

Christiansburg Planning Commission
Minutes of January 13, 2014

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

Absent: Steve Huppert

Staff/Visitors: Kali Casper, staff
Connie Turner, 101 Alleghany Street

Chairperson Moore called the meeting to order at 7:30 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. Ms. Connie Turner, 101 Alleghany Street, addressed the Planning Commission. Ms. Turner expressed concern over the potential for development of vacant property on Alleghany Street. Ms. Turner's concerns include the construction of townhomes or duplexes, the construction of a street off Alleghany Street and current drainage issues with the property. Commissioner Dorsett invited Ms. Turner to attend the Planning Commission Comprehensive Plan Subcommittee meetings to express her concerns as part of the neighborhood planning associated with the Comprehensive Plan. Commissioner Dorsett indicated the Comprehensive Plan Subcommittee will be looking at a Town wide rezoning to align with the Future Land Use Map. Commissioner Collins inquired about the process for a Town wide rezoning. Ms. Hair indicated advertising and a public hearing process if more than 25 properties are being rezoned. Commissioner Hedrick asked for further clarification of what Ms. Turner would like to see with the property. Ms. Turner indicated she would like to see a single family home, keeping in line with existing uses of the neighborhood.

Approval of meeting minutes for November 25, 2013.

Chairperson Moore introduced the discussion. Commissioner Dorsett made a motion to approve the Planning Commission meeting minutes. Commissioner Sowers seconded the motion, which passed 7-0, with Commissioners Franusich, Hedrick and Powers abstaining.

Election of Officers – Chairperson, Vice-Chairperson, Secretary.

Chairperson Moore introduced the discussion. Commissioner Dorsett made a motion to retain the current officers. Commissioner Collins seconded the motion which passed 8-0. Chairperson Moore and Commissioner Powers abstained from voting.

Review of attendance policy and meeting schedule.

Chairperson Moore introduced the discussion. Ms. Hair stated three unexcused absences from Planning Commission meetings will prompt a letter from the Mayor. Ms. Hair added four unexcused absences could result in removal from the Planning Commission by Town Council. Chairperson Moore requested Planning Commissioners notify Ms. Hair and he when a meeting will be missed. Ms. Hair requested notice be done by email.

Ms. Hair presented the Planning Commission with a 2014 calendar highlighting the Planning Commission meeting dates. Ms. Hair explained Town Council has changed their meeting dates to the second and fourth Tuesday of the month, which changes the Planning Commission meeting dates.

Discussion of annual work plan.

Chairperson Moore introduced the discussion. Ms. Hair stated the Planning Commission is on task with the Town's Vision 2020. Ms. Hair added primarily work will be handled by the Development Subcommittee and the Planning Commission Subcommittee, bringing items back to the Planning Commission for discussion. Ms. Hair stated tasks would include revision of the Zoning Ordinance, especially with the Comprehensive Plan Future Land Use Map changes plus goal setting and neighborhood plans in conjunction with the Comprehensive Plan. Ms. Hair added the Planning Department staff will work closely with other Town departments for ordinance changes and items from the Comprehensive Plan.

Ms. Hair inquired if the Planning Commissioners would like to make any changes to the Planning Commission Subcommittees. The Development Subcommittee has agreed to meet at 8:30 a.m. on the fourth Wednesday of the month in hopes of more members being able to attend. Commissioner Hedrick has been appointed the Chairperson for the Historic Preservation Subcommittee, which only meets as needed. The Comprehensive Plan Subcommittee will continue to meet the first and third Wednesday of the month at 4:00 p.m.

Other business.

Chairperson Moore introduced the discussion. Ms. Hair inquired about a request from a propane business to locate at the intersection of Depot Street, N. Franklin Street and Water Street. The Planning Commission agreed this location was not suitable for this business. Ms. Hair stated the Christiansburg Bikeway Walkway Committee is meeting the first Friday of each month at 7:30 a.m. Ms. Hair added Commissioner Powers is the Planning Commission representative for that committee. Ms. Hair stated at the most recent meeting a presentation on complete streets was presented and staff will be emailing a copy of that presentation to the Planning Commission. Ms. Hair stated the recodification of the Town Code is complete and inquired if the Planning Commission would like updated copies of the Zoning Ordinance for their notebooks. The Planning Commission requested copies be provided. Ms. Hair invited the Planning Commission to a reception honoring former Mayor Ballengee to be held at the Fire Department on Tuesday, January 14, 2014 from 5:30 p.m. to 7:00 p.m.

