

**Christiansburg Planning Commission  
Minutes of February 1, 2016**

Present: Matthew J. Beasley  
Ann Carter  
Harry Collins  
David Franusich  
Hil Johnson  
Craig Moore, Chairperson  
T.L. Newell  
Virginia Peebles  
Joe Powers  
Jennifer D. Sowers, Vice-Chairperson  
Sara Morgan, Secretary Non-Voting

Staff/Visitors: Will Drake, staff  
Cindy Wells-Disney, Montgomery County Planning Commission

Chairperson Moore called the meeting to order at 7:00 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia.

Public Comment.

Chairperson Moore opened the floor for public comment. With no comments, Chairperson Moore closed the floor for public comment.

Approval of meeting minutes for January 19, 2015.

Chairperson Moore introduced the discussion. Commissioner Beasley made a motion to approve the January 19, 2015 Planning Commission meeting minutes. Vice-Chairperson Sowers seconded the motion, which passed 9-0. Commissioner Newell abstained, as she was not present at the last meeting.

Bikeway Walkway Annual Report Presentation by Sara Morgan.

Chairperson Moore introduced the discussion. Ms. Morgan, Secretary, stated a member of the Bikeway Walkway Committee presented this information to Town Council in December 2015. Ms. Morgan encouraged Planning Commission to ask questions as she moved through the presentation.

Ms. Morgan stated the presentation summarizes the Committee's accomplishments in 2015. Ms. Morgan noted the presentation identifies ongoing projects and includes future projects the Bikeway Walkway Committee is considering.

Bikeway Walkway Annual Report Presentation by Sara Morgan - (continued).

Commissioner Powers stated the Bikeway Walkway Committee formed approximately 18 months ago and the Committee felt it was an appropriate time to present its work. Commissioner Powers noted the committee is open to everyone and meets the first Friday of the month at 7:30 a.m.

Ms. Morgan stated the Bikeway Walkway Committee is comprised of six citizens as well as staff members from four departments. Ms. Morgan stated the collaboration between the departments enables them to answer citizen questions quickly. Commissioner Powers noted the committee does a successful job of coordinating between departments.

Ms. Morgan summarized the projects completed in 2015. Ms. Morgan presented the fix-it station located at the Recreation Center. Ms. Morgan stated the fix-it station allows riders to perform maintenance on their bicycle. Ms. Morgan noted the location of the fix-it station was chosen due to its proximity to the Huckleberry Trail and the Recreation Center. Commissioner Powers noted there is another fix-it station near the Blacksburg Library. Commissioner Newell noted the Habitat Bike Kitchen is across the street from the Christiansburg fix-it station.

Ms. Morgan presented the crosswalks and sidewalk ramps added downtown to improve pedestrian safety and accessibility. Commissioner Newell stated a crosswalk across First Street is needed at the intersection of Hickok Street S.W. and First Street S.W. Commissioner Newell noted citizens from the Roundhill area have to walk up a block to S. Franklin Street in order to cross First Street. Ms. Morgan stated this crosswalk was on the project list and was removed by the Engineering Department. Ms. Morgan stated she was not certain, but she believed the crosswalk project may have been removed because it would have required crossing four lanes of traffic. Commissioner Newell requested this need be brought to the Committee's attention.

Ms. Morgan presented the bike rodeos that were held in partnership with the Montgomery County Health Department and the Christiansburg Police Department. Ms. Morgan stated police officers instructed children how to properly wear a helmet and the kids were able to ride through an obstacle course. Ms. Morgan stated the Health Department distributed free helmets to children with funds from the Obesity Prevention Grant. Ms. Morgan noted Dr. Pamela Ray helped administer the grant and was a terrific partner.

Ms. Morgan presented the bike art contest and noted the winning piece is displayed in front of Christiansburg Town Hall. Ms. Morgan stated the art piece contains references to the local area and bike community.

Bikeway Walkway Annual Report Presentation by Sara Morgan - (continued).

Ms. Morgan presented the thermal detection system installed at the Huckleberry Trail intersection with Cambria Street N.W. Ms. Morgan stated the system is designed to activate the flashing crosswalk lights without requiring a pedestrian to stop moving. Commissioner Johnson stated the lights at the crosswalk appear to start flashing too late and flash long after a person is gone. Ms. Morgan stated she would notify the Engineering Department.

