

**Christiansburg Planning Commission
Minutes of May 4, 2015**

Present: Matthew J. Beasley (arrived at 7:03)
Ann Carter
Harry Collins
David Franusich
Steve Huppert
T.L. Newell
Virginia Peeples
Joe Powers
Craig Moore, Chairperson
Jennifer D. Sowers, Vice-Chairperson
Nichole Hair, Secretary ^{Non-Voting}

Absent: Hil Johnson

Staff/Visitors: Sara Morgan, staff
Missy Martin, staff
Cindy Wells Disney, Montgomery County Planning Commission

Chairperson Moore called the meeting to order at 7:02 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia.

Public Comment.

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

Approval of meeting minutes for April 20, 2015.

Chairperson Moore introduced the discussion. Commissioner Beasley made a motion to approve the Planning Commission meeting minutes. Commissioner Collins seconded the motion, which passed 9-0. Chairperson Moore abstained, as he was not present at the last meeting.

Planning Commission discussion on a Conditional Use Permit request by Billy Massie (agent for Starlight MHP, LLC) for the expansion of an existing mobile home park with one single-wide mobile home and one single family residence on Starlight Drive (tax parcel 529 – ((A)) – 41) in the B-3 General Business District. The Planning Commission Public Hearing was held on April 20, 2015

Chairperson Moore introduced the request. Ms. Hair stated the most recent plat detailing the property has been provided to the Planning Commission. Ms. Hair explained the number of units allowed for the parcel was determined by past tax maps showing 20 units originally. She added Mr. Massie has not contacted staff since the last Planning Commission meeting.

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Commissioner Huppert inquired about Mr. Massie requesting only one mobile home unit. Ms. Hair explained that Mr. Massie was originally requesting a single family dwelling but he requested to add the single mobile home addition.

Ms. Hair stated Commissioner Powers suggested additional conditions for the request and she is comfortable with his proposed conditions to require a recreational area and increase the setbacks for the mobile home unit.

Commissioner Collins asked why Mr. Massie settled with 20 mobile homes originally. Ms. Hair explained Mr. Massie is limited to 20 mobile home units based on documents showing 20 units.

Commissioner Sowers asked if the Town has any regulations on replacing mobile homes. Ms. Hair stated the Town does regulate mobile home replacements. Ms. Hair added the mobile home must be 1976 or newer and proper inspections are performed during the permitting process. Commissioner Sowers asked if the Town has regulation on new mobile home parks within Town limits. Ms. Hair replied, new parks would require an approved Conditional Use Permit.

Commissioner Powers added the process would include rezoning the property to the R-MS district. Commissioner Newell asked if this process would include the requirement that all individual lots are sold. Ms. Hair replied any new mobile home parks would have separate lots. Ms. Hair added the zoning requirements in the R-MS will allow only 15' between units. Commissioner Powers added the Town does have an R-MS chapter and that is where the condition of the recreational area was taken from.

Commissioner Powers clarified with Ms. Hair that the Town will allow mobile homes to be replaced within 2 years of removing the mobile home. He also added that the Town of Blacksburg does not allow a mobile home to be replaced.

Commissioner Newell asked if an existing mobile home that does not meet current setbacks can be replaced. Ms. Hair replied the mobile home can be replaced within 2 years of removing and it would have to be placed within the same footprint as the original mobile home or meet current setbacks.

Commissioner Powers added the Town has given Mr. Massie a lot of flexibility on adding units to this park. Commissioner Powers added Mr. Massie has requested an expansion of the park so he would like to add the new mobile home park requirements to this request for a recreational area.

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Chairperson Moore asked if a walking path would need to be designated. Ms. Hair replied no. Commissioner Carter would like to know where Mr. Massie would be installing the recreational area. Ms. Hair explained she felt Mr. Massie would have plenty of room to add the recreational area. Ms. Hair stated per the drafted condition, a minimum of 10,000 square feet must be developed for the recreational area.

Commissioner Carter stated she was happy to see Mr. Massie making improvements within the park.

Chairperson Moore asked if the water meters were maintained by the Town. Ms. Hair replied she was not familiar with the water meters located in mobile home parks. Ms. Martin added most of the mobile home parks were on one large meter.

Commissioner Franusich stated there is concern regarding how close the unit would be to the house on the adjoining property. Commissioner Franusich stated Mr. Massie has not shown a plan of where the mobile home would be located. Commissioner Powers replied the condition stating a 25 foot setback from all residential districts would address this issue. Ms. Hair added if the existing pad does not meet the setback requirements then Mr. Massie would not be allowed to use that pad.

Commissioner Collins asked if the Planning Commission could vote separately for the single family dwelling and mobile home addition. Ms. Hair replied she did not feel that would be possible because it is presented as one application request, but could be conditioned to address any concerns. Commissioner Newell stated Mr. Massie expressed the desire to eliminate the mobile home unit and keep the single family home in the request if the request were going to be denied. Ms. Hair replied yes and added the Planning Commission could make a motion to approve for the single family home only.

