

Christiansburg Planning Commission
Minutes of January 26, 2009

Present: Michael Byrd
Ann H. Carter
Steve Huppert
Craig Moore, Vice-Chairperson
Steve Simmons, Chairperson
R. Lance Terpenny, Secretary Non-Voting

Absent: Wayne Booth
Dan R. Canada

Staff/Visitors: Randy Wingfield, staff
Nichole Hair, staff
Andrew Mendel, staff
Ernie Wade, Town Council
James Vanhoozier, Town Council
Bryan Rice, Montgomery County Liaison
Robert Fralin, Albert Land, LP
Steve Semones, Balzer and Associates, Inc.
Byron Young
Heath Haug
Robert Fralin
Terry Ellen Carter
Carol Lindstrom

Chairperson Simmons called the meeting to order at 3:00 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia to discuss the following items.

A Conditional Use Permit request by Radford and Company for property on Walters Drive (tax parcel 434 – ((A)) – 14E) for residential use in the B-3 General Business District. The Public Hearing was held on January 20, 2009.

Chairperson Simmons introduced the request and detailed the location. Chairperson Simmons inquired about the open space dedicated on the concept drawing and Mr. Wingfield stated 3.68 acres are dedicated for open space with the Slate Creek Commons Subdivision.

Chairperson Simmons stated conditions have been added to require the planting of screening trees and require lights to not shine onto existing residences. Commissioner Byrd stated trees and lighting may be an issue for the developer. Commissioner Huppert stated he agreed with the conditions.

Vice-Chairperson Moore inquired about trash pickup and if it would be curbside or by dumpster. Mr. Terpenny stated the development could use either. Mr. Terpenny added if a dumpster is used, it is required to be screened from view of the street.

A Conditional Use Permit request by Radford and Company for property on Walters Drive (tax parcel 434 – ((A)) – 14E) for residential use in the B-3 General Business District. – (continued)

Commissioner Byrd made a motion to recommend approval of the request to Town Council with the drafted conditions. Vice-Chairperson Moore seconded the motion.

Mr. Wingfield read the 4 drafted conditions: 1) The development is to be in substantial compliance with the concept drawings that were presented; 2) Lights shall be screened so as not to glare on adjoining properties; 3) An additional row of screening evergreens to be installed along rear property lines; 4) Dumpster shall be screened by a full enclosure (excluding top).

Upon call for a vote, the motion passed 4-1 with Commissioner Carter voting nay.

Council's intention to adopt an ordinance in regards to a rezoning request relating to a Boundary Line Adjustment Agreement by the Town of Christiansburg and Montgomery County for property containing approximately 170.7 acres of land located at the southwest boundary of the Town adjacent to Buffalo Drive and Mud Pike Road, commonly known as the former Harkrader Property, the Christiansburg Middle School Property and the Harkrader Sports Complex Property (tax parcels 092 – ((A)) – 62, 62B, 62C, 62D, 62E, 62F, 62G, 63, 64, 65, 66, 67, 76, and 77C) and in addition adjoining tax parcels 092 – ((A)) – 62A, 95, 96, 97, 98, 99, and 100 and the unincorporated portion of tax parcels 526 – ((39)) – 9, 10, 11, 12, 13, 14, and 15 from Montgomery County zoning A-1 Agricultural and PUDRES Planned Unit Development Residential to Town zoning MU-1 Residential - Limited Business. A portion of the property is scheduled as Residential and Parks and Recreation in the Future Land Use Map of the Christiansburg Comprehensive Plan and the property is scheduled as Urban Expansion and Residential Transition in the Future Policy Map of the Montgomery County Comprehensive Plan. The Public Hearing is set for February 3, 2009.

Chairperson Simmons introduced the request. Mr. Wingfield detailed the location of the Boundary Line Adjustment. Mr. Terpenny indicated the MU-1 zoning seems most appropriate with Montgomery County's zoning, knowing that plans have already been given approval by the County. Mr. Terpenny suggested the remaining property be brought in as A Agricultural and Commissioner Carter stated that this would be a good idea. Chairperson Simmons inquired about the proffers that had been made for the Kensington Development to Montgomery County. Mr. Terpenny indicated the proffer statement would apply to the development. Mr. Robert Fralin indicated he can provide a copy of the proffer statement dated September 6, 2008.

Council's intention to adopt an ordinance in regards to a rezoning request by Albert Land, LP for property on the northern side of Peppers Ferry Road, N.W. at the end of Sage Lane (tax parcels 404 – ((A)) – 2 and 8) from A Agricultural to R-1 Single-Family Residential with proffers. The property contains 21.61 acres and is scheduled as Residential in the Future Land Use Map of the Christiansburg Comprehensive Plan. The Public Hearing is set for February 3, 2009.