Ms. Morgan presented the Eagle Scout shelter constructed outside the Recreation Center. Ms. Morgan stated the Eagle Scouts constructed the shelter and it was a successful collaboration between the Town and the Eagle Scouts.

Ms. Morgan presented the Bike 76 signage added to improve wayfinding for Bike 76 cyclists. Commissioner Franusich stated Bike 76 is the TransAmerica bike trail originating in Yorktown, Virginia and terminating in Astoria, Oregon. Ms. Morgan stated the Town created an education pamphlet for bikers passing through the Town. Commissioner Powers noted the signage and pamphlets are intended to make cyclists aware the amenities Christiansburg has to offer.

Ms. Morgan presented the Huckleberry Trail Extension extending along Cambria Street N.W. to the Recreation Center. Ms. Morgan stated this section receives heavy traffic and the Recreation Center hosts Town staff walking events during lunch hours when the weather is nice. This section of the trail has been utilized for these events.

Commissioner Collins asked if the Town of Christiansburg removes snow from the trail. Commissioner Powers stated Christiansburg and Blacksburg scrape their sections of the trail but Montgomery County does not remove snow from their section of the Huckleberry Trail.

Ms. Morgan presented the sidewalk improvements along Park Street funded by the Community Development Block Grant. Chairperson Moore asked if construction was performed by the Town. Ms. Morgan stated she believed the work was contracted to a private company.

Ms. Morgan reviewed several on-going projects. Ms. Morgan presented the Downtown Enhancement project. Ms. Morgan stated the section from Town Hall to Main Street is complete. Ms. Morgan stated the sidewalks and additional enhancements on South Franklin Street will be completed once the Emergency Services building is finished.

Ms. Morgan stated the Bikeway Walkway Committee is conducting a feasibility study. Ms. Morgan noted the Committee used a portion of its budget from the Town to fund this study. Ms. Morgan stated the purpose of the feasibility study is to evaluate the potential of future projects the Committee is considering.

Bikeway Walkway Annual Report Presentation by Sara Morgan - (continued).

Ms. Morgan stated the Committee is considering improvements to sidewalks on the north side of Arbor Drive N.E. to increase connectivity between the hotels and restaurants in the area.

Ms. Morgan stated a proposed pedestrian crossing at North Franklin Street and Cambria Street is another potential project the Committee is considering.

Ms. Morgan stated the Committee is also considering a trail along Independence Boulevard N.W. Ms. Morgan stated the Committee would like to improve the safety of students who walk from Christiansburg High School to the neighborhoods behind the school.

Ms. Morgan stated the Committee is considering a route to connect the Sleepy Hollow Road area and Cambria Street N.W. Ms. Morgan stated many residents use the edge of pavement and there is a need to provide a safer route for pedestrians.

Ms. Morgan stated there is a potential project to extend the Huckleberry Trail from Independence Boulevard N.W. to the Aquatic Center. Commissioner Newell asked where the trail would cross N. Franklin Street. Ms. Morgan stated the trail would cross at the intersection of Independence Boulevard N.W. and N. Franklin Street.

Ms. Morgan introduced the Crab Creek Greenway as a potential project. Commissioner Power pointed out the Crab Creek Greenway project and the Depot Street Park connections on a map. Commissioner Franusich asked if there was a discussion on a potential path or greenway along Water Street. Commissioner Powers stated there has not been formal discussion about a potential route along Water Street. Commissioner Franusich noted a connection along Water Street N.E. or Depot Street N.E. would provide connection to downtown. Commissioner Franusich noted the proposed Crab Creek Greenway in conjunction with a Water Street connection could improve the connectivity between the north, south, and east sides of the Town. Planning Commission agreed a greenway connector along Water Street or Depot Street N.E. down to N. Franklin Street would improve connectivity.

Commissioner Powers discussed the potential to reduce Roanoke Street to three lanes. Commissioner Powers stated the traffic volume allows for three lanes with a shared center turn lane. Commissioner Powers added there is the potential to add bike lines. Commissioner Newell asked if this is considered traffic calming. Chairperson Moore replied it is considered traffic calming.

