

**Christiansburg Planning Commission  
Minutes of March 28, 2016**

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

Absent: David Franusich  
Hil Johnson

Staff/Visitors: Andrew Warren, Planning Director  
Randy Wingfield, Assistant Town Manager/Zoning Administrator  
Will Drake, staff  
Sarah Belcher, Farmers' Market Manager  
Tracy McCoy, M&M Tire Holdings, Inc.  
Bryan Rice, Rice Realty  
Thom Rutledge, Hash Investments, LLC  
David Hagan, Hash Investments, LLC  
Kevin Conner, Gay and Neel  
Alex Phillips, Tidy Services  
Ed Gust, 1110 Crosscreek Drive  
Sarah Miller, 1015 Brooklyn Avenue  
Christine Absher, 925 Brooklyn Avenue  
Linda Dickerson, 933 Brooklyn Avenue  
Shane and Megan Carver, 910 Brooklyn Avenue  
Cat White, Regional Vice President Virginia Homebuilders Association  
/Vice President of Construction, Tyris Homes  
Keith Crowgey, 1000 Falor Lane  
Michelle and Ross Muckey, 1071 Green Ridge Road  
Hashim Durrani, 1026 St. Clair Lane  
Pat Sorey, 495 Houchins Road, N.E.  
Chris Alderman, 911 Crosscreek Drive  
Dean Frantz, Construction Services, LLC

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 29, 2016.

Chairperson Moore introduced the discussion. Commissioner Carter made a motion to approve the February 29, 2016 Planning Commission meeting minutes. Vice-Chairperson Sowers seconded the motion, which passed 8-0.

Planning Commission 12 month review of a Conditional Use Permit approved on February 2, 2015 for a farmers market on the Hickok Street right-of-way from East Main Street to College Street in the B-2 Central Business District.

Chairperson Moore introduced the discussion. Randy Wingfield, Assistant Town Manager/Zoning Administrator, stated the Farmers' Market was well-received during its first season. Mr. Wingfield stated approximately 3,000 people attended the grand opening and 5,000-6,000 people attended the Christmas event. Mr. Wingfield stated the Farmers' Market had 13 vendors during the season and noted not all vendors participated on any given week.

Mr. Wingfield stated the Farmers' Market has an electronic benefit transfer (EBT) machine to accommodate Supplemental Nutrition Assistance Program (SNAP) participants and debit/credit card payments.

Mr. Wingfield discussed some of the funding opportunities the Farmers' Market was pursuing. Mr. Wingfield stated Christiansburg was a recent recipient of a \$20,000 Local Foods, Local Places grant, which provides funds to farmers' markets and downtown areas. Mr. Wingfield stated the Central Business Advisory Committee is pursuing a \$10,000 DRIVE Tourism grant and some of the funds will be allocated to the Farmers' Market. Mr. Wingfield also noted the Virginia Department of Health provided matching funds for the Farmers' Market's purchase of signs.

Commissioner Newell asked how many vendors the Farmers' Market can accommodate. Mr. Wingfield stated the current capacity is approximately 20 vendors and noted long-term plans include permanent structures for the Farmers' Market. Mr. Wingfield stated Town funds for structures would require approval from Town Council.

Mr. Wingfield stated the Farmers' Market Committee has discussed closing Hickok Street, N.W. or making it one-way from West Main Street to Commerce Street, N.W. or College Street, N.W.

Planning Commission 12 month review of a Conditional Use Permit approved on February 2, 2015 for a farmers market on the Hickok Street right-of-way from East Main Street to College Street in the B-2 Central Business District - (continued).

Commissioner Collins asked if \$20,000 would be adequate for permanent overhead structures. Mr. Wingfield stated \$20,000 would not be enough money. Mr. Wingfield noted the structures for the Blacksburg Farmers' Market were \$370,000. Mr. Wingfield stated he has received several estimates for structures in the price range of \$150,000 - \$200,000 and noted these estimates are on the low-end for cost.

Commissioner Powers asked Mr. Wingfield to describe the EBT machine. Mr. Wingfield stated the EBT machine allows SNAP participants to purchase food from the Farmers' Market. Mr. Wingfield noted SNAP was formerly known as the Food Stamp Program. Mr. Wingfield stated SNAP participants can use the EBT machine to exchange their assistance benefits for Farmers' Market tokens (\$1 tokens valid only for the Farmers' Market). Mr. Wingfield stated the Farmers' Market offers a match for EBT purchases over \$5. Mr. Wingfield stated the transaction fees from the EBT machine are paid through a grant from Social Services but the transaction fees incurred through credit and debit cards are covered by the Town.

Commissioner Newell asked if the Town was pursuing grants to increase participation in the Farmers' Market. Mr. Wingfield stated Town Council increased the Farmers' Market's funding from \$10,000 last year to \$12,500 this year. Mr. Wingfield stated it was understood some of the increased funding was to go towards marketing. Mr. Wingfield also noted some of the costs last year were first time, start-up costs the Farmers' Market would not incur this year.

Commissioner Newell stated she attended some of the Farmers' Market Committee meetings and noted the Committee has discussed the possibility of making Hickok Street, N.W. one-way. Commissioner Newell stated there has also been general discussion about closing Hickok Street, N.W. from West Main Street to Commerce Street, N.W. or College Street, N.W. Commissioner Newell stated she was concerned the egress to Christiansburg Presbyterian Church would be impacted if Hickok Street, N.W. were closed. Commissioner Newell stated closing Hickok Street, N.W. to College Street, N.W. would force users of the rear parking lot to trespass over at least three property owners in order to leave the parking area. Commissioner Newell stated the Conditional Use Permit does not address closing Hickok Street, N.W. and noted her concern with the possible impact the closure would have on travel.

Mr. Wingfield stated the Town has heard from a few property owners who are opposed to the street closure. Mr. Wingfield stated the owners of the property on the eastern corner of West Main Street and Hickok Street, N.W. would be opposed to the closure.

Planning Commission 12 month review of a Conditional Use Permit approved on February 2, 2015 for a farmers market on the Hickok Street right-of-way from East Main Street to College Street in the B-2 Central Business District - (continued).

Mr. Wingfield stated a street closure would require approval from Town Council. Mr. Wingfield noted a public hearing would be required and all property owners adjoining the portion of Hickok Street, N.W. to be closed would receive written notice of the public hearing.

Commissioner Newell asked if notice would be given to property owners with egress into the parking areas. Mr. Wingfield stated the legal requirement would require written notice be sent to all adjoining property owners. Mr. Wingfield noted he did not see an issue with sending notice to the property owners with access through the back entrances of the parking lot.

Commissioner Newell stated the Town and the Farmers' Market Committee did a stellar job in the first year. Commissioner Newell inquired about improving signage for the Farmers' Market. Mr. Wingfield stated \$200 was requested through the DRIVE Tourism grant for four streetlight banners to advertise the Farmers' Market. Mr. Wingfield stated the banners would be displayed during the Farmers' Market's full season.

Commissioner Carter requested additional information about the possible closure of Hickok Street, N.W. Chairperson Moore requested Mr. Wingfield provide a brief presentation on the closure of Hickok Street if the Farmers' Market Committee moves forward with those plans.

Chairperson Moore thanked Mr. Wingfield for the update and his work with the Farmers' Market.

Planning Commission public hearing on a Conditional Use Permit request by M&M Tire Holdings, Inc. for a private recreational facility at 1265 Moose Drive, N.W. (tax parcels 556 – ((A)) – 31, 32) in the B-3 General Business District.

Chairperson Moore opened the public hearing. The applicant, Tracy McCoy, introduced the Conditional Use Permit request. Mrs. McCoy stated she is the Vice-President of M&M Tire Holdings, Inc. and is also the Vice-President of Moe's House of Hitting. Mrs. McCoy stated the proposed use is an indoor hitting and training facility for softball and baseball. Mrs. McCoy stated the business will offer monthly memberships to individuals, families, and teams. Mrs. McCoy stated the business intends to collaborate with Harkrader Sports Complex and offer daily passes to athletes participating in the summer tournaments.

With no further comments and no objections, Chairperson Moore closed the public hearing.

Planning Commission public hearing on a Conditional Use Permit request by Bryan Rice, agent for Karen Kay Zimmerman, for a single-family dwelling residential use at 1120 Radford Street, N.W. (tax parcel 525 – ((A)) - 6) in the B-3 General Business District.

Chairperson Moore opened the public hearing. Bryan Rice of Rice Realty, agent for Karen Kay Zimmerman, introduced the Conditional Use Permit request. Mr. Rice stated the property was previously used as a business. Mr. Rice stated the owner was residing in the house as a caretaker of the business. Mr. Rice noted this was a permitted use in association with the business. Mr. Rice stated the owner is no longer operating the business but does continue to use the property as a residence.

Mr. Rice stated the property has been for sale for the past two years and advertised as a business location. Mr. Rice noted the property has received little interest as a business location. Mr. Rice stated the property is currently under contract for sale as a residential single-family dwelling with no associated business.

With no further comments and no objections, Chairperson Moore closed the public hearing.

Planning Commission public hearing on a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) - 5M) in the I-2 General Industrial District.

