



Town of Christiansburg Planning Commission Monday, April 30, 2018 Agenda

Planning Commission

Chairperson

Jennifer D. Sowers

Vice-Chairperson

Hil Johnson

Non-Voting Secretary/
Planning Director

Andrew Warren

Other Members

Ashley Briggs
Catherine Clifton
Harry Collins
Mark Curtis
Jessica Davis
Jeananne Knies
Craig Moore
Ann Sandbrook

Town Manager

Randy Wingfield

Town Attorney

Guynn &
Waddell, P.C.

REGULAR MEETING

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Monday, April 30, 2018 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 April 16, 2018 meeting.
- 3) Public Hearing on a Conditional Use Permit request by Safe Haven Family Services, Inc., agent for Quorum Holding Corporation for a single-family residential dwelling at 2175 Palmer Street, N.E., tax map no. 466 – A – 17 in the B-3, General Business zoning district. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 4) Presentation and Discussion of Trail Planning Study FY 2015 – FY 2016, by Jay McGuire of Hurt & Proffitt.
- 5) 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 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.

***Planning
Commission's
Next Meeting:***

*Monday, May 14, 2018
at 7:00 p.m.*

DRAFT

**Christiansburg Planning Commission
Minutes of April 16, 2018**

Present:

Catherine Clifton
Harry Collins
Mark Curtis
Jessica Davis
Jeananne Knies
Craig Moore
Ann Sandbrook
Jennifer D. Sowers, Chairperson
Andrew Warren, Secretary ^{Non-Voting}

Absent:

Ashley Briggs
Hil Johnson, Vice-Chairperson

Staff/Visitors:

Will Drake, staff
Jared Crews, staff

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

Approval of Planning Commission Minutes for April 2, 2018 Meeting

Chairperson Sowers introduced the discussion. Commissioner Knies made a motion to approve the April 2, 2018 Planning Commission meeting minutes. Commissioner Clifton seconded the motion, which passed 7-0. Commissioner Moore abstained as he was not present at the April 2, 2018 meeting.

Discussion/Action on a Conditional Use Permit request by Roger Woody for an approximately 2.412 acre portion of tax map no. 528-A-83 located at 1145 Roanoke Street to construct seven (7) single-family dwellings in the B-3, General Business zoning district. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Sowers introduced the discussion.

Mr. Warren noted the applicant was not present at the meeting but had stated he was comfortable with the discussion at the previous meeting as well as the potential conditions drafted by staff.

Mr. Warren explained a member of the Salvation Army had requested the applicant not use their property at 1123 Roanoke Street for storage or access to the site with construction equipment. Mr. Warren stated a condition could be used to ensure the property would only be accessed during construction from Roanoke Street. Mr. Warren noted an access easement is present on 1123 Roanoke Street.

Mr. Warren explained it would still be possible to access the property from 1225 Roanoke Street depending on an agreement between the property owner and developer but access from Barkwood Street may also be limited. Commissioner Clifton noted there are parking spaces on the lot at 1225 Roanoke Street that could hinder access from that property.

Mr. Warren stated the pavement width of the new street created during the project would be 30 feet and noted curb and gutter would be required as well as sidewalk on both sides of the street. Chairperson Sowers noted there is no curb and gutter or sidewalk located on Barkwood Street.

Commissioner Sandbrook stated too many restrictions on access may be difficult for the developer as the property is steep and it is difficult to determine where access can or should happen.

Commissioner Clifton stated a condition limiting access of construction equipment and vehicles to the work site from adjoining properties was fair as there are several areas available on Mr. Woody's own property where access could be established.

Commissioner Knies asked whether restrictions on the easement would be allowed. Mr. Warren stated a condition could be developed in order to address potential impacts to adjacent properties from the development and restrictions would not be placed specifically on the access easement. Commissioner Knies suggested a condition addressing equipment storage rather than access.

Commissioner Moore stated the lot at 1123 Roanoke Street was not designed to withstand construction traffic but questioned whether restrictions could be placed on an access easement based on types of traffic. Mr. Warren stated the legality of using

a condition to limit access from an easement could be reviewed by Town Staff.

Commissioner Clifton stated the condition could be worded to require that any access for construction equipment would need to meet the standards used by the Town when issuing entrance permits for construction areas.

Mr. Warren noted similar questions regarding construction site access would likely arise as more infill development occurs within the Town.