Bikeway Walkway Annual Report Presentation by Sara Morgan - (continued).

Ms. Morgan noted VDOT maintenance funding would be reduced if travel lanes were removed. Ms. Morgan also noted there is a future sewer or water line project along Roanoke Street and any changes to lane configuration would not occur until after this project was complete. Commissioner Powers stated VDOT is trying to encourage bike lanes in urban areas. Commissioner Powers noted the State needs to address the incentives offered to communities. Commissioner Franusich stated there need to be incentives for adding bike lanes.

Commissioner Franusich asked if the Committee was also considering sidewalk improvements along Roanoke Street. Commissioner Powers stated the sidewalks on the north side of Roanoke Street are complete up to the intersection with Depot Street N.E. Commissioner Franusich noted the sidewalks on the south side of Roanoke Street become intermittent after Wades Supermarket and end completely at the Montgomery County Government Center.

Commissioner Franusich stated the lack of sidewalks on Roanoke Street after Depot Street is a problem. Commissioner Franusich noted residents are often walking in the street on this section of Roanoke Street. Commissioner Newell stated residents run across Roanoke Street to access Gateway Plaza. Planning Commission agreed there is a need for crosswalks on Roanoke Street.

Commissioner Collins noted cars often drive faster than the 35 mph posted speed limit. Commissioner Newell noted this is why traffic calming measures would improve safety along Roanoke Street. Commissioner Powers stated a three-lane configuration would allow pedestrian islands in the middle turn lane. Commissioner Powers noted this would reduce the amount of lanes a pedestrian has to cross from four to one.

Commissioner Franusich asked if the crosswalks on Roanoke Street are included in the feasibility study. Commissioner Powers stated the crosswalks are not part of the study. Commissioner Powers noted the crosswalks would be dependent on reconfiguring Roanoke Street. Commissioner Powers noted the possible reconfiguration of Roanoke Street cannot take place until the Roanoke Street sewer project is completed. Commissioner Franusich asked what the time frame is for the sewer project. Ms. Morgan stated the Town is in the study phase and the project is likely several years away.

Commissioner Franusich asked what the deliverables are for the feasibility study. Ms. Morgan stated the consultants are providing drawings of the potential trails. Ms. Morgan added these drawings include a breakdown of how much land is in right-of-way and how much right-of-way would need to be acquired. Ms. Morgan stated the consultants are providing some cost estimates.

Bikeway Walkway Annual Report Presentation by Sara Morgan - (continued).

Commissioner Collins stated a bike lane adjacent to vehicle lanes on Roanoke Street is a major safety concern. Commissioner Collins suggested a design that would separate the bike lanes from the vehicle lanes. Ms. Morgan stated she would raise this concern to the Bikeway Walkway Committee. Ms. Morgan stated painted bike lanes have been successful in some areas of the country. Commissioner Powers stated there are several solutions to separate the bike lanes from the vehicle lanes. Commissioner Franusich stated raised reflectors on the pavement can also improve safety. Commissioner Franusich noted a separation curb can be problematic for cyclists attempting to make a turn. Commissioner Franusich stated a painted bike lane is a successful solution. Commissioner Franusich added when a protective curve is used, it is common to create a wide, two-way bike path on one side of the street.

Ms. Morgan stated the remaining future projects include the VDOT revenue sharing project on Arbor Drive N.E. for sidewalk infill to improve connections between the hotels and restaurants. Ms. Morgan stated the other future sidewalk improvement project is along Roanoke Street from Overhill Road S.E. to the Montgomery County Government Center.

Ms. Morgan stated town code amendments with the UDA grant is the final project on the Bikeway Walkway Committee's current list of future projects.

Commissioner Franusich asked if the Committee is developing a pedestrian master plan. Ms. Morgan replied the Committee has not discussed a master plan. Commissioner Powers stated the Metropolitan Planning Organization (MPO) has a regional bike plan. Commissioner Franusich stated the MPO plan is a high level plan. Commissioner Newell added the MPO plan identifies what has been built and what is in the planning stage. Commissioner Franusich stated there is a need for a detailed, long-term Bikeway Walkway plan. Commissioner Powers agreed with Commissioner Franusich and stated a formal public plan would be very helpful. Commissioner Powers stated a long-term plan would encourage design standardization and noted the standardization of crosswalk striping within the Town.

