

**Christiansburg Planning Commission  
Minutes of October 17, 2016**

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

Absent:

Staff/Visitors: Andrew Warren, Planning Director  
Will Drake, staff

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 October 3, 2016 meeting.

Chairperson Moore introduced the discussion. Commissioner Beasley made a motion to approve the October 3, 2016 Planning Commission meeting minutes. Commissioner Carter seconded the motion, which passed 8-0. Commissioner Franusich abstained, as he was not present for the previous meeting.

Public Hearing on an Ordinance to amend the 2013 Comprehensive Plan to allow for four Urban Development Areas within the Town of Christiansburg. Text will be added to Chapter 8 Community and Economic Development of the Comprehensive Plan and include 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. Text will be added to Chapter 7 Transportation to create TRN 1.2C under Transit and Multi-Modal Transportation Goals and Strategies. The Future Land Use Map will be edited to include the boundaries of the urban development areas.

Chairperson Moore opened the public hearing. With no objections, Chairperson Moore closed the public hearing. Ms. Morgan reviewed the Urban Development Areas (UDA) grant and noted the Town was awarded a \$65,000 grant by the Office of Intermodal Planning and Investment in June 2015 and worked with the consulting firms Michael Baker International Inc. and Renaissance Planning Group. Ms. Morgan presented the four UDAs and summarized the future land use designations, the total acreage of developable parcels and the total acreage of public parcels contained within each UDA. Ms. Morgan noted the UDAs are designed to accommodate the Town's projected growth over the next 10-20 years.

Ms. Morgan reviewed the text amendments to be added to the Comprehensive Plan. Ms. Morgan stated Chapter 8 will be updated with 23 Goals and Strategies specific to the UDAs. Ms. Morgan stated Chapter 5 will be updated to consider prioritizing utility improvements in the UDAs and Chapter 7 will be updated to include support for a potential transit center in the Mall UDA. Ms. Morgan stated the Future Land Use Map will be updated to include the boundaries of the UDAs and noted the UDA report and maps are available on the Town's website, under the Planning Department's Comprehensive Plan page.

Commissioner Powers asked if any issues or concerns were discussed when the UDAs were presented to Town Council. Ms. Morgan stated the feedback from Town Council was positive.

Commissioner Newell asked how the UDA Goals and Strategies are linked to Town Council Vision 2020 and the Capital Improvement Plan. Mr. Warren stated Town Council and staff will hold a strategic planning retreat in November and noted the purpose of the retreat is to prioritize the Town's planning and development goals and direct those priorities through the capital improvement plan and budget.

Commissioner Newell asked if the parks and open space areas depicted on the Future Land Use Map include cemeteries and other property not owned by the Town or Montgomery County. Ms. Morgan stated the Parks and Open Space future land use designation does include cemeteries and some parcels in the floodplain.

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Commissioner Newell asked if the UDA report or Comprehensive Plan explain the various uses contained within the Parks and Open Space designation. Ms. Morgan stated she does not believe the UDA report describes the various uses. Commissioner Newell noted this may be confusing to investors and developers from outside the community.

Commissioner Newell stated she appreciates the work staff, and particularly Ms. Morgan, dedicated to the UDA project. Commissioner Newell stated she was unclear how to articulate the benefits of the UDAs. Ms. Morgan stated an immediate benefit will improve VDOT's scoring of Town transportation projects under SMART SCALE (formerly called House Bill 2 or HB2). Ms. Morgan stated the UDAs also demonstrate the Town has the developable land to accommodate projected growth over the next 10-20 years.

Commissioner Collins stated the strategic planning retreat should further highlight the importance of the UDAs.

Commissioner Powers stated it can be beneficial to plan for dense, mixed use development in the abstract and noted the UDAs will help guide development towards the appropriate areas.

Chairperson Moore stated the UDAs will also inform long term infrastructure planning. Mr. Warren noted the addition of UDAs to the Comprehensive Plan strengthens the plan as a guide during the early stages of a rezoning and will help developers, staff, and Planning Commission evaluate proposed development. Commissioner Powers stated the UDAs help guide public and private development.

Commissioner Collins asked how much of the grant has been spent. Ms. Morgan stated she believed the statement for last month indicated nearly 90 percent of the funds had been spent. Mr. Warren noted the grant funds will be fully spent by project completion.

Commissioner Powers made a motion to recommend Town Council approve the ordinance to amend the 2013 Comprehensive Plan with the UDA additions as drafted. Commissioner Collins seconded the motion, which passed 9-0. Mr. Warren commended Ms. Morgan on her work and effort with the UDA grant.

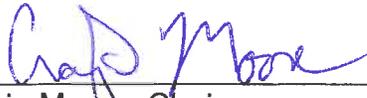
Other business.

Chairperson Moore introduced the discussion. Mr. Warren noted advertisements for the Planning Commission vacancies will soon run in the newspaper and will be posted to the Town's website.

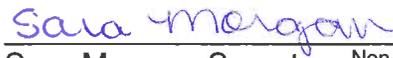
Chairperson Moore noted tonight was the last meeting for Commissioner Powers and recognized his work on the Planning Commission. Commissioner Collins stated he learned a lot from Commissioner Powers and Planning Commission thanked Commissioner Powers for his service.

Ms. Morgan noted the Planning Commission meeting scheduled for October 31, 2016 is canceled and Planning Commission will next meet on November 14, 2016.

There being no more business, Chairperson Moore adjourned the meeting at 7:25 p.m.



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Craig Moore, Chairperson



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