

**Christiansburg Planning Commission
Minutes of August 8, 2011**

Present: Ann H. Carter
Kevin Conner, Vice-Chairperson (arrived at 7:19)
M. H. Dorsett, AICP (arrived at 7:05 p.m.)
Joe Powers
Jim Vanhoozier
Randy S. Wingfield, Secretary Non-Voting

Absent: Barry Akers
Mark M. Caldwell, III
Craig Moore, Chairperson
Jennifer D. Sowers

Staff/Visitors: Nichole Hair, staff
Kali Casper, staff
Thom Rutledge, Cambria Crossing, L.L.C.
David Hagan, Cambria Crossing, L.L.C.
Nancy Page, Page & Associates Real Estate
Carroll B. and Barbara T. Harvey, 30 Phoenix Boulevard
Mr. and Mrs. Lance Franklin, 45 Welch Circle
Anthony Petrillo, 25 Welch Circle
Dennis Mirabella, 15 Welch Circle
Cliff Dowdy, 60 Phoenix Boulevard
Phyllis Sklar, 20 Phoenix Boulevard
Carol Lindstrom
Several others

Commissioner Powers called the meeting to order at 7:20 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia to discuss the following items:

Public Comment.

Commissioner Powers opened the floor for public comment. Mr. Rutledge addressed the Planning Commission. Mr. Rutledge indicated the developer met with the homeowners before this meeting. Mr. Rutledge stated the residents felt they were put out by not being notified before the public hearing notices went out. Mr. Rutledge stated renderings of the proposed development were passed out and the developer tried to address some concerns of the neighbors. Mr. Rutledge indicated David Hagan, managing partner for Cambria Crossing, L.L.C., is present and was part of the meetings with the neighbors. Mr. Rutledge stated this portion of the development would be going from 14 units to 11 units. Mr. Rutledge stated most of neighbors want brick and they were under the impression the units would be all vinyl but that is not the case. Mr. Rutledge added that some units may be brick, stone, hardy board, vinyl, or a combination of materials. Mr. Rutledge added there is going to be a mix of materials and colors, but that earth tone colors would be used.

Public Comment – continued.

Commissioner Powers asked for clarification of the phases and uses. Mr. Rutledge indicated proffers were given to have lots adjoining Henley Drive to be R-1 type lots. As the lots go further toward the former Rowe furniture/current Premier Transfer and Storage area the types and density change, with single-family and duplex use allowed in the mid portion of the development and single-family, duplex, and townhouses allowed on the eastern portion of the property.

Mr. Rutledge stated the developer is asking the density for single-family homes be reduced and the front setback reduced. Mr. Rutledge added the developer can do a similar plan but as townhomes. Mr. Rutledge stated the proposed houses are similar in cost and size as the existing townhouses. Mr. Rutledge stated an e-mail sent to Mr. Wingfield indicated affordable housing and that means different things for different people. Mr. Rutledge stated this option gives a customer the opportunity to own a single-family home instead of a townhouse. Mr. Rutledge added any unit that touches an alley requires the driveway and garage on the rear, exiting to the alley.

Mr. Hagan addressed the Planning Commission and stated he has 100 more lots and he is not going to do anything to devalue the development. Mr. Hagan stated as a developer, they go above and beyond what is required by the Town in other developments.

Mr. Petrillo stated it is nice that the developer came out to speak with the neighbors. Mr. Petrillo stated the residents do not control the homeowners' association and have no say over the appearance of the new homes. Mr. Petrillo added the developer was able to clarify some issues and speaking on behalf of the homeowners we would like to have in writing a minimum price point. Mr. Petrillo stated the existing homeowners want to maintain a certain level of equity and they would like a written commitment.

Mr. Dowdy addressed Planning Commission and stated there was miscommunication between the developer and neighbors. Mr. Dowdy stated he has confidence there will be a quality product but he hoped the developer would do a market study. Mr. Dowdy stated he looked at comparable homes for sale in the \$150,000 to \$200,000 range and there have been 52 sales.

Approval of meetings minutes for July 25, 2011.

Commissioner Powers introduced the discussion. Commissioner Vanhoozier made a motion to approve the July 25, 2011 meeting minutes. Commissioner Dorsett seconded the motion which passed 4-0-1. Vice-Chairperson Conner abstained from voting due to his absence from that meeting.

A Conditional Use Permit amendment request by Cambria Crossing, L.L.C. for property on the eastern side of Phoenix Boulevard (tax parcels 465 - ((38)) - 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46) for a planned housing development in the MU-1 Mixed Used: Residential – Limited Business District. The public hearing was held July 5, 2011.

Commissioner Powers introduced the discussion. Mr. Wingfield indicated the applicant is asking vary to the lot size, lot width, and front yard greenspace. Mr. Wingfield added the amendment would apply to Lots 33-46 only. Commissioner Powers stated the Planning Commission can add conditions to these particular lots. Commissioner Dorsett stated the issues the neighbors have are outside the privy of the Planning Commission. Commissioner Dorsett inquired if the Planning Commission can require the new development to be substantially consistent with the neighborhood. Commissioner Powers stated the renderings have not been formerly offered by the applicant.

