



Town of Christiansburg Planning Commission Monday, August 30, 2021 Agenda

Planning Commission

Chairperson
Hil Johnson

Vice-Chairperson
Jeananne Kries

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:**
Monday, September
20, 2021 at 7:00 p.m.

REGULAR MEETING

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Monday, August 30, 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 August 16, 2021.**](#)
- 4) [**Public Hearing for Major Home Occupation Conditional Use Permit for a single-chair salon in the Agricultural zoning district at 725 Stafford Drive on Tax Parcel 405 – \(\(A\)\) – 8. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.**](#)
- 5) [**Public Hearing for Rezoning from R-3, Multi-Family Residential and B-3, General Business to B-3, General Business by the Montgomery Museum & Lewis Miller Regional Art Center \(Montgomery Museum of Art and History\) at 300 Pepper Street SE on Tax Parcel 527 – \(\(A\)\) – 235. The property is designated as Parks/Open Space Map of the 2013 Christiansburg Comprehensive Plan.**](#)
- 6) [***Request to Postpone by Applicant* - Public Hearing for Amendments to the Planned Commercial Development in the B-3, General Business zoning district at 2705 Market Street NE by NRV Marketplace LLC to allow multi-family residential uses, increased building height, reduced onsite greenspace, and reduced residential parking requirement on Tax Parcel 436 – \(\(5\)\) – 1. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. \(Applicant plans to amend proposal and requests to reschedule public hearing to September 20, 2021\)**](#)
- 7) Other Business

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 August 16, 2021**

Present: Thomas Bernard
Ashley Briggs
Felix Clarke Jr.
Mark Curtis
Jessica Davis
Hil Johnson, Chairperson
Jeananne Kries, Vice – Chairperson
Jennifer D. Sowers

Absent:

Staff/Visitors: Jude Cochran, staff
Andrew Warren, Non-voting secretary
Steve Semones, Balzer and Associates, INC.
Doug Rasmussen, Deerfield Estate Homes, LLC
Brian Rose, 1375 Montgomery Street
John Neel, Gay and Neel, INC.
Jeremy Williams, 262 Wades Lane

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 August 2, 2021 Meeting

Commissioner Davis made a motion to approve the August 2, 2021 Planning Commission meeting minutes. Commissioner Sowers seconded the motion, which passed 8-0.

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 conditions. The proposal was revised to construct 26 single-family detached dwellings. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Conditional Use Permit request by Deerfield Home Estates LLC for a Planned Housing Development to consist of 26 Single-Family Residential dwellings on property located adjacent to Wades Lane and Agee Street, Tax Parcel Nos. 496-A 68 & 496-A 73.

Chairperson Johnson opened the public hearing.

Mr. Warren gave a brief overview of the property's location, zoning districts, neighboring zoning districts, an explanation of the changes from the previously withdrawn public hearing, and further information regarding the utilities and property access which were cause for concern in the previous public hearing.

Steve Semones, Balzer and Associates, Inc., gave a brief overview of the property. Mr. Semones explained the low-pressure sewer system design and noted the proposed sewer system would allow for improvements if a development were to be added in the area in the future. Mr. Semones noted the rearrangement of the proposed lots made it possible to add two additional lots, improved the site distance of Wades Lane, improved the ingress and egress of the proposed development, and removed any driveway connection to Wades Lane. Mr. Semones stated the developer has several possible options for water connectivity to the development. Additionally, Mr. Semones stated the proposed cul-de-sac is temporary to allow for connectivity to the adjacent land if it is ever to be developed.

Ryan Rose, 1375 Montgomery Street, stated his approval of the subdivision and noted that the proposed development offers dwelling styles that differ from other homes in other subdivisions in town. Additionally, Mr. Rose stated he felt the homes would be beneficial to the town and would be attractive to young professionals and empty nesters.

Jeremy Williams, 262 Wades Lane, spoke in favor of the proposed development and proposed creating the new intersection into a three-way intersection to reduce traffic speeds.

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

Chairperson Johnson opened the discussion.

Commissioner Briggs stated she was pleased to see the alteration of the lot layouts.

Commissioner Bernard questioned how the t-intersection would affect large vehicles. Mr. Semones stated the t-intersection is designed to v-dot spec and would accommodate buses, emergency response vehicles, and trash collection services.

Commissioner Clarke requested the estimated cost of a finished unit. Mr. Semones stated unit pricing could be expected to be in the low \$300,000's.

Chairperson Johnson questioned if any greenspace is proposed within the development. Mr. Semones stated the pump station will be occupying a lot until it is removed but can be used as greenspace if the neighborhood homeowner's

association wishes. Mr. Semones did note a large public space is across the street at the primary and elementary schools. Commissioner Sowers stated the homeowner's association could pay for the greenspace improvement costs. Additionally, Mr. Semones noted a natural buffer of pine trees along the Agee Street properties offers privacy for existing and future residents. Vice-Chairperson Kries suggested possibly making a condition to leave the natural vegetation buffer in place.

