

Christiansburg Planning Commission
Minutes of August 3, 2015

Present: Matthew J. Beasley
Harry Collins
David Franusich
Steve Huppert
Hil Johnson
T.L. Newell
Virginia Peeples
Joe Powers
Craig Moore, Chairperson
Jennifer D. Sowers, Vice-Chairperson
Nichole Hair, Secretary Non-Voting

Absent: Ann Carter

Staff/Visitors: Tabitha Proffitt, staff
Cindy Wells, Montgomery County
Kevin Conner, Gay and Neel, Inc.
Steve Semones, Balzer and Associates, Inc.
Todd Robertson, Stateson Homes
Mr. and Mrs. Walter Blubaugh, 345 Roudabush Drive
Kathryn Dowling, 200 Revolution Circle
Arthur Wilson, 220 Revolution Circle
Paul and Pam Hoag, 151 Patriot Way

Chairperson Moore called the meeting to order at 7:00 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia.

Public Comment.

Chairperson Moore opened the floor for public comment.

Doug Kane, 94 Providence Blvd stated that he and his wife have lived in Christiansburg for 22 years. He appreciated what the Planning Commission and Town Council do for the Town of Christiansburg, and that it is a wonderful place to live.

With no further comments Chairperson Moore closed the floor for public comment.

Approval of meeting minutes for July 20, 2015.

Chairperson Moore introduced the discussion. Commissioner Beasley made a motion to approve the Planning Commission meeting minutes. Commissioner Johnson seconded the motion, which passed 9-1. Commissioner Newell abstained, as she was not present at the last meeting.

Planning Commission public hearing for a Conditional Use Permit Amendment request by Kevin D. Conner, agent for Stateson Homes, LLC and Cambria Crossing, LLC at 355, 365, 375, 385, 395 Roudabush Drive, 500, 510, 520, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, , 610, 615, 620, 625, 630 Dewdrop Lane, and 130, 140, 150, 160, 170, 180, 190, 200, 210, 215, 220, 225, 235, 245, 255, 265, 275, 285, 295, 305, 315, 325, 335, 339 Phoenix Boulevard N.W. (tax parcels 435 – ((15)) – 98-123, 465 – ((38)) – 18-27, 33-46, and 465 – ((39)) – 95-97) in the MU-1 Mixed Use: Residential-Limited Business District.

Chairperson Moore introduced the public hearing.

Mr. Kevin Conner addressed Planning Commission. Mr. Conner gave a brief history regarding Cambria Crossing. Mr. Conner provided the Planning Commission with examples of the proposed changes. Mr. Conner clarified the zoning is a MU-1 – Mixed Use: Residential-Limited Business with a Conditional Use Permit for residential use. Mr. Conner stated the request is not to change to business use.

Mr. Conner detailed the lots for this request on the public hearing map. Mr. Conner indicated Lot 95 is a lot affected by the request for the reduced setback from the street right-of-way. Mr. Conner stated the current Planned Housing Regulations require a 10 foot front yard setback and a 15 foot side setback from the side road. Mr. Conner stated he has never seen a jurisdiction where the side setback is greater than the front setback. Mr. Conner stated the request is to decrease the side setbacks on the corner lots from 15 feet to 10 feet. Mr. Conner added the second amendment would apply to projections from all dwelling types, such as eaves, fireplaces, and cornices. Mr. Conner stated these projections would be allowed to project 2 feet into the yard.

Mr. and Mrs. Walter Blubaugh, 345 Roudabush Drive, stated they live adjacent to one of the lots in the application. Mr. Blubaugh stated he is opposed to allowing projections into the side yard because the side setback is only 5 feet. Mr. Blubaugh explained the total distance between his house and another home on this lot would be 10 feet. Mr. Blubaugh stated other homes have fireplaces on the rear of the houses and he would like that to be considered instead of in the side yard.

With no further comments Chairperson Moore closed the public hearing.

Planning Commission public hearing for Town Council's intention to adopt an ordinance amending Chapter 42 "Zoning" of the Christiansburg Town Code to have Section 42-164(a)(4) read as follows: The overall dwelling unit density shall not exceed twenty (20) dwelling units per gross acre.

Chairperson Moore introduced the public hearing.

Ms. Hair stated Mr. Steve Semones, who is in attendance, has made this request. Ms. Hair added a draft of the ordinance amendment has been provided.

Planning Commission public hearing for Town Council's intention to adopt an ordinance amending Chapter 42 "Zoning" of the Christiansburg Town Code to have Section 42-164(a)(4) read as follows: The overall dwelling unit density shall not exceed twenty (20) dwelling units per gross acre – (continued)

Mr. Semones addressed the Planning Commission and noted this request and two other requests are all related. Mr. Semones stated the code amendment being requested would only apply to Planned Housing Developments. Mr. Semones stated under the current Planned Housing Developments in the R-3 Multi-Family Residential District, the development allows for 10 units per acre. Mr. Semones added the Planned Housing Development process requires a Conditional Use Permit, which could provide the flexibility to go up to 20 dwelling units per acre with the amendment.

Chairperson Moore stated the code amendment would impact all of town not just a single development. Chairperson Moore added the request is not just associated with any one property or development.

Chairperson Moore asked if there was anyone that wished to speak on this amendment to the ordinance. A citizen expressed concern about amending the Code to double the density in developments. Chairperson Moore stated the amendment is part of the Planned Housing Development portion of the Zoning Ordinance which would still require a Conditional Use Permit. Chairperson Moore stated as part of the Conditional Use process, the Planning Commission may add conditions most suitable for each Conditional Use Permit. Chairperson Moore stated the process could allow the Planning Commission and applicants negotiate back and forth to achieve what is the best use of land for the community as well as the immediate neighbors.

Commissioner Collins inquired if the Code amendment is permitted, then the density would be allowed without a Conditional Use Permit. Ms. Hair stated the Planned Housing Development specifically requires a Conditional Use Permit or conditional zoning request. Ms. Hair added the density would be up to 20 units per acre and the Planning Commission and Town Council could condition the number of units per acre.

Commissioner Collins inquired if the Town had any existing developments with 20 dwelling units per acre. Ms. Hair stated she recalls one development with a density greater than 10 units per acre but that was in the B-3 General Business District. Ms. Hair added the development has not been constructed.

Chairperson Moore addressed the public asking if there were any further comments. With no further comments Chairperson Moore closed the public hearing.

Planning Commission public hearing for Town Council's intention to adopt an ordinance in regards to a rezoning request by Balzer and Associates, agent for Stateson Homes on property on the northern of Quin W. Stuart Boulevard N.W. (an approximately 9.5 acre portion of tax parcel 435 – ((A)) – 40 and tax parcel 405-((A))-31) from A Agriculture to R-3 Multi-Family Residential. The property contains approximately 10 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan.

Chairperson Moore introduced the public hearing.

Mr. Steve Semones addressed the Planning Commission. Mr. Semones requested to discuss both the rezoning request and Conditional Use Permit request together.

Chairperson Moore stated the agenda includes a public hearing for a rezoning request and a Conditional Use Permit request by the same applicant for the same property. Chairperson Moore added the Conditional Use Permit request is contingent upon the rezoning request and that there will still be two public hearings to address each one for this process.

Mr. Semones stated Todd Robertson with Stateson Homes, would be assisting in presenting. Mr. Semones detailed the location of the property. Mr. Semones stated a rezoning request and Planned Housing Development was approved for a single family residential development adjoining this property. Mr. Semones stated that last year a lot was discussed on the timing and that there were concerns that 76 houses would be popping up within the next year. Mr. Semones stated Mr. Robertson is here to ask for a multi-family development as a Planning Housing Development. Mr. Semones stated the development plans for approximately 16½ dwelling units per acre. Mr. Semones added the density is tied in with the Code amendment change that was just discussed and the conditional use permit that will be discussed next. Mr. Semones stated the project itself is proposed to be a luxury multi-family development and it is apartments not townhomes, not duplexes, not tri- or quadplexes like the Villas at Peppers Ferry. Mr. Semones added he and Mr. Robertson had a successful meeting last Thursday night, July 30 2015, with approximately 42 residents of the Villas at Peppers Ferry Villas. Mr. Semones added they had a great discussion and were able to answer many questions.

Mr. Huppert requested clarification from Mr. Semones about the start date for construction of the single family residences adjoining this proposal. Mr. Semones stated the hope was to begin in the fall but may be held off until plans are approved. Mr. Semones stated if the site plan was approved in the next 60-90 days, then construction may begin in the fall depending on the weather. Mr. Huppert indicated it could be next spring before construction could begin on the single family residences. Mr. Semones confirmed.

