



Town of Christiansburg Planning Commission Monday, August 2, 2021 Agenda

Planning Commission

Chairperson

Hil Johnson

Vice-Chairperson

Jeananne Knies

Other Members

Thomas Bernard

Ashley Briggs

Felix Clarke

Mark Curtis

Jessica Davis

Jennifer Sowers

Town Manager

Randy Wingfield

Town Attorney

Sands Anderson P.C.

REGULAR MEETING

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Monday, August 2, 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 June 28, 2021.](#)
- 4) [Public hearing for a Commercial Auto Garage at 1250 Roanoke Street for Tax Parcel Nos. 498 - \(\(7\)\) - 16A, 498 - \(\(7\)\) - 17A, and 498 - \(\(A\)\) - 113C by Glenwood Martin on behalf of Twin Oaks Properties LLC. The property is designated Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.](#)
- 5) Other Business

Planning

Commission's

Next Meeting:

*Monday, August 16,
2021 at 7:00 p.m.*

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 with any questions or if you require reasonable accommodations.

**Christiansburg Planning Commission
Minutes of June 28, 2021**

Present: Thomas Bernard
Ashley Briggs
Felix Clarke Jr.
Jessica Davis
Hil Johnson, Chairperson
Jennifer D. Sowers

Absent: Felix Clarke Jr
Mark Curtis
Jeananne Knies, Vice – Chairperson

Staff/Visitors: Jude Cochran, staff
Dari Jenkins, Staff
James Tannahill, 2457 Rosemary Road

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, Chairperson Johnson closed the floor for public comment.

Approval of Planning Commission Minutes for the June 1, 2021 Meeting

Commissioner Bernard made a motion to approve the June 14, 2021 Planning Commission meeting minutes. Commissioner Davis seconded the motion, which passed 5-0.

Conditional Use Permit request by James Tannahill (applicant) on behalf of Sawyers Living Trust (owner) for a towing service in the General Industrial (I-2) zoning district at 2500 Brammer Lane (Tax Map 501-1 13J). The property is designated as Industrial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Johnson opened the public hearing.

Mr. Cochran gave a brief overview of the subject property's location, zoning district, and future land use designation.

James Tannahill, Tannahill Towing Inc., requested a conditional use permit for a towing service at 2500 Brammer Lane to be able to park his vehicle and service the northern portion of I-81

With no further comments, Chairperson Johnson closed the public hearing.

Chairperson Johnson opened the discussion.

Chairperson Johnson noted the location is suitable for the use and aligns with similar uses previously recommended by the Planning Commission.

Commissioner Sowers requested typical conditions approved in the past. The Commission felt these conditions were appropriate for the proposed use.

Chairperson Johnson mentioned the need for screening is minimal based on its location.

Commissioner Sowers noted the lot would need to be fenced if the applicant were to pursue storing vehicles at the site. Mr. Tannahill noted the site is already completed enclosed by fencing.

The applicant said he was comfortable with the proposed conditions.

Commissioner Sowers made a motion to recommend approved for the conditional use permit with conditions. Commissioner Briggs seconded the motion, which passed 5-0.

With no further comments, Chairperson Johnson closed the discussion.

This item will go before Town Council as a Public Hearing on July 27, 2021.

Discussion/Action for Rezoning request by Deerfield Home Estates LLC to rezone Tax Parcel Nos. 496-A 68 & 496-A 73 (4.711 acres) from Agricultural (A) and Two-Family Residential (R-2) to Single Family Residential (R-1) with proffered conditions. The proposal is to construct 24 single-family detached dwellings. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

The applicant has requested additional time to provide information

Discussion/Action for Conditional Use Permit request by Deerfield Home Estates LLC for a Planned Housing Development to consist of 24 Single-Family Residential dwellings on property located adjacent to Wades Lane and Agee Street, Tax Parcel Nos. 496-A 68 & 496-A 73.

The applicant has requested additional time to provide information

Other Business

Chairperson Johnson opened the discussion.

Commissioner Sowers questioned if the Tow Board was still meeting. Mr. Cochran stated he would reach out to staff to determine the status of the committee.

Commissioner Briggs questioned an update regarding annual reviews. Mr. Cochran stated staff is still working on investigating the matter.

With no further business, Chairperson Johnson adjourned the meeting at 7:17 p.m.