Vice-Chairperson Kries questioned the housing shortage and if the market will become saturated in the future. Mr. Semones stated every indication shows the continuing need for additional housing. Vice-Chairperson Kries questioned what an entry level home cost is in today's market. The Planning Commission discussed the demand and rise in construction materials is inflating the market costs.

Chairperson Johnson questioned if the town is protected regarding infrastructure improvements with this development. Mr. Warren stated staff would need to identify the needs of the development through the design phase of the project to attempt to limit any potential risk. Mr. Semones stated the infrastructure will either be figured out in the site plan development stage or it will not get developed.

Vice-Chairperson Kries appreciated the changes to the proposal.

The following condition was drafted:

1. The presented zoning regulations and layout plan, dated July 20, 2021, shall be considered as conditions of approval.
2. The existing vegetative buffer (or comparable screening trees) shall be maintained along the southeastern edge of the subject property and lots 1 and 2 of the Reed Subdivision (parcels 496-19-1 and 496-19-2).

Commissioner Briggs made a motion to recommend approval for the rezoning with proffers. Commissioner Sowers seconded the motion, which passed 8-0.

Commissioner Sowers made a motion to recommend approval for the conditional use permit with the conditions stated. Commissioner Clarke seconded the motion, which passed 8-0.

With no further comments, Chairperson Johnson closed the discussion.

The above topic will go before Town Council as a public hearing September 14th.

Conditional Use Permit for R-3 Multifamily Dwelling District uses in the B-3 General Business District by Bruce A. Moses(owner) on behalf of Bryan A. Rice (Applicant) at 975 Radford Street (Tax Map No. 525-A-19). The proposal is to construct five (5)

Townhome units. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Johnson opened the public hearing.

Mr. Warren gave a brief overview of the subject property's zoning district, neighboring land uses, and its location. Mr. Warren noted residential uses are allowed in the B-3 zoning district with a conditional use permit. Noted it is within the allowable density of the R-3 Multifamily Residential zoning district.

John Neel, Gay and Neel, Inc., gave a brief overview of the property's specifics. Mr. Neel noted residential uses do adjoin the property and noted the land uses along Radford Street are varied. Mr. Neel illustrated the property's layout and greenspace and showed a rendering of the proposed three-story townhomes with attached garage.

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

Chairperson Johnson opened the discussion.

Vice-Chairperson Kries requested the price point for the proposed townhomes. Mr. Neel stated he had not spoken to the developer regarding pricing.

Commissioner Sowers questioned if units would be rented or sold. Mr. Neel stated the units will be designed to be either sold or rented.

Commissioner Sowers questioned if sidewalk would be provided. Mr. Neel stated he believed it was a requirement in B-3 and had discussed it with the developer that they planned on installing sidewalk along Radford Street.

Johnson stated his support for the development's design.

Commissioner Briggs questioned developing a residential property with various neighboring land uses. Commissioner Bernard expressed that the lot doesn't lend itself to businesses well. Mr. Neel noted the area contains an eclectic mix of land uses and that the proposed development would be a good use to maximize the development of the property.

Commissioner Briggs asked about the existing adjoining land uses. Mr. Neel noted a muffler shop and residential uses adjoin the subject property. The Commission discussed the proposed land use with the neighboring land uses.

Commissioner Briggs questioned the access to the rear yards. Mr. Neel noted each unit will have a patio and privacy fence and will provide access to back yards.

Chairperson Briggs made a motion to recommend approval for the conditional use permit with confirmation from the developer to install sidewalk along their portion of Radford Street. Commissioner Sowers seconded the motion, which passed 8-0.

With no further comments, Chairperson Johnson closed the discussion.

The above topic will go before Town Council as a public hearing September 14th.

Other Business

Chairperson Johnson opened the discussion.

Commissioner Briggs noted the Bikeway Walkway Committee is collection donations for a memorial in honor of Will Drake.

Chairperson Johnson noted the farmers market continues to do well at the Recreation Center.

Commissioner Bernard noted he visited the new store located in Cambria and really enjoyed it.

With no further business, Chairperson Johnson adjourned the meeting at 8:00 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: August 26, 2021
PC PUBLIC HEARING: Monday, August 30, 2021 at 7PM
APPLICATION: Conditional Use Permit [CUP-2021-16]
LOCATION: 725 Stafford Drive NW
Tax Parcel No. 405 – ((A)) – 8
PROPOSAL: CUP for a Major Home Application for a single-chair salon in the Agricultural zoning district

Request

The Town of Christiansburg has received a conditional use permit request for a major home application for a single-chair salon in the Agricultural zoning district. A conditional use permit is required due to the Section 42-1 of the *Christiansburg Town Code*:

“Home occupation means any occupation, profession or enterprise conducted by one or more members of a family residing on the premises which is incidental and secondary to the use of the premises for dwelling purposes, provided that not more than one person other than a family member of the resident family is employed on the premises. Home occupations would include any activity for remuneration and would include, but would not be limited to, activities such as the keeping of files, sending and receipt of mail, accounting and filing of taxes associated with the activity associated with remuneration. See section 42-8 for conditional use permit requirements. When within this requirement, a home occupation includes, but is not limited to, the following:
... (7) Single-chair beauty parlors and barbershops, as major home occupation.”

