



**Radford Planning Commission
Wednesday, October 20, 2021
Municipal Building**

Members Present:

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

Absent: Ms. Hamden

Staff/Visitors: Melissa Skelton, City Staff

Chairperson Watson called the meeting to order at 5:36 pm in the Radford City Council Chambers at 10 Robertson Street, Radford Virginia. A quorum was present.

Approval of Agenda

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

Voting Yes: Mr. Collier, Mr. Gillespie, Mrs. Huntington, Mr. Howard, Dr. Pearce, and Mr. Watson
Abstain: None

Approval of Minutes for September 20, 2021

Minutes were recommended for approval by Mr. Howard, seconded by Mrs. Huntington, subject to a change in the summary elaborating the zoning change from M-1 to R-4, and clarifying that the zoning change was next to an existing mobile home park.

Voting: Mr. Collier, Mr. Gillespie, Mrs. Huntington, Mr. Howard, Dr. Pearce, and Mr. Watson
Abstain: None

Public Comments

No public comments were provided.

NEW BUSINESS

No New Business

DISCUSSION

East Main Street Business District Study

City council has a work session on Monday, October 25, 2021 starting at 5:15 pm with the NRV Regional Commission to discuss the findings of the East Main Business District Study. The study will be available at that session. Two consultants will also be present at that session via Zoom. The district is between Tyler Ave. and Third Ave. in the East End.

The next phase of work will be to obtain funding to do design work for the area. Mr. Howard commented that it would be a good idea for Planning Commission to attend, given the scope of proposed plans, since that there are significant differences in this plan compared to previous revitalization plans. Specifically, there appears to be much greater flexibility with regard to VDOT collaboration and constraints than in previous discussion. Mr. Howard said he was surprised with the quantity of available parking in the area, even if it wasn't immediately in front of main street stores.

Mr. Gillespie asked what would be the role of Planning Commission with regard to this study. Ms. Skelton said that Aphie of the NRVRC will be the one responsible for redoing our zoning ordinance, and she has played a strong role in the development of this study. Reviewing this work will give us an opportunity to get a sense for what she may be like to work with.

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 the relevant areas that will allow for future growth.

Dr. Pearce mentioned that recent discussions with citizens and council members pertaining to the Rock Road neighborhood suggest that there may be alternate uses under consideration for various properties in this neighborhood besides conventional economic development scenarios. Mr. Watson agreed that we have decided to table discussion of this area for the time being.

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.

Staff Report

Ms. Skelton reminded the Commissioners that Monday there is a joint public hearing for the Gibsondale rezoning and we need to have quorum. The meeting will begin at 7 pm.

COMMISSION MEMBER COMMENTS

Mr. Gillespie – No comment

Mr. Collier – Glad to be back!

Mrs. Huntington – No comment

Dr. Pearce – Mentioned a meeting with the NRVRC about new river access and signage initiatives in Radford that will be forthcoming in the near future. Exciting!

Mr. Howard – No comment

Mr. Watson – No comment

A motion was made by Mr. Gillespie to adjourn the meeting at 6:01 pm, seconded by Mr. Howard.

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

Voting No: None

Abstain: None

Submitted by: Annie Pearce, Secretary

Date: October 20, 2021