

**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.

  
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Craig Moore, Chairperson

  
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Nichole Hair, Secretary Non-Voting