



Town of Christiansburg Planning Commission Monday, November 20, 2017 Agenda

Planning Commission

Chairperson
Craig Moore

Vice-Chairperson
Jennifer D. Sowers

Non-Voting Secretary/
Planning Director
Andrew Warren

Other Members
Matthew J. Beasley
Harry Collins
Mark Curtis
Catherine Clifton
Hil Johnson
Jeananne Knees
Ann Sandbrook

Interim Town Manager
Randy Wingfield

Town Attorney
Guynn &
Waddell, P.C.

**Planning
Commission's
Next Meeting:**
Monday, December 4,
2017 at 7:00 p.m.

SITE VISIT

Planning Commission will meet at the location of the proposed Rezoning/Conditional Use Permit of Tax Map Nos. 530-(2)-85B, 86A, 87A and Portions of Tax Map No. 530-(A)-10 off of the corner of Glade Drive SE and Curtis Drive SE on **Monday, November 20, 2017 at 5:30 p.m.** to tour the subject property. The Planning Commission will then adjourn and reconvene at Town Hall for its regular meeting at 7:00 p.m.

REGULAR MEETING

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Monday, November 20, 2017 at 7:00 PM** for the purpose of allowing the full Commission to review the following:

PLEDGE OF ALLEGIANCE

- 1) Public comments – 5 minute limit per citizen.
- 2) Approval of Planning Commission Minutes for October 30, 2017 meeting.
- 3) Discussion/Action for a rezoning request by John Neel, Gay and Neel, Inc., agent for Sarah Crawford, for approximately 13.071 acres of property [Tax Map Nos. 530-(2)-85B, 86A, 87A and Portions of Tax Map No. 530-(A)-1] located on the corner of Glade Drive SE and Curtis Drive SE from A, Agricultural to R-3, Multi-Family Residential. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 4) Contingent on the above item, Discussion/Action for a Conditional Use Permit request by John Neel, Gay and Neel, Inc., agent for Sarah Crawford, for approximately 13.071 acres of property [Tax Map Nos. 530-(2)-85B, 86A, 87A and Portions of Tax Map No. 530-(A)-1] located on the corner of Glade Drive SE and Curtis Drive SE for a Planned Housing Development consisting of up to 60 single-family dwellings in the R-3 Multi-Family Residential District.
- 5) Other Business.

For a description of the preceding items or to view the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map, please contact the Planning Department in the Christiansburg Town Hall, 100 East Main Street during office hours of 8:00 a.m. - 5:00 p.m. Monday through Friday. Written comments may be sent to the address below; please allow adequate mailing time. For any further assistance, please contact Andrew Warren, Planning Director at (540) 382-6120 ext.1130 or awarren@christiansburg.org.

**Christiansburg Planning Commission
Minutes of October 30, 2017**

Present: Harry Collins
Mark Curtis
Catherine Garner
Jeananne Knees
Craig Moore, Chairperson
Jennifer D. Sowers, Vice-Chairperson
Andrew Warren, Secretary Non-Voting

Absent: Matt Beasley
Hil Johnson
Ann Sandbrook

Staff/Visitors: Will Drake, staff
Jared Crews, staff
John Neel, Gay and Neel, Inc.
Rachel Potter, 2255 Giles Drive
Kristen Saia, 600 McDaniel Drive
James Pendleton, 2265 Glade Drive
Steven Wirt, 2250 Glade Drive
Yevonne Baker, 675 Curtis Drive
Elizabeth Whitlock, 2270 Glade Drive
Linda McMurray, Tailchasers Incorporated
Elijah Bowen, Blue Ridge Motion LLC

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.

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

Approval of Planning Commission Minutes for October 16, 2017 Meeting

Chairperson Moore introduced the discussion. Commissioner Garner made a motion to approve the October 16, 2017 Planning Commission meeting minutes. Commissioner Sowers seconded the motion, which passed 5-0. Commissioner Knies abstained as she was not present for the October 16, 2017 meeting.

Public Hearing for a rezoning request by John Neel, Gay and Neel, Inc., agent for Sarah Crawford, for approximately 13.071 acres of property (Tax Max Nos. 530-(2)-85b, 86A, and Portions of Tax Max No. 530-(A)-1) located on the corner of Glade Drive SE and Curtis Drive SE from A, Agricultural to R-3, Multi-Family Residential. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Moore opened the Public Hearing.

John Neel, Gay and Neel, Inc., stated Golden Triangle Development is seeking to develop the property into a Planned Housing Development. Mr. Neel explained Golden Triangle has developed patio homes in Windsong Heights as well as the Seneca Springs Planned Housing Development. Mr. Neel noted the proposed development would be similar to Seneca Springs.

