

**Christiansburg Planning Commission
Minutes of May 30, 2017**

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

Absent: David Franusich

Staff/Visitors: Will Drake, staff
Michael Abraham, the Threshold Center
John Beamer, Moose Lodge #1470
David Lefevers, Governor, Moose Lodge #1470

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 April 17, 2017 meeting.

Chairperson Moore introduced the discussion. Commissioner Collins made a motion to approve the April 17, 2017 Planning Commission meeting minutes. Commissioner Knies seconded the motion, which passed 7-0. Commissioners Beasley and Johnson abstained, as they were not present for the previous meeting.

Public Hearing for an Ordinance to Amend Chapter 42 "Zoning" of the Christiansburg Town Code in regards to permit "Clubs/Lodges" with a Conditional Use Permit in the I-2 General Industrial District.

Chairperson Moore opened the public hearing. Michael Abraham, owner of the Threshold Center, stated his multi-tenant industrial building has approximately 40,000 sq. ft. and noted the Moose Lodge space is approximately 5,000 sq. ft. Mr. Abraham stated the Moose Lodge would be a good tenant and noted the space has adequate parking and most activity will occur after normal business hours.

Public Hearing for an Ordinance to Amend Chapter 42 "Zoning" of the Christiansburg Town Code in regards to permit "Clubs/Lodges" with a Conditional Use Permit in the I-2 General Industrial District -- (continued).

John Beamer, Montgomery County Moose Lodge #1470, stated the space is well suited for their needs and will primarily be used by members in the evening hours. Mr. Beamer stated they have pool leagues, poker leagues and noted they also hold fundraising banquets. Mr. Beamer stated they would like to utilize some of the outdoor space for recreational purposes.

With no further comment, Chairperson Moore closed the public hearing.

Public Hearing for a Conditional Use Permit-- contingent on the above item-- for Club/Lodge (Applicant: Moose Lodge) in the I-2 General Industrial zoning district at 225 Industrial Drive.

Chairperson Moore opened the public hearing. Mr. Beamer and Mr. Abraham reiterated their previous comments in support of the requests. With no further comment, Chairperson Moore closed the public hearing.

With no objection, the Planning Commission agreed to discuss the requests. Vice-Chairperson Sowers stated the Development Subcommittee recommended to approve the requested code amendment. Chairperson Moore noted clubs/lodges are permitted with conditional use permits in the other business and industrial districts.

Commissioner Johnson asked if the Threshold Center space is intended to be a long-term location for the Moose Lodge. Mr. Beamer stated they have made a five-year commitment to the Threshold Center and they hope by then to have a building of their own with a large, outdoor space with recreational amenities.

Commissioner Johnson asked what type of tenants are in the Threshold Center. Mr. Abraham noted there is a diverse mix of businesses, including a mail-order pharmacy, a machine shop, a drone research company, and an engineering firm. Mr. Abraham stated most of the tenants operate during regular business hours and most have their own, separate building entrances. Mr. Abraham stated the parking lot has around 90 spaces and on a normal day there are approximately 30 cars on the lot and noted there is also a large overflow parking area behind the building.

Mr. Warren stated the vacant property to the south is included with the Threshold Center. Mr. Abraham stated the open space is not included with the lease for the Moose Lodge, but will be available for the lodge to use for outdoor recreational purposes if desired.

Commissioner Sandbrook stated the development subcommittee agreed that a conditional use permit would be appropriate for a club/lodge and would be consistent with similar uses in the I-2 district that require a conditional use permit.

Public Hearing for a Conditional Use Permit-- contingent on the above item-- for Club/Lodge (Applicant: Moose Lodge) in the I-2 General Industrial zoning district at 225 Industrial Drive – (continued).

Commissioner Johnson asked if there are any noise regulations to consider. Mr. Warren stated the proposed use would be subject to the Town's noise ordinance.

Commissioner Johnson made a motion to recommend Town Council amend Chapter 42 "Zoning" of the Christiansburg Town Code to permit clubs and lodges with a conditional use permit in the I-2 General Industrial District. Commissioner Collins seconded the motion, which passed 9-0.

Chairperson Moore asked if the undeveloped property would be included with the conditional use permit. Mr. Warren stated the Moose Lodge will be housed within 225 Industrial Drive, N.E. but the Moose Lodge would be allowed to use the undeveloped property for parking and outdoor activities, unless specifically prohibited by the conditional use permit.

Commissioner Sandbrook inquired about the membership size. Mr. Beamer stated there are approximately 340 male members and 200 female members. Commissioner Curtis asked what would be considered a large crowd. Mr. Beamer stated a large crowd would be 75-80 people in the Threshold Center space. Mr. Beamer stated a typical night is rarely more than 40 people.

Commissioner Johnson asked if they will have an ABC license. Mr. Beamer stated they intend to and noted members can bring their own alcohol. Commissioner Sandbrook asked if alcohol service is restricted to certain hours for a private lodge. Mr. Beamer stated there will be a public hearing for the ABC license and noted a private club can serve alcohol 24 hours a day. Mr. Beamer stated the club generally does not serve alcohol after midnight.

