

Christiansburg Planning Commission
Minutes of March 20, 2017

Present: Harry Collins
Mark Curtis
Catherine Garner
Hil Johnson
Jeananne Knees
Craig Moore, Chairperson
Ann Sandbrook
Jennifer D. Sowers, Vice-Chairperson
Andrew Warren, Secretary Non-Voting

Absent: Matthew Beasley
Ann Carter
David Franusich

Staff/Visitors: Will Drake, staff
Terry Stike, 200 Midway Plaza Drive, NW
Cindy Wells-Disney, Montgomery County Planning Commission Liason
Jerry Ford, Blacksburg Planning Commission
Alexandra Kahl

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

Public Comment.

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

Approval of Planning Commission Minutes for January 30, 2017 meeting.

Chairperson Moore introduced the discussion. Vice-Chairperson Sowers made a motion to approve the January 30, 2017 Planning Commission meeting minutes. Commissioner Collins seconded the motion, which passed 8-0.

Public Hearing for a Conditional Use Permit request by Terry Stike, agent for P A Duncan Management Inc, for a public amusement business at 200 Midway Plaza Drive NW (tax parcels 406 – ((2)) – 6A, 6B) in the B-3 General Business District (approximately 4.18 acres) and the I-2 General Industrial District (approximately 0.08 acres).

Chairperson Moore opened the public hearing. Mr. Stike stated his intention to open a trampoline gym in the facility previously used as a skating rink. Mr. Stike noted there would be no loud music and he believed the business would be good for the area. With no further public comment, Chairperson Moore closed the public hearing. The Planning Commission agreed to discuss the request.

Mr. Warren stated the property was issued a conditional use permit for a skating rink and miniature golf course in 2001. Mr. Warren noted the business ceased operations in 2014 and the 2001 conditional use permit is no longer valid, as the former use was discontinued for more than two years. Mr. Warren also noted the 2001 conditional use permit did apply to trampoline parks and a new conditional use permit would have therefore been required for a trampoline park, even if the previous conditional use permit remained valid.

Mr. Warren discussed the suggested conditions for the current request and noted several of the conditions from the 2001 permit pertaining to buffering against the adjacent Corning property have been omitted. Mr. Warren stated there does not appear to be a current need to require buffering to the industrial use. Mr. Warren noted the screening trees adjacent to the residential district remain on the property.

Mr. Stike stated he was provided with the suggested conditions prior to tonight's meeting. Chairperson Moore read the suggested conditions.

1. This permit shall be valid for an indoor trampoline park, arcade, game room/fun center, batting cages, miniature golf, and other similar forms of indoor or outdoor public amusement.
2. Go-karts shall not be permitted.
3. A row of screening-type trees a minimum of six feet in height shall be maintained adjacent to the neighboring Residential Districts.
4. Lighting shall not glare on adjacent properties or street rights-of-way.
5. There shall be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
6. There shall be no discernible noises to residential properties in the nearby vicinity before 9:00 a.m. and after 10:00 p.m.

Commissioner Collins asked Mr. Stike what type of outdoor facilities he intended to operate. Mr. Stike stated he has no current plans for outdoor facilities, but may open a miniature golf course in the future. Mr. Warren noted the uses permitted in condition #1 were written to provide some flexibility, with the knowledge Mr. Stike may desire to add miniature golf or a similar use in the future.

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Commissioner Collins asked if the conditional use permit would run with the property or be specific to the applicant. Mr. Warren stated the conditional use permit would run with the property. Mr. Warren noted the conditional use permit would run indefinitely, unless the operation ceased for a period of two years. Commissioner Collins asked if any other uses would be permitted. Mr. Warren stated the issuance of a conditional use permit would not preclude the use of the property for any by-right use.

Chairperson Moore asked if the business would be allowed to sell food. Mr. Warren stated food sales would be considered a permitted accessory use, but noted a principal restaurant use would be allowed by-right in the B-3 General Business District.

Commissioner Curtis asked if the current signage was sufficient. Mr. Stike stated the wall sign will be replaced and inquired if an off-premise ground sign would be permitted. Mr. Warren stated the current sign ordinance does not allow for co-location on existing ground signs, but noted the Planning Department can further discuss signage options with him.

Commissioner Knies asked Mr. Stike when he planned to open. Mr. Stike stated he intended to open by late July.

Commissioner Sandbrook inquired about the typical hours of operation. Mr. Stike stated the business would likely close at 10 pm on the weekdays and between 11 pm and midnight on the weekends. Mr. Stike noted he is working with a business consultant and the hours are tentative, based on the consultant's advice.