Chairperson Moore opened the public hearing. Thom Rutledge, Project Manager for Hash Investments, LLC introduced the Conditional Use Permit request. Mr. Rutledge stated David Hagan, co-owner and managing member of Hash Investments, LLC was present, along with Kevin Conner from Gay and Neel and Alex Phillips from Tidy Services.

Mr. Rutledge presented a preliminary subdivision plat of the property. Mr. Rutledge stated the owners intended to divide the property into two parcels. Mr. Rutledge stated Hash Investments recently purchased the property and relocated Collision Plus onto the existing building. Mr. Rutledge noted the preliminary subdivision plat contains a 6.4 acre residual lot not utilized by Collision Plus. Mr. Rutledge stated the land was listed for sale but Hash Investments did not feel the prospective buyer's proposed use was appropriate. Mr. Rutledge stated Hash Investments acquired the property for \$910,000 and has spent another \$500,000 on renovations for the body shop used by Collision Plus. Mr. Rutledge noted the company has a \$1.4 million investment in the property.

Mr. Rutledge stated Shah Development, LLC, also co-owned by David Hagan, owns another 6.5 acre property in the Industrial Park. Mr. Rutledge noted this property adjoins the Motor Mile facility on Roanoke Street.

Planning Commission public hearing on a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) - 5M) in the I-2 General Industrial District - (continued).

Mr. Rutledge stated the company intends to use this property for an auto auction facility with a potential carwash and storage area. Mr. Rutledge stated the two companies, Shah Development, LLC and Hash Investments, LLC, have a large investment in the Industrial Park.

Mr. Rutledge stated he understands the residents of Walnut Creek want to protect the investment in their homes. Mr. Rutledge stated he would like to address the concerns he has seen expressed on social media. Mr. Rutledge stated Alex Phillips of Tidy Services will explain the nature of the operations. Mr. Rutledge stated Tidy Services is a family-owned business established in 1992. Mr. Rutledge stated the business is owned by Alex and his father and is headquartered in the City of Salem, Virginia. Mr. Rutledge stated Hash Investments met with the City of Salem before executing a contract with Tidy Services. Mr. Rutledge noted a letter from the City of Salem is included in the packet Hash Investments is submitting to Planning Commission at this meeting.

Mr. Rutledge discussed the issues of concern he has seen on social media. Mr. Rutledge noted pollution to local water sources was an expressed concern. Mr. Rutledge stated the Industrial Park and Walnut Creek are served by public water. Mr. Rutledge noted there are nearby stormwater management ponds.

Mr. Rutledge stated the facility proposed by Tidy Services includes the storage of empty portable toilet units.

Mr. Rutledge stated Tidy Services purchased Montgomery Sanitation within the past eight months. Mr. Rutledge stated he spoke with Barry Helms, Town Manager, and Randy Wingfield, Assistant Town Manager/Zoning Administrator and they believed Montgomery Sanitation has been in its current location on Fairview Street, S.E. for decades. Mr. Rutledge stated Montgomery Sanitation is located in the middle of a large mobile home park.

Mr. Rutledge stated Tidy Services purchased the business but not the property from Montgomery Sanitation. Mr. Rutledge stated Tidy Services understood the use was permitted or grandfathered but Tidy Services was uncomfortable with the location of the property. Mr. Rutledge noted Montgomery Sanitation stored more than 400 portable toilet units on the property. Mr. Rutledge stated all of Tidy Services' facilities are located in industrial parks. Mr. Rutledge noted this includes facilities in Salem, the City of Roanoke, and Roanoke County.

Planning Commission public hearing on a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) - 5M) in the I-2 General Industrial District - (continued).

Mr. Rutledge stated Hash Investments conducted their due diligence and felt the use would be a good addition to the community. Mr. Rutledge stated Hash Investments did not feel there were any environmental concerns once they learned how the business operates. Mr. Rutledge stated Alex Phillips will provide further detail on the operations.

Mr. Rutledge stated he wanted to ensure everyone there is no storage of septic on the facility. Mr. Rutledge stated it is a storage lot for clean, empty units. Mr. Rutledge stated Tidy Services has no intention to construct a building at this point in time. Mr. Rutledge noted they do want to retain the option to build in the future.

Mr. Rutledge identified the Town of Christiansburg corporate boundary on the projection screen. Mr. Rutledge stated the corporate limits include the entire Christiansburg Industrial Park and the parcel to the west of Houchins Road, N.E. which is owned and operated by Sawyers Bus Sales and Service. Mr. Rutledge stated these properties are all zoned I-2 General Industrial. Mr. Rutledge stated the properties further north on Houchins Road, N.E. are located in Montgomery County and are zoned M-1 Manufacturing.

Mr. Rutledge stated the Industrial Park was privately developed in the early 1980's. Mr. Rutledge stated the Town of Christiansburg became involved with the property in 1986 and the property has been zoned industrial since this time. Mr. Rutledge stated Walnut Creek was established in 2005. Mr. Rutledge stated the developers of Walnut Creek extended and paved Houchins Road, N.E. out to Walnut Creek and extended Town water to serve Walnut Creek.

Mr. Rutledge stated the developers of Walnut Creek planted spruce trees and dogwoods along the western edge of 350 Industrial Drive, N.E. Mr. Rutledge stated the developers understood they were coming through an industrial property and were trying to soften the impact. Mr. Rutledge stated the vegetative buffer is located on the property owned by Hash Investments. Mr. Rutledge stated Hash Investments intends to keep and enhance the vegetative buffer. Mr. Rutledge stated the cedar trees are great and the dogwoods do not offer much screening outside of bloom.

Mr. Rutledge stated they wanted to hear the concerns from residents before proposing any conditions. Mr. Rutledge stated many of the concerns he has seen do not reflect the way Tidy Services or the industry as a whole operates. Mr. Rutledge stated the industry is governed by strict guidelines from the Health Department.

Planning Commission public hearing on a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) - 5M) in the I-2 General Industrial District - (continued).

Mr. Rutledge stated he wanted to address the concern of odor. Mr. Rutledge stated Hash Investments reviewed Tidy Services facilities before entering into an agreement with them. Mr. Rutledge stated there is no odor because there is no septic on site. Mr. Rutledge stated the waste material is collected and transported to a discharge point in Salem. Mr. Rutledge noted there is also a discharge site in Radford but the waste is typically disposed in Salem on account of the fees.

Mr. Rutledge stated the proposed use is not a large traffic generator. Mr. Rutledge stated there are two approved commercial entrances into the property. Mr. Rutledge noted this was a buying point for the current owners. Mr. Rutledge noted one entrance is located off Industrial Drive, N.E. and the other entrance is located off Houchins Road, N.E.

Mr. Rutledge discussed the concern of the portable toilet units being unsightly. Mr. Rutledge stated Tidy Services has a large number of units neatly stored at their Salem facility. Mr. Rutledge noted the units are kept in rows for easy loading and unloading.

Mr. Rutledge stated he hoped the vegetative screening and fencing Tidy Services was prepared to offer would address a number of the residents' concerns. Mr. Rutledge stated Hash Investments would like to protect the neighbors' interests as well as their own. Mr. Rutledge stated the owners have a number of properties and expenses already invested in the Industrial Park. Mr. Rutledge noted Hash Investments has additional investments left to spend in the Industrial Park.

Mr. Rutledge discussed the concern of negative impacts to businesses and restaurants. Mr. Rutledge stated he hoped the proposed use would be a benefit to local businesses and restaurants. Mr. Rutledge noted the Tidy Services employees who work in the New River Valley would no longer commute to Salem.

Mr. Rutledge stated the residents of Walnut Creek are citizens of Montgomery County and not the Town of Christiansburg. Mr. Rutledge stated the residents of Walnut Creek are not adjacent property owners to the property in question and would not have received written notice of the public hearing.

Mr. Rutledge stated they were concerned some of the other businesses in the Industrial Park would not receive written notice of the public hearing. Mr. Rutledge stated they spoke with Ernie Woods and Eric Rorrer and both were fine with the proposed use. Mr. Rutledge stated Kevin Conner spoke with Community Housing Partners.

Planning Commission public hearing on a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) - 5M) in the I-2 General Industrial District - (continued).

Mr. Rutledge stated he informed Gary Duncan, Duncan Automotive Network, of the proposed use. Mr. Rutledge stated Mr. Duncan recently purchased the property at 2300 Prospect Drive, NE. and the written notice was sent to the previous owner. Mr. Rutledge stated Mr. Duncan paid \$1.6 million for the facility.

Mr. Rutledge stated they did not have a contact for the property located at 200 Industrial Drive, N.E. Mr. Rutledge stated they did not contact the owner of 225 Industrial Drive, N.E., Mr. Abraham. Mr. Rutledge noted Mr. Abraham was mailed the written notice. Mr. Rutledge stated the assessed value of Mr. Abraham's property is \$2.1 million and they wanted to make sure he was comfortable with the proposed use.

