

Christiansburg Planning Commission
Minutes of November 20, 2017

Present: Harry Collins
Mark Curtis
Catherine Clifton (Garner)
Jeananne Knies
Ann Sandbrook
Jennifer D. Sowers, Vice-Chairperson
Andrew Warren, Secretary Non-Voting

Absent: Matt Beasley
Hil Johnson
Craig Moore, Chairperson

Staff/Visitors: Will Drake, staff
Jared Crews, staff
John Neel, Gay and Neel, Inc.

Site Visit

Commissioners Collins, Curtis, Knies, Sandbrook, and Sowers met with staff and John Neel, Gay and Neel, Inc. at the site of the proposed rezoning and planned housing development off the corner of Glade Drive and Curtis Drive at approximately 5:30 p.m.

Mr. Neel provided information about the layout of the proposed development and pointed out various features on the property. Mr. Neel and the commissioners discussed the sound wall dividing the development from Interstate 81 and the proposed buffer area between the existing residences on Glade Drive and Curtis Drive and the proposed development. Mr. Neel pointed out the location of a potential retention pond at the northeast corner of the property.

Mr. Neel provided updates relating to water pressure and stated the developers intend to dedicate an easement at the rear of the property so that the Town can potentially establish a water loop from Parkway Drive in the future. Additionally, Mr. Neel stated the developers plan to install an 8-inch line within the development.

Mr. Neel and the Planning Commission discussed some of the concerns brought up by residents at the October 30, 2017 Public Hearing. Mr. Neel stated the development would likely draw older residents who would potentially drive more cautiously. Mr. Neel explained various options for increased safety on McDaniel Drive, including establishing a three-way stop and trimming vegetation on the

Site Visit – (continued).

roadside to increase visibility. Mr. Neel also discussed the proposed traffic signal at the intersection of Tower Road and Roanoke Street and noted the light would be beneficial in general but may not be effective in cases of traffic being rerouted from I-81.

The Commissioners and staff departed from the site at approximately 6:00 p.m.

Regular Meeting

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

Public Comment

Vice-Chairperson Sowers opened the floor for public comment.

John Neel, Gay and Neel, Inc., commented on the updated staff report provided to the Planning Commission. Mr. Neel explained that Town Engineer Justin St. Claire determined the water pressure in the development would be 50 to 60 pounds per square inch (PSI) which is average or above average for the Town. Mr. Neel pointed out a potential source of lower water pressure in the adjoining community may be the conditions of the lines in older homes.

Mr. Neel presented a proffer statement stating that only single-family detached homes would be constructed on the property. Mr. Neel noted the developers have reached out to the Virginia Department of Transportation (VDOT) which provided information to Montgomery County relating to safety issues on McDaniel Drive. According to VDOT, neighborhood residents would need to make a formal request for the County to investigate and find a solution for issues on McDaniel Drive.

Mr. Neel explained the developers were requesting the property be rezoned to R-3 as opposed to R-1 because that has historically been the avenue for developing Planned Housing Developments (PHDs). Mr. Neel stated PHDs do not fit neatly into the definition of any existing zoning district so R-3 zoning with conditional use permits are typically used. Mr. Neel noted the Cambria Crossing and Senneca Springs developments are both examples of PHDs developed through this process.

Mr. Warren noted that if the PHD was approved through R-1 zoning, the development would function similarly to R-3 zoning and that lot sizes for single family homes would not change between R-1 and R-3 zoning.

With no further comments, Vice-Chairperson Sowers closed the floor for public comment.

Approval of Planning Commission Minutes for October 30, 2017 Meeting

Vice-Chairperson Sowers introduced the discussion. Commissioner Knies made a motion to approve the October 30, 2017 Planning Commission meeting minutes. Commissioner Clifton seconded the motion, which passed 5-0. Commissioner Sandbrook abstained as she was not present for the October 30, 2017 meeting.

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 Max Nos. 530-(2)-85B, 86A, 87A 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.

Vice-Chairperson Sowers opened the discussion. Mr. Warren presented the Commission with the update of the Staff Report. Mr. Warren noted there was no pump station planned for the area and proper sewer service has not been questioned by Town engineers. Mr. Warren explained domestic water pressure is average or above average for the Town but fire flow pressure is not up currently to Town standards. Mr. Warren stated an 8-inch water main would be provided throughout the development and would be looped to the 6-inch water mains running along Glade Drive and Giles Drive.

Mr. Warren stated options for achieving the 1000 gallons per minute (GPM) fire flow standard include looping the mains to either Tower Road or Parkway Drive which would be costly and difficult due to distance and topography. Mr. Warren stated Town engineers believe fire flow pressure will increase in the area as system-wide improvements are made by the Town. Mr. Warren explained additional steps would need to be taken in the case of a fire in the community but noted the Town Fire Chief has acknowledged there are avenues available for fire control including a future fire station on Roanoke Street.