Mr. Semones provided detail of the proposed multi-family residential development. Mr. Semones stated there are a couple different building sizes, open space, a club house and a pool that would be in the development. Mr. Semones added all the buildings would be 12 unit buildings.

Planning Commission public hearing for Town Council's intention to adopt an ordinance in regards to a rezoning request by Balzer and Associates, agent for Stateson Homes on property on the northern of Quin W. Stuart Boulevard N.W. (an approximately 9.5 acre portion of tax parcel 435 – ((A)) – 40 and tax parcel 405-((A))-31) from A Agriculture to R-3 Multi-Family Residential. The property contains approximately 10 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan – (continued).

Mr. Semones added the proposed development would meet all the minimum Zoning requirements, except for the request for a higher density with a Conditional Use Permit. Mr. Semones detailed the layout of the proposed development. Mr. Semones discussed the previous issue of a traffic light at Quin W. Stuart Blvd. and Peppers Ferry Road N.W. Mr. Semones stated he felt the Town has good traffic data and the applicant is committed to working with the Town to help facilitate a traffic signal at that intersection if the Town feels it is appropriate.

Mr. Todd Robertson addressed the Planning Commission. Mr. Robertson stated the development would consist of 168 luxury class-a apartments. Mr. Robertson added the exterior elevations would be very architecturally appealing from all sides. Mr. Robertson stated the exterior would be of mainly hardy plank siding and stone to give it its upscale look. Mr. Robertson stated there would be luxury features inside such as granite counter tops and fireplaces. Mr. Robertson stated a question came up at the neighborhood meeting regarding parents purchasing a unit for a college student. Mr. Robertson explained the only thing that could be done in that situation is mandate that the person that qualifies for the apartment must live in that apartment. Mr. Robertson stated the same theme will be carried from the Villas at Peppers Ferry and into the apartment community as well as the single-family homes.

Commissioner Collins inquired when the Planning Commission could expect to have the information on the Town's traffic study. Mr. Semones stated Assistant Town Manager Wingfield had indicated the results of the study would be available late summer or early fall. Mr. Semones stated the applicant is willing to work with Town in regards to a solution for the intersection.

Commissioner Collins inquired why the applicant is requesting to amend the Town Code to allow 20 dwelling units per acre, when the development proposes 16 ½ units per acre. Mr. Semones stated it did not make sense to request a Code change to 17 units per acre. Mr. Semones added he had spoken with staff and came to the conclusion of requesting 20 dwelling units per acre.

Kathryn Dowling, 200 Revolution Circle, stated an informational meeting was held on July 30, 2015 as Mr. Semones indicated where around 45 people attended. Ms. Dowling stated the meeting resulted in many good questions being made and answered, such as will there be onsite management and the answer was yes. Ms. Dowling noted the general tone after the meeting was very positive. Ms. Dowling stated the class-a luxury apartments would fit in well with the future land use, while both meeting the needs of the Villas at Peppers Ferry and the Town.

Planning Commission public hearing for Town Council's intention to adopt an ordinance in regards to a rezoning request by Balzer and Associates, agent for Stateson Homes on property on the northern of Quin W. Stuart Boulevard N.W. (an approximately 9.5 acre portion of tax parcel 435 – ((A)) – 40 and tax parcel 405-((A))-31) from A Agriculture to R-3 Multi-Family Residential. The property contains approximately 10 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan – (continued).

Ms. Dowling stated this was something that she and her neighbors felt was very important. Ms. Dowling added the multiple-family rezoning plan is designed to enhance the previously approved single-family home development and by doing so again fits in well with the Villas at Pepper Ferry.

Ms. Dowling stated that both parties acknowledge a traffic survey currently is under way for a stoplight. Ms. Dowling stated the combined 246 new residents with an average of two cars per unit would significantly warrant a stoplight with the increased traffic from 500 cars in a very concentrated area. Ms. Dowling stated traffic safety i.e. a stoplight or some other alternative traffic mechanism must be considered as a condition to the success of any planned residential rezoning.

Arthur Wilson, 220 Revolution Circle, mentioned he stood before Town Council last year in reference to the traffic issue at Quin W. Stuart Blvd. and Peppers Ferry Road. Mr. Wilson stated he would like to submit an alternative of a traffic circle to be put in instead of a traffic signal. Mr. Wilson explained a traffic circle may offer a reasonable alternative and would probably be a better benefit to the area.

Commissioner Huppert asked Mr. Wilson if what he was referring to as a traffic circle was a round-a-bout. Mr. Wilson confirmed he was referring to a round-a-bout and stated it should not interfere with the traffic since they should be slowing down anyway.

Joe Chase, 100 Revolution Circle, stated he originally was opposed to the idea of a round-a-bout but the more he has thought about it he believes it would be a very good alternative and seconded Mr. Wilson's recommendation for a traffic circle. Mr. Chase stated there are a lot of older people that live at the Villas at Peppers Ferry and they are concerned every time they go out on Peppers Ferry Road. Mr. Chase stated that traffic is the major concern of many of the residents in the Villas at Peppers Ferry.

Mr. Paul Hoag, 151 Patriot Way, stated what is not easily seen from the maps being displayed is the topography of the land. Mr. Hoag stated one of his concerns is in the event of a rain storm where is all the water going to go. Mr. Hoag stated that the Villas at Peppers Ferry is downhill from everything. Mr. Hoag stated his concern is not only the run-off from the proposed development but from the single family homes.

Mrs. Pam Hoag, 151 Patriot Way, supported the idea of a round-a-bout to slow down the traffic on Peppers Ferry.

Contingent on the above item, Planning Commission public hearing for a Conditional Use Permit request by Balzer and Associates, agent for Stateson Homes for a planned housing development on property on the northern of Quin W. Stuart Boulevard N.W. (an approximately 10 acre portion of tax parcel 435 – ((A)) – 40 and tax parcel 405-((A))-31) in the R-3 Multi-Family Residential District.

Chairperson Moore introduced the public hearing. Chairperson Moore asked the applicant to come forward to discuss the Conditional Use Permit request.

Mr. Semones stated the main reason for the Conditional Use Permit is to allow for a Planned Housing Development and that he misspoke earlier and wanted to clarify that on the application, they have a maximum 18 dwelling units per acre, but the number on their drawings is 16 ½ dwelling units per acre. Mr. Semones stated the allowed building height in R-3 is 35 feet but the application is for 40 feet. Mr. Semones stated the project should meet 35 foot requirement; however it would be close depending on how the Town wants to measure, therefore the request is for the 40 feet for building height. Mr. Semones read through the proffers for this request:

- 1.) The property shall be developed in substantial conformance with the Master Plan submitted July 14, 2015.
- 2.) The property proposed for R-3 zoning shall only be utilized for multi-family residential use,
- 3.) The construction traffic shall strictly prohibit using the private roads in the Villas of Peppers Ferry,

Mr. Semones stated these proffers are similar to the proffers submitted last year for the single-family development.

Commissioner Huppert stated Mr. Semones mentioned earlier that the single-family development is behind schedule and would be beginning construction next Spring. Mr. Semones stated construction could begin this Fall or next Spring based on when the final plans are approved. Commissioner Huppert stated his main question was if this project gets approved would construction begin.

Mr. Robertson stated he would be seeking a HUD financing tool for luxury apartments and this is an 18 month process from the time they would get the rezoning approved. Mr. Robertson explained construction would be about 2 years off from the start. Mr. Semones added it would probably be an 18-24 month build out once that gets started. Commissioner Huppert clarified it could about four years before build out. Mr. Robertson stated it would be a minimum of 3 years but confirmed it would be a 3-4 year process.

Ms. Hair stated the public hearing for Town Council will be on August 25th, 2015 at 7:00 PM.

Commissioner Huppert inquired if the single family homes Mr. Robertson is building will be built on demand. Mr. Robertson stated their business model is to presell all their homes before they start construction.

Contingent on the above item, Planning Commission public hearing for a Conditional Use Permit request by Balzer and Associates, agent for Stateson Homes for a planned housing development on property on the northern of Quin W. Stuart Boulevard N.W. (an approximately 10 acre portion of tax parcel 435 – ((A)) – 40 and tax parcel 405-((A))-31) in the R-3 Multi-Family Residential District – (continued).

Mr. Robertson stated a model home will be on site and 6-8 floor plans will be offered.

Commissioner Collins requested clarification between requesting 20 units per acre and developing 18 units per acre. Mr. Semones stated the Code amendment being requested would allow Planning Commission and Town Council to consider up to 20 dwelling units per acre. Mr. Semones continued that their request in their application shows a maximum of no more than 18 dwelling units per acre; however on the concept plan shows for 16½ dwelling units per acre.

