Town of Christiansburg
Planning Commission
Monday, November 15, 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.

Planning Commission's Next Meeting:
Monday, December 20, 2021 at 7:00 p.m.

REGULAR MEETING

Planning Commission will meet in the Town Council Chambers on the 3rd floor of Christiansburg Town Hall located at 100 E. Main Street on
Monday, November 15, 2021 at 7:00 p.m.:

1) Pledge of Allegiance.

2) Public comments – 5-minute limit per citizen.

3) Approval of Planning Commission Minutes for November 1, 2021.

4) Discussion/Action on request to consider a Conditional Use Permit request by MFF Holdings, LLC to allow Multifamily Dwelling District (R-3) uses in the General Business District (B-3) for conversion of a former daycare center to a multifamily use with seven (7) apartments on property located at 95 Patricia Lane, Tax Map No. 501-((1))-26B, Parcel ID 180188, 0.928 Acre. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

5) 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 Benjamin W. Tripp, Planning Director, by phone at (540) 382-6120 ext. 1120 or by email at btripp@christiansburg.org with any questions or if you require reasonable accommodations.

Christiansburg Planning Commission
Minutes of November 1, 2021

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

Absent: Jennifer D. Sowers

Staff/Visitors: Andrew Warren, Non-voting secretary
Benjamin W. Tripp, Planning Director
Dari Jenkins, staff
Jude Cochran, staff
Maryellen Goodlatte, Attorney
Steve Semones, Balzer & Associates, Inc.

Chairperson Johnson called the meeting to order at 7:00 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia.

Pledge of Allegiance

Chairperson Johnson led the Pledge of Allegiance

Public Comment

Chairperson Johnson opened the floor for public comment.

Hearing no comments, Chairperson Johnson closed the floor for public comment.

Approval of Planning Commission Minutes for the October 4, 2021 Meeting

Upon a motion by Commissioner Davis, seconded by Commissioner Briggs and carried, the October 4, 2021 Planning Commission meeting minutes were approved with a vote 7 - 0.

Case # CUP-2021-17 - Conditional Use Permit request by **MFF Holdings, LLC** to allow Multifamily Dwelling District (R-3) uses in the General Business District (B-3) for conversion of a former daycare center to a multifamily use with seven (7) apartments on property located at **95 Patricia Lane**, Tax Map No. 501-((1))-26B, Parcel ID 180118, 0.928 Acre. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Benjamin Tripp, Planning Director, reviewed the application prepared for 95 Patricia Lane, consisting of approximately one acre, which has been occupied by a child day care center within a large, single-story building. A Conditional Use Permit (CUP) is required to develop multi-family uses in the B-3 District. The applicant's concept plan indicates the conversion of the current day care center structure to contain seven (7) apartments between 600 and 900 square feet in size. Town Code requires a minimum of 600 square feet for apartments. Most of the proposed units are one bedroom and the largest has two bedrooms.

Chairperson Johnson requested the applicant's representative to speak with the Commission first. Present were Maryellen Goodlatte, Attorney with the firm of Glenn, Feldmann, Darby and Goodlatte, Roanoke, Virginia. Also present were Steve Semones, Vice President, Balzer and Associates, Inc., and Fulton Gaylor of McCloud Enterprises, an affiliate of the applicant.

Mrs. Goodlatte stated that the applicant is also the owner of the property and since the daycare is closing, the property needs to be repurposed. To that end the applicant is requesting approval of a CUP to allow the apartments in the General Business District (B-3). Mrs. Goodlatte identified two nearby properties which were used or zoned for townhome projects. She reviewed the concept plan with the Commission, indicating the existing gravel parking will be paved and the existing entrance will be defined. Except to add windows and other changes required by the building code, no other exterior changes are being proposed. Except for one two-bedroom, the remainder of units will be one-bedroom units. All units will be market rate units. Monthly rents are expected to range between $700 to $1,200 and will not be subsidized.

Mrs. Goodlatte also stated that traffic generated by the apartments will be significantly less than the daycare and under the trip generation regulations does not require a study. A photo was shared of the existing daycare building which depicted a brick and metal building. The existing hotel and restaurant on the other side of Roanoke Street can be seen from the site.

Ms. Goodlatte offered to answer questions after hearing from the public.

Chairman Johnson opened hearing to the public for comments.

Judy Self, and Warren Self, 350 Patricia Lane, stated that no one from MFF Holdings has reached out to the neighborhood, to discuss the type of project, to whom the project will serve or how the project will affect the neighborhood, including the impact of the project on their existing homes. Most residents believe this apartment bldg. will have a negative impact upon the neighborhood. Mr. Dehart constructed the structure currently occupied by the daycare to house his construction equipment, hence the B-3 zoning district. Residents embraced the school, supported the school, felt they were very gentle daytime neighbors. The proposed use does not fit within this neighborhood. Mrs. Self noted differences in prices and unit sizes with what is being proposed, and requested the Commission not recommend approving the request.