Chairperson Moore reminded the Planning Commission to submit Real Estate Disclosure forms to the Clerk of Council.

There being no more business Chairperson Moore adjourned the meeting at 8:20 p.m.

Craig Moore, Chairperson

Nichole Hair, Secretary Non-Voting



TOWN OF CHRISTIANSBURG

100 East Main Street
Christiansburg, VA 24073
Phone (540) 382-6120 Fax (540) 381-7238

Conditional Use Permit Application

Landowner: Holiday Lodge, Inc. Agent: Dennis M. Doudy

Address: 510-B South Main St. Address: 3009 Lancaster Dr.
Blacksburg, VA 24060 Blacksburg, VA 24060

Phone: 540 443 0054 Phone: 540 582-0991

I am requesting a Conditional Use Permit to allow a dancehall

on my property that is zoning classification B-3 under Chapter 30: Zoning of the Christiansburg Town Code.

My property is located at 2790 Roanoke Street

Tax Parcel(s): 501-((5))-2

DM
01-21-14 Fee: \$750.00

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge. I understand that Conditions may be placed on my property in regards to the above mentioned use/activity. I also understand that the Conditional Use Permit may be revoked and/or additional Conditional Use Permits required should questions regarding conformity arise.

Signature of Landowner(s): Dennis M. Doudy Date: 1-16-2014

Date: _____

Date: _____

This request was approved / disapproved by a vote of the Christiansburg Town Council on _____ . Any Conditions attached shall be considered requirements of the above request.

Town Manager _____ Date _____



ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

MAYOR
D. MICHAEL BARBER

COUNCIL MEMBERS
SAMUEL M. BISHOP
R. CORD HALL
STEVE HUPPERT
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES
JAMES W. "JIM" VANHOOZIER

TOWN MANAGER
BARRY D. HELMS

DIRECTOR OF FINANCE/

TOWN TREASURER
VALERIE L. TWEEDIE

CLERK OF COUNCIL
MICHELE M. STIPES

TOWN ATTORNEY
GUYNN, MEMMER &
DILLON, P.C.

Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Engineering Fax 540-381-7238

Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Tuesday, February 18, 2014 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, March 11, 2014 at 7:00 p.m.

