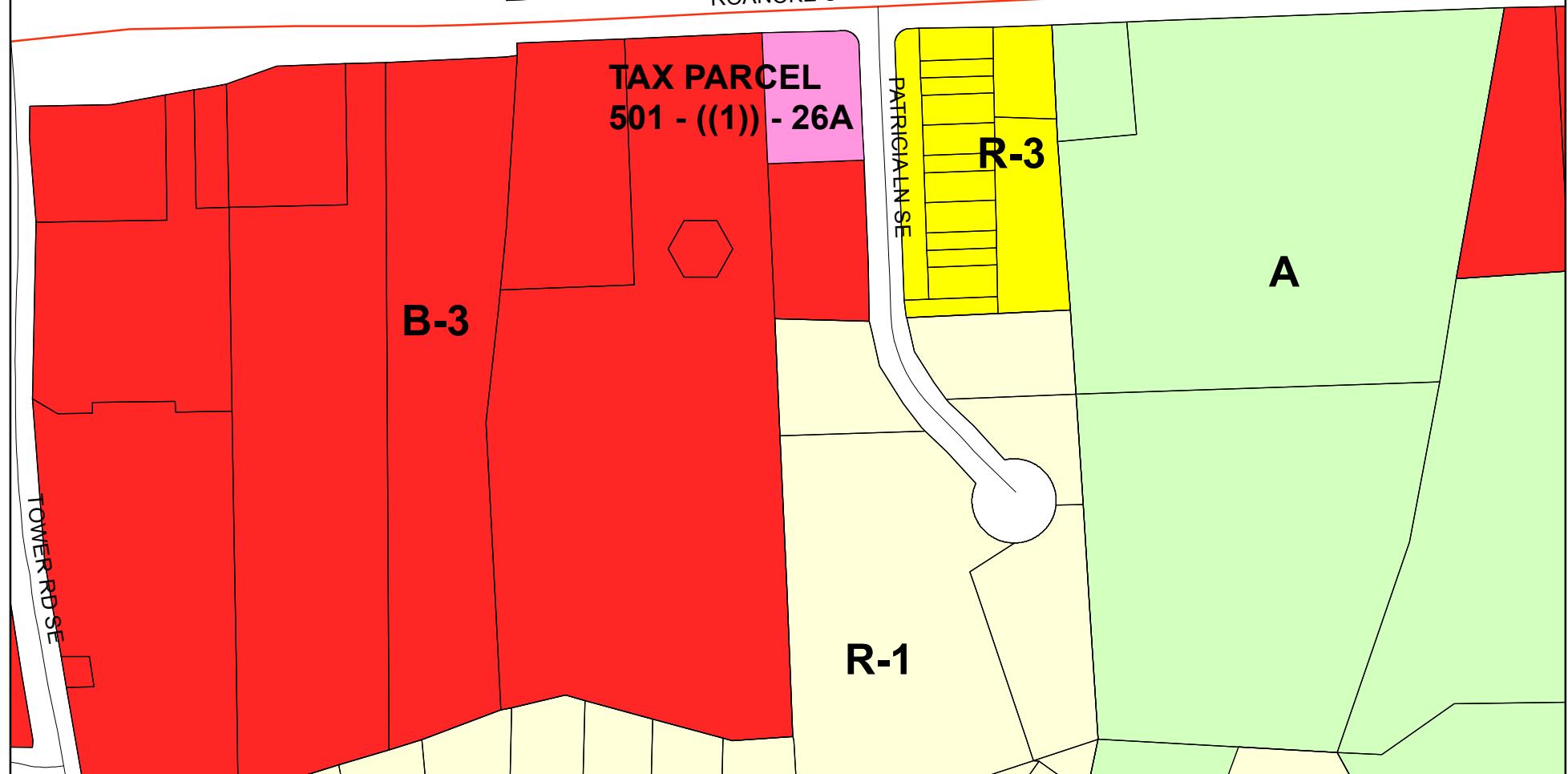
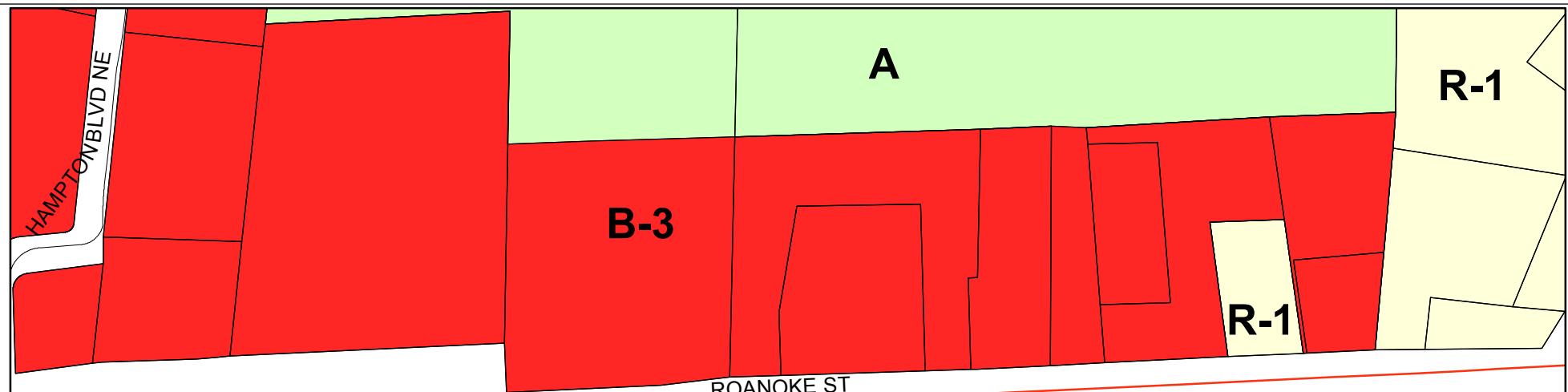
Site plan showing the layout of Lots 1 through 12, including building footprints, setbacks, and surrounding infrastructure. The plan includes a brick addition, a gravel area, and a tall privacy fence. It also shows a paved sidewalk, a dumpster pad with screening, and a public sidewalk. Various property lines, setbacks, and dimensions are marked. A curve data table is provided in the bottom right corner.

