Christiansburg Planning Commission
Minutes of January 23, 2012

Present: Barry Akers
Mark M. Caldwell, III
Ann H. Carter
M. H. Dorsett, AICP
Steve Huppert
Craig Moore, Chairperson
Joe Powers, Vice-Chairperson
Jennifer D. Sowers
Randy S. Wingfield, Secretary Non-Voting

Absent: none

Staff/Visitors: Nichole Hair, staff
Kali Casper, staff
Carol Lindstrom
Steve Semones, Balzer and Associates, Inc.
Brody Semones
Harry Collins
Ann Taylor, Brackens Street
David Harding, NRV Hurricanes Sports, Inc.
Chad Vaught, NRV Hurricanes Sports, Inc.
Josh Taft, NRV Hurricanes Sports, Inc.
Tim Johnston, NRV Hurricanes Sports, Inc.

Chairperson Moore called the meeting to order at 7:02 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia to discuss the following items:

Public Comment.

Chairperson Moore opened the floor for public comment. David Harding addressed the Planning Commission indicating he is the owner of NRV Hurricanes Sports, Inc. and is here to answer questions regarding his request.

Carol Lindstrom, 630 Depot Street, N.E., addressed the Planning Commission indicating with the possible postponement of CUP for the apartment complex, the Planning Commission can take the time to look at the affect on the school system.

Approval of meeting minutes for January 9, 2012.

Chairperson Moore introduced the discussion. Commissioner Powers requested he be addressed as Commissioner Powers or Mr. Powers in the meeting minutes unless he is running the meeting for Chairperson Moore.

Commissioner Dorsett made a motion to approve the meeting minutes for January 9, 2012. Commissioner Sowers seconded the motion which passed 7-0 with Commissioner Caldwell abstaining due to his absence from the meeting.

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Planning Commission public hearing for Council's intention to adopt an ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to provisions for private recreational facilities in the I-1 Limited Industrial District with a Conditional Use Permit. The Town Council public hearing is set for February 7, 2012.

Chairperson Moore introduced the discussion. Chairperson Moore indicated the discussion is to amend the Zoning Ordinance and addressing conditions for the associated CUP request would be the next item. Commissioner Powers inquired if the amendment is for I-1 or I-2. Mr. Wingfield stated it is for I-1. Commissioner Dorsett expressed concern on the impact of the roads adjoining to the property. Commissioner Dorsett indicated she has concerns with parking issues. Mr. Wingfield stating a drawing with parking has been provided by the applicant, but that is for the next item on the agenda. Commissioner Carter stated the change is addressing all properties zoned I-1 and not just the Reed Lumber property. Mr. Wingfield detailed the location of current I-1 property on the Zoning Map.

Commissioner Carter inquired if there was any other way the applicant could use the property as a recreational facility without amending the Town Code. Mr. Wingfield stated the applicant could have rezoned the property to a zoning that allows the facility. Mr. Wingfield stated the B-3 District allows private recreational facilities with a Conditional Use Permit. Commissioner Dorsett inquired if it would make more sense to rezone the property to B-3. Mr. Wingfield stated he had suggested this to the property owner's representative and they felt the rezoning would limit the potential use for the future. Mr. Wingfield stated that the applicant had inquired about the possibility of allowing the use by right but that he had suggested that Council may be more comfortable with the allowance with a CUP. Commissioner Caldwell inquired if the allowance with a CUP would be to limit the property. Mr. Wingfield stated the Code amendment would apply to all I-1, but that the CUP request is limited to the specific tax parcel. Commissioner Dorsett inquired if the parking can be limited to the site and Mr. Wingfield indicated it can be limited through the CUP process.

Chairperson Moore requested the discussion move back to amendment of the Code. Commissioner Dorsett stated most of the I-1 in Town is already developed and recreational facilities are not a bad use of industrial buildings. Commissioner Dorsett stated she is not sure a CUP is needed for a private recreational facility. Mr. Harding added NRV Hurricanes is a non-profit organization and not a business.