Hil Johnson, Chairperson

Andrew Warren, Secretary ^{Non-Voting}

* Written comments received on public hearing items are included in the staff report to Planning Commission in the Planning Commission agenda packet.



Planning Department Staff Report

TO: Planning Commission
DATE: July 30, 2021
PC PUBLIC HEARING: Monday, August 2, 2021 at 7PM
APPLICATION: Conditional Use Permit [CUP-2021-11]
LOCATION: 1250 Roanoke Street
Tax Parcel Nos. 498 - ((7)) - 16A, 498 - ((7)) - 17A, 498 - ((A)) - 113C
PROPOSAL: Commercial Garage in the General Business (B-3) Zoning District

Request

The Town of Christiansburg has received a conditional use permit request to operate a Commercial Garage by Glenwood Martin on behalf of Twin Oaks Properties LLC at 1250 Roanoke Street in the B-3, General Business District. A conditional use permit is required in the B-3, General Business District per Sec. 42-336 (34) of the *Christiansburg Town Code*.

The definition of *Commercial Garage* is “the maintenance, service, and repair of vehicles, including all components of the mechanical systems with all major repair and related storage conducted under cover of a building. This shall not include an automobile body shop.”

Background

The tenant of 1230 Roanoke Street—The Mechanic auto repair shop—requests to expand the garage to 1250 Roanoke Street to meet its growing needs for additional shop and office space. The last tenant of 1250 Roanoke Street was Tint Pros Plus which has relocated to 214 Roanoke Street. The Tint Pros Plus use does not require a conditional use permit at its old—or its new location—since it did not meet the definition of “Commercial Garage.” Now that the Mechanic wants to expand to 1250 Roanoke Street, a conditional use permit is required. Both properties are owned by Twin Oak Properties, LLC represented by Glenwood Martin and share a common storage area.

In 2014, a conditional use permit was approved at 1230 Roanoke Street for a commercial garage—the current location of The Mechanic. The request passed with the following conditions:

1. The property is to be maintained in a clean, sanitary, and sightly manner.
2. This permit is for a commercial garage, not a body shop or towing service or for conducting bodywork.
3. All parts, including faulty parts, tires, etc. are to be kept inside the garage or a fully

enclosed building (including a roof) until disposal.

4. All waste petroleum products and/or chemicals are to be disposed of properly and are not to accumulate upon the premises. Provisions are to be made for the capture of leaking petroleum products and/or chemicals.
5. There will be no storage of vehicles upon the premises except for vehicles occasionally left for repair. All vehicles left for repair are to be kept on-premises and not within any public right-of-way or adjacent property. All vehicles on the property are to have a State inspection decal that is either valid or dated within 90 days of its expiration.
6. Mechanical work is to be done inside the building and not outside.
7. There are to be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
8. There are to be no discernible noises to residential properties in the nearby vicinity between 7:00 p.m. and 7:00 a.m.
9. This permit shall be revocable for violations of Chapter 4 "Advertising" of the Christiansburg Town Code occurring on the property.
10. This permit is subject to inspections and approval of the facilities by the Fire Marshall and Building Official.
11. This permit is subject to the requirement of a site plan to be reviewed and approved by Town staff.
12. This permit shall be subject to review by the Planning Commission in one year.

These conditions are provided for the Planning Commission's consideration. Please note that it has been the current practice of the Planning Commission to typically not include conditions that restate requirements that are already covered under local, state, or federal laws. Three examples in this list would be #2, #9, and #10.

The property is not located within either the 100- or 500-Year Flood Hazard Area or a Historic District. The property is not located within a designated Urban Development Area. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. The adjoining properties are zoned B-3 General Business, and R-1 Single Family. The adjoining properties contain residences to the rear along Scott Street and businesses along Roanoke Street. The Planning Commission is scheduled to make a recommendation on Monday, August 16, 2021 and the Town Council Public Hearing is scheduled for Tuesday, August 24, 2021, with Council action scheduled for Tuesday, September 14, 2021.