Commissioner Franusich asked if there has been any input from the neighborhood planning studies or the Street Committee. Ms. Morgan stated there has not been input from the Street Committee. Ms. Morgan stated comments received from the neighborhood meetings and online were disseminated to the appropriate departments.

Commissioner Johnson asked about the status of adding more security phones on the Huckleberry Trail. Ms. Morgan stated the Committee is working on this issue. Ms. Morgan stated the phones are expensive and the Committee is looking into securing business sponsorships. Commissioner Newell suggested approaching the wireless carriers for a sponsorship.

Bikeway Walkway Annual Report Presentation by Sara Morgan - (continued).

Commissioner Franusich asked if the Committee has considered connecting the Montgomery County parks to the Huckleberry Trail. Commissioner Franusich noted the existing pedestrian bridge over Rt. 460. Commissioner Powers agreed the county parks/Arbor Drive/Huckleberry Trail connections would be a great area for a future feasibility study.

Ms. Morgan stated the current feasibility study was \$20,000 (Ms. Morgan sent a correction to Planning Commission and noted the feasibility study was \$52,000).

Commissioner Powers stated the Urban Development Areas will need pedestrian and bikeway access and will need to be connected to the existing infrastructure.

Commissioner Newell stated Asheville, NC allows residents to pay for sidewalk improvements along their property on a five-year payment plan. Commissioner Newell suggested the Bikeway Walkway Committee should research if State Code would allow for this approach.

Chairperson Moore asked Ms. Morgan if the Committee was seeking donated right-of-way for the sidewalk projects. Ms. Morgan stated the Committee is in the process of identifying where they may need to ask for right-of-way. Chairperson Moore stated there may be potential for a stormwater fee credit if a property owner were to donate an easement for the sidewalks.

Commissioner Newell asked if there is an adjustment to the assessed property value if a property owner donated an easement. Commissioner Newell stated reducing assessed property value may be another method to incentivize easement donations.

Other business.

Chairperson Moore introduced the discussion. Ms. Morgan stated the new Planning Director, Andrew Warren, will start work on Wednesday, February 10<sup>th</sup>.

Ms. Morgan stated Randy Wingfield, Assistant Town Manager, and Todd Walters, Assistant Director of Engineering, will discuss transportation issues at the next Planning Commission meeting on Tuesday, February 16<sup>th</sup>.

Ms. Morgan stated there will be a Public Hearing at the next Planning Commission meeting and reminded Planning Commission the meeting will be held on Tuesday, due to the President's Day holiday.

Other business - (continued).

Commissioner Collins stated Planning Commission can discuss the traffic signal issues around the Roanoke Street, 460 Bypass intersection. Commissioner Newell stated the left-turn lane signal to access the 460 Bypass from Roanoke Street east-bound is too short and blocks traffic exiting the Bypass. Commissioner Collins stated he brought this issue to the Town's attention.

Ms. Morgan stated the UDA project updates will be on the agenda for the next Planning Commission meeting.

Ms. Morgan stated Vice-Chairperson Sowers was reappointed by Town Council.

There being no more business, Chairperson Moore adjourned the meeting at 8:00 p.m.

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Craig Moore, Chairperson

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Sara Morgan, Secretary Non-Voting



# **TOWN OF CHRISTIANSBURG**

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

## Conditional Use Permit Application

Landowner: HAYNES WEAVER & SONS INC Agent: CORY D. HUBBARD  
Address: 980 Roanoke ST Address: 980 Roanoke St.  
CHRISTIANSBURG VA 24073 Christiansburg VA 24073  
Phone: 540-582-8251 Phone: 540-674-5600

I am requesting a Conditional Use Permit to allow Towing Service / Commercial Garage

on my property that is zoning classification I-2 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 980 Roanoke Street Christiansburg Va

Tax Parcel(s): 498-((12))-1

Fee: 750.00

clgm  
01-29-1

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): Daren Hayes Date: 1/18/16  
Pat Hayes Date: 1/28/16  
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.

