

**Christiansburg Planning Commission
Minutes of January 14, 2008**

Present: Steven C. Simmons, Chairperson
Wayne E. Booth
Michael Byrd
Ann Carter
Craig Moore
Bob Poff
James Vanhoozier, Vice-Chairperson
Lance Terpenny, Secretary Non-Voting

Absent: none

Staff/Visitors: Barry Helms, staff
Randy Wingfield, staff
Nichole Hair, staff
Steve Huppert, Town Council
Ernie Wade, Town Council
Greg Nagy
Steve Semone, Balzer and Associates
Barbara Hise
Mr. Travis
Mary Wright
Paula Davis, SB Holdings, LLC

Chairperson Simmons called the meeting to order at 4:00 p.m. to discuss the following items.

Council's intention to adopt an ordinance in regards to a rezoning request by Barbara Hise for property on Stafford Drive (tax parcels 404 – ((1)) – 3 and 405 – ((A)) – 13 and 14) from A Agricultural and R-1A Rural Residential to R-1 Single-Family Residential. The property contains 27.55 acres and is scheduled as Residential and Conservation - Limited Development in the Future Land Use Map of the Christiansburg Comprehensive Plan. The Public Hearing was held on December 18, 2007.

Chairperson Simmons introduced the request. Xxxxxxxx

Review of a Conditional Use Permit request by Heath B. Haug for property at 1477 Scott Street (tax parcel 529 – ((32)) – 10) for a major home occupation for firearms sales in the R-3 Multi-Family Residential District. The Public Hearing was held and approval given on December 19, 2006.

Chairperson Simmons introduced the request. Mr. Wingfield stated xx. Vice-Chairperson Vanhoozier stated Officer Haug is currently serving in Iraq. Chairperson Simmons suggested waiting 60-90 days to review.

Commissioner Poff made a motion to review in one year. Commissioner Moore

seconded the motion which passed 7-0.

Review of a Conditional Use Permit request by Greg Nagy (agent for property owner L & R Burch Properties, L.L.C.) for property at 2000 Roanoke Street (tax parcel 499 – ((A)) – 14) for a flea market and farmers’ market in the B-3 General Business District. The Public Hearing was held March 21, 2006 and the request was approved April 4, 2006.

Chairperson Simmons introduced the request. Vice-Chairperson Vanhoozier inquired if the property is being used for the flea market. Mr. Nagy stated the property is used 10% of the time. Vice-Chairperson Vanhoozier inquired about the auto auctions and if Mr. Nagy is working towards that. Mr. Nagy stated he was. Commissioner Moore stated he reviewed the site and the rear is cleaned up. Mr. Terpenney agreed stating it was abandoned with trash.

Commissioner Moore made a motion to review the request in 9 months. Commissioner Poff seconded the motion which passed 7-0.

Review of a Conditional Use Permit request by SB Holdings, LLC for property at 135 and 175 Scattergood Drive, NW (tax parcels 496 – ((20)) – 1A, 2, and 3) for outside storage of building materials in the B-3 General Business District and I-2 General Industrial District. The Public Hearing was held and approval given on September 21, 2004.

Chairperson Simmons introduced the request. Mr. Terpenney added Ms. Paula Davis was in attendance on behalf of SB Holdings, LLC. Ms. Davis addressed the Planning Commission stating the Certificate of Occupancy will be given in the next week or so. Ms. Davis added the remaining items are paving, trees and emergency lighting. Ms. Davis added SB Holdings, LLC will be calling Building Official Jim Bowman after the restroom is set.

Mr. Terpenney stated the property is the old Eastern Fabrication building, formerly part of the Christiansburg Institute property.

Vice-Chairperson Vanhoozier made a motion to review the request in 6 months. Commissioner Poff seconded the motion which passed 7-0.

There being no more business Chairperson Simmons adjourned the meeting at 4:40 p.m..

Steven C. Simmons, Chairperson

R. Lance Terpenney, Secretary ^{Non-Voting}

**Christiansburg Planning Commission
Minutes of February 11, 2008**

Present: Steven C. Simmons, Chairperson
Wayne E. Booth
Michael Byrd
Ann Carter
Craig Moore
Bob Poff
James Vanhoozier, Vice-Chairperson
Lance Terpenny, Secretary Non-Voting

Absent: none

Staff/Visitors: Nichole Hair, staff
Ernie Wade, Town Council
Greg Nagy
Thomas DeBusk

Chairperson Simmons called the meeting to order at 4:00 p.m. to discuss the following items.

Council's intention to adopt an ordinance in regards to a rezoning request by Thomas L. DeBusk (agent for John H. Martin III) and Michael E. and Carol G. Pontone for property at 107 and 201 S. Franklin Street and 35 Second Street (tax parcels 527 – ((25)) – 10A and 527 – ((A)) – 284) from R-2 Two-Family Residential and R-3 Multi-Family Residential to B-2 Central Business. The property contains 1.49 acres and is scheduled as Central Business and Residential in the Future Land Use Map of the Christiansburg Comprehensive Plan. The Public Hearing is set for February 19, 2008.

Chairperson Simmons introduced the request. Xx

Review of a Conditional Use Permit request by Greg Nagy (agent for property owner L & R Burch Properties, L.L.C.) for a vehicle auction house at 2000 Roanoke Street (tax parcel 499 – ((A)) – 14) in the B-3 General Business District. The Public Hearing was held and the request was approved on February 6, 2007.

Chairperson Simmons introduced the request. Xx

There being no more business Chairperson Simmons adjourned the meeting at 4:38 p.m..

Steven C. Simmons, Chairperson

R. Lance Terpenney, Secretary ^{Non-Voting}

**Christiansburg Planning Commission
Minutes of February 19, 2008**

Present: Steven C. Simmons, Chairperson
Wayne E. Booth
Michael Byrd
Ann Carter
Craig Moore
Bob Poff
James Vanhoozier, Vice-Chairperson
Lance Terpenny, Secretary Non-Voting

Absent: none

Staff/Visitors: Barry Helms, staff
Nichole Hair, staff
Donna Alvis-Banks, Roanoke Times
Thomas DeBusk

Chairperson Simmons called the meeting to order at 7:40 p.m. to discuss the following items.


