



**Radford Planning Commission
Monday, March 20, 2023
Municipal Building**

Members Present: Mr. Castleberry
Mr. Collier, Vice Chairperson
Mr. Cosmato
Mr. Gropman
Dr. Pearce
Mr. Watson, Chairperson

Absent: None

Staff/Visitors: Melissa Skelton, City Staff

Mr. Watson called the meeting to order at 5:33 pm in the Radford City Council Chambers at 10 Robertson Street, Radford Virginia. A quorum was present.

Approval of Agenda:

Mr. Cosmato made a motion to approve the agenda, seconded by Mr. Collier.

Voting Yes: Mr. Castleberry, Mr. Collier, Mr. Cosmato, Mr. Gropman, Dr. Pearce, Mr. Watson

Approval of Minutes for February 22, 2023:

Minutes were recommended for approval with corrections by Mr. Collier, seconded by Mr. Cosmato.

Mr. Gropman would not have seconded the approval of the minutes of February 6, since he was not present for the February 6 meeting. Mr. Collier was listed as not present, but he was present for that meeting. Mr. Cosmato did not make any comments at the most recent meeting on February 22.

Voting Yes: Mr. Castleberry, Mr. Collier, Mr. Cosmato, Mr. Gropman, Mr. Watson

Voting No: None

Abstain: Dr. Pearce

PUBLIC COMMENTS

No members of the public were present to provide comments.

OLD BUSINESS

Subject: Homestay/Short Term Rentals – Zoning Ordinance Amendment

Summary: Discussion regarding the amendment of Radford City Zoning Ordinance to include regulations on Short Term Rentals. This is of timely interest due to the General Assembly planning to pass relevant legislation that will govern in the absence of local ordinances to the contrary.

Mr. Cosmato raised the idea of having planning objectives to guide discussion of this and similar issues in future. He has forwarded an example for review.

Action: No action was taken.

NEW BUSINESS

Subject: Subdivision – Preliminary Plat –NRV Home Rentals, LLC

Summary: Consider the request for approval of the 13th Street subdivision plat filed by NRV Home Rentals, LLC, Inc., for the development of five single family homes.

In cooperation with the Code of Virginia, Conflict of Interest, Mr. Watson’s firm does represent the client requesting the subdivision ordinance, although he personally is not involved with the project. Accordingly, he is legally allowed to participate in discussion, but in conformance with prior precedent he will abstain from voting and discussion on the matter. Mr. Collier took over leading the discussion of this part of the meeting.

Mr. Castleberry is half-owner of the proposed development and abstained from all discussion of the development in his role as a planning commissioner.

The developer is proposing the inclusion of a private road to serve a five-home subdivision to be developed between Twelfth and Thirteenth Street. The subdivision ordinance and the private road agreement are included in the packet. Mr. Castleberry did answer questions for the planning commission as a developer from the other side of the podium, stating that the planned private road will be paved.

The development is by-right, but the number of homes (greater than three) means that approval of the subdivision cannot occur administratively and must be approved by council upon recommendation by planning commission. The development is an infill and will have a utility easement that crosses an existing property so that stormwater will cross directly into the city’s stormwater ingress. The homes are slightly further apart than the standard in Sunset Village but will conform to the overall character of the neighborhood.

Action: A motion was made by Mr. Cosmato, seconded by Mr. Gropman, to recommend to City Council approval of the Subdivision Plan.

Mr. Castleberry - Abstain

Mr. Collier – Yes

Mr. Cosmato - Yes

Mr. Gropman - Yes

Dr. Pearce - Yes

Mr. Watson - Abstain

The motion carries.

ZONING ORDINANCE WORK SESSION

Following completion of new business, we moved to discussion of Article 6 of the Zoning Ordinance pertaining to Signs. The work session was facilitated by Ms. Aphi Fancon of the NRV Regional Commission.

Mr. Cosmato moved that the work session be closed.

COMMISSION MEMBER COMMENTS

Mr. Castleberry- No Comment

Mr. Collier – No Comment

Mr. Cosmato – No Comment

Mr. Gropman – No Comment

Dr. Pearce – No Comment

Mr. Watson – Departed

A motion was made by Mr. Cosmato to adjourn the meeting at 7:17 pm, seconded by Mr. Gropman.

Voting Yes: Mr. Castleberry, Mr. Collier, Mr. Cosmato, Mr. Gropman, Dr. Pearce

Voting No: None

Abstain: None

Submitted by: Dr. Annie Pearce

Date: March 20, 2023