

**Christiansburg Planning Commission  
Minutes of February 16, 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<sup>Non-Voting</sup>

Staff/Visitors: Andrew Warren, Planning Director  
Randy Wingfield, Assistant Town Manager/Zoning Administrator  
Will Drake, staff  
Cory Hubbard, 980 Roanoke Street

Chairperson Moore called the meeting to order at 7:01 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 February 1, 2016.

Chairperson Moore introduced the discussion. Chairperson Moore stated the meeting minutes were updated to include corrections requested by Commissioner Newell. Commissioner Powers made a motion to approve the February 1, 2016 Planning Commission meeting minutes. Commissioner Johnson seconded the motion, which passed 10-0.

Planning Commission public hearing on 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.

Chairperson Moore opened the public hearing. The agent, Cory Hubbard, was not present for the public hearing.

Planning Commission public hearing on 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 - (continued).

Chairperson Moore asked staff to introduce the Conditional Use Permit. Mr. Drake, Planner I, stated Mr. Hubbard is seeking a Conditional Use Permit for a towing service and commercial garage. Mr. Drake stated Mr. Hubbard tows and repairs large trucks and tractor trailers. Mr. Drake noted Mr. Hubbard's main facility is located in Dublin, Virginia and Mr. Hubbard had indicated he would transfer the trucks to the main facility in Dublin for long term storage and extended repair.

Chairperson Moore stated Planning Commission is still within the public hearing and staff was providing details on the request. Chairperson Moore stated the agent would be able to share information with Planning Commission during the discussion portion of the Conditional Use Permit request.

With no further public comments, Chairperson Moore moved to close the public hearing. With no objections, Chairperson Moore closed the public hearing.

Commissioner Collins asked if the trucks would be stored inside the building. Mr. Drake stated he believed the building was large enough to accommodate the tow truck but he was not sure if the building was large enough to accommodate the trucks Mr. Hubbard would be towing.

Planning Commission agreed the applicant or agent needed to be present in order to effectively discuss the Conditional Use Permit request.

Commissioner Powers noted the property in question does not have direct access to street right-of-way on Depot Street N.E. Vice-Chairperson Sowers stated Mr. Haynes is able to access his property from Depot Street N.E. by driving across the Poole Brothers Automotive business at 895 Park Street N.E. Vice-Chairperson Sowers stated she believes Mr. Haynes may retain an access easement across the property at 895 Park Street N.E.

Planning Commission noted 895 Park Street N.E. has an approved Conditional Use Permit for a commercial garage. Commissioner Newell stated the Conditional Use Permit limits the number of vehicles allowed on the property. Commissioner Newell stated the number of vehicles exceeds the limit and asked if the Conditional Use Permit had been modified. Commissioner Newell stated her concern that Hans Meadow is located across the street. Commissioner Newell noted the tenant of 930 Roanoke Street had previously expressed concern with vehicles driving behind his business to access 960 and 970 Roanoke Street. Vice-Chairperson Sowers stated a large commercial vehicle would not be able to make the turn behind 930 Roanoke Street.

Planning Commission public hearing on 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 - (continued).

Chairperson Moore stated tree plantings along the creek could enhance the gateway character of this area. Commissioner Newell noted the grass area along the creek is in the public right-of-way. Chairperson Moore stated this would be a nice project to pursue outside of the Conditional Use Permit request. Commissioner Newell stated tree plantings could be considered stream stabilization if they were planted close enough to the bank.

The agent for the Conditional Use Permit request, Mr. Hubbard, arrived. Chairperson Moore stated the public hearing was closed but asked Mr. Hubbard to participate in the discussion.

Mr. Hubbard introduced himself and stated the legal name of his business is Hubbard Machinery. Mr. Hubbard stated he was leasing a bay from Mr. Haynes, the property owner of 980 Roanoke Street.

Mr. Hubbard stated the main location of his business is located in Dublin, Virginia and his main line of work is road service and heavy-wrecker service. Mr. Hubbard added the business is not an automotive repair shop and they do not work on cars. Mr. Hubbard stated the business services heavy-duty trucks and trailers.

Mr. Hubbard stated he would like to expand his service reach into Montgomery County and get on the State Police service list for Montgomery County. Mr. Hubbard noted the State Police have inspected and approved the location at 980 Roanoke Street.

Commissioner Collins noted the location is close to Interstate I-81. Commissioner Collins asked Mr. Hubbard if he would like to move the entire business to Christiansburg. Mr. Hubbard stated he has a well-established customer base in Dublin and he has the ability to keep two shops open. Mr. Hubbard stated he has been in business for six years and the business has grown tremendously.

Commissioner Newell asked Mr. Hubbard to elaborate on the nature of the business. Mr. Hubbard stated the company offers roadside service and provides repairs on the side of the road. Mr. Hubbard stated the towing service is necessary when the repair is more extensive and the truck needs to be towed into the shop.

Mr. Hubbard stated the turnaround time on a repair is typically quick. Mr. Hubbard added major repair jobs would be transported to the main facility in Dublin.

Planning Commission public hearing on 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 - (continued).

Commissioner Collins asked how many trucks could fit on the property. Mr. Hubbard stated no more than two rigs would fit. Commissioner Collins asked if they would be stored inside. Mr. Hubbard stated the full-size tractor-trailers would be stored outside.