Billy Maddy stated that there were already water problems on the street, and that it was not

a good idea to add more people until the run-off problem is corrected. The metal building will not be transformed into nice looking units. The use should be townhouses instead. He further stated that it would be a tough sale to approve the apartments with the water problem they have.

Viki Kitts, 355 Patricia Lane, stated that traffic on Roanoke Street made it difficult when traveling. When there is an accident on I-81, residents can't get out of Patricia Lane. Also she was concerned about the water runoff issues. Where would the garbage collection be for the apartments? She was unable to picture these apartments in the existing metal building.

Terry DaHoney, 70 Patricia Lane, stated he cannot stress enough that the proposal has nothing in common with the remainder of the neighborhood. The exiting building has been poorly maintained. There are water issues at the intersection of Patricia Lane and Roanoke Street, and winter weather freezes the water there. This needs to be corrected before any other use is added. The applicant should put the apartments in a nicer building that will not devalue their homes.

Dude Griffith, 290 Patricia Lane, stated that he was the oldest resident of Patricia Lane, 34 years; and that DeHart builders meant to install a carpet shop in the building. What kind of arrangement would there be for renters, and for what period of time? He had dealings for renters over the years and had concerns about turnover in the units. The proposed units cannot accommodate a family. He felt that the design looks like a motel with everyone entering from one hallway. He urged the commission not to recommend approval.

Marie Hager, 100 Patricia Lane, stated that she had concerns about the proposal. She felt these were much lower value units than those which already existed. When there is a detour on the interstate, residents have to wait an hour to get out onto Roanoke Street. There is an increased risk of fire with residential units inside the metal buildings. Is this intended to be a drug rehab center? Are they going to bring refugees into this structure? The structure and price range does not fit this community. It would be a huge loss for their properties with this type development

Paul Rakes, 40 Patricia Lane, stated that this was a family-oriented community, and expressed his concerns regarding size, dumpsters, and windows, and asked that this project not be recommended for approval

Kathy Echols, 255 Patricia Lane, stated that she loves their small community. Residents are opposed to this project. Safety, crime, trash – seven families using dumpster – smell on hot summer afternoon. Currently there is no night or weekend traffic. Real estate values will decline. The project will not fit within the neighborhood.

Noting that there was no one else who wished to speak chairman Johnson closed the public hearing and opened the discussion by the Commission.

A full and complete discussion was then held by the commission, during which the commission expressed concerns about the size of the units, the rental amounts, condition of the existing building, the dumpster location, some of the proposed bedrooms not having

windows, as well as the general appropriateness of the requested use in this location.

Mrs. Goodlatte and Mr. Semones responded that the applicant intends to rent the units for between $700 and $1,200 a month to singles, retirees, and others looking for smaller units. Furthermore, it is not the intent of the applicant to rent these units to person of low income, drug rehab, a half-way house, or refugees. All of the proposed units will have nice interior finishes, and all units will meet the building code and will be sprinkled

Mr. Semones then requested that the commission not vote that night so that they could make revisions to the project that would take into account the feedback they had received.

Mr. Tripp noted for the commission that it was scheduled to take action on the request on Monday November 15, 2021.

Chairman Johnson noted that the commission will delay any vote tonight to consider the applicants revisions at the next meeting.

There being no other business to conduct, Chairman Johnson adjourned the meeting at 8:26 pm

_____ _____

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.

THE PLACE TO BE.
CHRISTIANSBURG VA
Established November 10, 1792

100 East Main Street
Christiansburg, VA 24073
p: (540) 382-6128
f: (540) 382-7338

Planning Department Staff Report

TO:	Planning Commission
DATE:	November 12, 2021
PC PUBLIC HEARING:	Monday, November 1, 2021 at 7 PM
PC RECOMMENDATION:	Monday, November 15, 2021 at 7 PM*
	*scheduled recommendation
AGENDA ITEM:	Conditional Use Permit 2021-17
	Discussion/Action on request to consider Conditional Use Permit request by MFF Holdings, LLC to allow a Multifamily Dwelling

Site Characteristics:

Address:	95 Patricia Lane
Tax Parcel No.	501-((1))-26B
Current Zoning:	B3 General Business District
Future Land Use:	Business/Commercial
Proposed Zoning:	B3 General Business District with CUP

Background

The subject property consists of a single parcel of approximately 0.93 acres, and is located on the west side of Patricia Lane, south of the intersection with Roanoke Street. It is occupied by a large single-story building that has been used as a daycare.

Summary of Request

The applicant has revised their request since the public hearing. A summary of these changes is shown below:

- The total number of units has been reduced from seven to six, (three two-bedroom and three one-bedroom), however the total number of bedrooms has increased from eight to nine.