Commissioner Akers inquired as to what will be going on at the property. Mr. Harding stated a portion of the building is being used for batting cages, defensive skills and practicing. Commissioner Akers inquired if there would large amounts of people watching. Mr. Harding indicated there would not and at most there are 30 people practicing. Commissioner Caldwell inquired how many teams practice at the site. Mr. Harding stated there are 6 teams, but closer to the season there is the potential for more teams. Mr. Harding stated with winter sports there are currently only a handful practicing. Ms. Lindstorm suggested the Code change apply to non-profits and not private facilities. Mr. Wingfield stated the amendment can be worded that way.

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Planning Commission public hearing for Council's intention to adopt an ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to provisions for private recreational facilities in the I-1 Limited Industrial District with a Conditional Use Permit. – (continued)

Commissioner Dorsett stated she has a hard time doing something else with a Conditional Use Permit since the Town does so much with the CUP process.

Commissioner Dorsett made a motion to recommend Town Council adopt the Code change with the change to non-profit recreational facility, with a Conditional Use Permit. Commissioner Sowers seconded the motion which passed 8-0.

Contingent on Item 3, Planning Commission public hearing for a Conditional Use Permit request by David Harding (agent for property owner Connie Reed) for a private recreational facility at 195 Sullivan Street (tax parcel 526 – ((3)) – 71) in the I-1 Limited Industrial District. The Town Council public hearing is set for February 7, 2012.

Chairperson Moore introduced the discussion. Chairperson Moore read the drafted conditions:

1. This permit is valid for baseball and softball programs only.
2. Hours of operation shall be limited to between _____ a.m. and _____ a.m.
3. There shall be no excessive noise between 11:00 p.m. and 7:00 a.m.
4. This permit is subject to inspections and approval of the facilities and equipment by the Fire Marshall, Building Official, and Rescue Squad Captain. The Town of Christiansburg requires that the applicants use and maintain the facilities and equipment in accordance with equipment manufacturer's guidelines.
5. This permit shall be valid for the applicants only and is nontransferable.
6. Parking for the operation shall be limited to the existing parking area immediately in front of the building on the property or the parking/vacant area immediately in front of the building located on tax parcel 526 – ((3)) – 72 across the street.
7. This permit shall be subject to review by the Planning Commission in one year.

Commissioner Dorsett stated she has concerns regarding the parking and traffic as numerous residents from the area attended the last meeting voicing concerns. Commissioner Dorsett stated the roads are very narrow and there is the possibility of traffic cutting through from Radford Street to get to the facility. Commissioner Dorsett stated she would like to require the applicant pay for "No Through Traffic" and possibly lower speed limit signs. Commissioner Powers inquired if there is a street committee and would this be applicable for them to look at. Commissioner Huppert stated that is correct and a condition could be added for the Street Committee to review the situation. Commissioner Powers stated the streets should be reviewed regardless of this application. Commissioner Huppert inquired if there would be year round practice. Mr. Harding stated practice is March to September with very limited indoor use. Mr. Harding added when the weather is acceptable, practice for softball and baseball is outside. Mr. Harding added practice is inside during the winter months.

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Contingent on Item 3, Planning Commission public hearing for a Conditional Use Permit request by David Harding (agent for property owner Connie Reed) for a private recreational facility at 195 Sullivan Street (tax parcel 526 – ((3)) – 71) in the I-1 Limited Industrial District. – (continued)

Commissioner Powers inquired if there would be any other sports that may potentially use the facility. Mr. Harding stated there are no others at this time. Commissioner Powers stated he wants to be sure because if there is any other use, the applicant would need to come back to amend the CUP. Mr. Harding stated there would possibly be cornhole tournaments for fundraising. Questions were raised as to what cornhole is and it was explained as essentially bean bag toss competition. Commissioner Caldwell questioned if there are "No Through Traffic" signs already in place and whether there is any more traffic for the recreational use than when Reed's was open.

Commissioner Dorsett inquired about the ages of the participants. Mr. Harding stated currently it is 8-16, but he does not have anyone over 13 yet. Commissioner Sowers inquired if there is the possibility for up to 18 year olds. Mr. Harding stated if NRV Hurricanes is able to utilize the building and is still around, it is possible. Commissioner Powers suggested adding a condition limiting the parking and maybe a condition to limit the use to the specific building. Chairperson Moore stated a recommendation has been made to have the Street Committee review the adjoining streets. Chairperson Moore suggested the condition perhaps be worded to require signage if the Street Committee sees fit and Mr. Wingfield agreed.

