Christiansburg Planning Commission
Minutes of February 27, 2012

Present: Barry Akers
Ann H. Carter
Harry Collins
M. H. Dorsett, AICP
Steve Huppert
Craig Moore, Chairperson
Ashley Parsons
Joe Powers, Vice-Chairperson
Randy S. Wingfield, Secretary Non-Voting

Absent: Mark M. Caldwell, III
Jennifer D. Sowers

Staff/Visitors: Kali Casper, staff
Carol Lindstrom, 630 Depot Street, N.E.
Paula Moore

Chairperson Moore called the meeting to order at 7:01 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia to discuss the following items:

Introduction of new Planning Commission members.

Chairperson Moore introduced the new Planning Commission members, Harry Collins and Ashley Parsons. Chairperson Moore suggests that new members should feel free to ask questions.

Public Comment.

Chairperson Moore opened the floor for public comment. No public comments.

Approval of meeting minutes for February 13, 2012.

Chairperson Moore introduced the discussion. Commissioner Dorsett made a motion to approve the February 13, 2012 meeting minutes. Commissioner Huppert seconded the motion which passed 4-0. Commissioners Akers and Sowers abstained due to absence at from the meeting. Commissioner Collins and Commissioner Parsons abstained since they were not yet appointed at the previous meeting.

DRAFT

Council's intention to adopt an ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to residential density allowances in the Residential, Mixed Use and Business Districts. The Planning Commission public hearing was held February 13, 2012. The Town Council public hearing is set for March 6, 2012.

Chairperson Moore introduced the discussion. Commissioner Dorsett made a motion to recommend amending the Town Code in regards to the drafted ordinance increasing the residential density allowances to 16 units per acre in the MU-2 Mixed Use: Residential - Limited Business - Limited Industrial District. Commissioner Carter seconded the motion. Commissioner Dorsett indicated that this drafted change was a drastic improvement. Commissioner Powers noted he originally wanted to create this draft as an alternative for Town Council to the Conditional Use Permit request for the Planned Housing Development in B-3. Commissioner Powers requested that the Development Subcommittee be allowed to look at the Mixed Use Districts as a whole and consider the possibility of allowing the increased density if certain additional criteria are met, such as additional stormwater management measures.

Commissioner Dorsett amended her motion to return the draft to the Development Subcommittee. Commissioner Carter seconded the amended motion. Chairperson Moore inquired if this should be incorporated with the overall Zoning rewrite and Commission Powers stated that he though not as he would like to move that along and added looking at the density may be done in conjunction with the Comprehensive Plan update. Chairperson Moore asked Mr. Wingfield if action should be taken. Mr. Wingfield indicated that action was not necessary. Commissioner Dorsett withdrew her motion. Chairperson Moore noted for new Commissioners that the Zoning Ordinance amendments will be discussed at the next meeting on March 12th. Commissioner Dorsett asked if the definition of flea market has been modified. Mr. Wingfield noted that the definition will be changed to eliminate fully enclosed buildings. Commissioner Powers stated that Development Subcommittee will be making additional changes.

Chairperson Moore explained the existing subcommittees and stated that new members will be included. Mr. Wingfield asked if Planning Commission wished to discuss appointments to committees. Commissioner Dorsett suggested keeping current assignments. Chairperson Moore asked new members about committee preferences. Commissioner Parsons indicated she would like to participate in all committees and is available for those meetings. Chairperson Moore stated that Commissioner Parsons is welcome on all committees. Commissioner Collins indicated he would like to be placed on the Historic District Subcommittee. Chairperson Moore asked if anyone would like to step down from current committee. No Commissioners indicated that they wished to step down from any committee.

DRAFT

Residential, Mixed Use and Business Districts. The Planning Commission public hearing was held February 13, 2012. The Town Council public hearing is set for March 6, 2012. – (continued)

Commissioner Collins asked if Item 4 would have changed the Conditional Use Permit request. Commissioner Powers stated that if the amendment had been available earlier, it may have changed the request. Ms. Lindstrom asked if any problems would be created for this CUP with a town-wide rezoning and could it be rezoned and considered for Mixed Use zoning. Mr. Wingfield indicated that that the property could be considered for Mixed Use zoning and added that the CUP approval would be grandfathered and the conditions would still apply.

Commissioner Collins asked if the greenspace requirements would be different for Business versus Mixed Use. Mr. Wingfield explained that requirements are different but that the CUP and site would be grandfathered as developed. Commissioner Powers noted that the CUP request was only for 14 units per acre and not 16 units per acre as considered in the Zoning Ordinance amendment for MU-2. Ms. Lindstrom asked about the locations of current Mixed Use Districts in Town. Mr. Wingfield named the Cambria Crossing development and the former Rowe furniture/current Premier Transfer property and adjoining garage area as well as the Community Housing Partners office and property on Depot Street. Commissioner Dorsett asked if mixed use was intended as higher density residential and how many acres are in mixed use now. Mr. Wingfield listed the approximate size of each mixed use area. Commissioner Powers asked about the density of Cambria Crossing and Mr. Wingfield indicated it would be less than 10 units per acre.

Other Business.

Mr. Wingfield noted that the next meeting will include a public hearing regarding Cheadle's Mobile Home Park on East Street and Park Street. The Cheadles have asked for rezoning for a portion of the park from I-2 to B-3. Commissioner Powers asked Mr. Wingfield to point out the location on the zoning map. Commissioner Huppert asked if the request is near the stockyard. Mr. Wingfield responded that it was relatively close. Mr. Wingfield stated that the Cheadles are interested in an overnight RV park with the rezoning, which would require a CUP. Commissioner Powers asked about contacting the Montgomery Museum who maintains the cemetery nearby and the Police Chief. Mr. Wingfield noted he will also contact Fire and Rescue for input. Commissioner Dorsett asked about restricting access to Park Street from East Street due to the road incline. Mr. Wingfield noted that this portion of East Street is a private street. Commissioner Huppert asked about the length of stay for the RVs. Mr. Wingfield stated that it may include longer stays, possible somewhat permanent RVs with the owners visiting for short stays. Commissioner Powers asked about conditions on the current overnight RV park in Town. Mr. Wingfield stated that if there is a CUP for the overnight park, it was likely granted over 30 years ago and would probably have minimal conditions.

There being no more business Chairperson Moore adjourned the meeting at 7:19 p.m.

_____ _____

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

DRAFT