

**Christiansburg Planning Commission
Minutes of September 19, 2016**

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

Absent: T.L. Newell

Staff/Visitors: Andrew Warren, Planning Director
Will Drake, staff
Cindy Wells-Disney, Montgomery County Planning Commission
Thom Rutledge, SHAH Development, LLC

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 29, 2016 meeting.

Chairperson Moore introduced the discussion. Ms. Morgan noted the minutes were updated to include Mr. Rutledge on the list of visitors. Commissioner Beasley made a motion to approve the August 29, 2016 Planning Commission meeting minutes. Commissioner Collins seconded the motion, which passed 8-0.

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. The Planning Commission Public Hearing was held August 29, 2016.

Chairperson Moore introduced the discussion. Ms. Morgan reviewed the staff report addendum and discussed the average lot sizes within the Cambria Crossing planned housing development. Commissioner Powers stated the minimum lot size in the MU-1 zoning district is 10,000 square feet and noted the applicant applied for a planned housing development in 2005 to allow for an innovative design with smaller, flexible lot sizes.

Commissioner Collins noted the average size of the proposed lots is similar to the average size of the existing single-family lots. Commissioner Powers stated the average lot size is driven up by the lots adjacent to Windmill Hills. Commissioner Powers noted the six proposed lots have considerable variation in size.

Commissioner Powers stated the access to lots 4, 5, and 6 is provided from the rear alley. Commissioner Powers inquired if the alley is designed for one-way traffic. Ms. Morgan stated it is and demonstrated the path vehicles would take to enter and exit the proposed lots. Commissioner Fransich stated the residents would most likely drive the wrong way through the alley to shorten the distance.

Planning Commission discussed the ability of a business use to locate on the property. Commissioner Powers noted the conditions approved in 2005 require any business use to obtain a conditional use permit.

Chairperson Moore stated the parcel in question has not been designated as open space even if some residents may have this perception and asked the commissioners to disregard the open space consideration that was provided during public input.

Commissioner Johnson asked if a restriction on the size or number of lots would affect the economic viability of the development. Commissioner Powers stated the applicant is requesting the planned housing development design standards and noted in order to gain the flexibility of planned housing development standards the design must promote harmonious relationships with nearby development. Commissioner Beasley stated larger lots would be harmonious to the single-family homes on Welch Circle, N.W. and smaller lots would be harmonious to the adjacent townhomes on Phoenix Blvd, N.W. Commissioner Fransich noted there are also townhomes on the opposite side of Cambria Street, N.W.

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Chairperson Moore read the proposed conditions

1. The property, designated as Area 1 on the Cambria Crossing Master Plan, shall be allowed to be developed as single-family dwellings in accordance with the final version of the Recommended Conditions for Cambria Crossing, dated July 13, 2005 and prepared by Gay and Keese, Inc. for the original Cambria Crossing planned housing development approval.
2. There shall be a maximum total of 150 residential units in the planned housing development.
3. There shall be a maximum of six single-family dwellings developed in Area 1, current tax parcel 465 – ((A)) – 3A.

Commissioner Collins asked why conditions 1 and 2 were included. Commissioner Powers stated those conditions were carried over from the 2005 conditional use permit for continuity.

Commissioner Beasley asked if the sale of the property was secured, pending approval of the conditional use permit. Mr. Rutledge stated it was not, but noted he did not foresee any difficulties with the sale.

Commissioner Johnson asked if the homes would be the same size. Mr. Rutledge stated covenant restrictions require a minimum of 1,700 square feet of conditioned space for a ranch or 1-story home and 2,200 square feet for all others.

Commissioner Beasley asked if SHAH Development, LLC would retain architectural review. Mr. Rutledge stated they will retain full architecture review approval until 100 percent of the lots are sold. Mr. Rutledge stated he believed the Home Owners Association could appoint a separate review board after all of the lots are sold. Vice-Chairperson Sowers asked how many lots have not been closed or sold. Mr. Rutledge stated the builders have quarterly take-down schedules and noted all of the remaining lots will be sold within approximately one year.

Commissioner Fransich stated the proposed lot arrangement is awkward but noted single-family homes are the most appropriate use. Commissioner Powers stated it is awkward to have three of the lots accessible from the alley. Commissioner Powers stated there would be more design flexibility if there were less than six lots. Mr. Rutledge noted the design standards for Cambria Crossing require any lot adjoining an alley to provide access from the alley. Mr. Rutledge stated this is a design standard and not an outcome of attempting to maximize density.

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Commissioner Powers stated the provision of rear alleys makes sense for the townhomes since they have parking in the front and garage parking in the rear. Commissioner Powers stated they were anticipating a commercial development in Area 1 and not six single-family homes. Mr. Rutledge stated the single-family homes in Phase II have access from a rear alley. Ms. Morgan noted the condition requires all lots with a rear alley to locate the driveway off the alley.