Commissioner Powers inquired about the hours of operation. Mr. Harding stated practices are held after school and begin at 9 a.m. on the weekends. Commissioner Caldwell inquired about summer hours. Mr. Harding stated practices are held from 9:00 a.m. to 9:00 p.m. Commissioner Dorsett stated the condition regarding sports be edited to include cornhole. Commissioner Powers suggested the hours of operation be edited to 9:00 a.m. to 9:00 p.m.

Mr. Wingfield read the revised drafted conditions:

1. This permit is valid for baseball and softball programs and cornhole/bean bag toss activities only.
2. Hours of operation shall be limited to between 9:00 a.m. and 9:00 p.m.
3. There shall be no excessive noise between 11:00 p.m. and 7:00 a.m.
4. This permit is subject to inspections and approval of the facilities and equipment by the Fire Marshall, Building Official, and Rescue Squad Captain. The Town of Christiansburg requires that the applicants use and maintain the facilities and equipment in accordance with equipment manufacturer's guidelines.
5. This permit shall be valid for the applicants only and is nontransferable.
6. Parking for the operation shall be limited to the existing parking area immediately in front of the building on the property or the parking/vacant area immediately in front of the building located on tax parcel 526 – ((3)) – 72 across the street.
7. This permit shall be subject to review by the Planning Commission in one year.
8. The applicant shall provide "No through Traffic" signage at no cost to the Town if deemed appropriate by the Town Street Committee.

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Contingent on Item 3, Planning Commission public hearing for a Conditional Use Permit request by David Harding (agent for property owner Connie Reed) for a private recreational facility at 195 Sullivan Street (tax parcel 526 – ((3)) – 71) in the I-1 Limited Industrial District. – (continued)

Chairperson Moore indicated there was question of limiting the use to the building. Commissioner Caldwell inquired what the tax parcel covers. Chairperson Moore stated the tax parcel includes the main building. Commissioner Powers stated the tax parcel addresses the limitation to the main building.

Chairperson Moore suggested the applicant discuss with participants to use Sullivan Street as the access and not cut through neighborhoods. Commissioner Huppert encouraged the applicant to prepare a presentation for Town Council.

Commissioner Dorsett made a recommendation to approve the Conditional Use Permit with the drafted conditions. Commissioner Caldwell seconded the motion which passed approval with drafted conditions which passed 8-0.

Planning Commission public hearing for Council's intention to adopt an ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to multi-family density allowances in the B-3 General Business District. The Town Council public hearing is set for February 7, 2012.

Chairperson Moore introduced the discussion. Mr. Wingfield stated there has been no new information for the Code amendment. Commissioner Powers inquired if it is the applicant's intent to table both requests. Steve Semones stated he sent a letter to Mr. Wignfield to defer action. Mr. Semones stated he has received updated information from VDOT last week. Mr. Semones stated he has requested a meeting with Wheatland and will be meeting with them later this week. Mr. Semones stated he will be taking letters to all the patio homeowners in Wheatland also. Mr. Semones stated with the possibility of new information and the additional comments he received last week, he would like to present a complete package to the Planning Commission.

Commissioner Dorsett inquired about a second entrance. Mr. Semones indicated he is in discussions now with Mr. Woody regarding access. Commissioner Dorsett stated she agrees with Mr. Brugh's recommendation for access near the Grand's property. Mr. Semones stated the access at Grand's property has issues with elevation and an existing gas line. Commissioner Powers stated Mr. Brugh has good suggestions but the most important is that traffic goes to Laurel Street or Peppers Ferry Road instead of N. Franklin Street, plus tying the second access to the 200th unit. Commissioner Powers indicated he is agreement that there is a need to accommodate pedestrian traffic and provide a turnaround for buses. Commissioner Powers stated the Planning Commission has received a letter from Montgomery County schools requesting a turnaround for school buses. Mr. Semones stated a new concept drawing will show the cul-de-sac turn around. Mr. Semones added the intent is for young professionals, not necessarily for households with children in this development, but that there may certainly be children.

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Planning Commission public hearing for Council's intention to adopt an ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to multi-family density allowances in the B-3 General Business District – (continued).

