Christiansburg Planning Commission
Minutes of February 11, 2013

Present: Ann H. Carter
Harry Collins
M. H. Dorsett, AICP
David Franusich
Jonathan Hedrick
Steve Huppert
Craig Moore, Chairperson
Ashley Parsons
Joe Powers, Vice-Chairperson
Jennifer D. Sowers
Nichole Hair, Secretary Non-Voting

Absent: None

Staff/Visitors: Kali Casper, staff
Missy Martin, staff
Cindy Disney, Montgomery County Planning Commission Liaison
Jeremy White

Chairperson Moore called the meeting to order at 7:00 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. No public comments were made. Chairperson Moore closed the floor for public comment.

Approval of meeting minutes for January 22, 2013.

Chairperson Moore introduced the discussion. Commissioner Collins made a motion to approve the January 22, 2013 Planning Commission meeting minutes. Commissioner Sowers seconded the motion which passed 8-0 with Commissioner Dorsett and Chairperson Moore abstaining.

Public Hearing on Conditional Use Permit request by Cary W. Hopper for residential use at 970 Radford Street (tax parcel 525-((A))-20) in the B-3 General Business District.

Chairperson Moore opened the public hearing. Mr. Jeremy White introduced himself as the representative for Mr. Cary Hopper, as he is out of town. Commissioner Dorsett asked what Mr. Hopper plans to do with the property. Mr. White responded he would like to turn the house into a three bedroom, two bathroom single-family dwelling unit and the outparcel will be a two bedroom, two bathroom single-family dwelling unit. Commissioner Powers asked to see the outparcel on the map.

Public Hearing on Conditional Use Permit request by Cary W. Hopper for residential use at 970 Radford Street (tax parcel 525-((A))-20) in the B-3 General Business District – (continued).

Ms. Hair noted that there are two existing units on the property. Commissioner Collins asked what they are currently being used for. Mr. White responded the buildings used to be the Christiansburg Daycare Center but are currently empty and they are renovating them. Commissioner Sowers asked if they were bought at auction in the last month or so. Mr. White responded yes. Commissioner Dorsett noted the applicant wants to take them back to the original use. Commissioner Dorsett added it will not be a high-rise development. Mr. White responded no just two single-family units. He added the plan may be to reclaim the front parking lot as yard in front of the house. Commissioner Powers asked if outparcel was built as separate classrooms for the daycare. Mr. White said yes the building is approximately 65 feet by 18 feet and was separated into three rooms with two bathrooms in the back. Commissioner Powers asked what that area will be. Mr. White responded that it will be a two bedroom, two bathroom single unit. Commissioner Dorsett noted it will have a primary structure and essentially a mother-in-law unit and asked if it would be a rental unit. Mr. White responded yes. Commissioner Sowers asked if both units will be rentals. Mr. White responded yes. Commissioner Powers asked if there were other conditional use permits for residential uses in any of the other surrounding B-3 area. Ms. Hair noted there are a couple new residences nearby on Radford Street. She added there is a single-family home behind the property. Commissioner Powers noted the house to the west of it has a for sale sign with B-3 indicated.

Commissioner Huppert asked about the exact location. Mr. White responded 970 Radford Street. Commissioner Huppert asked about landmarks nearby. Commissioner Sowers responded HY-Co, the asbestos removal business was next door to the right. Mr. White noted the property is directly across the street from Robert's Muffler.

Chairperson Moore noted this is a public hearing and to allow other speakers and then come back to the applicant. No other public comments were made. Chairperson Moore closed the public hearing.

Commissioner Dorsett asked if this area was discussed for a mix of commercial, residential, and industrial in the draft of the Future Land Use Map of the Comprehensive Plan. Commissioner Powers responded it was business along the road and industrial with residential behind. He added this is use of the existing buildings not a new building with multiple units. Commissioner Dorsett noted she thought it would be a mixed use area. Commissioner Parsons said she thought it would be a cluster of residential, business, and industrial. Commissioner Dorsett noted the inclusion of workforce housing. Commissioner Parsons thinks there were three or four zones like that throughout Town.

