

Christiansburg Planning Commission
Minutes of August 17, 2015

Present: Ann Carter
Harry Collins
David Franusich
Steve Huppert
Hil Johnson
T.L. Newell
Virginia Peeples
Joe Powers

Absent: Matthew J. Beasley
Craig Moore, Chairperson
Jennifer D. Sowers, Vice-Chairperson
Nichole Hair, Secretary Non-Voting

Staff/Visitors: Sara Morgan, staff
Tabitha Proffitt, staff
Cindy Wells, Montgomery County
Kevin Conner, Gay and Neel, Inc.
Steve Semones, Balzer and Associates, Inc.
Todd Robertson, Stateson Homes
James W. "Jim" Vanhoozier, Town Council
Harless Todd Ratliff, 1050 Peppers Ferry Road, N.W.
Jeanie M. Ratliff, 1050 Peppers Ferry Road, N.W.
Barney Horrell, Brushy Mountain Engineering
Ann Sandbrook, 170 Greenway Drive
Christina Ryplansky, 6252 Lyons Road, Dublin VA, 24084
Cindy Barden, 60 Crescent Drive
Shirley Cline, 60 Crescent Drive

Vote for acting Chairperson

In the absence of Chairperson Moore and Vice-Chairperson Sowers, Commissioner Collins made a motion for Commissioner Powers to become acting Chairperson. Commissioner Peeples seconded the motion, which passed 8-0.

Commissioner Powers called the meeting to order at 7:01 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia.

Public Comment.

Commissioner Powers opened the floor for public comment. With no comments Commissioner Powers closed the floor for public comment.

Approval of meeting minutes for August 3, 2015.

Commissioner Powers introduced the discussion. Commissioner Franusich made a motion to approve the Planning Commission meeting minutes. Commissioner Johnson seconded the motion, which passed 7-0. Commissioner Carter abstained, as she was not present for the last meeting.

Planning Commission public hearing on Town Council's intention to adopt an ordinance in regards to a rezoning request by Harless Todd and Jeanie M. Ratliff for property located at 1050 Peppers Ferry Road, N.W. (tax parcel 434 – ((A)) – 22) from A Agriculture to B-3 General Business. The property contains 5.49 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan.

Commissioner Powers introduced the public hearing.

Commissioner Powers asked Ms. Morgan to give a brief introduction of the request. Ms. Morgan displayed the aerial and zoning maps of the property.

Mr. Barney Horrell, Brushy Mountain Engineering, gave a brief description of the Ratliff's property and noted the existing B-3 General Business District located across the street from their property. Mr. Horrell explained that the applicants, Mr. and Mrs. Ratliff, are asking to rezone this property to expand their family jewelry business. Their business is currently operated in Radford. Mr. Horrell noted the Ratliff's desire to build a store on the front of the property with Mr. and Mrs. Ratliff residing in the existing home. The residents would like to move their business to Christiansburg which is the driving force behind the rezoning. Mr. Horrell explained the potential location of the building for the jewelry business. Mr. Horrell stated the business would have a front porch creating a 30 feet wide store front. The building would be 180 square feet.

Mr. Harless Todd Ratliff, 1050 Peppers Ferry Road, N.W. confirmed the intent to installing a front porch. Mr. Ratliff explained the family jewelry business would be operated by four people including his wife and himself.

Commissioner Powers inquired if they had recently acquired the property. Mr. Ratliff confirmed the property has recently been purchased in hopes of bringing the business to Christiansburg.

Mrs. Ratliff mentioned they have operated their family jewelry business out of their home in Radford. Mrs. Ratliff added the jewelry business is a small business and they love what they do. Mrs. Ratliff stated their business has not produced traffic concerns for their neighbors. The Ratliffs stated they are hoping to increase visibility and expand their business by bringing it to Christiansburg.

Planning Commission public hearing on Town Council's intention to adopt an ordinance in regards to a rezoning request by Harless Todd and Jeanie M. Ratliff for property located at 1050 Peppers Ferry Road, N.W. (tax parcel 434 – ((A)) – 22) from A Agriculture to B-3 General Business. The property contains 5.49 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan - (continued).

Commissioner Huppert inquired about the store front. Mr. Ratliff stated the storefront is planned to be 30 feet.

Ms. Ann Sandbrook, 170 Greenway Drive, stated her main concern was the farmland surrounding the property. Ms. Sandbrook asked the Planning Commission to consider how this rezoning will impact the other properties in the future.

Ms. Christina Ryplansky, 6252 Lyons Road, Dublin VA, 24084, stated she owns the property to the east of the applicant's property. Ms. Ryplansky stated she wanted the Planning Commission to know the land owner was represented at the meeting.