Mr. Neel stated VDOT was supposed to place a stormwater retention pond just above the property alongside I-81 when the interstate was expanded but the pond has not yet been installed. Mr. Neel stated the developers are requesting to partner with VDOT and the Town to develop this pond to be used by both VDOT and the proposed development. Mr. Neel noted the developers have a secondary plan that would involve placing their own pond on the property and eliminating some of the development's proposed lots.

Mr. Neel stated the developers intend to extend water mains to the development from Giles Drive and Glade Drive and install a neighborhood park at the rear of the property. Mr. Neel stated greenspace along Glade Drive would be maintained as a buffer. Mr. Neel stated the developers would also support the placement of a traffic signal at the intersection of Tower Road and Roanoke Street.

Mr. Neel noted domestic water pressure in the area is acceptable for domestic use in the proposed development but lower than required for fire flow.

Bud Brusseau, 655 Curtis Drive, stated he is concerned about the extension of the water mains as water pressure is already low in the neighborhood. Mr. Brusseau stated a new pumping station was supposed to be installed along with the latest homes added to Glade Drive. Mr. Brusseau noted traffic could be a concern as many children play in the area and traffic travels faster than appropriate.

Public Hearing for a rezoning request by John Neel, Gay and Neel, Inc., agent for Sarah

Crawford, for approximately 13.071 acres of property (Tax Max Nos. 530-(2)-85b, 86A, and Portions of Tax Max No. 530-(A)-1) located on the corner of Glade Drive SE and Curtis Drive SE from A, Agricultural to R-3, Multi-Family Residential. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan – (continued).

Mr. Brusseau expressed concern with the request for R-3 zoning because if the proposed development is not constructed, a new developer could theoretically install apartments or condominiums. Mr. Cutis explained only a ten-foot buffer zone would exist between Curtis Drive, leading to increased noise from I-81 and a loss of scenery.

Rachel Potter, 2255 Giles Drive, stated traffic would increase and congest the neighborhood, especially if traffic is diverted from the interstate in the case of a crash. Mrs. Potter explained she is worried about the safety of her husband who is in law enforcement as his patrol vehicle is parked in front of their residence.

Kristen Saia, 600 McDaniel Drive, stated she supports the installment of a traffic light at Tower Road and Roanoke Street but noted most people in the development would likely use McDaniel Drive to travel to Falling Branch Road for its access to 460 and I-81. Ms. Saia stated the hill on the south end of McDaniel Drive is dangerous and increased traffic would lead to further issues. Ms. Saia requested a second stop sign be placed on Falling Branch Road as it approaches McDaniel Drive due to visibility issues.

James Pendleton, 2265 Glade Drive, stated there are many children in the neighborhood and increased traffic would create a concern. Mr. Pendleton agreed that the hill on McDaniel Drive is dangerous, especially in winter weather. Mr. Pendleton suggested installing a road from the area currently proposed as a park in the development to an area beside Falling Branch Elementary School. Mr. Pendleton also requested there be a guarantee that single-family houses will be placed on the property.

Steven Wirt, 2250 Glade Drive, stated he has three children and would not feel safe having the children outside with the increased traffic from the proposed development. Mr. Wirt stated he is also concerned with noise from construction as well as the work necessary to extend water, sewer, and electricity to the new lots.

Yevonne Baker, 675 Curtis Drive, stated she shares concern for neighborhood children. Ms. Baker asked why the property could not be rezoned to R-1 Single-Family Residential as opposed to R-3 Multi-Family Residential as she is worried about the development falling through and a new developer installing apartments or condos.

Public Hearing for a rezoning request by John Neel, Gay and Neel, Inc., agent for Sarah Crawford, for approximately 13.071 acres of property (Tax Max Nos. 530-(2)-85b, 86A, and Portions of Tax Max No. 530-(A)-1) located on the corner of Glade Drive SE and Curtis Drive SE from A, Agricultural to R-3, Multi-Family Residential. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan – (continued).

Elizabeth Whitlock, 2270 Glade Drive, stated she has several children and recently moved from Montgomery County into the Town of Christiansburg. Ms. Whitlock stated she chose her home in town based on the lack of traffic in the neighborhood. Ms. Whitlock agreed that there are safety concerns with McDaniel Drive and that R-1 zoning would be preferable to R-3.

With no further comment, Chairperson Moore closed the Public Hearing.