Mr. Rutledge stated they spoke with Tim Lawson from Comprehensive Computer Solutions (CCS-Inc). Mr. Rutledge stated CCS has been located in the Industrial Park for five years and has spent approximately \$5 million on their new facility. Mr. Rutledge stated they discussed the proposed use with Kenny Jennelle of Collision Plus. Mr. Rutledge stated Hash Investments owns the Collision Plus facility at 300 Industrial Drive, N.E. and Collision Plus is their tenant. Mr. Rutledge noted Collision Plus inquired about screening and was fine with the proposed use. Mr. Rutledge stated they did not speak with the Sawyers bus facility. Mr. Rutledge noted the adjacent parcels in Montgomery County are zoned M-1 Manufacturing. Mr. Rutledge noted the M-1 Manufacturing District borders the eastern side of Walnut Creek

Mr. Rutledge discussed the permitted uses in the I-2 General Industrial District. Mr. Rutledge stated the Town of Christiansburg Zoning Code contains a single line reference to the storage of septic. Mr. Rutledge stated the single line reference is the reason they applied for a Conditional Use Permit. Mr. Rutledge stated Town staff determined it needed to be addressed through a Conditional Use Permit because staff interpreted the proposed use to be a commercial septic operation. Mr. Rutledge stated Hash Investments felt the proposed use was more comparable to a contractor storage yard. Mr. Rutledge stated no effluent will be stored or discharged on site. Mr. Rutledge stated it is an empty storage use of the portable toilet units.

Alex Phillips of Tidy Services stated his family has owned and operated Tidy Services since 1994. Mr. Phillips stated the company has always been committed to their community. Mr. Phillips stated the company follows every guideline from the Commonwealth of Virginia. Mr. Phillips noted there are guidelines from the Health Department and the Virginia Department of Professional and Occupational Regulations. Mr. Phillips stated they have conducted business in the New River Valley for many years.

Planning Commission public hearing on a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) - 5M) in the I-2 General Industrial District - (continued).

Mr. Phillips stated his company purchased Montgomery Sanitation in May 2015. Mr. Phillips stated they retained a number of Montgomery Sanitation's drivers and client base. Mr. Phillips stated his company is looking for a facility in the area in order to provide good service to the community.

Mr. Phillips stated he brought literature on the industry and his company to submit to Planning Commission. Mr. Phillips noted the company is a member of the portable sanitation industry.

Kevin Conner, Landscape Architect and Project Manager for Gay and Neel stated he spoke with Janaka Casper of Community Housing Partners. Mr. Conner stated Mr. Casper was in support of the project.

Mr. Conner stated he was involved with the rezoning of Walnut Creek in 2005. Mr. Conner stated he spent a lot of time working with the Montgomery County Board of Supervisors and the Montgomery County Planning Department on the rezoning. Mr. Conner stated he is very familiar and invested in the Walnut Creek community.

Mr. Conner stated the Walnut Creek area used to have a gravel road and some old stone ruins. Mr. Conner stated the Walnut Creek property was previously used for logging operations. Mr. Conner stated Walnut Creek is a nice community for the New River Valley. Mr. Conner stated he believed the proposed use would be an asset for the Industrial Park.

David Hagan, Co-Owner/Managing Member of Hash Investments, stated Hash Investments has always been very invested in the community. Mr. Hagan noted Hash Investments has appeared before Planning Commission many times. Mr. Hagan stated he believes they have always exceeded what the board has asked them to do on their projects.

Mr. Hagan stated there is no way they would put an environmentally unsafe project next to their building, community, or car dealerships.

Mr. Hagan stated it is important to note the Conditional Use Permit request was triggered because of the single line reference to septic storage. Mr. Hagan stated no septic will be stored. Mr. Hagan stated they would not allow a project to take place if they thought it was environmentally unsound. Mr. Hagan stated the portable toilets are clean. Mr. Hagan stated there is no contained waste. Mr. Hagan stated the operators have to follow guidelines. Mr. Hagan stated the portable toilet units are pumped at the particular sites when they pick them up. Mr. Hagan stated this is an industrial park and the proposed use is part of their industry.

Planning Commission public hearing on a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) - 5M) in the I-2 General Industrial District - (continued).

Chairperson Moore stated the public hearing remains open and invited citizens to share their comments on the request.

Ed Gust, 1110 Crosscreek Drive, stated he was speaking on behalf of himself and his wife. Mr. Gust stated image is everything and portable toilets will be the first thing seen upon entering the Walnut Creek neighborhood.

Mr. Gust stated debris and trash from nearby businesses blows into the neighborhood. Mr. Gust noted he recently picked up a large amount of garbage along the greenway entering the neighborhood.

Mr. Gust stated he was concerned with the lack of presented information concerning how the portable toilets are cleaned. Mr. Gust inquired about the residual left in the portable toilets when they are brought back to the facility.

Mr. Gust stated the Walnut Creek neighborhood is not within the Town of Christiansburg. Mr. Gust noted their children attend Christiansburg schools, patronize businesses including Shelor and are part of the community.

Mr. Gust stated he was concerned the proposed use would lower the value of his property. Mr. Gust stated he did not believe anyone would want this use next to their home. Mr. Gust stated he was not against business and understands this business serves a need. Mr. Gust stated there are many vacant industrial properties in Christiansburg that would be a more appropriate location.

Mr. Gust stated some of the trees on the property along Houchins Road, N.E. are dead. Mr. Gust stated the applicant did not detail the type of proposed screening.

Mr. Gust stated the Tidy Services facility in Salem is surrounded by industrial uses and noted the Walnut Creek neighborhood is very close to the site.

Mr. Gust stated he was concerned with runoff from the portable toilets. Mr. Gust stated he was concerned the Health Department is responsible for inspecting portable toilet operations. Mr. Gust stated local government is stressed. Mr. Gust stated he worked for the Health Department in Pittsburgh. Mr. Gust stated there is only so much inspectors can do. Mr. Gust stated there is no guarantee issues will be addressed immediately.

Mr. Gust stated he has been a resident of Walnut Creek since 2012 and noted it is a nice, clean neighborhood.

Planning Commission public hearing on a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) - 5M) in the I-2 General Industrial District - (continued).

Mr. Gust stated he was concerned pests may be attracted by the residue left on the portable toilet units.

Mr. Gust stated he was concerned about traffic impacts. Mr. Gust stated there is one road into the neighborhood. Mr. Gust stated a lot of traffic enters the neighborhood by accident. Mr. Gust stated the neighborhood also gets a lot of traffic from the bus stop on Roanoke Street. Mr. Gust stated he was concerned with not knowing how much traffic this proposed use would generate.

Mr. Gust stated his main concerns were aesthetics, lower property values, traffic, and unforeseen problems the applicants have not addressed.

Sarah Miller, 1015 Brooklyn Avenue, stated she has lived in Walnut Creek for the past four and a half years. Mrs. Miller stated she was concerned about the proposed use for commercial septic service storage at 350 Industrial Drive, N.E. Mrs. Miller stated she was concerned of unsightly structures visible to residents and guests entering the neighborhood. Mrs. Miller stated there was no way to make the facility sightly.

Mrs. Miller stated she was concerned with the creation of commercial traffic onto Houchins Road, N.E. Mrs. Miller stated she was also concerned with the traffic issues at the intersection of Houchins Road, N.E. and Roanoke Street.

Mrs. Miller stated the proposed use would decrease home values. Mrs. Miller stated curb appeal is very important. Mrs. Miller stated the undesirable visual and noise impacts would have a negative impact on Walnut Creek. Mrs. Miller stated she was appealing to Planning Commission's sense of family and community. Mrs. Miller stated Walnut Creek is a peaceful wooded community close to the conveniences of Christiansburg. Mrs. Miller stated the residents work, eat, and shop within the Town.

Mrs. Miller stated she never imagined a sewer storage facility adjacent to her family home. Mrs. Miller stated the proposed use would change the things the residents love the most about the Walnut Creek community. Mrs. Miller asked Planning Commission to consider these items before making a recommendation to Town Council. Mrs. Miller stated there must be a better location for this facility than next to the Walnut Creek neighborhood.

Planning Commission public hearing on a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) - 5M) in the I-2 General Industrial District - (continued).

Mrs. Miller presented a copy of an online petition against the proposed use. Mrs. Miller stated many residents were out of town for spring break and could not attend tonight's meeting. Mrs. Miller noted over 100 residents signed the petition. Mrs. Miller asked Planning Commission to consider the comments and signatures on the petition.

Christine Absher, 925 Brooklyn Avenue, stated the first view of Christiansburg will be outhouses. Mrs. Absher stated she works at Virginia Tech and speaks to new faculty members about the neighborhoods in Christiansburg. Mrs. Absher noted she mentions Walnut Creek as one of the first neighborhoods when entering Christiansburg. Mrs. Absher stated she will be embarrassed to mention Walnut Creek because the first sight entering Christiansburg will be outhouses. Mrs. Absher asked the Town to consider locating this proposed use somewhere else.

Mrs. Absher stated the use will hurt property values. Mrs. Absher inquired why the facility would be accessed through Houchins Road, N.E. when the address is listed as Industrial Drive, N.E. Mrs. Absher stated she believes townhomes are going to be built in Walnut Creek and noted the traffic will be heavy on Houchins Road, N.E.

