

**Christiansburg Planning Commission  
Minutes of August 29, 2016**

Present: Matthew J. Beasley  
Ann Carter  
Harry Collins  
David Franusich  
Hil Johnson  
Craig Moore, Chairperson  
Virginia Peeples  
Joe Powers  
Jennifer D. Sowers, Vice-Chairperson  
Sara Morgan, Secretary <sup>Non-Voting</sup>

Absent: T.L. Newell

Staff/Visitors: Andrew Warren, Planning Director  
Will Drake, staff  
Juli Kurnos, staff  
Cindy Wells-Disney, Montgomery County Planning Commission  
George Gray, 45 Clearview Drive, N.W. and 30 Bower Street, N.W.  
Jo Gray, 45 Clearview Drive, N.W. and 30 Bower Street, N.W.  
Gary Gray, 30 Bower Street, N.W.  
Lance Franklin, 45 Welch Circle, N.W.

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 August 15, 2016 meeting.

Chairperson Moore introduced the discussion. Commissioner Franusich made a motion to approve the August 15, 2016 Planning Commission meeting minutes. Commissioner Carter seconded the motion, which passed 8-0. Commissioner Peeples abstained, as she was not present for the previous meeting.

Public Hearing on a Conditional Use Permit amendment request by Thom Rutledge, agent for SHAH Development, LLC, for a 1.12 acre parcel on the eastern side of the intersection of Cambria Street, N.W. and Phoenix Boulevard, N.W. (tax parcel 465 – ((A)) – 3A) for the Cambria Crossing planned housing development in the MU-1 Mixed Use: Residential – Limited Business District. The amendment is to allow for single-family dwellings. The current master plan designation is limited business.

Chairperson Moore opened the public hearing. Thom Rutledge presented the request and stated the parcel in question was designated for limited business use when the Cambria Crossing planned housing development was approved in 2005. Mr. Rutledge explained the adjacent areas around Cambria Crossing were zoned B-1 Limited Business at the time and the developers believed a business use would be appropriate. Mr. Rutledge stated the property owners received no interest in the property as a business use in the intervening eleven years and are now requesting to develop six single-family homes on the property.

Mr. Rutledge described the variety of single-family and townhome residences in the vicinity and noted the Huckleberry Trail and proposed Connector Route are adjacent to the east side of the property. Mr. Rutledge stated the developers believe single-family homes will complement Cambria Crossing and the surrounding area more than a business. Mr. Rutledge noted the architecture style of the proposed homes will feature a mix of brick, stone, and vinyl to match the current homes in Cambria Crossing.

Mr. Rutledge stated Town staff was consulted on the proposed driveway entrances and the layout is designed to reduce traffic impacts on Cambria Street, N.W.

Mr. Rutledge stated there are 34 undeveloped lots in Cambria Crossing and noted the six proposed lots would raise the total number of lots to 132. Mr. Rutledge stated the 2005 rezoning contained a proffer to construct no more than 150 units and noted a final build-out of 132 units represents 88 percent of the proffered density.

Lance Franklin, 45 Welch Circle, N.W. stated he was concerned with the architectural design of the proposed homes. Mr. Franklin stated the newer homes built in Cambria Crossing do not match the brick and stone construction of the initial homes. Mr. Franklin stated the proposed lots appear small and he would like to see the homes built to match the initial homes of Cambria Crossing, Phase I.

With no objections, Chairperson Moore closed the public hearing.

Discussion on 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 commercial garage is proposed to front on Bower Street, N.W. The Planning Commission Public Hearing was held August 15, 2016.

Chairperson Moore introduced the discussion and read the 14 suggested conditions.

1. The property to be developed in general conformance with the concept plan provided at August 29, 2016.
2. Lighting shall be residential in character.
3. The property is to be maintained in a clean, sanitary, and sightly manner.
4. Mechanical work is to be done inside the building and not outside.
5. All parts, including faulty parts, tires, etc. are to be kept inside the garage or a fully enclosed building (including a roof) until disposal.
6. 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.
7. Any painting to be conducted on the property shall be incidental to the service of the vehicle.
8. All vehicles left for service shall be kept inside the building.
9. All vehicles stored outside on the property are to be kept on-premises and not within any public right-of-way or adjacent property.
10. All vehicles stored outside on the property are to have a State or Federal inspection decal that is valid. There shall be no more than six vehicles outside on the property. All vehicles outside shall be parked in a delineated paved parking space.
11. There are to be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
12. There are to be no discernible noises to residential properties in the nearby vicinity between 7:00 p.m. and 7:00 a.m.
13. This permit shall be valid for a single business to operate a commercial garage.
14. This permit is subject to administrative review in 12 months.

