

**Christiansburg Planning Commission
Minutes of August 18, 2014**

Present: Matthew J. Beasley (arrived at 7:20 p.m.)

Ann Carter

Harry Collins

M.H. Dorsett, AICP

David Franusich

Steve Huppert

Craig Moore, Chairperson

Joe Powers, Vice-Chairperson

Jennifer D. Sowers

Nichole Hair, Secretary Non-Voting

Absent: Jonathan Hedrick

Staff/Visitors: Missy Martin, staff

Sara Morgan, staff

Cindy Wells Disney, Montgomery County Planning Commission

Dr. Diane Zahm, Virginia Tech

Richard Bird

Wayne Brockenbrough, 302 W. Main Street

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

Public Comment.

Chairperson Moore opened the floor for public comment.

Dr. Diane Zahm, Virginia Tech faculty member in Urban Affairs and Planning, provided the Planning Commission with a Downtown Christiansburg Parking Study conducted by her students. She gave a brief description of the study and left a copy of the report with each Planning Commissioner. Commissioner Collins asked Dr. Zahm to come back to discuss the study. Dr. Zahm stated she would be happy to come back to discuss the study. Ms. Hair will coordinate with Dr. Zahm.

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

Approval of meeting minutes for July 21, 2014.

Chairperson Moore introduced the discussion. Commissioner Dorsett made a motion to approve the Planning Commission meeting minutes. Commissioner Franusich seconded the motion, which passed 8-0. Commissioner Powers abstained from the vote as he was not present for the past meeting.

Planning Commission Public Hearing on a Conditional Use Permit request by Wayne Brockenbrough for residential use at 302 W. Main Street (tax parcel 526 – ((A)) – 180) in the B-2 Central Business District.

Richard Bird, spoke on behalf of Mr. Brockenbrough, explained the current News Messenger building will include residential use and office space, if the Conditional Use Permit is approved. Mr. Bird supplied the Commissioners with handouts related to the request.

Commissioner Huppert asked if the building would be torn down. Mr. Bird clarified the building would be renovated to include the residential use and office space. The building would not be torn down.

Commissioner Huppert asked about the current tenants. Mr. Bird explained the New Messenger will remain a tenant and the music store is moving out. The music store space will be used as office space. The residential units will be located in the middle of the building.

Mr. Bird explained adequate parking is provided in upper and lower lots. These lots provide adequate parking for offices and apartments.

Mr. Bird noted the Future Land Use map designates the property as Mixed Use.

Commissioner Huppert asked how my apartments would be created. Mr. Bird said three units would be created. If the office space does not work out then the number of residential units may increase in the office space locations.

Chairperson Moore asked if anyone else would like to comment on the request. Seeing that there were no other comments, Chairperson Moore closed the public hearing.

Commissioner Dorsett asked about the windows of the building. Mr. Bird stated there will windows on Phlegar Street.

Commissioner Sowers asked if the back side of the building is underground. Mr. Bird stated that the back of the building is below grade. He explained the applicant wishes to install skylights or solar tubes to allow more natural light in the units.

Commissioner Sowers asked about the fire code in regards to the number of windows in the units. Ms. Hair explained that this would be addressed during the building plan review process. The Fire Marshall will be aware of the concerns.

Commissioner Powers asked about the fire corridor that is designated on the plans, handed out by Mr. Bird. Mr. Bird explained the use of a fire corridor when there is not access to the outside of the building. The fire corridor was included in the plans for the back office with thoughts of a future residential unit.

Planning Commission Public Hearing on a Conditional Use Permit request by Wayne Brockenbrough for residential use at 302 W. Main Street (tax parcel 526 – ((A)) – 180) in the B-2 Central Business District (continued).

Commissioner Powers asked about the number of units proffered. Chairperson Moore clarified that the Conditional Use Permit is for the entire building. There are no drafted conditions. Ms. Hair clarified that the Conditional Use Permit request is triggered because of the units being at street level. Commissioner Powers read the definition the applicable Town Code section.

Commissioner Dorsett asked about the intended occupants. Mr. Bird stated the applicant hopes the units will be occupied by older residents.

Commissioner Huppert asked for clarification on the parking on the property. Mr. Bird stated there are 7 parking spaces in the upper lot and 21 parking spaces in the lower lot.