A rezoning request by Thomas L. DeBusk (agent for John H. Martin, III) and Michael E. and Carol G. Pontone for property at 107 and 201 S. Franklin Street and 35 Second Street (tax parcels 527 - ((25)) - 10A and 527 - ((A)) - 284) from R-2 Two-Family Residential and R-3 Multi-Family Residential to B-2 Central Business. The property contains approximately 1.49 acres and is scheduled as Central Business and Residential in the Future Land Use Map of the Christiansburg Comprehensive Plan.


Chairperson Simmons introduced the request. Mr. Terpenny stated Mr. DeBusk has presented a proffer statement limiting the use of the property at 201 S. Franklin Street to professional offices or residential use. Commissioner Booth asked if he is correct that the proffer will go with the property. Mr. Terpenny stated this is correct and another public hearing would be needed to amend the proffers. Chairperson Simmons detailed the location of the property.

Commissioner Booth made a motion to recommend approval to Town Council with the presented proffer. Commissioner Poff seconded the motion which passed 7-0.

Commissioner Carter stated she was unaware that Mr. Martin was still doing his cabinet work. Mr. Terpenny stated the work would need to be ceased for a period of two years before it would lose its status as a grandfathered use.

There being no more business Chairperson Simmons adjourned the meeting at 7:45 p.m..


Steven C. Simmons, Chairperson


R. Lance Terpenny, Secretary Non-Voting

**Christiansburg Planning Commission
Minutes of March 3, 2008**

Present: Steven C. Simmons, Chairperson
Wayne E. Booth
Michael Byrd
Craig Moore
James Vanhoozier, Vice-Chairperson
Lance Terpenney, ^{Secretary Non-Voting}

Absent: Ann H. Carter
Bob Poff

Staff/Visitors: Barry Helms, Staff
Nichole Hair, Staff
Adam Carpenetti, Staff
Steve Huppert, Town Council
Brian Rice, Montgomery County Liaison
John Neel, Gay and Neel, Inc.

Chairperson Simmons called the meeting to order at 4:00 p.m. to discuss the following items.

A Conditional Use Permit request by Roger Roller (agent for property owner Chambree McClure) for property at 108 Chapel Street (tax parcels 527 – ((3)) – 51A and 53) for a major home occupation (sale of small animals including reptiles) in the B-3 General Business District. The Public Hearing is set for March 4, 2008.

Chairperson Simmons introduced the request.

A Conditional Use Permit request by C.L. Draughn for property at 655 Depot Street, N.E. (tax parcels 497 – ((A)) – 236, 237, and 239) for residential use in the B-3 General Business District. The Public Hearing is set for March 4, 2008.

Chairperson Simmons introduced the request.

A Conditional Use Permit request by C.L. Draughn for property at 655 Depot Street, N.E. (tax parcels 497 – ((A)) – 236, 237, and 239) for residential use in the B-3 General Business District – (continued).

There being no more business Chairperson Simmons adjourned the meeting at 4:17 p.m.

Steven C. Simmons, Chairperson

R. Lance Terpenney, Secretary ^{Non-Voting}

**Christiansburg Planning Commission
Minutes of March 4, 2008**

Present: Steven C. Simmons, Chairperson
Wayne E. Booth
Michael Byrd
Craig Moore
James Vanhoozier, Vice-Chairperson
Lance Terpenney, Secretary Non-Voting

Absent: Ann H. Carter
Bob Poff

Staff/Visitors: Barry Helms, staff
Nichole Hair, staff
Steve Huppert, Town Council
Brian Rice, Montgomery County Planning Commission Liaison
John Neel, Gay and Neel, Inc.
Meghan Dorsett
Trig Nowlan
Sam Bishop
Roger Roller

Chairperson Simmons called the meeting to order at 8:10 p.m. to discuss the following items.

A Conditional Use Permit request by Roger Roller (agent for property owner Chambree McClure) for property at 108 Chapel Street (tax parcels 527 – ((3)) – 51A and 53) for a major home occupation (sale of small animals including reptiles) in the B-3 General Business District.

Chairperson Simmons introduced the request. Commissioner Booth stated he would like to limit the reptiles to bearded dragons and chameleons. Chairperson Simmons inquired about the 3,000 reptiles mentioned during the public hearing. Mr. Roller stated he wishes to produce 3,000 reptiles during the breeding season. Chairperson Simmons inquired to how many reptiles would be on the property during the off-season. Mr. Roller stated only the breeders would be on site. Mr. Roller added the females lay 75 eggs, within a 10 month period and he only breeds the females for two years. Vice-Chairperson Vanhoozier inquired about the use of a generator and the type of generator to be used. Mr. Roller stated he would be using a generator he purchased at a local home improvement store.

Commissioner Moore inquired to how the animal waste would be handled. Mr. Roller stated the enclosures would be cleaned every day. Vice-Chairperson Vanhoozier

asked how the waste would be disposed. Mr. Roller stated the waste would be taken out with trash unless otherwise directed. Vice-Chairperson Vanhoozier asked if there is an ordinance regarding disposal of animals. Mr. Terpenney stated there is and the animals are disposed of in the garbage.

A Conditional Use Permit request by Roger Roller (agent for property owner Chambree McClure) for property at 108 Chapel Street (tax parcels 527 – ((3)) – 51A and 53) for a major home occupation (sale of small animals including reptiles) in the B-3 General Business District – (continued).

Commissioner Booth stated he would like to review the request in six months. Commissioner inquired about the applicant using the current property for a term of one year. Mr. Roller stated the property is too small and would like to move to a more commercial location.

Chairperson Simmons inquired about opposition to the request. Mr. Terpenney stated the residents at 107 Chapel Street are opposed and the Town received a letter. Commissioner Moore clarified with the current zoning the business would be allowed by right if not a residence. Mr. Terpenney stated that is correct, however a site plan would be required to develop the property as a business in accordance with the Town Code.

Commissioner Booth made a motion to recommend approval to the Town Council with the drafted conditions. Commissioner Moore seconded the motion, which passed 5-0. Mr. Terpenney read the drafted conditions.

