Christiansburg Planning Commission
Minutes of November 12, 2013

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

Absent: Matthew J. Beasley
Jennifer D. Sowers

Staff/Visitors: Kali Casper, staff

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:

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 October 21, 2013.

Chairperson Moore introduced the discussion. Commissioner Dorsett made a motion to approve the Planning Commission meeting minutes. Commissioner Cowen seconded the motion, which passed 9-0.

Planning Commission recommendation on the recodification of the *Christiansburg Town Code.*

Chairperson Moore introduced discussion. Commissioner Dorsett expressed concern over the provision requiring the Town to contact property owners when streets are raised. Commissioner Dorsett suggested keeping the provision but only applying to areas where structures have a zero setbacks.

Commissioner Dorsett made a motion to recommend Town Council adopt the recodification of the *Christiansburg Town Code.* Commissioner Hedrick seconded the motion which passed 9-0.

DRAFT

Discussion of 2013 Christiansburg Comprehensive Plan.

Chairperson Moore introduced the discussion. Ms. Kali Casper indicated the Planning Commission has received a list of revisions. Ms. Casper added the list is a result of work sessions with the Town Council, Planning Commission, and staff comments. Commissioner Dorsett stated she has reviewed the list and found the revisions to reflect changes to more passive language.

Commissioner Dorsett made a motion to recommend Town Council adopt the 2013 Christiansburg Comprehensive Plan with the presented revisions. Commissioner Cowen seconded the motion which passed 9-0.

Planning Commission discussion on Council's intention to adopt an ordinance amending Chapter 30 "Zoning" specifically, sections 30-185, 30-186, 30-190, and 30-193 of the *Christiansburg Town Code* to clarify the requirements for final site plans, when preliminary and final site plans expire, and fees associated with the submittal of same.

Chairperson Moore introduced the discussion. Ms. Nichole Hair stated this item has been brought back to the Planning Commission for further review. Ms. Hair added Town staff will be digging deeper into this item. Ms. Hair stated the Development Subcommittee will then review the ordinance on November 20, 2013 before a final draft is presented to the Planning Commission at the next regular meeting on November 25, 2013. Ms. Hair added the Town Council will hold a second public hearing on December 3, 2013 because there are significant changes needing to be resolved.

Other business

Chairperson Moore opened the floor for other business. Ms. Hair indicated she has had a request from a citizen at 3795 Roanoke Street to either rezone his property or apply for a major home occupation. Ms. Hair stated there is an approved home occupation application at this location for a lawn care business. Ms. Hair added the property is currently in violation due to the number of vehicles being stored on the property for the business. Ms. Hair asked for guidance from the Planning Commission as which avenue they felt was best for the situation. The Planning Commission agreed the major home occupation would be a better option, however this does not mean the Planning Commission will approve the request. Commissioner Cowen indicated she has concerns over the number of vehicles on the property and feels the property owner should make good faith efforts to bring the property into compliance.

DRAFT

There being no more business Chairperson Moore adjourned the meeting at 7:31 p.m.

_____ _____

Craig Moore, Chairperson Nichole Hair, Secretary Non-Voting

DRAFT