Commissioner Powers asked Mr. Hubbard if the business services wrecks along with disabled vehicles. Mr. Hubbard stated they do respond to wrecks. Mr. Hubbard added one of the reasons they would like to expand into Montgomery County is to get on the State Police rotation list for Montgomery County.

Commissioner Powers asked how long a wreck might remain on the property. Mr. Hubbard stated if a truck needed to stay longer than 60 days it would be transferred to Dublin. Mr. Hubbard stated most of their work is repaired in less than 30 days.

Commissioner Peeples asked if there would be any issues with limitations of what could be stored outside. Mr. Hubbard stated the nature of the business lends itself to a wide variety of issues. Mr. Hubbard added any trucks carrying hazardous material are required by State Code to be cleaned and made safe by a hazmat team before his towing service is allowed to take possession of the truck.

Commissioner Collins asked where the hazmat team is located. Mr. Hubbard stated he believes the hazmat team is based in the Roanoke/Salem area. Mr. Hubbard added they deal with another hazmat team in West Virginia and one in Richmond.

Vice-Chairperson Sowers asked if the property provided enough access for the large trucks. Mr. Hubbard stated they would be able to access the property from Depot Street N.E. and Roanoke Street.

Commissioner Collins asked if the Conditional Use Permit contained provisions for screening. Ms. Morgan, Planner II/Secretary, stated the draft conditions include options that have been required for previous towing services. Ms. Morgan read both of the examples of screening provisions.

9. All towed vehicles are to be screened from adjoining properties and rights-of-way.
10. All towed vehicles and/or vehicles left for repair are to be stored inside the building.

Commissioner Beasley asked if the business operates 24 hours a day. Mr. Hubbard replied they are open 24 hours a day, seven days a week.

Planning Commission public hearing on 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 - (continued).

Vice-Chairperson Sowers asked how much exterior of the exterior space Mr. Hubbard can use on the property. Mr. Hubbard stated he has access to everything to the right of the building and everything in front of the bay. Mr. Hubbard stated there will be a secure lot located off the left side of the building. Mr. Hubbard stated the State Police require a secure lot for trucks they have towed.

Commissioner Collins asked how many trucks could fit in the secure lot. Mr. Hubbard stated they could fit two rigs in the lot.

Commissioner Peeples asked if the State Police have a height requirement for the fence. Mr. Hubbard stated they do not. Mr. Hubbard stated they were able to install a 10-foot fence at the Dublin facility.

Commissioner Powers asked if Mr. Hubbard has a sketch or written agreement with the property owner, Mr. Haynes that describes the portion of the property he can utilize. Mr. Hubbard stated the inside of the building is already divided. Mr. Hubbard noted the written lease agreement describes the exterior area he can utilize. Mr. Hubbard added the location of the proposed fence is not specified in a written agreement because he is waiting to see how the Conditional Use Permit request is resolved.

Chairperson Moore stated the Conditional Use Permit is for the applicant, Paul Haynes, and Mr. Haynes could potentially lease additional sections of his property to another towing service unless Planning Commission limits the application of the Conditional Use Permit.

Chairperson Moore asked how many trucks could be stored outside of the fenced lot. Mr. Hubbard replied any truck that will be stored for an extended period of time will be transferred to his Dublin facility because he does not want to tie up the space and he does not want to create issues with the Town.

Mr. Hubbard stated he is aware this is a business not everyone likes to see. Mr. Hubbard noted it is a necessary business. Mr. Hubbard stated he is proud of his business and would like to conduct business in the Town of Christiansburg.

Commissioner Newell stated the surrounding businesses all have lots of cars. Commissioner Newell inquired if Mr. Hubbard would be restricted from accessing his space if the other businesses were operating at full capacity. Commissioner Powers noted there is a second access off Roanoke Street that would allow Mr. Hubbard to bypass the businesses at 930, 960 and 970 Roanoke Street.

Planning Commission public hearing on 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 – (continued).

Commissioner Collins stated the Conditional Use Permit at 930 Roanoke Street was limited to five inoperable vehicles. Mr. Wingfield, Assistant Town Manager and Zoning Administrator stated the zoning ordinance prohibits more than five inoperable vehicles anywhere in Town. Commissioner Powers asked how a trailer from a tractor trailer would be counted. Mr. Wingfield stated he would treat it as one vehicle.

Chairperson Moore read the proposed conditions of the Conditional Use Permit.

1. The property is to be maintained in a clean, sanitary, and slightly manner.
2. This permit is for a single towing service and a commercial garage, not a body shop or for conducting bodywork.
3. Mechanical work is to be done inside the building and not outside.
4. All parts, including faulty parts, tires, etc. are to be kept inside the garage or a fully enclosed building (including a roof) until disposal.
5. All waste petroleum products and/or chemicals are to be disposed of properly and are not to accumulate upon the premises. Provisions are to be made for the capture of leaking petroleum products and/or chemicals.
6. There will be no storage of vehicles upon the premises except for vehicles left for temporary storage. All vehicles are to be kept on-premises and not within any public right-of-way or adjacent property. All vehicles on the property are to have a State inspection decal that is either valid or dated within 90 days of its expiration. Any towed vehicles are to remain on-premises no longer than six months.
7. There are to be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
8. There are to be no discernible noises to residential properties in the nearby vicinity between 7:00 p.m. and 7:00 a.m.
9. All towed vehicles are to be screened from adjoining properties and rights-of-way.
10. All towed vehicles and/or vehicles left for repair are to be stored inside the building.
11. This permit shall be revocable for violations of Chapter 4 "Advertising" of the Christiansburg Town Code occurring on the property.
12. This permit is subject to inspections and approval of the facilities by the Fire Marshall and Building Official.
13. This permit shall be valid for the applicant only and is nontransferable.
14. This permit is subject to administrative review in 12 months.

