

**Christiansburg Planning Commission
Minutes of December 1, 2008**

Present: Steven C. Simmons, Chairperson
Wayne E. Booth
Michael Byrd
Dan Canada
Steve Huppert
Craig Moore
Lance Terpenney, Secretary Non-Voting

Absent: Ann H. Carter

Staff/Visitors: Barry Helms, Staff
Randy Wingfield, Staff
Nichole Hair, Staff
Randall Burch, L & R Burch Properties, LLC
Sandy Bennett, SB Holdings, LLC/Blue Ridge Timberwrights
Paula Davis, Blue Ridge Timberwrights
Carol Lindstrom

Chairperson Simmons called the meeting to order at 4:00 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia to discuss the following items.

Election of Officers.

Chairperson Simmons introduced the discussion. Commissioner Booth nominated Steve Simmons as Chairperson. Commissioner Byrd seconded the nomination which passed 5-0.

Commissioner Byrd nominated Craig Moore as Vice-Chairperson. Commissioner Booth seconded the nomination which passed 5-0.

An ordinance amending Chapter 3 "Advertising" of the Christiansburg Town Code in regards to provisions for marquee, roof, and secondary roof signage. The Public Hearing was held November 18, 2008.

Chairperson Simmons introduced the discussion. Chairperson Simmons stated the Planning Commission had received a copy of Roanoke's sign ordinance. Mr. Wingfield stated Roanoke restricts signs to hold messages for 6 seconds instead of 4 seconds, which is required by Virginia Code, and added civic signs are exempt from the Roanoke sign ordinance. Chairperson Simmons inquired if time and temperature displays are exempt and Mr. Wingfield stated they are. Chairperson Simmons stated the Planning Commission could address digital signs and the provisions for marquee, roof and secondary roof signage all at once or go forward with what has been developed for marquee, roof and secondary roof signage.

An ordinance amending Chapter 3 "Advertising" of the Christiansburg Town Code in regards to provisions for marquee, roof, and secondary roof signage – (continued).

Chairperson Simmons stated that the Sonic sign had been mentioned by some as being a problem. Commissioner Booth stated that CVS, Walgreens, and the New River Valley Mall all had digital signs that he thought was appropriate. Mr. Terpenney stated that it would be difficult to differentiate between these digital signs. Vice-Chairperson Moore stated that The Blue Ridge Heating and Air Sign had also been mentioned. Commissioner Canada entered.

Commissioner Byrd made a motion to recommend approval of the ordinance amending Chapter 3 "Advertising" of the Christiansburg Town Code in regards to provisions for marquee, roof and secondary roof signage to Town Council. Commissioner Canada seconded the motion which passed 6-0.

Vice-Chairperson Moore asked if a separate section would need to be drafted to address digital signs. Mr. Terpenney stated digital signs can be included in current Code. Vice-Chairperson Moore asked if a Conditional Use Permit could be required for digital signs. Mr. Terpenney stated the Advertising Ordinance is separate from the Zoning Ordinance. Mr. Terpenney added if an ordinance is too restrictive, then the Town could be accused of discrimination. Vice-Chairperson Moore suggested a Conditional Use Permit to allow digital signs may have more impact. Mr. Terpenney stated having a Conditional Use Permit for digital signs in the Mixed Use Districts may be more defensible in order to protect neighborhoods.

Commissioner Huppert asked if existing signs would be grandfathered and Mr. Terpenney indicated they would be grandfathered. Commissioner Canada inquired about the Blue Ridge Heating and Air digital sign and Mr. Terpenney explained it would be viewed as a marquee sign.

An ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to allowances for bed and breakfast inns. The Public Hearing was held November 18, 2008.

Chairperson Simmons introduced the discussion. Chairperson Simmons stated previous discussions indicated possibly allowing for bed and breakfast inns in the R-2 Two-Family Residential District with a Conditional Use Permit. Chairperson Simmons added discussions had mentioned only utilizing existing structures or allowing owners to build for the use of a bed and breakfast. Chairperson Simmons stated bed and breakfasts are currently restricted to 5 rooms or less and are to be owner occupied. Mr. Terpenney indicated this is correct and bed and breakfast inns can only serve breakfast.