Neighbor Trigg Nowlan inquired to the number of breeders on site. Mr. Roller stated there are none at this time, however he would be purchasing a collection. Vice-Chairperson Vanhoozier stated this would be the breeding stock. Mr. Roller stated that is correct. Mr. Nowlan stated the structure is small even with a basement. Mr. Roller stated 50-60 females would be kept at the property. Mr. Nowlan stated that is a lot of adults producing waste, etc. Mr. Roller stated waste will be removed like any trash and he would limit the amount of waste sitting around, even willing to haul off to landfill. Neighbor Sam Bishop inquired to the size of the reptiles. Mr. Roller stated the Bearded Dragons range from 16-18 inches and the Chameleons range from 12-24 inches.

Commissioner Moore stated a condition has been placed to address the smell and accommodations will be made to dispose of the waste off site in order to control odors.

A Conditional Use Permit request by C.L. Draughn for property at 655 Depot Street, N.E. (tax parcels 497 – ((A)) – 236, 237, and 239) for residential use in the B-3 General Business District.

Chairperson Simmons introduced the request. Vice-Chairperson Vanhoozier stated he

has a problem visualizing the obstructed view discussed by opponents. Ms. Meghan Dorsett addressed the Planning Commission stating the property is on the Historic Registry and within the Historic District. Ms. Dorsett added if the development had the visual quality such as Tom Bowden's property on Depot Street, would fit with the surrounding properties.

A Conditional Use Permit request by C.L. Draughn for property at 655 Depot Street, N.E. (tax parcels 497 – ((A)) – 236, 237, and 239) for residential use in the B-3 General Business District – (continued).

Vice-Chairperson Vanhoozier inquired to the area of the Historic District. Mr. Terpenney stated Downtown Cambria is designated as a Historic District. Commissioner Booth inquired about architectural details and requirements of Historic Districts. Ms. Dorsett stated the existing structure is the last of the railroad houses and neglected; however, townhomes do not look like they belong there and the property should be developed in accordance with the surrounding properties.

Commissioner Byrd asked what uses are allowed by right. Mr. Terpenney read the uses allowed by right from the Town Code.

Mr. John Neel addressed the Planning Commission stating the development is laid out the way it is because of the lot size and topography. Mr. Neel added the developer would accept a condition for screening along Cambria Street and the cabinet shop in front of the property. Ms. Dorsett stated she would like to see screening and visual details that fit in instead of cookie cutter townhomes. Ms. Dorsett also presented issues with storm water management and traffic.

Commissioner Booth asked if the Planning Commission can dictate architectural details. Mr. Terpenney stated the Town has not adopted architectural details.

Chairperson Simmons suggested tabling the request.

Commissioner Booth made a motion to table the request for further study. Vice-Chairperson Vanhoozier seconded the motion which passed 5-0.

There being no more business Chairperson Simmons adjourned the meeting at 8:40 p.m.

Steven C. Simmons, Chairperson

R. Lance Terpenney, Secretary ^{Non-Voting}

**Christiansburg Planning Commission
Minutes of March 17, 2008**

Present: Steven C. Simmons, Chairperson
Wayne E. Booth
Michael Byrd
Craig Moore
Bob Poff
James Vanhoozier, Vice-Chairperson
Lance Terpenny, Secretary Non-Voting

Absent: Ann H. Carter

Staff/Visitors: Barry Helms, Staff
Randy Wingfield, Staff
Steve Huppert, Town Council
Ernie Wade, Town Council
Bryan Rice, Montgomery County Liaison
John Neel, Gay and Neel, Inc.
Steve Semones, Balzer and Associates
Meghan Dorsett
Tacy Newell-Fautz
Donna Alvis-Banks, Roanoke Times

Chairperson Simmons called the meeting to order at 4:00 p.m. to discuss the following items.

A Conditional Use Permit request by C. L. Draughn for property at 655 Depot Street, N.E. (tax parcels 497 – ((A)) – 236, 237, and 239) for residential use in the B-3 General Business District. The Public Hearing was held on March 4, 2008.

Chairperson Simmons introduced the request. Chairperson Simmons indicated two site plans had been submitted to the Planning Commission and asked for clarification between the two. Mr. Neel stated screening trees had been added as discussed and Hall Street had been added as the entrance. Mr. Neel added he had met with Meghan Dorsett on site. Mr. Neel indicated his client could not commit to the architectural design request. Ms. Dorsett addressed the Planning Commission stating no guarantee has been met. There are buildings 100 years old and another 140 years old and should be looked at more for design. Ms. Dorsett added her concern regarding the length the screening trees will remain. Mr. Neel stated he could not guarantee the trees would last 20 years but a condition could be added regarding the maintenance.

Vice-Chairperson Vanhoozier stated he visited three developments by the builder, Majestic Drive, Long Street and College Street. Vice-Chairperson Vanhoozier stated there are differences in the three but he liked the College Street development the best

with the brick base and 3 foot staggering setbacks. Mr. Wingfield stated the Town Code requires no more than two.xx

A Conditional Use Permit request by C. L. Draughn for property at 655 Depot Street, N.E. (tax parcels 497 – ((A)) – 236, 237, and 239) for residential use in the B-3 General Business District. – (continued).

Mr. Neel stated he did not anticipate architecture would be a concern because the site is off the street, sitting on top of a hill. Mr. Neel added the 20% front yard greenspace and parking requirements will also be met. Vice-Chairperson Vanhoozier inquired about sidewalks. Mr. Neel stated sidewalks are a requirement.

A Conditional Use Permit request by C. L. Draughn for property at 655 Depot Street, N.E. (tax parcels 497 – ((A)) – 236, 237, and 239) for residential use in the B-3 General Business District. – (continued).

Council's intention to adopt an ordinance in regards to a rezoning request by Medhi Hazer for property at 910 Peppers Ferry Road, N.W. (tax parcels 434 – ((A)) – 19 and 20) from A Agricultural to B-1 Limited Business. The property contains approximately 0.63 acres and is scheduled as Mixed Use - Residential/Limited Business in the Future Land Use Map of the Christiansburg Comprehensive Plan. The Public Hearing is set for March 18, 2008.