Mr. Neel stated all localities are required to meet 20 PSI and 50-60 PSI is typical for Christiansburg domestic water use. Mr. Neel explained that fire flow pressure is measured in the context of maintaining domestic pressure, therefore, hydrants could be used to gain additional fire flow pressure in the case of a fire but domestic pressure in the area would drop.

Mr. Warren presented Planning Commission with a letter from Daniel Berenato, Director of Facilities and Planning for Montgomery County Schools, stating there is currently school capacity to accommodate the additional students estimated for the development but capacity may warrant future attention. The letter also suggested examining the turn radiiuses in the development to ensure bus routes are possible.

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Mr. Warren noted two proffers were offered by the developers:

1. The owner/developer shall propose and construct only sing-family detached residential homes within the subject property.
2. The Boundary Line Adjustment between the Town of Christiansburg and Montgomery County necessary to incorporate the entirely of parcel ID number 019137 into the Town of Christiansburg limits shall be executed, with all costs associated with the Boundary Line Adjustment burdened by the owner/developer.

Mr. Warren stated that traffic impact analysis was not required but estimations would suggest approximately 600 trips a day from the new development (10 trips per household for 60 houses). Commissioner Sandbrook pointed out the only entrances and exits to the development would come from Glade Drive and Curtis Drive.

Commissioner Kries asked about the developers contributing money for a traffic signal at the intersection of Tower Road and Roanoke Street. Mr. Warren stated the need for a traffic signal must be directly contributable to a development and the light at Tower Road and Roanoke Street is warranted regardless of the development.

Mr. Warren stated the Christiansburg Traffic Calming Program could be implemented in the area which would include studies and possible solutions to traffic control. Commissioner Kries suggested sharing information about this option with residents of adjoining property.

Mr. Neel stated he will present new information regarding traffic calming at the Town Council Public Hearing on November 28, 2017.

Commissioner Sandbrook expressed concern that the proffer could be adjusted in the future. Mr. Warren stated a new rezoning process would be necessary before a proffer could be amended.

Commissioner Collins made a motion to recommend Town Council approve the rezoning request with the two proffers from the developer. Commissioner Curtis seconded the motion, which passed 6-0.

With no further comments, Vice-Chairperson Sowers closed the discussion.

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 Max Nos. 530-(2)-85B, 86A, 87A 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.

Vice-Chairperson Sowers opened the discussion.

The following conditions were presented:

1. The presented "Zoning Regulations for Smith/Teel Property", identified as Job No. 2721.1 shall be considered as conditions of approval.
2. The development shall be in general conformity with the presented "Teel-Smith Subdivision Conceptual Layout Exhibit" Conceptual Plan A or Conceptual Plan B drawings dated October 18, 2017.
3. The developer shall install sidewalks along one side of the streets with the development.
4. The waterline main within the development shall be minimum of an 8-inch diameter pipe and looped following the outline of the proposed street connecting with the existing waterlines on Glade Drive and Giles Drive. The waterline shall also provide for a stub-out and adjacent waterline easement for future connection(s) to the southwest of the property.

Mr. Neel explained a 10-foot wide greenspace buffer would exist between the development and the adjoining homes on Curtis Drive. Mr. Neel noted the developers did not intend to remove the trees in that area. Mr. Neel stated the greenspace between the development's proposed retention pond and Lot A would be approximately 60-feet wide.

Mr. Warren pointed out the development's park could still function as greenspace if a waterline is eventually installed to Parkway Drive. Mr. Neel confirmed there is no intention to extend a road from the rear of the property.

Mr. Warren stated the sidewalks will be 5-feet wide in accordance with Town requirements.

Commissioner Collins made a motion to recommend Town Council approve the conditional use permit with the conditions as drafted. Commissioner Kries seconded the motion, which passed 5-1.

With no further comment, Vice-Chairperson Sowers closed the discussion.

Other business.

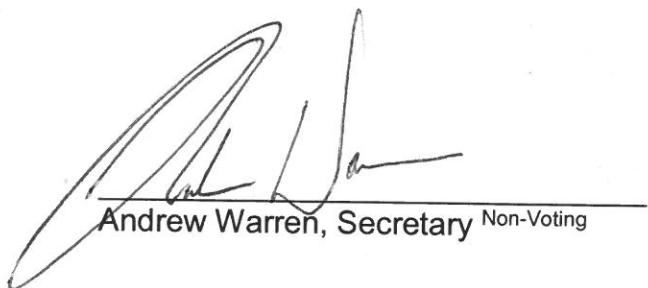
Mr. Warren stated the conditional use permit for the recreational facility at 492 Reading Road was approved by Town Council.

Mr. Warren announced a public hearing before the Planning Commission would be held on December 4 for a Comprehensive Sign Plan request from Wal-Mart.

With no further business, Vice-Chairperson Sowers adjourned the meeting at 7:45 p.m.



Craig Moore, Chairperson



Andrew Warren, Secretary Non-Voting