A major home occupation is defined as all uses not defined as a minor home occupation and major home occupations require a conditional use permit. Section 42-33 lists the permitted uses within the Agricultural Zoning district in which an allowable use is a “major home occupation with a conditional use permit.”

Background

The applicant is proposing to build an addition onto the rear of the single-family dwelling to accommodate the proposed use. There were two conditional use permits approved by the Town for a similar use in 2017 and 2018 with conditions:

- Single-Chair Beauty Salon in R-2 for 315 Circle Drive was approved on October 16, 2017 with five conditions.
- Single-Chair Beauty Salon (nail salon) in R-2 for 1525 Spruce Street was approved on December 11, 2018 with six conditions.

Both applications were approved with the same conditions except for condition number six which only applies to the Spruce Street CUP:

- 1) The hours of operation shall be limited to 8:00 a.m. to 8:00 p.m.
- 2) There shall be no freestanding signage related to the business displayed on the property. One wall sign of a maximum 2 sq. ft. shall be allowed.
- 3) This permit shall be reviewed by the Planning Commission in one year.
- 4) The Building Official shall inspect the premises prior to the issuance of the business license.
- 5) Customers shall be seen by appointment only and there shall be no separate waiting area.
- 6) On-street parking shall be confined to the street right-of-way directly adjacent to the property. **(Applied to Spruce Street only)**

The property is not located within either the 100- or 500-Year Flood Hazard Area or a Historic District. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. The adjoining properties are zoned Agricultural along Stafford Drive and R-1, Single Family Residential in the Clifton Subdivision to the rear. The adjoining properties contain residences. The Planning Commission is scheduled to make a recommendation on Monday, September 20, 2021 and the Town Council Public Hearing is scheduled for Tuesday, September 28, 2021, with Council action scheduled for Tuesday, October 12, 2021.

List of attachments included with staff report:

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



TOWN OF CHRISTIANSBURG

100 East Main Street
Christiansburg, VA 24073
Phone (540) 382-6120 Fax (540) 381-7238

Conditional Use Permit Application

Landowner: Christopher Widrig Applicant: Amanda Musick

Address: 725 Stafford Drive Address: Christiansburg, VA 24073 725 Stafford Drive; Christiansburg, VA

Phone: 540-392-3837 Phone: 540-392-5848

I am requesting a Conditional Use Permit to allow for a single-chair salon

on my property that is zoning classification A/Agricultural under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 725 Stafford Drive; Christiansburg, VA 2407:

Tax Parcel(s): 002429

Fee: _____

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): Christopher Widrig Date: 7-28-21

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

*Please complete attached sheet

Please complete the following section:

Per Section 42-8(e) and 42-8(f) of the Christiansburg Town Code:

Conditional use permit application submissions shall include a traffic impact statement whenever a proposed conditional use permit substantially affects transportation on town streets through traffic generation of either:

- (1) 100 vehicles trips per peak hour by residential development;*
- (2) 250 vehicles trips per peak hour by non-residential development; or*
- (3) 2,500 vehicle trips per day by non-residential development.*

The data and analysis contained in the traffic impact statement shall comply with Virginia Department of Transportation Traffic Impact Analysis Regulations 24 VAC 30-155-60 and all applicable town ordinances.