Chairperson Simmons introduced the request. Mr. Wingfield detailed the location. Mr. Semones stated the property owners had asked for a rezoning previously to B-3, General Business and that was denied. Mr. Semones stated the property owner is a doctor and could possibly use the property as a medical office. Mr. Semones added the maximum square footage for the building would be 5,000 sq. ft. with parking.

Chairperson Simmons asked if Town staff had received comments from citizens. Mr. Wingfield and Mr. Terpenny stated neither had received comments.

Commissioner Moore inquired about a deceleration lane along Peppers Ferry Road. Mr. Terpenny stated a deceleration lane would be based on VDOT standards and a turn lane could be required. Mr. Semones stated the property would not hit 200 or 300 trips in peak hour. Mr. Semones added the property owner does not want a car wash or auto xx may proffer.

Commissioner Moore inquired about the water and sewer service. Mr. Terpenny stated the services available could accommodate a professional office. Chairperson Simmons inquired to what uses would be allowed. Mr. Terpenny stated residential friendly uses, not big boxes. Chairperson Simmons xx. Mr. Terpenny stated B-2 district has zero setbacks and parking is not as severe. Commissioner Poff stated he could see someone putting these two properties together.

There being no more business Chairperson Simmons adjourned the meeting at 4:56 p.m.

Steven C. Simmons, Chairperson

R. Lance Terpenny, Secretary ^{Non-Voting}

**Christiansburg Planning Commission
Minutes of March 18, 2008**

Present: Steven C. Simmons, Chairperson
Wayne E. Booth
Michael Byrd
Ann H. Carter
Craig Moore
Bob Poff
James Vanhoozier, Vice-Chairperson
Lance Terpenny, ^{Secretary Non-Voting}

Absent: none

Staff/Visitors: Barry Helms, Staff
Randy Wingfield, Staff
Steve Huppert, Town Council
Brad Stipes, Town Council
John Neel, Gay and Neel, Inc.
Steve Semones, Balzer and Associates
Meghan Dorsett
Tacy Newell-Fautz
Carol Lindstrom
Donna Alvis-Banks, Roanoke Times
Mr. and Mrs. Medhi Hazer
Dennis Lytton

Chairperson Simmons called the meeting to order at 7:42 p.m. to discuss the following items.

A Conditional Use Permit request by C. L. Draughn for property at 655 Depot Street, N.E. (tax parcels 497 – ((A)) – 236, 237, and 239) for residential use in the B-3 General Business District. The Public Hearing was held on March 4, 2008.

Chairperson Simmons introduced the request. Chairperson Simmons stated the Planning Commission has received a list from Mr. John Neel regarding architectural details. Chairperson Simmons read the list. Mr. Neel explained he spoke with Ms. Meghan Dorsett regarding the Depot property and materials used on the structure such as 6 inch by 6 inch pattern grilles and appurtenances. Mr. Neel stated he could not commit to other requests due to cost. Mr. Neel added the new development would resemble the Middle Court Townhomes. Commissioner Byrd inquired if the Middle Court Townhomes are located on College Street and Moose Drive. Mr. Neel stated he has presented a montage of pictures of structures within the Historic District Boundary.

A Conditional Use Permit request by C. L. Draughn for property at 655 Depot Street, N.E. (tax parcels 497 – ((A)) – 236, 237, and 239) for residential use in the B-3 General Business District. – (continued).

Ms. Dorsett stated she would like to see hardy board used because it is more resilient, looks better, lasts longer and looks more like wood. Ms. Dorsett stated she spoke with the developer and he is not willing to use this product. Ms. Dorsett xx Historic District xx at odds. Ms. Dorsett added another development could be built such as Sheetz or a fast food restaurant. Ms. Dorsett added Historic Districts are a significant resource and include small amount of land area in Town. Ms. Dorsett suggested the materials be looked at for long term value. Ms. Dorsett added the Depot is 140 years old and she hopes it lasts for 140 more years.

Commissioner Poff stated the Planning Commission has already made a motion but he would like to look at protecting Historic Districts. Commissioner Poff added an architectural review committee may be a can of worms.

Commissioner Carter stated there are three Historic Districts and the Town should try to preserve them. Vice-Chairperson Vanhoozier asked if the Planning Commission could make a recommendation to Town Council to review the Historic Districts without being tied to this Conditional Use Permit request. Mr. Terpenny stated the request could be made separately.

Commissioner Poff made a motion to recommend to Town Council to study the potential need for and creation of a Historic District Overlay. Commissioner Carter seconded the motion which passed 7-0.

Chairperson Simmons solicited further discussion. Commissioner Byrd suggested adding other members to a committee from the community.

Council's intention to adopt an ordinance in regards to a rezoning request by Medhi Hazer for property at 910 Peppers Ferry Road, N.W. (tax parcels 434 – ((A)) – 19 and 20) from A Agricultural to B-1 Limited Business. The property contains approximately 0.63 acres and is scheduled as Mixed Use - Residential/Limited Business in the Future Land Use Map of the Christiansburg Comprehensive Plan.

Chairperson Simmons introduced the request.

There being no more business Chairperson Simmons adjourned the meeting at 8:04 p.m.

Steven C. Simmons, Chairperson

R. Lance Terpenney, Secretary ^{Non-Voting}

**Christiansburg Planning Commission
Minutes of May 5, 2008**

Present: Steven C. Simmons, Chairperson
Wayne E. Booth
Ann H. Carter
Craig Moore
James Vanhoozier, Vice-Chairperson
Lance Terpenny, ^{Secretary Non-Voting}

Absent: Michael Byrd
Bob Poff

Staff/Visitors: Randy Wingfield, staff
Nichole Hair, staff
Barry Helms, staff
Adam Carpenetti, staff
Mayor Ballengee
Steve Huppert, Town Council
Ernie Wade, Town Council
Bryan Rice, Montgomery County Planning Commission liaison
Roger Woody, Showcase Home Builders
Chris Waller, LMW
Joseph Simmons
Carol Lindstrom
Meghan Dorsett
several others

Chairperson Simmons called the meeting to order at 3:05 p.m. in the Christiansburg Town Hall, 100 E. Main Street, Christiansburg, Virginia to discuss the following items.