List of attachments included with staff report:

1. Conditional Use Permit application
2. Aerial map
3. Zoning map
4. Future Land Use map



Conditional Use Permit Application

Landowner: TWIN OAKS Properties LLC Applicant: Glenwood MARTIN

Address: 1250 Roanoke St Address: 1733 White Oak Ln
Christiansburg, VA 24073 Christiansburg, VA 24073

Phone: 540 250-8201 Phone: 540 250 8201

I am requesting a Conditional Use Permit to allow Commercial Auto Repair
to extend 1230 Roanoke Auto Repair on my
property that is zoning classification _____ under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 1250 Roanoke St

Tax Parcel(s): 498-7 16A, 17A, 498A 113C

Parcel Number(s): 023328 032137

Fee: \$750.00

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): Glenwood Martin Date: 6-22-21

Date: _____

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

PARCEL ID 023328; TAX MAP 498- 7 16A,17A; 0.342 ACRE, ZONED: B3



Subject Property



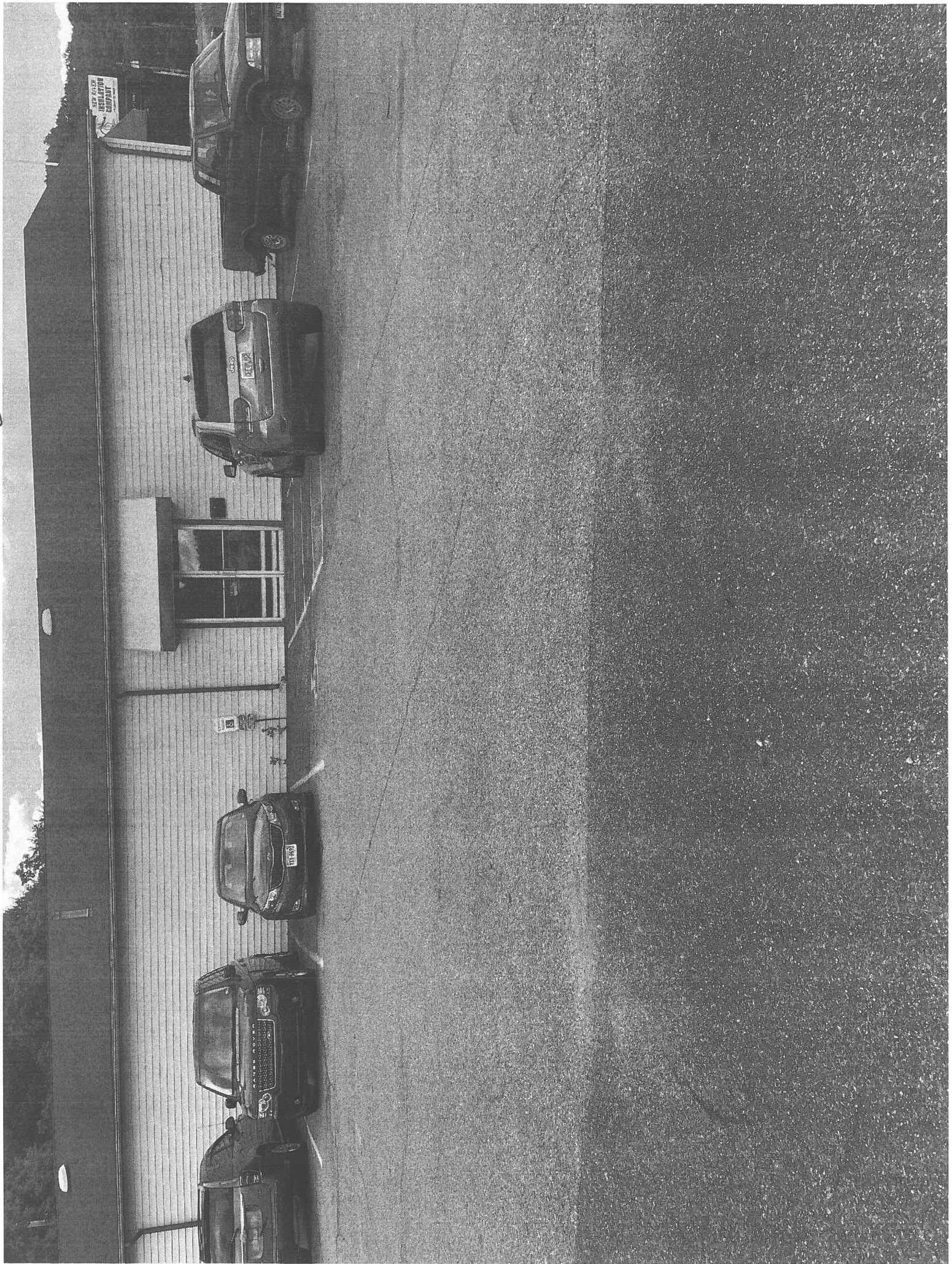
Data Sources:
Town of Christiansburg -
Base Mapping (June 2021)
Montgomery County -
Tax Parcels (April 2021)
Pictometry -
Orthophotography (2019)