Vice-Chairperson Moore inquired about structures being built to be used as bed and breakfast inns. Mr. Wingfield stated the owner could get a building permit for a single-family home or be required to get a Conditional Use Permit first. Vice-Chairperson Moore asked if a concept drawing of the inn can be required and Mr. Terpenney responded that could be part of the Conditional Use Permit.

An ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to allowances for bed and breakfast inns – (continued).

Commissioner Byrd made a motion to recommend to the Town Council that bed and breakfast inns be allowed in the R-2 Two-Family Residential District with a Conditional Use Permit. Vice-Chairperson Moore seconded the motion, which passed 6-0.

Commissioner Booth asked about parking requirements. Mr. Wingfield stated one parking space is required per sleeping room. Commissioner Booth asked if the parking is paved. Mr. Terpenney stated the parking area is to be paved and illuminated.

Commissioner Booth inquired about the impact of illuminated lighting on neighboring properties. Mr. Terpenney indicated the lighting is to illuminate the parking area only. Commissioner Booth inquired if a condition can be added regarding the impervious area. Mr. Wingfield indicated such conditions can be added to a Conditional Use Permit request. Commissioner Booth inquired about bed and breakfasts hosting parties and available parking. Mr. Terpenney stated the Inn at Hans Meadows hosts parties, weddings and receptions but this bed and breakfast inn is located in the B-3 General Business District.

An ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to provisions for parking facilities. The Public Hearing was held November 18, 2008.

Chairperson Simmons introduced the discussion. Mr. Wingfield stated the parking facilities in Blacksburg do not require interior landscaping and added the parking spaces are allowed to 8 feet wide rather than 9 feet wide. Commissioner Canada suggested the use of light poles with four hanging baskets for the proposed parking facility. Mr. Wingfield stated Christiansburg requires forty square feet of greenspace per one parking space and one tree per ten parking spaces interior to the parking area for parking lots of 20 or more spaces. Mr. Terpenney stated if hanging baskets are used, he would like to see similar baskets as used downtown. Commissioner Canada agreed he would like to see continuity with downtown.

Mr. Barry Helms addressed the Planning Commission stating baskets would need to be watered and there is the possibility of soil and water dripping onto cars in a parking area. Chairperson Simmons suggested having the baskets hang out over the wall of the facility to drip out of the facility. Commissioner Canada inquired about the number of parking spaces expected. Mr. Terpenney stated it depends on the facility. Ms. Carol Lindstrom addressed the Planning Commission and stated it had been suggested an exterior site across from the new parking facility could accommodate the green space or landscaping. Commissioner Booth added the parking design could eliminate green space or landscaping problems. Mr. Terpenney stated the ordinance could be amended to require green space or landscaping based on square footage of a parking area. Mr. Terpenney added that planter boxes and hanging basket could be addressed by the designer. Commissioner Huppert asked if the square footage can be specified and Mr. Terpenney stated it could but the square footage would need to be reasonable. Mr. Terpenney stated that parking spaces are required to be 9 feet and 18 feet.

An ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to provisions for parking facilities – (continued).

Mr. Wingfield stated 40 square feet of green space or landscaping per parking space and one six foot tall tree per 10 parking spaces is required for parking lots of 20 or more spaces. Ms. Lindstrom inquired as to whether this is calculated by the top floor only for parking garages and Mr. Wingfield stated that the Zoning Ordinance does address parking garages differently than parking lots at current therefore it would be based on the number of spaces. Ms. Lindstrom stated that the ordinance could require greenspace and landscaping on the upper level only.

Commissioner Canada stated he would like to see continuity between the downtown and the proposed facility with similar light poles and planters. Vice-Chairperson Moore stated wording may be too vague if the Planning Commission requested landscaping be similar in nature to the surrounding area.

Mr. Terpenney asked the Planning Commission asked if landscaping the roof would meet the intent of the ordinance if the structure is the tallest in Town (and the landscaping would not be visible). Commissioner Canada stated landscaping would not meet the intent if the building is four stories high. Mr. Terpenney stated that parking garages could cost \$20,000 or more per parking space.