Chairperson Moore asked the Planning Commissioners if there was any additional information the applicant needed to bring back to them for the next meeting.

Commissioner Newell inquired if the comments relative to the traffic study, traffic light, or roundabout is beyond the scope on what this body will consider from these requests. Ms. Hair stated this was correct and that the Town is aware there will need to be something done there. Ms. Hair added the traffic is being studied with the consideration of the park being developed and this project as well. Ms. Hair added this was the first she had heard of a traffic circle being proposed and that she would bring that to the attention of the Town's Administration.

Commissioner Collins inquired if someone working with the traffic study could come to the next meeting. Ms. Hair stated that she would check and see who on the Town's staff is assisting with the traffic study. Ms. Hair added the Town is working with a consultant on this project but would find some information or have somebody come to the next meeting.

Commissioner Franusich inquired if the Planning Commission was allowed to attach a memo to their recommendation to Town Council that says this is not part of their recommendation but that it is a concern since traffic related issues are outside of this request. Ms. Hair stated the Planning Commission comments would be part of the record in the meeting minutes and those minutes are shared with Town Council. Commissioner Franusich added he wanted an option to indicate the Planning Commission has a concern in the matter. Ms. Hair stated Town Council and staff is very aware that there is a concern about traffic and trying to address that in the best way possible to meet the needs of the developments coming in as well as the park land. Ms. Hair stated she would gather as much information as possible from staff or have somebody come in to discuss this matter if needed.

Commissioner Collins inquired how the park and road system would line up with a roundabout. Ms. Hair indicated she was unsure. Ms. Hair stated she would bring this to the attention of administration for consideration.

Discussion by Planning Commission.

Commissioner Powers inquired if the Planning Commission were going to discuss these public hearing items further tonight or if this was their one opportunity to discuss this. Chairperson Moore stated it did look like Planning Commission would continue to discuss tonight. Chairperson Moore stated that the public hearing had been closed but Planning Commission discussion would be held.

Commissioner Franusich inquired if there are currently regulations for projections into the yard. Ms. Hair stated any portion of the structure, such as eaves, is considered part of the main structure and would need to meet the minimum setbacks for the main structure. Ms. Hair explained an example of a bay window would project outside of the actual structure or a gas fireplace extending out past the main structure and that is what they have asked for.

Commissioner Franusich inquired if the applicant is requesting to have projections eliminated from the requirements of the main structure. Ms. Hair confirmed this was correct and the applicant is requesting to allow projections 2 feet into the yard. Commissioner Franusich stated the drawing presented shows a projection of 8 inches. Ms. Hair explained the request is for a maximum of 2 feet.

Commissioner Powers inquired if the changes would apply to just the lots being requested. Ms. Hair stated the CUP amendment would only apply to those lots listed in the request. Commissioner Powers stated that as far as the projections were concerned they would not be applied to any of the other lots. Ms. Hair confirmed again that it would only apply to the lots being requested.

Chairperson Moore stated the Planning Commission could condition to exclude a lot from the request. Ms. Hair stated the Planning Commission could choose to exclude a lot in their conditions for the Conditional Use Permit.

Commissioner Franusich inquired where Mr. Blubaugh's lot is located in relation to the lots of the request. Commissioner Powers showed which lot this was. Commissioner Powers stated if the Planning Commission were considering conditioning to exclude a lot, it could be the lot adjoining Blubaugh's property. Commissioner Franusich inquired if Mr. Blubaugh's lot is the only one being affected. Commissioner Sowers stated Mr. Blubaugh's lot is the only one with an existing home built. Chairperson Moore stated future residents doing their due diligence would know of the potential of a projection so close to their home, but in this case the home is already constructed.

Commissioner Collins inquired if the applicant would accept the one lot being excluded. Mr. Conner stated Mr. Blubaugh's lot would still remain the same and the main body of the new house would still have the same setback, but any projections would overhang. Commissioner Franusich inquired if the applicant was also asking for a 10 foot setback. Ms. Hair stated the applicant is requesting a 10 foot setback from the street on the corner lots only.

Discussion by Planning Commission – (continued).

Mr. Robertson stated he would be willing to exclude the fireplace on the lot in question but the eaves on top of the roof does give a nicer feel to the neighborhood. Mr. Conner stated when they were looking to crack the language for how that was written it was taken straight from Blacksburg's ordinance and that is how it is by-right. Mr. Conner stated the proposal is to maintain the exterior wall of the house at the setback but allow for up to a 2 foot overhang.

Commissioner Powers inquired about the width of the lots. Mr. Conner stated the lots are about 50 feet. Commissioner Powers inquired about the width of the homes to be built on those lots. Mr. Conner stated the width of the houses would be 40 feet.

Commissioner Powers clarified the homes would then have a 5 foot side setback. Mr. Conner confirmed this would be correct. Commissioner Powers stated if the 2 foot projection were permitted, there would only be a 3 foot setback on both sides. Mr. Conner stated this was correct and there was no issue with any fire code for different types of materials or construction methods. Mr. Robertson stated this case of a 3 foot setback on a side would only be when a fireplace is placed on the side of a home. Commissioner Powers stated he was assuming that the eaves would be projecting y regardless of which side the fireplace is on. Mr. Robertson stated the eaves would overhang 8 inches regardless of the fireplace.

Chairperson Moore stated there is the option of having just an 8 inch overhang for the lot in question and not have a fireplace projection adjoining Mr. Blubaugh's property lot. Commissioner Powers inquired if the wording of the proposed conditions could be reviewed. Commissioner Powers stated was under the impression the request was for up to a 2 foot projection regardless. Chairperson Moore stated this was correct but the Planning Commission could provide wording regarding a specific lot.

Commissioner Powers inquired if the applicant is requesting a 2 foot projection for everything, whereas the eaves are only projecting 8 inches from the structure. Mr. Conner stated the request is for a 2 foot projection to allow flexibility for eaves, fireplaces and other potential projections. Mr. Robertson added the 2 foot projection allows for a side fireplace on the homes because it is a cantilever fireplace that does project 2 feet from the structure.

Commissioner Franusich inquired how far the fireplaces project from the home. Mr. Robertson stated the fireplaces project 2 feet from the home. Commissioner Powers inquired about placing the fireplaces on opposing sides from one another. Mr. Robertson stated the fireplace would project 2 feet from the home regardless of location. Commissioner Powers inquired if the fireplace could be placed on the opposite side of the new home to not interfere with the existing home. Mr. Robertson stated he would be agreeable to excluding the fireplace from the side adjoining the existing home.

Discussion by Planning Commission – (continued).

Commissioner Collins inquired if the Planning Commission would be voting on this public hearing tonight. Chairperson Moore stated the Commission would not be voting on the request tonight.

Commissioner Franusich inquired if there was a variation for the front setbacks on the single-family homes. Ms. Hair stated this is not required for single-family homes. Mr. Conner stated this development has a 10 foot front setback

Commissioner Powers requested staff draft a condition for just that one lot to have exceptions for the eaves but not the fireplace. Ms. Hair stated she would draft a condition.

Chairperson Moore closed the discussion for the Conditional Use Permit amendment. Chairperson Moore moved the discussion on to the ordinance amendment for to the Town Code and the proposed rezoning.

Ms. Hair stated she has met with Mr. Semones and Administration to discuss this type of Code amendment because it can apply to other requests. Ms. Hair stated other properties, such as the former School Board office on Junkin Street, could use a similar process to redevelop it. Ms. Hair added a Conditional Use Permit would still be required for a Planned Housing Development where Planning Commission and Town Council can limit the number of units or provided other conditions.

Commissioner Powers asked what the maximum density is for the existing R-3 District. Ms. Hair stated it is 10 units per acre for R-3. Commissioner Powers asked if the 10 units per acres depended on what type of unit it is. Ms. Hair stated apartments allow 12 units per acre but otherwise development is restricted to 10 units per acre.

Commissioner Collins inquired how many parking spaces would be provided for the proposed development. Mr. Semones stated the development would meet Town Code standards. Mr. Semones added the development would provide some garages as well.

Commissioner Franusich stated he would like to see what other communities have as far as density goes and what that density would look like. Commissioner Powers stated the Commission could probably take a look at Blacksburg for some examples of 20 units per acre. Ms. Hair said she would look back at the Megabuilders request because this approved development had a large number of units.

Chairperson Moore asked if there was anything else needed to be addressed. With no further comments Chairperson Moore moved the discussion to the Conditional Use Permit for the Planned Housing Development.

Discussion by Planning Commission – (continued).