Ms. Cindy Barden, 60 Crescent Drive, stated she supports Ms. Sandbrook's statement. Ms. Barden asked the Planning Commission to consider the impact of allowing a business to come to the proposed area.

Ms. Shirley Cline, 60 Crescent Drive, inquired if the Planning Commission received an email from Anne Hess expressing her concerns. Ms. Cline stated she would like this email to be considered by the Planning Commission. Ms. Cline asked why the property is being rezoned to the B-3 General Business District and not B-1 Limited Business District.

Commissioner Powers closed the public hearing.

Commissioner Powers inquired how Mr. and Mrs. Ratliff acquired the property. Discussion followed regarding the auction of the property.

Commissioner Johnson asked the applicant about his intention for the hayfield on the property. Mr. Ratliff stated he has every intention of keeping the hayfield. Mr. Ratliff explained the topography of the land impacts the placement of a building.

Mr. Horrell noted the Ratliffs requested B-3 General Business District rather than B-1 Limited Business District due to direction from Town staff. Commissioner Powers stated the Planning Commission could look into amending the rezoning request from a B-3 General Business District to B-1 Limited Business District. Commissioner Powers explained the various uses allowed in the B-3 General Business District. Commissioner Powers stated even though it is easy to apply for a rezoning of the entire property they don't have to rezone the whole property. The discussion of a survey was introduced in the event the property was partially rezoned.

Planning Commission public hearing on Town Council's intention to adopt an ordinance in regards to a rezoning request by Harless Todd and Jeanie M. Ratliff for property located at 1050 Peppers Ferry Road, N.W. (tax parcel 434 – ((A)) – 22) from A Agriculture to B-3 General Business. The property contains 5.49 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan (continued).

Commissioner Huppert inquired about who maintains the hayfield. Mr. Ratliff noted there is a gentleman who maintains the hayfield and he does not want to change its use.

Commissioner Collins asked if there was any way the property could allow the business while keeping the existing Agriculture zoning. Ms. Morgan stated there was not.

Discussion by Planning Commission on the Conditional Use Permit Amendment request by Kevin D. Conner, agent for Stateson Homes, LLC and Cambria Crossing, LLC at 355, 365, 375, 385, 395 Roudabush Drive, 500, 510, 520, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, , 610, 615, 620, 625, 630 Dewdrop Lane, and 130, 140, 150, 160, 170, 180, 190, 200, 210, 215, 220, 225, 235, 245, 255, 265, 275, 285, 295, 305, 315, 325, 335, 339 Phoenix Boulevard N.W. (tax parcels 435 – ((15)) – 98-123, 465 – ((38)) – 18-27, 33-46, and 465 – ((39)) – 95-97) in the MU-1 Mixed Use: Residential-Limited Business District. The Planning Commission public hearing was held on August 3, 2015.

Commissioner Powers opened the floor for discussion.

Commissioner Powers addressed the conditions drafted by staff. Ms. Morgan stated Ms. Nichole Hair, Planning Director/Zoning Administrator, drafted these conditions after the public hearing. Ms. Morgan stated the concerns surrounding 345 Roudabush Drive have been addressed in the drafted conditions.

Commissioner Powers inquired if Mr. Kevin Conner, agent for Stateson Homes, LLC had any questions for further discussion. Mr. Conner stated he was in agreement with the drafted conditions. Commissioner Powers read the drafted conditions.

1. For corner lots, the side yard on the side facing the side street shall be a minimum of 10 feet or more for both main and accessory structures.
2. For all dwellings (single family or townhomes) projections such as eaves, cornices, fireplaces, and window sills may project into the yard (setback) by a maximum of two (2) feet, excluding the left side yard of 355 Roudabush Drive (tax parcel 435 – ((15)) – 119).
3. The left side yard of 355 Roudabush Drive (tax parcel 435 – ((15)) – 119) may have a projection into the left yard (setback) by a maximum of eight (8) inches.

Discussion by Planning Commission on the Conditional Use Permit Amendment request by Kevin D. Conner, agent for Stateson Homes, LLC and Cambria Crossing, LLC at 355, 365, 375, 385, 395 Roudabush Drive, 500, 510, 520, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, , 610, 615, 620, 625, 630 Dewdrop Lane, and 130, 140, 150, 160, 170, 180, 190, 200, 210, 215, 220, 225, 235, 245, 255, 265, 275, 285, 295, 305, 315, 325, 335, 339 Phoenix Boulevard N.W. (tax parcels 435 – ((15)) – 98-123, 465 – ((38)) – 18-27, 33-46, and 465 – ((39)) – 95-97) in the MU-1 Mixed Use: Residential-Limited Business District. The Planning Commission public hearing was held on August 3, 2015 – (continued).