Commissioner Huppert suggested having applicants present a concept drawing for landscaping and green space. Mr. Terpenney stated a concept drawing cannot be enforced. Commissioner Canada stated where a parking facility has blue sky above it and is visible from the nearest street then landscaping and green space should be required. Mr. Terpenney stated the B-2 Central Business District in the downtown area does not have green space requirements. Mr. Terpenney added it will be cheaper for the proposed facility to have off-site green space.

Ms. Paula Davis addressed the Planning Commission and stated the foyer area of the proposed parking facility will be visible to the streets and landscaping or greenspace could be required there. Commissioner Canada stated if there is an outside set of steps or railings this area could be landscaped. Mr. Terpenney stated that there is no elevator, stairs, or ramp planned in the parking garage. Mr. Simmons stated that they did not want access to the lower section by the general public.

Mr. Barry Helms addressed the Planning Commission and asked if it is the intent of the Planning Commission to require a Conditional Use Permit for parking structures. Commissioner Byrd stated it is and then the Planning Commission can place restrictions based on each case. Commissioner Byrd added if an area of the parking facility is visible from adjoining streets, then the Planning Commission can require green space and landscaping. Commissioner Canada stated space is expensive and that he liked the idea of protecting areas.

An ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to provisions for parking facilities – (continued).

Commissioner Canada made a motion to recommend to Town Council Chapter 30 "Zoning" of the Christiansburg Town Code be amended to require a Conditional Use Permit for parking facilities. Vice-Chairperson Moore stated the intent is not to be more restrictive with interior green space. Chairperson Simmons agreed and added the Conditional Use Permit will allow the Planning Commission and Town Council to review each case regarding parking facilities. The Planning Commission was in agreement that a Conditional Use Permit should be required for parking facilities. The motion by Commissioner Canada passed 6-0.

Review of a Conditional Use Permit request by SB Holdings, LLC for property at 135 and 175 Scattergood Drive, NW (tax parcels 496 – ((20)) – 1A, 2, and 3) for outside storage of building materials in the B-3 General Business District and I-2 General Industrial District. The Public Hearing was held and approval given on September 21, 2004.

Chairperson Simmons introduced the discussion. Mr. Terpenney indicated he had received an email from Paula Davis stating SB Holdings, LLC would be off moving from the Scattergood Drive location by the end of the year. Chairperson Simmons asked Ms. Davis if SB Holdings, LLC would be off-site by December 31st. Ms. Davis stated the materials would be moved off-site. Commissioner Huppert asked for a move date and Mr. Bennett stated hopefully by the end of the year and stated he has a punch list to be completed for his property in the Industrial Park. Chairperson Simmons inquired if all the materials were moved inside a Conditional Use Permit would not be needed and Mr. Terpenney responded this is correct. Commissioner asked how this request relates to the site in the Industrial Park and Mr. Terpenney stated that the Conditional Use Permit is for the property on Scattergood Drive only. Commissioner Canada inquired if SB Holdings, LLC is in compliance now. Mr. Wingfield read the conditions of the Conditional Use Permit and stated the property is in compliance with the permit and stated that as far as he knew, the site was in compliance.

Mr. Terpenney stated Mr. Bennett inherited a mess on the property and has cleaned the property up. Commissioner Booth inquired to what action can be taken. Chairperson Simmons stated the Planning Commission can review the Condition Use Permit. Commissioner Canada recommended the Planning Commission withdraw the Conditional Use Permit as of December 31, 2008. Mr. Terpenney stated the permit could be nullified or revoked at the end of December or January, allowing a 30 day grace period.

Commissioner Canada made a motion that the Conditional Use Permit be revoked on January 31, 2009. Vice-Chairperson Moore seconded the motion which passed 6-0.

A Conditional Use Permit request by L & R Burch Properties, LLC for property located at 2000 Roanoke Street (tax parcel 499 – ((A)) – 14) for auto and truck auctions in the B-3 General Business District. The Public Hearing was held and approval given on May 20, 2008.