Commissioner Collins stated he would like a condition limiting access to the site to be as specific as possible.

Mr. Warren noted the developers may need to access the property from Barkwood Street due to the elevation of the property. Commissioner Moore suggested using language addressing "traffic transporting earthwork" so that stone and asphalt could be brought in from Barkwood Street and lighter traffic could use the access easement present on 1123 Roanoke Street.

The following conditions were proposed:

- 1) The property shall only be used for single-family dwellings and uses appurtenant to the principal single-family use, as provided in the R-3, Multi-Family Zoning District of the *Christiansburg Town Code*.
- 2) The property shall be developed in general conformance with the Conditional Use Permit Layout Plan submitted by LMW, P.C.
- 3) There shall be a maximum of seven (7) single-family dwellings permitted and the subject property shall be subdivided in accordance with Chapter 40, "Subdivisions" of the *Christiansburg Town Code*.
- 4) Storage of construction material and equipment shall not occur on adjacent property or public rights-of-way.
- 5) Construction traffic transporting earthwork and other debris shall only access the site directly from Roanoke Street, per an approved construction entrance.

Mr. Warren stated recent work on the site was halted by the Town because proper permitting had not been obtained and erosion and sediment control measures were put in place.

Commissioner Sandbrook stated there would need to be confirmed understanding that the conditions put forth would be honored by the developer. Mr. Warren noted retaining walls could be utilized on the property in the future to flatten the front portion for commercial use.

Commissioner Moore made a motion to recommend Town Council approve the Conditional Use Permit with the conditions as drafted. Commissioner Clifton seconded the motion, which passed 8-0.

With no further discussion, Chairperson Sowers closed the discussion.

Other business.

Chairperson Sowers opened the discussion.

Mr. Warren announced the Regional Planning Commissioner training would be held Thursday, April 19, 2018.

Mr. Warren stated Town Council would meet on Wednesday, April 18, 2018 and possibly take action on the proposed changes to the Noise Ordinance.

Mr. Warren stated a public hearing would be held on April 30, 2018 for a Conditional Use Permit request to establish a group home (considered a single-family use) at 2175 Palmer Street in the B-3 district.

Mr. Warren stated an engineer from Hurt and Profit would present the Town Walkway Plan to the Planning Commission on April 30, 2018.

With no other business, Chairperson Sowers adjourned the meeting at 7:39 p.m.

Jennifer D. Sowers, 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
STEVE HUPPERT
MERISSA SACHS
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES

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

Planning Department Staff Report

Application Type: Conditional Use Permit
Applicant: Safe Haven Family Services, Inc., agent for Quorum Holding Corporation
Location: 2175 Palmer Street, N.E.
Proposal: Allow single-family residential use in existing structure in the B-3 district.

Request

The Town of Christiansburg has received a Conditional Use Permit request by Safe Haven Family Services, Inc., agent for Quorum Holding Corporation to establish a single-family residential dwelling use in the existing structure at 2175 Palmer Street, N.E., tax map no. 466 – A – 17 in the B-3, General Business District.

In the B-3, General Business District, a Conditional Use Permit is required for principal residential uses, per Sec. 42-336 (1) of the *Christiansburg Town Code*. The existing structure at 2175 Palmer Street, N.E. has previously been a residence, but over the past several years the structure has been used as a business and a Conditional Use Permit is required to re-establish a principal residential use.

The applicant intends to operate a residential group home with eight or fewer individuals on the property. Per the Code of Virginia [§ 15.2-2291](#), assisted living facilities and group homes of eight or fewer individuals shall be considered residential occupancy by a single-family and no conditions more restrictive than those imposed on residences shall be imposed on such facilities. The conditional use permit request is for a single-family residence, not a group home, as the group home use is to be considered the same as a single-family residence. The Building Official performed a safety inspection on April 2, 2018 (notes attached) and the required smoke detectors were inspected and approved on April 9, 2018.

The property is not located within the 100-Year Flood Hazard Area or a Historic District. The property is located within the *Institute* Urban Development Area. The adjoining properties are zoned B-3, General Business. Neighboring properties include business and recreational uses. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Public Hearing Dates

The Planning Commission Public Hearing is scheduled for Monday, April 30, 2018 and the Town Council Public Hearing is scheduled for Tuesday, May 22, 2018.

