



**Radford Planning Commission
Monday, May 15, 2023
Municipal Building**

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

Absent: Mr. Watson, Chairperson
Mr. Cosmato

Staff/Visitors: Melissa Skelton, City Staff

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

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

Approval of Minutes for March 23, 2023:

Minutes were recommended for approval by Mr. Castleberry, seconded by Mr. Gillespie.

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

Voting No: None

Abstain: None

PUBLIC COMMENTS

Ms. Pam Simpkins from Montgomery County, our new liaison, was introduced by Ms. Skelton.

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.

Action: A motion was made by Mr. Gillespie seconded by Mr. Collier, to recommend to assign Mr. Cosmato, Mr. Castleberry, and Dr. Pearce to a subcommittee to discuss the proposed ordinance in greater detail and prepare a draft for review by the whole commission.

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

Voting No: None

Abstain: None

Mr. Gropman noted that the state caps fines, and we want to make the administration as similar as possible to what already is undertaken by city staff. We also want to preserve the character of neighborhoods. There also should be a provision for handling repeated problems, as noted in the three-strike rules.

Citizens seeking to renew their permit could be required to bring relevant information as part of the renewal process.

The notion of accessory structures was also raised. We are considering dealing with this separately as a separate provision for accessory dwelling units rather than allowing accessory buildings to be occupiable under this ordinance.

Mr. Castleberry asked whether structures currently used for short term stays would be grandfathered if they did not presently meet the code, though they were already in use for this purpose. Ms. Skelton stated that no, they would not be. They would have to meet whatever requirements were in place to obtain a permit.

Mr. Collier raised a question regarding whether additional cleaning fees would fall under the “no additional items may be sold” provision. Ms. Skelton said this would need to be verified.

Dr. Pearce asked what the reasoning was behind prohibiting parking RVs on the property during a stay in a home stay property, given the current scarcity of available RV sites in this area. Parking of owner RVs is presently allowed in side or rear yards according to current code.

Mr. Gropman noted that AirBnB currently collects some taxes on behalf of Blacksburg, which would be quite appealing to the city if it could be done here.

NEW BUSINESS – No new business

STAFF REPORT

June 9th will be a work session.

June 25 is a Wednesday meeting, since June 23 is the Juneteenth holiday.

The APA Virginia conference is July 16-19 in Roanoke this year, and the city will pay for planning commissioners to attend if we are interested. It is typically 3-4 days. The city will not pay for hotel costs. Registration must be completed by July 5.

COMMISSION MEMBER COMMENTS

Mr. Castleberry – No Comment

Mr. Collier – No Comment

Mr. Gillespie – No Comment.

Mr. Gropman – Requested that Ms. Skelton do a tutorial with the zoning map and the EDA to see what would be possible. Ms. Skelton is working on it.

Dr. Pearce – No Comment

A motion was made by Mr. Gillespie to adjourn the meeting at 5:56 pm, seconded by Mr. Gropman.

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

Voting No: None

Abstain: None

Submitted by: Dr. Annie Pearce

Date: May 15, 2023