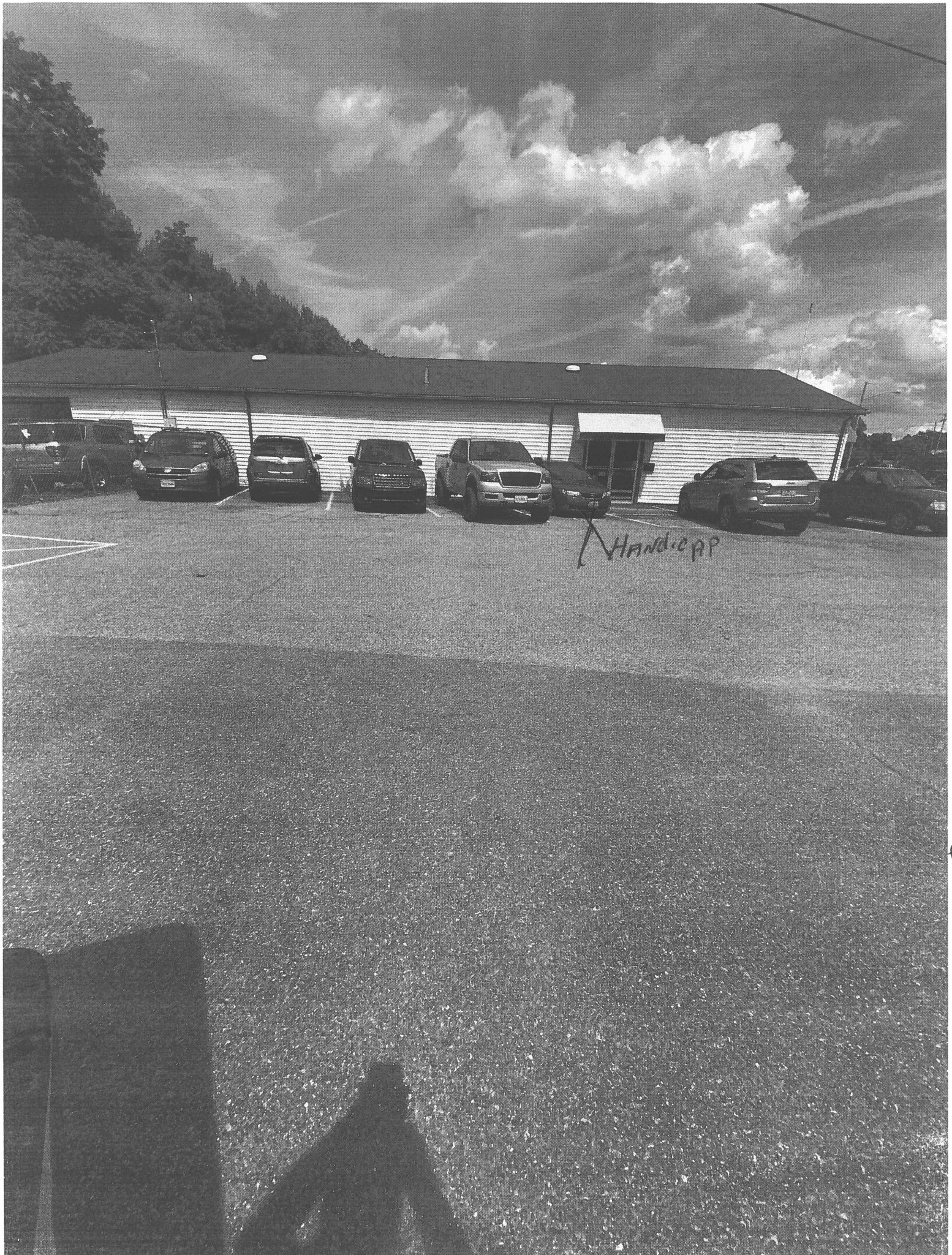


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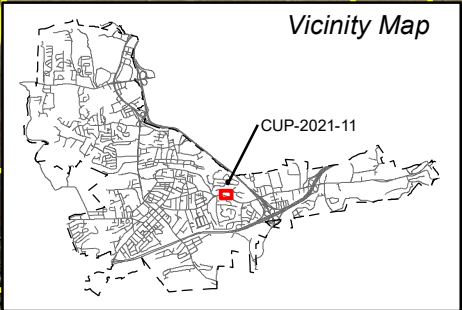
