



**Planning Commission**

Chairperson  
Hil Johnson

Vice-Chairperson  
Jeananne Knees

**Other Members**

Thomas Bernard  
Ashley Briggs  
Felix Clarke  
Mark Curtis  
Jessica Davis  
Jennifer Sowers

**Town Manager**

Randy Wingfield

**Town Attorney**

Sands Anderson P.C.

**Planning  
Commission's  
Next Meeting:**

*Tuesday, February 16,  
2021 at 7:00 p.m.*

**Town of Christiansburg  
Planning Commission  
Monday, February 1, 2021  
Agenda**

***REGULAR MEETING***

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Monday, February 1, 2021 at 7:00 p.m.** for the purpose of allowing the full Commission to review the following:

- 1) Pledge of Allegiance.
- 2) Public comments – 5 minute limit per citizen.
- 3) Approval of Planning Commission Minutes for November 30, 2020.
- 4) Public Hearing for A Rezoning request by Gay and Neel, Inc. (applicant), for an approximately 1.38 acre property owned by Depot Street Development LLC, located at the intersection of Depot Street, N.E. and Harless Street, N.E. (tax map nos. 497-A-288, 497-A-288A, 497-A-288C, 497-A-285, 497-A-286, 497-13-3, 497-13-1E). The request is to rezone the property from B-3, General Business to R-3, Multi-Family Residential with proffers. The property is designated as residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 5) Public Hearing for two Conditional Use Permit requests by Balzer & Associates, Inc., on behalf of SHAH Development, LLC (applicant/owner), for an approximately 3.2 acre property located at 1145 West Main Street (tax map no. 556-A-39) in the B-3, General Business District:
  1. A conditional use permit request for residential uses as permitted in the R-3, Multi-Family Residential District. Residential uses as permitted in the R-3, Multi-Family Residential District include single-family dwellings, two-family dwellings, townhouses, and multiple-family dwellings at a density of development of up to 20 units per acre.
  2. A conditional use permit request for a proposed planned housing development to consist of single-family, two-family, and multiple-family dwellings at a density of development not to exceed 7.8 units per acre.
- The property is partially designated as Business/Commercial and partially designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 6) Election of Officers – Chairperson, Vice-Chairperson, and Secretary.
- 7) Discussion of Planning Commission Subcommittees and assignment of membership.
- 8) Other Business.

Town Hall will be open and available to receive public comment in-person at the time of this meeting. Additionally, the Public shall have access to the meeting through live streaming as set forth below, and may submit comments by any of the following additional means:

- Online at [www.christiansburg.org/publichearings](http://www.christiansburg.org/publichearings).
- By e-mail to [info@christiansburg.org](mailto:info@christiansburg.org).
- By voicemail at (540) 382-6128 ext. 1109.
- By mail to Town Hall, 100 E. Main Street, Christiansburg, VA 24073 ATTN: Planning Commission (please allow adequate mailing time).
- By using the Town Hall drop box and labeling your comments for ATTN: Planning Commission.

The meeting will be streamed live on the Town of Christiansburg's YouTube channel at [www.christiansburg.org/youtube](http://www.christiansburg.org/youtube) and will remain on the Town's YouTube page once the meeting concludes.

A copy of the applications are available for review at the following link: [www.christiansburg.org/publichearings](http://www.christiansburg.org/publichearings). A copy of the applications, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department Office, 100 E. Main Street, Christiansburg, VA 24073 during normal office hours of 8:00 a.m. – 5:00 p.m. Monday through Friday. Contact Andrew Warren, Assistant Town Manager, by phone at (540) 382-6120 ext. 1130 or by email at [awarren@christiansburg.org](mailto:awarren@christiansburg.org) with any questions or if you require reasonable accommodations