

**Christiansburg Planning Commission
Minutes of October 3, 2016**

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

Absent: David Franusich

Staff/Visitors: Andrew Warren, Planning Director
Will Drake, staff
Cindy Wells-Disney, Montgomery County Planning Commission
Chris Woolwine, 516 Roanoke Street
Brad Woolwine, 516 Roanoke Street

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 September 19, 2016 meeting.

Chairperson Moore introduced the discussion. Commissioner Collins made a motion to approve the September 19, 2016 Planning Commission meeting minutes. Vice-Chairperson Sowers seconded the motion, which passed 7-0. Commissioner Newell abstained, as she was not present for the previous meeting.

Public Hearing on a Conditional Use Permit request by Chris Woolwine, agent for Woolwine Brothers, LLC, for an exterminating services business at 516 Roanoke Street (tax parcel 528 – ((A)) – 47) in the B-3 General Business District.

Chairperson Moore opened the public hearing. Chris Woolwine introduced his request and stated he was seeking a conditional use permit to operate an exterminating services business at 516 Roanoke Street. With no objections, Chairperson Moore closed the public hearing. Planning Commission agreed to discuss the request.

Public Hearing on a Conditional Use Permit request by Chris Woolwine, agent for Woolwine Brothers, LLC, for an exterminating services business at 516 Roanoke Street (tax parcel 528 – ((A)) – 47) in the B-3 General Business District - (continued).

Commissioner Newell inquired how the applicant obtained a business license and constructed a sign on the property without an approved conditional use permit. Mr. Warren stated the applicant operated a lawful business in the 900 block of Roanoke Street and did not update the address on the business license when the business moved to 516 Roanoke Street. Mr. Warren stated the applicant had submitted a sign permit when Mr. Wingfield, Assistant Town Manager, notified staff that a conditional use permit would be required. Mr. Warren stated the sign permit is pending approval of the conditional use permit and noted the applicant has worked with staff to come into compliance.

Commissioner Newell asked if the previous business location required a conditional use permit. Mr. Drake noted the previous location was in the I-2 General Industrial District and exterminating services are a permitted use in the district.

Commissioner Johnson asked if the business would need to cease and the sign be removed if the conditional use permit is denied. Mr. Warren stated that was correct. Commissioner Johnson stated he visited the site and noted the sign looked appropriate.

Commissioner Newell stated the previous tenant at 516 Roanoke Street operated an environmental water testing business. Mr. Warren stated the applicant believed the exterminating services business was an equivalent use and was not aware a conditional use permit was required. Mr. Woolwine noted the environmental water business still operates on the premises in a small building behind their building.

Chairperson Moore read the proposed conditions.

1. The operation is limited to 150 gallons of pesticide concentrate, all of which is to be stored indoors.
2. Environmental Protection Agency regulations and requirements are to be met and maintained.
3. The permit is subject to Planning Commission review in twelve months.

Commissioner Collins asked how many trucks the business uses. Mr. Woolwine stated they have four trucks. Commissioner Johnson asked if the site has adequate parking. Mr. Woolwine stated they have ample parking.

Commissioner Beasley asked how many gallons of pesticide they store. Mr. Woolwine stated they typically store between twenty to forty gallons. Commissioner Newell asked if pesticide concentrate is regulated by the Environmental Protection Agency (EPA). Mr. Woolwine stated the EPA regulates pesticides and noted the Virginia Department of Agriculture will inspect the business annually to ensure they are following proper labeling procedures and maintaining their equipment.

Public Hearing on a Conditional Use Permit request by Chris Woolwine, agent for Woolwine Brothers, LLC, for an exterminating services business at 516 Roanoke Street (tax parcel 528 – ((A)) – 47) in the B-3 General Business District - (continued).

Commissioner Newell asked if they discharge chemicals into the public sewer system. Mr. Woolwine stated they do not. Chairperson Moore asked if they dilute the pesticide concentrate at 516 Roanoke Street. Mr. Woolwine stated they will dilute the concentrate at 516 Roanoke Street approximately 85 percent of the time and the remaining time it will be performed at the worksite.

Chairperson Moore asked if the Building Official will inspect the building and inquired if the structure had a backflow preventer. Mr. Warren stated the Building Official would review the use of the building during the business occupancy application process. Mr. Woolwine stated the Virginia Department of Agriculture requires and inspects backflow prevention and noted the building has a check valve and backflow preventers.

Commissioner Newell suggested revising the second condition to require “federal and state regulations and requirements are to be met and maintained”. Planning Commission agreed. Commissioner Johnson made a motion to recommend Town Council approve the request with the three conditions, as modified. Commissioner Collins seconded the motion, which passed 8-0.

