

**Christiansburg Planning Commission  
Minutes of August 1, 2016**

Present: Matthew J. Beasley  
Hil Johnson  
Craig Moore, Chairperson  
T.L. Newell  
Virginia Peeples  
Joe Powers  
Jennifer D. Sowers, Vice-Chairperson  
Sara Morgan, Secretary <sup>Non-Voting</sup>

Absent: Ann Carter  
Harry Collins  
David Franusich

Staff/Visitors: Andrew Warren, Planning Director  
Will Drake, staff  
Juli Kurnos, staff  
Cindy Wells-Disney, Montgomery County Planning Commission

Chairperson Moore called the meeting to order at 7:00 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia.

Public Comment.

Chairperson Moore opened the floor for public comment. With no comments, Chairperson Moore closed the floor for public comment.

Approval of Planning Commission Minutes for July 18, 2016 meeting.

Chairperson Moore introduced the discussion. Commissioner Newell made a motion to approve the July 18, 2016 Planning Commission meeting minutes. Commissioner Johnson seconded the motion, which passed 6-0. Commissioner Beasley abstained, as he was not present for the last meeting.

Discussion on an Ordinance to amend Chapter 42, Zoning, Article I, In General, Section 42-1, Definitions to revise the term "Variance", Article XIX, Provisions for Appeal, Section 42-566, Membership; Terms; Removal and Disqualification of Members; Officers; Section 42-567, Powers and Duties; Section 42-571, Appeal from Decision of Board; and to adopt Section 42-572, Board of Zoning Appeals, Ex Parte Communications, Proceedings; to conform these sections of the Town's Zoning Ordinance to the applicable provisions of the Virginia Code. The Planning Commission Public Hearing was held on July 18, 2016.

Chairperson Moore introduced the discussion. Mr. Warren stated staff had no further updates to provide Planning Commission.

Commissioner Johnson asked if the Town was already following the revised requirements. Ms. Morgan stated staff would update the Board of Zoning Appeals (BZA) application to reflect the revised ordinance.

Commissioner Newell stated the revisions to the Code of Virginia went into effect July 1, 2015. Commissioner Newell noted two BZA members attended training during the previous year and were able to update the BZA members on the revisions. Commissioner Newell noted the BZA has been following the new requirements.

Commissioner Newell stated she is a member of the BZA and Planning Commission and noted she will abstain from voting on the motion since she is not certain her vote is permissible.

Commissioner Johnson inquired if all BZA members have obtained the BZA Certification. Commissioner Newell stated the two newest BZA members have obtained certification.

Commissioner Powers asked Commissioner Newell if she had any concerns with the proposed ordinance amendment. Commissioner Newell stated she did not and noted the code changes are needed to keep Town Code in conformance with the Code of Virginia. Commissioner Peebles made a motion to recommend Town Council approve the ordinance amendment as drafted. Vice-Chairperson Sowers seconded the motion, which passed 6-0. Commissioner Newell abstained from voting.

#### Other business.

Chairperson Moore introduced the discussion. Mr. Warren stated Planning Commission is invited to tour the facilities of the Public Works Department on Wednesday, September 14, 2016, from 6:00 to 8:00 pm. Mr. Warren noted this event will be coordinated through the Montgomery County - Christiansburg Citizens Academy and he will remind Planning Commission of the event as the date approaches.

Other business - (continued).

Mr. Warren provided Planning Commission with a memo summarizing the recent changes to the Code of Virginia regarding a locality's ability to accept proffers during a residential rezoning application. Mr. Warren stated a locality may not accept an unreasonable proffer and summarized the new procedural requirements. Mr. Warren stated he would like to discuss the issue in greater detail at the next Planning Commission meeting and encouraged the commissioners to review the document and send him any questions.

Commissioner Newell stated these code changes were discussed at the most recent New River Valley Regional Commission training. Commissioner Newell asked if the zoning code requirements for open space and trailways are still allowed. Mr. Warren noted these requirements are codified and are not in jeopardy. Commissioner Newell asked if the Code of Virginia provides guidance on what constitutes an unreasonable proffer. Mr. Warren stated the memo was drafted by the Town Attorney and provides a summary of the new proffer requirements.

Commissioner Powers and Mr. Warren noted reasonable proffers will address the impact of particular development. Commissioner Newell and Commissioner Powers and Mr. Warren discussed the importance of accepting proffers that are in accordance with the Comprehensive Plan.

Commissioner Newell asked Mr. Warren if he could provide a retroactive analysis of the Quinn Stuart Boulevard, N.W. traffic signal in light of the new proffer requirements. Mr. Warren stated he was unsure if he could obtain the documentation necessary for this particular condition but stated he would provide several proffer scenarios at the next Planning Commission meeting.