Contingent on the above item, Public Hearing for a Conditional Use Permit request by John Neel, Gay and Neel, Inc., agent for Sarah Crawford, for approximately 13.071 acres of property (Tax Max Nos. 530-(2)-85b, 86A, and Portions of Tax Max No. 530-(A)-1) located on the corner of Glade Drive SE and Curtis Drive SE for a Planned Housing Development consisting of up to 60 single-family dwellings in the R-3 Multi-Family Residential District.

Chairperson Moore opened the Public Hearing.

Mr. Neel stated the developers would proffer that the property would only be used to develop single-family housing and the developers would continue to work with staff to ease the concerns of citizens. Chairperson Moore stated a proffer would remain on the property even if ownership changes.

Mr. Brusseau stated McDaniel Drive is nearly impossible to travel in bad weather and traffic congestion at the intersection of Tower Road and Roanoke Street was already a concern. Mr. Brusseau suggested constructing a road from the development to Falling Branch Road. Chairperson Moore explained the development does not extend very close to Falling Branch Road and a road extension of this nature would cross a significant amount of private property located in Montgomery County.

With no further comment, Chairperson Moore closed the Public Hearing.

Discussion/Action on a Conditional Use Permit request by Linda S. McMurray, agent for J & E Inc. for a Kennel (animal daycare/overnight boarding) at 569 North Franklin Street (Tax Parcel 496-27-1A) in the B-3, General Business District. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Moore opened the discussion. Mr. Warren explained Ms. McMurray had provided staff with a list of standards that will be required of the kennel/daycare. The Planning Commission discussed waste disposal and determined similar uses to the proposed kennel exist in Town with similar requirements for waste disposal and management.

Ms. McMurray stated 60 to 70 square feet per dog is recommended for play but only 20 square feet is necessary for kenneling. Commissioner Kries suggested adding that the standards of Tailchasers, Inc. would change along with overall standards for kennels.

Ms. McMurray explained the outdoor area for the dogs is about 350 square feet with one area designated for small dogs and another for large dogs. Ms. McMurray noted dogs over 40 pounds would be considered large and that dogs would be under constant supervision.

Commissioner Curtis asked about dogs digging under fences and Ms. McMurray stated cinderblocks or plants could be used to block the fence but she was currently seeking advice from the installer of the fence. Ms. McMurray stated there will be two gates leading into the play area and dogs will not be playing outside at night.

The following conditions were drafted:

1. Architectural fencing shall be a slat-type fencing or similar material, as approved by staff. The fencing shall be a minimum 6-feet tall and shall be installed prior to the starting of operations of the kennel use.
2. The site shall be maintained in a clean, sanitary and slightly manner.
3. There shall be a minimum of 20 square feet of indoor floor area per dog with an additional 3.5 square feet of indoor floor area for each large dog.
4. The permit shall be subject to review by the Planning Commission in one year.

Commissioner Collins made a motion to recommend Town Council approve the conditional use permit with the conditions as drafted. Commissioner Garner seconded the motion, which passed 6-0.

With no further comment, Chairperson Moore closed the discussion.

Discussion/Action for a Conditional Use Permit request by Elijah Bowen, Blue Ridge Motion LLC, agent for Kevin Carter, for a private recreational facility (gym) at 492 Reading Road, S.E., Unit D (tax parcel 528-((A))-73) in the I-2 General Industrial District.

Chairperson Moore opened the discussion.

Elijah Bowen, Blue Ridge Motion LLC, provided the Planning Commission with a parking schematic showing ten spaces established for parking at the facility. Mr. Warren stated the parking area was private and not a typical lot but explained a minimum 24 foot drive aisle would be maintained between the parking areas.

Mr. Bowen stated posts with signage would be set to designate parking areas and an 8 foot area will be maintained between parking spaces and the facility to serve as a walkway. Mr. Bowen noted the property owner had granted him permission to reserve and demarcate the parking area for his facility.

The following conditions were drafted:

1. There shall be no excessive noise between 10:00 p.m. and 7:00 a.m.
2. The permits shall be subject to inspections and approval of the facilities and equipment by the Fire Marshall and Building Official. The Town of Christiansburg requires that the applicant shall use and maintain the facilities and equipment in accordance with the equipment manufacturer's guidelines.
3. The permit shall be subject to review by the Planning Commission in one year.
4. At a minimum, ten (10) parking spaces shall be reserved and posted for this private recreational facility only in substantial accordance with the Conceptual Parking Plan dated October 27, 2017.

Vice-Chairperson Sowers made a motion to recommend Town Council approve the conditional use permit with the conditions as drafted. Commissioner Curtis seconded the motion, which passed 6-0.

