



Town of Christiansburg Planning Commission Monday, October 16, 2017 Agenda

Planning Commission

Chairperson

Craig Moore

Vice-Chairperson

Jennifer D. Sowers

Non-Voting Secretary/

Planning Director

Andrew Warren

Other Members

Matthew J. Beasley

Harry Collins

Mark Curtis

Catherine Garner

Hil Johnson

Jeananne Knies

Ann Sandbrook

Interim Town Manager

Randy Wingfield

Town Attorney

Guynn &

Waddell, P.C.

Planning Commission's

Next Meeting:

*Monday, October 30,
2017 at 7:00 p.m.*

REGULAR MEETING

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Monday, October 16, 2017 at 7:00 PM** for the purpose of allowing the full Commission to review the following:

PLEDGE OF ALLEGIANCE

- 1) Public comments – 5 minute limit per citizen.
- 2) Approval of Planning Commission Minutes for August 28, 2017 and October 2, 2017 meeting.
- 3) Public Hearing for a Conditional Use Permit request by Linda S. McMurray, agent for J & E Inc. for a Kennel (animal daycare/overnight boarding) at 569 North Franklin Street (Tax Parcel 496-27-1A) in the B-3, General Business District. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 4) Discussion/Action for a request to amend Chapter 42 “Zoning” of the Christiansburg Town Code, submitted by April Collins, to revise the definition of Home Occupation to remove beauty parlor (hair salons) and barbershops from the list of the prohibited establishments and include language to permit a single-chair beauty parlor or barbershop as a Major Home Occupation permitted by Conditional Use Permit within all zoning districts.
- 5) Contingent on the above item, Discussion/Action for a Conditional Use Permit request for a Major Home Occupation for a single-chair beauty parlor (hair salon) at 315 Circle Drive SE (tax parcels 527-((24))-173-176) by April and Russell Collins in the R-2 Two-Family Residential District. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 6) Discussion/Action for a Conditional Use Permit request by Robert Young of RYT, LLC for towing and storage at 375 Bell Road, N.E. (tax parcel 499-((A))-1F) in the I-2 General Industrial District. The property is designated as Mixed Use with Buffer (Industrial) on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 7) Discussion/Action for a Conditional Use Permit request by Elijah Bowen, Blue Ridge Motion LLC, agent for Kevin Carter, for a private recreational facility (gym) at 492 Reading Road, S.E., Unit D (tax parcel 528-((A))-73) in the I-2 General Industrial District. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 8) Other Business.

For a description of the preceding items or to view the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map, please contact the Planning Department in the Christiansburg Town Hall, 100 East Main Street during normal office hours of 8:00 a.m. - 5:00 p.m. Monday through Friday. Written comments may be sent to the address below; please allow adequate mailing time. For any further assistance, please contact Andrew Warren, Planning Director at (540) 382-6120 ext. 1130 or awarren@christiansburg.org.

Christiansburg Town Hall – 100 East Main Street – Christiansburg, VA 24073-3029

www.christiansburg.org

DRAFT

**Christiansburg Planning Commission
Minutes of August 28, 2017**

Present: 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: Matt Beasley

Staff/Visitors: Jared Crews, staff
Christy Straight, New River Valley Regional Commission
J. Stuart Arbuckle, Pizza Inn, 190 North Franklin Street
Stacy Martin, Adventure Hobbies and Toys, 1645 North Franklin Street

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

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 August 14, 2017 Meeting

Chairperson Moore introduced the discussion. Vice-Chairperson Sowers made a motion to approve the August 14, 2017 Planning Commission meeting minutes. Commissioner Sandbrook seconded the motion, which passed 8-0.

Public Hearing for a Conditional Use Permit request by J. Stuart and Jill Arbuckle for an electronic messaging sign in the B-2 Central Business District for the Pizza Inn restaurant located at 190 North Franklin Street (tax parcel 526-(A)-259).

Chairperson Moore introduced the public hearing. J. Stuart Arbuckle stated Pizza Inn wants to replace the restaurant's current sign with an electronic reader board to eliminate the need to physically change the sign's message. Mr. Arbuckle stated the sign could be used to inform the public of downtown events in addition to stating the restaurant's specials.