- Unit square footages have been increased generally (three ~950-1,000 sqft units, one ~800 sqft unit, and one ~650 and one ~750 sqft)

- The interior corridor has been removed, and each bedroom is proposed to have an exterior window.

- Each unit has its own exterior patio and access, including a brick wall and pergola structure.

- The exterior facade of the existing structure will be replaced with new brick work and fiber cement board siding, in addition to other architectural treatments such as parapet walls.

- The number of parking spaces has been reduced from 16 to13.

- The common dumpster has been removed and units will be provided individual carts.

- Landscaping is shown on the plan.

- The overall impervious area will be reduced from the existing condition

Per Sec.42-623 of the *Christiansburg Town Code,* the applicant will be required to submit a site plan if approved.

<u>List of attachments included with staff report:</u>

1. Revised submittal documents

HONEYTREE REDEVELOPMENT RENDERING NOT FOR CONSTRUCTION

NOT TO SCALE

BALZER & ASSOCIATES

2021-11-12

95 PATRICIA LANE
CHRISTIANSBURG, VIRGINIA

Roanoke, Virginia 03210063.00

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HONEYTREE REDEVELOPMENT RENDERING NOT FOR CONSTRUCTION

NOT TO SCALE

BALZER & ASSOCIATES

2021-11-12

95 PATRICIA LANE
CHRISTIANSBURG, VIRGINIA

Roanoke, Virginia 03210063.00

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HONEYTREE REDEVELOPMENT RENDERING NOT FOR CONSTRUCTION

NOT TO SCALE

BALZER & ASSOCIATES

2021-11-12

95 PATRICIA LANE
CHRISTIANSBURG, VIRGINIA

Roanoke, Virginia 03210063.00

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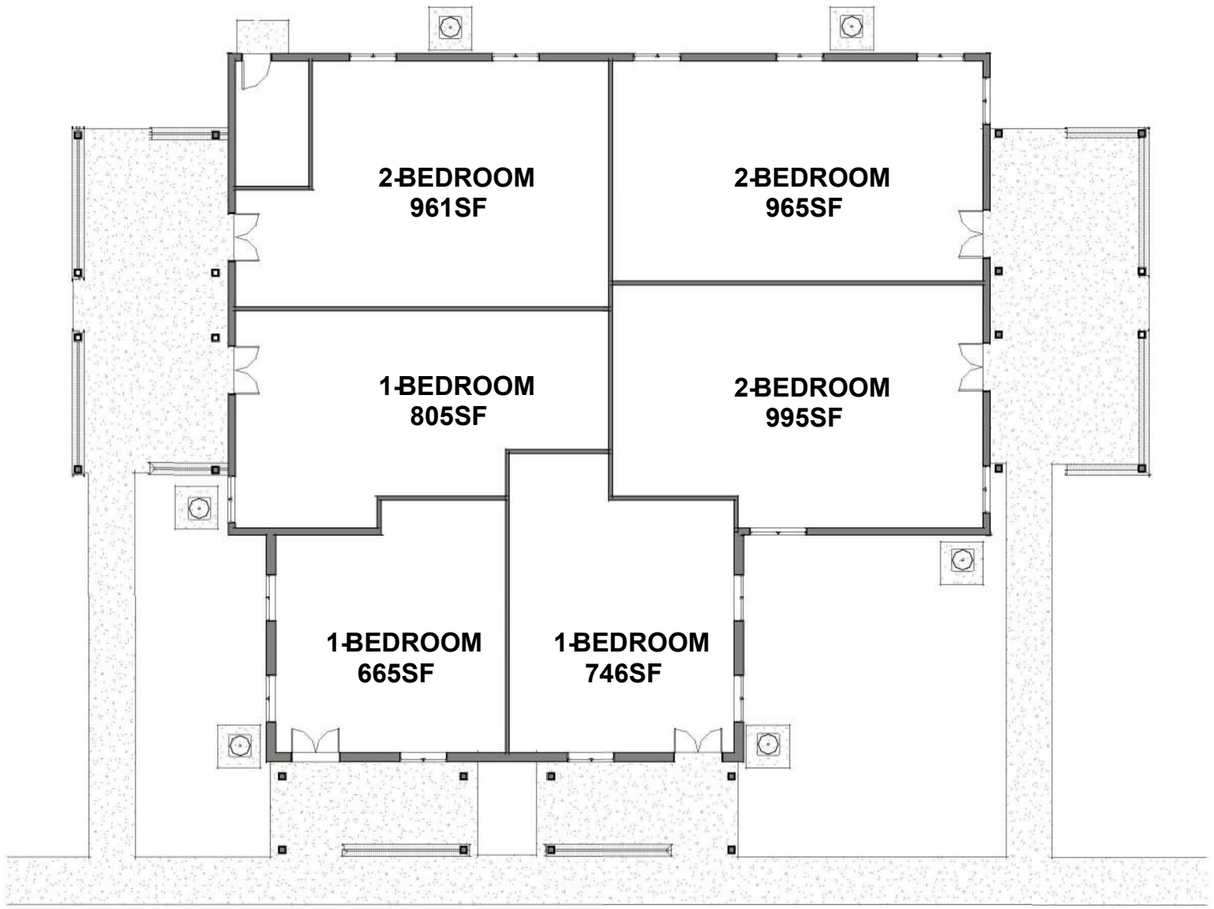