Curve Data:

- $\Delta = 48^{\circ}59'32''$
- $R = 25.00'$
- $L = 21.38'$

- CURVE DATA:
 $\Delta = 48^{\circ}59'32''$
 $R = 25.00'$
 $L = 21.38'$
 $Tan = 11.39'$
 $Chd = 20.73'$
 $CB = S 26^{\circ}34'25'' E$





CUP REQUEST: 2765 Roanoke Street

PC: NOVEMBER 10, 2014

TC: DECEMBER 9, 2014

0 200 400 600
Feet



CUP REQUEST: 2765 Roanoke Street

PC: NOVEMBER 10, 2014

TC: DECEMBER 9, 2014

<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Mailing Address</u>	<u>City, Zip, St</u>
501- 5 1	SHREE SAI BABA LLC	DBA SUPER 8 MOTEL	2780 ROANOKE ST	CHRISTIANSBURG VA 24073
501- 5 2	HOLIDAY LODGE INC		510 B S MAIN ST	BLACKSBURG VA 24060
501- 13 11	LAWRENCE JAMES M	LAWRENCE AMALIA W	378 LAWRENCE RD	BLUEFIELD VA 24605
501- 13 A	HAMILTON PL HOMEOWNERS ASSOC			CHRISTIANSBURG VA 24073
501- 1 26A	SHAH DEVELOPMENT LLC			CHRISTIANSBURG VA 24068
501- 1 27	CHRISTIAN GROWTH CENTER INC		P O BOX 1499	CHRISTIANSBURG VA 24073
501- 13 10	JONES JEFFERSON J	JONES ROSA N	1850 ELECTRIC WAY	CHRISTIANSBURG VA 24073
501- 13 9	KENANVILLE LLC	C/O DAN DOBSON	20 PATRICIA LN	BLACKSBURG VA 24060
501- 13 8	RAKES GLENNA FAYE		220 PROFESSIONAL PARK DR	CHRISTIANSBURG VA 24073
501- 13 7	WRIGHT BETTY K		40 PATRICIA LN SE	CHRISTIANSBURG VA 24073
501- 13 6	MURPHY PAMELA J		50 PATRICIA LN	CHRISTIANSBURG VA 24073
501- 1 26B	LITTLE BIT LLC		800 SILVER LAKE RD	CHRISTIANSBURG VA 24073
			840 GEORGE EDWARD VIA	CHRISTIANSBURG VA 24073