A Conditional Use Permit request by Joseph L. Simmons (agent for property owner Lowell E. Wade) for property at 382 Radford Street (tax parcels 526 – ((4)) – 6-15) for sale and rental of construction equipment in the B-3 General Business District. The Public Hearing is set for May 6, 2008.

Chairperson Simmons introduced the request. Chairperson Simmons indicated Mr. Joe Simmons is in attendance. Mr. Joe Simmons stated the property is the former Food Time grocery store and is currently vacant and added the area is currently not a good situation and after hours presents some undesirable elements. Mr. Joe Simmons stated the proposed use would be an upgrade for the property and requested that a brochure submitted with the application be passed around for Planning Commission's review. Mr. Joe Simmons explained a door would be put on the side facing the downtown area for loading and unloading. Mr. Joe Simmons stated the display area would be on the east side of the property and a fence would be added to separate the property from the residential uses at the rear. Mr. Joe Simmons

indicated the existing building would be used and substantially upgraded. Mr. Joe Simmons stated the use would be for new equipment sale and services with no plans for fuel or petroleum storage.

A Conditional Use Permit request by Joseph L. Simmons (agent for property owner Lowell E. Wade) for property at 382 Radford Street (tax parcels 526 – ((4)) – 6-15) for sale and rental of construction equipment in the B-3 General Business District – (continued).

Chairperson Simmons asked if the store property and the vacant lot would be utilized. Mr. Joe Simmons stated the store site would be used with the Glemn Theatre or vacant lot as the display area.

Vice-Chairperson Vanhoozier inquired about storage of equipment outside the building. Vice-Chairperson Vanhoozier asked if the fenced area would be for used equipment and the new equipment would be displayed outside. Chairperson Simmons inquired if the storage would be only for sale equipment or equipment left for service. Mr. Joe Simmons stated rental equipment would also be in the fenced area. Mr. Joe Simmons added the adjoining property is a garage door company and the requested use would be compatible.

Commissioner Carter inquired about how much used equipment will be stored on the property. Mr. Joe Simmons stated he does not expect a lot because the site is not large enough to accommodate rental and sales. Mr. Joe Simmons added another site would be acquired if the storage of rental and sales equipment became larger.

Commissioner Moore inquired about washing equipment and how grease would be trapped. Mr. Joe Simmons stated the equipment would be washed inside the facility and the oil would be disposed of properly. Vice-Chairperson Vanhoozier inquired about truck deliveries. Mr. Joe Simmons stated there would be truck deliveries, probably one low boy trailer.

Commissioner Moore inquired about vehicles on the property. Mr. Joe Simmons stated he is aware of the vehicles being parked on the property. Commissioner Moore inquired if Mr. Joe Simmons was looking to acquire the property. Mr. Joe Simmons stated he thought something has been worked out with the garage on the adjoining property. Commissioner Moore asked how long the property has been used as a garage. Mr. Joe Simmons stated he believes it is also utilized as a garage apartment. Commissioner Moore inquired to how long vehicles had been left on the property. Mr. Joe Simmons stated he was unsure, but there have been a lot of vehicles. Mr. Joe Simmons stated he assumes the garage has been in operation without the Town's permission if the business is for profit.

Chairperson Simmons stated the request is a little different from other requests in the area and is more sales oriented. Commissioner Moore inquired to what type of equipment would be for sale. Mr. Joe Simmons clarified the business would be a combination of sales, rental, and service of equipment sold, similar to the John Deere

establishment on Radford Street. Commissioner Moore inquired about the business being open on weekends. Mr. Joe Simmons stated he did not expect weekend business.

Chairperson Simmons inquired about the screening of the rear of the property and where the fencing would be located. Mr. Joe Simmons stated there two main areas that will be fenced, the west side, considered the blind side and the north end adjoining the residential uses. The east side would have some fencing but not to block the display area.

A Conditional Use Permit request by Joseph L. Simmons (agent for property owner Lowell E. Wade) for property at 382 Radford Street (tax parcels 526 – ((4)) – 6-15) for sale and rental of construction equipment in the B-3 General Business District – (continued).

Chairperson Simmons inquired about the type of fence. Mr. Joe Simmons stated the fence would be for security purposes. Vice-Chairperson Vanhoozier stated he would like to see the fence use for security purposes but be aesthetically pleasing. Mr. Joe Simmons stated the chain link fence would have slats. Commissioner Moore inquired if the entire property would be enclosed. Mr. Joe Simmons stated the fence would not extend to Radford Street. Mr. Joe Simmons added the fence would be an “L” around the building encompassing half of the building.

Chairperson Simmons asked if staff had received any correspondence. Mr. Wingfield stated none had been received. Mr. Joe Simmons stated the area is rough and this use could improve the site and the area.

A Conditional Use Permit request by Showcase Home Builders for property located on Hans Meadow Road, Sherwood Drive, Robin Hood Drive, and Little John Court (tax parcels 498 – ((17)) – 7-43 and 53-63, 498 – ((18)) – 1-32, 499 – ((18)) – 1-6 and 44-52) for a planned housing development in the R-1 Single-Family Residential District. The Public Hearing is set for May 6, 2008.

Chairperson Simmons introduced the request. Mr. Wingfield detailed the location and stated the property had been rezoned in 1998 and 2003 without proffers. Chairperson Simmons stated the developer is asking for two changes, an 18 foot front setback and an 18 foot corner lot setback. Mr. Wingfield indicated the request is from any street right-of-way and stated the current setback is 35 feet from any street right-of-way. Chairperson Simmons inquired to why the request is being made. Mr. Wingfield stated topography and slope have been the main reasons. Chairperson Simmons asked if the request would apply to only some or all of the lots. Mr. Wingfield stated the request is for all of the lots. Chairperson Simmons asked if the density could be increased. Mr. Wingfield stated the density could not be increased above the minimum for the R-1 District.