Public Hearing for a Conditional Use Permit request by J. Stuart and Jill Arbuckle for an electronic messaging sign in the B-2 Central Business District for the Pizza Inn restaurant located at 190 North Franklin Street (tax parcel 526-(A)-259) – (continued).

Mr. Arbuckle stated the electronic reader board would comply with the Town's sign ordinance and avoid any flashing or distracting messaging. Mr. Arbuckle stated the reader board would increase sales at Pizza Inn, thereby increasing sales tax for the Town.

Stacy Martin, Adventure Hobbies and Toys, stated it was important for business owners in the downtown area to have the opportunity to use appropriate signage. Mr. Martin stated that out of \$29 million of Christiansburg revenue, over \$15 million comes from taxation of businesses and suggested the Town work cooperatively with its businesses.

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

Discussion/Action for a Conditional Use Permit request by J. Stuart and Jill Arbuckle for an electronic messaging sign in the B-2 Central Business District for the Pizza Inn restaurant located at 190 North Franklin Street (tax parcel 526-(A)-259).

Chairperson Moore introduced the discussion. Commissioner Knies asked about the proposed size of the new sign. Mr. Arbuckle said the reader board would meet the current ordinance. Mr. Warren confirmed the size allowed is 18 square feet and this is not planned to change with the proposed draft currently being considered by Town Council.

Chairperson Moore asked if the code requirement that the message remain static for four seconds would be adequate. Mr. Arbuckle stated a four second interval was ideal based on the traffic flow at the intersection of North Franklin Street and Depot Street.

Commissioner Garner asked if Pizza Inn is located in the Downtown Historic District. Mr. Warren explained Pizza Inn is not in the Downtown Historic District but is within the B-2 Central Business District.

Mr. Warren stated there were no known conditional use permits for the use in question and staff had suggested no conditions beyond those regulated by ordinance. Chairperson Moore stated a condition for a longer time between messages might be useful. Commissioner Garner suggested the speed at which motorists pass may be a significant factor in the ability to read messages on electronic reader boards.

Mr. Arbuckle noted the Pizza Inn site is kept clean and avoids visual clutter and not all signs in Town are kept in good condition. Chairperson Moore stated the Town was currently trying to improve visual clutter and nonconforming signs through a new proposed ordinance.

Discussion/Action for a Conditional Use Permit request by J. Stuart and Jill Arbuckle for an electronic messaging sign in the B-2 Central Business District for the Pizza Inn restaurant located at 190 North Franklin Street (tax parcel 526-(A)-259) – (continued).

Commissioner Sandbrook stated she saw no issue with an electronic reader board and Pizza Inn's location at a stoplight leading into downtown could be seen as a transition into the Historic District. Commissioner Garner noted Pizza Inn's location would make four second intervals between messages on the reader board acceptable.

Commissioner Johnson made a motion to recommend Town Council approve the conditional use permit. Commissioner Knies seconded the motion, which passed passed 8-0.

Mr. Warren stated Town Council would hold a public hearing for the conditional use permit on September 26, 2017.

With no further comment, Chairperson Moore closed the discussion.

Christiansburg Broadband Consumer Survey Results-Presentation by Christy Straight, New River Valley Regional Commission.

Christy Straight, New River Valley Regional Commission, stated the survey was designed to understand the broadband needs of Christiansburg, Blacksburg, and Montgomery County. The survey was active from October 21 to December 30, 2016 and 852 responses came from Christiansburg. Ms. Straight explained 89 percent of respondents were residents while 2 percent were businesses. Ms. Straight stated 98 percent of respondents felt internet was somewhat or very important, adding 48 percent of those respondents have children under 18 and 59 percent use internet for school and job training.

Ms. Straight stated current uses of the internet include e-mail, shopping, news, accounting, and social media while emerging uses include video conferencing, website hosting, VPN connections and online collaboration sales. Ms. Straight noted a majority of respondents currently have 6 to 9 internet-accessible devices and pay between \$30 and \$99 a month for access, with most paying between \$50 and \$69 range. Ms. Straight stated cable modem is the biggest means of access in Christiansburg and a majority of service is provided by Shentel, followed by Verizon and All Points Broadband.

Christiansburg Broadband Consumer Survey Results-Presentation by Christy Straight,
New River Regional Commission – (continued).