Chairperson Moore stated there are two items for this request, the Code amendment and CUP. Commissioner Dorsett stated she does not like using a CUP and wondered if it would not be wiser to develop a higher density residential use in the Zoning Ordinance. Commissioner Powers stated he would like to talk about it and he has a handout for Planning Commission. Commissioner Powers detailed the handout of residential allowances in Residential, Mixed Use, and Business Districts. Commissioner Dorsett stated she has issues with allowing high density residential in B-3 which may not be suitable on all properties. Commissioner Dorsett added the property is a logical place to put the apartment complex. Commissioner Dorsett stated her concern is changing the Code for all of B-3 properties.

Commissioner Powers stated the property is designated as Mixed Use on the Future Land use Map. Commissioner Powers requested Mr. Wingfield show where Mixed Use properties are on the Zoning Map and Mr. Wingfield detailed the locations. Commissioner Powers inquired how the Town came up with Mixed Used in the Zoning. Mr. Wingfield stated the Mixed Use Districts were developed to allow the potential for commercial with residential on upper levels and also to accommodate residences with service type businesses such as child day care within a residential area. Mr. Wingfield added the Mixed Use Districts allow single-family residences and duplexes by right, but multi-family residences and businesses require CUP approval. Commissioner Dorsett suggested changing the density in the Mixed Use Districts to be slighter higher than 10 units per acre. Commissioner Powers stated he would like to increase the density in MU-2 to 16 units per acre. Commissioner Dorsett inquired if the applicant's request would fit in the MU-2. Mr. Wingfield stated it would if the density were increased but would also require additional public hearings for a rezoning and a CUP.

Commissioner Dorsett stated she cannot support a Code change to the B-3 as it would not be appropriate for all the properties zoned B-3. Commissioner Dorsett added the change would affect all properties zoned B-3 when it is only suitable for one property. Commissioner Dorsett stated even with a Conditional Use Permit, it does not mean that the people who are going to be sitting up here, will necessarily be all that bright, and are going to say no when the density is not appropriate.

Mr. Semones stated to use the Mixed Use Districts for this application would have required a Code change, plus a rezoning and a CUP. Mr. Semones stated ideally he would have liked to condition a higher density for this site specifically, but could not under the Town Code. Mr. Semones added the CUP gives Planning Commission, Town Council and the neighbors opportunity to speak regarding the request. Commissioner Dorset stated it is making the change for one property when it changes for all properties zoned B-3. Commissioner Dorsett added she has had a problem with the use of residences on business properties. Commissioner Dorsett added she has concerns the property is never going to be business but for residential use.

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Planning Commission public hearing for Council's intention to adopt an ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to multi-family density allowances in the B-3 General Business District – (continued).

Mr. Semones stated if the higher density residential had been by right he could understand the concerns, but with a Conditional Use Permit, a condition regarding the density can be placed on other requests. Mr. Wingfield stated the Planning Commission and Town Council can set the density to whatever they see fit with the CUP. Commissioner Dorsett stated her issue is under current proposed legislation, anything developed in town must be in accordance with the Comprehensive Plan. Commissioner Dorsett stated she has concerns already with a zoning map that is so messed up. Commissioner Dorsett adds the zoning has to fit with the land use.

Mr. Semones stated the logical way to move forward with the application seemed to be with a Code change instead of developing a new residential district when in the future, changes will need to be made with the Comprehensive Plan and UDA development. Commissioner Dorsett stated the smarter choice would have been to rezone the entire property as Mixed Use. Commissioner Powers stated he would like the give the Planning Commission the option to look at something other than just amending the B-3. Commissioner Powers stated he would like to look at amending the MU-2 District. Commissioner Power stated this would give the Planning Commission two options. Mr. Wingfield stated the Planning Commission can hold a public hearing for a Code amendment for the MU-2 District. Commissioner Dorsett stated what the Planning Commission is talking about is not fair to the applicant. Commissioner Dorsett inquired if there is some way to extend it so the applicant does not have to go through the application process again. Commissioner Powers stated that option is up to the applicant to reapply. Mr. Wingfield stated the property had been rezoned in Montgomery County as General Business and it was brought into the Town as General Business. Commissioner Powers stated the Montgomery County site plan was for a large commercial development.