Commissioner Carter asked if a screening provision had been discussed. Ms. Morgan stated Planning Commission had agreed at the previous meeting to reevaluate screening after the Grays submitted the updated concept plan.

Commissioner Fransich asked if the 18-foot wide drive aisle complied with code. Mr. Warren stated 18 feet is sufficient for two-way traffic with parking on one side.

Commissioner Johnson asked if the site provides the required 20 percent greenspace. Mr. Warren stated the portion of the property allotted for the commercial use of the property, as noted on the site plan, does provide 20 percent greenspace.

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Commissioner Carter made a motion to recommend Town Council approve the request with the 14 suggested conditions. Commissioner Beasley seconded the motion, which passed 8-0. Commissioner Peebles abstained, as she was not present for the public hearing. Chairperson Moore explained the Town Council public hearing process to the Grays. Ms. Morgan stated the public hearing for Town Council is scheduled for September 13, 2016.

Commissioner Johnson stated it would be advantageous for the Grays to remove the four vehicles from the property. George Gray stated they were in the process of removing the vehicles.

Discussion on a Conditional Use Permit amendment request by Thom Rutledge, agent for SHAH Development, LLC, for a 1.12 acre parcel on the eastern side of the intersection of Cambria Street, N.W. and Phoenix Boulevard, N.W. (tax parcel 465 – ((A)) – 3A) for the Cambria Crossing planned housing development in the MU-1 Mixed Use: Residential – Limited Business District. The amendment is to allow for single-family dwellings. The current master plan designation is limited business.

Commissioner Fransich made a motion to amend the agenda to include a discussion on the Conditional Use Permit amendment request for Cambria Crossing. Commissioner Powers seconded the motion, which passed 9-0.

Commissioner Johnson asked why there is an interest to develop the property while so many undeveloped lots remain in Cambria Crossing. Mr. Rutledge stated all 34 undeveloped lots are under contract or sold to Fralin Companies or Stateson Homes.

Vice-Chairperson Sowers asked how large the Phase III single-family lots are. Mr. Rutledge stated the Cambria Crossing development increases density, moving from west to east. Mr. Rutledge stated the minimum lot width is 50 feet. Commissioner Johnson asked if the single-family homes in Phase III and the homes adjacent to Windmill Hills feature a mixture of brick and vinyl exteriors. Mr. Rutledge stated they do and noted the first three homes built along Welch Circle, N.W. were entirely brick and the builders began using a combination of brick and vinyl afterward.

Commissioner Powers asked if there are any design or material requirements. Mr. Rutledge stated SHAH Development, LLC retains full architecture review approval until 100 percent of the homes are sold. Mr. Rutledge explained a builder must submit a rendering to SHAH Development, LLC for approval. Mr. Rutledge stated there are no requirements for any particular material.

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Commissioner Collins asked if SHAH Development, LLC would build the proposed homes. Mr. Rutledge stated they would likely sell the lots.

Commissioner Collins noted the property borders the Huckleberry Trail on the east side. Vice-Chairperson Sowers stated a row of Leyland Cypress trees screen the trail from the townhomes. Vice-Chairperson Sowers noted the Huckleberry Trail is close to the townhomes and many residents would view this as an amenity.

Mr. Rutledge stated the parcel in question was never reserved for open space and was always understood to be a commercial endeavor.

Planning Commission discussed the proposed Connector Route and its general planned location in relation to Cambria Crossing.

Commissioner Powers asked about the original intent of the property for commercial use. Mr. Rutledge stated a proffer in the rezoning request required a 300 foot buffer from the existing homes on Henley Drive, N.W. for any business use. Mr. Rutledge noted the parcel in question was the only viable area for a business use.

Commissioner Fransich asked if the property was located within a proposed Urban Development Area. Mr. Warren stated it was not.

Commissioners Powers and Collins agreed residential development is a more appropriate use of the property.

