Christiansburg Planning Commission
Minutes of May 13, 2013

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

Absent: Craig Moore, Chairperson

Staff/Visitors: Kali Casper, staff
Missy Martin, staff
Cindy Wells Disney, Montgomery County Planning Commission Liaison
David Reno
Two others

Vice-Chairperson Powers 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.

Vice-Chairperson Powers opened the floor for public comment. Mr. David Reno addressed the Commission on the Conditional Use Permit request for 820 Park Street. Vice-Chairperson Powers asked Mr. Reno what he would like to do with the use of the property. Mr. Reno responded he would like to be placed on the call tow lists for the Town and County. Mr. Reno indicated he also repossesses vehicles and would like to help the community as a business owner and provide quality service. Vice-Chairperson Powers asked the Commissioners to hold questions during the public comment portion. Vice-Chairperson Powers closed the floor for public comment.

Approval of meeting minutes for April 22, 2013.

Vice-Chairperson Powers introduced the discussion. Ms. Hair noted the minutes on the current agenda have the incorrect minutes date and Commissioner Beasley was left off of the attendance list. Commissioner Dorsett made a motion to approve the minutes with the proposed changes to the April 22, 2013 Planning Commission meeting minutes. Commissioner Collins seconded the motion which passed 8-0. Commissioner Parsons abstained from voting.

Commissioner Sowers entered the meeting at 7:09 p.m.

DRAFT

Planning Commission discussion on a Conditional Use Permit request by David L. Reno (agent for property owner Shan Carroll) for a towing service at 820 Park Street, N.E. (tax parcel 498-((6))-1-13) in the I-2 General Industrial District. The Planning Commission Public Hearing was held on April 22, 2013

Vice-Chairperson Powers opened the discussion asking staff to address questions from the previous meeting concerning the request. Ms. Hair discussed current photos of property to show how the property will be utilized.

Commissioner Huppert asked if Mr. Reno will be storing vehicles inside the building and asked what happens with repossessed vehicles. Mr. Reno replied he can only keep repossessed vehicles for 48 hours before releasing the vehicles to an auction house. Mr. Reno stated the vehicles will not be on site for more than 3 to 4 days, unless insurance adjusters are slow in their process. Vice-Chairperson Powers requested clarification on the process if someone does not pick up a vehicle. Mr. Reno stated the vehicle will stay on the lot for 10 days before a mechanics lien can be filed. Mr. Reno added after 30 days he will take the vehicle and junk it normally.

Commissioner Dorsett asked how many cars would be stored on this property. Mr. Reno showed on the Zoning map where the proposed privacy fence will be located and stated approximately 8 to 10 cars will be stored in the fenced area comfortably.

Vice-Chairperson Powers asked Mr. Reno to detail the location of the property line between 820 Park Street and the existing paving company. Mr. Reno showed the Commissioners on the aerial map the location is approximately behind the telephone pole to the rear left of the property. Vice-Chairperson Powers verified with Ms. Hair that industrial zoning setbacks can be up to the property line. Ms. Hair replied yes.

Vice-Chairperson Powers asked Mr. Reno if to the right of the structure is employee parking and will cars be stored in those spaces. Mr. Reno replied that all vehicles will only be stored within the fenced area or inside the building. Commissioner Dorsett asked for clarification on how many vehicles can be stored inside the building. Mr. Reno answered approximately 8 cars can be stored inside. Commissioner Dorsett asked Mr. Reno what is the width of the building. Mr. Reno replied he does not know the measurement at this time. Vice-Chairperson Powers asked if only repossessed vehicles will be stored inside and if the towed vehicles are outside. Mr. Reno replied yes.

Commissioner Hedrick asked about how vehicles will be taken in and out of the property. Mr. Reno replied not all towed vehicles will be taken to the property as he can take some directly to an auction. Commissioner Hedrick asked if he will be blocking the right of way to the other businesses. Mr. Reno replied he will not block the entrance at any time and showed on the map how vehicles will be coming in and out of the property. Mr. Reno stated he will be using the left entrance to the property because the right entrance would be steep. Commissioner Huppert asked how many employees Mr. Reno will staff. Mr. Reno replied approximately 3.

DRAFT

Planning Commission discussion on a Conditional Use Permit request by David L. Reno (agent for property owner Shan Carroll) for a towing service at 820 Park Street, N.E. (tax parcel 498-((6))-1-13) in the I-2 General Industrial District. The Planning Commission Public Hearing was held on April 22, 2013 - (continued).

Vice-Chairperson Powers asked Ms. Hair to review the documents for the Conditional Use Permit request. Ms. Hair proceeded to detail all requested documents from the previous meeting, including the DMV bulk property carrier classification Mr. Reno falls under. Ms. Hair provided Section 30-144 of the Town Code which requires a Conditional Use Permit for similar uses listed in the section. Ms. Hair added the only change made to the drafted conditions is item 12: "This permit shall be valid for David Reno, the present applicant only and is non-transferrable." Vice-Chairperson Powers asked if the conditions were drafted from previous towing requests. Ms. Hair replied yes. Vice-Chairperson Powers discussed the remaining conditions.