Mr. Warren noted the new proffer legislation only applies for residential rezoning applications and encouraged Planning Commission to continue the productive discussions it conducts with applicants for conditional use permits.

There being no more business, Chairperson Moore adjourned the meeting at 7:27 p.m.

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Craig Moore, Chairperson

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Sara Morgan, Secretary <sup>Non-Voting</sup>



# TOWN OF CHRISTIANBURG

100 East Main Street

Christiansburg, VA 24073

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

## Conditional Use Permit Application

Landowner: GEORGE GRAY Agent: \_\_\_\_\_

Address: 45 CLEAVIEW DR Address: \_\_\_\_\_  
CHRISTIANBURG VA

Phone: 540 392 2905 Phone: \_\_\_\_\_

I am requesting a Conditional Use Permit to allow a commercial garage

on my property that is zoning classification B-3 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 45 CLEAVIEW DR (30 BOWER ST) NW

Tax Parcel(s): 526-(A)-46 (Parcel ID: 002808)

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): George Gray Date: 7/22/16

\_\_\_\_\_  
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.

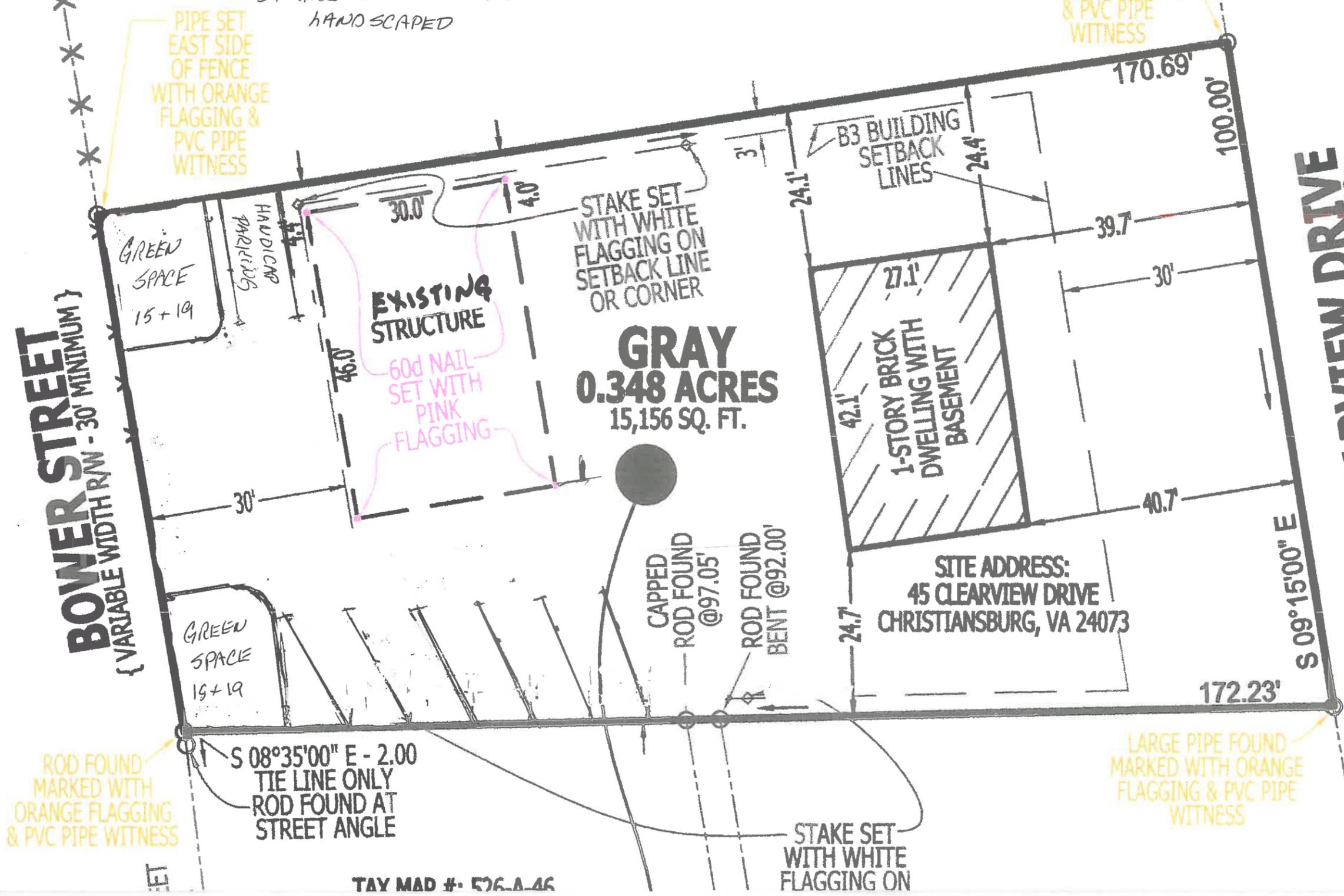
\_\_\_\_\_  
Town Manager

\_\_\_\_\_  
Date

**BOWER STREET**  
 { VARIABLE WIDTH R/W - 30' MINIMUM }

ROW \* \* \* \* \*

- 1) SCALE - 1" = 16'
- 2) PARKING 9 x 18 - 20
- 3) GREEN SPACE 15 x 20 HANDSCAPED



**CLEARVIEW DRIVE**  
 { 30' R/W } - < FORMERLY V.S.R. 680 >

197 ± TO  
 RADFORD STREET  
 U.S. RTE 11



RECORD NORTH:  
 D.B. 204, PG. 354

SKETCH #: L-1428A GR

TAY MAD #: 526-A-46



# Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Fax 540-382-7338

ESTABLISHED  
NOVEMBER 10, 1792

INCORPORATED  
JANUARY 7, 1833  
MAYOR

D. MICHAEL BARBER  
COUNCIL MEMBERS  
SAMUEL M. BISHOP  
HARRY COLLINS  
R. CORD HALL  
STEVE HUPPERT  
HENRY SHOWALTER  
BRADFORD J. "BRAD" STIPES

TOWN MANAGER  
STEVE BIGGS

ASSISTANT TOWN MANAGER  