With no further comment, Chairperson Moore closed the discussion.

Discussion on a rezoning request by John Neel, Gay and Neel, Inc., agent for Sarah Crawford, for approximately 13.071 acres of property (Tax Max Nos. 530-(2)-85b, 86A, and Portions of Tax Max No. 530-(A)-1) located on the corner of Glade Drive SE and Curtis Drive SE from A, Agricultural to R-3, Multi-Family Residential. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Mr. Neel stated Town engineering staff indicated water pressure is acceptable for domestic use, but not for fire flow. Mr. Neel stated extending and looping the water mains from Glade Drive would help but not solve all issues. Mr. Warren explained that fire flow standards require hydrants to flow at 1000 gallons per minute (GPM) and the current hydrants flow at under 500 GPM. Mr. Warren noted the Fire Chief and Town Engineer would need to approve a fire flow under the standard.

Mr. Neel stated he is willing to work with staff to figure out the best way to move forward. Chairperson Moore requested additional information regarding water pressure and fire flow. Mr. Warren stated he ask the Engineering Department regarding any plans to place a pump station in this area.

Commissioner Curtis stated due diligence should be granted to traffic concerns. The Planning Commission discussed traffic calming measures including the traffic light at the intersection of Tower Road and Roanoke Street and stop signs, vegetation control, and rumble strips on Falling Branch Road approaching McDaniel Drive. Chairperson Moore noted this area was located in Montgomery County but it may be possible to ask for the County's assistance. Mr. Warren stated funding is being requested for the traffic signal at the intersection of Tower Road and Roanoke Street.

Mr. Warren noted the proposed development is not located in one of the Town's urban development areas and suggested the Planning Commission visit the site to better understand the proposed development.

Mr. Neel noted a small portion of the proposed development lies in Montgomery County and steps are being taken to bring this area into the Town.

Mr. Neel stated there is demand for this type of development within a particular price range. Vice-Chairperson Sowers stated retirees would likely be attracted to the development.

Other business.

Chairperson Moore opened the discussion.

Mr. Warren stated staff had received a conditional use permit request for a comprehensive signage plan which will be scheduled with Town Council next week.

Other business – (continued).

Mr. Warren announced Town Council approved the code amendment to permit beauty parlors as major home occupations as well as April Collins' request for a beauty parlor at her residence on Circle Drive. Mr. Warren stated Town Council had also unanimously approved Robert Young's request for a towing and storage yard on Bell Road.

Mr. Warren announced Todd Walters, Assistant Director of Engineering, is leaving to become the Town Manager for New Market, Virginia.

Commissioner Knies asked about status of the traffic signal at Quin W Stuart Boulevard and Peppers Ferry Road. Mr. Warren stated the project was still in its design phase and staff would get an update for the Planning Commission.

The Planning Commission looked at plans for the intersection of Cambria Street and North Franklin Street. Mr. Warren stated an Open House will be held on November 16, 2017 and information on the changes will be available.

Commissioner Garner asked about the status of Phase 2 of the Huckleberry Trail. Mr. Warren stated the Town is working with the contractor.

The Planning Commission agreed to meet at the proposed development on Glade Drive at 5:30 p.m. on November 20, 2017.

With no other business, Chairperson Moore adjourned the meeting at 8:39 p.m.

Craig Moore, Chairperson

Andrew Warren, Secretary Non-Voting



ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833
MAYOR

D. MICHAEL BARBER
COUNCIL MEMBERS
SAMUEL M. BISHOP
HARRY COLLINS
R. CORD HALL
STEVE HUPPERT
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES

INTERIM TOWN MANAGER
RANDY WINGFIELD

ASSISTANT TO THE TOWN
MANAGER
ADAM CARPENETTI

DIRECTOR OF
FINANCE/TOWN TREASURER
VALERIE L. TWEEDIE,
CPA, CFE, CGFM

CHIEF OF POLICE
MARK SISSON

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

Planning Department
Staff Report Update
November 17, 2017

Water Service

Water Pressure

As you will recall, Planning Commission requested additional information on the water pressure and available fire flow for the new development. Pressures within the proposed development will vary from 50 to 60 psi. This is typically average or above average throughout the town. The existing water service is available through a six-inch water main from Glade Drive and a six-inch water main from Giles Drive. This is a smaller diameter pipe than would be required to meet today's standards to provide the required fire flow. In discussions with the developer's agent – Gay and Neel, Inc., a minimum of an eight-inch pipe would be installed within the right-of-way of the new street. This looping of an eight-inch pipe to connect to the existing mains at Glade Drive and Giles Drive will benefit the water distribution system in this area.