Commissioner Collins asked how Mr. Hubbard could comply with condition 8. Mr. Hubbard stated they will be in and out throughout the day, but they do not work in the shop 24 hours a day.

Planning Commission public hearing on 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 - (continued).

Commissioner Johnson asked how the screening provisions should be written. Planning Commission agreed to remove condition 10. Commissioner Powers suggested the applicant work with staff to come up with specific screening language and a sketch of the proposed screening provisions.

Mr. Hubbard stated he would not object to adding a blind material to the chain-link fence on the security lot. Mr. Hubbard stated the gates on the security lot are the only section of the fence that would require screening, since the other sections of the security lot would be shielded by the existing buildings.

Commissioner Franusich inquired about adding trees in the right-of-way, east of Mr. Haynes property. Mr. Wingfield stated the Town could allow it, but it would need to be reviewed by the Town Manager. Planning Commission discussed the location of the right-of-way and the eastern side of Mr. Haynes' property line.

Commissioner Newell asked how many bays the property contains. Mr. Hubbard stated he believes the property has four bays and he is only leasing one. Commissioner Newell stated this Conditional Use Permit could potentially allow Mr. Haynes to locate additional towing businesses in the remaining bays unless Planning Commission includes language restricting the property to a single towing service. Mr. Hubbard stated the State Police do not allow multiple towing services to be listed at the same address. Mr. Wingfield stated Town Code does not prevent multiple towing services at the same address, but Planning Commission could restrict the property to a single towing service. Mr. Wingfield stated Planning Commission should consider the possibility of the other bays being rented out. Commissioner Newell suggested Planning Commission should restrict the application to one towing service.

Chairperson Moore asked if Planning Commission would want a condition that expanded the number of required trees based on the number of bays being utilized by Mr. Hubbard. Mr. Hubbard stated his concern of a potential security issue if too much of the property is screened.

Commissioner Powers asked if the property would be gated. Mr. Hubbard stated he could not put up gates to restrict access and would only install gates across the security lot.

Chairperson Moore suggested the applicant screen the northeastern corner of the security lot.

Planning Commission public hearing on 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 - (continued).

Commissioner Powers stated Mr. Hubbard can work with staff to draft specific language related to screening the security lot and planting trees along the east side of the property. Chairperson Moore asked if Planning Commission would like the screening language to accommodate Mr. Hubbard's potential expansion into additional bays. Commissioner Powers stated staff and Mr. Hubbard can work on this condition.

Commissioner Carter stated the agent should not be held responsible for tree plantings. Commissioner Powers stated Planning Commission would be holding the property owner responsible because he is the applicant and Mr. Hubbard is the agent.

Commissioner Johnson asked if three other businesses could rent out the remaining bays. Commissioner Powers stated they would be able to engage in any use permitted by right in the I-2 General Industrial District. Mr. Hubbard stated Mr. Haynes still operates his pump and well drilling business.

Commissioner Franusich stated the current vehicles on the property are commercial vehicles with similar visual characteristics of a wrecker. Mr. Hubbard stated a wrecker would be on site but would be kept inside the building or the security lot.

Mr. Warren, Planning Director, suggested staff will develop language to incorporate screening flexibility if the business were to expand into additional bays. Commissioner Johnson stated this would be a good opportunity to improve the screening without inhibiting the tenant.

Commissioner Newell stated the combined effect of all the car-centric businesses creates a negative visual impression. Commissioner Newell stated screening could help address this collective issue.

Commissioner Powers stated this could be an opportunity to accommodate partial screening on a property while allowing flexibility for expansion.

Commissioner Collins asked if there should be a limit on the number of vehicles on the property. Mr. Hubbard stated there will be a tow truck, a service truck, and an employee vehicle. Commissioner Powers clarified the limit applies to five inoperable vehicles.



Planning Commission public hearing on 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 – (continued).

Commissioner Johnson asked if the trailers could be parked on the property as well. Mr. Hubbard replied they could be parked on the property. Mr. Hubbard stated they do have arrangements to drop the trailer at another location, but it is possible to bring the trailer to the property.

Commissioner Newell asked for clarification on the fifth condition. Mr. Wingfield stated a violation could be as simple as oil leaking from a vehicle. Commissioner Newell stated if the building has floor drains the floors drain should not drain into the creek.

Commissioner Peeples asked if condition six was consistent with previous Conditional Use Permits. Planning Commission agreed to change the maximum time period a towed vehicle could remain on the property to 90 days.

Chairperson Moore stated Planning Commission will not take a vote on this request tonight. Chairperson Moore added the public hearing for Town Council is March 8, 2016 and Planning Commission will meet to discuss this request and potentially make a recommendation on February 29, 2016. Chairperson Moore encouraged Mr. Hubbard to attend the next meeting in case Planning Commission has additional questions.

