



# Town of Christiansburg Planning Commission Monday, July 20, 2020 Agenda

## **Planning Commission**

Chairperson

Hil Johnson

Vice-Chairperson

Jeananne Knies

Non-Voting Secretary/

Planning Director

Will Drake

Other Members

Thomas Bernard

Ashley Briggs

Felix Clarke

Mark Curtis

Jessica Davis

Johana Hicks

Ann Sandbrook

Jennifer Sowers

**Town Manager**

Randy Wingfield

**Town Attorney**

Sands Anderson P.C.

## ***Planning***

## ***Commission's***

## ***Next Meeting:***

*Monday, August 3,  
2020 at 7:00 p.m.*

## ***REGULAR MEETING***

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Monday, July 20, 2020 at 7:00 p.m.** for the purpose of allowing the full Commission to review the following:

- 1) Pledge of Allegiance.
- 2) Public comments – 5 minute limit per citizen.
- 3) Approval of Planning Commission Minutes for June 22, 2020.
- 4) Approval of Planning Commission Minutes for June 29, 2020.
- 5) Discussion/Action a Rezoning request by the Montgomery County School Board (applicant/owner) for an approximately 16.66 acre property located at 208 College Street NW (tax map no. 526- A – 175). The request is to rezone the property from the R-2, Two-Family Residential District to the B-3, General Business District. The property is designated as Downtown/Mixed-Use on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 6) Discussion/Action on a Conditional Use Permit request – contingent on the preceding item - by the Montgomery County School Board (applicant/owner) for a commercial garage/maintenance shop and contractor storage yard on property located at 208 College Street NW (tax map no. 526- A – 175) in the B-3, General Business District. The property is designated as Downtown/Mixed-Use on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 7) Discussion/Action on a Rezoning request by Caldwell Construction (applicant) for an approximately 4.52 acre property owned by Sandra Hawks and Janice Blevins et al, located between the eastern and western terminus of Vinnie Avenue NW (100 Vinnie Avenue NW, tax map no. 435 -A - 45). The request is to rezone the property from the R-1A, Rural Residential District to the R-1, Single-Family Residential District with proffers. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 8) Discussion/Action on a Conditional Use Permit request – contingent on the preceding item - by Caldwell Construction (applicant) for a planned housing development to consist of single-family homes at a density of development not to exceed 4.3 units per acre for property owned by Sandra Hawks and Janice Blevins et al, located at the eastern and western terminus of Vinnie Avenue NW (100 Vinnie Avenue NW, tax map no. 435 – A – 45) in the R-1, Single-Family Residential District. The property is designated as Residential on the Future Land Use Map of

**Christiansburg Town Hall – 100 East Main Street – Christiansburg, VA 24073**

**[www.christiansburg.org](http://www.christiansburg.org)**

the 2013 Christiansburg Comprehensive Plan.

9) Other Business.

Town Hall will be open and available to receive public comment in-person at the time of this meeting. Additionally, the Public shall have access to the meeting through live streaming as set forth below, and may submit comments by any of the following additional means:

- Online at [www.christiansburg.org/publichearings](http://www.christiansburg.org/publichearings).
- By e-mail to [info@christiansburg.org](mailto:info@christiansburg.org).
- By voicemail at (540) 382-6128 ext. 1109.
- By mail to Town Hall, 100 E. Main Street, Christiansburg, VA 24073 ATTN: Planning Commission (please allow adequate mailing time).
- By using the Town Hall drop box and labeling your comments for ATTN: Planning Commission.

The meeting will be streamed live on the Town of Christiansburg's Facebook page at [www.facebook.com/cburgvagov](http://www.facebook.com/cburgvagov) and will be uploaded to the Town's YouTube page once the meeting concludes.

A copy of the applications are available for review at the following link: [www.christiansburg.org/publichearings](http://www.christiansburg.org/publichearings). To review the applications, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map in-person, please contact the Planning Department Office, 100 E. Main Street, Christiansburg, VA 24073 during normal office hours of 8:00 a.m. – 5:00 p.m. Monday through Friday. Contact Will Drake, Planning Director, by phone at (540) 382-6120 ext. 1117 or email at [planning@christiansburg.org](mailto:planning@christiansburg.org) with any questions or if you require reasonable accommodations.