Mrs. Absher asked Planning Commission to consider the view of Walnut Creek and Christiansburg.

Linda Dickerson, 933 Brooklyn Avenue, stated she was concerned about the impact to Houchins Road, N.E. Ms. Dickerson stated people walk their dogs, jog, and use the road as pedestrians. Ms. Dickerson stated she had particular concerns of traffic encroaching on the neighborhood. Ms. Dickerson stated Houchins Road, N.E. and the intersection with Roanoke Street are not well maintained. Ms. Dickerson stated she is not sure if the traffic will come from Houchins Road, N.E. or Industrial Drive, N.E.

Ms. Dickerson stated she was concerned about wildlife. Ms. Dickerson inquired about the impact trucks will have on wildlife.

Ms. Dickerson stated she was concerned about residual contamination from the portable toilets. Ms. Dickerson stated she has no concept of how well they are cleaned. Ms. Dickerson stated promises about cleanliness are not always the reality.

Ms. Dickerson stated she was grateful for the opportunity to address Planning Commission. Ms. Dickerson stated their homes are very important to them and the neighborhood is very worried about the proposed use.

Planning Commission public hearing on a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) - 5M) in the I-2 General Industrial District - (continued).

Chairperson Moore stated he appreciated the comments from everyone in attendance. Chairperson Moore asked residents to state if they are in agreement with items already mentioned in order to ensure everyone will have time to speak.

Megan Carver, 910 Brooklyn Avenue, stated she was concerned with all the points previously mentioned. Mrs. Carver stated she was concerned with the impact to the nature trails in the neighborhood. Mrs. Carver stated she homeschools her children. Mrs. Carver noted the outdoors is part of their classroom and her children are often outside. Mrs. Carver stated she was concerned about runoff from the portable toilet units onto the nature trails. Mrs. Carver stated she was concerned about the toxic chemicals used to clean the portable toilets and the waste left over from the used portable toilets.

Mrs. Carver stated she was concerned with the aesthetic impact of the proposed use. Mrs. Carver stated the trees have not been kept up and half of the trees are dead. Mrs. Carver stated the easement has not been mowed and is overgrown. Mrs. Carver stated she did not believe the view of the portable toilets would be blocked. Mrs. Carver stated the property has not been taken care of since her family moved to Walnut Creek in 2007.

Shane Carver, 910 Brooklyn Avenue, stated they moved to the area in 2007. Mr. Carver stated they loved the view of the mountains from Houchins Road, N.E. Mr. Carver stated if they had seen portable toilets being stored on the property his family would not have purchased a house in Walnut Creek. Mr. Carver stated the concern over property values is very legitimate. Mr. Carver stated there are many unsold lots in Walnut Creek and noted some the neighbors are trying to sell their homes. Mr. Carver stated the challenge of selling a home in Walnut Creek would be greater if the proposed use is approved.

Mr. Carver expressed concern and caution regarding the amount of preparation and speakers offered by the applicant.

Cat White stated he was regional Vice President of the Home Builders Association of Virginia (HBAV) and the Vice President of Construction for Tyris Homes. Mr. White stated he represents every builder member and vendor from Bristol to Roanoke as part of his duties with HBAV. Mr. White stated HBAV has many members in the Christiansburg Industrial Park.

Planning Commission public hearing on a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) - 5M) in the I-2 General Industrial District - (continued).

Mr. White stated he is the largest builder in the Walnut Creek subdivision. Mr. White stated he and his brother, Jason White, have built 90 percent of the homes in Walnut Creek. Mr. White stated his mom lives in a Walnut Creek home he built. Mr. White stated he knows Walnut Creek, the Industrial Park, and the developers very well.

Mr. White stated this may be an opportunity for the Walnut Creek Homeowners Association, Planning Commission, the developers of the proposed lot in question, and Tidy Services to come together to address the concerns. Mr. White stated the Walnut Creek community is very fortunate the one line relating to sewage storage was in the Zoning Ordinance.

Mr. White stated the entrance to Walnut Creek has been an eyesore and a hurdle for the home builders to overcome. Mr. White stated they have worked with Mike and Aaron Copeland on ways to enhance Houchins Road, N.E. Mr. White stated Blue Ridge Development reached out to Blue Ridge Timberwrights to work on the trees of the property in question.

Mr. White stated he believes they can work with the applicant on traffic. Mr. White inquired if Tidy Services can commit to only using Industrial Drive, N.E. for access to the property. Mr. White stated Walnut Creek has a second, undeveloped access to the north end of the Christiansburg Industrial Park.

Mr. White stated there are legitimate concerns with the contents of the portable toilets and what operations will be conducted on the property. Mr. White inquired what to tell the Homeowners Association regarding a runoff plan. Mr. White stated there is an existing detention pond abutting the Walnut Creek walking trails.

Mr. White requested more detail on screening and inquired if the screening would include trees or privacy fencing. Mr. White stated the Montgomery Sanitation site and similar storage site in Giles, Pulaski, and Montgomery County would not be a good fit for Houchins Road, N.E.

Mr. White stated many uses could be located on the property by right. Mr. White stated this was a good opportunity for the community to work together. Mr. White stated he must sell ten houses a year in Walnut Creek to feed his children. Mr. White stated his mother lives in Walnut Creek and he is able to sleep at night by knowing it is a safe subdivision.

Keith Crowgey, 1000 Falor Lane, concurred with the previous points of concern. Mr. Crowgey stated property values are going to drop if the proposed use is located on the property, regardless of screening.

Planning Commission public hearing on a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) - 5M) in the I-2 General Industrial District - (continued).

Mr. Crowgey noted the applicant had stated there is no intention at the present time to construct a facility. Mr. Crowgey stated he was concerned the applicant would have the right to construct a facility once the Conditional Use Permit was issued. Mr. Crowgey stated he was concerned of what else could be done on the property.

Mr. Crowgey stated his main concerns were visual pollution along the entrance to Walnut Creek, lower property values, and all the other points mentioned by the Walnut Creek residents.

Michelle Muckey, 1071 Green Ridge Road, concurred with the points previously stated. Ms. Muckey stated she used to live in the trailer park where Montgomery Sanitation was located. Ms. Muckey stated she was one of the few residents who owned her mobile home. Ms. Muckey stated you do not think of clean storage when you think of a portable toilet. Ms. Muckey stated she could not imagine the smell could ever be completely removed from a portable toilet. Ms. Muckey stated 100 portable toilets in one place it is going to have a smell.

Ms. Muckey stated it was a very negative point to tell prospective buyers to take a left at the portable toilets when she was trying to sell her mobile home. Ms. Muckey stated it was difficult to sell a \$15,000 mobile home. Ms. Muckey noted the homes in Walnut Creek are priced at \$250,000 and up. Ms. Muckey asked Planning Commission to consider if they would like portable toilets at the entrance of their neighborhood. Ms. Muckey stated she would like to see a car wash or another use that would not degrade the homes the way portable toilets would.

Hashim Durrani, 1026 St. Clair Lane, noted the financial investment the applicants have made to 350 Industrial Drive, N.E. Mr. Durrani stated the 88 lots in Walnut Creek would be worth \$17.6 million if each home was drastically undervalued at \$200,000. Mr. Durrani stated the property values represent potential tax revenue for Christiansburg if the Town were to incorporate this neighborhood in the future. Mr. Durrani stated he and his wife purchased their home in July 2014. Mr. Durrani stated they did not expect this use could occur. Mr. Durrani stated their home was an investment and if they wanted to sell their home in the next few years the proposed use is a great way for them to lose money. Mr. Durrani stated this is not the way to invest in a family.

Pat Sorey, 495 Houchins Road, N.E., stated she came from the Tidewater area in 2008. Mrs. Sorey stated she was enthralled when they found Walnut Creek. Mrs. Sorey stated she can hear cows moo from the nearby farmland. Mrs. Sorey stated she was having a difficult time understanding the concept of a clean portable toilet. Mrs. Sorey stated a portable toilet is clean if it has not been used.

Planning Commission public hearing on a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) - 5M) in the I-2 General Industrial District - (continued).

Ms. Sorey noted one of the previous speakers stated the applicants may construct a building in the future. Ms. Sorey stated her concern of not knowing what the plans would be for the building and wondered if there would be chemicals. Ms. Sorey stated it is easy to add on to businesses with things that have a negative impact.

Ms. Sorey noted the word "septic" was in the application for a reason and was not accidental. Ms. Sorey stated it was hard to believe 100 portable toilets would not have an odor.

Mr. Sorey noted the trees along Houchins Road, N.E. have been growing for eight or nine years and are only four feet tall. Ms. Sorey stated the trees are not going to provide much screening. Ms. Sorey stated she did not know if the community's concerns would be a big concern for the applicants once the Conditional Use Permit is approved.

Ms. Sorey stated there is so much open space in the area. Ms. Sorey stated it is hard to believe portable toilets would be located in the middle of a neighborhood. Ms. Sorey stated there are more children in the Walnut Creek neighborhood than most other neighborhoods. Ms. Sorey stated residents moved to Walnut Creek because the neighborhood has nature trails and people can raise their children in a natural environment.