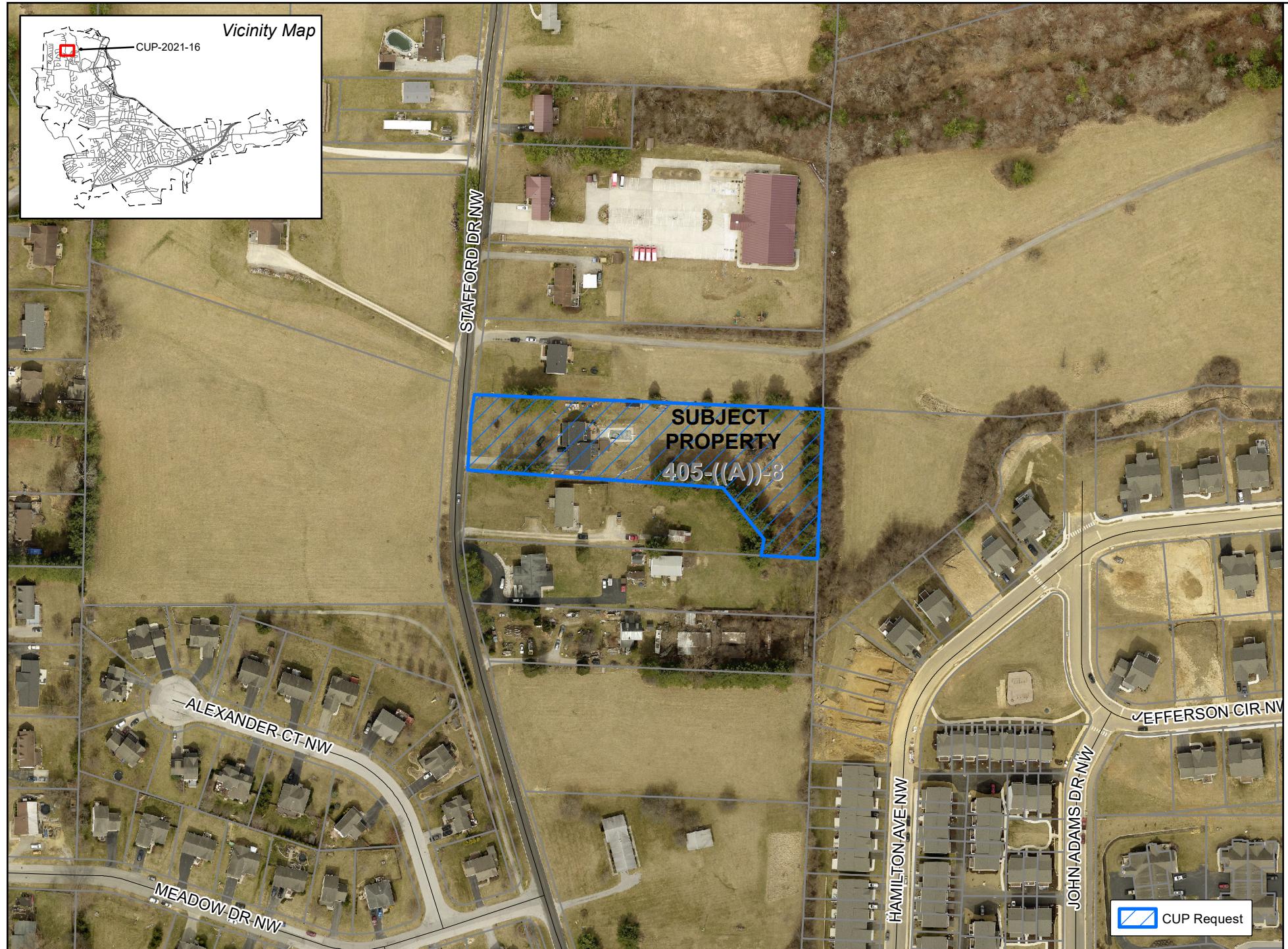
A traffic impact analysis is is not required for the proposed project:

1. Yes or No, the proposed residential development generates _____ vph which is greater than the requirement of 100 vehicles per hour, or
2. Yes or No, the proposed non-residential project generates _____ vph which is greater than the requirement of 250 vehicles per hour
3. Yes or No, the proposed non-residential project generates _____ vpd which is greater than the requirement of 2,500 vehicles per day.
4. Yes or No, a new TIS study is not required because a previously submitted TIS is still applicable for the project site. (Note: the appropriate documentation must be attached)

***Trip generation shall be measured based on the current edition of the Institute for Transportation Engineers (ITE) Trip Generation Manual**

Vicinity Map

CUP-2021-16



CUP REQUEST: CUP-2021-16 - 725 STAFFORD DR NW

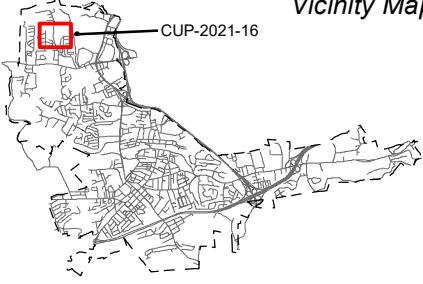
Planning Commission Public Hearing: August 30, 2021

Town Council Public Hearing: September 28, 2021

0 100 200 300 400 500 600
Feet



Vicinity Map



CUP-2021-16

R-1

A

MASSIE-DR-NW

STAFFORD-DR-NW

CUP Request (CUP-2021-16) for a Major Home Occupation to operate a single-chair salon in the A-Agriculture zoning district

SUBJECT PROPERTY

405-((A))-8

BELMONT-DR-NW

WALTERS-DR-NW

MEADOW-DR-NW

ALEXANDER-CT-NW

R-3

JEFFERSON-CIR-NW

HAMILTON-AVE-NW

JOHN-ADAMS-DR-NW

REVOLUTION CIR NW

Parcel 405-((A))-8

Zoning Classification

Agriculture (A)

Single Family Residential (R-1)

Multi-Family Residential (R-3)