Chairperson Moore reviewed the public hearing process and encouraged the applicant to attend the Town Council public hearing for the request on October 25, 2016. Commissioner Beasley thanked the applicant for providing this business service to the community.

Other business.

Chairperson Moore introduced the discussion. Mr. Warren stated the Town will advertise for the vacant Planning Commission positions based on Town Council's request. Commissioner Collins asked Mr. Warren if the announcement can be featured on the homepage of the Town's website. Commissioner Newell asked if Town Council stated a preference for an odd or even number of commissioners. Commissioner Collins stated it was not discussed.

Mr. Warren provided an update on Town Council's approval of the conditional use permit request for Cambria Crossing. Mr. Warren reviewed the revised layout and access configuration the applicant presented to Town Council. Mr. Warren noted the applicant revised their proposal in response to the concerns raised during the Planning Commission public hearing and discussion. Commissioner Johnson and Chairperson Moore expressed satisfaction with the process.

Other business – (continued).

Mr. Warren noted Town Council also approved the conditional use permit for 30 Bower Street, N.W. / 45 Clearview Drive, N.W. and modified the condition to require review in six months.

Ms. Morgan stated the Development Subcommittee reviewed the draft sign ordinance and recommended it be presented to Town Council for review before scheduling public hearings for Planning Commission and Town Council.

Ms. Morgan stated Planning Commission will hold a public hearing at its next meeting on October 17, 2016 to receive comments on an amendment to adopt Urban Development Areas into the Comprehensive Plan.

Mr. Warren stated Mr. Nelson, Director of Engineering, and Mr. Wingfield are working to complete the House Bill Two (HB2) transportation project applications. Mr. Warren noted the proposals include the North Franklin Street - Peppers Ferry Road Connector Project and the Parkway Drive extension project. Chairperson Moore noted the work staff members contribute for the benefit of Christiansburg.

Mr. Warren stated the redesign project for the North Franklin Street - Cambria Street intersection is moving along and noted the Town is working to select an engineer/design team for the project. Chairperson Moore noted the Route 460 eastbound ramp to North Franklin Street project, which was put forth by the Metropolitan Planning Organization, is also moving forward.

Commissioner Johnson stated the food truck rodeo was a successful event and drew residents from around the region.

Commissioner Collins asked if Planning Commission can recommend inclusion of a town history section as part of the UDA amendment. Ms. Morgan stated the public notice did not advertise the inclusion of a history section. Mr. Warren stated this can be discussed at a future Comprehensive Plan Subcommittee meeting and there may be a more immediate opportunity to feature the history section of previous comprehensive plans on the Town Website. Mr. Warren noted he will follow up with Mr. Wingfield to discuss.

There being no more business, Chairperson Moore adjourned the meeting at 7:36 p.m.

Craig Moore, Chairperson

Sara Morgan, Secretary ^{Non-Voting}



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, Virginia 24073

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

Memorandum

Date: October 14, 2016
To: Planning Commission
From: Sara Morgan, Planning Commission Secretary
Re: Comprehensive Plan Amendment: Urban Development Areas

Please find attached the draft ordinance text and resolution. As we have discussed, the Urban Development Areas are proposed to be included in the Christiansburg Comprehensive Plan through this amendment. The following changes are proposed.

- Text will be added to Chapter 8 Community and Economic Development and include 23 Goals and Strategies specific to the urban development areas.
- Text will be added to Chapter 5 Infrastructure Services to prioritize utility improvements in the urban development areas. The text reads as follows:
Future utility infrastructure improvements should be prioritized in the identified urban development areas in the Town of Christiansburg. However, it should also be recognized that other non-UDA growth areas (single-family districts, industrial districts, the auto repair/sales focus area) will need utility improvements. To the extent possible, federal, state and local transportation, housing, water and sewer facility, economic development, and other public infrastructure funding for new and expanded facilities should be directed to designated urban development areas to accommodate targeted growth in a manner consistent with this section.
- Text will be added to Chapter 7 Transportation to create TRN 1.2C under Transit and Multi-Modal Transportation Goals and Strategies. TRN 1.2 C states:
Support the possibility of developing a Transit Center located in the Mall UDA. The Transit Center may be studied as part of larger public/private Transit Oriented Development (TOD) opportunity that could potentially include commercial and residential development. Coordinate with VDOT on Park & Ride facilities currently being planned.
- The Future Land Use Map will be edited to include the boundaries of the urban development areas.

Along with the draft ordinance and resolution, I have attached the Urban Development Areas Report created by our consultants, Michael Baker International, Inc. This report was provided to Planning Commission on June 20, 2016 and Town Council on August 23, 2016. Comments provided by each party were addressed in this revised report.

Please contact me with any comments and questions in your preparation for Monday's meeting. Thank you all for your efforts on this comprehensive plan amendment.