Chris Alderman, 911 Crosscreek Drive, concurred with the other points of concern raised by the Walnut Creek residents.

Mr. Alderman stated he supports local businesses.

Mr. Alderman stated the other facilities in the Christiansburg Industrial Park are located inside the park. Mr. Alderman stated the property at 350 Industrial Drive, N.E. is 10-20 yards from Houchins Road, N.E. Mr. Alderman stated the portable toilets will be visible even if the applicants build a fence to hide the facility. Mr. Alderman stated the property is also very close to one of the houses in the neighborhood.

Mr. Alderman stated he wanted to voice his concern and asked Planning Commission to put themselves in the shoes of the residents. Mr. Alderman stated he hoped Planning Commission would share the neighborhood's concerns.

Ross Muckey, 1071 Green Ridge Road, stated he agreed with many of the points raised tonight.

Planning Commission public hearing on a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) - 5M) in the I-2 General Industrial District - (continued).

Mr. Muckey stated he was concerned with property values and with runoff from disinfectant chemicals.

Mr. Muckey stated he was concerned with screening. Mr. Muckey stated when traveling on Houchins Road, N.E. the property is elevated 25 - 30 feet above the lots. Mr. Muckey stated the property looks down on the lots and noted it will be very difficult to effectively block the view of the proposed use.

Mr. Muckey stated he was concerned with trucks coming out of the property with portable toilets and stated he would like to see a different location for this proposed use.

With no further comments and no objections, Chairperson Moore closed the public hearing.

Chairperson Moore asked Planning Commission if they would like to ask the applicant follow up questions. Planning Commission agreed. Chairperson Moore noted no more input from the public would be received during the discussion. Chairperson Moore invited all residents in attendance to stay and listen to the discussion.

A citizen inquired when a decision on the request would be reached. Chairperson Moore stated Planning Commission would not make a recommendation on the request tonight. Chairperson Moore stated Planning Commission would likely make a recommendation during the April 18, 2016 Planning Commission meeting. Chairperson Moore stated no additional public comment would be taken at the April 18, 2016 meeting. Chairperson Moore noted Planning Commission would hold a discussion and ask the applicant additional questions during the April 18, 2016 meeting. Chairperson Moore stated Planning Commission would make a recommendation to Town Council for approval or disapproval of the Conditional Use Permit request with a potential list of conditions.

Chairperson Moore stated Town Council will hold a public hearing for this request on Tuesday, April 26, 2016 at 7:00 p.m. Chairperson Moore stated citizens will have an opportunity to provide input at the Town Council public hearing. Chairperson Moore stated Town Council will approve, modify, or reject the recommendation of Planning Commission. Sara Morgan, Secretary, stated Town Council will make their decision on Tuesday, May 10, 2016 at 7:00 p.m. in the same location as tonight's meeting.

Planning Commission public hearing on a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) – 5M) in the I-2 General Industrial District - (continued).

Mr. Gust inquired if Planning Commission conducts site inspections. Chairperson Moore stated Planning Commission and Town Council do not visit the sites as a group. Chairperson Moore noted commissioners will generally visit a site individually or discuss issues of concern with staff.

Chairperson Moore stated he appreciated the civility and respect all parties demonstrated during the public hearing.

Mr. Gust stated the garbage collection he mentioned during his public hearing comments were conducted through VDOT's Adopt-A-Highway program.

Planning Commission public hearing on a Conditional Use Permit request by Construction Services, LLC, agent for Snyder-Hunt Company, LLP, for welding and metal fabrication with no more than fifty (50) persons engaged in actual production work at 1360 and 1380 Mud Pike Road, N.W. (tax parcels 556 – ((A)) – 21A, 22) in the B-3 General Business District.

Chairperson Moore opened the public hearing. The agent, Dean Frantz, stated he was the Manager of Construction Services, LLC. Mr. Frantz stated Commissioner Powers visited his shop earlier in the day.

Mr. Frantz stated his business is a miscellaneous metals fabrication facility and a welding shop. Mr. Frantz stated the majority of their business is fabricating steel components for numerous projects in the Mid-Atlantic region. Mr. Frantz stated handrails, guardrails, structural steel columns, canopy frames, and similar items constitute 90 percent of their business.

Mr. Frantz stated the company has been in business for approximately twenty years and has developed relationships with local farmers. Mr. Frantz stated the company does a lot of work for the Virginia Tech farms. Mr. Frantz stated they work with the construction industry and have done work with local municipalities, including Radford, Blacksburg and Pulaski County.

Mr. Frantz stated the company does perform some welding repair work on equipment. Mr. Frantz noted this does not include mechanical work.

Mr. Frantz stated some work is performed outside because the facility is not large enough to accommodate very large equipment. Mr. Frantz noted Mr. Drake shared previous Conditional Use Permits for welding with him. Mr. Frantz noted outdoor repair work had been prohibited on previous welding Conditional Use Permits. Mr. Frantz stated this condition was a concern for him.

Planning Commission public hearing on a Conditional Use Permit request by Construction Services, LLC, agent for Snyder-Hunt Company, LLP, for welding and metal fabrication with no more than fifty (50) persons engaged in actual production work at 1360 and 1380 Mud Pike Road, N.W. (tax parcels 556 – ((A)) – 21A, 22) in the B-3 General Business District - (continued).

Mr. Frantz stated the property features tree screening. Mr. Frantz noted the building sits back from the road and UPS drivers have missed the driveway in the past.

With no further comments and no objections, Chairperson Moore closed the public hearing.

Chairperson Moore asked if Planning Commission would like to hold discussion on the four public hearing items. Planning Commission agreed.

Commissioner Powers asked if Planning Commission needed to take formal action on the Farmers' Market Conditional Use Permit. Chairperson Moore stated Planning Commission did not need to take formal action.

Commissioner Carter asked if Planning Commission would review the Farmers' Market Conditional Use Permit in another year. Chairperson Moore stated he was in favor of reviewing the Farmers' Market Conditional Use Permit in a year. Planning Commission agreed.

Discussion by Planning Commission regarding a Conditional Use Permit request by M&M Tire Holdings, Inc. for a private recreational facility at 1265 Moose Drive, N.W. (tax parcels 556 – ((A)) – 31, 32) in the B-3 General Business District. The Planning Commission public hearing was held March 28, 2016.

Commissioner Powers stated this request was similar to the request at the Reed Lumber facility. Commissioner Newell stated there were also similar Conditional Use Permit requests for Crimper's Climbing Gym and for the former Pepsi facility behind Hubbell Lighting.

Commissioner Carter asked how much training activity would be conducted outside. Mrs. McCoy stated they do not anticipate any outdoor activity. Mrs. McCoy noted the facility is setup for indoor training. Mrs. McCoy stated the facility is large. Ms. McCoy stated their current plans include four batting cages, a pitching lane, and several tee stations. Mrs. McCoy reiterated all training activities will be inside the building.

Commissioner Beasley inquired if the business has set hours of operation. Mrs. McCoy stated the facility would be open 24 hours a day. Mrs. McCoy stated the facility would be accessible through a key code on the door. Mrs. McCoy stated she does not anticipate members accessing the facility after midnight.

Discussion by Planning Commission regarding a Conditional Use Permit request by M&M Tire Holdings, Inc. for a private recreational facility at 1265 Moose Drive, N.W. (tax parcels 556 – ((A)) – 31, 32) in the B-3 General Business District. The Planning Commission public hearing was held March 28, 2016 - (continued).

Mrs. McCoy stated most of the members would be families with children who play travel softball or baseball. Mrs. McCoy stated the intention is to leave the facility open in order for members to access it at their convenience.

Commissioner Newell inquired about the square footage of the building and the on-site parking requirements. Ms. Morgan stated staff would review the square footage of the building and the parking requirements. Mrs. McCoy stated the building was previously an auto repair shop. Mrs. McCoy stated the auto repair shop had sufficient parking and she does not anticipate needing additional parking.

Chairperson Moore requested staff to assemble conditions from previous Conditional Use Permits of similar use.

Commissioner Newell asked if the property is zoned B-3 General Business. Ms. Morgan replied the property is zoned B-3 General Business. Commissioner Powers asked Ms. Morgan if she would share the draft conditions with the applicant. Ms. Morgan stated she would share the draft conditions with Mrs. McCoy.

Chairperson Moore thanked Mrs. McCoy for her time.

Discussion by Planning Commission regarding a Conditional Use Permit request by Bryan Rice, agent for Karen Kay Zimmerman, for a single-family dwelling residential use at 1120 Radford Street, N.W. (tax parcel 525 – ((A)) - 6) in the B-3 General Business District. The Planning Commission public hearing was held March 28, 2016.

Chairperson Moore introduced the discussion. Commissioner Newell stated portions of Route 8, Roanoke Street and Radford Street were rezoned for business at some point in the past. Commissioner Newell stated there has been a trend of less demand for commercial property and residents seeking to revert the property to residential use.