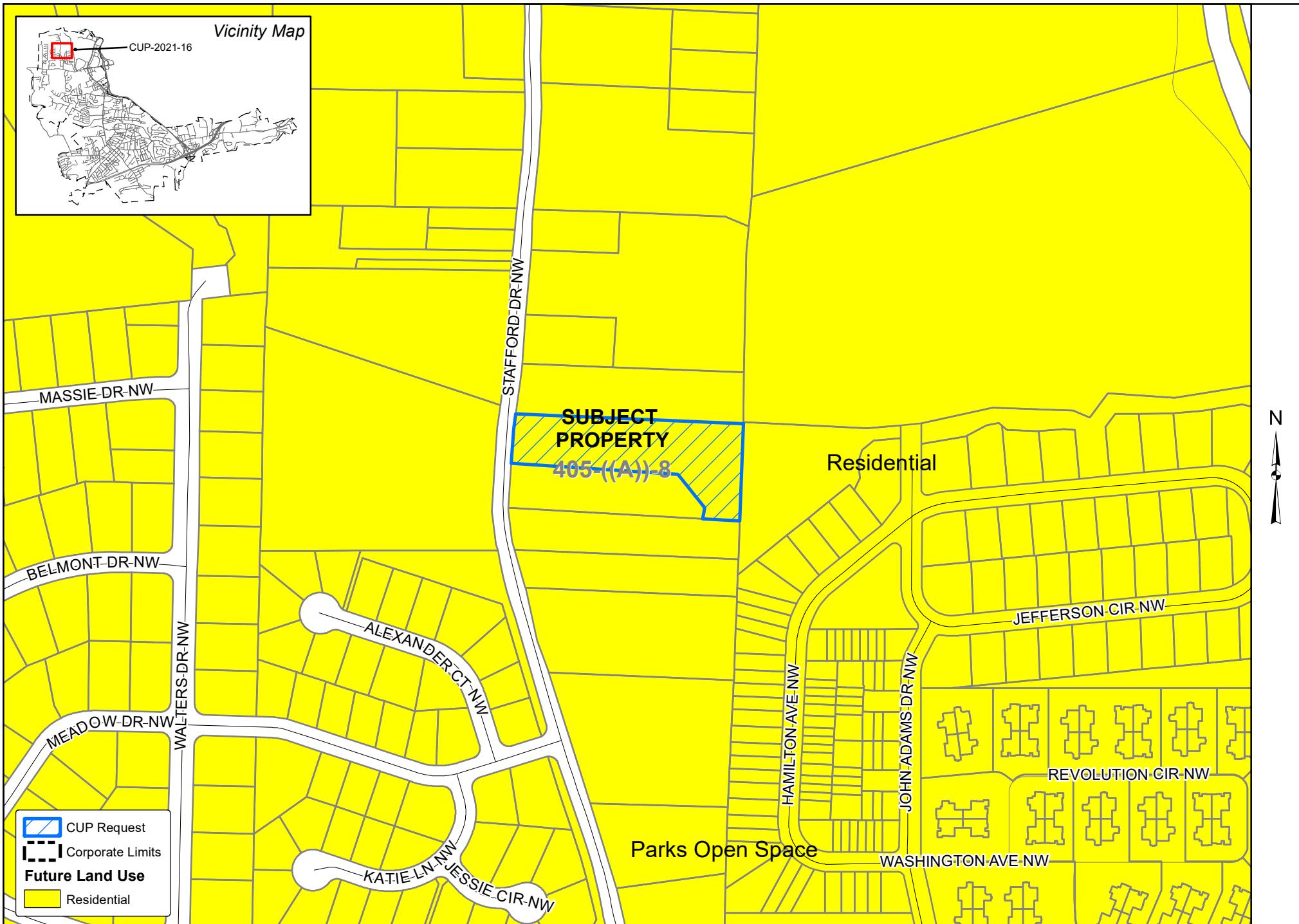
CUP REQUEST: CUP-2021-16 - 725 STAFFORD DR NW

Planning Commission Public Hearing: August 30, 2021

Town Council Public Hearing: September 28, 2021

0 150 300 600 900
Feet





CUP REQUEST: CUP-2021-16 - 725 STAFFORD DR NW

Planning Commission Public Hearing: August 30, 2021

Town Council Public Hearing: September 28, 2021





Planning Department Staff Report

TO: Planning Commission
DATE: August 27, 2021
PC PUBLIC HEARING: Monday, August 30, 2021 at 7PM
APPLICATION: Rezoning [RZN-2021-09]
LOCATION: 300 Pepper Street, SE
Tax Parcel No. 527 – ((A)) – 235
PROPOSAL: Rezoning from R-3, Multi-Family Residential and B-3, General Business to B-3, General Business

Request

The Town of Christiansburg has received a rezoning request from the Montgomery Museum of Art and History to rezone the approximately 1.5 acre property to only B-3, General Business. This would allow for the museum to pursue other uses for the building such as an office use as the museum is planning to move to the former Wells Fargo building located on Marvin Jarrels Circle NE next to the Post Office. They have indicated that they plan to maintain ownership of the property on Pepper Street and plan to lease it out as office space.