**Christiansburg Planning Commission  
Minutes of June 22, 2020**

Present: Thomas Bernard  
Ashley Briggs  
Felix Clarke Jr.  
Mark Curtis  
Jessica Davis  
Johana Hicks  
Hil Johnson, Chairperson  
Jeananne Knies, Vice - Chairperson  
Jennifer D. Sowers  
Will Drake, Secretary <sup>Non-Voting</sup>

Absent: Ann Sandbrook

Staff/Visitors: Jude Cochran, staff  
Jared Crews, staff  
Elliot Berman, 205 West Main Street  
Liz Dickson, 100 South Franklin Street  
Victor Dritselis, 207 West Main Street  
Tommy Kranz, Montgomery County Public Schools  
John Neel, Gay and Neel, Inc.  
Warren Rosborough, 107 College Street  
Christopher Waltz, 1370 Rigby Street

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

Approval of Planning Commission Minutes for the March 2, 2020 Meeting

Chairperson Johnson made a request to amend the March 2, 2020 Planning Commission meeting minutes to clarify his comment asking Mr. Epperley for a description of the proposed field lighting for the park.

Commissioner Sowers made a motion to approve the March 2, 2020 Planning Commission meeting minutes as amended. Commissioner Hicks seconded the motion, which passed 9-0.

Public Hearing for a Rezoning request by the Montgomery County School Board (applicant/owner) for an approximately 16.66 acre property located at 208 College Street NW (tax map no. 526- A – 175). The request is to rezone the property from the R-2, Two-Family Residential District to the B-3, General Business District. The property is designated as Downtown/Mixed-Use on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Johnson opened the public hearing.

Victor Dritselis, 207 West Main Street, stated he opposes the proposed rezoning and conditional use permit requests, as they would not reflect the Town's intention for revitalization of the downtown area.

Elliot Berman, 205 West Main Street, stated he opposes the proposed rezoning and conditional use permit requests, as he feels the property is better suited for a mixed-use development than the proposed bus garage.

Christopher Waltz, 1370 Rigby Street, questioned the vision of some local leaders regarding the revitalization of the downtown area. He noted there is lack of maintenance at the current facility on Cambria Street and questioned whether similar maintenance issues could be anticipated at the proposed site.

Liz Dickson, 100 South Franklin Street, stated she opposes the proposed rezoning and conditional use permit requests, as the proposed use does not reinforce a sense of pride in the downtown area and would not encourage revitalization.

Warren Rosborough, 107 College Street, stated he opposes the proposed rezoning and conditional use permit requests, as they would not reflect the goal of downtown revitalization.

Tommy Kranz, Montgomery County Public Schools, stated the existing buildings on the subject property are used daily for MCPS operations, noting those operations would continue if the proposed rezoning and conditional use permit were granted. Mr. Kranz noted MCPS is looking to sell the current bus garage located at 1175 Cambria Street NE due to its inability to adequately support the necessary operations of bus maintenance and storage.

Mr. Kranz stated the School Board has invested a lot of money into the subject property in recent years and intends to continue to do so. Mr. Kranz noted buses and MCPS utility vehicles have already been stored at the subject property for the past few years with no inconvenience to the Town. Mr. Kranz stated the requested use of



the property would include the addition of parking as well as the conversion of the former gym into a garage and maintenance facility for buses.

With no further comment, Chairperson Johnson closed the public hearing.

Public Hearing for a Conditional Use Permit request – contingent on the preceding item - by the Montgomery County School Board (applicant/owner) for a commercial garage/maintenance shop and contractor storage yard on property located at 208 College Street NW (tax map no. 526- A – 175) in the B-3, General Business District. The property is designated as Downtown/Mixed-Use on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Johnson opened the public hearing.

Will Drake, Planning Director, read a resolution provided by Downtown Christiansburg, Inc. (DCI) which expressed support for the rezoning of the property to B-3 in order to support future mixed development of the site, while urging the Planning Commission to place a condition on the proposed use requiring screening be installed to mitigate impacts to surrounding properties.