RANDY WINGFIELD

ASSISTANT TO THE TOWN  
MANAGER  
ADAM CARPENETTI

DIRECTOR OF  
FINANCE/TOWN TREASURER  
VALERIE L. TWEEDIE,  
CPA, CFE, CGFM

CHIEF OF POLICE  
MARK SISSON

CLERK OF COUNCIL  
MICHELE M. STIPES

TOWN ATTORNEY  
GUYNN & WADDELL, P.C.

## Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Monday, August 15, 2016 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, September 13, 2016 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: George Gray

Location: 45 Clearview Drive, N.W. and 30 Bower Street, N.W.

The Town of Christiansburg has received a Conditional Use Permit request by George Gray for a commercial garage at 45 Clearview Drive, N.W. and 30 Bower Street, N.W. (tax parcel 526 – ((A)) – 46) in the B-3 General Business District.

The property is not located 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. The adjoining properties contain businesses and residences.

The following suggested conditions are taken from previously approved Conditional Use Permits related to this request and are provided to Planning Commission for discussion purposes.

- The property is to be maintained in a clean, sanitary, and sightly manner.
- Mechanical work is to be done inside the building and not outside.
- All parts, including faulty parts, tires, etc. are to be kept inside the garage or a fully enclosed building (including a roof) until disposal.
- 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.
- 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. All vehicles on the property are to have a State or Federal inspection decal that is either valid or dated within 90 days of its expiration.
- There are to be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
- There are to be no discernible noises to residential properties in the nearby vicinity between 7:00 p.m. and 7:00 a.m.
- This permit shall be valid for a single business to operate a commercial garage.
- This permit is subject to administrative review in 12 months.