Commissioner Newell asked staff when these major roads arteries were zoned for business. Mr. Wingfield stated large town-wide rezonings occurred after the 1975 and 1988 annexations. Commissioner Newell asked if those rezoning affected Route 11 and Roanoke Street. Mr. Wingfield stated they did. Commissioner Newell asked if this property was rezoned during one of those periods. Mr. Wingfield stated he could not speak to the specific property without reviewing the relevant maps and meeting minutes.

Discussion by Planning Commission regarding a Conditional Use Permit request by Bryan Rice, agent for Karen Kay Zimmerman, for a single-family dwelling residential use at 1120 Radford Street, N.W. (tax parcel 525 – ((A)) - 6) in the B-3 General Business District. The Planning Commission public hearing was held March 28, 2016 - (continued).

Commissioner Newell inquired if this was a Conditional Use Permit or a rezoning back to the original residential zoning. Commissioner Newell expressed her concern to not engage in spot zoning.

Commissioner Powers stated the property would remain B-3 General Business and the Conditional Use Permit would add residential use for a single-family dwelling on top of the allowed permitted B-3 General Business uses. Andrew Warren, Planning Director, stated the Conditional Use Permit resolution would include specific language to allow single-family residential.

Commissioner Powers stated the commercial zoning along Roanoke Street and Radford Street was discussed during the last Comprehensive Plan revision. Commissioner Powers stated some of the business uses along those streets have been clustered in the Future Land Use map.

Commissioner Newell noted Planning Commission has received several requests over the past few years for residential or mixed-use on property zoned B-3 General Business.

Chairperson Moore inquired if Planning Commission would like to view previous conditions of similar Conditional Use Permits. The commissioners did not feel this was necessary.

Commissioner Peeples asked if the Conditional Use Permit would run with the property. Vice-Chairperson Sowers stated the Conditional Use Permit would stick with the property. Chairperson Moore stated the Conditional Use Permit would allow for a single-family residence along with all uses allowed under the B-3 General Business District.

Commissioner Beasley made a motion to recommend Town Council approve the Conditional Use Permit with the single condition to allow single-family residential along with all permitted uses in B-3 General Business District. Commissioner Collins seconded the motion, which passed 8-0.

Ms. Morgan advised Mr. Rice to attend the Town Council public hearing on Tuesday, April 26, 2016.

Discussion by Planning Commission regarding a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) - 5M) in the I-2 General Industrial District. The Planning Commission public hearing was held March 28, 2016.

Chairperson Moore introduced the discussion. Commissioner Beasley asked staff to explain why a Conditional Use Permit is required in the I-2 General Industrial District. Mr. Warren stated staff's understanding of the use included portable toilets and the potential for pumping tanks on the property. Mr. Warren stated it was staff's understanding the units would not only be for storage and it would qualify as septic storage, by definition, under a Conditional Use Permit in the I-2 General Industrial District.

Commissioner Newell inquired if the units would be brought on site and pumped out. Commissioner Newell asked where the units would be pumped out. Mr. Warren stated the applicant is in a better position to speak to the details of the process.

Mr. Phillips stated the unit would ideally be serviced where it was rented and picked up by a truck. Mr. Phillips stated the tank would be evacuated and the toilet paper would be removed. Mr. Phillips stated the portable toilets would be loaded onto the truck and brought back to the facility at 350 Industrial Drive, N.E. Mr. Phillips stated the unit would be prepped for another rental and lined up in a storage line.

Chairperson Moore asked Mr. Phillips to explain the prepping process. Mr. Phillips stated the units are washed and sanitized and a few ounces of a deodorant chemical and water is added to the tank. Mr. Phillips stated the paper products are resupplied and the unit is ready to be rented.

Chairperson Moore asked if the washing process is captured within the sanitary sewer system. Mr. Phillips stated their current location has a wash pad to contain all water.

Commissioner Powers inquired how the Health Department or the Department of Environmental Quality relates to the process. Mr. Phillips stated the Health Department has a yearly certificate for sewage waste hauling. Mr. Phillips stated the Health Department inspects every septic-hauling truck once a year. Mr. Phillips stated the Health Department inspects units and hand-wash stations on site at festivals. Mr. Phillips stated the Occupational Safety and Health Administration (OSHA) inspects units at construction sites and factories.

Commissioner Powers asked if there are any regulations or minimum standards for washing operations on a wash pad. Mr. Phillips stated there are not.

Discussion by Planning Commission regarding a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) - 5M) in the I-2 General Industrial District. The Planning Commission public hearing was held March 28, 2016 - (continued).

Commissioner Newell inquired if the runoff from the wash pad drains into the Town's sewer system. Mr. Phillips stated their facility in Salem has a concrete wash area to captures all the runoff when the units are washed. Mr. Phillips stated his six competitors wash portable toilets on gravel lots.

Commissioner Newell asked Mr. Phillips how he intended to develop the site at 350 Industrial Drive, N.E. Mr. Phillips stated he was waiting on recommendations from Planning Commission in order to satisfy the Conditional Use Permit to wash units on site.

Commissioner Newell asked Chairperson Moore if the applicant is proposing to subdivide the property. Chairperson Moore replied the applicant is proposing to subdivide the property.

Commissioner Powers asked Mr. Phillips how they would ensure all the septic is washed off. Commissioner Powers asked Mr. Phillips how they would address the concerns regarding the harshness of the chemicals. Mr. Phillips stated he would ensure it through the reputation of his business. Mr. Phillips stated his company uses all "green" labeled, environmentally friendly chemicals. Mr. Phillips stated Tidy Services donated an easement on their current site in Salem for the greenway. Mr. Phillips stated his company partners with multiple charities. Mr. Phillips stated his company is very community and environmentally friendly. Mr. Phillips stated the portable toilet industry is one the biggest water savers on the planet. Mr. Phillips stated portable toilets save 1.5 million gallons of water a day.

Chairperson Moore asked Mr. Phillips to confirm he does not have a particular plan and is looking for conditions from Planning Commission. Mr. Phillips stated he was under the impression the operation must be located in an Industrial District in order to store portable toilets and dumpsters outside. Mr. Phillips stated his company has looked for several months and have not found many properties in their price range.

Vice-Chairperson Sowers asked how many trucks would be in and out on a given day. Mr. Phillips stated the amount of traffic would vary. Mr. Phillips stated there would be many trucks before and after Virginia Tech football games. Mr. Phillips stated there would be fewer trucks in the winter. Mr. Phillips stated in 2016-2017 there would be four or five trucks parked on the property and between 100 and 300 portable toilets.

Discussion by Planning Commission regarding a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) - 5M) in the I-2 General Industrial District. The Planning Commission public hearing was held March 28, 2016 - (continued).

Commissioner Peeples asked staff if the applicant could store portable toilets on the site, by right. Commissioner Peeples inquired if the word "septic" triggered the requirement for a Conditional Use Permit. Chairperson Moore stated the units would be required to be clean.

Commissioner Powers requested the applicant provide a detailed narrative of how the portable toilets are cleaned. Commissioner Powers requested the applicant also provide a list of the chemicals used.

Commissioner Newell asked Commissioner Powers if Planning Commission should review the conditions required by the City of Salem. Commissioner Powers stated this may work if the conditions contain adequate detail. Commissioner Powers stated he appreciates Mr. Phillips staking the safety of his operations on his reputation but noted he would need a more detailed proposal.

Mr. Rutledge stated they were hoping to use tonight's meeting to gather information. Mr. Rutledge stated they intended to incorporate the residents' concerns into a detailed site plan. Mr. Rutledge stated Hash Investments has only owned the property for six months and there is no rush to sell the property.

Commissioner Carter asked Mr. Rutledge if they intended to enclose the portable toilets within a building. Mr. Rutledge stated they did not have plans at this point to enclose the facilities.

Commissioner Carter inquired if trucks would be parked on the property. Chairperson Moore asked the applicant to clarify if the vehicles are flatbed trucks or tank storage trucks. Mr. Phillips stated the tank storage trucks are emptied at the end of each day at a sewage disposal facility and stored empty overnight. Mr. Phillips stated the company owns approximately 25 vehicles. Mr. Phillips stated not all of the vehicles have sewage tanks. Mr. Phillips stated four or five vehicles would be kept on the property. Mr. Rutledge stated the same number of employee personal vehicles would also be on the property.

Chairperson Moore asked the applicant what they would have proposed if they had not received input from the citizens. Mr. Rutledge stated he would have provided a conceptual plan with the parking area, storage area, and wash area identified.

Discussion by Planning Commission regarding a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) - 5M) in the I-2 General Industrial District. The Planning Commission public hearing was held March 28, 2016 - (continued).

Commissioner Powers inquired about the topography and drainage of the site. Mr. Rutledge stated the property slopes from Houchins Road, N.E. to the west, towards Industrial Drive, N.E. Mr. Rutledge stated the property drains to the Industrial Park.

Mr. Rutledge stated they would like to preserve the right to access the property from Houchins Road, N.E. Mr. Rutledge noted the property has double frontage along Houchins Road, N.E. and Industrial Drive, N.E. Mr. Rutledge stated they intend to also utilize Industrial Drive, N.E.

