

Christiansburg Planning Commission
Minutes of October 16, 2017

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

Absent: Matt Beasley
Hil Johnson
Jeananne Knees

Staff/Visitors: Will Drake, staff
Jared Crews, staff
Linda McMurray, Tailchasers Incorporated
April Collins, 315 Circle Drive
Russell Collins, 315 Circle Drive
Robert Young RYT LLC
Mike Harris, New River Baseball Incorporated
Simeon Bowen, Blue Ridge Motion 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 Planning Commission Minutes for August 28, 2017 and October 2, 2017 Meeting

Chairperson Moore introduced the discussion. Commissioner Curtis made a motion to approve the August 28, 2017 and October 2, 2017 Planning Commission meeting minutes. Commissioner Sandbrook seconded the motion, which passed 3-0. Vice-Chairperson Sowers and Commissioners Collins and Garner abstained as they were not present for the October 2, 2017 meeting.

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.

Chairperson Moore opened the Public Hearing. Linda McMurray, Tailchasers Inc., stated she plans to operate a pet retail shop offering pet accessories and food as well as a boutique for dogs and cats. Ms. McMurray stated she also wants to operate a grooming station and training area staffed with a professional trainer. Ms. McMurray explained the existing greenhouse on the property would be used as a holding area for dogs to be groomed – along with a fenced outdoor area.

Ms. McMurray stated the uses mentioned were permitted by-right and she was seeking the conditional use permit to provide a dog daycare, operating from 7:00 a.m. to 6:00 p.m. with overnight kenneling service. Ms. McMurray stated she would like to provide a shuttling service to bring dogs to the facility in the future.

With no further comment, Chairperson Moore closed the discussion.

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 barber shop as a Major Home Occupation permitted by Conditional Use Permit within all zoning districts.

Chairperson Moore opened the discussion.

Mr. Warren stated the Development Subcommittee recommended approving the code amendment to remove barbershops and beauty shops from the list of prohibited establishments and to list single-chair beauty parlors and barbershops as Major Home Occupations to be permitted by conditional use permits.

Chairperson Moore noted the allowance of only single-chair facilities would minimize intrusive effects on neighbors. The Planning Commission discussed how signage could be regulated through conditions.

Commissioner Sandbrook motioned to recommend Town Council approve the amendment to strike barbershops and beauty shops from the list of prohibited establishments and to list single-chair beauty parlors and barbershops as Major Home Occupations to be permitted by conditional use permits. Commissioner Collins seconded the motion, which passed 6-0.

With no further comment, Chairperson Moore closed the discussion.

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.

Chairperson Moore opened the discussion.

Commissioner Curtis stated the Development Subcommittee considered prohibiting the usage of a waiting area on the premises which could change the usage of the facility. The Planning Commission discussed possible solutions including parking limitations, a requirement for business to occur by appointment only, and a direct restriction on the amount of customers on site at once. April Collins, 315 Circle Drive, stated customers with children or family would need places to sit.

Mr. Drake stated the Building Official had requested the right to inspect facilities before the start of operations.

The Planning Commission discussed advertising and determined signage relating to the business would be limited but the allowance of by-right general signage would remain unchanged.

The Planning Commission discussed limiting on-street parking and recommended allowing parking to occur as currently allowed by Town Ordinance with a future review by Planning Commission to address any possible issues.

Chairperson Moore questioned whether a license was required for operation. Mr. Drake explained any required professional or occupational certifications would be verified before the issuance of a business license from the Town.

The following conditions were drafted:

1. Hours of operations shall be limited to 8:00 a.m. to 8:00 p.m.
2. There shall be no freestanding signage related to the business displayed on the property. One wall sign of a maximum 2 sq. ft. shall be allowed.
3. This permit shall be reviewed by the Planning Commission in one year.
4. The Building Official shall inspect the premises prior to the issuance of the business license.
5. Customers shall be seen by appointment only and there shall be no separate waiting area.

Vice-Chairperson Sowers made a motion to recommend Town Council approve the conditional use permit with the conditions as drafted. Commissioner Garner second the motion, which passed 6-0.

With no further comment, Chairperson Moore closed the discussion.

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.

Chairperson Moore opened the discussion.

Commissioner Curtis stated the facility was designed to accommodate large trucks but safety concerns may need to be addressed. Commissioner Sandbrook expressed concern with the presence of hazardous materials. Robert Young, RYT, LLC, stated any hazardous material would be cleaned up at the scene of an accident and would not be brought to the facility.

The Planning Commission discussed fencing and Mike Harris, New River Baseball, stated new architectural fencing and vegetative screening would be installed, to separate New River Baseball Incorporated and the tow yard. Mr. Young stated he would be willing to use whatever material desired by the Town for the fencing.

Mr. Young stated wreckage would not usually remain on the property for a significant amount of time but noted insurance companies do not always promptly pick up vehicles. Mr. Drake stated a limit on the amount of time wreckage could remain on the property could ensure that too many vehicles do not collect on the property.