HONEYTREE REDEVELOPMENT

SCHEMATIC FIRST FLOOR PLAN

NOT TO SCALE
NOT FOR CONSTRUCTION

NOTE: ALL BEDROOMS PROPOSED TO INCLUDE EXTERIOR WINDOWS

LEFT

RIGHT

FRONT

HONEYTREE REDEVELOPMENT

SCHEMATIC EXTERIOR ELEVATIONS

NOT TO SCALE
NOT FOR CONSTRUCTION

95 PATRICIA LANE
CHRISTIANSBURG, VIRGINIA

Colors represented here are affected by the type and amount of light in which they are viewed, as well as the method of printing.
Slight differences may exist between the actual color of the materials illustrated.

BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg

www.balzer.cc

80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290

HONEYTREE REDEVELOPMENT

EXISTING CONDITIONS PLAN

PATRICIA LANE
TOWN OF CHRISTIANSBURG

DATE	10/5/2021
SCALE	1" = 30'
REVISIONS	
11/12/2021	

CUP1

PROJECT NO 03210063.00

GENERAL NOTES

1.	ZONING:	B-3
2.	SITE AREA:	0.928 AC
3.	CONSTRUCTION:	RESIDENTIAL
4.	PROPOSED UNITS:	6 APARTMENT UNITS
5.	GREENSPACE & LANDSCAPE:	REQUIRED: 10 TREES PROPOSED: 42 TREES
6.	SETBACKS:	30' R/W 15' PARKING 20' REAR 10' SIDE FRONT YARD
7.	PARKING:	REQUIRED: 12 - 2/UNIT PROPOSED: 13
8.	IMPERVIOUS AREA:	EXISTING: 0.426 ACRES PROPOSED:0.336 ACRES

CONCEPT PLANT SCHEDULE

LARGE TREE	8
EVERGREEN	11
FLOWERING TREE	23

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HONEYTREE REDEVELOPMENT

CONCEPT SITE PLAN

PATRICIA LANE
TOWN OF CHRISTIANSBURG

DATE 10/5/2021
SCALE 1" = 30'
REVISIONS
11/12/2021

CUP2

PROJECT NO 03210063.00

THE PLACE TO BE.
CHRISTIANSBURG VA
Established November 10, 1792

100 East Main Street
Christiansburg, VA 24073
p: (540) 382-6128
f: (540) 382-7338

Planning Department Staff Report

TO:	Planning Commission
DATE:	November 1, 2021
PC PUBLIC HEARING:	Monday, November 1, 2021 at 7 PM
PC RECOMMENDATION:	Monday, November 15, 2021 at 7 PM *scheduled recommendation
AGENDA ITEM:	Conditional Use Permit 2021-17 Hold Public Hearing to consider Conditional Use Permit request by MFF Holdings, LLC to allow a Multifamily Dwelling

Site Characteristics:

Address:	95 Patricia Lane
Tax Parcel No.	501-((1))-26B
Current Zoning:	B3 General Business District
Future Land Use:	Business/Commercial
Proposed Zoning:	B3 General Business District with CUP

Background

The subject property consists of a single parcel of approximately 0.93 acres, and is located on the west side of Patricia Lane, south of the intersection with Roanoke Street. It is occupied by a large single-story building that has been used as a daycare.

Summary of Request

The applicant is requesting a Conditional Use Permit (CUP) to allow the property to be converted into seven apartments. Since the property is zoned B-3 General Business, a CUP is required for multifamily uses per Section 42-336(1) of the *Christiansburg Town Code.*

Of the seven apartments, five of them are approximately 600 sqft in size, with the remaining two approximately 640 sqft and 900 sqft. Per Town Code, the minimum size of a residential unit is 600 sqft. All but the largest unit are single-bedroom.

Over the last few years, the Town has reviewed several applications for residential uses within B-3. Please find a summary of each below:

- 975 Radford Street (Approval – August 2021) – Request to construct five townhomes.

- 1145 West Main Street (Approval - March 2021) – Two CUPs approved: 1) R-3 uses; and 2) Planned Housing Development. The owner desired flexibility to incorporate R-3 uses bordering College Street and commercial uses along Main Street if they did not move forward with the Planned Housing Development reviewed as well. There was one condition limiting density to 10 units per acre for residential uses.

