Christiansburg Planning Commission
Minutes of April 8, 2013

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

Absent: David Franusich

Staff/Visitors: Kali Casper, staff
Missy Martin, staff
John Neel, Gay and Neel, Inc.
Cliff Dowdy

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. Mr. John Neel addressed the Planning Commission, presenting a proffer statement for the rezoning at 115 Farmview Road, N.W. Mr. Neel detailed the proffer statement indicating a substantial vegetative buffer exists on the mobile home property. Mr. Neel stated a 20 foot buffer yard would be maintained on the Moose Lodge property as long as the mobile home park exists. Mr. Neel stated the second proffer addresses any future plantings. Mr. Neel added as long as there is a vegetative buffer located on the mobile home park property, there will not be any additional plantings on the Moose Lodge property. Mr. Neel stated if the vegetative screening no longer exists on the mobile home park property at the time of development at 115 Farmview Road, white pine trees would be planted. Mr. Neel stated the third proffer restricts access from the mobile home park property as long as the mobile home park exists. Mr. Neel added if the mobile home park is developed into another use, connection between the properties may be considered. Commissioner Sowers arrived at the meeting at 7:07 p.m.

Chairperson Moore closed the public comment period.

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Approval of meeting minutes for March 25, 2013.

Chairperson Moore introduced the discussion. Commissioner Dorsett made a motion to approve the March 25, 2013 Planning Commission meeting minutes. Commissioner Carter seconded the motion which passed 9-0 with Commissioner Hedrick abstaining.

Planning Commission discussion on Council's intention to adopt an ordinance amending Chapter 30 "Zoning" of the *Christiansburg Town Code* in regards to sidewalk requirements in the B-1 Limited Business, B-2 Central Business, and B-3 General Business Districts. The public hearing was held March 25, 2013.

Chairperson Moore opened the public hearing. Ms. Hair stated the amendment applies to the B-1 and B-3 districts. Ms. Hair detailed the changes indicating the addition of a trail option for properties. Ms. Hair added where sidewalks do exist on either side, sidewalks would be required for connectivity.

Commissioner Hedrick made a motion to recommend approval to Town Council. Commissioner Collins seconded the motion which passed 10-0.

Planning Commission discussion on Council's intention to adopt an ordinance in regards to a rezoning request by Loyal Order of Moose, Inc. for property located at 115 Farmview Road, N.W. (tax parcels 466-((1))-60A-64A and 436-((2))-65a-67A) from I-2 General Industrial to B-3 General Business. The public hearing was held March 25, 2013.

Chairperson Moore opened the discussion. Ms. Hair indicated a plat of Apple Acres and a deed for the Moose Lodge property were included in the Planning Commission packet for information purposes. Chairperson Moore read the three proffers provided by the applicant:

1. A 20' buffer yard will be provided along the Eastern boundary with the adjacent mobile home park as long as the mobile home park exists. Commercial development of the mobile home park would void the 20' buffer yard.
2. If, at the time of development of the property, the existing vegetative screen on the mobile home park is still in place, no additional plantings will be required. However, if the existing screening has been removed, the developer shall plant white pines with a 2" minimum caliper at 20' center to center spacing.
3. Access to the parcel will not be from the adjacent private mobile home park road as long as the adjacent property is mobile home park use. Should the mobile home park ever be redeveloped, cross access may be provided via a public street connection to the mobile home park property provided the subject parcel has not been fully developed.

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Planning Commission discussion on Council's intention to adopt an ordinance in regards to a rezoning request by Loyal Order of Moose, Inc. for property located at 115 Farmview Road, N.W. (tax parcels 466-((1))-60A-64A and 436-((2))-65a-67A) from I-2 General Industrial to B-3 General Business. The public hearing was held March 25, 2013 – (conitued).

Commissioner Dorsett inquired about stormwater management. Mr. Neel indicated existing stormwater ponds located in the Spradlin Farms shopping center will handle the stormwater. Mr. Neel added the developer will be responsible for the water quantity on the property.

Commissioner Dorsett made a motion to recommend approval to Town Council with proffers. Commissioner Dorsett rescinded her motion for further discussion by the Commission.

Commissioner Collins expressed concerns over the developer not being local and not having a plan for developing the property. Mr. Cliff Dowdy indicated the applicant has two daughters attending Virginia Tech and he is also a graduate of Virginia Tech, so he does have ties to the community.

Commissioner Huppert inquired if the Moose is still using the building. Mr. Dowdy stated there is the option for the Moose to remain on the property and they are currently operating at that location.

Commissioner Dorsett made a motion to recommend approval to Town Council with proffers. Commissioner Sowers seconded the motion which passed 10-0.

Commissioner Carter inquired if there is a contract with the Moose to use building. Mr. Dowdy indicated there is a valid contract for the Moose to use the building during this due diligence period.

Work Session – Comprehensive Plan

Chairperson Moore opened the discussion.

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

The work session on the Environment and Parks & Recreation/Aquatics chapters of the Comprehensive Plan was held.

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

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Other Business

Chairperson Moore indicated the Other Business portion of the meeting is limited to updates and other information relevant to the Planning Commission, but not for new business or discussion of items. Chairperson Moore requested Planning Commissioners wishing to discuss business during the meetings contact Planning Department staff to be added to the agenda.

Commissioner Huppert stated the Town Council will be holding a budget work session tomorrow evening at 6:30 p.m. and invited the Planning Commission to attend.

Commissioner Powers indicated the Development Subcommittee will be meeting at 9:30 a.m. on April 24th.

There being no more business Chairperson Moore adjourned the meeting at 7:40 p.m.

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Craig Moore, Chairperson Nichole Hair, Secretary Non-Voting

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Resolution of the
Town of Christiansburg
Planning Commission

Rezoning Request

WHEREAS the Christiansburg Planning Commission, acting upon a rezoning request by Loyal Order of the Moose, Inc. for property at 115 Farmview Road, N.W. (tax parcels 466 – ((1)) – 60A-64A and 436 – ((2)) – 65A-67A) from I-2 General Industrial to B-3 General Business has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (**permit / ~~do not permit~~**) changing the zoning of the property.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / ~~does not recommend~~**) that the Christiansburg Town Council rezone property at 115 Farmview Road, N.W. (tax parcels 466 – ((1)) – 60A-64A and 436 – ((2)) – 65A-67A) from I-2 General Industrial to B-3 General Business with proffers.

Dated this 8th day of April 2013.

Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Carter seconded by Powers at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised public hearing on the above request on March 25, 2013. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Matthew J. Beasley	X			
Ann H. Carter	X			
Harry Collins	X			
M. H. Dorsett, AICP	X			
David Franusich				X
Jonathan Hedrick			X	
Steve Huppert	X			
Craig Moore, Chairperson	X			
Ashley Parsons	X			
Joe Powers, Vice-Chairperson	X			
Jennifer D. Sowers	X			

Craig Moore, Chairperson

Nichole Hair, Secretary Non-voting