Commissioner Powers stated lots 5 and 6 would front on Cambria Street, N.W. Mr. Warren noted Cambria Street, N.W. would be the front for lots 5 and 6 and the zoning ordinance requires homes to face the front of the lot.

Commissioner Powers inquired if a design similar to the homes along Welch Circle, N.W. could be utilized. Mr. Rutledge stated the proposed layout is preferred, working with topography. Commissioner Powers noted vehicles from lots 1, 2, and 3 would back out onto Phoenix Blvd, N.W. Mr. Rutledge stated turnarounds could be provided on the lots. Ms. Morgan noted the first three homes along Welch Circle, N.W. also have driveways that access off of Phoenix Blvd, N.W. Commissioner Powers noted the vehicles on that side of the street are exiting the subdivision and should be traveling at a lower speed than those entering the neighborhood. Vice-Chairperson Sowers stated the speed limit on Cambria Street, N.W. is 25 mph and did not believe speed is a concern.

Commissioner Johnson asked if the close proximity to the Huckleberry Trail is a concern. Vice-Chairperson Sowers stated this is a choice for the prospective homebuyer to decide if they would like to purchase a home near the trail.

Commissioner Collins made a motion to recommend Town Council approve the request with the three drafted conditions. Commissioner Beasley seconded the motion. Planning Commission further reviewed the size of the proposed lots and discussed reducing the number of permitted lots proposed by the applicant. Chairperson Moore called for a vote. The motion failed by a vote of 2-6.

Chairperson Moore stated Planning Commission is not recommending the conditional use permit as it has been presented. Planning Commission discussed the possibility of passing a second resolution. Chairperson Moore stated the recommendation will go to Town Council, along with the meeting minutes. Ms. Morgan stated the Town Council public hearing will be held September 27, 2016.

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Mr. Rutledge asked if the number of lots was the main concern. Chairperson Moore stated it was the combination of the lot sizes together with the number of lots. Mr. Rutledge stated he is having difficulty understanding how to present a different design to Town Council. Mr. Rutledge noted these are the same development standards for the other 126 units. Commissioner Powers stated the property is in a unique location on the development. Vice-Chairperson Sowers stated the location is an important consideration with respect to traffic. Mr. Rutledge stated the three lots across Phoenix Blvd, N.W. have driveways in closer proximity to Cambria Street, N.W. than the driveways he has proposed.

Mr. Rutledge stated there are nine lots in Welch Circle, N.W. and noted one of the lots in Welch Circle, N.W. is larger than the others because it is adjacent to Windmill Hills. Mr. Rutledge stated this lot should not have been included in the average lot size calculation for Welch Circle, N.W. Mr. Rutledge stated the average lot size for Welch Circle drops to 9,000 square feet if this lot is removed from the calculation.

Other business.

Chairperson Moore introduced the discussion. Ms. Morgan stated the next Development Subcommittee meeting will be held October 3, 2016 to discuss the sign ordinance. Commissioner Powers stated he will be moving and will serve on Planning Commission for two more meetings. Planning Commission thanked Commissioner Powers for his service. Commissioner Franusich asked if Planning Commission could ask Town Council to appoint more commissioners. Mr. Warren stated this decision is up to Town Council but noted eight members is a workable number. Commissioner Collins stated Town Council has advertised in the past for new members.

Ms. Morgan stated there will be a public hearing for an exterminating services conditional use permit at the next Planning Commission meeting on October 3, 2016. Ms. Morgan stated there will be a public hearing on the Urban Development Areas draft report during the October 17, 2016 Planning Commission meeting.

Commissioner Johnson stated he attended the Town Council public hearing for the commercial garage conditional use permit request at 30 Bower Street, N.W. and noted a few residents spoke against the request. Commissioner Johnson stated several vehicles still remain on the property.

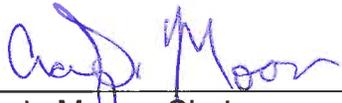
Other business - (continued).

Commissioner Franusich stated the Food Truck Rodeo will be held Friday, September 23, from 5:00 pm - 10:00 pm. Chairperson Moore noted the event draws people from around the region.

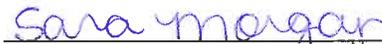
Chairperson Moore stated the Wilderness Trail Festival was held last weekend.

Commissioner Powers noted the downtown traffic lights have been replaced and are a very nice improvement.

There being no more business, Chairperson Moore adjourned the meeting at 7:52 p.m.



Craig Moore, Chairperson



Sara Morgan, Secretary ^{Non-Voting}