- 1305 Radford Street (Approval – March, 2020) Included residential uses in general, but there was a conditions included that no than 12 multifamily units be constructed if multifamily was developed. There was also a condition requiring a privacy fencing or equivalent screening required bordering 1295 Radford Street.

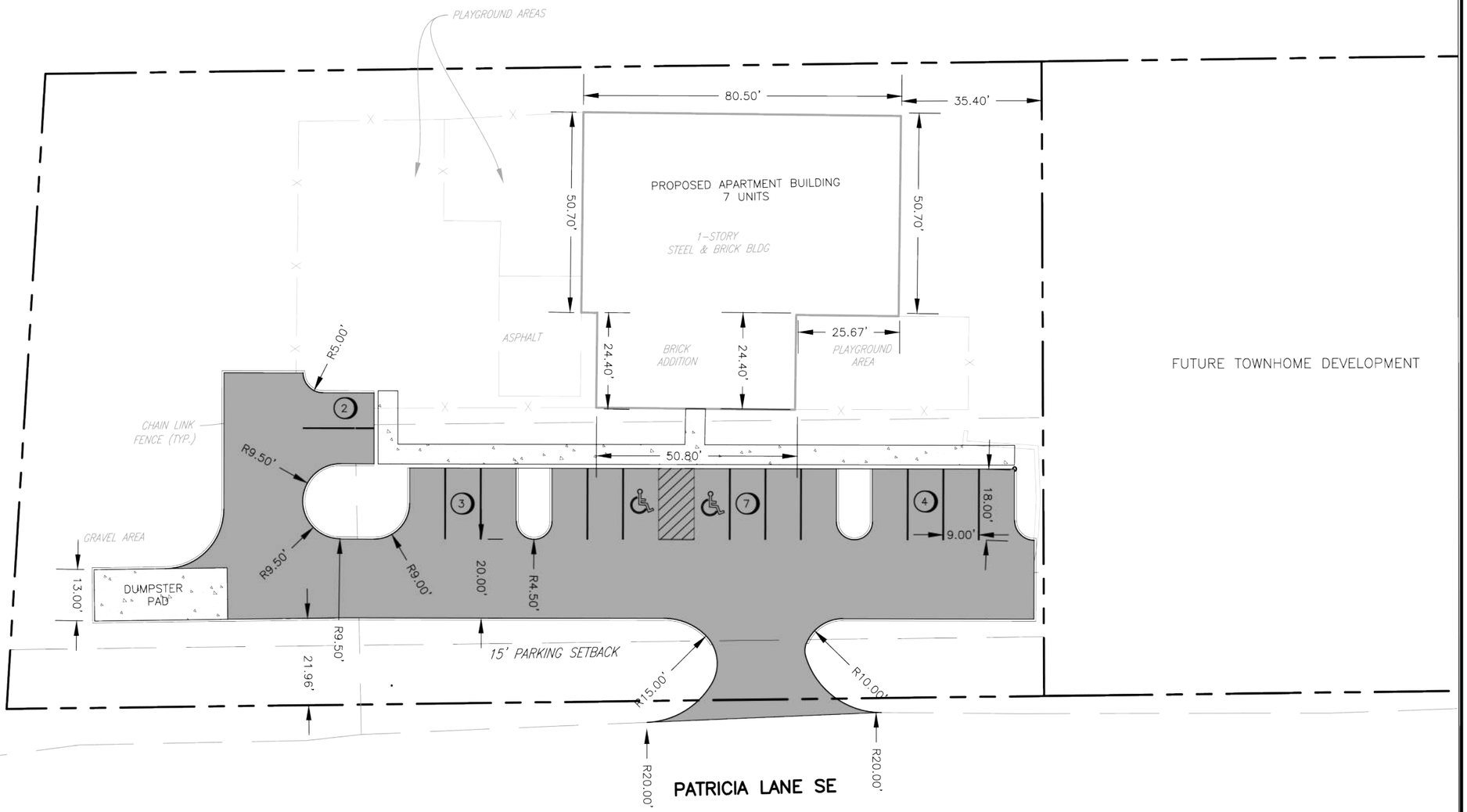
- 2175 Palmer Drive (Approval -- May, 2018) Approved a single-family use at 2175 Palmer Street. It currently operates as a group home which is considered single-family house under state code provisions. No conditions were placed on the approval.

- 1120 Radford Street (Approval – April, 2016) Approved a CUP and limited it to a single-family use only.

Per Sec.42-623 of the *Christiansburg Town Code,* the applicant will be required to submit a site plan if approved.

