BLACKSBURG PLANNING COMMISSION — November 1, 2022
Municipal Building Council Chambers — 6:30 p.m.

MINUTES

I. CALL TO ORDER

Chair Andy Kassoff called the meeting to order at 6:30 pm.

II. ROLL CALL

Present: T. Colley; J. Ford Jr.; J. Herbein; M. Jones; A. Kassoff; L. Walker
M Gould-Comprehensive Planner
K. Casper-Assistant Planning Director

Absent: S. Rinehart; L. Watson

III. CONSENT AGENDA

A. Approval of Planning Commission Minutes-October 4, 2022.
ACTION: Approved.

B. ZOA #42/ORD #2022-Ordinance to amend the text of the Town's Zoning Ordinance to create, define and regulate small-scale alcohol productions facilities including associated uses such as tasting rooms and retail sales.
ACTION: Scheduled public hearing for December 6, 2022.

C. CUP 22-0005-Conditional Use Permit for Additional Height in the Downtown Commercial DC zoning district at 310 Midtown Way (Tax Map No. 257-(A)-217) by Foresight Design Services (applicant) for Midtown Redevelopment Partners, LLC (owner).
ACTION: Scheduled public hearing for December 6, 2022.

D. RZN 22-0003-Request for an amendment to previous rezoning Ordinance #746 to modify a Planned Commercial PC zoning district including permitted uses at 1055 Plantation Road (Tax Map No. 254-A-18) by Broadstreet Partners, LLC (applicant) for Blacksburgs Greens BLD LLC (owner).
ACTION: Scheduled public hearing for December 6, 2022.

E. CUP 22-0006-Conditional Use Permit for Mini-Warehouse Use in the Planned Commercial PC zoning district at 1055 Plantation Road (Tax Map No. 254-A-18) by Broadstreet Partners, LLC (applicant) for Blacksburgs Greens BLD LLC (owner).
ACTION: Scheduled public hearing for December 6, 2022.

F. ZOA #60/ORD #2001-Zoning Ordinance Amendment to amend text of the Zoning Ordinance and create a new Downtown Northwest zoning district for the area bounded by North Main Street, Turner Street and Prices Fork Road.
ACTION: Canceled public hearing for November 1, 2022 and rescheduled for December 6, 2022.

Jerry Ford Jr. moved to approve the Consent Agenda.
Tim Colley seconded the motion.

There was no discussion from the Planning Commission.

Motion passed 6-0. All commissioners present voted yes. None voted no.

IV. PUBLIC HEARING

A. 2022 Comprehensive Plan Amendment to add text to the Land Use chapter and a map to the Land Use Map Series related to preferred high density student housing locations as well as housekeeping items including amendments to the Transportation chapter, Land Use chapter, Housing chapter and the Future Land Use map.

a. Staff presentation
Maeve Gould gave a presentation regarding the 2022 Comprehensive Plan Amendment. Based on planned increases in student enrollment at Virginia Tech, between 2017 and 2021 Town Council approved approximately 3,500 new bedrooms of student-oriented housing. In 2019 Town Council passed a resolution to encourage redevelopment of older existing student housing at higher densities. Gould noted that the amendment is a follow-up to this resolution providing policy guidance for high density student housing locations in the form of text changes to the Comprehensive Plan Land Use chapter and a new map in the Land Use Map series. Gould also gave an overview of the 2022 Comprehensive Amendment housekeeping items such as changes to the Town Street Classifications map, updates to the Transportation projects priority list, revisions to the Future Land Use map, and clean-up of typing mistakes.

There were no questions from the Planning Commission.

b. Public comment
Tasia Persson of 105 Countryside Court asked if the proposed high density student housing amendments have standards and polices for the locations of new student housing.

c. Motion and Discussion
Mel Jones moved to approve the 2022 Comprehensive Plan amendments in their entirety.
Joel Herbein seconded the motion.

Mel Jones stated that this does not mean that student housing needs are completely met and that these amendments will help develop future student housing to a high standard.
Latanya Walker stated that the Town still has a fairly high occupancy rate.
Mel Jones agreed with Walker and stated that the majority of housing developments have a low vacancy rate.

Andy Kassoff stated that with these new high density student housing standards, it will be a high bar for developers who want to build a new development. Kassoff stated that the Town should be prepared for more rezoning of existing properties.

There was no further discussion from the Planning Commission.

Motion to approve passed 6-0. All commissioners present voted yes. None voted no.

B. ZOA #60/Ord #2001-Zoning Ordinance Amendment to create a new Downtown Northwest zoning district for the area bounded by North Main Street, Turner Street and Prices Fork Road. **Public hearing cancelled. See Item III-F.**

V. CITIZEN COMMENT
None.

VI. UNFINISHED BUSINESS

A. Zoning Ordinance Review Committee
The committee will meet on November 7, 2022 regarding ZOA #42/ORD #2002-Small Scale Alcohol productions.

B. Historic or Design Review Board
Tim Colley reported that the Board has not met recently.

C. Montgomery County Planning Commission.
Joel Herbein reported on the actions and topics discussed at the most recent Montgomery County Planning Commission meeting.

D. Additional items from the Planning Commission.
None.

VII. NEW BUSINESS

A. Chair's Report.
None.

B. Planning Director's Report.
None.

C. Town Council Report.
None.

VIII. ADJOURNMENT OF REGULAR MEETING

The regular meeting was adjourned at 7:13 pm and the Planning Commission moved into their scheduled closed meeting.

IV. CLOSED MEETING

Jerry Ford Jr. moved to adjourn to a Closed Meeting pursuant to Virginia Code Section 2.2-3711(A) (8) for the provision of advice from the Town Attorney on specific legal issues associated with the regulation of student housing through zoning. Joel Herbein seconded the motion; motion passed unanimously. All Planning Commissioners present voted yes. None voted no.

The meeting was adjourned to a Closed Meeting at 7:14 pm.

Resolution Certifying the Propriety of the closed meeting held on November 1, 2022

Planning Commission reconvened to an Open Meeting. Chair Andy Kassoff moved to adopt the Resolution. Tim Colley seconded the motion; motion passed unanimously. All Planning Commissioners present voted yes. None voted no.

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Timothy Colley, Secretary

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K. Thomsen, Planning Technician

A RESOLUTION CERTIFYING THE PROPRIETY OF THE CLOSED MEETING HELD ON NOVEMBER 1, 2022

BE IT RESOLVED by the Planning Commission that each member of the Commission present during the closed meeting held November 1, 2022, certifies that, to the best of each such member's belief, only public business matters lawfully exempted from open meeting requirements under the Freedom of Information Act, and only such public business matters as were identified in the motion by which the closed meeting was convened, were heard, discussed, or considered in the closed meeting by the Blacksburg Planning Commission. The Commission members present during the closed meeting and voting in favor of this resolution were:

LATANYA WALKER, JERRY FORD, MEL JONES, TIM COLLEY JOEL HARBEIN, ANDREW KASSOFF;

the members absent during the closed meeting were: SUSANNA RAINEHART, LIAM WATSON.

Secretary

Date of Adoption: 11.1.2022