Commissioner Collins made a motion to recommend Town Council approve the request with the drafted conditions. Commissioner Franusich seconded the motion, which passed 7-0. Commissioner Carter abstained as she was not present for the public hearing.

Discussion by Planning Commission on Town Council's intention to adopt an ordinance amending Chapter 42 "Zoning" of the Christiansburg Town Code to have Section 42-164(a)(4) read as follows: The overall dwelling unit density shall not exceed twenty (20) dwelling units per gross acre. The Planning Commission public hearing was held on August 3, 2015.

Commissioner Powers opened the floor for discussion.

Commissioner Powers referenced a previous application submitted by MegaBuilders to allow for higher density in the B-3 General Business District. Commissioner Powers clarified that this amendment would apply to the Town as a whole.

Commissioner Franusich stated that even though it sounds scary, it really is not scary. Commissioner Franusich referenced the examples of current developments with higher density in Blacksburg that was provided by staff. Commissioner Franusich stated seeing those examples provided a better understanding of what a development could look like. Commissioner Franusich stated the higher density would be under the Planned Housing Development and require a Conditional Use Permit. Commissioner Powers stated the Planning Commission could amend the Town Code to not require a Conditional Use Permit. Commissioner Franusich stated he thought it was appropriate to have the ordinance amended as it is drafted.

Commissioner Johnson inquired as to what would happen the amendment was not approved. Commissioner Johnson stated the amendment has the ability to impact the building of the proposed apartment units and the traffic signal.

Commissioner Powers stated he believed higher density development can be good in certain locations.

Discussion by Planning Commission on Town Council's intention to adopt an ordinance amending Chapter 42 "Zoning" of the Christiansburg Town Code to have Section 42-164(a)(4) read as follows: The overall dwelling unit density shall not exceed twenty (20) dwelling units per gross acre. The Planning Commission public hearing was held on August 3, 2015 - (continued).

Commissioner Newell stated she is comfortable with the amendment to the ordinance. Commissioner Newell added this is what should be developed based on the Town of Christiansburg's Comprehensive Plan.

Commissioner Johnson stated the Planning Commission should keep in mind the overall acreage of these lots. Commissioner Johnson added the development includes more than just the dwelling units.

Commissioner Huppert stated the apartments will be of high quality. Mr. Robertson confirmed that the apartments would be luxury apartments.

Commissioner Newell inquired if there was information about what Class-A luxury means.

Commissioner Collins made a motion to recommend Town Council approve the ordinance amending Chapter 42 "Zoning" of the Christiansburg Town Code. Commissioner Peeples seconded the motion which passed, 7-0. Commissioner Carter abstained as she was not present for the public hearing.

Discussion by Planning Commission on Town Council's intention to adopt an ordinance in regards to a rezoning request by Balzer and Associates, agent for Stateson Homes on property on the northern of Quin W. Stuart Boulevard N.W. (an approximately 9.5 acre portion of tax parcel 435 - ((A)) - 40 and tax parcel 405 - ((A)) - 31) from A Agriculture to R-3 Multi-Family Residential with proffers. The property contains approximately 10 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan. The Planning Commission public hearing was held on August 3, 2015.

Commissioner Powers opened the floor for discussion.

Commissioner Powers discussed the data from the traffic study that was provided by the consultant working on the Truman Wilson Park project. Commissioner Powers addressed the conclusions, made by the consultant, which warranted a traffic signal.

Commissioner Collins inquired if Ms. Morgan had brought anything to explain the placement of the new Town park in relation to the roads. Ms. Morgan stated that the plans for the park have not gotten that far.

Discussion by Planning Commission on Town Council's intention to adopt an ordinance in regards to a rezoning request by Balzer and Associates, agent for Stateson Homes on property on the northern of Quin W. Stuart Boulevard N.W. (an approximately 9.5 acre portion of tax parcel 435 – ((A)) – 40 and tax parcel 405 – ((A)) – 31) from A Agriculture to R-3 Multi-Family Residential with proffers. The property contains approximately 10 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan. The Planning Commission public hearing was held on August 3, 2015 (continued).

Commissioner Powers inquired about the traffic signal warrant and asked Mr. Semones to provide his expertise on the topic. Mr. Semones stated this was the first time seeing the traffic report. Mr. Semones gave a brief background on the traffic survey and noted the meeting held, last week with Town staff, to discuss the traffic study. Mr. Semones stated the rezoning request has triggered the warrants for the traffic signal. Mr. Semones stated what was discussed with staff regarding the threshold of warrants for a traffic signal. Mr. Semones added the threshold for warranting a traffic signal is the addition of 107 apartments. Mr. Semones stated the traffic analysis assumed the new developments would access Peppers Ferry Road through Quin W. Stuart Boulevard rather than Stafford Drive.

Planning Commissioners oriented themselves with the aerial map.