Commissioner Fransich asked why single-family homes are proposed instead of townhomes. Mr. Rutledge stated single-family homes make the most sense for access. Commissioner Powers stated he liked there will not be direct access from Cambria Street, N.W. Mr. Rutledge noted single-family homes will generate less traffic into Cambria Crossing than a commercial development.

Vice-Chairperson Sowers stated the proposed lots are small and not consistent with the homes along Welch Circle, N.W. Vice-Chairperson Sowers stated the newer homes in Cambria Crossing are not the same quality as the first homes that were built. Mr. Rutledge stated the newer homes were built to sustain the viability of the development through the recession and noted the neighborhood was designed to transition to higher density moving east, away from Windmill Hills.

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Commissioner Collins asked how large the proposed homes will be. Mr. Rutledge stated the covenant restrictions require no less than 1,700 square feet for a ranch or 1-story home and 2,200 square feet for all others.

Planning Commission asked staff to draft a condition limiting the development to five single-family dwellings. Mr. Rutledge asked why the number of lots would be restricted if the proposed lots meet the required lot size and the development is below the proffered density. Commissioner Powers stated the entrance to Cambria Crossing should be compatible with the single-family homes on the west side of the entrance and noted this is a draft condition for discussion at the next meeting. Commissioner Fransich stated the density of the development does increase as it moves to the east.

Mr. Rutledge asked Planning Commission to consider the area of the nearby lots average around 1,800 square feet.

Chairperson Moore stated Planning Commission will discuss this request at the next Planning Commission meeting on September 19, 2016 and encouraged the Franklins to submit any additional comments to the Planning Department before the next Planning Commission meeting.

#### Other business.

Chairperson Moore introduced the discussion. Mr. Warren stated the Development Subcommittee has begun meeting on the revised sign ordinance. Mr. Warren thanked the Development Subcommittee for their efforts and noted he has also been sharing ideas with the Montgomery County Planning Director.

Commissioner Peeples announced she was moving out of Christiansburg and tonight will be her last meeting. Planning Commission thanked Commissioner Peeples for her efforts.

Chairperson Moore commended staff on removing non-permitted temporary signs in the street right-of-way.

Commissioner Johnson asked Mr. Warren to follow up on the removal of the town-installed “No Jake Brake” signs. Commissioner Johnson stated “Jake Brake” is a registered trademark and cannot be used without Jacobs Vehicle’s permission.

There being no more business, Chairperson Moore adjourned the meeting at 8:05 p.m.

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Craig Moore, Chairperson

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

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# Town of Christiansburg, Virginia 24073

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

## Town of Christiansburg Planning Staff Report - ADDENDUM

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.

Planning Commission Public Hearing Date: Monday, August 29, 2016 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, September 27, 2016 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: Thom Rutledge, agent for SHAH Development, LLC

Location: intersection of Cambria Street, N.W. and Phoenix Boulevard, N.W.