Commissioner Beasley inquired if the Town was conducting the traffic study. Ms. Hair stated a consultant is conducting a traffic study with the development of the future Town park. Ms. Hair added the traffic study was to be conducted while both area universities were in session. Commissioner Powers inquired if the study would include Stafford Drive, the future connector route and Quin W. Stuart Blvd. Ms. Hair stated she assumed it would include all those factors. Commissioner Powers stated the study should look at all of it since it is part of the bigger issue. Commissioner Powers stated during the public hearing for the single family development, the traffic was to be reevaluated once construction was completed.

Commissioner Huppert inquired if there is a completion date for the traffic study. Ms. Hair stated she was not aware but the study is underway.

Commissioner Powers stated the traffic study is an important issue to consider with the traffic impact of the single family homes as well as these proposed units. Ms. Hair stated with the development of the Town park and these residential developments, traffic is being considered by the Town.

Commissioner Franusich inquired about the entrance for the proposed development and noted there is not a curb cut to accommodate a left turn onto Quin W. Stuart Blvd. Mr. Semones stated the entrance is allowing right turns in and out only.

Commissioner Franusich expressed concerns about forcing traffic onto Stafford Drive because it is narrow. Mr. Semones stated the portion of this request fronting on Stafford Drive will be dedicating right-of-way for future widening purposes.

Commissioner Huppert requested information regarding the traffic study for the next Planning Commission meeting. Ms. Hair stated she would hope to have that information beforehand in their agenda packets to review.

Commissioner Powers stated he wanted to discuss the sidewalks and noted Quin W. Stuart Blvd currently has a nice pathway. Commissioner Powers inquired if the developer would be providing connections and extensions of the pathway. Mr. Semones stated sidewalks are included within the development and a paved trail is provided along Quin W. Stuart Blvd. Commissioner Powers inquired about the width of the paved trail. Mr. Semones stated that the trail shown already exist and is 8 feet wide. Mr. Semones stated the sidewalks will be 5 feet wide.

Commissioner Powers stated the buildings appear to be very close together. Mr. Semones stated the buildings are close together to keep parking interior to the development. Mr. Semones added this is to limit disruptions to the residents at the Villas at Peppers Ferry.

Discussion by Planning Commission – (continued).

Commissioner Peeples inquired the units would be for rent or lease. Mr. Semones stated the units would be for lease.

Commissioner Johnson inquired if dumpsters would be used for trash collection. Mr. Semones stated dumpsters would be used and detailed the location of dumpsters and recycling center on the Master Plan.

Commissioner Powers inquired how the student population will be regulated. Commissioner Peoples stated the Fair Housing Act will not allow discrimination against students, so the lease can require whoever qualifies for to rent the property must reside on the property. Mr. Robertson stated the lease would mandate the person who qualifies for the apartment would have to be a resident there.

Commissioner Powers stated the applicant has mentioned having onsite management which was of interest and also referred to the development a class-a, luxury apartments. Commissioner Powers inquired about further description of a class-a, luxury apartment. Mr. Robertson stated he could send him the description regarding that since he did not have it with him.

Commissioner Powers stated he is interested in regulating who will live in the units, requiring onsite management, and having the development as class-a apartments. Commissioner Powers would be interested in seeing these recorded in their proffers.

Chairperson Moore stated this could possibly be something for the applicant to work with staff to find the correct language that they consider at the next Planning Commission Meeting. Mr. Semones asked if the Planning Commission would like to see those as a proffer or as conditions. Chairperson Moore stated it could be as a condition.

Commissioner Powers stated if these items were made as a proffer, they applicant would be offering those items, but a condition, if the Planning Commission would be requiring the developer to do them. Commissioner Powers stated if it is something he would like to see these items as a proffer, since the applicant has verbally offered the items. Chairperson stated the proffer statement can be amended before the Town Council Public Hearing

Chairperson Moore asked for any other questions or discussions and any additional information they need the applicant to bring forward.

Commissioner Powers stated if these items were made as a proffer, they applicant would be offering those items, but a condition, if the Planning Commission would be requiring the developer to do them. Commissioner Powers stated if it is something he would like to see these items as a proffer, since the applicant has verbally offered the items. Chairperson stated the proffer statement can be amended before the Town Council Public Hearing

Discussion by Planning Commission – (continued).

Chairperson Moore asked for any other questions or discussions and any additional information they need the applicant to bring forward.

Commissioner Powers stated there is nothing from the applicant but the traffic study is needed. Ms. Hair stated she would get that information to the Planning Commission as soon as possible.

With no further comments Chairperson Moore moved on to address the next item.

Chairperson Moore asked if there were any other questions to be asked.

Chairperson Moore inquired about increasing the building height from 35 feet to 40 feet. Ms. Hair stated she did not believe 40 feet would be an issue for the Fire Department but she would pass it along to the Fire Chief.

Other business.

Ms. Hair reminded the Planning Commission the Development Subcommittee would be meeting on the Wednesday August 5th at 8:30 in the morning. Ms. Hair stated she would not be in the office for the next Planning Commission meeting on August 17th, 2015. Ms. Hair stated Sara Morgan would be present and would be well prepared for the meeting.

Commissioner Peeples asked for an update on the issues with screening for the Conditional Use Permit for Mr. Anderson's towing company.

Ms. Hair stated the certified letter was returned because it was unable to be delivered. Ms. Hair explained the Town has resent the letter. Ms. Hair added she had spoken with the property owner and they are aware of the situation and they are looking at their options. Ms. Hair stated she suggested fence slats but it was up to them on what they wanted to do. Ms. Hair added Mr. Anderson had not reached out to her. Ms. Hair stated the Commissioners would be updated.

There being no more business, Chairperson Moore adjourned the meeting at 8:32 p.m.

Craig Moore, Chairperson

Nichole Hair, Secretary Non-Voting



TOWN OF CHRISTIANSBURG
100 East Main Street
Christiansburg, VA 24073
Phone (540) 382-6120 Fax (540) 381-7238

Rezoning Application

Landowner: Harless Todd & Jeanie M. Ratliff Agent: _____
 Address: 1050 Peppers Ferry Rd Address: Christiansburg, VA 24073

Phone: 540-357-1938 Phone: _____

I am requesting a rezoning of my property from zoning classification B-5 A to zoning classification B-3 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 1050 Peppers Ferry Rd. Christiansburg, VA

Tax Parcel(s): 434 - (A) - 22

I understand that proffers may be made in conjunction with the request. Proffers are voluntary offers by the property owner(s) regarding the request which must be made in writing prior to the Public Hearing. Proffers are legally binding. Any proffer(s) should be attached on a separate sheet of paper and signed and dated by the property owner(s) with the statement: "I (we) hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission."

Fee: \$1,000 PAID
7/31/15 DB

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge.

Signature of Landowner(s) Harless Todd Ratliff Date: 7-16-15
Jeanie M. Ratliff Date: 7-16-15
 Date: _____

This request was approved/disapproved by a vote of the Christiansburg Town Council on _____.

Town Manager

Date



ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

MAYOR
D. MICHAEL BARBER

COUNCIL MEMBERS
SAMUEL M. BISHOP
R. CORD HALL
STEVE HUPPERT
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES
JAMES W. "JIM" VANHOOZIER

TOWN MANAGER
BARRY D. HELMS

DIRECTOR OF
FINANCE/TOWN TREASURER
VALERIE L. TWEEDIE

CLERK OF COUNCIL
MICHELE M. STIPES

TOWN ATTORNEY
GUYNN & WADDELL, P.C.

Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Fax 540-382-7338

Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Monday, July 17, 2015 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, September 8, 2015 at 7:00 p.m.

Application Type: Rezoning

Applicant: Harless Todd and Jeanie M. Ratliff

Location: 1050 Peppers Ferry Road, N.W.

The Town of Christiansburg has received a rezoning request by Harless Todd and Jeanie M. Ratliff for property located at 1050 Peppers Ferry Road, N.W. (tax parcel 434 – ((A)) – 22) from A Agriculture to B-3 General Business. The property contains 5.49 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan.

The property is not located within the 100-Year and 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties are zoned A Agriculture, R-1 Single Family Residential, and B-3 General Business. The adjoining properties contain businesses, farmland and a residence.