Mr. Semones stated the applicant is willing and wishes to work with the Town regarding the traffic signal. Mr. Semones mentioned the potential for parties involved with the new developments to contribute funding for the new traffic signal. Mr. Semones stated the construction process would take a while leaving adequate time to have the funding sorted out. Mr. Semones added there is a potential for VDOT revenue to aid in funding for the traffic signal. Mr. Semones added Revenue Sharing would allow funding to consist of 50% VDOT contribution and the other parties would contribute the other 50%.

Commissioner Collins inquired about the price of the traffic signal. Mr. Semones stated he was unsure but it could be around \$750,000.

Commissioner Powers stated the traffic signal would be better than the suggested alternative for a round-a-bout. Commissioner Powers stated this is due to the potential for the high amounts of traffic backing up from the traffic signal at the New River Valley Mall.

Mr. Semones added that the consultant made their determination with the assumption that the average 85th percentile is 40mph.

Discussion by Planning Commission on Town Council's intention to adopt an ordinance in regards to a rezoning request by Balzer and Associates, agent for Stateson Homes on property on the northern of Quin W. Stuart Boulevard N.W. (an approximately 9.5 acre portion of tax parcel 435 – ((A)) – 40 and tax parcel 405 – ((A)) – 31) from A Agriculture to R-3 Multi-Family Residential with proffers. The property contains approximately 10 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan. The Planning Commission public hearing was held on August 3, 2015 (continued).

Commissioner Powers inquired about the parties involved in funding the traffic signal. Mr. Semones stated those involved in the residential and commercial development along Quin W. Stuart Boulevard could potentially contribute to the traffic signal.

Commissioner Powers addressed the email in the agenda packet regarding the signal warrant analysis. Commissioners Powers stated the email indicates 107 apartments triggers the traffic signal warrant.

Commissioner Newell inquired if the single-family development and the multi-family development request are what triggered the traffic signal warrant. It was clarified the single-family development does not trigger the warrants; however, the multi-family development would.

Commissioner Huppert inquired about the construction process and when construction would begin for both the single-family and multi-family development. Mr. Semones explained he believes the construction and planning process to be about 3 years and this amount of time would pass before they would have the first occupant move in.

Commissioner Powers inquired if it could be 3 years before they see a traffic signal and if it depends on when the new Town park is developed as well. Mr. Semones stated he is unsure of the timeline for the new Town park construction. Mr. Semones explained this gives all parties time to figure out the financial aspects and identify other contributing parties.

Commissioner Collins inquired about the price difference between a round-a-bout and a traffic signal. Mr. Semones explained he was unsure but from his initial estimates he did not believe the two have a substantial cost difference.

Commissioner Powers inquired if the Commissioners had any further questions for Mr. Semones.

Commissioner Peeples stated she was concerned with making a decision on the rezoning when the traffic signal, construction, and funding are not finalized.

Discussion by Planning Commission on Town Council's intention to adopt an ordinance in regards to a rezoning request by Balzer and Associates, agent for Stateson Homes on property on the northern of Quin W. Stuart Boulevard N.W. (an approximately 9.5 acre portion of tax parcel 435 – ((A)) – 40 and tax parcel 405 – ((A)) – 31) from A Agriculture to R-3 Multi-Family Residential with proffers. The property contains approximately 10 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan. The Planning Commission public hearing was held on August 3, 2015 - (continued).

Commissioner Powers stated the Planning Commission could add a condition to the Conditional Use Permit to allow the applicant to build up to 107 dwelling units before the installation of a traffic signal. Commissioner Newell stated her concern with this condition is that it would put a strain on the developer.

Commissioner Huppert stated his reasoning for inquiring about the construction process was due to the fact that much of it is up in the air.

Mr. Semones stated he discussed with Mr. Robertson and they are willing to provide an up-front agreement and cooperation with the Town. Mr. Semones explained the traffic warrants are limiting legally. Mr. Semones stated the developer would legally not be allowed to construct the multi-family development at the higher density without a traffic signal present. Mr. Semones stated his concern with putting the threshold on the unit number is the possibility the apartments would be occupied faster than the single family homes. Mr. Semones added if that is the case, Stateson Homes would be limited in the construction of the development. Mr. Semones explained he would rather continue the conversation rather than being conditioned to initially build up to 107 dwelling units.

Commissioner Powers asked if Mr. Robertson would like to address anything. Mr. Robertson stated the warrant for the traffic signal comes down to legal factors as well. Mr. Robertson stated he is willing to work with the Town to implement a traffic signal. Mr. Robertson added the HUD financing he is hoping to use on this project impacts what can built. Mr. Robertson added HUD is likely to deny the request for financing if there is a limitation on the project, such as stopping after 107 units are built.