Commissioner Peeples asked if the proposed subdivision would preserve the entrance on Industrial Drive, N.E. Mr. Rutledge noted the preliminary subdivision plat preserves access to Houchins Road, N.E. and Industrial Drive, N.E. for both proposed lots. Mr. Rutledge noted parcels are not required to have road frontage in the I-2 General Industrial District. Mr. Rutledge stated parcels are required to have public road access through a 30-foot paved access easement. Mr. Rutledge stated the preliminary subdivision plat retains the road frontage for 300 Industrial Drive, N.E. and retains a 30-foot access easement to Houchins Road, N.E. Mr. Rutledge stated both parcels would have access to Houchins Road, N.E. and Industrial Drive, N.E. through the existing entrances and no new entrances would be created.

Commissioner Powers inquired if there were private covenants or deed restrictions on the Industrial Park. Commissioner Powers requested a copy of any private covenants or deed restrictions. Mr. Wingfield stated there are some covenants on the Industrial Park. Mr. Wingfield stated he believed those covenants apply to limits obtaining certifications of occupancy. Mr. Rutledge stated he was not aware of any private covenants or deed restrictions on the property.

Commissioner Powers inquired if Montgomery County had any comments on the Conditional Use Permit request. Mr. Warren stated the request was shared with the Montgomery County Planning Department. Mr. Warren noted the Montgomery County Planning Department has not provided any formal comments. Commissioner Powers requested staff to ask Montgomery County to submit comments by April 18, 2016. Commissioner Newell stated she would like the County to comment on the allowance of residential in the Manufacturing District adjacent to the Town's I-2 General Industrial District.

Commissioner Moore asked staff to locate the property's VDOT entrance permit on Houchins Road, N.E. Mr. Wingfield stated the entrance permit on Houchins Road, N.E. was likely issued by the Town. Mr. Wingfield noted the entrance is within the Christiansburg corporate limits.

Discussion by Planning Commission regarding a Conditional Use Permit request by Thom Rutledge, agent for Hash Investments, LLC, for commercial septic service storage at 350 Industrial Drive, N.E. (tax parcel 500 – ((A)) - 5M) in the I-2 General Industrial District. The Planning Commission public hearing was held March 28, 2016 - (continued).

Commissioner Carter stated Town Council lowered the speed limit to 35 mph on Roanoke Street because trucks from the Industrial Park were having a difficult time turning onto Roanoke Street.

Mr. Rutledge stated the speed limit on Houchins Road, N.E. is posted as 25 mph at the approximate corporate line. Planning Commission discussed the unposted speed limit on the portion of Houchins Road, N.E. beyond the corporate limits. Chairperson Moore stated the statutory speed limit on unposted county roads is 55 mph and 45 mph for trucks. Mr. Wingfield stated the speed limit is 25 mph in a residential zoning district unless otherwise posted. Mr. Wingfield noted the section of road in question is zoned manufacturing in the County.

Mr. Rutledge read the portion of the Zoning Ordinance staff determined was applicable for a Conditional Use Permit. Mr. Rutledge read *Christiansburg Town Code Sec. 42-397 (11)(q)* “septic storage tanks, aboveground; in conjunction with a commercial septic service for the temporary storage and collection of septic effluent prior to transfer of such effluent to a sanitary disposal facility.”

Chairperson Moore stated the tanks in the portable toilets and the tanks in the trucks are aboveground tanks. Chairperson Moore stated if the portable toilets were new and were not being brought back to the property for reuse a Conditional Use Permit would not be required.

Commissioner Collins asked Mr. Phillips how he planned to address the residents' concerns. Mr. Phillips stated screening the visibility of the portable toilets from Houchins Road, N.E. was the biggest concern he heard tonight.

Commissioner Collins asked Mr. Phillips if he planned to construct a building on the property. Mr. Phillips stated he would like to keep the option open but he has no plans for a building in the near future.

Chairperson Moore inquired if the property drains into any impaired streams. Ms. Morgan stated staff would consult with the Engineering Department.

Chairperson Moore stated Planning Commission will discuss this request during its meeting on April 18, 2016. Chairperson Moore stated Planning Commission may vote on a recommendation to Town Council during the meeting if they feel they have adequate information. Chairperson Moore noted it may be necessary to delay the vote in order to acquire additional information.

Discussion by Planning Commission regarding a Conditional Use Permit request by Construction Services, LLC, agent for Snyder-Hunt Company, LLP, for welding and metal fabrication with no more than fifty (50) persons engaged in actual production work at 1360 and 1380 Mud Pike Road, N.W. (tax parcels 556 – ((A)) – 21A, 22) in the B-3 General Business District. The Planning Commission public hearing was held March 28, 2016.

Chairperson Moore introduced the discussion. Commissioner Beasley asked Mr. Frantz to detail the equipment on the property. Mr. Frantz stated they have metal inert gas (MIG) welders and stick welders. Mr. Frantz stated they also use a multi-process machine to punch and shear the steel. Mr. Frantz stated this equipment is located inside the building.

Mr. Frantz stated they occasionally perform outside repairs on large equipment at the property. Mr. Frantz stated this equipment would only stay on the property for one or two days. Mr. Frantz stated the company also has a full-service truck they use to repair equipment in the field.

Mr. Frantz stated specialty repair jobs will be brought to the shop in order to use their stationary equipment. Mr. Frantz stated this is a very small portion of their operations. Mr. Frantz stated they have been operating at this location since January 1, 2016 and they repaired the first piece of equipment outside the shop on Friday, March 25, 2016.

Commissioner Carter asked how visible the trucks would be from Mud Pike Road, N.W. Commissioner Carter noted the property is not very visible. Commissioner Carter inquired if more parked vehicles would be visible from Mud Pike Road, N.W. Mr. Frantz stated he did not believe so. Mr. Frantz stated they park their personal vehicles on the paved parking area near the entrance of Mud Pike Road, N.W. Mr. Frantz stated they park an enclosed trailer and a flatbed trailer to the side of their building behind a row of pine trees. Mr. Frantz stated the trailers cannot be easily seen from the road. Commissioner Carter stated she received comments from residents on Mud Pike Road, N.W. who expressed concern about seeing more vehicles closer to the street. Mr. Frantz stated it was not his intention to have more vehicles visible.

Commissioner Powers asked Mr. Frantz to discuss the building recently removed from the property. Mr. Frantz stated the owners of the property approached his business regarding lease of the property. Mr. Frantz stated the owners were having problems with vandalism and vagrancy in the now-demolished building (former 1380 Mud Pike Road, N.W.). Mr. Frantz stated the owners tore the building down in December 2015. Mr. Frantz stated his business located to the property in January 2016. Mr. Frantz stated the owners wanted a tenant to occupy and maintain the property. Mr. Frantz stated his business has to bush-hog the vacant lots twice a year and mow the grass along the Mud Pike Road, N.W. right-of-way.

Discussion by Planning Commission regarding a Conditional Use Permit request by Construction Services, LLC, agent for Snyder-Hunt Company, LLP, for welding and metal fabrication with no more than fifty (50) persons engaged in actual production work at 1360 and 1380 Mud Pike Road, N.W. (tax parcels 556 – ((A)) – 21A, 22) in the B-3 General Business District. The Planning Commission public hearing was held March 28, 2016 - (continued).

Commissioner Powers asked Mr. Frantz to discuss the supplies stored on site. Mr. Frantz stated they have steel racks hidden behind the trees. Mr. Frantz stated they keep minimal inventory because their steel suppliers provide daily deliveries. Mr. Frantz stated the steel is stored inside the building to prevent rusting. Mr. Frantz stated leftover steel is stored outside and sent to scrap every three months to keep the property clean.

Commissioner Beasley asked where the leftover steel is stored. Mr. Frantz stated the leftover steel is located behind a row of trees and is difficult to see.

Vice-Chairperson Sowers inquired about a fence on the property. Mr. Frantz stated a chain-link fence is covered by ivy. Mr. Frantz stated he believed the fence blocked the view of the now-demolished building from Mud Pike Road, N.W. Mr. Frantz stated they have a wood pile for their wood stove and the ivy blocks the view of the wood pile from Mud Pike Road, N.W.

Commissioner Beasley asked what portion of the work is conducted outdoors. Mr. Frantz stated it was ten percent or less. Mr. Frantz stated the majority of their work is to manufacture and ship steel structures throughout the Mid-Atlantic region. Mr. Frantz stated the other main share of their work is to manufacture and assemble the structures on site using their portable equipment. Mr. Frantz stated these are local jobs. Mr. Frantz noted their customers include Virginia Tech, Radford University, local home builders and Radford Hospital.

Commissioner Beasley asked Mr. Frantz if they use a cutting torch. Mr. Frantz stated they do use a cutting torch. Mr. Frantz stated they also have a plasma cutter. Mr. Frantz stated the plasma cutter is more efficient, produces less sparks, and has less chance of fire. Mr. Frantz stated the cutting torch is used minimally. Mr. Frantz stated most cutting is performed with a band saw or a shear. Mr. Frantz stated they also use the plasma cutter.