Water Flows from Fire Hydrants

Current fire flows available at existing hydrants at the corners of McDaniel and Glade and McDaniel and Giles provide fire flow less than 500 gallons per minute (gpm). Current Waterworks Regulations require a minimum of 1,000 gpm at each proposed hydrant unless approval is granted by the Fire Marshal and Town Engineer. The new hydrants could not provide additional flow beyond the sub-500 gpm available at the existing hydrants. The Engineering Department has provided a memorandum (please see attached) regarding the flow rates in this area and confirm that while placing each house at a certain elevation will assist in maintaining the existing fire flow, the fire flow of sub-500 gpm will not change from what currently exists in this area at this time. There are improvements planned that will raise the fire flow rates to above the 500 gpm threshold.

The primary way identified to significantly increase water flows is to loop an existing waterline to a larger diameter pipe which exists in the system. This would most likely be the best way to provide the standard 1,000 gpm for new hydrants. While a larger diameter pipe exists along Tower Road, there is not a feasible way to loop a waterline from the Glade Drive area. Also, there is not a feasible way to connect the new development to the existing larger diameter pipe on Parkway Drive within the Falling Branch Corporate Park. In the future, an extension of the eight-inch water line and a public utility easement across the proposed parkland within the development could assist in looping the waterline if the vacant property to the south were to develop.

Without a system-wide improvement, the fire flow rates will stay at the current levels. The spacing of the homes is a consideration with how quickly fire will spread. The Fire Department may provide for additional water during a fire through the use of a tanker truck that will need to be driven out to the site.

Sewer Service

There was a citizen comment during the public hearing regarding an understanding that a sewer pump station was proposed for this area of Town. In discussions with the engineering staff, there is not a need for a sewer pump station with the current gravity fed system in place and they were not aware of any plans for a pump station in the past.

Town of Christiansburg
Engineering Department
Internal Memo



TO: Wayne Nelson, Director of Engineering *1004*

CC: Jessie Nester, Assistant Director of Engineering

FROM: Justin St. Clair, Civil Engineer

RE: Proposed Smith-Teel Subdivision; Fire Flow Modeling

DATE: November 17, 2017

Mr. Nelson,

Engineering was asked to evaluate available fire flow at the proposed Smith-Teel Subdivision. Existing water service is available from Glade Drive and Giles Drive. Water mains in this area are 6" diameter PVC. The system is not looped and a single 6" water main feeds the proposed development along Glade Drive. Current available fire flows at existing hydrants at the corners of McDaniel and Glade and McDaniel and Giles predict fire flow less than 500 gpm. However, planned improvements of the water distribution system, to be completed within the next eight weeks, predict an available fire flow greater than 500 gpm.

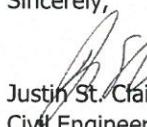
An additional two or three hydrants will be needed within the subdivision for adequate spacing of hydrants. Section II.E.2 of the current Town Waterworks regulations limit the spacing of hydrants to no more than 1,000 ft measured along the centerline of accessible streets. Section II.B.2 requires a minimum of 1,000 gpm at each proposed hydrant. Without that required flowrate, the Town may require building sprinklers and fire resistive construction at the discretion of the Building Official.

Predicted results from the model are tabulated below using an 8" DIP water main within the proposed development. Without a new loop to provide another connection to the water distribution system, the model predicts available fire flow rates of 500 gpm can be achieved if no hydrants or service connections are placed above 2,205 ft elevation. It is important to note that typical water pressure will be greater than 50 psi, however, during fire events, pressures may drop to 20 psi at the meter. The maximum elevation of 2,205 ft ensures that a minimum of 500 gpm could be achieved with a minimum pressure of 20 psi at the highest elevation water service.

If looping is completed, the best location for a looped connection would be on Parkway Drive, in Falling Branch Corporate Park. A 12" DIP main from the Corporate Park to the development.

	Proposed Conditions		Proposed w/o Looping		Proposed w/ Looping	
	Available Fire Flow	Typical Service Pressure	Available Fire Flow	Typical Service Pressure	Available Fire Flow	Typical Service Pressure
Existing Hydrant (on McDaniel)	534 GPM	58 PSI	512 GPM	58 PSI	2,100 GPM	60 PSI
Proposed Hydrants (minimum flow)	-		500 GPM	56 PSI	2.492 GPM	58 PSI

Sincerely,


Justin St. Clair, M.S., P.E.
Civil Engineer, Town of Christiansburg