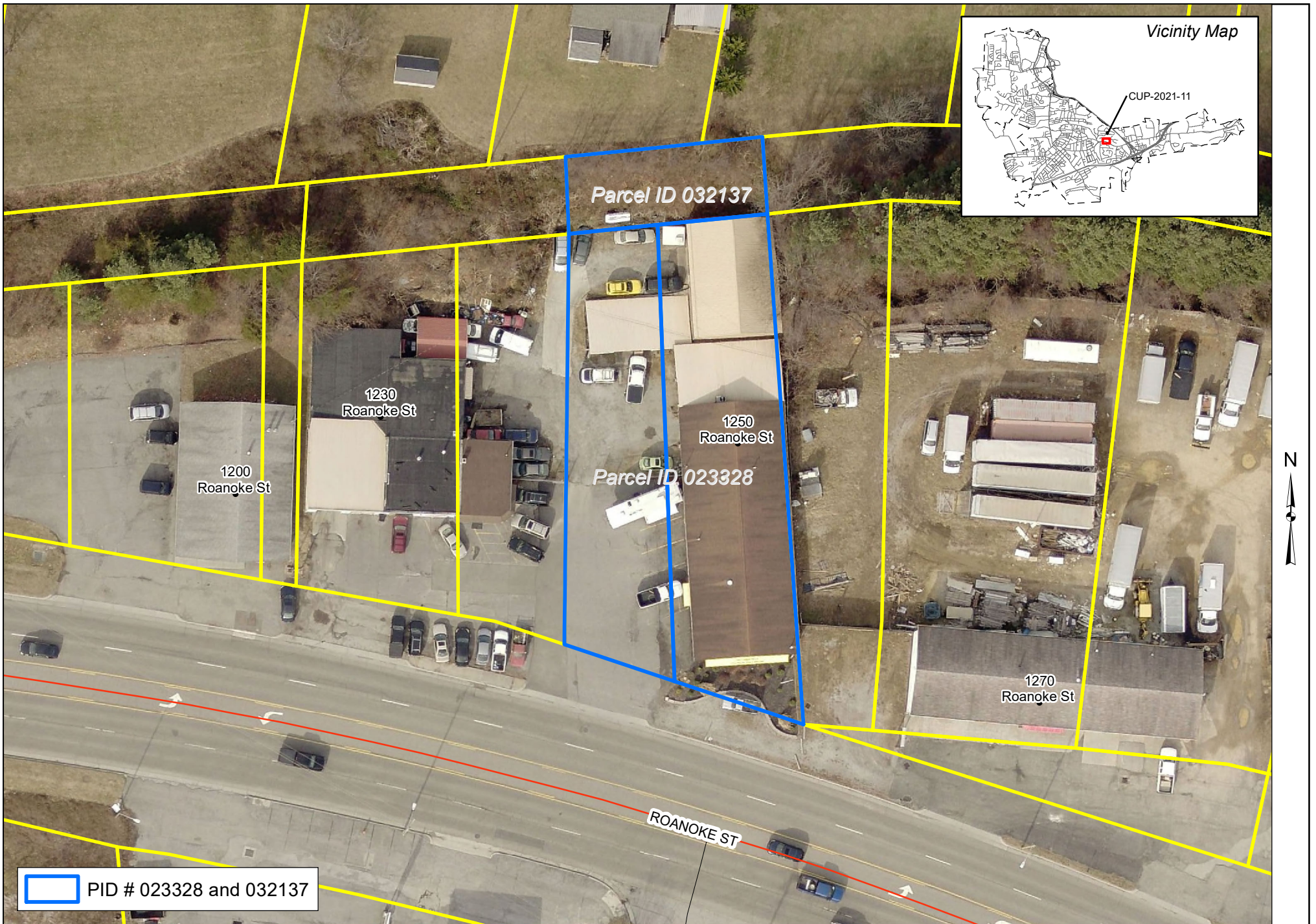
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