Chairperson Moore inquired if the Planning Commission could advertise for a Code change for the Mixed Use for the next Planning Commission meeting. Mr. Wingfield indicated this could be done. Mr. Semones stated that leaves their application dead in the water. Mr. Semones added changing the zoning on the property takes away the potential for development as business if the sales of the residences do not go well. Commissioner Dorsett stated MU-2 allows for some business uses. Mr. Wingfield stated business uses in the MU-2 District require a CUP. Mr. Wingfield added he steered Mr. Semones in this direction of asking for a Code change and a CUP in the B-3 District (as opposed to a Code change and rezoning to R-3 as Mr. Semones had inquired about), as this is what has been done in the past.

Commissioner Dorsett stated that she did not think amending the B-3 District was appropriate and citing the townhouse project on Depot Street as being a site that would not be appropriate for a higher density. Mr. Wingfield stated that Town Council could deny CUP requests or limit density with conditions. Commissioner Dorsett stated that she did not think Town Council was smart enough to do that and that future Planning Commissions would not necessarily recommend that if she were not serving.

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Planning Commission public hearing for Council's intention to adopt an ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to multi-family density allowances in the B-3 General Business District – (continued).

Commissioner Powers stated that he had obtained copies of development schematics from the County rezoning approval and stated that it shows a connection to Welcome Street. He said he thought the connection and the plan for all commercial use was part of the reasoning for the County reasoning to General Business. Commissioner Dorsett stated the problem is the change could create some scenarios in the B-3 District that are not suitable for all properties, unless you can guarantee the change will not affect other properties. Mr. Wingfield stated he felt there is a guarantee with the Conditional Use Permit process as it will come to Town Council for a decision. Commissioner Dorsett suggested looking at the townhouses across from the Depot as an example and had the property been allowed to develop with 16 units per acre, Town Council would have allowed it to develop that way. Mr. Wingfield stated Town Council would have had the authority to restrict the development to a lower density. Commissioner Dorsett stated she seriously doubts Town Council would have done that.

Commissioner Powers made a motion to advertise an ordinance amending Chapter 30 "Zoning of the Christiansburg Town Code in regards to multi-family density allowances in the MU-2 Mixed Use District to allow up to 16 units per acre with a CUP. Commissioner Huppert seconded the motion which passed 8-0.

Mr. Semones inquired if he needs to instruct his clients to request a rezoning and a CUP in the MU-2 District and stated that there are time and costs associated with reapplication. Commissioner Powers stated he would not pull the applications. Commissioner Powers stated at the next Planning Commission meeting, the Planning Commission will vote on the request in the B-3 District. Chairperson Moore suggested Mr. Semones move forward with his current application. Chairperson Moore stated the Planning Commission will be making recommendations on the amendment to the B-3 District and on the CUP at the next Planning Commission meeting. Mr. Wingfield stated the next regular Planning Commission meeting is February 13th, after the next Town Council meeting. Mr. Wingfield suggested the Planning Commission hold a special meeting before the Town Council meeting. Mr. Semones stated if it is likely the Planning Commission is going to move forward with the change to the MU-2 District, he would rather not go through the process twice and may pull the application before the Town Council meeting.

Commissioner Huppert suggested a meeting on February 6th to get things a little more solid and Town Council would have a better feeling of direction. Chairperson Moore inquired if information would be ready for a meeting on January 30th. Mr. Semones stated he is meeting with Wheatland on January 27th. Chairperson Moore stated the Planning Commission could meet on January 30th, giving the staff and the applicant adequate time to prepare for Town Council meeting on February 7th. Chairperson Moore stated there would be only two items on the agenda.

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Planning Commission public hearing for Council's intention to adopt an ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to multi-family density allowances in the B-3 General Business District – (continued).

Ms. Lindstrom stated the applicant has pulled the application and they would have to reschedule. Mr. Wingfield stated the applicant did not pull the application but asked for deferment until able to provide all applicable information. Ms. Lindstrom stated new regulations are proposed for public-private partnerships and would require localities to utilize 20% of the workers from the local workforce. Ms. Lindstrom stated she would like to know if the Town can condition that 20% of the workforce be local on the development. Mr. Wingfield indicated he could speak with the Town Attorney but he feels that it could be a condition.