Ms. Morgan asked if Planning Commission would like a condition restricting the Conditional Use Permit to a single towing service. Planning Commission agreed.

Chairperson Moore thanked Mr. Hubbard for his time.

Planning Commission noted the Conditional Use Permit application verified the property did not owe outstanding taxes or fees to the Town.

Transportation discussion facilitated by Randy Wingfield, Assistant Town Manager/Zoning Administrator.

Chairperson Moore introduced the discussion. Mr. Wingfield provided a review of transportation issues and upcoming road projects.

Mr. Wingfield presented a map of the roads in Christiansburg classified as arterial by VDOT.

Mr. Wingfield presented the list of road projects identified in the Comprehensive Plan.

Transportation discussion facilitated by Randy Wingfield, Assistant Town Manager/Zoning Administrator – (continued).

Mr. Wingfield reviewed the House Bill Two (HB2) funding allocation process. Mr. Wingfield stated the North Franklin Street/Cambria Street interchange is at the top of the Town's priority list.

Commissioner Collins asked how many projects Christiansburg requested. Mr. Wingfield stated the Town requested three projects. Mr. Wingfield stated the North Franklin Street/Cambria Street interchange is the top priority along with the Connector Route in two phases. Mr. Wingfield explained the Connector Route will connect North Franklin Street near the Waffle House to Peppers Ferry Road N.W., aligning with Quinn Stuart Boulevard N.W.

Mr. Wingfield reviewed the scoring system for HB2 applications. Mr. Wingfield stated the scoring system was introduced to remove some of the subjectivity from the review process.

Commissioner Powers asked if Urban Development Areas (UDAs) are factored into the scoring process. Mr. Wingfield replied they are not.

Mr. Wingfield stated the Metropolitan Planning Organization (MPO) has requested a project to develop a ramp off of the 460 Bypass to tie into North Franklin Street, north of the railroad tracks. Commissioner Franusich asked if this project is part of the North Franklin Street/Cambria Street interchange project. Mr. Wingfield replied it is. Mr. Wingfield stated the ramp project was planned before the interchange project was approved.

Chairperson Moore stated staff submitted the application and the supporting documentation. Mr. Wingfield stated they used two different engineering consultants to produce cost estimates and drawings of the projects. Mr. Wingfield stated staff and administration met with the Commonwealth Transportation Board representatives to promote these projects. Mr. Wingfield stated he feels fortunate to have the three projects included on the list of recommended projects.

Mr. Wingfield stated the MPO also applied to have the interchange at exit 114 of I-81 reworked. Mr. Wingfield stated the bridge over I-81 at exit 114 is scheduled to be replaced in the next two years. Mr. Wingfield added the bridge replacement is being designed to incorporate a future redesign of the interchange.

Mr. Wingfield presented the design for the North Franklin Street/Cambria Street interchange.

Transportation discussion facilitated by Randy Wingfield, Assistant Town Manager/Zoning Administrator – (continued).

Mr. Wingfield presented the drawings for several entrance consolidations along North Franklin Street between Cambria Street and Independence Boulevard N.W. Mr. Wingfield stated the Town is planning to install signalized intersections at the North Franklin Street/Cambria Street intersection, the new signal light at the Connector Route intersection, and at the intersection of North Franklin Street and Independence Boulevard N.W. in order to provide pedestrian crossings.

Commissioner Newell stated the intersection at Independence Boulevard N.W. and North Franklin Street will be where the Huckleberry Trail crosses North Franklin Street. Mr. Wingfield stated this will be the location where the Huckleberry Trail crosses North Franklin Street.

Commissioner Peeples asked if there is an expected timeline on the proposed Franklin Street/Cambria Street intersection. Mr. Wingfield stated this project would need to go through the HB2 application process but it is in the six-year plan.

Mr. Wingfield discussed the Connector Route, Phase 1. Mr. Wingfield stated the route will begin on Peppers Ferry Road N.W. across from Quinn Stuart Boulevard N.W. and run along Truman Wilson Park between Cambria Crossing and the Spradlin Farm shopping center. Mr. Wingfield stated the route will include a roundabout at Cambria Street N.W. and Providence Boulevard N.W.

Commissioner Powers asked for updates on the proposed signal at Quinn Stuart Boulevard N.W. Mr. Wingfield stated this signal is requested as part of the Town's revenue sharing project. Mr. Wingfield stated the developer of Quinn Stuart Boulevard agreed to pay 20 percent of the signal cost as a proffer during the rezoning request. Commissioner Newell asked if the intersection would be three legs. Mr. Wingfield stated the intersection would be three legs until the Connector Route was complete and then it would become a four-leg intersection.

Mr. Wingfield presented Phase 2 of the Connector Route. Commissioner Newell asked if this part of the route serves as a stormwater capture basin. Mr. Wingfield stated portions of the route do function as a swale and extensive stormwater work will need to be completed. Mr. Wingfield noted this work was included in the cost estimates. Mr. Wingfield stated both phases of the Connector Route are estimated to cost around ten million dollars.

Commissioner Newell stated the Connector Route does not have many access points. Mr. Wingfield stated the Connector Route is designed to function as a boulevard with limited access along the route.