Public Hearing on Conditional Use Permit request by Cary W. Hopper for residential use at 970 Radford Street (tax parcel 525-((A))-20) in the B-3 General Business District – (continued).

Commissioner Carter stated it was great to re-use the existing building. Commissioner Carter asked about placing conditions on the request. Ms. Hair responded she would recommend the request be limited to single-family homes. Commissioner Powers added that it would be limited to the two single-family homes discussed. Ms. Hair responded she will draft this as a condition.

Commissioner Huppert asked about the length of vacancy of the building. Mr. White responded that he did not know but has been at least four weeks. Commissioner Sowers responded one to two years. Commissioner Collins asked about zoning of the rest of homes on Radford Street westward. Ms. Hair responded B-3 but there is a mix of residential and business uses.

Work Session – Comprehensive Plan

Chairperson Moore opened the discussion.

Commissioner Dorsett moved that the Planning Commission go into work session. Commissioner Carter seconded the motion which passed 10-0.

The work session on the Public Safety chapter of the Comprehensive Plan Update was held, no action was taken.

Commissioner Dorsett moved that the Planning Commission close the work session. Commissioner Sowers second the motion which passed 10-0.

Other Business

Ms. Hair noted the Town Council is looking for a representative to the New River Valley Planning District Commission to attend the meetings on the 4th Thursday of the month at 6pm. Commissioner Franusich asked if it was the 4th Thursday. Ms. Hair responded yes. Chairperson Moore asked what time. Ms. Hair responded 6pm. Commissioner Dorsett volunteered to serve. Commissioner Huppert noted that Councilman Showalter has been the representative so he can update on the topic.

Ms. Hair noted the public input meeting for the Department of Historic Resources (DHR) is Wednesday from 5-7pm in the Administrative Conference Room. She added that she will be here with Sherry Wyatt and Mike Pulice regarding the proposed downtown historic district. Commissioner Carter asked when the meeting is. Ms. Hair responded this Wednesday from 5-7pm. Chairperson Moore noted that Town Council is meeting on Wednesday as well. Ms. Hair noted that Town Council meets at 6:30pm and historic districts will meet in the Administrative Conference Room. Commissioner Powers asked if notice has been sent regarding it. Ms. Hair noted that it has been in the paper and that DHR has sent notice to property owners, Montgomery County and Town administrations and elected officials.

Other Business – (continued).

Ms. Hair noted for tax information, a 1099 is only received if the amount is over $600. She added no one meets that threshold but to speak to Sherry Hunter for total wages.

Commissioner Huppert noted the Town Council meeting is at 6:30pm and it is a closed meeting. Commissioner Sowers noted that the agenda link did not work today for the Town Council meeting.

Chairperson Moore asked about any CUPs coming up for the next meetings. Ms. Hair noted that something may come for the Moose Lodge but has not been received yet. Commissioner Powers stated there will be another chapter of the Comprehensive Plan to look at. Ms. Hair responded the Planning Commission will continue to do work sessions for chapters as they are ready.

Commissioner Dorsett asked if the Moose Lodge is being sold to an Indian tribe and will become a casino. Ms. Hair responded no.

Ms. Hair introduced Ms. Cindy Disney as the liaison from the Montgomery County Planning Commission.

Commissioner Franusich asked if the Bikeway Walkway map was added to the Transportation Plan. Ms. Casper responded the map is not ready yet. She added the data from the PDC does not match up with Town data. She noted that the Transportation Plan was submitted to VDOT last week and the Bikeway Walkway map will be added when it is ready.

Commissioner Collins requested that the Planning Commission continue workshop Comprehensive Plan chapters. Ms. Hair responded yes.

Chairperson Moore asked if Ms. Disney has any comments. Ms. Disney thanked the Planning Commission for the opportunity to participate.

Chairperson Moore moved that the meeting be adjourned. Commissioner Collins seconded the motion.

There being no more business Chairperson Moore adjourned the meeting at 7:30 p.m.

Craig Moore, Chairperson

Nichole Hair, Secretary Non-Voting