

Radford Planning Commission
Wednesday, January 22, 2020
Radford City Administrative Building

Members Present: Mr. Collier, Mr. Watson, Mr. Gillespie, Mr. Gropman, Ms. Hamden, Dr. Pearce, and Mr. Howard

Absent: None

Others Present: Melissa Skelton, City Staff

Mr. Howard called the meeting to order at 5:30 pm. A quorum was present. The agenda was approved.

Approval of Minutes:

November 18, 2019

Minutes were recommended for approval by Mr. Gropman, seconded by Ms. Hamden, as approved.

Voting Yes: Mr. Collier, Mr. Gillespie, Mr. Gropman, Ms. Hamden, Dr. Pearce, and Mr. Howard

Voting No: None

Abstain: Mr. Watson

Public Address: No public comments were forthcoming.

OLD BUSINESS:

1. **SUBJECT:** Discussion for Mixed Use Zoning

The commission has previously discussed several places along West Main Street and in the East End where mixed use zoning is being considered. A revised zoning map was displayed for review.

The area between Main Street up to and including the old school/science labs, presently zoned M1, is also being considered. Single family housing is a by-right use, with multifamily permitted via special use permit.

The area on the east side of Main up to second street is presently zoned B2. This precludes redevelopment of any sites in this area into single family housing, as well as any expansion or significant renovation of existing homes in this area. Mixed use would afford this possibility.

The revised map also indicated the area along Grove in the East End that had been proposed for conversion to Mixed Use, plus one block further back into the neighborhood that contains apartments. Mr. Watson commented that the area along Tyler Ave should remain B2, as should any area fronting along Third Avenue.

The commission is in favor of these changes as shown, pending revision of the areas in the East End fronting Tyler to remain B2.

Additional areas under discussion include the sites along the east side of Jefferson from Tyler to East Main as well as Rustic Village in the West End. The Rustic Village site has previously been considered for rezoning, but the owner at the time was opposed to the change and so Council did not approve the change. The current use of this area is as a mobile home park, and the owner has historically asserted that he intends to continue this use as presently grandfathered in the M1 zone. No new homes have been added, and the number of existing homes is diminishing due to fires and poor maintenance. Utilities may not be up to current standards. Since M1 does not permit mobile

homes, the current use is nonconforming. If an act of God is responsible for destruction of one of the homes, then it could be replaced. However, most owners are not sufficiently insured to replace their homes if they are significantly damaged.

Mr. Howard recommended that we postpone further discussion of Rustic Village until the zoning ordinance is reworked. The current owner's son is taking a more proactive stance on this property, and there may be additional possibilities as time progresses. Habitat for Humanity owns a large lot directly adjacent to the village, and there is precedent in other areas for redeveloping similar properties in a public-private partnership with Habitat. One area in Charlottesville involved redeveloping into mixed housing types. The commission expressed an interest in learning more about these possibilities.

Ms. Skelton suggested that she and Mr. Howard meet with the current owner to see whether there is any interest in working with the city to consider rezoning this area in conjunction with the Habitat property and other relevant sites.

Regarding the Jefferson Street question, whether to rezone this area depends on how much is already owned by the university and foundation. Ms. Skelton will investigate this for the next meeting. The recommendation is to hold off on doing the public meetings until we can do it for the whole city.

NEW BUSINESS:

2. SUBJECT: Urban Agriculture Ordinance

A draft ordinance was provided in this month's packet. Mr. Collier asked whether there would be checks for compliance with requirements upon initial application or annual renewal. Ms. Skelton stated that for the most part, people keeping hens tend to do it correctly. The main problem has been with roosters. The hope is that people violating the ordinance will desist upon receiving notification from the city.

Ms. Skelton will likely remove the specific fee from the ordinance and make it an administrative part of the application process, so ordinance changes aren't required in future to change the fee. The current draft is under review by the city attorney.

Mr. Gropman asked how the city would handle the case where a neighbor was proposing to have bees but an existing neighbor had a fatal allergy. Is the city liable for allowing bees when there is potential threat as a result of allowing it? The city attorney will consider this as part of the review.

Mr. Watson brought up the issue of having animals temporarily such as goats for land clearing. The commission discussed whether this was a good idea, with some commissioners for and some opposed. We agreed to postpone this issue for the time being by exploring precedent elsewhere for goats in Charlottesville, then reconsidering during the zoning rewrite.

Staff Report: S&S Motors – Melissa met with Terry and the new city attorney to bring them up to speed on this issues. The city will need to remove the unwanted items from the property and then place a lien against the property. There will also be a lien against the property for back taxes. The special use permit originally issued to allow a business to operate was revoked several years ago. This property has been problematic since 2006.

COMMISSION MEMBER COMMENTS

Mr. Collier – None

Mr. Gillespie – Is it the next meeting where we hope to transmit information about mixed use zoning to council? Mr. Howard says no, since there will be additional legal questions to be answered.

Mr. Gropman– None

Ms. Hamden – It would be nice to obtain more information on municipalities allowing goats for land clearing.

Dr. Pearce – None

Mr. Watson – The house being placed near S&S Motor – is it modular? It is being constructed on piers, not a foundation, and therefore it is not technically a modular house. Is it permitted?

Mr. Howard- None

A motion was made by Mr. Watson to adjourn the meeting at 6:20 pm, seconded by Mr. Collier.

Voting Yes: Mr. Collier, Mr. Gillespie, Mr. Gropman, Ms. Hamden, Dr. Pearce, Mr. Watson, and Mr. Howard

Voting No: None

Abstain: None

Submitted by:

A Pearce, Secretary

Date:

January 22, 2020