Transportation discussion facilitated by Randy Wingfield, Assistant Town Manager/Zoning Administrator – (continued).

Commissioner Newell asked if the Connector Route will include bike lanes and sidewalks. Mr. Wingfield stated the route will include a multi-use trail. Commissioner Powers stated the Huckleberry Trail will be part of the Connector Route.

Mr. Wingfield presented a drawing of the proposed 460-Bypass/North Franklin Street connector ramp requested by the MPO. Commissioner Powers noted this ramp would increase access to the large parcel located behind Lowes.

Mr. Wingfield presented the potential designs for the interchange of Route 8 and I-81, exit 114. Commissioner Collins asked how much funding is available for the interchange redesign. Mr. Wingfield stated there is currently no funding for anything beyond the bridge replacement. Commissioner Newell noted the bridge replacement will account for the eventual redesign. Mr. Wingfield stated a particular redesign for this interchange has not been finalized.

Commissioner Powers asked if the designs include a park-and-ride lot. Mr. Wingfield stated the drawings do not reflect a park-and-ride but the need for a park-and-ride has been discussed and may be incorporated into the final interchange design. Commissioner Newell noted the area is used as park-and-ride, regardless of whether it is designed for it. Commissioner Powers noted a park-and-ride would be a logical inclusion if space is available. Mr. Wingfield stated the Town submitted comments that there is a need for a park-and-ride in this area.

Mr. Wingfield presented drawings of the potential interchange redesigns for Route 8 and I-81, exit 114. Mr. Wingfield explained the designs include a teardrop/roundabout, a divergent diamond, and a standard diamond interchange. Commissioner Newell stated any design promoting traffic calming would be beneficial.

Mr. Wingfield presented the Bikeway/Walkway projects map. Commissioner Newell stated Ms. Morgan presented a detailed update on the Bikeway Walkway projects during the last Planning Commission Meeting on February 1, 2016.

Mr. Wingfield stated the Town plans to extend the Huckleberry Trail to Christiansburg High School soon. Mr. Wingfield noted the Town would like to extend the Huckleberry Trail into downtown but has not determined the final route. Mr. Wingfield stated North Franklin Street is likely the preferred route. Mr. Wingfield noted the bridge across the railroad tracks on North Franklin Street below the Aquatics Center will include bike lanes when it is replaced, but the project is several years away.

Transportation discussion facilitated by Randy Wingfield, Assistant Town Manager/Zoning Administrator – (continued).

Commissioner Powers stated Planning Commission recently discussed the potential to reduce the number of vehicle lanes on Roanoke Street. Mr. Wingfield stated the traffic counts on Roanoke Street are comparable to Peppers Ferry Road. Mr. Wingfield stated there is a concern with the truck traffic, especially when I-81 is closed. Commissioner Newell asked if traffic could be redirected onto the Depot Street extension and diverted to West Main Street and North Franklin Street, eventually connecting back to the 460-Bypass. Mr. Wingfield replied this was a potential detour route. Mr. Wingfield added another potential detour route would be along the planned extension of Parkway Drive S.E.

Mr. Wingfield stated the Town was recently selected as the site for passenger rail in the New River Valley. Mr. Wingfield stated the goal is to achieve passenger rail by 2020. Mr. Wingfield noted this goal is likely ambitious.

Mr. Wingfield stated there were a number of criteria used to identify potential sites for the passenger rail station. Mr. Wingfield stated some of the requirements included a minimum site of five acres with at least 1,000 feet of rail frontage. Mr. Wingfield added the proposed site could not use existing Norfolk and Southern right-of-way and could not use former train stations.

Mr. Wingfield stated the localities submitted sites they felt were suitable. Mr. Wingfield stated the Town of Christiansburg submitted nine initial sites and the two final sites being considered are both located in the Town of Christiansburg. Mr. Wingfield stated the two sites are on opposite sides of the railroad tracks below the Aquatics Center. The eastern site abuts Mill Lane N.E. south of the tracks and the western site is the current location of the Public Work facilities on Scattergood Drive N.W.

Mr. Wingfield stated the cost estimates favor the eastern site because the site is minimally located in the floodplain. The western site is largely in the floodplain and would incur significant cost to rework the channel of Crab Creek.

Mr. Wingfield stated a significant portion of the passenger rail project was handled by the MPO.

Commissioner Newell asked what Roanoke's passenger rail service target date was. Mr. Wingfield replied he believed the date was still 2017. Ms. Morgan asked Mr. Wingfield if Montgomery County, Blacksburg, and Virginia Tech supported these locations. Mr. Wingfield replied they are voting members of the MPO.

Transportation discussion facilitated by Randy Wingfield, Assistant Town Manager/Zoning Administrator – (continued).

Mr. Wingfield stated the MPO was formed after the 2000 Census due to population criteria. Mr. Wingfield clarified the Census designated the New River Valley as urban and as a result the localities were required to form an MPO. Mr. Wingfield noted each locality has two votes on the policy board and the technical advisory committee. Mr. Wingfield stated each locality is a voting member for Blacksburg Transit, Radford Transit, and the Virginia Tech Executive Airport.