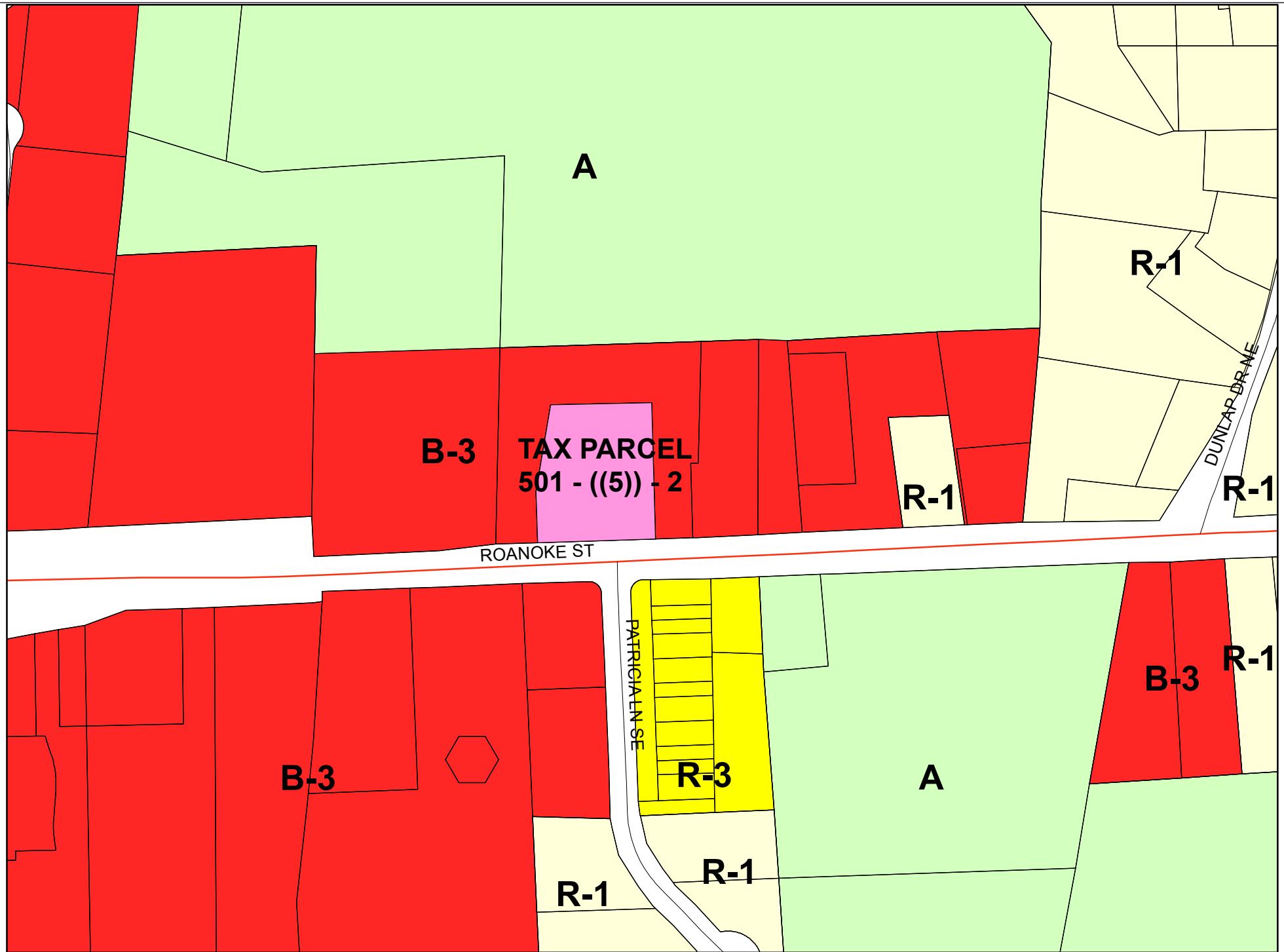
Application Type: Conditional Use Permit

Applicant: Holiday Lodge, Inc.

Location: 2790 Roanoke Street (tax parcel 501 – ((5)) – 2)

The Town of Christiansburg has received a Conditional Use Permit request by Holiday Lodge, Inc. for a dancehall at 2790 Roanoke Street (tax parcel 501 – ((5)) – 2) in the B-3 General Business District. The property contains approximately 1.4004 acres. The property is scheduled as Business/Commercial in the Future Land Use Map of the Christiansburg Comprehensive Plan.

The property does not lie within the 100-Year and 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties are zoned B-3 General Business, and R-3 Multi-Family Residential. The adjoining properties contain residences, businesses, and vacant land.



CUP REQUEST: 2790 Roanoke Street

PC: FEBRUARY 8, 2014

TC: MARCH 11, 2014

0 200 400 600
Feet





CUP: 2790 ROANOKE STREET - DANCEHALL - 2014

Tax Map #	Owner (s)		Mailing Address	City, St, Zip
501- 5 1	SHREE SAI BABA LLC	DBA SUPER 8 MOTEL	2780 ROANOKE ST	CHRISTIANSBURG VA 24073
501- 5 2	HOLIDAY LODGE INC		510 B SOUTH MAIN ST	BLACKSBURG VA 24060
501- 13 11	LAWRENCE JAMES M	LAWRENCE AMALIA W	378 LAWRENCE RD	BLUEFIELD VA 24605
501- 13 A	HAMILTON PL HOMEOWNERS ASSOC			CHRISTIANSBURG VA 24073
501- 1 26A	SHAH DEVELOPMENT LLC		P O BOX 1499	CHRISTIANSBURG VA 24068
501- 1 27	CHRISTIAN GROWTH CENTER INC		1850 ELECTRIC WAY	CHRISTIANSBURG VA 24073