Ms. Straight stated most respondents were satisfied with internet service, support, and reliability and the common reasons for dissatisfaction included slow speed, high prices, and reliability issues. Ms. Straight noted most Christiansburg users have access to 5 to 25 megabit internet and the top three reasons respondents stated for not accessing faster internet is cost, availability, and reliability.

Ms. Straight explained most business respondents were home-based, employing between 1 and 4 people. Ms. Straight stated 66 percent of these home-based businesses are not utilizing Virtual Private Networks (VPNs). Ms. Straight stated 312 respondents expressed the belief that government should encourage more competition and choice for internet providers while a few others called for public/private partnerships or for the government to act as competition itself.

Ms. Straight stated the goals of the New River Valley Regional Commission include improving broadband coverage and expanding service to underserved and unserved areas and developing public/private partnerships. Ms. Straight noted providers have been responsive to conversations about partnerships and localities could consider engaging providers, creating informational websites, expediting permitting, review, and inspections, and developing make-ready policies in order to foster better broadband.

Mr. Warren stated there was a role for Planning Commission and the Town to play in the process of gaining better broadband and suggested looking at the Comprehensive Plan which currently does not mention broadband. Mr. Warren stated the plan update would likely begin in 2018 and there is an opportunity to look into the technology section of the Plan before the update.

Commissioner Johnson asked why competition in the area was presently limited and Ms. Straight stated infrastructure limitations could possibly be discouraging competition. Ms. Straight noted Shentel currently leases out infrastructure to smaller providers but not to competitors. Ms. Straight explained middle mile broadband programming provided a potential means of building broadband from I-81 to different locations within the Town but expense and competition with major providers served as a deterrent.

Mr. Warren stated several property and business owners in Cambria are in need of broadband connection. Mr. Warren stated the dilemma recently described to him by a potential broadband provider to this area that existing providers could easily lower prices to be more affordable if the new provider were willing to invest in infrastructure.

Christiansburg Broadband Consumer Survey Results-Presentation by Christy Straight, New River Regional Commission – (continued).

Commissioner Knies asked if Shentel and Comcast served the same areas of Montgomery County because she is not aware of any crossover in Blacksburg or Christiansburg. Commissioner Knies stated if there was crossover of providers, competition may lead to better prices and service.

Mr. Martin stated he is paying widely varying prices for differing levels of service within in Blacksburg and Christiansburg. Commissioner Knies noted the internet speed in Blacksburg is generally much faster than in Christiansburg. Mr. Martin stated internet speed is an important factor for business owners and residents wanting to relocate.

With no further comment, Chairperson Moore closed the discussion.

Other business.

Chairperson Moore opened the discussion.

Chairperson Moore stated membership needed to be determined for the Development Subcommittee and the Comprehensive Plan Subcommittee and the Commissioners could let Mr. Warren and himself know if they were interested in serving on either. Mr. Warren noted meetings would be held at 6:00 p.m. before Planning Commission meetings and the two committees would not meet the same night. Mr. Warren stated there are currently no members of the Comprehensive Plan subcommittee.

Commissioner Collins emphasized how useful the Regional Commission could be to the Town in the future. Ms. Straight stated the regional Commission works in transportation, local assistance, zoning ordinance, comprehensive planning, and grant opportunities.

Mr. Warren stated Town Council approved the conditional use permit for New River Barbell and Fitness and noted the proposed rezoning of the Cox Family Farms property and draft sign ordinance were still under consideration.

Commissioner Johnson applauded the success of the Touch-a-Truck event at the New River Mall over the weekend.

Mr. Warren stated there is an open position on the Board of Zoning Appeals and explained it would be ideal to have enough applications to appoint alternates.

With no further business, Chairperson Moore adjourned the meeting at 8:06 p.m.