Commissioner Powers asked if the MPO can provide funds for specific project studies. Mr. Wingfield stated the MPO can be a source of project studies. Mr. Wingfield noted the Town has used the MPO to conduct intersection studies. Mr. Wingfield added the North Franklin Street intersection and corridor were studied as MPO projects and the current recommendations from those projects came out of the MPO studies.

Commissioner Powers asked if the MPO funding is provided by the federal government. Mr. Wingfield stated the funds largely come from federal sources and localities contribute a 20 percent match. Commissioner Powers noted the MPO is a good option for intersection studies.

Commissioner Collins asked how the access to the proposed passenger rail station at Mill Lane N.E. would be configured. Mr. Wingfield stated Mill Lane N.E. would provide the primary access and the Town was proposing to improve Holmes Street N.E. in order to provide a turnaround for buses. Mr. Wingfield stated the facility is planned to be multi-modal facility and will include bus service. Mr. Wingfield noted the site has a planned restaurant and Norfolk and Southern has indicated a need for housing for their workers.

Commissioner Newell stated Norfolk and Southern already has a lot of housing for their workers along Depot Street N.E. at the old passenger station. Mr. Wingfield stated Norfolk and Southern claim to have a need for more permanent housing units.

Mr. Wingfield presented the list of the signalized intersections controlled by the Town of Christiansburg. Mr. Wingfield stated the Town does not maintain I-81, the 460-Bypass, or Franklin Street north of Cambria Street. Mr. Wingfield stated there have been previous discussions about the Town taking control of this section of North Franklin Street, but the Town has requested improvements along the Spradlin Farm shopping center and the New River Valley Mall before the Town would consider taking over maintenance. Mr. Wingfield stated VDOT also has approval power over any new entrances on Peppers Ferry Road.

Transportation discussion facilitated by Randy Wingfield, Assistant Town Manager/Zoning Administrator – (continued).

Commissioner Collins stated the signals around the 460-Bypass and Roanoke Street intersection are problematic. Mr. Wingfield stated the Town has contacted VDOT several times regarding this issue. Commissioner Collins asked if the Town can take a look at this issue. Mr. Wingfield stated the Town has made suggestions to VDOT about the signals.

Commissioner Newell stated the stacking on Roanoke Street at the intersection is problematic in the morning and evening. Commissioner Newell stated drivers are running the red light at the 460 Bypass/Roanoke Street intersection. Mr. Wingfield stated the Town has contacted VDOT every 1-2 years and the signals have been modified in the past few years.

Commissioner Franusich stated another problem is drivers traveling west on Roanoke Street cannot tell if drivers are turning onto the 460-Bypass to head towards Blacksburg. Commissioner Franusich suggested reflective rubber poles would help drivers identify cars in the turn lane.

Commissioner Newell stated drivers getting off the 460-Bypass to turn east on Roanoke Street are going around stacked cars waiting to make a left turn left onto the 460-Bypass.

Commissioner Peebles asked if the road improvements and traffic documents are public documents. Mr. Wingfield stated they are public documents and there are plans to post them on the Town's website.

Commissioner Powers asked how the Town can get VDOT's attention on the signal issue. Mr. Wingfield stated they have emailed VDOT several times. Commissioner Powers asked if the MPO can bring the issue forward. Mr. Wingfield stated the MPO could bring this issue forward and he will bring it up at the next meeting. Mr. Wingfield noted the representative from VDOT attending the MPO meetings are typically not involved with the signal timing issues.

Commissioner Franusich asked what the HB2 application requires. Mr. Wingfield stated the project application must include a 12-page application supported with drawings, detailed cost estimates, letters of support for economic development, and resolutions of support from Town Council for each project.

Chairperson Moore stated the Town spent some money on preparing the HB2 applications and project plans. Chairperson Moore noted the extra effort gave the Town a more competitive application. Chairperson Moore stated there are no provisions to revise an application after it has been submitted. Chairperson Moore noted the applicant has to work carefully to ensure all the required material is submitted.

Transportation discussion facilitated by Randy Wingfield, Assistant Town Manager/Zoning Administrator – (continued).

Commissioner Collins asked how long it took to complete an application. Mr. Wingfield stated each application took several days of work for him and Wayne Nelson, Director of Engineering and the consultants spent several days as well. Commissioner Newell asked if it was roughly 40 hours of work. Mr. Wingfield replied 40 hours was a close approximation. Commissioner Powers stated it was time well spent for a ten million dollar project.

Mr. Wingfield stated he is not disappointed with the results. Mr. Wingfield added Christiansburg was recommended for ten percent of the funds for the Salem District, which includes 14 counties, four cities, and 14 towns.

Planning Commission thanked Mr. Wingfield for his work and for taking the time to present the information.

Commissioner Newell stated the growth Christiansburg has experienced over the past two decades make these transportation improvements necessary and will position the Town to address another 20 years of growth.

Mr. Wingfield stated the Town is a member of two airport authorities, the Virginia Tech Executive Airport and the New River Valley Airport in Dublin, Virginia. Commissioner Newell asked if the New River Valley Airport remains an international port. Mr. Wingfield stated it is an international custom port of entry.

Mr. Wingfield stated the Town has transit service through Blacksburg Transit. Mr. Wingfield stated the Town has had the Two-Town Trolley line for decades and the Explorer route and Go-Anywhere services were initiated several years ago. Mr. Wingfield stated roughly \$270,000 of federal funds is being cut from this service. Mr. Wingfield stated these funds will be cut next year and the funds will either need to be pulled from another source or cut from the service.