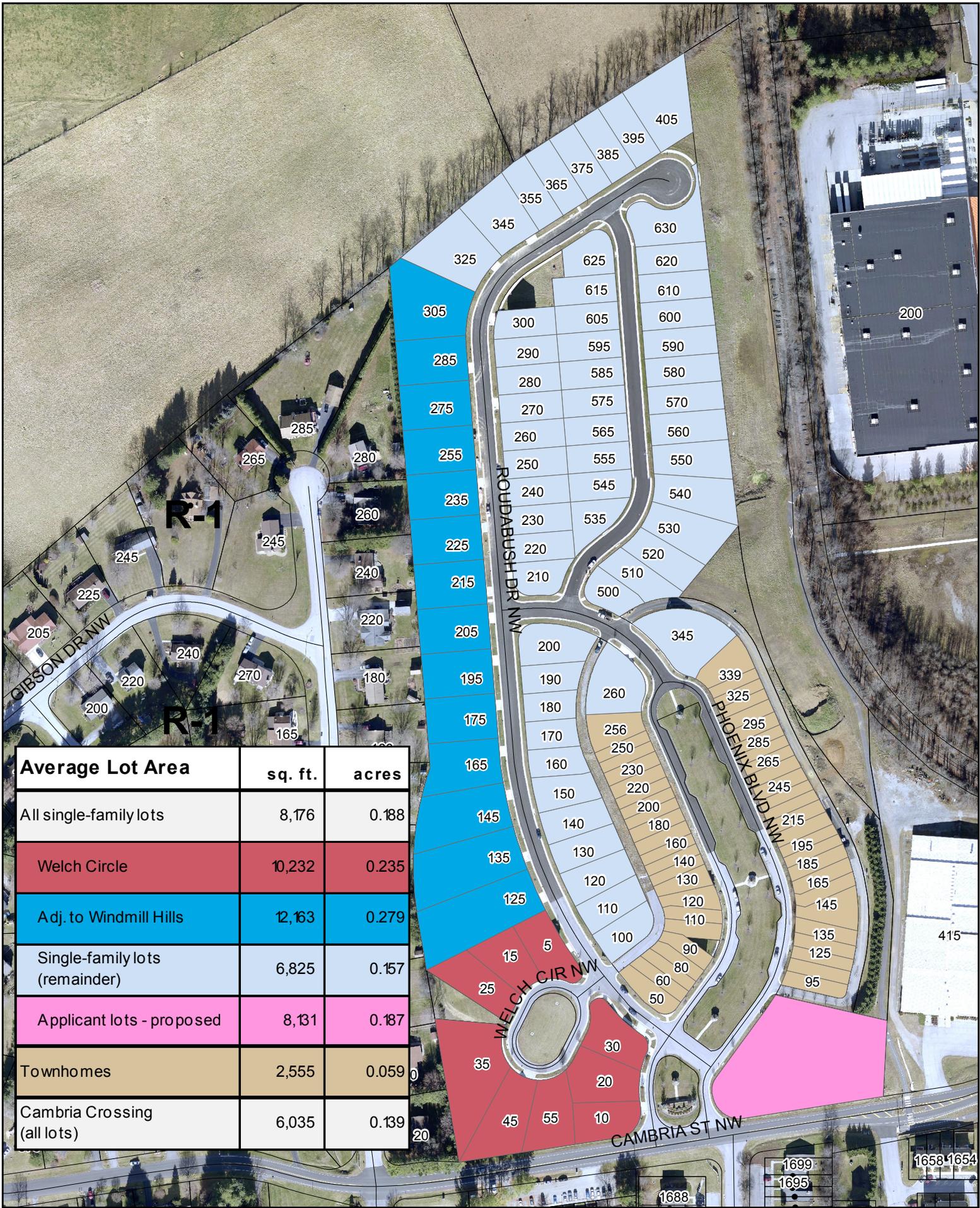
During the August 29, 2016 Planning Commission meeting, the Planning Commission discussed the area of the lots proposed by the applicant in relation to the existing lots in Cambria Crossing. Table 1 summarizes the area of each proposed lot. The applicant is proposing six single-family lots on a 1.12 acre parcel. The average area for these six lots would be 8,131 sq. ft.

<b>Table1. Proposed Lot Area</b>	<b>sq. ft.</b>	<b>acres</b>
Lot 1	6,098	0.14
Lot 2	4,792	0.11
Lot 3	4,792	0.11
Lot 4	6,534	0.15
Lot 5	15,682	0.36
Lot 6	10,890	0.25
<b>Average</b>	<b>8,131</b>	<b>0.187</b>
<b>Total</b>	<b>48,788</b>	<b>1.12</b>

Table 2 provides a summary of the average lot area in Cambria Crossing for various sections of the development. A map with a color-coded version of the table is provided on the following page.

<b>Table 2. Cambria Crossing - Average Lot Area</b>	<b>sq. ft.</b>	<b>acres</b>
All single-family lots	8,176	0.188
Welch Circle	10,232	0.235
Adjacent to Windmill Hills	12,163	0.279
Single-family lots (remainder)	6,825	0.157
Applicant lots - proposed	8,131	0.187
Townhomes	2,555	0.059
Cambria Crossing (all lots)	6,035	0.139

The average area of all single-family lots in Cambria Crossing is 8,176 sq. ft. The single-family lots along Welch Circle, N.W. average 10, 232 sq. ft. and the single-family lots adjacent to Windmill Hills average 12,163 sq. ft. The average area of the single-family lots not along Welch Circle, N.W. or adjacent to Windmill Hills is 6,825 sq. ft.



Average Lot Area	sq. ft.	acres
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Single-family lots (remainder)	6,825	0.157
Applicant lots - proposed	8,131	0.187
Townhomes	2,555	0.059
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CUP REQUEST: CAMBRIA STREET NW/PHOENIX BOULEVARD NW

**Cambria Crossing: Average Lot Area Summary**