Contingent on Item 5, Planning Commission public hearing for a Conditional Use Permit request by Balzer and Associates, Inc. (agent for property owner RWW36, LLC) for a planned housing development at the end of Farmview Road, N.E. (tax parcels 436 – ((A)) – 37, 38, 39, 40, and 41 and a portion of 436 – ((A)) – 35 and 36) in the B-3 General Business District. The Town Council public hearing is set for February 7, 2012.

Chairperson Moore introduced the discussion. Craig read the drafted conditions:

1. The presented "General Conditions of the Proposed Mega Builders Multi-Family Development" shall be considered as conditions of approval.
2. The development shall be in general conformity with the presented "Exhibit A – Site Rendering."
3. The development shall provide a cul-de-sac at the end of Farmview Road, N.E..
4. The development shall provide a bus shelter for a future bus stop if deemed appropriate by the Town.
5. The development shall provide a second access prior to the issuance of the Certificate of Occupancy for the 200th unit.
6. Farmview Road, N.E. shall be upgraded to N. Franklin Street to the Town Engineer's satisfaction including installation of sidewalks on one side of the street.
7. The developer shall provide a trail connection to the remainder of either tax parcel 436 – ((A)) – 35 or 36 at a location to be approved by Town staff.

Chairperson Moore inquired if an upgrade to the sewer system is required, would that be at developers cost. Mr. Wingfield indicated that would be the case. Chairperson Moore indicated he would like to request a condition be added for that.

Commissioner Dorsett stated there is a difference in reaction time within different age groups and she has concerns regarding traffic. Mr. Semones stated only a stop sign is required. Commissioner Powers stated this is all the more reason for a second access. Ms. Lindstrom stated there should be a condition regarding the 200th unit and access for the development. Commissioner Powers stated he wants to revise the condition to address the access at the time of the Certificate of Occupancy for 200th unit being to Peppers Ferry Road or Laurel Street. Mr. Wingfield stated he would like to clarify the access be as either public or private and Commissioner Powers agreed that is acceptable.

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Contingent on Item 5, Planning Commission public hearing for a Conditional Use Permit request by Balzer and Associates, Inc. (agent for property owner RWW36, LLC) for a planned housing development at the end of Farmview Road, N.E. (tax parcels 436 – ((A)) – 37, 38, 39, 40, and 41 and a portion of 436 – ((A)) – 35 and 36) in the B-3 General Business District. The Town Council public hearing is set for February 7, 2012. – (continued)

Commissioner Powers indicated all the analysis for the projects has been based on 330 units and he would like a condition to specify for the 580 bedrooms. Mr. Semones stated the new site plan has 295 units and the number bedrooms may change and added he will present this to the Planning Commission at the next meeting. Commissioner Powers stated he wants to use the number of bedrooms as the basis for analysis.

Downtown parking analysis.

Chairperson Moore introduced the discussion. Mr. Wingfield stated the current Town requirements for residential use is 2 parking spaces, restaurants require 1 space per 100 square feet of floor area, medical offices require 1 parking space per 200 square feet of floor area, and office use requires 1 parking space per 400 square feet. Mr. Wingfield added parking for churches is based on number of seats. Mr. Wingfield stated the map shows the parking required and provided. Mr. Wingfield stated on-street parking does not count to requirements. Ms. Casper stated the breakdown of on-street parking is shown as the difference on the table. Commissioner Dorsett inquired how Roanoke handles parking in the downtown district. Mr. Wingfield stated he would check. Commissioner Caldwell inquired about the number of parking spaces in the new parking garage and Mr. Wingfield stated is unsure of the exact number. Commissioner Caldwell inquired if the parking garage is able to be expanded if needed and Mr. Wingfield stated he could check. Commissioner Carter stated there will only be two levels for the parking garage. Ms. Lindstrom stated she was recently told a third level could be added in the future. Commissioner Powers suggested the Development Subcommittee and the Historic District Subcommittee review the parking analysis.

Other business.

The Development Subcommittee will meet Wednesday at 9:00 a.m. The Comprehensive Plan Subcommittee will be meeting Wednesday, February 1 at 4:30 p.m. The next Planning Commission meeting will be January 30th at 7:00 p.m. to discuss the Code change and CUP requests.

There being no more business Chairperson Moore adjourned the meeting at 8:58 p.m.

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Craig Moore, Chairperson Randy S. Wingfield, Secretary Non-Voting

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