



**Radford Planning Commission
Monday, May 17, 2021
Municipal Building**

Members Present: Mr. Collier
Ms. Hamden
Mrs. Huntington
Dr. Pearce
Mr. Watson, Vice-Chairperson
Mr. Howard, Chairperson

Absent Mr. Gillespie
Staff/Visitors: Melissa Skelton, City Staff

Chairperson Howard 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

Ms. Skelton noted that at the next meeting, a slate of officials needs to be put up for a vote, requiring a nominating committee to be appointed at this meeting.

Mr. Watson made a motion to approve the agenda as amended, seconded by Mrs. Huntington.

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

Approval of Minutes for April 19, 2021

Mr. Watson requested to be moved from absent to present in the attendance roster for last meeting, since he arrived late but was, in fact, in attendance.

Minutes were recommended for approval by Commissioner Huntington, seconded by Commissioner Collier.

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

Abstain: None

Public Address: No public comments provided, since no members of the public were present.

NEW BUSINESS:

Nominations for the nomination committee were solicited. Mrs. Huntington agreed to chair the committee, with Mr. Collier and Ms. Hamden serving on the nominating committee, and Mr. Gillespie as alternate since he is not here to defend himself due to tax season. The committee agreed to put forth a slate of nominees for a vote at the next meeting. Mr. Watson noted his willingness to serve as the chair since he has served several years as the vice-chair

DISCUSSION:

Mixed Use Zoning

The commission reviewed a sliding GIS map that shows conversion of some of the areas in East Radford that are presently B3 into Mixed Use, plus a few additional areas of R4 that are grandfathered business uses. Mr. Watson pointed out that all buildings with frontage on Tyler Avenue need to remain B3.

In the West End, we reviewed the area around Roberson Street near the courthouse, through Henry Street, where it extends further up the hill. The Mixed Use area would extend halfway down to Main Street starting at Pendleton all the way west. The whole Business district becomes Mixed Use across from the foundry for the rest of the way west. Mr. Watson thought that the Business Zoning should continue further down to Buckos on Main Street rather than converting to Mixed Use at NRV Rent All. It should also extend more toward downtown as well.

There is an area near the concrete plant and water treatment plant that is zoned R3 which could be made mixed use to better appeal to people wishing to invest either in the large industrial property or the Main Street frontage area. The commission agreed that there would be positive aspects to this change, while no negatives were immediately apparent. There are several homes in the M2 district directly north of this area that really belong with this area that could be incorporated if the property owners are interested. This would be a downzoning, but these parcels are clearly being used for residential uses. It would be worth having a discussion with the property owners.

There was also discussion of Rustic Village in the Rock Road neighborhood, which is presently zoned M1. Habitat for Humanity owns a large parcel in this neighborhood which it plans to develop in the next several years.

The next step for the zoning change will be to notify the public regarding a public hearing. This will give the public a chance to discuss the implications of this change. Eventually we would engage the City Attorney to develop a resolution.

There is some kickback anticipated from the western portion, but the eastern portion should be easy. The public meeting could benefit from some graphics or side-by-side comparisons of now vs. proposed so that people could easily see what is possible.

Mr. Watson also wanted to discuss Wadsworth and Rock Road. Dr. Pearce mentioned that there are some cultural issues in this neighborhood that may be impacted by choices in this neighborhood. It may be good to delay discussions for the present on this topic.

Housing Study

Ms. Skelton distributed an extensive number of documents to us for review, and no one has yet had a chance to review them thoroughly. We agreed to delay discussion of this until next meeting. We have actually already covered many of these housing types cursorily before, so it should fit nicely with future discussion.

STAFF REPORT:

Ms. Skelton got a request for a high density development adjacent to the school board office on Wadsworth, which is likely to require a special use permit. This is in the Rock Road neighborhood previously discussed. The commission discussed the need to be proactive and bring the community in during the early stages to be sure to take their needs into account.

COMMISSION MEMBER COMMENTS:

Ms. Hamden – No comment

Mr. Collier – No comment

Mrs. Huntington – No comment

Dr. Pearce – Will it be possible to present results of the past two semesters of student work in the Rock Road neighborhood in an upcoming meeting? It is particularly germane to future discussions of Rustic Village and Habitat development in that neighborhood.

Mr. Watson – No comment

Mr. Howard – Do read the housing study for next time! There will be a quiz!

A motion was made by Commissioner Collier to adjourn the meeting at 6:46 pm, seconded by Commissioner Hamden.

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

Voting No: None

Abstain:

Submitted by: Annie R. Pearce, Secretary

Date: May 17, 2021

DRAFT