Craig Moore, Chairperson

Andrew Warren, Secretary ^{Non-Voting}

DRAFT

**Christiansburg Planning Commission
Minutes of October 2, 2017**

Present: Mark Curtis
Hil Johnson
Jeananne Knies
Craig Moore, Chairperson
Ann Sandbrook

Absent: Matt Beasley
Harry Collins
Catherine Garner
Jennifer D. Sowers, Vice-Chairperson
Andrew Warren, Secretary ^{Non-Voting}

Staff/Visitors: Will Drake, staff
Jared Crews, staff
April Collins, 315 Circle Drive
Russell Collins, 315 Circle Drive
Robert Young RYT LLC
Bill Lindsey, Lindsey Self-Storage
Mike Harris, New River Baseball Incorporated
Elijah Bowen, Blue Ridge Motion LLC

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 August 28, 2017 Meeting

Chairperson Moore stated the Planning Commission did not presently have a quorum and could not vote to approve the August 28, 2017 Planning Commission meeting minutes. With no further comment, Chairperson Moore closed the discussion.

Public Hearing for a request to amend Chapter 42 "Zoning" of the Christiansburg Town Code, submitted by April Collins to revise the definition of Home Occupation to remove beauty parlor (hair salons) and barbershops from the list of the prohibited establishments and include language to permit a single-chair beauty parlor or barber shop as a Major Home Occupation permitted by Conditional Use Permit within all zoning districts.

Chairperson Moore opened the Public Hearing. Russell Collins, 315 Circle Drive, S.E., stated the proposed space within the residence was remodeled to accommodate a salon and includes proper lighting, electrical, a bathroom, and a separate entrance. Mr. Collins noted the driveway provided room for off-street parking and he did not foresee any problems with traffic flow in the neighborhood. Mr. Collins explained the salon would only be open three days a week and customers would only be received by appointment and no signage would be used.

April Collins stated she has been in business for 27 years and is looking to slow down her operations. Mrs. Collins explained the salon would operate from 9:00 am-7:00 pm on Tuesdays, Wednesdays, and Thursdays. Mrs. Collins stated the home has a 20'x63' driveway and can accommodate 4 to 6 vehicles. Mr. Collins noted the rear of the property borders the B-3 General Business District.

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

Contingent on the above item, Public Hearing for a Conditional Use Permit request for a Major Home Occupation for a single-chair beauty parlor (hair salon) at 315 Circle Drive SE (tax parcels 527-((24))-173-176) by April and Russell Collins in the R-2 Two-Family Residential District.

Chairperson Moore opened the Public Hearing. Chairperson Moore asked whether the applicants had any additional comments regarding the amendment to Town Code or the request for a conditional use permit. With no further comment, Chairperson Moore closed the public hearing.

Public Hearing for a Conditional Use Permit request by Robert Young of RYT, LLC for towing and storage at 375 Bell Road, N.E. (tax parcel 499-((A))-1F) in the I-2 General Industrial District.

Chairperson Moore opened the Public Hearing. Robert Young, RYT LLC, stated 60 percent of the building would be donated to New River Baseball Incorporated and the front portion of the building would hold two wreckers and occasionally a small trailer.

Public Hearing for a Conditional Use Permit request by Robert Young of RYT, LLC for towing and storage at 375 Bell Road, N.E. (tax parcel 499-((A))-1F) in the I-2 General Industrial District – (continued).

Mr. Young explained RYT, LLC operates in Montgomery County and typically tows three or four vehicles a year to that facility while most long-term storage is taken to Roanoke or Salem. Mr. Young stated the interior of the building would be divided between RYT, LLC and New River Baseball, Inc and repairs would be done to the fencing.

Bill Lindsey, Lindsey Self-Storage, presented the Planning Commission with a set of pictures. Mr. Lindsey stated neighbors of the property were not aware of what the towing and storage business would entail and expressed concern that junk would accumulate on the property. Mr. Lindsey stated RYT LLC's main office and other facilities are not kept in good condition. Mr. Lindsey asked who would monitor the hours of operation and also inquired how long landscaping would take to grow and block the view of wreckage on the property. Mr. Lindsey stated the business would negatively affect all neighbors through noise and the accumulation of junk.

Mike Harris, New River Baseball Incorporated, stated his organization had been granted a conditional use permit to use 375 Bell Road, N.E. for baseball and softball programs a few years back. Mr. Harris stated the teams using the facilities are composed of kids from Christiansburg and the organization's operational costs would be reduced by RYT LLC's acquisition of the property. Mr. Harris explained the property would provide the players with additional room to practice and would be a positive influence and stated his belief that the property would be kept in reasonable condition.