Vice-Chairperson Vanhoozier asked if the greenspace from the front will be replaced in the rear. Mr. Wingfield stated a larger house could be built.

Commissioner Moore inquired about the roads in the subdivision and if right-of-ways are in place. Mr. Wingfield stated the streets are in place and plats are recorded.

Chairperson Simmons inquired if any correspondence had been received. Mr. Wingfield stated he and Mr. Todd Walters had met with Suzie Schumann. Mr. Wingfield added Ms. Schumann’s concerns were about any increased density, the rear setbacks being changed. Mr. Wingfield stated the request does not ask for a

change in the rear setback. Mr. Wingfield added Facilities Director Dan Berenato with Montgomery County Schools had contacted him and they too had a concern about density.

A Conditional Use Permit request by Showcase Home Builders for property located on Hans Meadow Road, Sherwood Drive, Robin Hood Drive, and Little John Court (tax parcels 498 – ((17)) – 7-43 and 53-63, 498 – ((18)) – 1-32, 499 – ((18)) – 1-6 and 44-52) for a planned housing development in the R-1 Single-Family Residential District – (continued).

Chairperson Simmons inquired about common areas in Phase I and II. Mr. Wingfield detailed the subdivision plats. Mr. Wingfield added storm water management areas have been dedicated as common areas in both phases. Mr. Wingfield stated Phase II also provided a dedication of recreation area. Commissioner Carter inquired about the total area. Mr. Wingfield stated Phase II has 16.3 acres and Phase I has 35.27 acres. Commissioner Moore inquired about any conditions placed on the common areas. Mr. Wingfield stated the areas were dedicated to the Town. Mr. Wingfield detailed the location of the common area stating a portion is in the floodplain and adjoins the railroad tracks.

Commissioner Booth stated the property slopes. Mr. Wingfield stated this is the reason for the request. Commissioner Booth stated it appears the developer is trying to move closer to the street. Commissioner Booth inquired about the run-off and how the development will affect that. Mr. Wingfield stated the development will have to meet all regulations regarding storm water management. Commissioner Carter inquired about the current situation with the run-off. Mr. Terpenney stated it is better with the pond. Mr. Wingfield stated residents had stated the same.

Commissioner Moore inquired about which water tank would serve the new homes. Mr. Terpenney stated the Hills Tank within the development would serve the new homes. Commissioner Moore inquired about the pressure. Mr. Terpenney stated the tank is elevated and will provide more than the minimum pressure.

Commissioner Carter inquired about what would happen if the request is denied. Mr. Terpenney stated the property would be built by the R-1 standards and setbacks. Vice-Chairperson Vanhoozier asked if that includes two off-street parking spaces. Mr. Terpenney stated that is correct.

Chairperson Simmons inquired about curb and gutter in other planned housing developments. Mr. Wingfield stated the last two planned housing developments did have rolled gutters.

Chairperson Simmons polled the Planning Commission to be sure all had visited the site, understanding it is difficult to get to all of it.

Councilman Wade asked if the setbacks are consistent with other planned housing developments in Town. Chairperson Simmons stated the setbacks are consistent if not more restrictive. Chairperson Simmons added setbacks for the planned housing developments range from 10 feet to 30 feet.

Chairperson Simmons asked if the Planning Commission would like to meet for a site visit. All agreed.

Consideration of amendment to Chapter 30 "Zoning" of the Christiansburg Town Code in regards to provisions for a Historic District Overlay.

Chairperson Simmons introduced the request. Chairperson Simmons stated Mr. Wingfield attended a workshop regarding Historic Preservation in Blacksburg and asked for his feedback.

Mr. Wingfield stated presenters at the workshop offered their services or had recommendations of others to assist in the Planning Commissions work. Mr. Wingfield added Commissioner Poff has spoken with a Mr. Kern. Ms. Meghan Dorsett stated Mr. Kern's office is in Roanoke.

Chairperson Simmons suggested contacting Mr. Kern since he is close in proximity. Chairperson Simmons also requested a list of property owners in the Historic Districts.

Ms. Carol Lindstrom stated she had copies of handouts received from State and Federal agencies regarding funding for Historic Preservation. Mr. Wingfield stated he also had the copies and would make those available to the Planning Commission.

Mr. Wingfield stated the Historic District Overlay can be larger or smaller than the National Historic Districts.

Vice-Chairperson Vanhoozier stated he would like to look at the aesthetics of the Historic District Overlay.

Chairperson Simmons requested the Town contact Mr. Kern for assistance. Chairperson Simmons requested the Planning Commission be given a list of property owners in the Historic Districts in order to see who would be most affected. Chairperson Simmons also requested copies of the regulations regarding tax incentives and other programs.

Commissioner Booth stated some property owners may have issues maintaining the standards of a Historic District. Chairperson Simmons stated he understood that property owners may not be in favor of putting restrictions on their properties in a Historic District. Chairperson Simmons explained this is the reason for a list of the property owners who may be affected.

Chairperson Simmons asked for any further discussion or issues. Ms. Dorsett stated the Cambria District is the most aesthetically challenged of the three Districts. Ms. Dorsett added she owns two of the largest buildings in Cambria. Ms. Dorsett expressed concerns regarding property maintenance and that being addressed in the Historic District Overlays. Ms. Dorsett explained if the property that contained a single-family home had been maintained, it may have kept the property from acquiring townhomes. Ms. Dorsett also suggested any new

development should fit visually.

Consideration of amendment to Chapter 30 "Zoning" of the Christiansburg Town Code in regards to provisions for a Historic District Overlay – (continued).

Vice-Chairperson Vanhoozier stated the Planning Commission should look at what's appropriate for Christiansburg. Mr. Bryan Rice suggested the Historic District Overlays not be too restrictive, that old is not always good. Mr. Rice added old buildings can be junk too and buildings with good character should be preserved. Ms. Dorsett stated she can appreciate that approach however the District could become diminished.

Councilman Huppert stated he attended the presentation at Blacksburg and it was suggested an architect be consulted.

Commissioner Carter stated she would like to preserve the integrity of adjoining neighborhoods. Ms. Dorsett stated the Cambria District should have extended as far as Yellow Sulphur Springs because the homes fit the criteria. Ms. Dorsett added locally, the District can extend and qualify properties for state credits for rehab and maintenance.