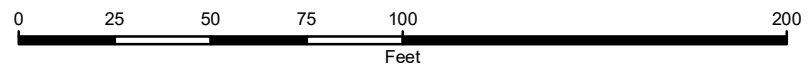
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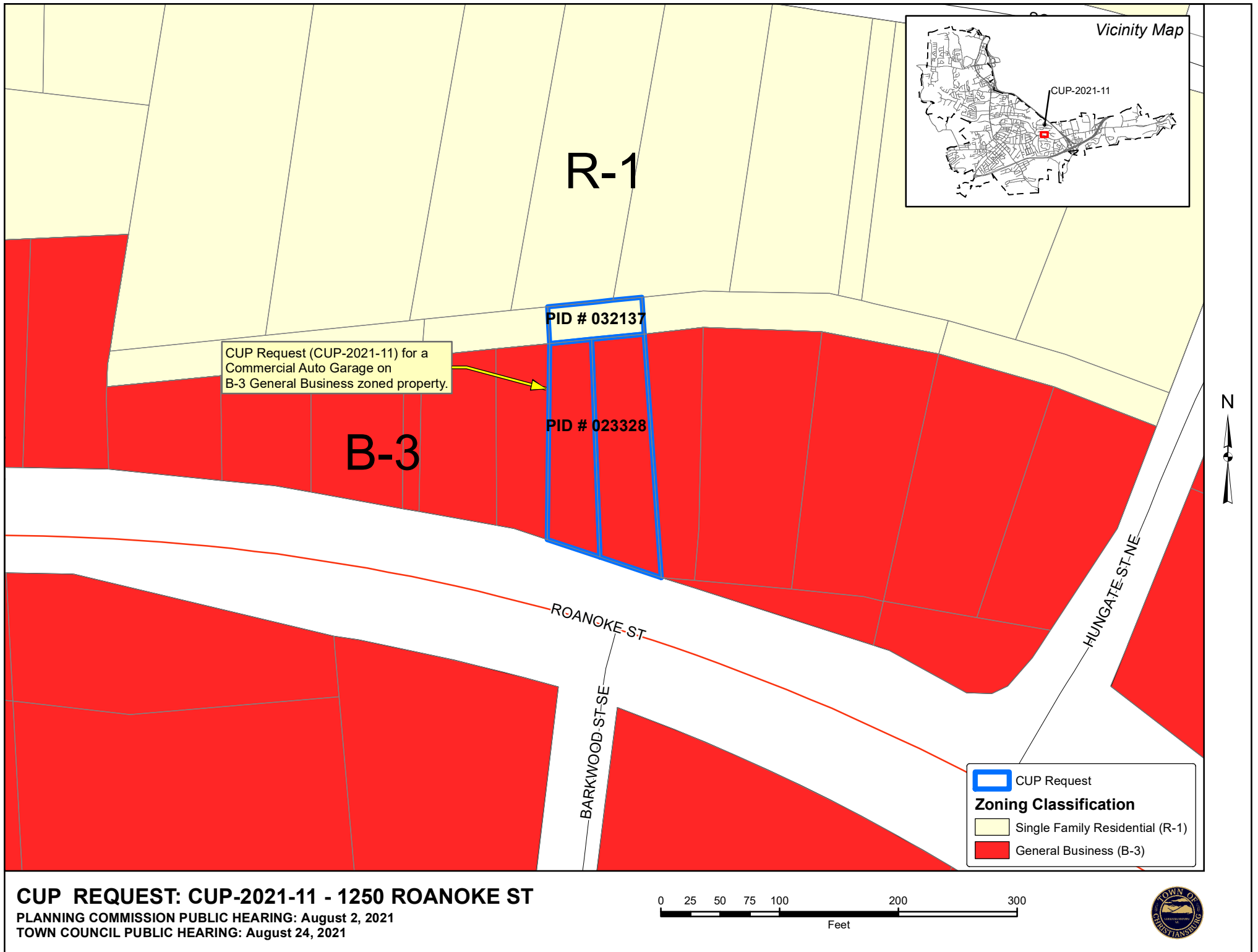