Legend

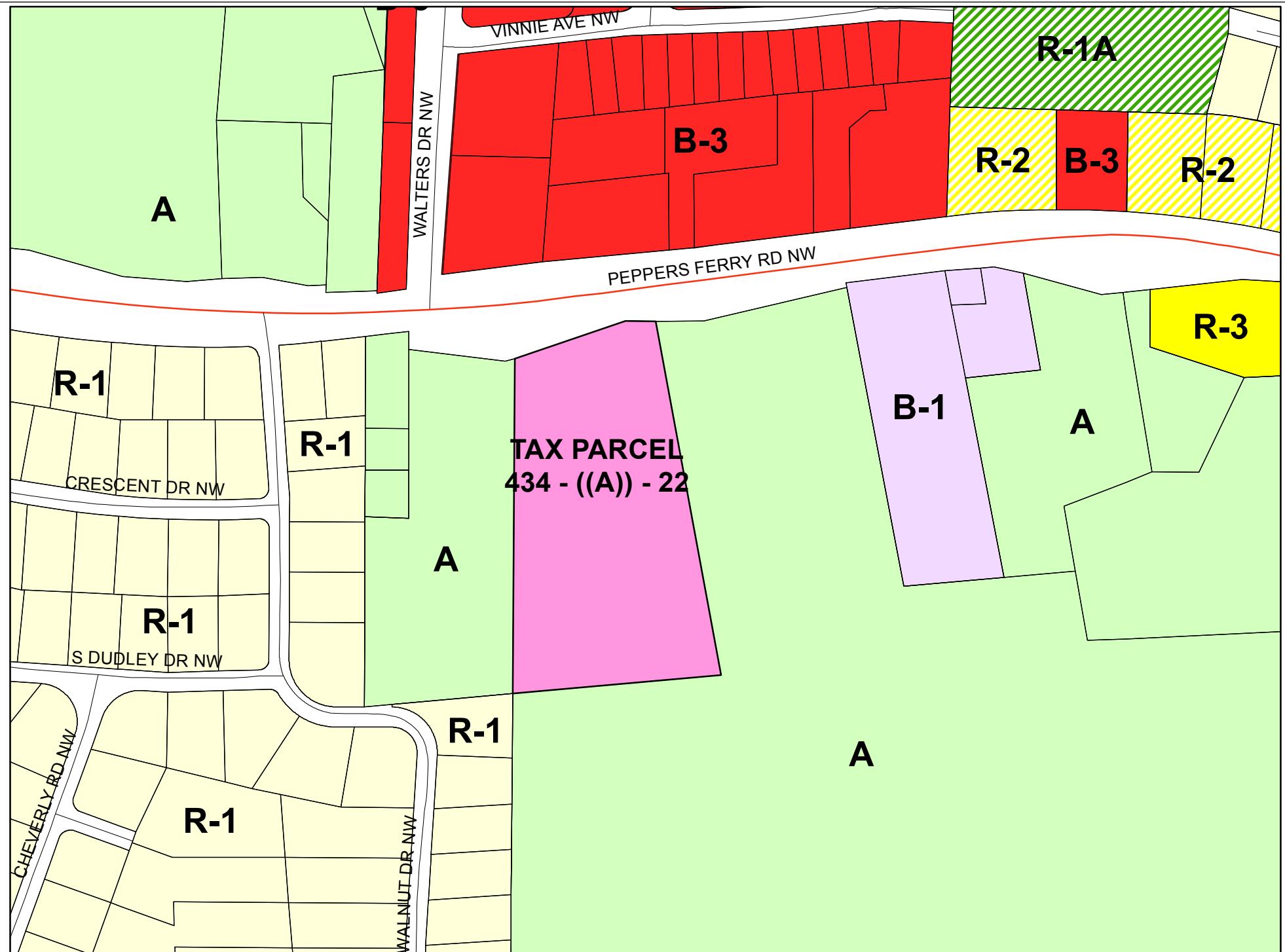
- 434-((A))-22
- Parcels
- SHFA Zone AE 1.0% Floodway
- SHFA Zone AE 1.0% Floodplain
- SHFA Zone A - 1.0% No BFE
- Zone X - 0.2% Chance
- Zone X - Other Areas

REZONING REQUEST: 1050 Peppers Ferry Road NW

PC: AUGUST 17, 2015

TC: SEPTEMBER 8, 2015

0 100 200 300
Feet



REZONING: 1050 Peppers Ferry Road NW

<u>Tax Map #</u>	<u>Owner(s)</u>	<u>Mailing Address</u>	<u>City, State, Zip</u>
434- A 14H	AFFORDABLE EFFICIENCIES INC	5520 FLORIST RD STE 30	ROANOKE VA 24012
434- A 14A	MONTGOMERY COUNTY FARM	1095 PEPPERS FERRY RD NW	CHRISTIANSBURG VA 24073
434- A 14C,14F	PEPPERS FERRY PARTNERS LLC	P O BOX 266	LYNCHBURG VA 24505
434- A 27,435(A)*	ANATOL RYPLANSKY TRUST	6252 LYONS RD	DUBLIN VA 24084
434- A 22	PHILLIPS FREEDAR ESTATE	10 LINDEN CT	CHRISTIANSBURG VA 24073
434- A 23	PHILLIPS FREEDAR ESTATE	10 LINDEN CT	CHRISTIANSBURG VA 24073
434- 3 61,62	GIBSON JANET F	125 WALNUT DR NW	CHRISTIANSBURG VA 24073

Resolution of the Town of Christiansburg Planning Commission

Conditional Use Permit Amendment

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study an amendment to a Conditional Use Permit (CUP) request by Kevin D. Conner, agent for Stateson Homes, LLC and Cambria Crossing, LLC, for property at 355, 365, 375, 385, 395 Roudabush Drive, 500, 510, 520, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, , 610, 615, 620, 625, 630 Dewdrop Lane, and 130, 140, 150, 160, 170, 180, 190, 200, 210, 215, 220, 225, 235, 245, 255, 265, 275, 285, 295, 305, 315, 325, 335, 339 Phoenix Boulevard N.W. (tax parcels 435 – ((15)) – 98-123, 465 – ((38)) – 18-27, 33-46, and 465 – ((39)) – 95-97) for a planned housing development in the MU-1 Mixed Use: Residential - Limited Business District, has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (**permit / do not permit**) the amendment of a Conditional Use Permit (CUP) to Kevin D. Conner, agent for Stateson Homes, LLC and Cambria Crossing, LLC, for property at 355, 365, 375, 385, 395 Roudabush Drive, 500, 510, 520, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, , 610, 615, 620, 625, 630 Dewdrop Lane, and 130, 140, 150, 160, 170, 180, 190, 200, 210, 215, 220, 225, 235, 245, 255, 265, 275, 285, 295, 305, 315, 325, 335, 339 Phoenix Boulevard N.W. (tax parcels 435 – ((15)) – 98-123, 465 – ((38)) – 18-27, 33-46, and 465 – ((39)) – 95-97) for a planned housing development in the MU-1 Mixed Use: Residential - Limited Business District.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend**) that the Christiansburg Town Council approve the issuance of the Conditional Use Permit with the following conditions:

1. For corner lots, the side yard on the side facing the side street shall be a minimum of 10 feet or more for both main and accessory structures.
2. For all dwellings (single family or townhomes) projections such as eaves, cornices, fireplaces, and window sills may project into the yard (setback) by a maximum of two (2) feet, excluding the left side yard of 355 Roudabush Drive (tax parcel 435 – ((15)) – 119).
3. The left side yard of 355 Roudabush Drive (tax parcel 435 – ((15)) – 119) may have a projection into the left yard (setback) by a maximum of eight (8) inches.

Dated this the ____ day of August 2015.

Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by _____ seconded by _____ at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Public Hearing on the above request on August 3, 2015. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

Resolution of the
Town of Christiansburg
Planning Commission

AN ORDINANCE AMENDING CHAPTER 42 "ZONING" OF THE CHRISTIANSBURG
TOWN CODE IN REGARDS TO PLANNED HOUSING DEVELOPMENTS

WHEREAS the Christiansburg Planning Commission has found, following a duly advertised Public Hearing on August 3, 2015, that the public necessity, convenience, general welfare and good zoning practices (**permit / do not permit**) Council to adopt an ordinance amending the *Christiansburg Town Code*.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend**) to the Christiansburg Town Council that Section 42-164 of Chapter 42 "Zoning" of the *Christiansburg Town Code* be amended as follows:

ARTICLE I. IN GENERAL

Sec. 42-164. Planned housing developments.

