

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

Present: Matthew J. Beasley
Hil Johnson
Craig Moore, Chairperson
T.L. Newell
Virginia Peebles
Joe Powers
Jennifer D. Sowers, Vice-Chairperson
Sara Morgan, Secretary ^{Non-Voting}

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 had completed related certification training, with member Karen Drake updating Board and staff about the 2015 changes. Commissioner Newell noted the BZA has been following the new requirements effective July 2015.

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 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 Peoples 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.

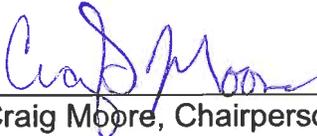
Commissioner Newell stated these code changes were discussed at the most recent New River Valley Regional Commission training. Commissioner Newell asked if the zoning code requirements for open space and trailways are still allowed. Mr. Warren noted these requirements are codified and are not in jeopardy. 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.



Craig Moore, Chairperson



Sara Morgan, Secretary ^{Non-Voting}