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## Town Manager

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Date

# DELINQUENT TAXES / FEES OWED REVIEW FORM

## PLANNING / ZONING

Date: 1/27/2016

Application Type: Conditional Use Permit

Applicant: Haynes Well & Pump Services Phone: 382-8251

Business: \_\_\_\_\_ Phone: \_\_\_\_\_

Address of Work Performed: 980 Roanoke Street

Parcel ID: 030842

Tax Parcel: 498-((12))-1

Property Owner: Paul Haynes

Initial	Notes
<u>SH</u>	<u>BPOL</u> _____
<u>BK</u>	<u>UTILITIES</u> _____
<u>NA</u>	<u>MEALS/LODGING</u> _____
<u>BK</u>	<u>TAXES</u> _____
<u>BK</u>	<u>MISCELLANEOUS CHARGES</u> _____

Town of Christiansburg

100 East Main Street

Christiansburg, VA  
24073-3029

Customer ID	Receipt Number	Receipt Date	Location ID
130925	015160129000020	1/29/2016	N/A

Name HAYNES WELL & PUMP SERVICE LLC 980 ROANOKE ST CHRISTIANSBURG VA 24073	SERVICE ADDRESS
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Document	Description	Owing	Payment
MISC00000092709	RMGT-SmItem <i>OP</i> N/A	\$ 750.00	\$ 750.00

Method of Payment	Total Payment	
Check 2479	\$ 750.00	\$ 750.00
<i>OP/Conditional use permit</i>		
	Unapplied	\$ 0.00
	Change	\$ 0.00



ESTABLISHED  
NOVEMBER 10, 1792

INCORPORATED  
JANUARY 7, 1833

MAYOR  
D. MICHAEL BARBER

COUNCIL MEMBERS  
SAMUEL M. BISHOP  
HARRY COLLINS  
R. CORD HALL  
STEVE HUPPERT  
HENRY SHOWALTER  
BRADFORD J. "BRAD" STIPES

TOWN MANAGER  
BARRY D. HELMS

ASSISTANT TOWN MANAGER  
RANDY WINGFIELD

ASSISTANT TO THE TOWN  
MANAGER  
ADAM CARPENETTI

DIRECTOR OF  
FINANCE/TOWN TREASURER  
VALERIE L. TWEEDIE,  
CPA, CFE, CGFM

CHIEF OF POLICE  
MARK SISSON

CLERK OF COUNCIL  
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: Tuesday, February 16, 2016 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, March 8, 2016 at 7:00 p.m.

