

**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