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

Public Hearing for a Conditional Use Permit request by Elijah Bowen, Blue Ridge Motion LLC, agent for Kevin Carter, for a private recreational facility (gym) at 492 Reading Road, S.E., Unit D (tax parcel 528-((A))-73) in the I-2 General Industrial District.

Chairperson Moore opened the Public Hearing. Elijah Bowen, Blue Ridge Motion LLC, stated the facility would be used for parkour training and freerunning. Mr. Bowen stated he has been looking for a space in Christiansburg for about a year and has been operating a gym in Floyd County for the past three years.

Mr. Bowen noted the unit would be next to the CrossFit gym which was recently granted a conditional use permit. Mr. Bowen stated the space would be equipped with running walls, swinging bars, mats, and rubber flooring.

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

Discussion on a request to amend Chapter 42 "Zoning" of the Christiansburg Town Code, submitted by April Collins to revise the definition of Home Occupation to remove beauty parlor (hair salons) and barbershops from the list of the prohibited establishments and include language to permit a single-chair beauty parlor or barber shop as a Major Home Occupation permitted by Conditional Use Permit within all zoning districts.

Mrs. Collins presented the Planning Commission with a list of signatures from her neighbors, in support of her request. Chairman Moore noted the code amendment would apply town-wide and conditions could be used on a case-by-case basis to address possible issues with individual salons or barbershops.

Mr. Drake stated the proposed code amendment was reviewed by the Development Subcommittee one year ago and no objections were raised at the time. Mr. Drake noted the membership of the Development Subcommittee has changed since then and noted the request could be brought back before the current members, if desired by the Planning Commission. The Planning Commission requested the Development Subcommittee to review the proposed code amendment on October 16, 2017 at 6:00 p.m.

Commissioner Knies stated it would be helpful to look at whether the Town may permit single-chair salons or whether multiple chairs might be considered in some instances. Commissioner Sandbrook asked whether the level of operation should be regulated through ordinance or conditional use permits. Mr. Drake explained all family members living on site could be considered employees of a home occupation along with one non-family member living on or off site. Chairperson Moore suggested the number of chairs could be regulated based on available parking.

Commissioner Sandbrook questioned if there was a reason salons and barbershops were specifically not permitted as home occupations by Town Code.

With no further comment, Chairperson Moore closed the discussion.

Discussion on a Conditional Use Permit request by Robert Young of RYT, LLC for towing and storage at 375 Bell Road, N.E. (tax parcel 499-((A))-1F) in the I-2 General Industrial District.

Commissioner Curtis asked Mr. Young to clarify what would be stored at the facility. Mr. Young stated wrecked vehicles would be stored but currently only about three wrecked vehicles are stored at the facility in Montgomery County per year. Mr. Young stated most storage would be kept indoors along with a large wrecker. Mr. Young noted a tow truck and trailer would be kept on site while long-term wreckage would be taken to a facility in Roanoke.

Discussion on a Conditional Use Permit request by Robert Young of RYT, LLC for towing and storage at 375 Bell Road, N.E. (tax parcel 499-((A))-1F) in the I-2 General Industrial District – (continued).

Mr. Young explained outside storage would be located in the back corner of the property and another building or a privacy fence may be constructed to further obstruct the view of wreckage.

Chairperson Moore asked what kind of fencing would be used. Mr. Young stated black canvas fencing would be used and could be installed based on the Town's preference. Mr. Young explained the fence is 8 feet tall and noted a truck would likely be coming to the facility once a day.

Mr. Young stated trucks would enter the facility from Bell Road, N.E. at the backside of the building and noted a new entrance would be added at the other side of the property exclusively for New River Baseball. Mr. Young stated the New River Baseball entrance would never be used by tow trucks and no alterations to the truck entrance would be necessary.

Mr. Young stated the fence and trees would obstruct the view of storage from neighbors and no towing would occur late at night. Mr. Young stated employees would remain inside the building, behind closed doors, and noted the facility would remain compliant with state standards for towing and storage.

Mr. Lindsey asked whether the Planning Commission meeting was being recorded as he wanted to see Mr. Young's assurances in writing. Chairperson Moore stated the meeting minutes are prepared by staff and approved by the Planning Commission to serve as official documentation of the meeting. Chairperson Moore noted the Planning Commission works to ensure an applicant complies with any conditions placed on the conditional use permit.