Chairperson Simmons requested the Town follow up on the requests made by the Planning Commission and contact individuals to work with the Planning Commission.

fit in xxxxxxxxMr. Wingfield stated that Montgomery County Public Schools Facilities Director Dan Berenato had stated a concern with the Historic District affecting their structures. Mr. Wingfield stated that the School Board offices are located in the East Main Street Historic District and that the maintenance facility adjoins the Cambria Historic District.xxx

Additional discussion regarding a Conditional Use Permit request by Showcase Home Builders for property located on Hans Meadow Road, Sherwood Drive, Robin Hood Drive, and Little John Court (tax parcels 498 – ((17)) – 7-43 and 53-63, 498 – ((18)) – 1-32, 499 – ((18)) – 1-6 and 44-52) for a planned housing development in the R-1 Single-Family Residential District.

Mr. Roger Woody addressed the Planning Commission. He stated he was late but would like to discuss his request for a Conditional Use Permit to adjust the setbacks. Mr. Woody stated he would like to keep the lots off the steep side of Hans Meadow. In addition, Mr. Woody stated he would like to preserve more trees. Mr. Woody added moving the houses towards the street would move them off the existing homes in Hans Meadow. Chairperson Simmons asked if the setback would be used throughout the development because some are not on a steep slope. Mr. Woody stated he would like to have them all uniform in the front. Mr. Woody stated 3 or 4 lots adjoining Hans Meadow would not change but the rest would. Vice-Chairperson Vanhoozier stated lots 1-24 are not on a slope. Mr. Woody stated he felt the setback should be changed on all for conformity as he did

in Lion's Gate.

There being no more business Chairperson Simmons adjourned the meeting at 4:03 p.m.

Steven C. Simmons, Chairperson

R. Lance Terpenney, Secretary ^{Non-Voting}

**Christiansburg Planning Commission
Minutes of May 6, 2008**

Present: Steven C. Simmons, Chairperson
Wayne E. Booth
Ann H. Carter
Craig Moore
James Vanhoozier, Vice-Chairperson
Lance Terpenny, Secretary Non-Voting

Absent: Michael Byrd
Bob Poff

Staff/Visitors: Nichole Hair, staff
Steve Huppert, Town Council
Dan Canada, Town Council
Donna Alvis-Banks, Roanoke Times
Roger Woody, Showcase Home Builders
Chris Waller, LMW
Joseph Simmons
Terry Ellen Carter
Carol Lindstorm
Meghan Dorsett
Suzie Schumann
several others

Chairperson Simmons called the meeting to order at 8:20 p.m. in the Christiansburg Town Hall, 100 E. Main Street, Christiansburg, Virginia to discuss the following items.

A Conditional Use Permit request by Joseph L. Simmons (agent for property owner Lowell E. Wade) for property at 382 Radford Street (tax parcels 526 – ((4)) – 6-15) for sale and rental of construction equipment in the B-3 General Business District.

Chairperson Simmons introduced the request. Commissioner Carter requested to see the copy of Mr. Joe Simmons plat that was presented to Town Council. Mr. Joe Simmons presented the plat and detailed the location and history of the property. Mr. Joe Simmons added he felt the proposed use of the property fit with similar properties on Radford Street.

A Conditional Use Permit request by Joseph L. Simmons (agent for property owner Lowell E. Wade) for property at 382 Radford Street (tax parcels 526 – ((4)) – 6-15) for sale and rental of construction equipment in the B-3 General Business District – (continued).

Chairperson Simmons read the twelve drafted conditions: 1) The property is to be maintained in a clean, sanitary, and sightly manner. 2) This permit is for construction equipment sales and rental, not a commercial garage, towing service, body shop or for conducting bodywork. An additional Conditional Use Permit application shall be required for a commercial garage or towing service (if desired). 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) Mechanical work is to be done inside the building and not outside. 6) There are to be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity. 7) There are to be no discernible noises to residential properties in the nearby vicinity between 7:00 p.m. and 7:00 a.m.. 8) This permit shall be revocable for violations of Chapter 3 “Advertising” of the Christiansburg Town Code occurring on the property. 9) All used equipment is to be stored within an area surrounded by a minimum eight-foot tall privacy fence obscuring the view of the storage lot and its contents or inside the building. Such fence is to be constructed of durable materials and maintained in a sightly manner and installed within six months of the CUP approval date. 10) This permit is subject to inspections and approval of the facilities by the Fire Marshall and Building Official. 11) This permit shall not be effective until completion of the applicant’s building and issuance of a certificate of occupancy by the Town. 12) This permit shall not be effective until a site plan prepared showing landscaping, paved parking areas, underground utilities, driveway entrance, drainage areas, etc. is approved by the Town.

Mr. Joe Simmons clarified there would be some service work done to items sold and rented. Mr. Joe Simmons stated slightly new or like new items would be for sale and could be considered used. Chairperson Simmons added Mr. Joe Simmons has stated a fence will be added on the west side of the property. Vice-Chairperson Vanhoozier inquired to why the fencing could not be required when the business starts since it is for security purposes. Commissioner Carter requested that condition 9 be amended to require fencing be added before business starts and the Planning Commission agreed.

Commissioner Moore requested to limit the weight of equipment to 12,000 pounds or smaller. Mr. Joe Simmons stated 12,000 pounds is a small vehicle. Mr. Joe Simmons added the size of the space limits the size of equipment. Mr. Terpeny suggested limiting to compact excavators. Mr. Joe Simmons stated not all the equipment will be excavators. Commissioner Moore stated that he thought tractor trailer parking should be limited to the property and not on the street right-of-way. Vice-Chairperson Vanhoozier stated a concept drawing would be helpful in guiding a decision. Mr. Joe

Simmons stated the property owner and prospective business were unwilling to provide a concept drawing due to the costs without the Conditional Use Permit approval. Chairperson Simmons suggested wording a condition to allow the Planning Commission to review the site plan. Vice-Chairperson Vanhoozier suggested delaying action and the Planning Commission make a site visit.