<u>List of attachments included with staff report:</u>

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



GENERAL NOTES

1. ZONING: B-3
2. SITE AREA: 0.928 AC
3. TYPE OF CONSTRUCTION: RESIDENTIAL
4. PROPOSED UNITS: 7 APARTMENT UNITS
5. LANDSCAPING:
   GREENSPACE REQUIRED: 20% FRONT YARD
6. SETBACKS: 30' R/W
   15' PARKING
   20' REAR
   10' SIDE
7. PARKING:
   REQUIRED: 14 – 2/UNIT
   PROPOSED: 16

NAD83

30 0 30

1" = 30'

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HONEYTREE REDEVELOPMENT

CONCEPT PLAN

PATRICIA LANE
TOWN OF CHRISTIANSBURG

DATE 10/5/2021
SCALE 1" = 30'
REVISIONS

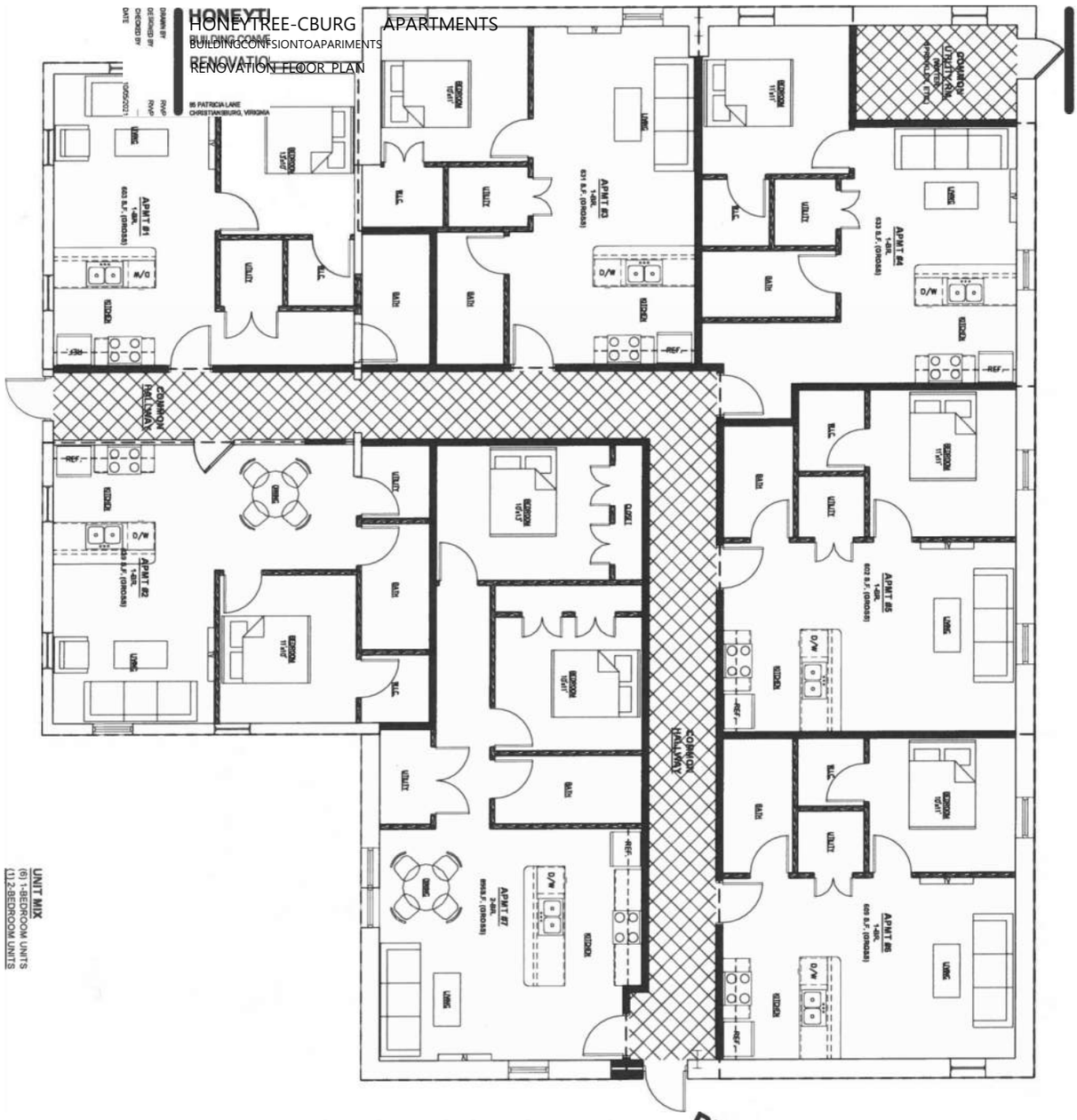
C1

PROJECT NO 03210063.00

HONEYTREE-CBURG APARTMENTS

BUILDING CONFIGURATION

RENOVATION FLOOR PLAN



PLANNERS'ARCHITECTS ENGINEERS

SURVEYORS

PRELIMINARY
NOT FOR CONSTRUCTION

BALZER & ASSOCIATES

PROJECT NO 83210001.00

THE PLACE TO BE.
CHRISTIANSBURG VA
DEPARTMENT OF PLANNING

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

Conditional Use Permit Application

Landowner: MFF Holdings, LLC

Address: 418 First Street, S.W.