Commissioner Newell asked if Blacksburg Transit is primarily used by Christiansburg residents to commute to Blacksburg. Mr. Wingfield stated the Two-Town Trolley is primarily used by Christiansburg residents and is an express route with a limited number of stops.

Commissioner Newell asked if the availability of transit is an economic consideration for real estate acquisition. Vice-Chairperson Sowers stated it is a consideration for real estate in Blacksburg but not in Christiansburg. Vice-Chairperson Sowers stated the availability of transit in Christiansburg is not widespread and it is not a service real estate buyers expect.

Commissioner Powers noted Virginia Tech students utilize the Two-Town Trolley to shop in Christiansburg.



Transportation discussion facilitated by Randy Wingfield, Assistant Town Manager/Zoning Administrator – (continued).

Mr. Wingfield stated Radford Transit and Pulaski Transit offer service in town and the Town of Christiansburg does not contribute to those services.

Planning Commission thanked Mr. Wingfield for his time.

Other business.

Chairperson Moore introduced the discussion. Chairperson Moore welcomed Andrew Warren, Planning Director, to his new position with the Town of Christiansburg.

Ms. Morgan provided an update on the Urban Development Area (UDA) project. Ms. Morgan stated the consultants provided an analysis of underutilized parcels in each UDA. Ms. Morgan stated the maps were reviewed by planning staff, Mr. Wingfield, and Mr. Helms, Town Manager. Ms. Morgan noted the maps were reviewed parcel by parcel and some classification adjustments were made. Ms. Morgan stated those changes were shared with the consultants and the consultants are in the process of incorporating the updates.

Ms. Morgan stated the Development Subcommittee will need to meet to discuss the issue of steps and front porches encroaching in the front setback line. Ms. Morgan stated the Development Subcommittee will not meet next week but it may need to meet in March.

Commissioner Carter asked about the status of a bill being considered by the Virginia General Assembly related to the limitation of cash proffers. Mr. Wingfield stated the bill is still under consideration. Commissioner Carter asked if the Municipal League was opposed to bill. Mr. Wingfield stated the Municipal League was opposed to the legislation and noted Town Code does not allow cash proffers.

Commissioner Collins stated there will be a tour and presentation of the new emergency services building during the Tuesday, March 8, 2016 Town Council meeting and invited Planning Commission to attend.

Mr. Warren stated a tour of the Public Works facilities will be combined with the Citizens Institute and is scheduled for the early fall, 2016.

Commissioner Powers stated the upcoming Bikeway Walkway Committee meeting will be a joint meeting with the Town of Blacksburg Corridor Committee. The meeting will be held Friday, March 4, 2016 at 7:30 a.m. in the Blacksburg Motor Company conference room, Blacksburg, Virginia.

There being no more business, Chairperson Moore adjourned the meeting at 9:03 p.m.

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Craig Moore, Chairperson

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Sara Morgan, Secretary<sup>Non-Voting</sup>

DRAFT

# Resolution of the Town of Christiansburg Planning Commission

## *Conditional Use Permit*

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a Conditional Use Permit (CUP) 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, has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (**permit / do not permit**) issuance of a Conditional Use Permit (CUP) to 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.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend**) that the Christiansburg Town Council approve the issuance of the Conditional Use Permit with the following conditions:

1. The property is to be maintained in a clean, sanitary, and sightly manner.
2. This permit is for a single towing service and commercial garage, not a body shop or for conducting bodywork.
3. Mechanical work is to be done inside the building and not outside.
4. All parts, including faulty parts, tires, etc. are to be kept inside the garage or a fully enclosed building (including a roof) until disposal.
5. All waste petroleum products and/or chemicals are to be disposed of properly and are not to accumulate upon the premises. Provisions are to be made for the capture of leaking petroleum products and/or chemicals.
6. There will be no storage of vehicles upon the premises except for vehicles left for temporary storage. All vehicles are to be kept on-premises and not within any public right-of-way or adjacent property. All vehicles on the property are to have a State inspection decal that is either valid or dated within 90 days of its expiration. Any towed vehicles are to remain on-premises no longer than three months.
7. There are to be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
8. There are to be no discernible noises to residential properties in the nearby vicinity between 7:00 p.m. and 7:00 a.m.
9. All towed vehicles and/or vehicles left for repair are to be stored within an area surrounded by a minimum eight-foot tall fence. The northeast section of the fence, visible from street right-of-way and identified on the “Screening Plan” dated February 26, 2016 will feature a privacy fence obscuring the view of the storage lot and its contents. Such fence is to be constructed of durable materials and maintained in a sightly manner and installed within six months of the CUP approval date.
10. This permit shall be revocable for violations of Chapter 4 “Advertising” of the Christiansburg Town Code occurring on the property.
11. This permit is subject to inspections and approval of the facilities by the Fire Marshall and Building Official.
12. This permit shall be valid for a single business to operate a towing service and/or commercial garage.
13. This permit shall be valid for the applicant only and is nontransferable.

14. This permit is subject to administrative review in 12 months.

Dated this the 29<sup>th</sup> day of February 2016.