Chairperson Simmons introduced the discussion and read the list of conditions. Mr. Randall Burch addressed the Planning Commission. Mr. Burch stated that the "No Parking" signs are unnecessary as there is in excess of 470 parking spaces and no one tries to park on the street. Mr. Burch stated he had been contacted by the Police Department regarding the "No Parking" signs, which Mr. Terpenney and Mr. Wingfield worked out.

Mr. Burch requested a longer time period than 48 hours for vehicles to be removed from the property after a sale. Mr. Burch stated that the property has an 8-foot tall chain link fence with privacy slats and is screened with evergreens. Mr. Burch stated people sometimes take a few days to come after a vehicle and that some vehicles may need to be on the property for longer period of times. Mr. Burch stated that because of the Conditional Use Permit requirement for the auto auction he is limited in time for storage of vehicles but that nearby car dealers in the same Zoning District have large numbers of vehicles parked. Mr. Burch stated that vehicles might be on the property a week, not months.

Commissioner Huppert inquired about where customers for the auto auction will be parking. Mr. Burch stated parking would be behind the chain link fence in the old lumber storage area of the property. Mr. Terpenney inquired if auctions have started and Mr. Burch replied that he believed the auctions started July 17, 2008. Commissioner Huppert inquired if Mr. Burch had run ads in the paper and Mr. Burch stated that he occasional ran ads.

Chairperson Simmons asked if the conditions of the Conditional Use Permit were edited or removed, could the Planning Commission add conditions back. Mr. Terpenney explained those edited conditions could be reviewed in six months or a year and added back. Vice-Chairperson Moore asked as an actual auto dealership would the vehicles need inspections and Mr. Terpenney stated the Motor Vehicle Dealer Board would be the responsible agency, but that he believed the vehicles needed to be inspected before they are sold. Mr. Burch stated that he believed they had to be inspected before they are sold to the public, but that he believed they could be moved to another dealer without inspection. Mr. Burch stated that he is currently having a public auction and a dealer auction once a month but that he anticipated that with the economy that may increase as dealers may stock more cars. Mr. Burch stated that 2008 was bad year for auto sales and auctions and tat he hopes that the number of vehicles will increase and add that inventory of vehicles for the auctions has been a struggle.

A Conditional Use Permit request by L & R Burch Properties, LLC for property located at 2000 Roanoke Street (tax parcel 499 – ((A)) – 14) for auto and truck auctions in the B-3 General Business District. The Public Hearing was held and approval given on May 20, 2008. – (continued)

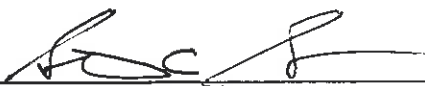
Commissioner Booth made a motion to remove the two conditions (9 and 13) and review the permit again in 6 months. Mr. Terpenney stated that the Town normally does not restrict on street parking and that if parking were on one side of Hubbell Drive trucks still should not have a problem. Mr. Terpenney stated that sight distance is not a real problem on Hubell Drive. Commissioner Canada stated that he had seen cars collecting at sites in Radford and stated that if there is a problem a condition to limits auctioned vehicles to 45 days could be added. Mr. Burch stated that this would not be a problem. Commissioner Byrd seconded the motion which passed 6-0.

Consideration of amendment to Chapter 30 "Zoning" of the Christiansburg Town Code in regards to provisions for a Historic District Overlay.

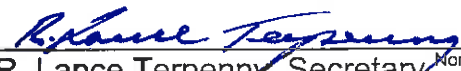
Chairperson Simmons introduced the discussion. Ms. Carol Lindstrom stated the Virginia Tech class assisting on this matter will have a final report at the end of the semester.

Commissioner Canada made a motion to table the discussion until the Planning Commission receives the report. Commissioner Huppert seconded the motion which passed 6-0.

There being no more business Chairperson Simmons adjourned the meeting at 5:04 p.m.



Steven C. Simmons, Chairperson



R. Lance Terpenney, Secretary Non-Voting