Commissioner Peeples inquired about the limiting legal factors regarding the traffic warrants.

Mr. Semones explained how the applicant wished to be a part of the Town's efforts for a traffic signal. Mr. Semones explained the traffic study the Town conducted would have been something they would have had to do with a private consultant anyway.

Discussion by Planning Commission on Town Council's intention to adopt an ordinance in regards to a rezoning request by Balzer and Associates, agent for Stateson Homes on property on the northern of Quin W. Stuart Boulevard N.W. (an approximately 9.5 acre portion of tax parcel 435 – ((A)) – 40 and tax parcel 405 – ((A)) – 31) from A Agriculture to R-3 Multi-Family Residential with proffers. The property contains approximately 10 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan. The Planning Commission public hearing was held on August 3, 2015 (continued).

Commissioner Powers suggested the Planning Commission could develop language to address the traffic signal concern. This could be included in the material passed on to Town Council.

Mr. Semones stated the applicant is working on a more formal response for this as well.

Commissioner Newell stated the Planning Commission has all this information from the traffic study but with the property zoned B-1 Limited Business, which adjoins the property; there are other influences that could potentially warrant a traffic signal.

Commissioner Powers explained the various uses the B-1 Limited Business District could provide for this area.

Commissioner Johnson asked Mr. Semones about the potential funding with VDOT for the traffic signal. Mr. Semones explained VDOT funding is one option for financing the traffic signal. Commissioner Powers explained the financing further. Commissioner Franusich stated the traffic signal and funding is outside of the Planning Commission's concerns with this request.

Commissioner Powers asked if there was anything further to be addressed by staff that was not covered. Ms. Morgan stated Mr. Semones had covered everything from their meeting.

Mr. Semones read the revised proffers:

1. The property shall be developed in substantial conformance with the master plan submitted dated July 14, 2015
2. The property proposed for R-3 Zoning shall only be utilized for multiple-family residential use
3. Construction traffic shall be strictly prohibited from utilizing any private roads in the Villas at Peppers Ferry.
4. The exterior of the apartment buildings will consist of the following materials: cementitious siding (i.e. Hardieplank), brick, and/or stone.

Discussion by Planning Commission on Town Council's intention to adopt an ordinance in regards to a rezoning request by Balzer and Associates, agent for Stateson Homes on property on the northern of Quin W. Stuart Boulevard N.W. (an approximately 9.5 acre portion of tax parcel 435 – ((A)) – 40 and tax parcel 405 – ((A)) – 31) from A Agriculture to R-3 Multi-Family Residential with proffers. The property contains approximately 10 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan. The Planning Commission public hearing was held on August 3, 2015 (continued).

Commissioner Powers asked to see the zoning map displayed. Commissioner Powers stated he believed this request provides an additional housing type for a highly residential area. Commissioner Powers stated with the mall and other businesses nearby, as well as the proposed park, this is a critical residential area. Commissioner Powers added this would open the door to a new downtown area and it supports the Town of Christiansburg Comprehensive Plan.

Commissioner Franusich stated he believes this is a perfect rezoning request for this location.

Commissioner Peeples made a motion to recommend Town Council approve the rezoning request with proffers. Commissioner Johnson seconded the motion, which passed 7-0. Commissioner Carter abstained as she was not present for the public hearing.

Discussion by Planning Commission contingent on the above item, a Conditional Use Permit request by Balzer and Associates, agent for Stateson Homes for a planned housing development on property on the northern of Quin W. Stuart Boulevard N.W. (an approximately 9.5 acre portion of tax parcel 435 – ((A)) – 40 and tax parcel 405 – ((A)) – 31) in the R-3 Multi-Family Residential District. The Planning Commission public hearing was held on August 3, 2015.

Commissioner Powers opened the floor for discussion.

Mr. Semones explained the request allows the applicant to amend the height requirement from 35 feet to 40 feet. Mr. Semones added though the concept meets the 35 feet requirement this allows them additional room if the development cannot meet it.

Discussion by Planning Commission contingent on the above item, a Conditional Use Permit request by Balzer and Associates, agent for Stateson Homes for a planned housing development on property on the northern of Quin W. Stuart Boulevard N.W. (an approximately 9.5 acre portion of tax parcel 435 – ((A)) – 40 and tax parcel 405 – ((A)) – 31) in the R-3 Multi-Family Residential District. The Planning Commission public hearing was held on August 3, 2015 - (continued).

Commissioner Powers read the conditions drafted by the Town staff.