Commissioner Beasley inquired about the noise of the operations. Mr. Frantz stated he has spoken with a neighbor who claimed Interstate 81 makes more noise than the welding operation. Mr. Frantz acknowledged it is a concern and stated he does not want to be disrespectful to the neighbors. Mr. Frantz stated the building is made of cinder blocks. Mr. Frantz stated the building does a good job of absorbing the noise.

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Commissioner Powers inquired about the hours of operation. Mr. Frantz stated the hours of operation were 7:30 a.m. to 4:00 p.m. Mr. Frantz stated he will sometimes work on paperwork until 5:00 p.m. Mr. Frantz noted fabrication ceases at 4:00 p.m. Mr. Frantz stated they try to limit work on Saturdays and they will not work on Sundays.

Commissioner Beasley asked Mr. Frantz if 7:00 a.m. to 7:00 p.m. would be an acceptable limitation on business operations. Mr. Frantz stated it would be acceptable.

Chairperson Moore inquired if the business performs emergency repairs. Mr. Frantz stated they do. Mr. Frantz noted they would not perform emergency repairs on a Sunday. Chairperson Moore asked if they would respond to an emergency repair in the middle of the night. Mr. Frantz stated he would wait until the next day.

Commissioner Carter asked Mr. Frantz if they are cleaning up the property as part of their lease agreement. Mr. Frantz stated they are. Mr. Frantz noted they filled four roll-off containers of trash when they moved in. Ms. Morgan stated the Planning Department cited the property for a junk and debris violation several months ago. Ms. Morgan noted the violation has been resolved and there have been no more violations since Mr. Frantz occupied the property.

Mr. Frantz stated their business is not open to the general public. Mr. Frantz stated they do not work on small-scale jobs. Mr. Frantz stated they work for contractors and steel fabricators.

Mr. Frantz discussed a job the company completed for the largest open-pit ore mine in the world. Mr. Frantz stated his company fabricated and shipped five miles of guardrail to the mine located in Australia.

Chairperson Moore asked Planning Commission if there were additional requested conditions. Commissioner Beasley stated the property is well screened. Planning Commission agreed to include a condition to maintain the existing tree screening. Commissioner Newell stated the applicant has benefited from the existing screening for security purposes.

Mr. Warren asked if Planning Commission would request a condition to keep materials hidden from the Mud Pike Road, N.W. right-of-way. Planning Commission stated the condition to maintain existing screening was adequate.

Discussion by Planning Commission regarding a Conditional Use Permit request by Construction Services, LLC, agent for Snyder-Hunt Company, LLP, for welding and metal fabrication with no more than fifty (50) persons engaged in actual production work at 1360 and 1380 Mud Pike Road, N.W. (tax parcels 556 – ((A)) – 21A, 22) in the B-3 General Business District. The Planning Commission public hearing was held March 28, 2016 - (continued).

Chairperson Moore stated there would be a condition prohibiting noise to residential properties between 7:00 p.m. and 7:00 a.m.

Chairperson Moore stated there would be a condition to maintain the property in a neat and sightly manner.

Chairperson Moore stated there would be no violations of the sign ordinance. Mr. Frantz stated there would not be any signs. Mr. Frantz noted there would be an address marker.

Chairperson Moore asked if the Conditional Use Permit would apply to the property or if Planning Commission would prefer to restrict it to the applicant. Ms. Morgan stated staff consulted with the town attorney on this practice. Ms. Morgan stated staff would like to move away from the practice of limiting the Conditional Use Permit to the applicant. Ms. Morgan stated it is best from a legal standpoint to tie the Conditional Use Permit to the land.

Mr. Frantz stated this may be problematic. Mr. Frantz stated the property owner has specified the Conditional Use Permit is for Construction Services, LLC. Commissioner Newell stated Mr. Frantz would still be able to operate a welding shop under the Conditional Use Permit if the ownership of the property changed and the new property owner agreed to a lease.

Commissioner Newell asked if there is a sunset clause on the Conditional Use Permit. Mr. Wingfield stated the Conditional Use Permit becomes void if it is not used for two years. Mr. Wingfield noted this is per Town Code and applies to all Conditional Use Permits.

Mr. Frantz asked for clarification regarding the applicability of the Conditional Use Permit. Ms. Morgan stated the B-3 General Business District includes permitted uses by right and uses permitted with an approved Conditional Use Permit. Ms. Morgan stated the Conditional Use Permit for welding would run with the land. Ms. Morgan stated Mr. Frantz could not carry the Conditional Use Permit to a new property if he were to relocate his business. Mr. Frantz stated the property is for sale and his business has a year to year lease.

Discussion by Planning Commission regarding a Conditional Use Permit request by Construction Services, LLC, agent for Snyder-Hunt Company, LLP, for welding and metal fabrication with no more than fifty (50) persons engaged in actual production work at 1360 and 1380 Mud Pike Road, N.W. (tax parcels 556 – ((A)) – 21A, 22) in the B-3 General Business District. The Planning Commission public hearing was held March 28, 2016 - (continued).

Mr. Frantz stated he would like to speak with the property owners regarding the applicability of the Conditional Use Permit. Ms. Morgan advised Mr. Frantz the owners can contact the Planning Department. Commissioner Newell stated the landowner signed the application.

Mr. Warren stated the town attorney advised staff to move away from the practice of tying the Conditional Use Permit to the current business. Mr. Warren stated the practice could be viewed as discriminatory. Commissioner Newell stated this is similar to the new sign ordinance rules. Commissioner Newell stated Planning Commission can regulate use, but cannot get into the content of a particular business. Mr. Warren stated Planning Commission can evaluate a particular use for expected impact, but should move away from restricting the Conditional Use Permit to a specific business.

Chairperson Moore stated the conditions will be drafted for review and Planning Commission will vote on a recommendation at the next meeting on April 18, 2016.

Mr. Frantz stated when he initiated the Conditional Use Permit he understood his company, not the property owner, would have to acquire the Conditional Use Permit. Chairperson Moore stated Mr. Frantz would still acquire the Conditional Use Permit. Chairperson Moore clarified Planning Commission cannot add a condition limiting the Conditional Use Permit to only Mr. Frantz. Chairperson Moore stated it will be the property's Conditional Use Permit. Chairperson Moore stated those conditions only apply to the welding operation. Chairperson Moore stated the conditions do not apply to the existing permitted uses.

Chairperson Moore thanked Mr. Frantz for his time. Ms. Morgan stated staff would share the draft conditions with Mr. Frantz.

Other business.

Chairperson Moore introduced the discussion.

Commissioner Collins stated the Conditional Use Permit for 980 Roanoke Street was withdrawn by the property owner, Mr. Paul Haynes.

Other business - (continued).

Commissioner Collins suggested staff advise Conditional Use Permit applicants to obtain a signed lease agreement in regards to the Conditional Use Permit. Mr. Warren stated this would be a private contract issue between the two parties. Mr. Warren stated ultimately it would be Planning Commission's decision to recommend the condition tying the Conditional Use Permit to a particular business. Mr. Warren stated it is not an advisable practice in most situations.

Ms. Morgan stated the Regional Commission's Planning Commissioner Training is scheduled for April 21, 2016 from 6:00p.m. - 8:00 p.m. Mr. Warren stated he would email Planning Commission. Mr. Warren stated commissioners are welcome to bring guests. Mr. Warren noted commissioners would be responsible for their guests' \$15 dinner fee. Mr. Warren stated there will be an opportunity for carpooling.

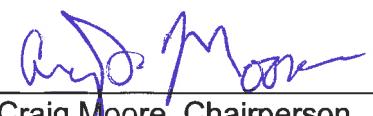
Mr. Warren stated the Planning Department held a productive meeting with the Urban Development Areas consultants on March 18, 2016. Mr. Warren stated Ms. Morgan reviewed the consultant's draft work and provided them a detailed outline of staff's issues with methodology and developable area assumptions. Mr. Warren stated the consultants will develop a concrete timeline for deliverables. Mr. Warren stated there will be an opportunity to set up a meeting with the Comprehensive Plan Committee and potentially the Development Subcommittee.

Mr. Warren stated the project is progressing and the Planning Department will soon be able to share the work with Planning Commission. Mr. Warren stated the consultants will draft recommended language for the Comprehensive Plan. Mr. Warren noted Planning Commission will need to decide if the language will be an addendum to the Comprehensive Plan or included within the Comprehensive Plan. Mr. Warren stated they will also have to decide if they want to move ahead with any proposed changes to the Zoning Ordinance.

Mr. Warren stated there was not a Development Subcommittee meeting last month. Mr. Warren noted there was an outstanding issue regarding how stairs and uncovered porches were treated within the Zoning Ordinance. Mr. Warren stated he agrees with the previous interpretation to allow stairs and uncovered porches within the setback. Mr. Warren stated the issue can always be revisited. Mr. Warren stated he does not feel the issue needs to be brought forward for a potential change to the Zoning Ordinance at this time.

Commissioner Carter stated there was a food truck in the parking lot of General Market a few weeks ago. Commissioner Carter suggested Planning Commission look into rules and regulations for food trucks.

There being no more business, Chairperson Moore adjourned the meeting at 9:41 p.m.



Craig Moore, Chairperson



Sara Morgan, Secretary

Non-Voting