**Legend**

- 526-((A))-46
- Parcels

**2015\_4 Inch\_Aerials**

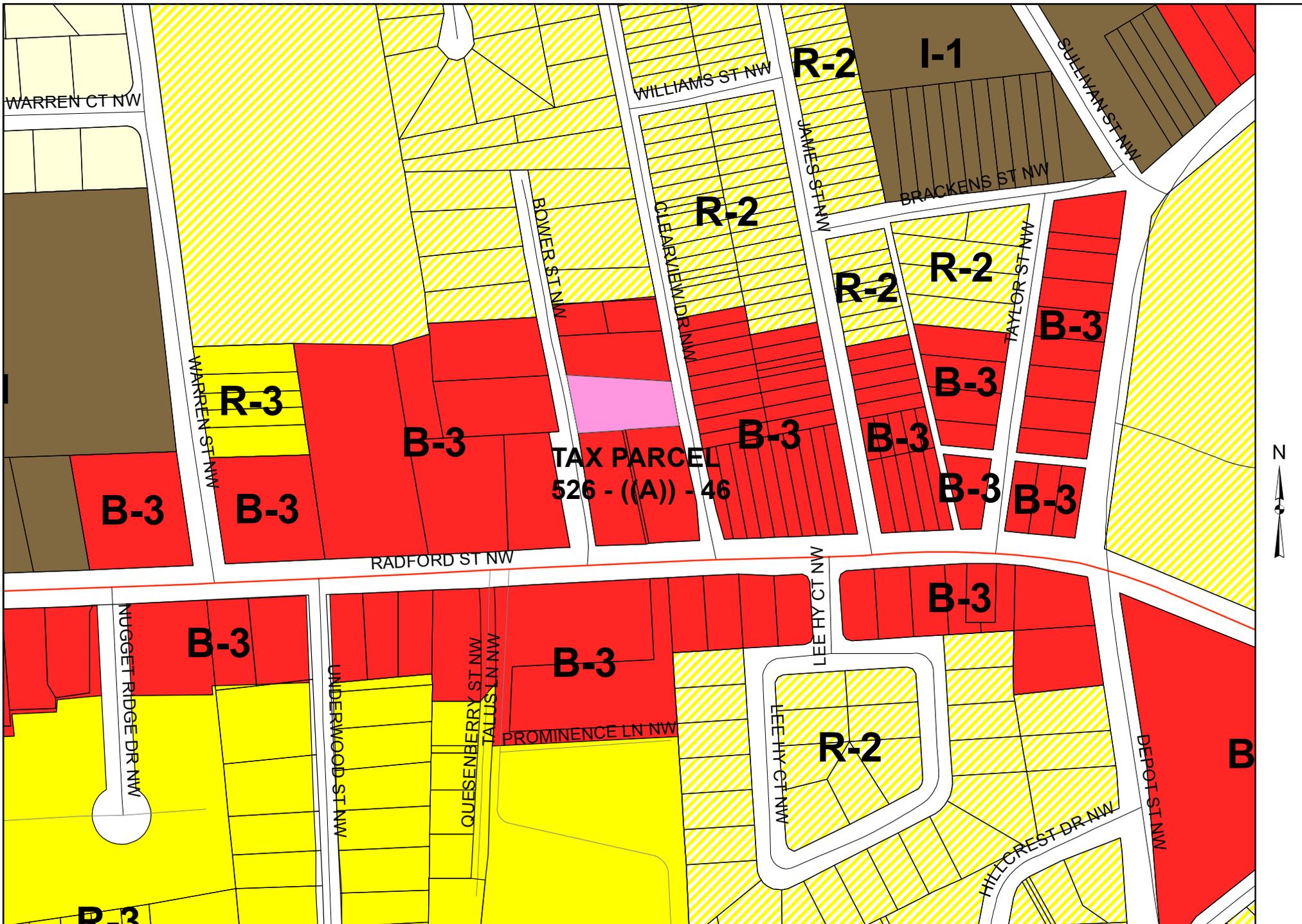
RGB

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

CUP REQUEST: 45 CLEARVIEW DRIVE NW/30 BOWER STREET NW

PC: AUGUST 15, 2016  
 TC: SEPTEMBER 13, 2016





CUP REQUEST: 45 CLEARVIEW STREET NW/30 BOWER STREET NW

PC: AUGUST 15, 2016  
 TC: SEPTEMBER 13, 2016



**CUP: 45 Clearview Drive NW / 30 Bower Street NW**

<b><u>Tax Map #</u></b>	<b><u>Owner(s)</u></b>		<b><u>Mailing Address</u></b>	<b><u>City, State, Zip</u></b>
526- A 42	DUDLEY JERRY CARVILLE	DUDLEY NANCI LEE	65 BOWER ST	CHRISTIANSBURG VA 24073
526- A 45	TRUMP JACK W	TRUMP NANCY F	165 GUM DR	CHRISTIANSBURG VA 24073
526- 4 20-21	THOMAS GEORGE ESTEL		915 HUMMINGBIRD DR	CHRISTIANSBURG VA 24073
526- 4 20-21	THOMAS GEORGE ESTEL		915 HUMMINGBIRD DR	CHRISTIANSBURG VA 24073
526- A 46	GRAY GEORGE	GRAY JO ANN	45 CLEARVIEW DR	CHRISTIANSBURG VA 24073
526- A 44	MOSES BRUCE	MOSES NANCY	P O BOX 2085	CHRISTIANSBURG VA 24068
526- 4 18,19	THOMPSON SHIRLEY A		40 CLEARVIEW DR	CHRISTIANSBURG VA 24073
526- 4 18,19	THOMPSON SHIRLEY A		40 CLEARVIEW DR	CHRISTIANSBURG VA 24073
526- 4 16,17	HAGY BENNY H JR		485 ATKINSON RD	CHRISTIANSBURG VA 24073
526- A 47	MILLIRONS TIMOTHY S	MILLIRONS ELLA MAE	4701 DRY VALLEY RD	RADFORD VA 24141
526- A 48	MILLIRONS TIMOTHY S	MILLIRONS ELLA MAE	4701 DRY VALLEY RD	RADFORD VA 24141
526- A 48A	MILLIRONS TIMOTHY S	MILLIRONS ELLA MAE	4701 DRY VALLEY RD	RADFORD VA 24141
526- A 50A	B & B STORAGE LLC		600 RADFORD RD	CHRISTIANSBURG VA 24073