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Craig Moore, Chairperson  
Christiansburg Planning Commission

The above Resolution was adopted on motion by \_\_\_\_ seconded by \_\_\_\_ at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Public Hearing on the above request on February 16, 2016. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

MEMBERS

AYES

NAYS

ABSTAIN

ABSENT

Matthew J. Beasley

Ann H. Carter

Harry Collins

David Franusich

Hil Johnson

Craig Moore, Chairperson

T.L. Newell

Virginia Peebles

Joe Powers

Jennifer D. Sowers, Vice-Chairperson

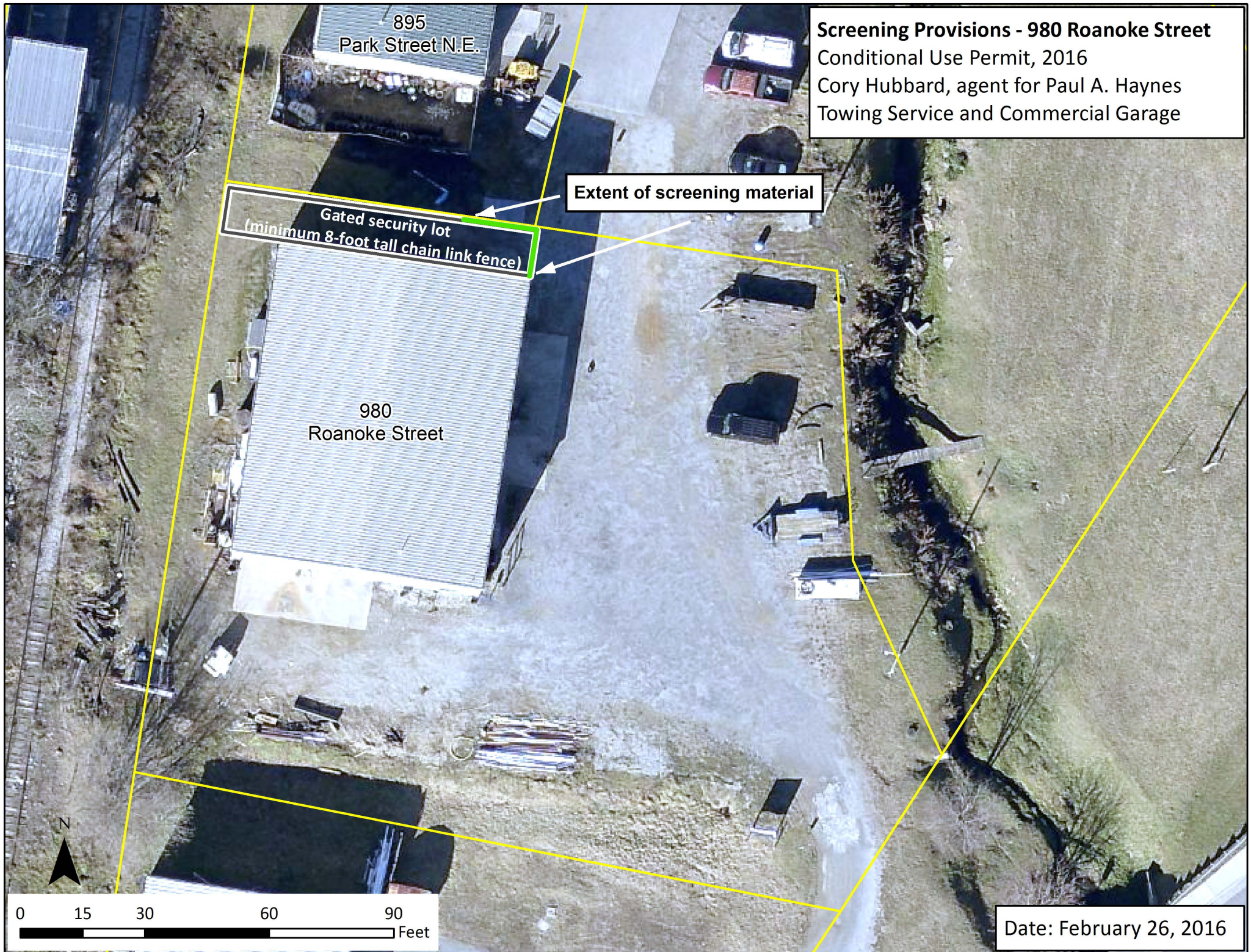
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Craig More, Chairperson

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Sara Morgan, Secretary<sup>Non-voting</sup>



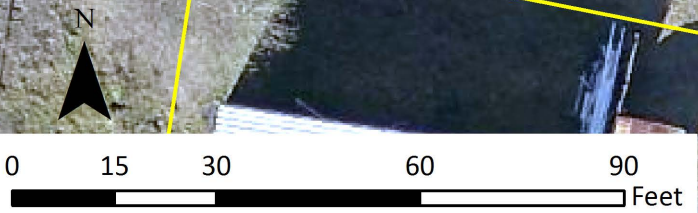


**Screening Provisions - 980 Roanoke Street**  
Conditional Use Permit, 2016  
Cory Hubbard, agent for Paul A. Haynes  
Towing Service and Commercial Garage

Extent of screening material

Gated security lot  
(minimum 8-foot tall chain link fence)

980  
Roanoke Street



Date: February 26, 2016