Roanoke, Virginia 24011

Phone: 540-580-4606

Applicant: MFF Holdings, LLC

Address: 418 First Street, S.W.

Roanoke, Virginia 24011

Phone: 540-580-4606

I am requesting a Conditional Use Permit to allow a change in use from a child daycare center to multiple family dwellings as shown on the Concept Plan on my property that is zoning classification under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 95 Patricia Lane, Christiansburg, VA 24073

Tax Parcel(s): 501-1 26B

Parcel Number(s):

Fee:

I certify that the information supplied on this application and any attachments is accurate and tnte 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 arding conformity arise.

Signature of Landowner(s): MFF Holdings, LLC
By:

Date: 10/5/21

Date:

CUP REQUEST: CUP-2021-17 - 95 PATRICIA LN SE

Planning Commision Public Hearing: November 1, 2021

Town Council Public Hearing: December 14, 2021

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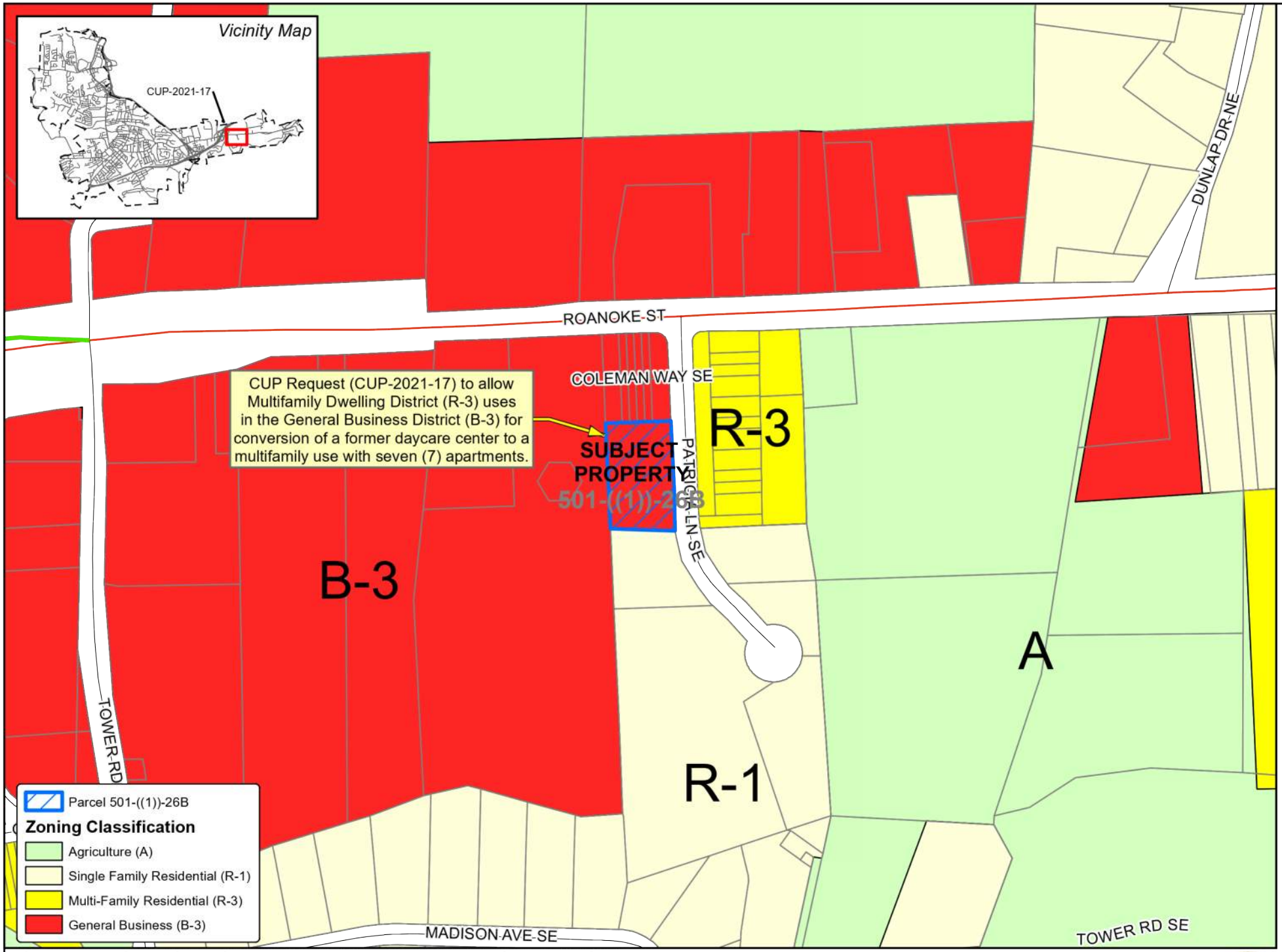
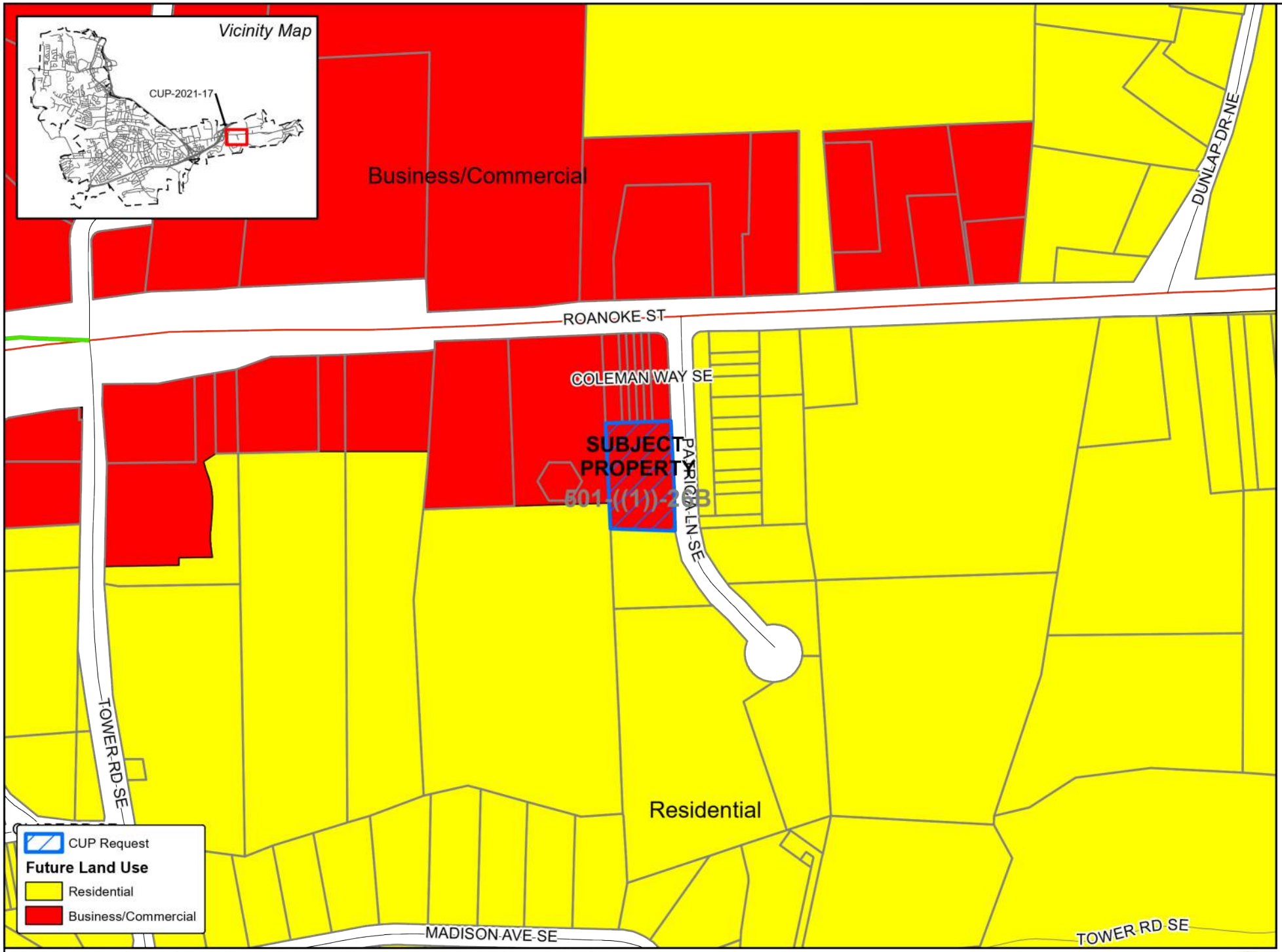
Feet



CUP REQUEST: CUP-2021-17 - 95 PATRICIA LN SE

Planning Commision Public Hearing: November 1, 2021

Town Council Public Hearing: December 14, 2021



CUP REQUEST: CUP-2021-17 - 95 PATRICIA LN SE

Planning Commision Public Hearing: November 1, 2021

Town Council Public Hearing: December 14, 2021

0 150 300 600 900

Feet