Background

The property is not located within either the 100- or 500-Year Flood Hazard Area. It is not located in one of the town's four historic districts and is located at the edge of the Downtown Urban Development Area designated in 2016. The property is designated as Parks/Open Space on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan due to the museum. The adjoining properties are zoned R-3, Multi-Family Residential to the south and east and B-3, General Business to the west and north. The adjoining land uses include apartments and vacant land to the east, townhomes to the south, and government services (Montgomery County Social Services facility) to the west and the north. The Planning Commission is scheduled to make a recommendation on Monday, September 20, 2021 and the Town Council Public Hearing is scheduled for Tuesday, September 28, 2021, with Council action scheduled for Tuesday, October 12, 2021.

List of attachments included with staff report:

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



THE PLACE TO BE.
CHRISTIANSBURG VA
DEPARTMENT OF PLANNING

100 East Main Street
Christiansburg, VA 24073
p: (540) 382-6120
f: (540) 381-7238

Please complete the following section:

Per Section 42-11(A) of the Christiansburg Town Code:

Rezoning application submissions shall include a traffic impact statement whenever a proposed zoning map amendment substantially affects transportation on town streets through traffic generation of either:

- (1) 100 vehicles trips per peak hour by residential development;*
- (2) 250 vehicles trips per peak hour by non-residential development; or*
- (3) 2,500 vehicle trips per day by non-residential development.*

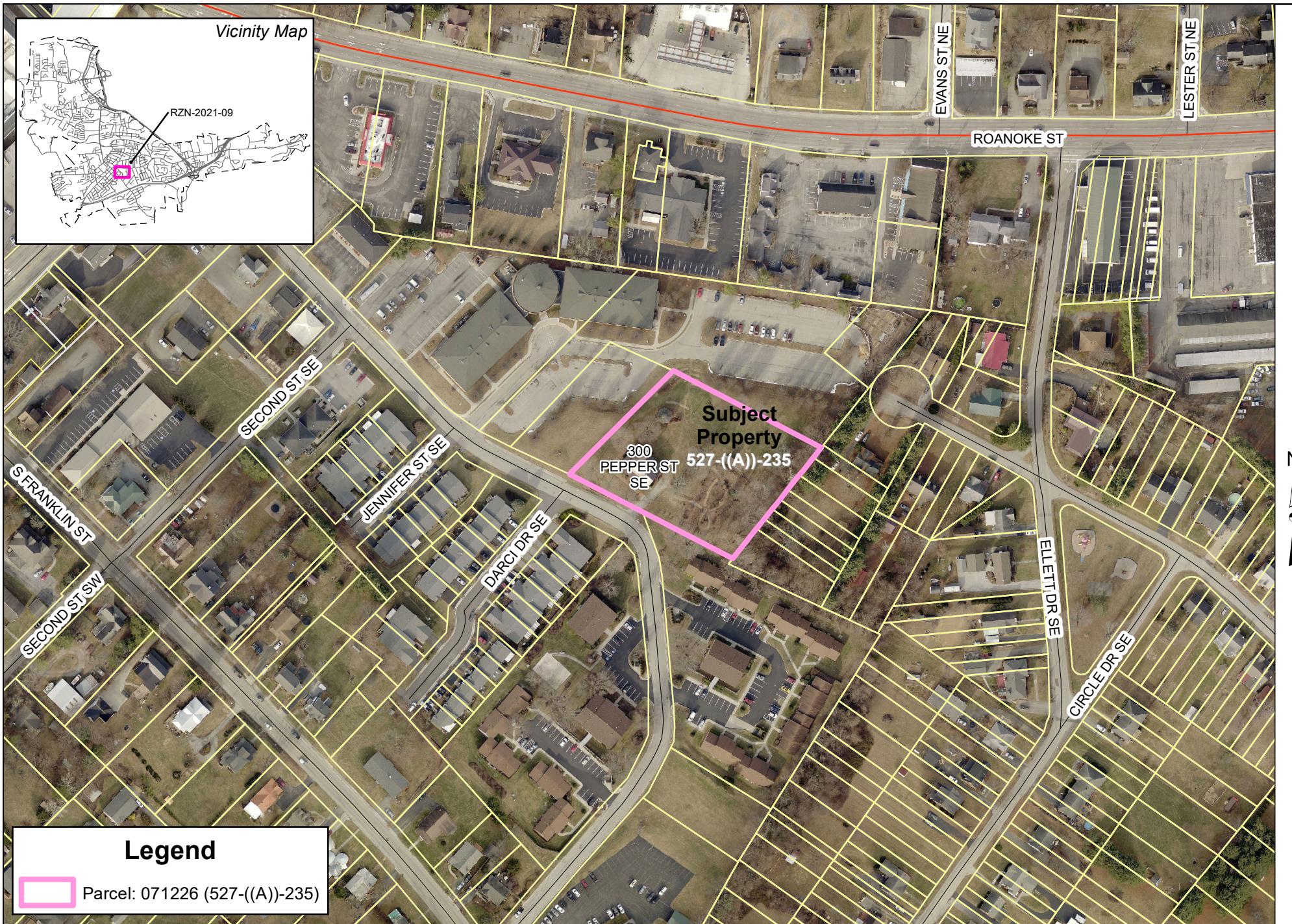
The data and analysis contained in the traffic impact statement shall comply with Virginia Department of Transportation Traffic Impact Analysis Regulations 24 VAC 30-155-60 and all applicable town ordinances.