Mr. Drake read an email from David and Sharon Brockman stating their opposition to the conditional use permit request.

Mr. Drake read a written comment from Victor Dritselis stating his opposition to the conditional use permit request.

With no further comment, Chairperson Johnson closed the public hearing.

Discussion on a Rezoning request by the Montgomery County School Board (applicant/owner) for an approximately 16.66 acre property located at 208 College Street NW (tax map no. 526- A – 175). The request is to rezone the property from the R-2, Two-Family Residential District to the B-3, General Business District. The property is designated as Downtown/Mixed-Use on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

And

Discussion on a Conditional Use Permit request – contingent on the preceding item - by the Montgomery County School Board (applicant/owner) for a commercial garage/maintenance shop and contractor storage yard on property located at 208 College Street NW (tax map no. 526- A – 175) in the B-3, General Business District. The property is designated as Downtown/Mixed-Use on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Johnson opened the discussion.

Commissioner Bernard asked whether MCPS could afford the upkeep and maintenance of the site to ensure it was kept in a sightly manner. Mr. Kranz noted vehicles will have assigned parking spots on the subject property to ensure the site looks organized, noting the site will be maintained to the best of MCPS's ability.

Commissioner Hicks requested an explanation of the ingress and egress of the buses to the property. Mr. Kranz stated buses would exit the site through a right turn onto Sheltman Street followed by a right turn onto College Street to avoid buses exiting the site directly onto Radford or Depot Street.

Commissioner Hicks requested an explanation of the proposed screening of the property if the conditional use permit were approved. Mr. Kranz stated a new fence and a double line of trees and greenery would be installed around the perimeter of the bus storage and maintenance area on the subject property.

Commissioner Hicks requested an explanation of how stormwater runoff would be handled on the property. Mr. Kranz stated a mitigation plan would be developed in accordance to state and federal standards.

Commissioner Hicks asked whether MCPS has considered selling the portion of land in question and using the money to build a bus maintenance facility elsewhere. Mr. Kranz stated MCPS could consider this if there were a potential buyer.

Chairperson Johnson asked how many buses would be stored on the subject property. Mr. Kranz stated an exact number is not known but around 60 buses would be stored on the property. Commissioner Bernard asked how many buses would be brought onto the property for cleaning. Mr. Kranz stated that washing is a part of routine maintenance, which is completed for all buses every 40 days by law.

Mr. Kranz suggested the Commission visit the property prior to making a recommendation to Town Council. The Planning Commission discussed the possibility of a site visit.

Commissioner Briggs made a motion to delay taking action on the request until the July 20, 2020 meeting in order to allow time for a site visit. Commissioner Hicks seconded the motion which passed 9-0.

With no further comment, Chairperson Johnson closed the discussion.

Public Hearing for a Rezoning request by Golden Triangle Development LLC (applicant/owner) for an approximately two acre property located north of Glade Drive

SE and south of Interstate 81, adjacent to the Reagan's Pointe Subdivision (tax map no. 530- 2- 87C). The request is to rezone the property from the A, Agricultural District to the R-3, Multi-Family Residential District. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Johnson opened the public hearing.

John Neel, Gay and Neel, Inc., explained Golden Triangle Development LLC had purchased two acres from VDOT between the existing development and Interstate 81. Mr. Neel explained the applicant was requesting to rezone the subject property so it could serve as the stormwater management facility for the Reagan's Pointe development.

Mr. Neel stated the applicant was also requesting a conditional use permit to include the rezoned property in the Reagan's Pointe Planned Housing Development and to modify the approved development plan to add an additional nine single-family units to the development. Mr. Neel noted the request also involved relocating the development's open space and stormwater management facility to the newly rezoned property.

With no further comment, Chairperson Johnson closed the public hearing.

Public hearing for A Conditional Use Permit request – contingent on the preceding item – by Golden Triangle Development LLC (applicant/owner) to amend the approved Planned Housing Development for the Reagan's Pointe Subdivision, located at the western end of Giles Drive SE and Glade Drive SE. The request is to include tax map no. 530- 2- 87C in the Planned Housing Development and to modify the approved development plan and regulations in order to add nine additional single-family units within the development at an approximate density of development of 4.4 units per acre and to reconfigure the open space and stormwater management facility. The portion of affected property includes tax map nos. 530-2-87C, 530-18-A-E, 530-18-34, and 530-18-46 in the R-3, Multi-Family Residential District. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Johnson opened the public hearing.