- (a) Within an R-3 Multiple-Family Residential District, as a conditional use or in conjunction with an application for conditional zoning for R-3 Residential, and in order to encourage improved housing design, variety in housing types and best use of topography, a site plan shall be submitted for a planned housing development, together with a subdivision plan, if required by this chapter or chapter 40, and such other descriptive material or proffers as may be necessary to fully determine the development, even though such development does not comply in all respects to the dimensional requirements of the R-3 District, provided:
 - (1) One or more major features of the development, such as unusual natural features, yard spaces, open spaces and building types and arrangements, are such as to justify application of this section rather than a conventional application of the other regulations of the R-3 District.
 - (2) Materials submitted, drawings, descriptions, proffers and the like are sufficiently detailed to ensure compliance with the intent of this section.
 - (3) The project itself, or a larger project of which it is a part, is of sufficient size in the location proposed as to permit development of an internal environment, which, if different from designs otherwise permitted in the R-3 District, will not adversely affect existing and future development in the surrounding area.
 - (4) ~~The overall dwelling unit density does not exceed that permitted in the R-3 District for development of comparable housing types. The overall dwelling unit density shall not exceed twenty (20) dwelling units per gross acre.~~
 - (5) The development is designed to promote harmonious relationships with surrounding adjacent and nearby developed properties, and, to this end, may employ such design techniques as may be appropriate to a particular case, including use of building types, orientation and spacing and setback of buildings, careful use of topography, maintenance of natural vegetation, location of recreation areas, open spaces and parking areas, grading, landscaping and screening.

(6) Provision satisfactory to the planning commission and approved by the town attorney shall be made to ensure that nonpublic areas for the common use and employment of occupants, but not in individual ownership by such occupants, shall be maintained in a satisfactory manner without expense to the general taxpayer.

(b) Procedures and general standards for approval of an application under this section shall be the same as those for a conditional use permit or for conditional zoning as described in article I, as the case may require.

(Code 1972, § 30-57; Code 1992, § 30-57; Ord. No. 2012-10, § 30-57, 11-20-2012)

Dated this the _____ day of August 2015.

Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by _____ seconded by _____ at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Public Hearing on the above request on August 3, 2015. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

MEMBERS

Matthew J. Beasley
Ann H. Carter
Harry Collins
David Franusich
Steve Huppert
Craig Moore, Chairperson
Joe Powers, Vice-Chairperson
Jennifer D. Sowers

AYES

NAYS

ABSTAIN

ABSENT

Craig Moore, Chairperson

Nichole Hair, Secretary non-voting



RAMEY KEMP & ASSOCIATES, INC.
621 Jonestown Road, Suite 221
Winston-Salem, NC 27103
Phone: 336-725-5470 Fax: 336-725-5442
www.rameykemp.com

August 13, 2015

Mr. Wayne O. Nelson, P.E.
Director of Engineering and Special Projects
Town of Christiansburg
100 East Main Street
Christiansburg, Virginia 24073

**Subject: Traffic Signal Warrant Analysis – Peppers Ferry Road & Quinn W. Stewart Boulevard
Christiansburg, Virginia**

Dear Mr. Nelson:

Ramey Kemp & Associates, Inc. (RKA) has completed a preliminary traffic signal warrant analysis for the intersection of Peppers Ferry Road and Quinn W. Stewart Boulevard as part of the initial phase of the Truman Wilson Park project that we are currently working on with Gay and Neel, Inc. (GNI). The analysis was performed to determine what, if any, traffic signal warrants are met utilizing methodology contained within the Manual on Uniform Traffic Control Devices (MUTCD).

Summary

The existing unsignalized intersection of Peppers Ferry Road and Quinn W. Stewart Boulevard was analyzed to determine if the installation of a traffic signal is warranted. In order to perform this analysis, traffic data was collected at this intersection from 7:00 AM to 7:00 PM on April 30, 2015. It is understood that there are 76 single-family homes approved for construction, and another 168 apartments being proposed, that would have direct access to Quinn W. Stewart Boulevard. Utilizing the existing hourly traffic volumes and projected hourly traffic volumes for the future residential developments, a traffic signal is warranted at the intersection of Peppers Ferry Road and Quinn W. Stewart Boulevard.

Traffic Signal Warrant Analysis

A traffic signal should be warranted prior to its installation and operation. The Federal Highway Administration's (FHWA) MUTCD has nationally standardized criteria for determining the warrants for traffic signals. Some warrants are based on actual or historical data such as accident history, pedestrian activity or minor street delay. Other warrants compare the major street and minor street volumes to volume thresholds for various lengths of time for an average weekday.

Signal warrants criteria are based primarily on traffic volumes. These criteria vary based on the number of travel lanes on both the major and minor streets and the travel speed on the major street. For the purpose of this analysis, it was assumed that the 85th percentile vehicle speed on Peppers Ferry Road is greater than 40 miles per hour (mph) since the posted speed limit is 35 mph and it is not uncommon for vehicles to travel at 5-7 mph over the posted speed limit.

The existing configuration of the major approaches of Peppers Ferry Road includes two through lanes, as well as exclusive left turn lanes on each approach. An exclusive right turn lane also exists on the westbound approach. The existing minor approach of Quinn W. Stewart Boulevard consists of a two-lane approach with exclusive left and right turn lanes. Because there are currently two exclusive turn lanes on the minor street, the right-turn traffic volumes from Quinn W. Stewart Boulevard onto Peppers Ferry Road were excluded from the analysis, and the minor street approach was analyzed as a one lane approach.

The intersection was analyzed with the existing hourly traffic volumes (attached) that were obtained from the 12-hour turning movement count that was conducted. In addition, the daily traffic volumes for the future residential developments were estimated utilizing methodology contained within the 9th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation* manual. With a total of 76 single-family lots and 168 apartments, the developments could generate an additional 1,958 trips (in and out) on a typical weekday. The daily traffic volumes for the future developments were multiplied by hourly percentages [based on 24-hour count data that was previously collected at a residential development access (attached)] to estimate the hourly entering and exiting trips for the future developments from 7:00 AM to 7:00 PM.

For this analysis, the site trip distribution percentages for the future development were developed based on existing traffic patterns at the study intersection. Based on current traffic patterns, distribution percentages varied throughout the 12-hour period from 7:00 AM to 7:00 PM. The hourly traffic volumes for the future development were then added to the existing hourly traffic volumes to determine the combined hourly traffic volumes. Utilizing the combined hourly traffic volumes, the intersection was analyzed to determine what, if any, signal warrants are met. Based on the results of the traffic signal warrant analysis, Warrants 1B, 2, and 3 are met. The results of the traffic signal warrant analysis are presented in Table 1, while a summary of all traffic calculations can be found in the attached appendix.

TABLE 1
TRAFFIC SIGNAL WARRANT ANALYSIS RESULTS

Time Period	Vehicle Count		WARRANTS			
	MAJOR	MINOR	1A	1B	2	3
7 AM to 8 AM	1,117	121	Y	Y	Y	Y
8 AM to 9 AM	1,089	82	N	Y	Y	Y
9 AM to 10 AM	991	59	N	Y	N	N
10 AM to 11 AM	944	44	N	N	N	N
11 AM to 12 PM	1,028	44	N	N	N	N
12 PM to 1 PM	1,105	88	N	Y	Y	Y
1 PM to 2 PM	1,213	48	N	N	N	N
2 PM to 3 PM	1,247	79	N	Y	Y	Y
3 PM to 4 PM	1,483	62	N	Y	Y	N
4 PM to 5 PM	1,639	55	N	Y	N	N
5 PM to 6 PM	1,971	95	N	Y	Y	Y
6 PM to 7 PM	1,414	75	N	Y	Y	Y
Number of Hours Met			1	9	7	6
Number of Hours Required			8	8	4	1
WARRANTS MET			NO	YES	YES	YES

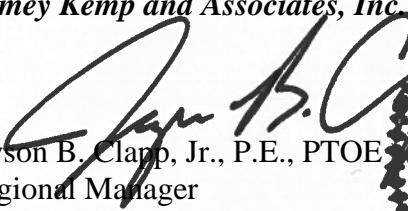
Conclusions

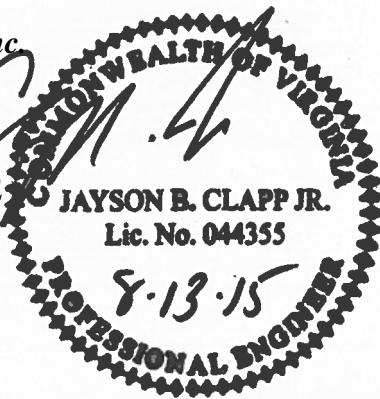
Based on the results of the traffic signal warrant analysis, the installation of a traffic signal is warranted at the existing unsignalized intersection of Peppers Ferry Road and Quinn W. Stewart Boulevard with the increased traffic volumes that are expected upon build out of the future residential developments.

If you should have any questions regarding this analysis, please contact me at (336) 725-5470.

Sincerely,

Ramey Kemp and Associates, Inc.