Chairperson Simmons introduced the request. Chairperson Simmons asked if the property is the same as a previous request and Mr. Wingfield indicated it is. Commissioner Huppert inquired about the density. Mr. Wingfield stated the property is 4 acres and 86 units have been proffered. Chairperson Simmons read the proffers. Commissioner Huppert expressed concern of the number of vehicles that would be accessing Route 114 from New Village Drive, stating 86 homes at two trips per day would be over 170 more cars. Chairperson Simmons inquired if Albert Lane can be used as access. Mr. Terpenny stated Albert Lane is private. Chairperson Simmons stated this property is adjacent to New River Village.

Mr. Steve Semones addressed the Planning Commission stating the intent is to tie into Sage Lane. Mr. Semones added the street would be built to Town standards. Mr. Semones stated the question of a traffic light at Route 114 has been brought forward. Mr. Semones added a full signal analysis has been conducted including New River Village, this property and the neighborhoods across Route 114. Mr. Semones indicated the study does not warrant a traffic light by Virginia Department of Transportation (VDOT) criteria. Mr. Semones added that Branch Construction has been mobilizing for the Route 114 widening project.

Mr. Semones stated the developer has proffered to pave the trails and connect the new trails to the existing trails in New River Village. Mr. Semones stated that the proposed development had tried to consider all connections and added that the VDOT data indicate that a traffic signal is not required.

Commissioner Huppert stated he had visited the site on Saturday afternoon about 2 p.m. and had difficulties getting out of New River Village onto Route 114. Commissioner Huppert added he is aware the widening of Route 114 has been approved. Vice-Chairperson Moore inquired if Balzer and Associates did the counts. Mr. Semones indicated the firm had done the counts. Vice-Chairperson Moore inquired to length of time the study was conducted. Mr. Semones indicated the study was for a full day when school was in, not on a holiday.

Commissioner Carter inquired about the VDOT criteria to warrant a traffic light. Mr. Terpenny indicated there are about 8 warrants that need to be met and reminded everyone that at N. Franklin Street and Independence Boulevard it took quite a while for them to meet the criteria. Mr. Terpenny added if a traffic signal is installed and does not meet VDOT's requirements, the locality assumes some liability. Mr. Robert Fralin stated he is aware the contract to widen Route 114 had been awarded and that construction was soon to begin. Mr. Fralin indicated he had originally proffered to not build homes until Route 114 has been widened, but removed it because it thought it was now a certainty. Mr. Fralin indicated he will proffer that before the public hearing.

Review of a Conditional Use Permit request by Heath B. Haug for property at 1477 Scott Street (tax parcel 529 – ((32)) – 10) for a major home occupation for firearms sales in the R-3 Multi-Family Residential District. The Public Hearing was held and approval given on December 19, 2006.

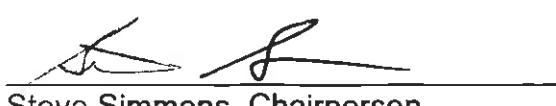
Chairperson Simmons introduced the request. Chairperson Simmons inquired about what the duration was for the review of the request. Mr. Wingfield stated the condition was to review the request after one year. Mr. Wingfield added he has not received complaints regarding the applicant. Mr. Terpenny stated he is unaware of any issues. Commissioner Huppert inquired if Mr. Haug sells to police officers. Mr. Haug stated that is who his sales are geared toward but he does not have major contracts with any agency. Mr. Terpenny inquired about guns being left by UPS. Mr. Haug stated it is usually one gun but UPS will not leave them without being signed for. Chairperson Simmons asked for a consensus of the Planning Commission for Mr. Haug to continue and review in one year. All were in agreement.

Review of a Conditional Use Permit request by Byron Young (agent for property owner William A. Price) for property located at 155 Howery Street (tax parcel 503 – ((7)) – 7) for a major home occupation (Eden Lawns and Landscaping) in the R-1 Single-Family Residential District. The Public Hearing was held and approval given on July 15, 2008.

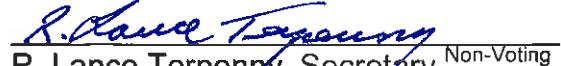
Chairperson Simmons introduced the request. Mr. Wingfield indicated there had been a complaint regarding vehicles parked on the street. Mr. Young indicated the business has downsized and there is no longer an issue. Chairperson Simmons asked for a consensus of the Planning Commission for Mr. Young to continue and review in 6 months. All were in agreement.

Commissioner Byrd inquired about the progress of the Historic District Ordinance. Chairperson Simmons indicated he has not spoken to Dr. Diane Zahm. Ms. Carol Lindstrom indicated it is the end of the school semester for the students. Chairperson Simmons stated it would be a lengthy process.

There being no more business Chairperson Simmons adjourned the meeting at 3:37 p.m.



Steve Simmons, Chairperson



R. Lance Terpenny, Secretary Non-Voting