



**Radford Planning Commission
Monday, September 20, 2021
Municipal Building**

Members Present:

Mr. Gillespie
Mrs. Huntington
Mr. Howard
Dr. Pearce
Mr. Watson, Chairperson

Absent Ms. Hamden, Mr. Collier
Staff/Visitors: Melissa Skelton, City Staff

Chairperson Watson called the meeting to order at 5:31 pm in the Radford City Council Chambers at 10 Robertson Street, Radford Virginia. A quorum was present.

Approval of Agenda

Mrs. Huntington made a motion to approve the agenda, seconded by Mr. Howard.

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

Approval of Minutes for July 19, 2021

Minutes were recommended for approval by Mr. Gillespie, seconded by Mrs. Huntington.

Voting Yes: Mr. Gillespie, Mrs. Huntington, Mr. Howard, and Mr. Watson

Abstain: Dr. Pearce

Public Comments

No public comments were provided.

NEW BUSINESS

SUBJECT: RZ-22-001 (Gibsondale Dr.) Jones Real Estate Investment & Recycling Company, Inc

SUMMARY: Jones Real Estate Investment & Recycling Company, Inc has submitted an application seeking approval of a rezoning for a rezoning of tax map #27-2-110E & #27-2-110F. The request is to rezone from M1, Light Industrial into R4-Multi-family and develop townhomes. The site is adjacent to other R4 zoning and in between existing R4 parcels and existing Mobile Home Park.

The Planning Commission would like to do a site visit at this location prior to their next meeting at approximately 4:45 pm on October 20, 2021.

ACTION: A motion was made by Mr. Gillespie, seconded by Mr. Howard to recommend to council to schedule a joint public hearing at their October 25, 2021 meeting.

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

Voting No: None

Abstain: None

SUBJECT: Subdivision – Preliminary Plat – Gloria Villa Phase I

SUMMARY: Golden Triangle Development LLC is requesting a subdivision to Parcel # 20-(1)-8, consisting of 3.43 acres to allow for the development of 15 single family homes. The property is located at the intersection of Jeffries Drive and Rock Road. The property is zoned R-4, Multi-Family. Significant infrastructure investments are being made to this area to enable development. Water capacity has been an issue in this part of town; Mr. Howard asked about whether a pump station may be needed to supply this development with water. Patio homes are proposed to enable one-level living, with a garage, although no formal proffer has been made to this effect.

ACTION: A motion was made by Mrs. Huntington, seconded by Mr. Gillespie to approve the Preliminary Plat for Gloria Villas.

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

Voting No: None

Abstain: None

DISCUSSION

Mixed Use Zoning

A larger scale map was provided at this meeting to show where mixed use zoning is being proposed. Commissioners reviewed the map and confirmed that this configuration is what was envisioned.

There are several parcels zoned M1 and M2 that we are proposing to change to MU. This is technically a down-zoning, although with contemporary land use, it's unlikely that this would significantly diminish property values.

The proposed solution brings many existing properties into conformance and offers a cohesive vision for this area that will allow for future growth.

Housing Study

It would be good to have a work session with council about this issue, preferably before the end of the year. We would also like to hear from the NRVRC regarding our specific issues in Radford.

Many of the items in new business are actively addressing needs identified in the housing study, so we are definitely heading in the right direction. New development in the West End will eventually stimulate commercial and mixed use on this side of town, we hope.

Staff Report

We are coming to the end of the East Main Business District planning effort. The NRVRC will have its report concluded at the end of this month. It will include phased plans to facilitate implementation. The presentation is likely to be end of October/early November, perhaps October 25 when we are already having a joint public meeting.

ACTION: A motion was made to change next month's meeting to October 20. Mr. Howard moved and Mrs. Huntington seconded.

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

Voting No: None

Abstain: None

COMMISSION MEMBER COMMENTS

Mr. Gillespie – thanks to Melissa for her hard work with mixed use zoning and the housing study. Nice work!

Ms. Hamden – Absent

Mr. Collier – Absent

Mrs. Huntington – really enjoyed the site visit this afternoon – it helped to understand the spatial orientation of the development and how things were laid out. The more of this, the better!

Dr. Pearce – lots of good things going on, and good job, new chair!

Mr. Howard – good meeting!

Mr. Watson – at Rustic Village, there is a property on the left corner that is continuing to accumulate things in the yard. Ms. Skelton stated that this is being addressed.

A motion was made by Mr. Gillespie to adjourn the meeting at 6:10 pm, seconded by Mrs. Huntington.

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

Voting No:

Abstain:

Submitted by: Annie Pearce, Secretary

Date: September 20, 2021