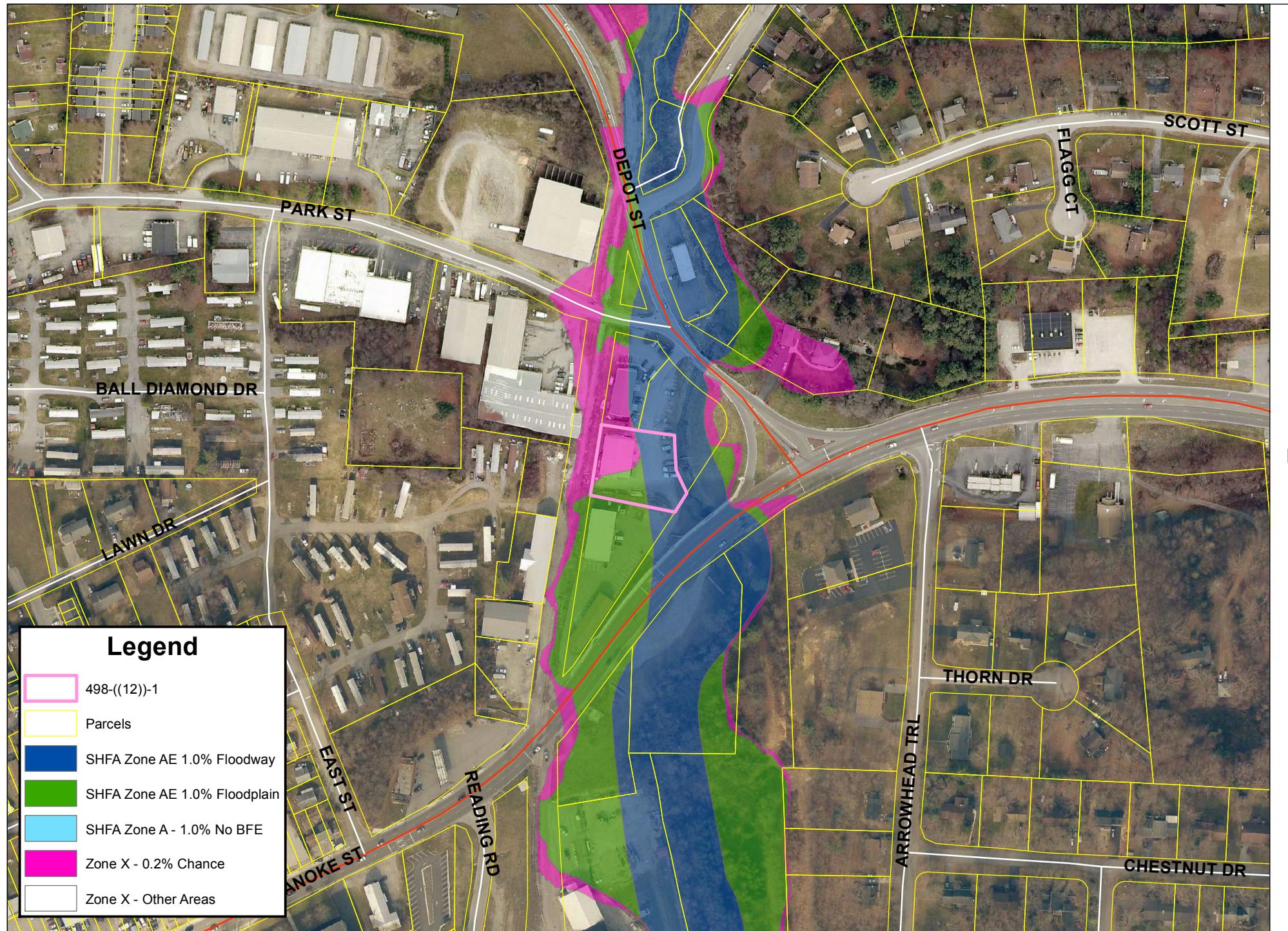
Application Type: Conditional Use Permit

Applicant: Cory Hubbard, agent for Paul A. Haynes.

Location: 980 Roanoke Street.

The Town of Christiansburg has received a Conditional Use Permit request by Cory Hubbard, agent for Paul A. Haynes, for towing service and a commercial garage at 980 Roanoke Street (tax parcel 498 – ((12)) – 1) in the I-2 General Industrial District.

The property is located within the 100-Year and 500-Year Flood Hazard Areas. The front half of the property is located within the floodway district. The property does not lie within a Historic District. The adjoining properties are zoned I-2 General Industrial and B-3 General Business. The adjoining properties contain businesses, vacant land, and include railway.