A traffic impact analysis is is not required for the proposed project:

1. Yes or No, the proposed residential development generates _____ vph which is greater than the requirement of 100 vehicles per hour, or
2. Yes or No, the proposed non-residential project generates _____ vph which is greater than the requirement of 250 vehicles per hour
3. Yes or No, the proposed non-residential project generates _____ vpd which is greater than the requirement of 2,500 vehicles per day.
4. Yes or No, a new TIS study is not required because a previously submitted TIS is still applicable for the project site. (Note: the appropriate documentation must be attached)

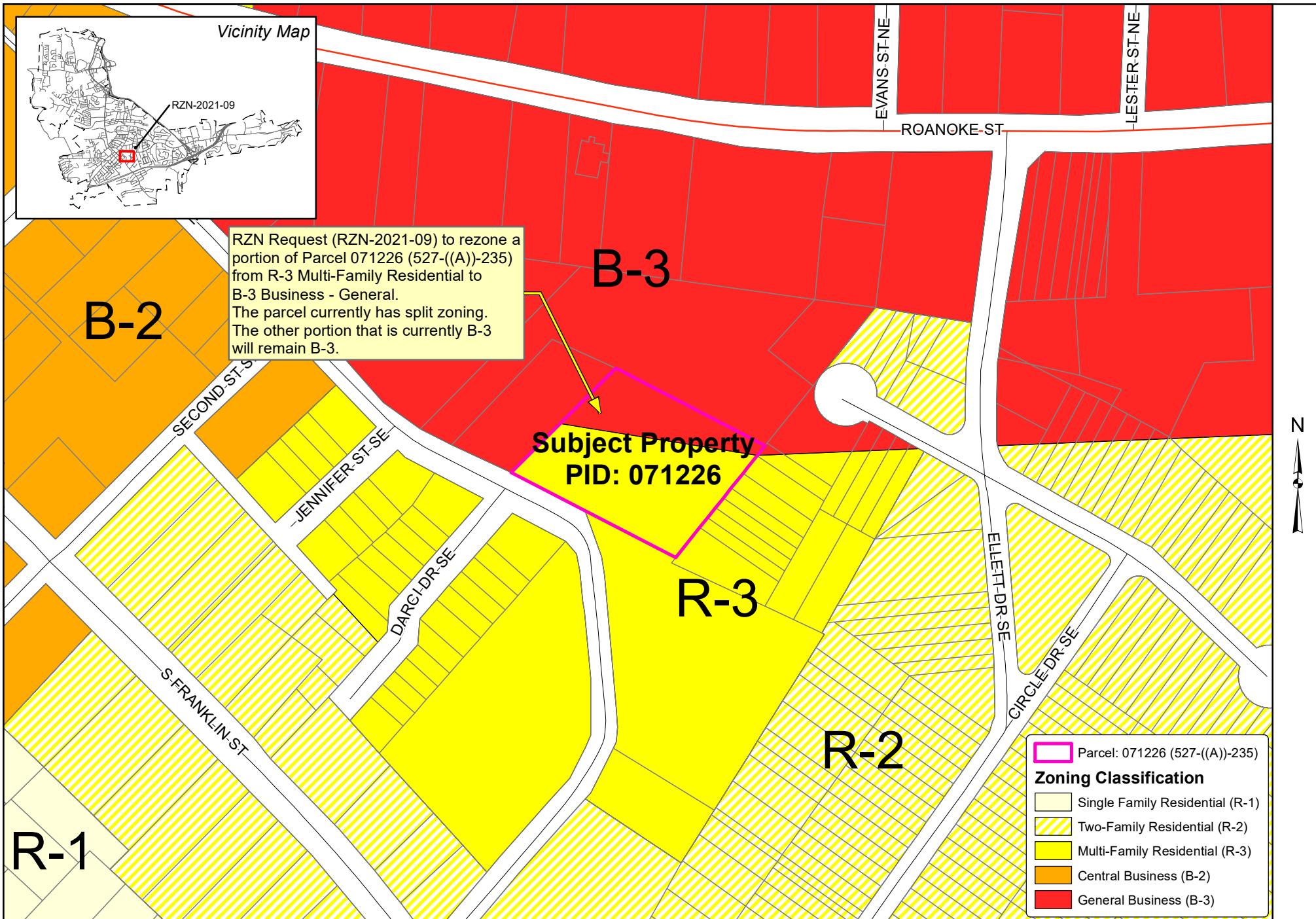
***Trip generation shall be measured based on the current edition of the Institute for Transportation Engineers (ITE) Trip Generation Manual**