Commissioner Powers asked about the storage space designated on the plan. The space will be used for general storage for the residential units or office spaces. The storage space will have doors coming off the fire corridors. Commissioner Sowers noted that the space could have sections for each resident.

Commissioner Dorsett asked about the square footage for the units. Mr. Bird stated the units would be between 600-800 square feet.

Commissioner Huppert expressed his support for residential units on Main Street in Downtown Christiansburg.

Ms. Hair stated the number or percentage of residential units can be conditioned by the Planning Commission.

Commissioner Carter spoke about the precedent set in the past by allowing residential use with the approval of the Roanoke Street request.

Chairperson Moore noted the property is separated from the R-3 Multi-Family Zoning District by one property. Commissioner Franusich added the property abuts a residential property.

Commissioner Dorsett believes the space fronting Main Street should remain business and the other space could be residential. Commissioner Franusich and Commissioner Sowers agreed. Commissioner Dorsett stated that this request makes sense to her. The division of space was discussed by the Commission.

Ms. Hair asked Mr. Bird about the square footage of the building. He responded by stating the front office is 2,000 square footage. The entire building square footage is around 5,000 square feet.

Commissioner Powers discussed the possibility of a skylight in the units being included as a condition.

Planning Commission Public Hearing on a Conditional Use Permit request by Wayne Brockenbrough for residential use at 302 W. Main Street (tax parcel 526 – ((A)) – 180) in the B-2 Central Business District (continued).

Commissioner Dorsett suggested 50% of the building be limited to business and 50% be residential use. The square footage was discussed by the Planning Commission and Mr. Bird. The Commission further discussed the percentage of business and residential.

Commissioner Sowers noted there is limited stock for one bedroom, ground floor apartments in this price range in Town. Those that are in Town have waiting lists and are in high demand.

The 60% residential space was discussed by Commissioners Dorsett, Carter and Sowers. It is the hope of the Planning Commission that the condition will allow for the back office space to be converted to residential space if the applicant wishes to do so in the future. This would allow the applicant to do so without needing to submit another request.

Ms. Hair read the proposed conditions:

1. The use of the building fronting on W. Main Street shall remain business.
2. Residential use of the building is not to exceed 60% of the total square footage of the building.
3. Skylights or similar devices shall be used for natural lighting in each residential unit.

Commissioner Sowers asked Ms. Hair to verify the square footage of the building before the next Planning Commission meeting.

Commissioner Dorsett and Carter discussed the need and benefits of the request.

Ms. Hair stated the next Planning Commission Meeting is Tuesday, September 2 and this Conditional Use Permit request can be voted on at that meeting. The Planning Commission decided to wait to vote on this request at the next meeting. Ms. Hair noted the public hearing for the Conditional Use Permit request for a Bed & Breakfast at 305 E. Main Street will also be on the agenda. Ms. Hair will not be in town for the next meeting and staff member, Sara Morgan will be running the meeting.

Chairperson Moore asked the applicant to be present at the next meeting.

Other Business:

Commissioner Powers stated two Wednesdays from now is the next Development Committee meeting.

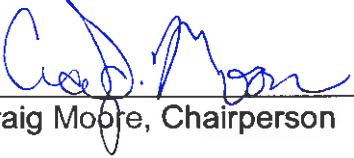
Commissioner Dorsett and Ms. Hair discussed the next meeting date for the Comprehensive Plan subcommittee. Ms. Hair requested the September 2, 2014 meeting be cancelled due to her absence

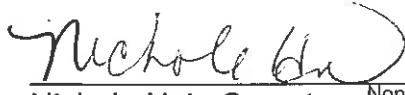
Commissioner Powers asked cash proffers be of topic for the Development Subcommittee meeting. Ms. Hair stated that can be done and she will discuss cash proffers with the Town Attorney and Administrative staff.

Commissioner Powers requested a presentation to the Planning Commission for the Parks & Recreation Master Plan and Metropolitan Planning Organization's Regional Bikeway Walkway Plan.

Commissioner Carter noted the Cemetery Advisory Committee will be presenting the master plan for the Cemetery at the library. The meeting will be held Monday, August 25 from 1:00-3:00 PM and 4:00-6:00 PM.

There being no more business Chairperson Moore adjourned the meeting at 7:30 p.m.


Craig Moore, Chairperson


Nichole Hair, Secretary

Non-Voting