Chairperson Moore read the drafted conditions:

1. The expansion of the mobile home park is limited to the addition of one single wide mobile home and one single family residence.
2. The addition of mobile homes or other residential units requires a separate Conditional Use Permit.
3. All main structures, mobile homes and off-street parking areas shall have a minimum setback of 25 feet from any property line adjoining a residential zoned district.
4. Prior to the expansion of the existing mobile home park by the addition of the 21st single wide mobile home, the park owner shall provide a multiple purpose developed recreational area of at least 10,000 square feet in area for the use of by the occupants of the mobile home park.

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Chairperson Moore asked Ms. Hair if there are local law enforcement problems within this park. Ms. Hair replied she has been aware of the police department being in the area. Commissioner Powers added having Mr. Massie living on site to manage the park should help with issues. Ms. Hair added Mr. Massie is working to improve the area.

Chairperson Moore asked the Commissioners if any conditions should be added. Chairperson Moore inquired how the Town regulates mobile homes in a state of disrepair and cannot be occupied. Ms. Hair stated the Building Department would get involved and can require the unit to be removed. Commissioner Sowers stated there are mobile homes that are in disrepair and they remain in mobile home parks. Ms. Hair explained these cases are handled on a complaint basis and she would pass that information along to the Building Department. Commissioner Newell added her concern was RV parks being used for long term residence, which in the past has resulted in a fire and fatality. Commissioner Newell stated for some people this is affordable housing but wanted to make sure the mechanisms are in place to regulate safety.

Commissioner Huppert verified with Ms. Hair the date of which mobile homes are regulated and how that is verified. Ms. Hair explained there are stickers on the mobile homes with this information to verify. Commissioner Powers added in 1976 HUD became involved to regulate the standards are met on manufactured homes.

Commissioner Franusich inquired how the Commissioners would feel if a request for a new mobile home park request was brought before the Planning Commission. Chairperson Moore stated in that case all lots would be set up as individual lots. Commissioner Powers added there is not vacant land in Christiansburg designated for mobile home parks and a rezoning request would be the only way to approve a new park. Commissioner Powers stated the rezoning would have to be compatible with the Comprehensive Plan and surrounding zoning districts.

Commissioner Collins asked if the condition of adding a recreational area can only be used if an additional mobile home is added. Ms. Hair stated the proposed condition requires that area be added with the new mobile home and not the single family residential unit. Mr. Massie would only be adding a single family home and a recreational area would not be required. Commissioner Powers added the requirements are located in the R-MS chapter.

Commissioner Powers asked Ms. Hair if the park is in better condition than past years. Ms. Hair replied yes and Mr. Massie has been working to improve the park.

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Chairperson Moore asked if Mr. Massie could come back later and subdivide the parcel for the single family dwelling. Ms. Hair replied she did not feel that was possible because the lot has limited street frontage.

Commissioner Newell verified with Ms. Hair that if the request is approved, Mr. Massie could start building the single family residence. Ms. Hair replied yes but Mr. Massie could not move in the additional mobile home until the recreational area is installed.

Commissioner Franusich made a motion to approve the request with proposed conditions. Commissioner Carter seconded the motion, which passed 9-1. Commissioner Beasley voted to deny the request.

Other Business.

Chairperson Moore discussed the different subcommittees for the new Planning Commissioners and asked Ms. Hair to go over the list of Commissioners serving on those committees. Ms. Hair detailed the subcommittee members, dates and times of the meetings. Chairperson Moore requested the new Commissioners contact Ms. Hair if they had an interest in participating with the subcommittees.

Ms. Hair stated the Development Subcommittee and Comprehensive Plan Subcommittee will hold a joint meeting at 8:30 a.m. on June 10, 2015 with the Building Official, Jerry Heinline, to discuss the Rehabilitation Code and invited the Commission to attend. Ms. Hair added Mr. Heinline did request if the Commissioners have questions to please email Ms. Hair and she would pass them along to him.

Ms. Hair reminded the Commissioners of the upcoming Planning Commissioner training that will be held at the New River Valley Planning District Commission in Radford. She would like to have a head count for dinner.

Commissioner Collins asked what the next step is for the neighborhood plan. Ms. Hair stated the topic can be discussed during the Comprehensive Plan Subcommittee meeting next week. Commissioner Carter added she would like to thank the staff and the great job that was done for putting together the comments from those meetings. Ms. Morgan added that Tabitha Proffitt, Planning Intern is currently working on sending out letters to the property owners and businesses located in the North Franklin Corridor and Downtown neighborhoods.

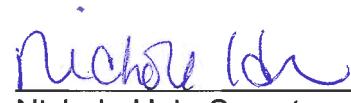
Chairperson Moore welcomed the new Commissioners on board and discussed the process if they have an absence.

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There being no more business, Chairperson Moore adjourned the meeting at 7:42 p.m.



Craig Moore, Chairperson



Nichole Hair, Secretary Non-Voting