TOWN OF CHRISTIANSBURG

100 East Main Street

Christiansburg, VA 24073

Phone (540) 382-6120 Fax (540) 381-7238

Conditional Use Permit Application

Landowner: TWIN OAKS Properties LLC Agent: Glenwood MARTIN

Address: 1230 Roanoke St Address: 1733 White Oak Ln
Christiansburg VA 24073 Christiansburg, VA 24073

Phone: Cell 540-250-8201 Phone: 540-382-7266

I am requesting a Conditional Use Permit to allow Commercial ~~Auto Repair~~

on my property that is zoning classification B-3 under Chapter 30: Zoning of the Christiansburg Town Code.

My property is located at 1230 Roanoke St Christiansburg, VA

Tax Parcel(s): Han Meadow 498-7 17, 18 PTLots 17 & 18

DM
01-24-14 Fee: \$750.00

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge. I understand that Conditions may be placed on my property in regards to the above mentioned use/activity. I also understand that the Conditional Use Permit may be revoked and/or additional Conditional Use Permits required should questions regarding conformity arise.

Signature of Landowner(s): Glenwood Martin Date: 1-21-2014

Date: _____

Date: _____

This request was approved / disapproved by a vote of the Christiansburg Town Council on _____ . Any Conditions attached shall be considered requirements of the above request.

 Town Manager

 Date



ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

MAYOR
D. MICHAEL BARBER

COUNCIL MEMBERS
SAMUEL M. BISHOP
R. CORD HALL
STEVE HUPPERT
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES
JAMES W. "JIM" VANHOOZIER

TOWN MANAGER
BARRY D. HELMS

DIRECTOR OF FINANCE/

TOWN TREASURER
VALERIE L. TWEEDIE

CLERK OF COUNCIL
MICHELE M. STIPES

TOWN ATTORNEY
GUYNN, MEMMER &
DILLON, P.C.

Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Engineering Fax 540-381-7238

Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Tuesday, February 18, 2014 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, March 11, 2014 at 7:00 p.m.

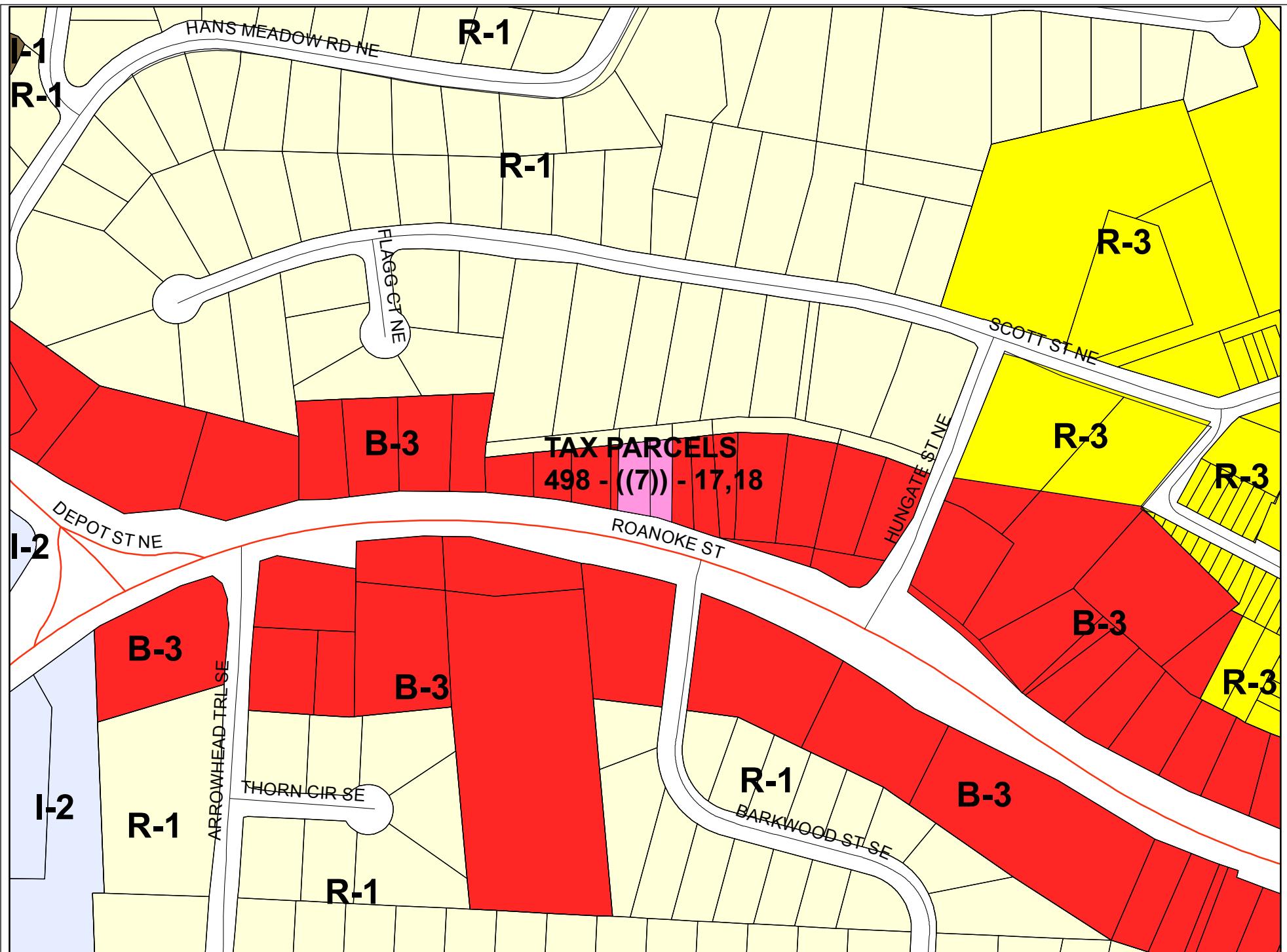
Application Type: Conditional Use Permit