Commissioner Powers inquired if the development will be in conformance with the renderings. Mr. Rutledge indicated the development would. Mr. Rutledge added there are some houses that will have more brick, some less, and that there will be varying materials. Mr. Rutledge added he cannot tell the neighbors which houses will have a certain amount of brick. Mr. Rutledge added the architectural style will be in conformance with the renderings. Commissioner Powers suggested adding a condition that the houses are in general conformance with the architectural style that is presented in the renderings.

Commissioner Powers indicated he reviewed the development's website and noted the minimum square footage for a townhome is 1,700 square feet. Commissioner Powers inquired about the square footage of these homes. Mr. Rutledge stated these homes will be between 1,600 to 1,800 square feet. Commissioner Powers suggested conditioning the units have a minimum square footage of 1,600 square feet. Mr. Hagan stated sidewalks, infrastructure and greenspace is where much of the money is spent and the more square feet built, the better off the developer will be. Mr. Hagan added the developer will build as much square footage as possible. Mr. Petrillo requested a resident representation on the homeowners' association review board. Commissioner Carter stated the Planning Commission does not have the authority to grant that request.

Commissioner Powers stated there are two conditions to be added to the drafted conditions: 1) New units shall be in general conformance with the renderings presented at the August 8, 2011 Planning Commission meeting. 2) There shall be a 1600 square foot minimum floor area per unit.

Commissioner Dorsett made a motion to recommend to Town Council the Conditional Use Permit be amended to vary only the minimum lot area, lot width, and front yard greenspace for single-family residences and include the addition of two new conditions. Commissioner Vanhoozier seconded the motion which passed 4-0-1 with Vice-Chairperson Conner abstaining due to conflict with his employer having prepared the original development drawings.

Commissioner Dorsett encouraged the audience to attend the Comprehensive Plan input meetings in September and October.

Consideration of Council's intention to adopt an ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to provisions for urban agriculture including the keeping of chicken hens, chicks, and beehive stands and provisions for agriculture and forestry uses in the R-1A Rural Residential District including the keeping of horses. The public hearing is set for August 16, 2011.

Commissioner Powers introduced the discussion. Mr. Wingfield indicated the joint public hearing will be held August 16th and this is the draft going to the Town Council. Commissioner Powers reminded the Planning Commission this is a joint public hearing.

Phyllis Sklar stated that she would like to comment regarding Cambria Crossing and stated that she would like a condition requiring that the units be brick. Commissioner Powers informed Mrs. Sklar that the Planning Commission had already made a recommendation and felt the developer should be left flexibility regarding materials but that they she could still address Town Council during the citizens hearing of the next meeting. Mr. Wingfield stated that the Planning Commission recommendation is only advisory and that the Council vote is the actual approval or denial and added that the next Council meeting is August 16, 2011.

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.

Commissioner Powers introduced the review. Mr. Wingfield stated Mr. Young has moved his business to Montgomery County. Mr. Wingfield added if the CUP is not used for 2 years, it is no longer valid. Commissioner Powers stated he would like to make that provision explicit in the Town Code. Mr. Wingfield indicated he has called Mr. Young to request a letter be submitted requesting the CUP be voided at this location if he does not plan on operating there.

Commissioner Dorsett made a motion to table the review until Mr. Young can be reached. Commissioner Carter seconded the motion which passed 5-0.

Consideration of designation of a downtown historic district.

Commissioner Powers introduced the discussion. Ms. Hair indicated the subcommittee has presented a proposal by Ms. Sherry Wyatt to move forward to apply for designation of a Downtown Historic District. Commissioner Vanhoozier indicated he would like all affected property owners be notified the Town is considering a downtown historic district before moving forward. Commissioner Powers suggested a public input meeting be included at the next Planning Commission meeting. Ms. Hair indicated she would send notification to all affected property owners.

Commissioner Dorsett made a motion to recommend tabling the discussion until the next Planning Commission meeting. Commissioner Vanhoozier seconded the motion which passed 5-0.

Discussion of update to the Christiansburg Comprehensive Plan.

Commissioner Powers introduced the discussion. Commissioner Dorsett indicated there are three notable methods to solicit public input or comment throughout the Comprehensive Plan process: website, blog, and survey monkey. Commissioner Dorsett recommended the Planning Commission utilize the Survey Monkey and suggest the Town pay for an account, which costs \$17 per month or \$204 per year. Ms. Casper inquired if the Town purchases the Survey Monkey account, can the two accounts be linked. Ms. Casper indicated this was a concern of Ms. Wilburn. Commissioner Dorsett indicated she would like to look at a budget for the Comprehensive Plan process. Ms. Lindstrom stated the Survey Monkey is a tool that would not be solely for the Comprehensive Plan process. For example, someone attending an event at the Aquatic Center could be surveyed regarding the hotels, the Aquatic Center event, and other items. Mr. Wingfield stated the Planning Department can pay for the Survey Monkey account out of the Planning Department budget. Mr. Wingfield added copies can be paid out of the department budget also. Commissioner Powers stated it is consensus to pay for the Survey Monkey account.

There being no more business Commissioner Powers adjourned the meeting at 8:25 p.m.

Joe Powers

Joe Powers, acting Chairperson

Randy Wingfield

Randy S. Wingfield, Secretary Non-Voting