



**Radford Planning Commission
Monday, May 16, 2022
Municipal Building**

Members Present:

Mr. Gillespie
Ms. Hamden
Mr. Watson, Chairperson
Mrs. Huntington
Dr. Pearce
Mr. Howard, Vice-Chairperson

Absent:

Mr. Collier

Staff/Visitors:

Melissa Skelton, City Staff

Chairperson Watson called the meeting to order at 5:34 pm in the Radford City Council Chambers at 10 Robertson Street, Radford Virginia. A quorum was present.

Approval of Agenda

Mr. Gillespie made a motion to approve the agenda, seconded by Ms. Hamden subject to correction of the date of the next meeting, addition of a public comment period prior to Old Business, and removal of Ms. Fancon as a presenter from the agenda. We will still receive her draft work and provide feedback to her following discussion.

Voting Yes: Mr. Gillespie, Ms. Hamden, Mr. Howard, Mrs. Huntington, Dr. Pearce, and Mr. Watson

Approval of Minutes for March 21, 2022

Minutes were recommended for approval as submitted by Mrs. Huntington, seconded by Mr. Howard, subject to addition of Mrs. Huntington as attending in present, not via phone.

Voting YES: Mr. Gillespie, Ms. Hamden, Mr. Howard, Mrs. Huntington, and Mr. Watson

Voting NO: None

Abstain: Dr. Pearce

Public Comments

No public comments were provided.

Old Business:

SUBJECT: Resolution - SUP-22-001 – (644 West Main Street) Oakmont Atlantic, LLC

SUMMARY: Oakmont Atlantic, LLC has submitted an application seeking approval of a Special Use Permit (SUP) for Tax Map # 13-(2)-Sec 1-31, 32, 33, 34, 35, 644 West Main Street). The SUP

application request is to allow residential use on the second & third floor of an existing building. The property is designated as B-2 General Business District.

Planning Commission and City Council had a joint public hearing at their April 25, 2022 meeting. Ms. Skelton reminded the commission that there were a couple of comments, one during that evening's public hearing from Ralph Doud, asking if the property owner knew what the rent would be.

Mr. Steven Cox responded he did not know the exact cost, but would avoid the student market.

Other comments were provided prior to the meeting referencing whether or not it would be section 8 housing.

ACTION: Mr. Howard made a motion to recommend that council approve the resolution as written for SUP-22-001. Mr. Gillespie seconded the motion.

Voting YES: Mr. Gillespie, Ms. Hamden, Mr. Howard, Mrs. Huntington, Dr. Pearce, and Mr. Watson

Voting NO: None

Abstain: None

NEW BUSINESS

SUBJECT: Subdivision – Preliminary Plat – Duncan Lane

SUMMARY: JW Radford, LLC is requesting a subdivision to Parcel # 12-(1)-4, for the development of 4 single family homes. The property is located on Duncan Lane. The property is zoned R-3, Single-Family.

Mr. Tom Roberts an engineer representing JW Radford, was present and provided a presentation about the property. Two shared driveways will serve four homes. Construction is planned to start this fall. Mr. Radford has a history of successfully building and selling infill homes in this neighborhood. The lot is just over one acre, so a bioretention stormwater structure will be included to meet MS4 requirements.

Mr. Howard asked whether, since there had been previous concerns about land use on this property, it would be good to alert previous stakeholders to the proposed changes. Ms. Skelton noted that all due diligence regarding notification has been completed.

Mrs. Huntington asked for clarification regarding what action was being taken if this is a by-right use. Ms. Skelton clarified that our zoning code dictates that Planning Commission and Mayor must review and approve for congruence with the Comprehensive Plan and other issues for division into this many lots. For fewer lots, it likely would have been approved administratively.

Dr. Pearce noted for the record that at the previous hearing for a higher density use proposed for this property, the Mayor committed to a public meeting in this neighborhood that has not yet taken place. Various efforts are ongoing in the neighborhood in which input is being solicited in various ways. Dr. Pearce pointed out that not everyone in the neighborhood may feel that their issues have been adequately heard. This is not an official basis for delaying the by-right development of this property, but it may be something to note and consider as part of the rest of the process.