Applicant: Twin Oak Properties, LLC

Location: 1230 Roanoke Street (tax parcels 498 – ((7)) – 17 and 18)

The Town of Christiansburg has received a Conditional Use Permit request by Twin Oak Properties, LLC for a commercial garage at 1230 Roanoke Street (tax parcels 498 – ((7)) – 17 and 18) in the B-3 General Business District. The property contains approximately .389 acres. The property is scheduled as Business/Commercial in the Future Land Use Map of the Christiansburg Comprehensive Plan.

The property does not lie within the 100-Year and 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties are zoned B-3 General Business, and R-1 Single Family. The adjoining properties contain residences, businesses, and vacant land.



CUP REQUEST: 1230 Roanoke Street

PC: FEBRUARY 8, 2014

TC: MARCH 11, 2014





CUP REQUEST: 1230 ROANOKE STREET

PC: FEBRUARY 18, 2014

TC: MARCH 11, 2014

0 100 200 300
Feet



CUP: 1230 Roanoke Street - commerical garage - 2014

Tax Map #	Owner (s)	Mailing Address	City, St, Zip
498- A103A	VARNEY TERESA C	1225 SCOTT ST	CHRISTIANSBURG VA 24073
498- A103	SIMMONS LUMMON T JR	1235 SCOTT ST	CHRISTIANSBURG VA 24073
498- A104	EASTRIDGE CHRISTOPHER C	1245 SCOTT ST	CHRISTIANSBURG VA 24073
498- A113	JERRY MICHAEL STONE & MARY	3555 TYLER RD	CHRISTIANSBURG VA 24073
498- A113A	COOK FAMILY TRUST	P O BOX 3562	RADFORD VA 24143
498- 7 14,15,16	MOSES PROPERTIES LLC	1460 PINE ST	CHRISTIANSBURG VA 24073
498- 7 17,18	TWIN OAKS PROPERTIES LLC	1733 WHITE OAK LN	CHRISTIANSBURG VA 24073
498- 7 18A,19,20*	COOK FAMILY TRUST	P O BOX 3562	RADFORD VA 24143
528- A 92	AGGARWAL RAKESH	127 S WASHINGTON ST	PULASKI VA 24301