Vicinity Map



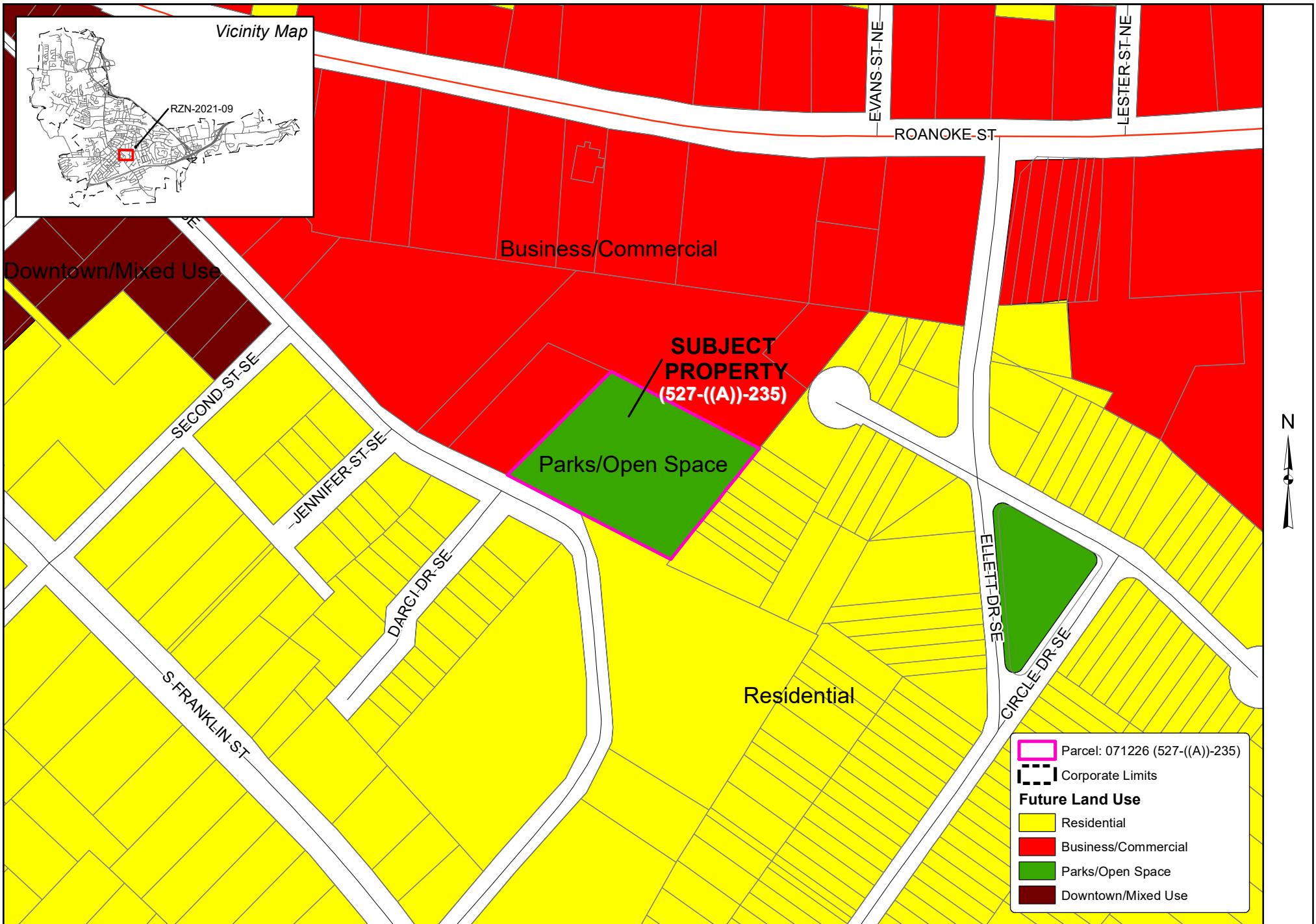
RZN REQUEST: RZN-2021-09 - 300 PEPPER ST SE
PLANNING COMMISSION PUBLIC HEARING: August 30, 2021
TOWN COUNCIL PUBLIC HEARING: September 28, 2021





RZN REQUEST: RZN-2021-09 - 300 PEPPER ST SE
 PLANNING COMMISSION PUBLIC HEARING: August 30, 2021
 TOWN COUNCIL PUBLIC HEARING: September 28, 2021





RZN REQUEST: RZN-2021-09 - 300 PEPPER ST SE
PLANNING COMMISSION PUBLIC HEARING: August 30, 2021
TOWN COUNCIL PUBLIC HEARING: September 28, 2021