1. The property is to be maintained in a clean, sanitary, and sightly manner.
2. This permit is for a towing service, not a commercial garage or body shop or for conducting bodywork.
3. All parts, including faulty parts, tires, etc. are to be kept inside the garage or a fully enclosed building (including a roof) until disposal.
4. All waste petroleum products and/or chemicals are to be disposed of properly and are not to accumulate upon the premises. Provisions are to be made for the capture of leaking petroleum products and/or chemicals.
5. There will be no storage of vehicles upon the premises except for vehicles left for temporary storage. All vehicles are to be kept on-premises and not within any public right-of-way or adjacent property. Any towed vehicles are to remain on-premises no longer than six months.
6. Mechanical work is not to be performed on-site.
7. There are to be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
8. There are to be no discernible noises to residential properties in the nearby vicinity between 7:00 p.m. and 7:00 a.m.
9. This permit shall be revocable for violations of Chapter 3 "Advertising" of the Christiansburg Town Code occurring on the property.
10. All towed vehicles are to be screened from adjoining properties and rights-of-way.
11. This permit shall be subject to administrative review on an annual basis.
12. This permit shall be valid for David Reno, the present applicant only and is non-transferrable.

Vice-Chairperson Powers asked where the closest residential use is located. Ms. Hair replied a townhouse development is located to the left of the paving company. Commissioner Collins asked how condition # 8 could be an issue. Ms. Hair responded trucks can be loud at night but no complaints have been brought to her attention. Commissioner Franusich asked if a weight limit is currently enforced for towing on Park Street. Ms. Hair replied no, not at this time.

DRAFT

Planning Commission discussion on a Conditional Use Permit request by David L. Reno (agent for property owner Shan Carroll) for a towing service at 820 Park Street, N.E. (tax parcel 498-((6))-1-13) in the I-2 General Industrial District. The Planning Commission Public Hearing was held on April 22, 2013 - (continued).

Commissioner Hedrick asked if the vehicles would be towed away by other parties. Commissioner Dorsett added if there would be room for transporters. Mr. Reno answers yes because the transporters will be small rollbacks. Mr. Reno added all vehicles, if picked up, will be by appointment only. Mr. Reno stated no driveways will be blocked during towing or pick up times.

Commissioner Hedrick asked if between the hours of 7 p.m. and 7 a.m. are busy. Mr. Reno replied this would depend on wrecks and other services he may be requested for. Commissioner Hedrick asked if transporters would have appointments at night. Mr. Reno replied no, only during the day.

Vice-Chairperson Powers asked Ms. Hair about annual inspections. Ms. Hair stated inspections would be performed annually. Ms. Hair added the Police Department would contact the Planning Department if there is an issue regarding noise. Commissioner Beasley asked if condition 6 will limit Mr. Reno to all mechanical work or can he work on his personal vehicle. Ms. Hair responded Mr. Reno could be limited to mechanical work on his own vehicles. Vice-Chairperson Powers requested the condition be reworded to limit mechanical work to the owner's personal vehicle.

Vice-Chairperson Powers inquired about fencing as a condition. Ms. Hair replied in the past a privacy fence or chain link fence with privacy slates has been accepted. Commissioner Dorsett asked Mr. Reno if he will use any type of security. Mr. Reno replied yes he will be installing a surveillance camera.

Commissioner Collins made a motion to recommend approval of the Conditional Use Permit request to Town Council with the drafted conditions. Commissioner Sowers seconded the motion. Commissioner Carter thanked Mr. Reno for attending the meeting and for a nice presentation. Vice-Chairperson asked for all in favor to raise their hand. All Commissioners raised their hands. The motion passed 10-0.

Work Session – Comprehensive Plan

Vice-Chairperson Powers opened the discussion in work session. Commissioner Dorsett made a motion to go into work session. Commissioner Franusich seconded the motion which passed 10-0.

The work session on the Land Use & Planning Chapter of the Comprehensive Plan was held.

Commissioner Carter made a motion to close the work session.
Commissioner Hedrick seconded the motion which passed 10-0.

DRAFT

Other Business

Vice-Chairperson Powers asked for any other business. Ms. Hair opened the discussion with the review of proposed rate and fee increases for public hearings. Ms. Hair stated the packet she has provided to the Commissioners included these documents.

Ms. Hair provided a description of the interactive GIS on the Town website. Ms. Hair discussed how Town staff imputed all of the data into a database to be utilized with the map. Ms. Hair added the process was approximately six to nine months. Ms. Hair described how citizens may utilize this system and look at current Conditional Use Permits. Commissioner Dorsett asked if the interactive GIS included inactive Conditional Use Permits. Ms. Hair replied the program only shows active Conditional Use Permits.

Ms. Hair added a reminder about the upcoming Planning Commissioners training held on Wednesday, May 15th and to meet at the Town Recreation Center by 5:15 to ride the van over. Ms. Hair also added to please let her know if any of the Commissioners would not be riding over in the van.

Commissioner Collins asked if 820 Park Street would need an access entrance to the property. Ms. Hair replied if one is needed, than an access easement would be deeded for this property.

Commissioner Franusich asked about the use on a parcel of land located at the corner of Depot Street and N Franklin Street. Ms. Hair replied the property is zoned Industrial because the previous structure was a mill. Ms. Hair described how the property is located within the flood plain and the property would be difficult to develop.

Commissioner Franusich would like to discuss the downtown parking regulations for the Central Business District. Ms. Hair responded the Development Subcommittee will be working this summer on the project and Mr. Franusich is invited to attend the subcommittee meetings to discuss the issue.

There being no more business Vice-Chairperson Powers adjourned the meeting at 8:32 p.m.

_____ _____

Joe Powers, Vice-Chairperson Nichole Hair, Secretary Non-Voting

DRAFT