1. The presented “Site Development Regulations of the Proposed Stateson Homes Multi-Family Residential Planned Housing Development” prepared by the Balzer and Associates, Inc. dated July 14, 2015, shall be considered as conditions of approval.
2. The development shall be in general conformity with the presented “Stateston Homes Multi-Family Residential Planned Housing Master Plan” drawing dated July 14, 2015.
3. The applicant shall install an 8 foot wide, paved walking trail along Stafford Drive (tax parcel 405 – ((A)) – 3) as part of the proposed East-West trail connection. Future maintenance responsibility of the public trail constructed as part of the East-West trail connection shall be the responsibility of the Town of Christiansburg.
4. The development shall comply with all applicable stormwater regulations.

Mr. Semones asked for clarification regarding the location of the trail for the proposed condition. Commissioner Powers explained they would be required to install an 8-foot, paved walking trail along Stafford Drive and align it with Almetta Avenue.

Commissioner Powers stated the Town Council should be aware of the general conclusion given from the consultant working on the traffic study regarding the traffic signal. Commissioner Huppert stated that the traffic concerns would properly be conveyed to Town Council. Mr. Semones stated the applicant will do what they can to aid the Town in obtaining for the traffic signal.

Commissioner Franusich made a motion to recommend Town Council approve the Conditional Use Permit with the drafted conditions. Commissioner Collins seconded the motion, which passed 7-0. Commissioner Carter abstained as she was not present for the public hearing.

Discussion by Planning Commission for Town Council's intention to adopt an ordinance in regards to a rezoning request by Harless Todd and Jeanie M. Ratliff for property located at 1050 Peppers Ferry Road, N.W. (tax parcel 434 – ((A)) – 22) from A Agriculture to B-3 General Business. The property contains 5.49 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan.

Commissioner Powers opened the floor for discussion.

Commissioner Powers asked if there was anything the Planning Commissioners wished for staff or the applicant to provide for the next meeting.

Commissioner Newell inquired about the 114/460 Advisory Council and why the B-3 General Business district was recommended to the applicant rather than the B-1 Limited Business district.

Commissioner Powers explained the various uses allowed in the B-1 Limited Business district. Mr. Ratliff stated he would be willing to apply for B-1 Limited Business instead. Mr. Ratliff stated he does not wish to include his hayfield in this request. Mr. Ratliff added he fully intends to preserve the use of his hayfield.

Commissioner Powers stated the Planning Commission could condition the rezoning of part of property. Commissioner Carter stated that partially rezoning the property was not something they should be looking into.

Commissioner Powers stated the Planning Commission could amend the Town of Christiansburg Comprehensive Plan.

Commissioner Newell mentioned the land involved in this request acts as a land buffer between residential and business areas.

Commissioner Powers inquired about having a topographic map of the entire area for the next Planning Commission meeting. Ms. Morgan stated she could see if the Engineering Department could provide one. Commissioner Powers added this area is known for having sink holes.

Commissioner Collins asked Ms. Morgan why Ms. Hair suggested the applicant apply for a rezoning to B-3 General Business. Ms. Morgan stated she was not present for the discussion between Ms. Hair and the applicant. Ms. Morgan stated she assumes Ms. Hair recommended the B-3 General Business district because it adjoins the property from across the street. Ms. Morgan stated rezoning the property to B-1 Limited Business may be considered spot zoning.

Commissioner Franusich stated he has no issue with what the applicants wish to do with the property. Commissioner Franusich stated he is concerned what future land owners may do with the property, if it is zoned as B-3 General Business.

Discussion by Planning Commission for Town Council's intention to adopt an ordinance in regards to a rezoning request by Harless Todd and Jeanie M. Ratliff for property located at 1050 Peppers Ferry Road, N.W. (tax parcel 434 – ((A)) – 22) from A Agriculture to B-3 General Business. The property contains 5.49 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan (continued).

Mr. Ratliff stated due to the topography of the land, it is not possible to put in a road and access the adjoining property from Peppers Ferry Road.

Ms. Morgan stated Ms. Hair had mentioned the applicant could provide a proffer statement with their request to limit the uses on the property. Ms. Morgan stated that Ms. Hair was going to have this discussion with the applicant but she was unsure how far along they were in that discussion.

Mr. Horrell stated it was his understanding that rezoning part of the lot was not an option. Commissioner Powers stated it is not common but believes it is a possibility. Commissioner Powers stated often times a survey is required when the entire property is not being rezoned and this will confirm the area of land being rezoned. Commissioner Newell inquired if there is a prohibition on allowing or not allowing part of the lot to be rezoned. Commissioner Powers stated he does not believe so.

Commissioner Powers reminded the Planning Commission the next meeting is Monday, August 31, 2015. Commissioner Powers reiterated the materials to be provided by staff for the next meeting - the topographic map, clarification of B-3 versus B-1 recommendation by staff, information on the Route 114/460 Advisory Council, and the partial rezoning ability.