Commissioner Collins asked if the police had ever been called to the current location. Mr. Beamer stated they rented the site to Virginia Tech students and he called the police when many more showed up than were expected.

Mr. Warren suggested possible conditions for the conditional use permit may include a one-year review by the Planning Commission, a limitation of parking to the property, and a possible consideration for noise.

The Planning Commission discussed a condition regarding noise and agreed the general noise ordinance was sufficient, being that the property is located within an industrial park. The Planning Commission agreed to include conditions for a one-year review and for parking to be limited to the Threshold Center property.

Public Hearing for a Conditional Use Permit-- contingent on the above item-- for Club/Lodge (Applicant: Moose Lodge) in the I-2 General Industrial zoning district at 225 Industrial Drive – (continued).

Commissioner Collins asked if the building has two exits. Mr. Abraham stated the tenant space has an exit in the front and the rear, along with a bay door and noted the building has a fire sprinkler system.

Commissioner Johnson made a motion to recommend Town Council approve the conditional use permit request for a club/lodge at 225 Industrial Drive, N.E. with the two conditions discussed. Commissioner Knies seconded the motion, which passed 9-0.

Overview of proposed Sign Ordinance Public Hearing schedule

Mr. Warren summarized the previous discussions on the sign ordinance and noted the sign ordinance will be brought into the zoning ordinance and will be revised to make the regulations content neutral, in accordance with the recent U.S. Supreme Court ruling. Mr. Warren noted the Town is also using this as an opportunity to update some of the definitions and outdated language in the ordinance and to review some of the allowances for permitted sign area and placement.

Mr. Warren stated the Development Subcommittee will need to review some of the proposed changes and noted he would like to give the business community a chance to review the draft ordinance before moving ahead with public hearings.

Commissioner Collins asked if temporary political signs can be regulated. Mr. Warren stated they will be regulated the same as all temporary signage and noted the political signs will require outreach to the candidates to make them aware of the regulations. Mr. Warren noted all signage, including political signs, are required to be on private property and will not be allowed on public property or within the street right-of-way.

Mr. Warren requested the Development Subcommittee meet on June 19, 2017 to discuss the sign ordinance. Commissioner Collins asked if the solicitation regulations are proposed to change. Mr. Warren stated the solicitation section is not proposed to change in regards to the sign ordinance update.

Other business.

Chairperson Moore introduced the discussion. Mr. Warren noted there is no business for the June 19, 2017 Planning Commission meeting and requested the meeting be canceled.

Other business – (continued).

Mr. Warren stated staff will bring the Grey's conditional use permit on Bower Street, N.W. to the Planning Commission for review. Commissioner Johnson asked if there was a condition limiting the number of cars on the property. Mr. Warren stated staff will review the conditions and check on the status of the property. Commissioner Collins asked if staff had received any complaints. Mr. Warren stated they have received no formal complaints.

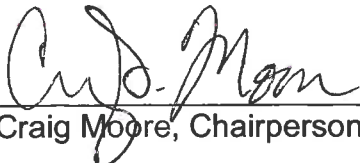
Chairperson Moore discussed the Planning Commission Subcommittees and noted membership and chairmanship for each committee will need to be assigned. Commissioner Collins requested the history section be added back into the Comprehensive Plan.

Mr. Warren summarized the work of the Bikeway/Walkway Committee and requested a member of the Planning Commission serve as a liaison. Commissioner Knies stated she would serve as a liaison and with no objection, Chairperson Moore appointed Commissioner Knies as the Planning Commission liaison to the Bikeway/Walkway Committee.

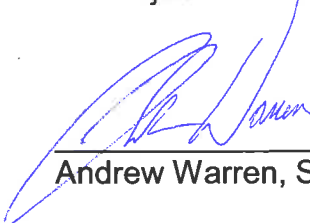
Mr. Warren stated the Town now follows the state holiday schedule and as a result of observed holidays on July 3-4, the next Planning Commission meeting will be held on Wednesday, July 5, 2017. Mr. Warren noted there will be several public hearings, including a conditional use permit request to replace a 70-foot cell tower with a 108-foot tower at 570 High Street, N.E. on the Schaeffer Memorial Baptist Church property and a rezoning request from Agriculture to I-2 General Industrial for a 70 acre parcel south of the Falling Branch Industrial Park, behind the Backcountry facility. Mr. Warren stated Montgomery County is the applicant for the rezoning request and noted the Montgomery County Economic Development Authority believes the property will provide larger industrial parcels that will be attractive to additional industry.

Mr. Warren noted the conditional use permit for the game room at 77 Scattergood Drive, N.W. was approved 6-0 by Town Council and the rezoning/conditional use permit request for the townhomes north of Quin W. Stuart Boulevard, N.W. were both approved by Town Council by votes of 4-3.

There being no more business, Chairperson Moore adjourned the meeting at 8:05 p.m.



Craig Moore, Chairperson



Andrew Warren, Secretary Non-Voting