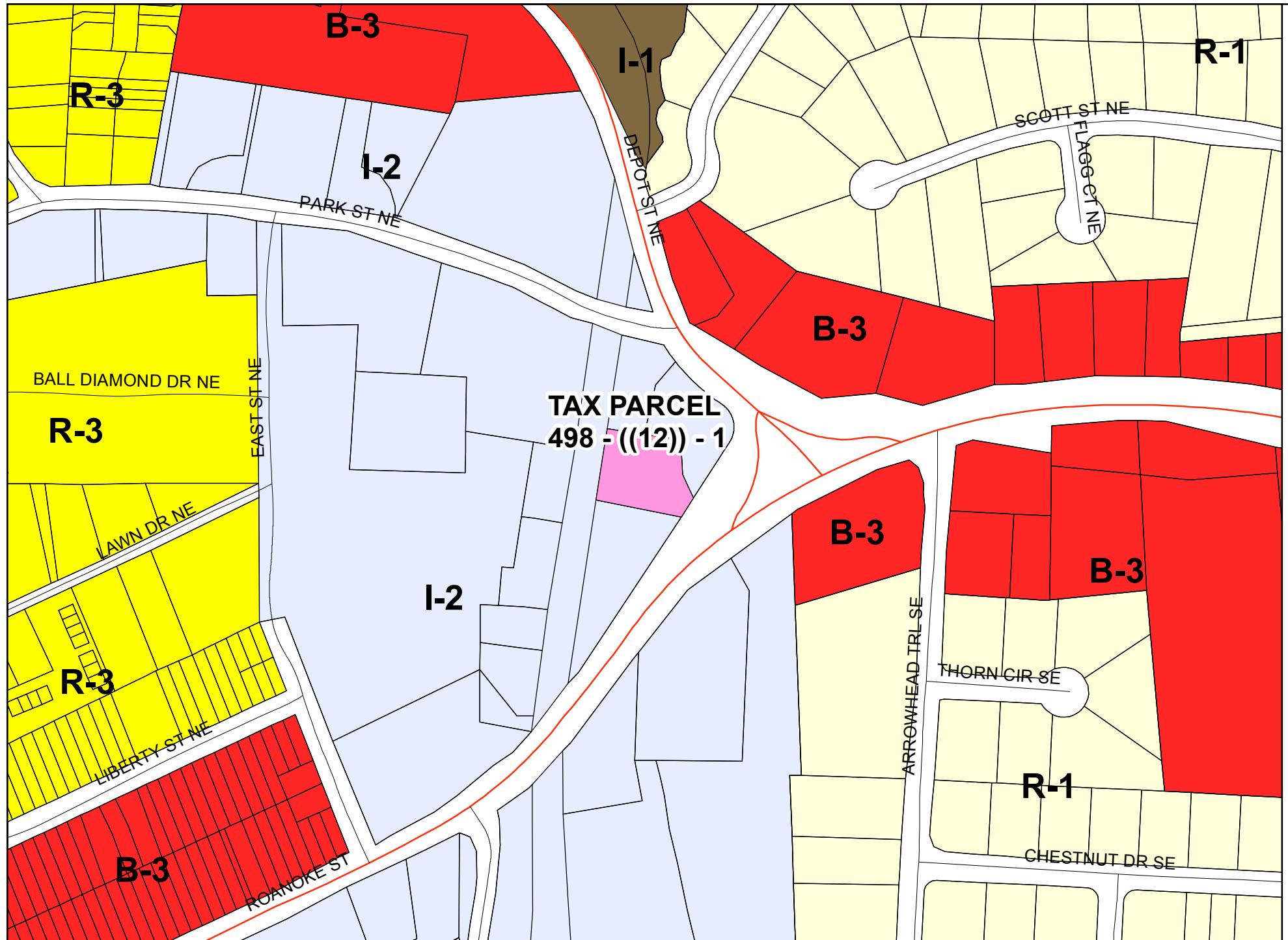


CUP REQUEST: 980 Roanoke Street

PC: FEBRUARY 16, 2016

TC: MARCH 8, 2016

0 200 400 600  
Feet



CUP REQUEST: 980 Roanoke Street

PC: FEBRUARY 16, 2016

TC: MARCH 8, 2016



<u><b>Tax Map #</b></u>	<u><b>Owner(s)</b></u>		<u><b>Address</b></u>	<u><b>City, State, Zip Code</b></u>
498- A 85	PRICE JULIAN H JR		875 PARK ST STE B	CHRISTIANSBURG VA 24073
498- 12 22	WIMMER CHARLES S		935 OAK DR	CHRISTIANSBURG VA 24073
498- 12 21	FIRST TROY SPE LLC		P O BOX 508	TROY NC 27371
498- 12 1	HAYNES PAUL A		160 ROSEHILL DR	CHRISTIANSBURG VA 24073
528- A 55	MOSES BRUCE A		P O BOX 2085	CHRISTIANSBURG VA 24068
528- A 45	BRANDON RIDGE ASSOCIATES LC	C/O VALLEYWIDE MANAGEMENT INC	155 ARROWHEAD TRL STE B	CHRISTIANSBURG VA 24073 3163
528- A 36	J & M ENTERPRISES LLC	C/O MARGOT THOMPSON	105 CENTRE CT	RADFORD VA 24141
528- A 90	POFF N THOMAS		P O BOX 6367	CHRISTIANSBURG VA 24068
528- A 37	SHOWALTER DEBORAH X	ETAL	900 DRAPER RD	BLACKSBURG VA 24060
	NORFOLK SOUTHERN CORPORATION	TAXATION - BOX 209	THREE COMMERCIAL PLACE	NORFOLK VA 23510