Mr. Horrell asked for clarification regarding the future meetings the applicant will need to attend. Ms. Morgan stated the Planning Commission will make a recommendation at the meeting on August 31st. Ms. Morgan stated the Town Council public hearing will be September 8th and the Town Council will likely make their decision at the meeting on September 22nd. Commissioner Huppert explained after the public hearing and discussion by Town Council, there is a small chance Town Council could vote on the request September 8th.

With no further discussion Commissioner Powers closed the discussion.

Other Business.

Commissioner Huppert stated the Truman Wilson property was purchased with the intention of a new park that would include ball fields. Commissioner Huppert stated he sees this being a five year process. Commissioner Huppert stated the traffic signal on Peppers Ferry Road is a concern and installing the traffic signal is a priority for Town Council.

Other Business – (continued).

Commissioner Huppert stated he would be starting school this fall and will not be able to attend the Planning Commission meetings. Commissioner Huppert stated once Commissioner Collins is elected to Town Council, he would become the Town Council liaison.

A citizen inquired about when the upcoming Town Council public hearing. The certified letter he received had Tuesday, August 25th and Monday, August 25th listed as the meeting date. Ms. Morgan apologized for the typo in the letter and stated the next Town Council meeting is scheduled for Tuesday, August 25th.

Commissioner Johnson stated he is very excited to see what the park on the Truman Wilson property will bring to Christiansburg. Commissioner Huppert added the surrounding businesses in the area will contribute nicely to the park as well.

Commissioner Newell inquired about the dates for the certified training for new Planning Commission members. Commissioner Peeples would like to be aware of these dates as well. Commissioner Johnson stated he could not remember the dates at the moment.

Commissioner Carter stated a few years ago the Planning Commission and Town Council held a joint meeting at the Christiansburg Recreation Center regarding a traffic signal on Peppers Ferry Road. Commissioner Carter added at the meeting they were guaranteed a traffic signal by Town Council.

Ms. Morgan stated that Ms. Hair met with Mr. Anderson on site regarding the screening required for his Conditional Use Permit. He is working on fixing the screening. The panels have been ordered and should be installed by the next Planning Commission meeting.

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

Craig Moore, Chairperson

Nichole Hair, Secretary Non-Voting



TOWN OF CHRISTIANSBURG

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

Rezoning Application

Peppers Ferry

Landowner: Investments LLC Agent: George Smith

Address: 1744 Willis Hollow Rd Address: (Same)
Shawsville, Va. 2462

Phone: 392-6280 Phone: (Same)

I am requesting a rezoning of my property from zoning classification R2 to zoning classification B3 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 915 PEPPERS FERRY Rd NW

Tax Parcel(s): 0110 53 434-(A)-16

I understand that proffers may be made in conjunction with the request. Proffers are voluntary offers by the property owner(s) regarding the request which must be made in writing prior to the Public Hearing. Proffers are legally binding. Any proffer(s) should be attached on a separate sheet of paper and signed and dated by the property owner(s) with the statement: "I (we) hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission".

Fee: 750.00

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

Signature of Landowner(s): George Smith Date: 8/10/15
(Agent) Date: _____
 _____ Date: _____

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

Town Manager

Date



ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

MAYOR
D. MICHAEL BARBER

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MICHELE M. STIPES

TOWN ATTORNEY
GUYNN & WADDELL, 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, August 31, 2015 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, September 22, 2015 at 7:00 p.m.