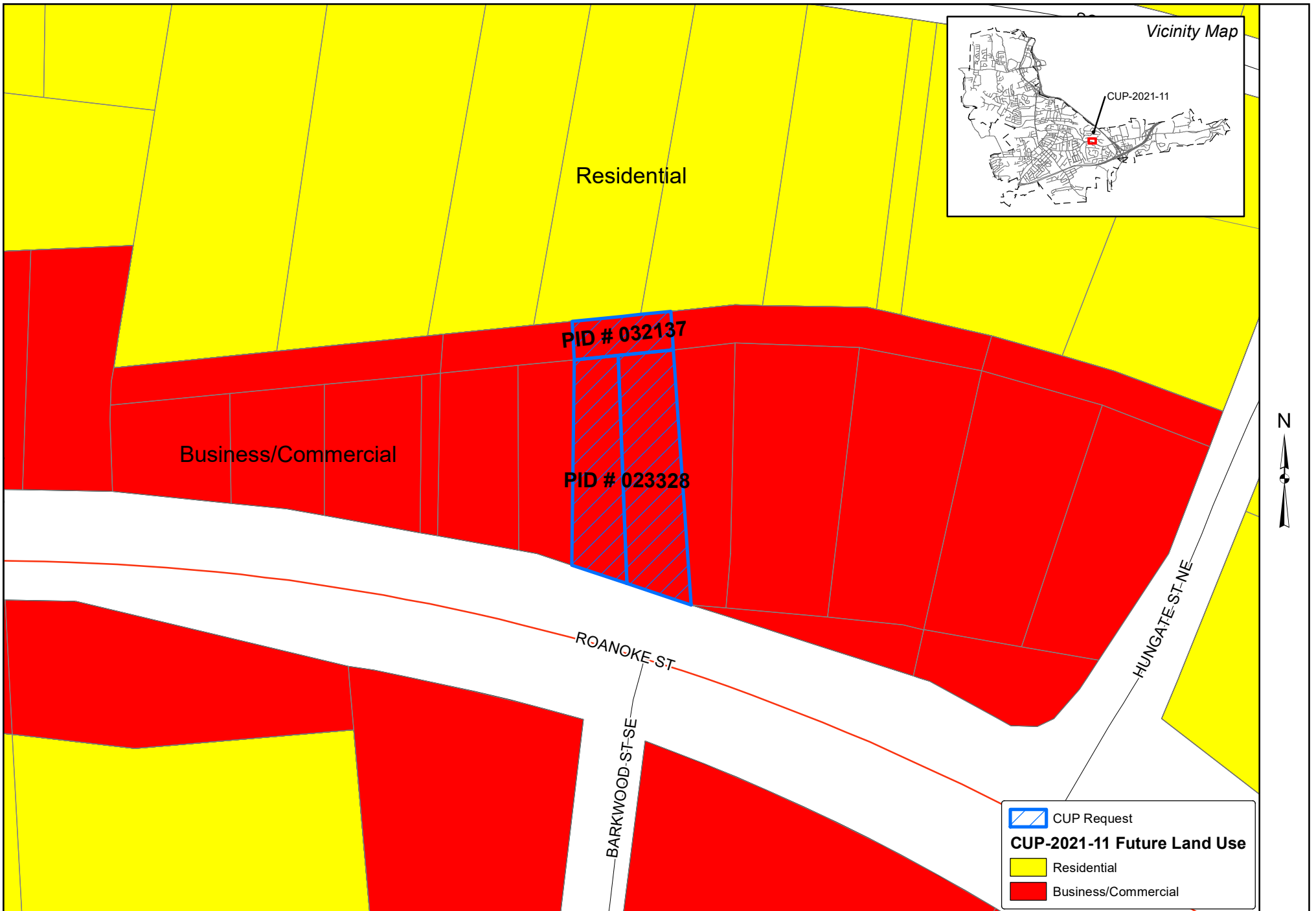
CUP REQUEST: CUP-2021-11 - 1250 ROANOKE STREET

PLANNING COMMISSION PUBLIC HEARING: August 02, 2021

TOWN COUNCIL PUBLIC HEARING: August 24, 2021







CUP REQUEST: CUP-2021-11 - 1250 ROANOKE ST

PLANNING COMMISSION PUBLIC HEARING: August 2, 2021

TOWN COUNCIL PUBLIC HEARING: August 24, 2021