Commissioner Curtis asked how many entrances serve the building. Mr. Stike stated the building will have one main double-door entrance and three emergency exits. Commissioner Johnson asked what the maximum capacity will be. Mr. Stike stated the maximum capacity is 150 occupants, including a maximum of 100 people jumping.

Chairperson Moore asked the Planning Commission if there were any additional questions. With no additional questions, Commissioner Johnson made a motion to recommend Town Council approve the conditional use permit with the six drafted conditions. Commissioner Collins seconded the motion, which passed 8-0. Chairperson Moore encouraged Mr. Stike to attend the Town Council public hearing for the request, which will be held Tuesday, April 11, 2017.

Other business.

Chairperson Moore introduced the discussion. Mr. Warren stated Will Drake was recently promoted to Planner 2 and noted the Planning Department intends to fill the open Planner 1 position within the next four to six weeks.

Mr. Warren stated the April 3, 2017 Planning Commission meeting will include a public hearing for a rezoning request from R-1 Single Family Residential to R-3 Multi-Family Residential for an eight acre portion of the Halberstadt property north of Quin W. Stuart Blvd NW, along with a public hearing for an 82-unit townhome planned housing development on the same piece of property.

Commissioner Collins asked if the maximum density was recently changed in the Christiansburg Town Code. Mr. Warren stated the maximum density in the R-3 District, through a planned housing development, was amended to twenty units per acre in 2015 and noted the proposed development will have a density of approximately ten units per acre.

Mr. Warren stated Commissioner Collins shared the 2016 Planning Commission Annual Report with Town Council on February 14, 2017. Commissioner Collins stated the report was well received and Town Council would like similar reports from the other town committees.

Mr. Warren stated Town Council has granted Commissioner Carter a six month leave of absence from the Planning Commission. Mr. Warren stated Tacy Newell has resigned from the Planning Commission, Board of Zoning Appeals and the Central Business Advisory Committee. The Planning Commission noted the contributions of Commissioner Carter and Mrs. Newell.

Mr. Warren stated the Planning Department would like to share some of the active development projects with the Planning Commission. Mr. Warren noted that as the public recognizes the commissioners as representative of the town, the staff wants to provide this information in case the topic comes up. Mr. Warren presented the layout plan for The Adams at Peppers Ferry apartment complex and made note of the street and access configurations to be constructed as part of the development. Commissioner Knies asked if the rezoning/conditional use permit request scheduled for the next meeting is separate from The Adams development project. Mr. Warren stated the projects are separate.

Commissioner Johnson inquired about the status of the traffic signal at the intersection of Quin W. Stuart Blvd NW and Peppers Ferry Road NW. Mr. Warren stated the signal was tied to the rezoning for The Adams at Peppers Ferry project and noted the signal will be installed.

Other business – (continued).

Mr. Warren presented the layout for the Lidl grocery store at 2175 N. Franklin Street and noted a pedestrian connection will be added along N. Franklin Street as part of this development. Mr. Warren stated the site will have a right-in, right-out access from N. Franklin Street, along with a connection through the former K-Mart property to bring traffic to the signal at N. Franklin Street and Sycamore Street NE.

Commissioner Collins stated the Access to Community College Education (ACCE) program was recently presented to Town Council for their consideration.

Commissioner Collins stated the program provides community college tuition to qualified students and noted the Town does not participate in the program.

Commissioner Johnson noted the ACCE program requires students to contribute community service hours in order to receive the funds. Vice-Chairperson Sowers asked if there was a target number of students for the program. Commissioner Johnson stated he was not aware of how many students had participated in the program.

Commissioner Collins stated he is working with Councilman Hall to involve Christiansburg High School students in local government. Commissioner Johnson stated it would be good to coordinate with the local government high school class and consider offering class credit. Vice-Chairperson Sowers and Commissioner Knies noted the importance of providing students with local government experience.

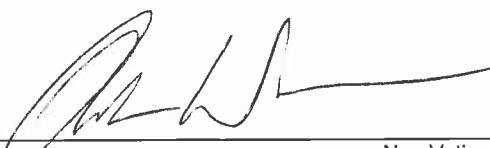
Commissioner Collins stated he is working to organize a parade in the fall to recognize the 16 straight state championships won by the Christiansburg High School wrestling team.

Commissioner Johnson stated Christiansburg is well represented on the New River Valley Regional Commission and noted himself, Commissioner Collins, and Councilman Showalter are the Town's commissioners. Commissioner Johnson stated he would like to share some of the Regional Commission's presentations with the Planning Commission and noted recent presentations on the NRV broadband survey and fire safety would be relevant topics. Commissioner Collins noted the Regional Commission meets the last Thursday of each month.

There being no more business, Chairperson Moore adjourned the meeting at 7:49 p.m.



Craig Moore, Chairperson



Andrew Warren, Secretary Non-Voting