Mr. Roberts replied that following the previous public hearing, he personally spoke to neighbors in the community, and these conversations were taken into account in the current proposal for the site. He also noted that several of the people who spoke with passion at the original public meeting do not actually

reside in the neighborhood, although they have relatives who do. Dr. Pearce confirmed this finding from her students' survey of the neighborhood.

Mrs. Huntington proposed that the neighborhood meeting be treated as a separate issue from the subdivision proposal, but that a strong suggestion be made to make the neighborhood meeting happen.

ACTION: A motion was made by Mr. Howard to recommend approval of the Preliminary Plat based on current law and proposed density, with a secondary recommendation to follow through with a neighborhood meeting as originally promised by the Mayor as soon as possible. Mr. Gillespie seconded the motion as stated.

Voting YES: Mr. Gillespie, Ms. Hamden, Mr. Howard, Mrs. Huntington, Dr. Pearce, and Mr. Watson

Voting NO: None

Abstain: None

SUBJECT: RZ-22-002 (Portion of 10 Forest Ave.) (First Apostolic Church of Radford, on behalf of New River Concrete Supply)

SUMMARY: First Apostolic Church of Radford, on behalf of New River Concrete Supply has submitted an application seeking approval of a rezoning of a portion of Tax Map # 18-(1)-1. The request is to rezone from M-2 Heavy Industrial to B-1, Limited Business for the development of a church.

Ms. Skelton noted that spot zoning is not a concern in this case due to the size of the proposed area to be rezoned (nine acres). This has been verified with the city attorney.

Dr. Pearce asked to see the actual parcel delineation and connection to existing access points. Several different views were provided, but the package did not contain a view showing the dividing line within the entire current parcel. Mr. Watson sketched the lines in on the provided map. The total size of the site is about 14 acres, nine of which will be in the parcel which is requesting the rezoning.

Mr. Howard asked who will own the parcel when it is developed. The church representatives replied that the church will own it, which would remove the parcel from the tax rolls. Ms. Skelton pointed out that the site has lain idle for many years. The city considered purchasing it for a combined public works/transit facility but decided not to.

Mr. Howard and Mr. Watson asked whether the church would be receptive to working with the city on developing the greenway river trail across the site, and they responded very positively. Their aim is to make the site attractive to people in the city as well as reach out to the homeless people who are presently camping on the site itself. Their aim is to help people.

ACTION: A motion was made by Mrs. Huntington, seconded by Ms. Hamden, to recommend to council to schedule a joint public hearing at the June 13 meeting.

We scheduled a site visit for Planning Commissioners at 6:15 pm before the city council meeting on June 13. Ms. Skelton will not be present since she will be setting up the council meeting.

The Commission requested that better images be provided at subsequent meetings that include the proposed new lot lines and other information discussed in the meeting such as proposed access to the site and through-access for neighboring parcels.

Voting YES: Mr. Gillespie, Ms. Hamden, Mr. Howard, Mrs. Huntington, Dr. Pearce, and Mr. Watson
Voting NO: None
Abstain: None

WORK SESSION – ZONING ORDINANCE UPDATE

Separate notes were kept on this part of the meeting. We discussed proposed edits to the B2 – General Business District zoning code.

Staff Report:

No report.

COMMISSION MEMBER COMMENTS

Mr. Gillespie – Thank the FAC for all they do in the community! It was great to learn of all the things they do. Also, we did well to consider both developer and community interests with how we discussed and came up with a recommendation for Duncan Lane.

Ms. Hamden – has commented enough for the evening.

Mrs. Huntington – none

Dr. Pearce – Appreciated the opportunity to get a discussion in the record regarding the issues pertaining to the Rock Road neighborhood.

Mr. Howard – It's important to be consistent in how we do things.

Mr. Watson – none

A motion was made by Mr. Howard to adjourn the meeting at 7:40 pm, seconded by Mr. Gillespie.

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

Voting No: None

Abstain: None

Submitted by: Annie Pearce, Secretary
Date: May 16, 2022