Mr. Drake stated issues of noncompliance would be documented by staff and brought before the Planning Commission if necessary and noted the conditional use permit could ultimately be revoked by Town Council if a problem persisted. Mr. Harris acknowledged past compliance inspections had occurred at the site.

Chairperson Moore announced the Planning Commission may vote on a recommendation to Town Council during its meeting on October 16, 2017 and Town Council would hold a Public Hearing on October 24, 2017. With no further comment, Chairperson Moore closed the discussion.

Discussion on a Conditional Use Permit request by Elijah Bowen, Blue Ridge Motion LLC, agent for Kevin Carter, for a private recreational facility (gym) at 492 Reading Road, S.E., Unit D (tax parcel 528-((A))-73) in the I-2 General Industrial District.

Mr. Drake noted a conditional use permit for New River Barbell and Fitness, located on the same property but in a different unit, was recently approved by Town Council.

Mr. Bowen stated there was a gravel lot at the site with no marked parking but ample room for cars as the lot was designed to accommodate at least three spaces per unit. Mr. Bowen stated up to 35 people may occupy the gym on the busiest days but noted the numbers would fluctuate. Mr. Bowen explained the facility could accommodate 30 to 35 people at once and operating hours would typically be from 4:30 p.m. to 9:00 p.m. with some daytime classes offered for adults and homeschooled children.

Chairperson Moore stated the following conditions were attached to the conditional use permit for New River Barbell and Fitness, located on the same property:

- 1) There shall be no excessive noise between 10:00 p.m. and 7:00 a.m.
- 2) This permit shall be subject to inspections and approval of the facilities and equipment by the Fire Marshall and Building Official, The Town of Christiansburg requires that the applicant shall use and maintain the facilities and equipment in accordance with the equipment manufacturer's guidelines.
- 3) This permit shall be subject to review by the Planning Commission in one year.

Commissioner Curtis asked if there were any traffic concerns for Kiwanis Park. Mr. Bowen stated he had no concerns since the baseball fields were typically used on the weekend while his gym would generally operate during the week.

Mr. Bowen stated he was the only certified parkour instructor in the area and has been practicing for ten years with no major injuries.

Chairperson Moore stated parking to accommodate 35 people might be an issue. Mr. Bowen stated most attendees would be young children who would be dropped off by their parents. Mr. Bowen stated he has taken students as young as 5 but may adopt an age 7 and up policy in the future. Mr. Bowen stated attendance varies by season and is highest during the school year.

Mr. Bowen stated he would be willing and able to operate with the same conditions used for New River Barbell and Fitness. With no further comment, Chairperson Moore closed the discussion.

Other business.

Mr. Drake stated Town Council approved the conditional use permit for an electronic reader board at Pizza Inn as well as the rezoning of the Cox Family Farms property. Mr. Drake noted Town Council adopted the new sign ordinance.

Mr. Drake announced a Public Hearing for an animal daycare and overnight boarding facility would be held during the October 16, 2017 Planning Commission meeting and noted the Development Subcommittee would meet at 6:00 p.m. prior to the regular meeting.

Commissioner Johnson stated the Regional Commission's "Renew the New" efforts to clean the New River were impressive and the results were significant. Commissioner Johnson stated municipalities need to make it easier for citizens to dispose of tires.

Chairperson Moore stated the Battleship event at the Aquatic Center on September 29, 2017 was a success and he hoped the event would continue.

Commissioner Sandbrook stated 10,000 people attended Downtown Christiansburg Inc's Food Truck Rodeo on September 22, 2017.

There being no more business, Chairperson Moore adjourned the meeting at 8:21 p.m.

Craig Moore, Chairperson

Andrew Warren, Secretary ^{Non-Voting}



ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833
MAYOR

D. MICHAEL BARBER
COUNCIL MEMBERS
SAMUEL M. BISHOP
HARRY COLLINS
R. CORD HALL
STEVE HUPPERT
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES

INTERIM TOWN MANAGER
RANDY WINGFIELD

ASSISTANT TO THE TOWN
MANAGER
ADAM CARPENETTI

DIRECTOR OF
FINANCE/TOWN TREASURER
VALERIE L. TWEEDIE,
CPA, CFE, CGFM

CHIEF OF POLICE
MARK SISSON

CLERK OF COUNCIL
MICHELE M. STIPES

TOWN ATTORNEY
GUYNN & WADDELL, P.C.

Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Fax 540-382-7338

Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Monday, October 16, 2017 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, November 14, 2017 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: Linda S. McMurray, agent for J & E Inc

Location: 569 North Franklin Street

Application #: CUP-2017-11

The Town of Christiansburg has received a Conditional Use Permit request by Linda S. McMurray, agent for J & E Inc for a kennel (animal daycare/overnight boarding) at 569 North Franklin Street (tax parcel 496 – ((27)) – 1A) in the B-3, General Business District. A conditional use permit is required for a kennel (animal daycare/overnight boarding) in the General Business (B-3) zoning district per Sec. 42-336 (50) of the *Christiansburg Town Code*.

The property is not located within the 100-Year Flood Hazard Area or a Historic District. The property is located within the Downtown Urban Development Area. The adjoining properties are zoned A Agricultural and B-3 General Business and contain public recreation and business uses. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

The applicant proposes to operate a retail store to sell pet accessories and pet food and will also offer grooming and training services. These uses are allowed by right in the B-3 General Business District. The applicant is seeking a conditional use permit in order to offer dog daycare and overnight boarding services. The applicant has indicated the dog daycare will operate from 7:00 a.m. to 6:00 p.m. and the business will offer a taxi service to pick up dogs in the morning. The applicant intends to use the greenhouse as a grooming waiting area and has submitted a conceptual plan that provides separate fenced areas for large and small dogs.

List of attachments included with staff report

1. Conditional Use Permit Application and Conceptual Plan
2. Aerial map
3. Zoning map
4. Adjoining properties



TOWN OF CHRISTIANSBURG

100 East Main Street

Christiansburg, VA 24073

Phone (540) 382-6120 Fax (540) 381-7238

Conditional Use Permit Application

Landowner: Jacqueline Marshall (JBE Inc) Agent: Linda S McMurray
 Address: P.O. Box 92 Address: 2363 Backwoods Lane
Binger, VA 24149 Blacksburg VA 24060
 Phone: 540-382-1191 Phone: (540) 239-9734

I am requesting a Conditional Use Permit to allow Dog Daycare & Boarding

on my property that is zoning classification B-3 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 569 North Franklin St Christiansburg
 Tax Parcel(s): 496-271A

Fee: \$750.00

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge. I understand that Conditions may be placed on my property in regards to the above mentioned use/activity. I also understand that the Conditional Use Permit may be revoked and/or additional Conditional Use Permits required should questions regarding conformity arise.

Signature of Landowner(s): Jacqueline Marshall Date: 8/30/17
 _____ Date: _____
 _____ Date: _____

This request was approved / disapproved by a vote of the Christiansburg Town Council on _____.
 Any Conditions attached shall be considered requirements of the above request.