List of attachments included with staff report

1. Conditional Use Permit application
2. Building Official Notes
3. Aerial map
4. Zoning map
5. Adjoining properties

Application #: CUP-2018-03

CUP Form 03/18/2014

**TOWN OF CHRISTIANSBURG**

100 East Main Street

Christiansburg, VA 24073

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

Conditional Use Permit ApplicationLandowner: Quinn Holding Corp Agent: Safe Haven Family Services, Inc.Address: 3950 South Main St Address: 140 Meadow Drive
Christiansburg VA 24060 Christiansburg, VA 24073Phone: 540 253 4022 Phone: 540 - 381 - 1701I am requesting a Conditional Use Permit to allow Licensed Agency Safe Haven Family Services to operate an Intellectual disability residential group home for Adults.on my property that is zoning classification B3 under Chapter 42: Zoning of the as single family residence VA Code 15.2-2291
Christiansburg Town Code.My property is located at 2175 Palmer Street, Christiansburg, VA 24073Tax Parcel(s): 013307Fee: \$ 750^{ad}

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): Quinn Holding Corp Date: _____By [Signature] Date: 3/30/18

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 _____

Andrew Warren

From: Christiansburg <wo@iworq.net>
Sent: Monday, April 2, 2018 3:11 PM
To: Andrew Warren
Subject: Christiansburg Permit # 27860



See comments from today's walk-through. Jerry

Click [Here](#) to open inspection.

Inspection Information

Inspection Date 3/30/2018
Type Change of Occupancy
Requested By Stephen Crawford
Contact Info 804-840-4240
Scheduled Date 4/2/2018
Scheduled Time 10:00
Completion Date 4/2/2018
Description Am - 10:00, to meet for walk through
Status Completed
Assigned To Jerry Heinline
Time IN 00:00 OUT 00:00
Hours 0

Notes/Conditions

Date	Notes
2018-04-02	<ul style="list-style-type: none">- Group home to be classified as R-5 single family per VCC 310.6 exception 1.- Approved for four Intellectually Disabled persons.- All are capable of self preservation in case of emergency.- 24 hour staffing provided onsite.- Smoke detectors required per current code for group R-5.- Bedroom egress windows are in proper working order.- An electrical permit is required for the installation of the smoke detectors.- Once installed a final inspection will be performed.- Certificate of occupancy issued once building and planning has been satisfied.

Property Information

Parcel#: 013307
QUORUM HOLDING CORPORATION
2175 PALMER ST NE
Zoning:B-3 Lot: Block:

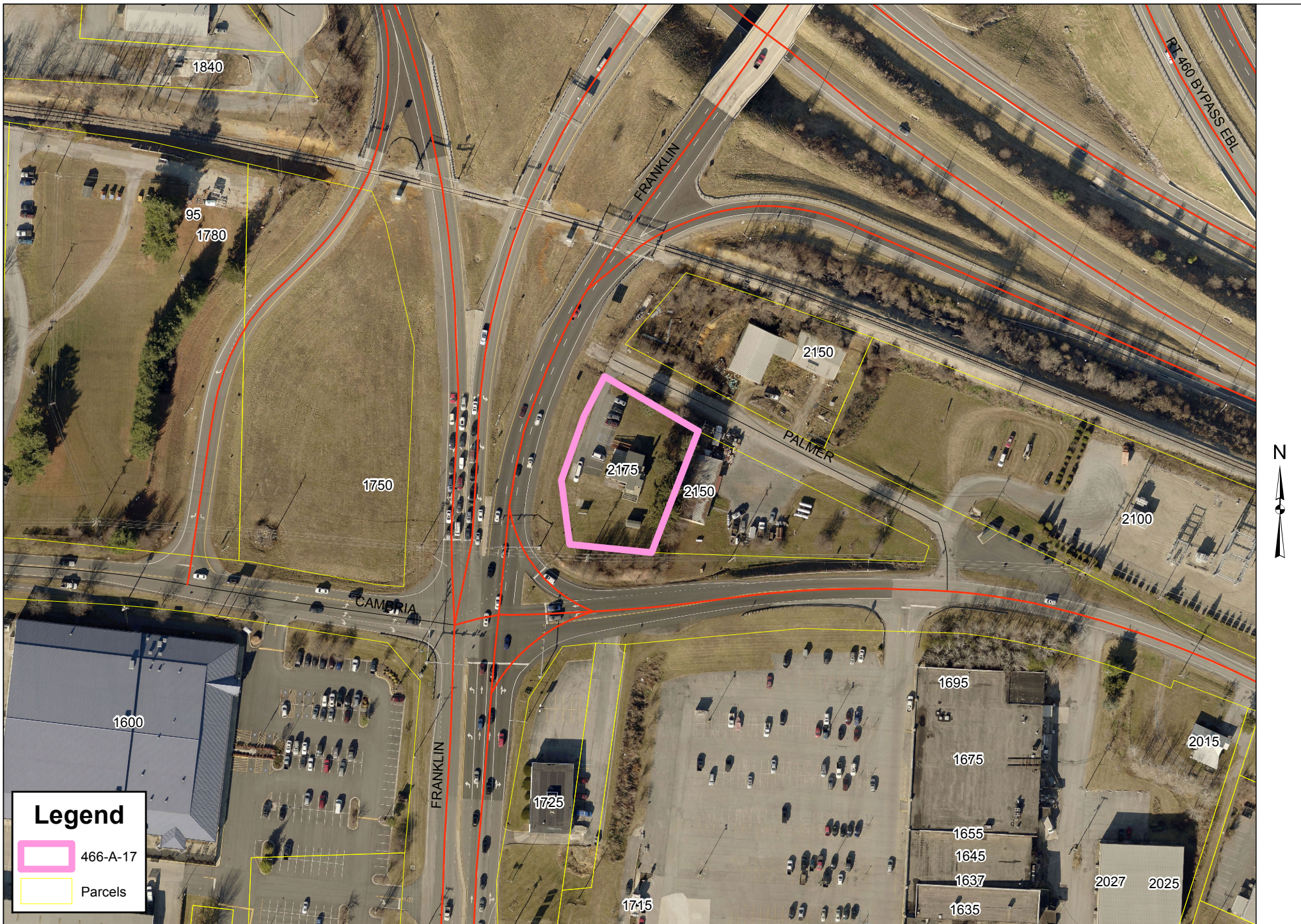
Owner Information

QUORUM HOLDING CORPORATION
P O BOX 10802
BLACKSBURG, VA 24062

Uploaded Files

[Upload File]

Date	File	Uploaded By
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CUP REQUEST: 2175 PALMER STREET NE

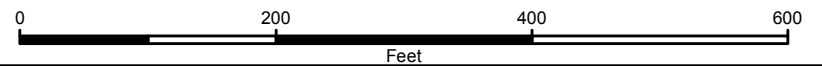
PC PUBLIC HEARING: APRIL 30, 2018
TC PUBLIC HEARING: MAY 22, 2018

0 200 400 600
Feet



CUP REQUEST: 2175 PALMER STREET NE

PC PUBLIC HEARING: APRIL 30, 2018
TC PUBLIC HEARING: MAY 22, 2018



CUP: 2175 PALMER STREET NE

Adjoining Property Owners

<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Mailing Address</u>	<u>City, State, Zip</u>
466- A 20C	BURCH PROPERTIES LLC		344 JENNELLE RD	CHRISTIANSBURG VA 24073
466- A 8A;466(2*	CHRISTIANSBURG TOWN OF			CHRISTIANSBURG VA 24073
466- A 10,11	COMMONWEALTH OF VA		731 HARRISON AVE	SALEM VA 24153
466- A 18	HAMRICK ARTHUR F JR		2150 PALMER ST	CHRISTIANSBURG VA 24073
466- A 17A	HAMRICK ARTHUR G JR		2150 PALMER ST	CHRISTIANSBURG VA 24073
466- A 17	QUORUM HOLDING CORPORATION		P O BOX 10802	BLACKSBURG VA 24062
466- A 15,15A	SHERWIN WILLIAMS DEVELOP CORP	TAX DEPARTMENT	P O BOX 6027	CLEVELAND OH 44101
466- A 15,15A	SHERWIN WILLIAMS DEVELOP CORP	TAX DEPARTMENT	P O BOX 6027	CLEVELAND OH 44101

Due to its large file size, the Christiansburg Trail Planning Study FY 15 - FY 16 has been saved as a separate document.

Please follow the link below to view or download the document from the Town's website.

[Link to the Trail Planning Study FY 15 – FY 16](#)