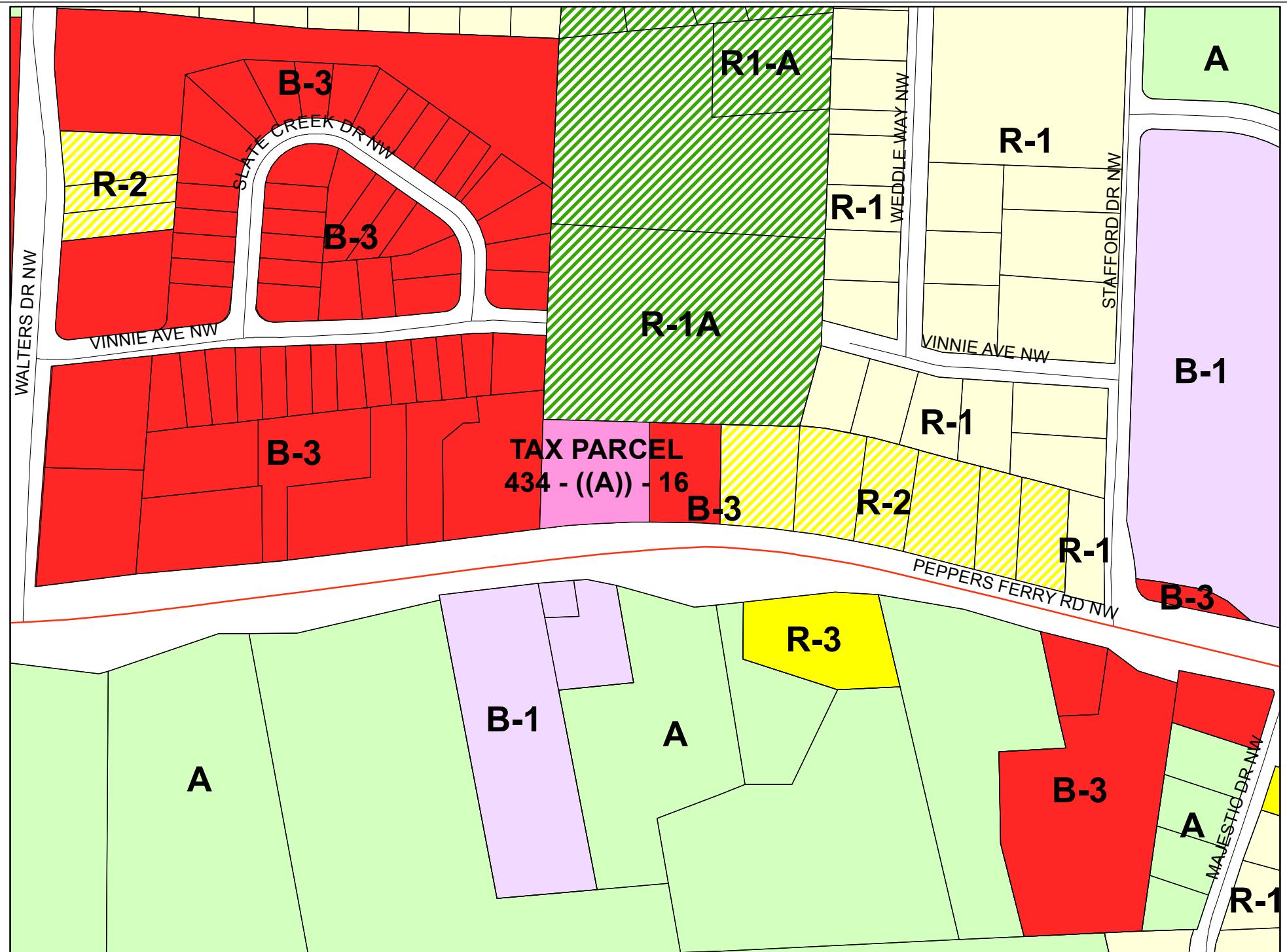
Application Type: Rezoning

Applicant: George Smith, agent for Peppers Ferry Investments, L.L.C.

Location: 915 Peppers Ferry Road, N.W.

The Town of Christiansburg has received a rezoning request by George Smith, agent for Peppers Ferry Investments, L.L.C., for property located at 915 Peppers Ferry Road, N.W. (tax parcel 434 – ((A)) – 16) from R-2 Two-Family Residential to B-3 General Business. The property contains 1 acre and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan.

The property is not located within the 100-Year and 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties are zoned A Agriculture, B-1 Limited Business, and B-3 General Business. The adjoining properties contain businesses, farmland and residences.



REZONING REQUEST: 915 Peppers Ferry Road NW

PC: AUGUST 31, 2015

TC: SEPTEMBER 22, 2015

0 200 400 600
Feet



REZONING REQUEST: 915 Peppers Ferry Road NW

PC: AUGUST 31, 2015

TC: SEPTEMBER 22, 2015

0 100 200 300
Feet

REZONING: 915 Peppers Ferry Road NW

<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Mailing Address</u>	<u>City, State, Zip</u>
435- A 45	HAWKS SANDRA LONG	BLEVINS JANICE LONG E-	6019 HIGHLAND RD	DUBLIN VA 24084
434- A 15	BGB EQUIPMENT RENTAL LLC		6629 HICKMAN CEMETERY RD	RADFORD VA 24141
434- A 16	PEPPERS FERRY INVESTMENTS	LLC	1744 WILLIS HOLLOW RD	SHAWSVILLE VA 24162
434- A 17	GUARDIAN PROPERTIES I LLC		P O BOX 6863	RICHMOND VA 23230
434- A 20	HAZER MEHDI	YADRANJI SOHEILA	23162 GLENORCHY CT	ASHBURN VA 20148
434- A 19	HAZER MEHDI	YADRANJI SOHEILA	23162 GLENORCHY CT	ASHBURN VA 20148
434- A 18	HALL W W		P O BOX 2698	CHRISTIANSBURG VA 24068
434- A 21	LYTTON DENNIS M	LYTTON JO ANN W	890 PEPPERS FERRY RD	CHRISTIANSBURG VA 24073