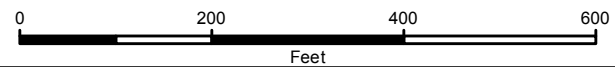
Town Manager

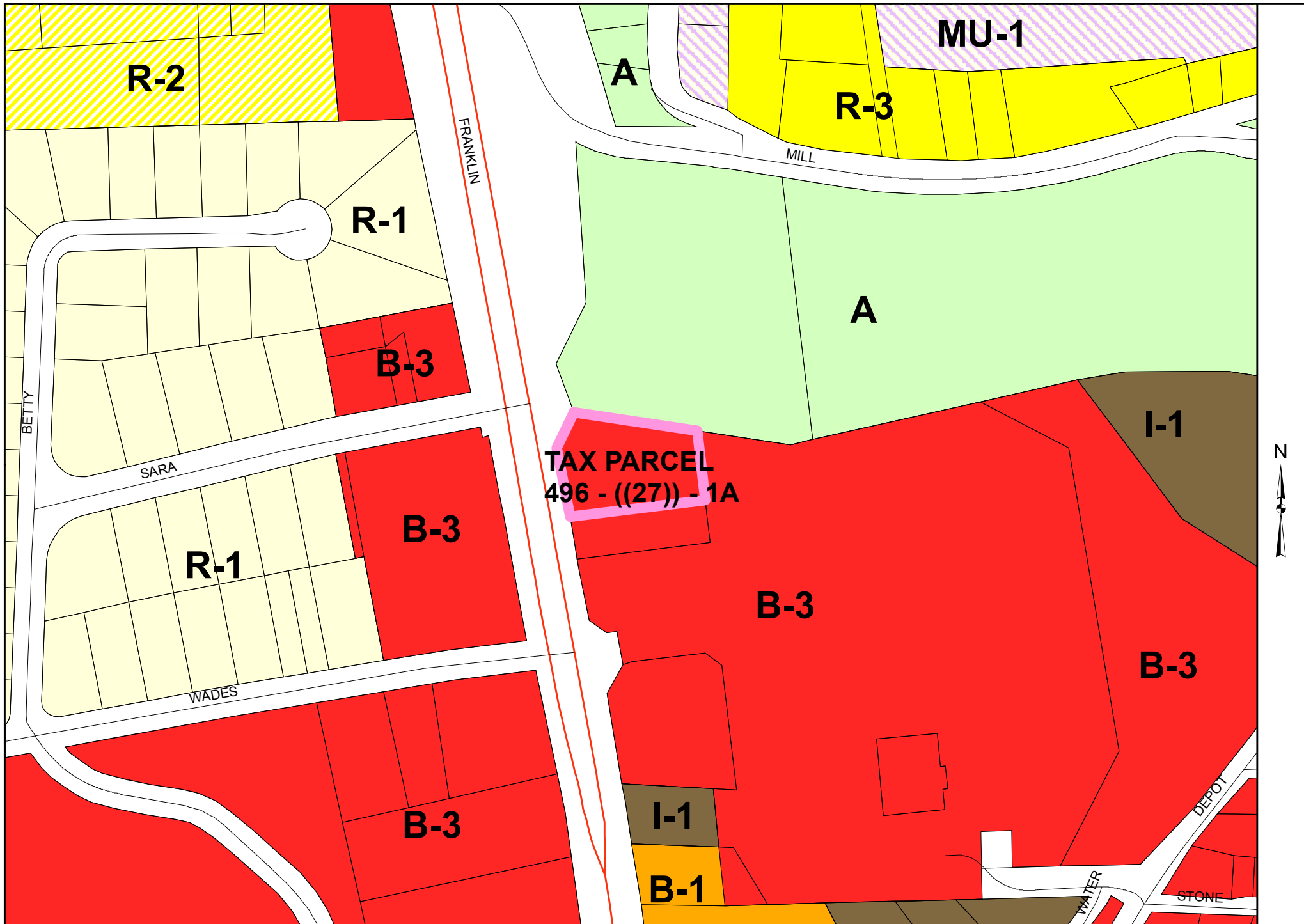
Date





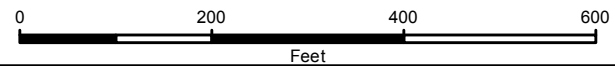
PC: OCTOBER 16, 2017
TC: NOVEMBER 14, 2017





CUP REQUEST: 569 N FRANKLIN ST

PC: OCTOBER 16, 2017
TC: NOVEMBER 14, 2017



CUP: 569 N FRANKLIN ST

Adjoining Property Owners

| <u>Tax Map #</u> | <u>Owner(s)</u> | <u>Mailing Address</u> | <u>City, State, Zip</u> |
|-------------------------|--------------------------------|-------------------------------|--------------------------------|
| 496- A 36 | CHRISTIANSBURG TOWN OF | | |
| 496- 27 1A | J & E INC | P O BOX 92 | RINER, VA 24149 |
| 496- 27 1B | K & W AUTOWASH LLC | P O BOX 6725 | CHRISTIANSBURG, VA 24068 |
| 496- 27 4 | KROGER LIMITED PARTNERSHIP I | 1014 VINE ST | CINCINNATI, OH 45202 |
| 496- 8 52 | MTS ASSOCIATES | 610 WARREN CT | CHRISTIANSBURG, VA 24073 |
| 496- 9 1A | WEC2000A-51UC | 1 CVS DR | WOONSOCKET, RI 02895 |
| | 7543-02 OCCUPANCY EXPENSE DEPT | | |