Jayson B. Clapp, Jr., P.E., PTOE
Regional Manager



Attachments

TRAFFIC COUNT DATA

QUALITY COUNTS REPORT

Intersection: Peppers Ferry Rd and Quinn W. Stewart Blvd
 City/State: Christiansburg, VA
 Date: 4/30/15

ALL-VEHICLE VOLUMES												Hourly Totals			
Time Period	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	EB Left	EB Thru	EB Right	EB U-Turn	WB Left	WB Thru	WB Right	WB U-Turn	
7:00 AM	0	0	0	2	0	0	0	124	0	0	0	71	1	0	198
7:15 AM	0	0	1	5	0	0	0	186	0	0	0	72	3	0	267
7:30 AM	0	0	0	6	0	0	1	201	0	0	2	71	0	0	281
7:45 AM	0	0	0	8	0	0	1	230	0	0	0	89	9	0	337
8:00 AM	0	0	0	9	0	2	0	184	0	0	0	83	1	0	279
8:15 AM	0	0	0	0	0	0	0	163	0	0	0	89	3	0	256
8:30 AM	0	0	0	3	0	1	0	163	0	0	0	81	1	0	249
8:45 AM	0	0	0	3	0	1	1	170	0	0	1	97	7	0	280
9:00 AM	0	0	0	8	0	1	1	161	0	0	1	79	6	0	257
9:15 AM	0	0	0	4	0	0	0	119	0	0	0	98	4	0	225
9:30 AM	0	0	0	8	0	0	0	127	0	1	0	88	3	0	227
9:45 AM	0	0	1	5	0	0	0	151	0	0	0	114	4	0	275
10:00 AM	0	0	0	3	0	1	0	113	0	0	1	105	6	0	229
10:15 AM	0	0	0	6	0	0	1	128	0	0	0	97	2	1	235
10:30 AM	0	0	0	1	0	0	1	120	0	0	1	103	6	0	232
10:45 AM	1	0	0	5	0	1	1	116	0	0	0	102	5	0	231
11:00 AM	0	0	1	3	0	1	1	104	0	0	1	72	7	0	190
11:15 AM	0	0	0	5	0	1	0	140	0	0	1	105	5	1	258
11:30 AM	0	0	0	4	0	2	2	154	0	0	0	130	3	0	295
11:45 AM	0	0	0	5	0	2	0	142	0	0	0	125	9	0	283
12:00 PM	0	0	0	8	0	0	1	131	0	0	2	107	3	1	1089
12:15 PM	0	0	0	6	0	1	0	103	0	0	1	143	3	1	1089
12:30 PM	0	0	0	1	0	0	1	142	0	0	1	125	9	0	1073
12:45 PM	0	0	0	6	0	0	0	140	0	1	0	125	6	0	1068
1:00 PM	0	0	0	2	0	1	1	150	0	0	1	138	5	0	298
1:15 PM	0	0	0	5	0	0	0	131	0	0	0	141	6	0	283
1:30 PM	0	0	0	4	0	0	1	132	0	0	0	146	5	0	288
1:45 PM	0	0	1	4	0	1	0	153	0	0	1	132	6	0	298
2:00 PM	0	0	1	2	0	0	0	152	0	0	0	157	4	1	317
2:15 PM	0	0	0	3	0	0	0	139	0	0	0	144	7	1	294
2:30 PM	0	0	0	1	0	0	0	146	0	0	0	150	4	0	301
2:45 PM	0	0	0	2	0	0	0	114	0	0	2	173	6	1	298
3:00 PM	0	0	0	9	0	0	1	157	0	0	0	183	9	0	360
3:15 PM	0	0	2	5	0	0	0	155	0	1	0	189	8	0	360
3:30 PM	1	0	1	1	0	2	0	175	0	0	1	188	10	1	380
3:45 PM	0	0	1	8	0	0	1	143	0	0	1	186	10	0	353
4:00 PM	0	0	0	5	0	0	0	165	0	0	0	196	12	0	378
4:15 PM	0	0	0	3	0	0	0	150	0	0	0	196	11	0	360
4:30 PM	0	0	2	4	0	0	0	176	0	1	0	216	5	0	402
4:45 PM	0	0	0	1	0	2	0	220	0	2	0	224	5	1	455
5:00 PM	0	0	0	5	0	0	1	184	0	0	2	290	9	1	493
5:15 PM	0	0	0	4	0	0	0	188	0	1	0	273	13	1	481
5:30 PM	0	0	1	4	0	0	0	189	0	0	0	279	15	0	488
5:45 PM	0	0	0	4	0	0	0	178	0	1	1	244	6	1	439
6:00 PM	0	0	0	3	0	0	0	169	0	0	1	216	7	0	397
6:15 PM	0	0	0	4	0	0	1	162	0	0	0	182	5	0	355
6:30 PM	0	0	0	6	0	0	1	133	0	0	0	148	7	0	1487
6:45 PM	0	0	0	1	0	0	0	117	0	0	2	144	2	0	1319

TRAFFIC SIGNAL WARRANT CALCULATIONS

Residential Hourly Distribution Breakdown

Time	Hourly Volumes		Hourly Percentages	
	in	out	in (%)	out (%)
2400 to 0100	5	2	1.2	0.5
0100 to 0200	1	0	0.2	0
0200 to 0300	0	0	0	0
0300 to 0400	2	1	0.5	0.2
0400 to 0500	0	1	0	0.2
0500 to 0600	0	4	0	0.9
0600 to 0700	7	54	1.7	12.8
0700 to 0800	24	43	5.9	10.2
0800 to 0900	19	36	4.7	8.5
0900 to 1000	15	15	3.7	3.6
1000 to 1100	16	15	4	3.6
1100 to 1200	12	16	3	3.8
1200 to 1300	27	30	6.7	7.1
1300 to 1400	27	16	6.7	3.8
1400 to 1500	21	31	5.2	7.3
1500 to 1600	27	20	6.7	4.7
1600 to 1700	25	18	6.2	4.3
1700 to 1800	40	36	9.9	8.5
1800 to 1900	47	30	11.6	7.1
1900 to 2000	33	25	8.1	5.9
2000 to 2100	27	13	6.7	3.1
2100 to 2200	19	8	4.7	1.9
2200 to 2300	8	6	2	1.4
2300 to 2400	3	2	0.7	0.5
ADT	405	422		

Existing (2015) Hourly Volumes

Time	Peppers Ferry (Eastbound)		Peppers Ferry (Westbound)		Quinn W. Stewart (Southbound)	
	Left	Thru	Thru	Right	Left	Right
7 AM to 8 AM	2	741	303	13	21	0
8 AM to 9 AM	1	680	350	12	16	4
9 AM to 10 AM	1	558	379	17	25	1
10 AM to 11 AM	2	477	407	19	15	3
11 AM to 12 PM	3	540	432	24	17	6
12 PM to 1 PM	2	516	500	21	21	1
1 PM to 2 PM	2	566	557	22	15	2
2 PM to 3 PM	0	551	624	21	8	0
3 PM to 4 PM	4	630	746	37	23	4
4 PM to 5 PM	2	711	832	33	13	0
5 PM to 6 PM	6	739	1,086	43	17	1
6 PM to 7 PM	3	581	690	26	14	2

Hourly Distribution Breakdown

Time	Hourly Volumes		Hourly Percentages	
	In	Out	In	Out
7 AM to 8 AM	58	100	5.9%	10.2%
8 AM to 9 AM	46	83	4.7%	8.5%
9 AM to 10 AM	36	35	3.7%	3.6%
10 AM to 11 AM	39	35	4.0%	3.6%
11 AM to 12 PM	29	37	3.0%	3.8%
12 PM to 1 PM	66	70	6.7%	7.1%
1 PM to 2 PM	66	37	6.7%	3.8%
2 PM to 3 PM	51	71	5.2%	7.3%
3 PM to 4 PM	66	46	6.7%	4.7%
4 PM to 5 PM	61	42	6.2%	4.3%
5 PM to 6 PM	97	83	9.9%	8.5%
6 PM to 7 PM	114	70	11.6%	7.1%
12-Hour Total	729	709		
ADT	979	979	74.3%	72.5%

Trip Distribution Percentages

Time	Peppers Ferry (Eastbound)		Peppers Ferry (Westbound)		Quinn W. Stewart (Southbound)	
	Left	Thru	Thru	Right	Left	Right
7 AM to 8 AM	13.33%			86.67%	100.00%	0.00%
8 AM to 9 AM	7.69%			92.31%	80.00%	20.00%
9 AM to 10 AM	5.56%			94.44%	96.15%	3.85%
10 AM to 11 AM	9.52%			90.48%	83.33%	16.67%
11 AM to 12 PM	11.11%			88.89%	73.91%	26.09%
12 PM to 1 PM	8.70%			91.30%	95.45%	4.55%
1 PM to 2 PM	8.33%			91.67%	88.24%	11.76%
2 PM to 3 PM	0.00%			100.00%	100.00%	0.00%
3 PM to 4 PM	9.76%			90.24%	85.19%	14.81%
4 PM to 5 PM	5.71%			94.29%	100.00%	0.00%
5 PM to 6 PM	12.24%			87.76%	94.44%	5.56%
6 PM to 7 PM	10.34%			89.66%	87.50%	12.50%