A Conditional Use Permit request by Joseph L. Simmons (agent for property owner Lowell E. Wade) for property at 382 Radford Street (tax parcels 526 – ((4)) – 6-15) for sale and rental of construction equipment in the B-3 General Business District – (continued).

Commissioner Booth made a motion to recommend approval to Town Council with the drafted conditions.

Vice-Chairperson Vanhoozier stated he would like to include the Planning Commission in the site plan review. Commissioner Moore inquired if the motion included a weight limit on the equipment. Commissioner Booth stated his motion did not include either item. Mr. Terpenney inquired if Commissioner Booth would like to edit the condition to allow the site plan to be approved by the Planning Commission. Commissioner Booth stated he saw no reason to change procedure. Commissioner Moore stated he would like to see a weight limit as a condition to restrict larger pieces of equipment. Commissioner Moore suggested 15,000 pounds as a weight limit. Mr. Joe Simmons suggested 25,000 pounds as a weight limit, adding that 15,000 pounds is too restrictive. Mr. Terpenney added the B-3 District does allow larger equipment with a Conditional Use Permit.

Commissioner Moore made a motion to recommend approval to Town Council with the drafted conditions, including a thirteenth condition of a 25,000 pound weight limit on used, rental and sales equipment. Commissioner Booth seconded the motion.

Chairperson Simmons opened the floor for discussion on the motion. Vice-Chairperson Vanhoozier stated he is leaning toward approval if the staff is aware of the descriptions for the fencing location and landscaping stated by Mr. Joe Simmons. Mr. Joe Simmons drew the location of the fence on the plat, giving an approximate location and the plat was made part of the file for the Conditional Use Permit request. Commissioner Carter inquired about landscaping and Mr. Terpenney stated the B-3 District requires 20 percent landscaping with no more than 50 percent being grass alone and added that additional landscaping can be required than what exists.

Commissioner Moore stated he would like to amend his motion to include a fourteenth condition of landscaping on the east and west sides of the parcel outside of the fenced area. Commissioner Booth seconded. The motion passed 5-0.

A Conditional Use Permit request by Showcase Home Builders for property located on Hans Meadow Road, Sherwood Drive, Robin Hood Drive, and Little John Court (tax parcels 498 – ((17)) – 7-43 and 53-63, 498 – ((18)) – 1-32, 499 – ((18)) – 1-6 and 44-52) for a planned housing development in the R-1 Single-Family Residential District.

Chairperson Simmons introduced the request. Chairperson Simmons added he heard comments regarding curb and gutter and that the last two planned housing developments had rolled curbs. Chairperson Simmons also stated he heard mention of the rear setback. Commissioner Booth stated the drafted wording for the condition allows for flexibility. Mr. Terpenney stated the front setback could be

35 feet or more under standard R-1 District regulations, and with the drafted condition allowing an 18 foot setback, it could be 18 feet, 35, or 20 feet but no less than 18 feet. Vice-Chairperson Vanhoozier asked if lotxxxsetback averaging can be used for new development. Mr. Terpenney stated lotxxxsetback averaging is for in-fill development and limited to the same block and same side of the street.

A Conditional Use Permit request by Showcase Home Builders for property located on Hans Meadow Road, Sherwood Drive, Robin Hood Drive, and Little John Court – (continued).

Commissioner Booth stated he understands the desire for uniformity with the 18 foot setback and suggested adding a condition to use an 18 foot setback only. Mr. Woody stated there are some lots with drainage across the front and will need to use the 35 foot setback. Mr. Woody stated the use of French drains in the rear will eliminate the trees as a buffer when using the 35 foot setback throughout the development. Commissioner Booth suggested revising the condition to use the 18 foot setback in Phase I and lots 1, 2 and 32 will use the 35 foot setback because these lots face Hans Meadow Road. Mr. Terpenney reworded the condition.

Commissioner Moore inquired if a larger house could be built with the 18 foot setback and Mr. Terpenney responded that a larger house can be built to the 35 foot rear setback. Commissioner Moore stated he would like to have the variance from the front setback added to the rear setback. Mr. Terpenney stated the Planning Commission could amend the condition to specify that lots with an 18 foot front setback have a 52 foot rear setback. Chairperson Simmons stated the minimum lot size for the R-1 district is 10,000 square feet however Mr. Waller presented to Town Council that some lots are less. Mr. Waller stated all lots are above the minimum lot size; however some are close at 12,000 square feet. Mr. Terpenney stated he counted 95 lots in Phase I and Phase II. Mr. Woody stated that number is correct and the wrong number had been presented to Town Council.

Chairperson Simmons stated the zoning was previously approved and the Planning Commission is only looking at changing the setbacks. Vice-Chairperson Vanhoozier stated he is not sure if the setback will help with the drainage issues. Commissioner Carter asked if French drains were being installed. Commissioner Moore asked if the roof lines would tie into those drains. Mr. Woody stated both are correct, the roof lines would tie into French drains.

Commissioner Booth made a motion to recommend approval to Town Council with the drafted condition. Mr. Terpenney read the condition: The presented conditions, with only the front setback varying (from all street right-of-ways including corner lots) to be 18 feet rather than 35 feet, are considered conditions of approval, along with the following: a) Excepting lots facing on Hans Meadow Road and Lots 10, 11, 12, and 13 in Phase II which four lots shall be allowed 18 feet or more with equivalent setback variances added to the rear setback. b) Lots having an 18-foot front setback shall have a minimum of 52-foot rear setback.. Commissioner Moore seconded the motion.

Chairperson Simmons opened the floor for discussion on the motion. Commissioner Carter recommended the developer save as many trees as possible. Mr. Terpenney clarified lots facing Hans Meadow Road will have a front setback of 35 feet or more and lots 10, 11, 12, and 13 in Phase II will have a setback of 18 feet or more due to drainage in the front yards. Commissioner Moore added the rear setbacks would be adjusted for the front variance. The motion passed 5-0.

There being no more business Chairperson Simmons adjourned the meeting at 9:10 p.m.

Steven C. Simmons, Chairperson

R. Lance Terpenny, Secretary ^{Non-Voting}