

Christiansburg Planning Commission
Minutes of September 14, 2020

Present: Thomas Bernard
Ashley Briggs
Felix Clarke Jr.
Hil Johnson, Chairperson
Ann Sandbrook
Jennifer D. Sowers
Will Drake, Secretary Non-Voting

Absent: Mark Curtis
Jessica Davis
Johana Hicks
Jeananne Kries, Vice – Chairperson

Staff/Visitors: Jude Cochran, staff
Jared Crews, staff
Colin Huff, 450 Tower Rd.
Tullio O'Reilly, 1860 Radford Rd.

Chairperson Johnson 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 Johnson opened the floor for public comment. With no comments, Vice-Chairperson Johnson closed the floor for public comment.

Approval of Planning Commission Minutes for the August 31, 2020 Meeting

Commissioner Sowers made a motion to approve the August 31, 2020 Planning Commission meeting minutes. Commissioner Bernard seconded the motion, which passed 6-0.

Public Hearing for a Conditional Use Permit request by Colin Huff (applicant) for a towing service at property owned by L&R Burch Properties LLC located at 3295 North Franklin Street (tax map no. 406-A-13E) 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.

Chairperson Johnson opened the discussion.

Colin Huff, 450 Tower Rd, requested a Conditional Use Permit for a towing service to serve the state, county, and local police. Mr. Huff stated the lot will be designed to Town requirements and will be fenced to store vehicles.

Chairperson Johnson asked if fencing already exists on the property. Mr. Huff stated the property is not fenced at this time, but he intends to fence the property once fencing requirements are provided.

Tullio O'Reilly, 1860 Radford Rd, Pastor of Administration at 3325 N. Franklin St., stated the church supports the request, but noted two issues regarding the property. The access easement is unregulated regarding speed and there is no maintenance agreement between the properties who use the easement. Chairperson Johnson questioned who owned the right-of-way easement. Mr. O'Reilly stated the ownerships are shared with the adjacent properties. Commissioner Bernard questioned if the Town plows the right-of-way. Mr. O'Reilly stated historically they have not.

Chairperson Johnson noted the property is secluded and hidden from view and supported the addition of a fence and noted the suggested use seemed appropriate with adjacent properties.

Commissioner Sowers requested prior conditions for similar towing services in Town. The Commission reviewed the previous conditions most recently approved for a towing use.

1. The property shall be limited to storage of no more than ten inoperable vehicles.
2. All towed vehicles are to be screened from adjoining properties and rights-of-way.
3. All vehicles are to be kept on-premises and not within any public right-of-way or adjacent property. Any towed vehicles are to remain on-premises no longer than six months excluding extenuating circumstances supported by documentation showing intent and progress to remove a vehicle from the property.
4. The property shall be maintained in a clean, sanitary, and sightly manner.
5. 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.
6. All parts, including faulty parts, tires, etc. are to be kept inside the garage or a fully enclosed building (including a roof) until disposal.
7. This permit is subject to review in one year.

Mr. Drake noted speed and maintenance would need to be checked to see if such conditions could be placed on the permit. Commissioner Sowers noted the maintenance issue does not necessarily conflict with the conditional use request.

The Commission supported Town staff looking into the Town's role in the shared access easement.

Chairperson Johnson asked if the applicant was okay with the suggested conditions. Mr. Huff stated they were acceptable.

The Commission discussed the maintenance issue and agreed it was a separate issue from the conditional use request. Mr. O'Reilly stated he didn't intend to delay the conditional use permit, but just wanted to use this opportunity to bring it to the Town's attention.

Commissioner Sandbrook inquired about fencing conditions or code requirements for towing services. Mr. Drake noted the gravel lot would need to be fenced six feet tall per Town regulations, but additional requirements would be up to the Planning Commission. Commissioner Sowers questioned existing tree shielding. Mr. Huff stated existing trees do screen the property adequately. Mr. O'Reilly noted the existing tree screening is very dense.

Commissioner Bernard motioned to recommend approval of the conditional use request with the conditions as drafted. Commissioner Sowers seconded the motion, which passed 6-0.

Staff agreed to follow up regarding any information related to the Town's access and maintenance.

Other Business

Chairperson Johnson opened the discussion.

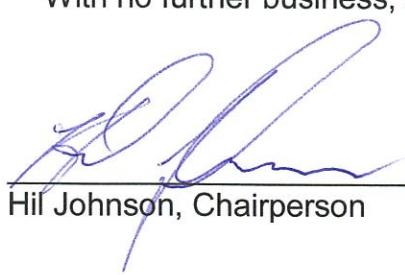
Mr. Drake noted the potential Planning Commission mentorship suggested by Commissioner Knies will be on the agenda for the September 28 meeting.

Mr. Drake noted the topic of Commissioners participating in meetings virtually can be placed on the agenda for the next meeting.

Commission Briggs noted the upcoming ribbon cutting ceremony for the Depot Park trail and bridge.

Mr. Drake requested Commissioners notify staff of absences ahead of meetings.

With no further business, Chairperson Johnson adjourned the meeting at 7:41 p.m.



Hil Johnson, Chairperson



Will Drake, Secretary Non-Voting