Site Trips

Time	Peppers Ferry (Eastbound)		Peppers Ferry (Westbound)		Quinn W. Stewart (Southbound)	
	Left	Thru	Thru	Right	Left	Right
7 AM to 8 AM	8			50	100	0
8 AM to 9 AM	4			42	66	17
9 AM to 10 AM	2			34	34	1
10 AM to 11 AM	4			35	29	6
11 AM to 12 PM	3			26	27	10
12 PM to 1 PM	6			60	67	3
1 PM to 2 PM	6			60	33	4
2 PM to 3 PM	0			51	71	0
3 PM to 4 PM	6			60	39	7
4 PM to 5 PM	3			58	42	0
5 PM to 6 PM	12			85	78	5
6 PM to 7 PM	12			102	61	9

Combined (2015) Hourly Volumes

Time	Peppers Ferry (Eastbound)		Peppers Ferry (Westbound)		Quinn W. Stewart (Southbound)	
	Left	Thru	Thru	Right	Left	Right
7 AM to 8 AM	10	741	303	63	121	0
8 AM to 9 AM	5	680	350	54	82	21
9 AM to 10 AM	3	558	379	51	59	2
10 AM to 11 AM	6	477	407	54	44	9
11 AM to 12 PM	6	540	432	50	44	16
12 PM to 1 PM	8	516	500	81	88	4
1 PM to 2 PM	8	566	557	82	48	6
2 PM to 3 PM	0	551	624	72	79	0
3 PM to 4 PM	10	630	746	97	62	11
4 PM to 5 PM	5	711	832	91	55	0
5 PM to 6 PM	18	739	1,086	128	95	6
6 PM to 7 PM	15	581	690	128	75	11

Traffic Signal Warrants

Time Period	Totals for Approaches				Warrants			
	EB	WB	SB	Major Approach Total	1A	1B	2	3
7 AM to 8 AM	751	366	121	1,117	Y	Y	Y	Y
8 AM to 9 AM	685	404	82	1,089	N	Y	Y	Y
9 AM to 10 AM	561	430	59	991	N	Y	N	N
10 AM to 11 AM	483	461	44	944	N	N	N	N
11 AM to 12 PM	546	482	44	1,028	N	N	N	N
12 PM to 1 PM	524	581	88	1,105	N	Y	Y	Y
1 PM to 2 PM	574	639	48	1,213	N	N	N	N
2 PM to 3 PM	551	696	79	1,247	N	Y	Y	Y
3 PM to 4 PM	640	843	62	1,483	N	Y	Y	N
4 PM to 5 PM	716	923	55	1,639	N	Y	N	N
5 PM to 6 PM	757	1,214	95	1,971	N	Y	Y	Y
6 PM to 7 PM	596	818	75	1,414	N	Y	Y	Y
<i>Number of Periods Met</i>					1	9	7	6
<i>Number of Periods Required</i>					8	8	4	1
<i>Warrants Met</i>					NO	YES	YES	YES

Nichole Hair

From: Jay Clapp <jclapp@rameykemp.com>
Sent: Friday, August 14, 2015 3:09 PM
To: Nichole Hair; Trevor Kimzey; Wayne Nelson; John Neel
Cc: Barry Helms; Randy Wingfield; Todd Walters; Travis Moles
Subject: RE: Traffic Study Peppers Ferry Rd/Quinn W Stewart/Stafford

Based on the question that came up this morning during our conference call, we have gone back and looked at the signal warrant analysis and determined that 107 apartments triggers the signal warrant. That is when the 8-hour warrant is met. Hope this is helpful. Have a good weekend.

Jay Clapp
Ramey Kemp & Associates, Inc.
(336) 725-5470

**STATESON HOMES MULTI-FAMILY RESIDENTIAL
REZONING PROFFER STATEMENT**

JULY 14, 2015
Revised August 14, 2015

Proffer Statement for a requested rezoning application of Tax Parcel #405-A 31, a portion of Tax Parcel #435-A 40 located north of Quin W Stuart Boulevard and east of Stafford Drive. (Reference Chapter 42 of the Town of Christiansburg Zoning Ordinance effective date November 20, 1987)

Pursuant to Section 42-12(b) of the Town of Christiansburg Zoning Ordinance, the owner hereby voluntarily proffers that this property will be developed in accordance with the following conditions if and only if, approval of the proposed rezoning is granted. These proffers will be included in all future transactions of the property to all owners, their successors and assigns.

We hereby proffer the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission.

- 1) The property shall be developed in substantial conformance with the masterplan submitted dated July 14, 2015.
- 2) The property proposed for R-3 Zoning shall only be utilized for multiple-family residential use.
- 3) Construction traffic shall be strictly prohibited from utilizing any private roads in the Villas at Peppers Ferry.
- 4) The exterior of the apartment buildings will consist of the following materials: cementitious siding (ie. Hardieplank), brick, and/or stone.

Owner / Applicant

Todd Robertson Date

**Commonwealth of Virginia
County of _____**

The foregoing instrument was acknowledged before me this _____ day of _____
2015 by:

____ of _____ County.

Notary Public

My commission expires _____

Resolution of the Town of Christiansburg Planning Commission

Rezoning Request

WHEREAS the Christiansburg Planning Commission, acting upon a rezoning request by Stateson Homes for property located on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 9.5 acre portion of tax parcel 435 – ((A)) – 40 and tax parcel 405-((A))-31) from A Agriculture to R-3 Multi-Family Residential with proffers has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (**permit / do not permit**) changing the zoning of the property.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend**) that the Christiansburg Town Council rezone property located on the northern side of Quin W. Stuart Boulevard (an approximately 9.5 acre portion of tax parcel 435 – ((A)) – 40 and tax parcel 405-((A))-31) from A Agriculture to R-3 Multi-Family Residential with proffers.

Dated this _____ day of August 2015

Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by _____ seconded by Carter at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised public hearing on the above request on August 3, 2015. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Matthew J. Beasley				
Ann H. Carter				
Harry Collins				
David Franusich				
Steve Huppert				
Hil Johnson				
T.L. Newell				
Virginia Peeples				
Craig Moore, Chairperson				
Joe Powers, Vice-Chairperson				
Jennifer D. Sowers				

Craig Moore, Chairperson

Nichole Hair, Secretary Non-voting

Resolution of the Town of Christiansburg Planning Commission

Conditional Use Permit Application

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a Conditional Use Permit (CUP) request made by Stateson Homes for property on the northern side of Quin W. Stuart Boulevard (an approximately 9.5 acre portion of tax parcel 435 – ((A)) – 40 and tax parcel 405 – ((A)) – 31) in the R-3 Multi-Family Residential District for a planned housing development in the R-3 Multi-Family Residential District, has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (**permit / do not permit**) the issuance of a CUP to Stateson Homes for a planned housing development on the northern side of Quin W. Stuart Boulevard (an approximately 9.5 acre portion of tax parcel 435 – ((A)) – 40 and tax parcel 405 – ((A)) – 31) in the R-3 Multi-Family Residential District for a planned housing development in the R-3 Multi-Family Residential District.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend**) that the Christiansburg Town Council approve the issuance of the Conditional Use Permit with the following condition(s):

1. The presented “Site Development Regulations of the Proposed Stateson Homes Multi-Family Residential Planned Housing Development” prepared by the Balzer and Associates, Inc. dated July 14, 2015, shall be considered as conditions of approval.
2. The development shall be in general conformity with the presented “Stateston Homes Multi-Family Residential Planned Housing Master Plan” drawing dated July 14, 2015.
3. The applicant shall install an 8 foot wide, paved walking trail along Stafford Drive (tax parcel 405 – ((A)) – 3) as part of the proposed East-West trail connection. Future maintenance responsibility of the public trail constructed as part of the East-West trail connection shall be the responsibility of the Town of Christiansburg.
4. The development shall comply with all applicable stormwater regulations.

Dated this the _____ day of August 2015.

Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by _____ seconded by _____ at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Public Hearing on the above request on August 3, 2015. Upon a call for an aye and nay vote

on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Matthew J. Beasley				
Ann H. Carter				
Harry Collins				
David Franusich				
Steve Huppert				
Hil Johnson				
T.L. Newell				
Virginia Peeples				
Craig Moore, Chairperson				
Joe Powers, Vice-Chairperson				
Jennifer D. Sowers				

Craig Moore, Chairperson

Nichole Hair, Secretary Non-voting