The following conditions were drafted:

1. This permit shall be valid for a single business to operate a towing service.
2. The property shall be maintained in a clean, sanitary, and sightly manner.
3. All waste petroleum products and/or chemicals shall be disposed of properly and are not to accumulate upon the premises. Provisions shall be made for the capture of leaking petroleum products and/or chemicals.
4. There shall be no storage of vehicles upon the premises except for vehicles left for temporary storage. All vehicles on the property shall have a State inspection decal that is either valid or dated within 90 days of its expiration. Towed vehicles shall remain on-premises no longer than three months.
5. There shall be no loud or 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 between 7:00 p.m. and 7:00 a.m.
7. This permit shall be subject to review by the Planning Commission in one year.
8. Prior to the issuance of the business license, the architectural and vegetative screening shall be installed in general conformance with the proposed layout submitted by the applicant. The architectural fencing running between the building and Bell Road and the portion of the architectural fencing along Bell Road shall be slat-type fencing or similar material, as approved by staff.

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 – (continued).

Vice-Chairperson Sowers made a motion to recommend Town Council approve the conditional use permit with the conditions as drafted. Commissioner Collins seconded the motion, which passed 6-0.

With no further comment, Chairperson Moore closed the discussion.

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.

Chairperson Moore opened the discussion. Simeon Bowen, Blue Ridge Motion LLC, provided an image of the gravel lot used for parking. Mr. Warren stated there are four existing tenant spaces at the property.

The following conditions were discussed:

1. There shall be no excessive noise between 10:00 p.m. and 7:00 a.m.
2. The 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. The permit shall be subject to review by the Planning Commission in one year

Mr. Bowen stated the facility could comfortably fit 35 to 40 people and noted parents usually drop off their children so parking spaces would only be briefly used. Chairperson Moore stated he understood users of the gym would typically range from ages 7 to 16. Mr. Bowen stated the gym would typically operate from roughly 4:00 p.m. to 9:30 p.m.

The Planning Commission discussed how the parking lot could be made safe. Commissioner Curtis noted the entrances to the units were also not clearly marked or indicated.

Mr. Bowen stated each unit of the facility had a separate entrance and there would not be equipment used outside the facility. Mr. Bowen noted the property owner had indicated the cars on the right side of the lot would be removed in the future.

Mr. Warren suggested a striping plan for the parking lot would be useful for staff to review. Mr. Warren requested a schematic parking plan to show the usable spaces on the lot as well as the proposed circulation of traffic.

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 – (continued).

Chairperson Moore tabled the discussion until the applicant could provide additional parking information.

With no further comment, Chairperson Moore closed the discussion.

Discussion on 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.

Chairperson Moore opened the discussion.

Ms. McMurray stated the greenhouse that would be used for the daycare is 640 square feet with a fence along the middle of the floor to separate dogs. Ms. McMurray noted a storage building could be also be used and stated there is about 350 square feet of outdoor area. Ms. McMurray explained either slat or wood fencing would be used to separate dogs and dogs would enter through the front of building to check in and would be brought out the backdoor and through a gate into the atrium (greenhouse).

The Planning Commission discussed operating hours and noted limits on hours of operation may not be necessary due to the facility's location beside Kroger and its proximity to North Franklin Street.

Mr. Drake stated staff would determine a parking plan for the facility based on the approved uses and the outcome of the Planning Commission and Town Council actions.

Ms. McMurray stated 60 to 70 square feet per dog is a typical standard for daycare and kenneling facilities. Chairperson Moore suggested reaching out to Animal Control regarding how much space would be required for each holding area. Ms. McMurray stated dogs would be kept in separate kennels, out of view of one another. Ms. McMurray stated kennels would be supervised around the clock.

Commissioner Sandbrook asked about certification and licensure requirements for dog training and boarding facilities. Ms. McMurray stated certification is not legally required but she will only use certified dog trainers. Mr. Warren noted dog training is a by-right use in the General Business District.

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The Planning Commission discussed the following conditions:

1. Architectural fencing shall be a slat-typed fencing or similar material, as approved by staff. The fencing shall be a minimum of 6-feet tall.
2. The site shall be maintained in a clean, sanitary, and sightly manner.
3. This permit shall be reviewed by the Planning Commission in one year.

Ms. McMurray stated animal waste would be cleaned through a mixture of spraying, scooping, and legal disposal. Chairperson Moore requested a waste management plan and information addressing waste management in relation to Town stormwater management and runoff conditions for the October 30, 2017 Planning Commission meeting.

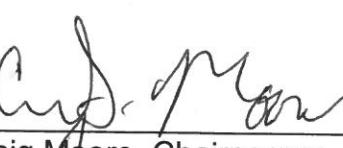
Commissioner Sandbrook asked about access to the outdoor area and Ms. McMurray stated access could occur from inside the facility as well as through multiple gates to the fenced in area.

With no further comment, Chairperson Moore closed the discussion.

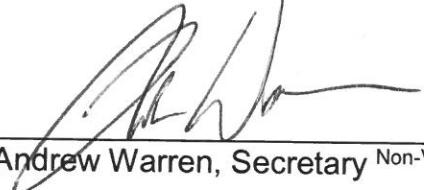
Other business.

Chairperson Moore opened the discussion.

With no other business, Chairperson Moore adjourned the meeting at 8:49 p.m.



Craig Moore, Chairperson



Andrew Warren, Secretary Non-Voting