With no comments, Chairperson Johnson closed the public hearing.

Discussion/Action on a Rezoning request by Golden Triangle Development LLC (applicant/owner) for an approximately two acre property located north of Glade Drive SE and south of Interstate 81, adjacent to the Reagan's Pointe Subdivision (tax map no. 530- 2- 87C). The request is to rezone the property from the A, Agricultural District to

the R-3, Multi-Family Residential District. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

And

Discussion/Action on A Conditional Use Permit request – contingent on the preceding item – by Golden Triangle Development LLC (applicant/owner) to amend the approved Planned Housing Development for the Reagan's Pointe Subdivision, located at the western end of Giles Drive SE and Glade Drive SE. The request is to include tax map no. 530- 2- 87C in the Planned Housing Development and to modify the approved development plan and regulations in order to add nine additional single-family units within the development at an approximate density of development of 4.4 units per acre and to reconfigure the open space and stormwater management facility. The portion of affected property includes tax map nos. 530-2-87C, 530-18-A-E, 530-18-34, and 530-18-46 in the R-3, Multi-Family Residential District. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Commissioner Hicks asked whether the developer still planned to provide a playground for the development. Mr. Neel stated that most residents are “empty nesters,” noting the development may be better served by a pavilion or something similar considering the demographics of the homeowners.

Chairperson Johnson noted he had recently visited the existing development.

The Commission and Mr. Neel discussed the sound barrier between the development and Interstate I-81 and Mr. Neel noted the sound wall would not be extended as part of this request.

The Commission and Mr. Neel discussed the water pressure in the development and Mr. Neel stated that water pressure within the development would likely improve once adjoining properties are developed as there is existing infrastructure for a new water main to service the development.

The Commission and Mr. Neel discussed erosion and sediment control and the function of the proposed relocated stormwater management pond.

The Commission reviewed the existing development standards for the Reagan's Pointe Planned Housing Development.

Chairperson Johnson asked whether there are designated on-street parking spaces within the development. Mr. Drake stated there are no designated on-street parking spaces within the development.

Commissioner Curtis asked whether Glade Drive would be extended in the future to connect to Falling Branch Road. Mr. Neel noted the property adjoining the Reagan's Pointe Subdivision to the south is proposing a development, which would include the extension of Glade Drive to Falling Branch Road.

The Commission requested more information regarding the management of stormwater runoff in relation to the homes closest to the Interstate.

Mr. Neel explained VDOT had originally purchased the property proposed to be rezoned in order to install a stormwater management facility, adding that the Town had installed a drainage system at that time to mitigate runoff issues for those homes. Mr. Neel stated the relocation of the Reagan's Pointe stormwater management facility to the subject property would further improve drainage as it would manage water runoff from the Interstate.

Mr. Neel noted both VDOT and Town of Christiansburg Engineers have reviewed the proposed design of the new stormwater management facility.

Commissioner Sowers motioned to recommend approval of the rezoning. Commissioner Briggs seconded the motion, which passed 9-0.

The following condition was drafted:

1. The presented "Zoning Regulations for Smith/Teel Property," identified as Job No. 2721.1 and "Conceptual Layout" dated December 26, 2019 shall be considered as conditions of approval.

Commissioner Briggs motioned to recommend approval of the conditional use permit with the condition as drafted. Commissioner Sowers seconded the motion, which passed 9-0.

With no further comment, Chairperson Johnson closed the discussion.

#### Other Business

Chairperson Johnson opened the discussion.

Mr. Drake stated the Planning Commission would need to revisit the possible code change regarding architectural projections into minimum setbacks, which was discussed prior to the closure of Town Hall.

Mr. Drake stated the Planning Commission could schedule tutorials or discussions of particular topics at upcoming meetings if there was interest. Vice-Chairperson Knies stated she would be interested in examining race dialogue as it relates to future land use decisions for the Town.

The Commission discussed the upcoming release of the New River Valley Regional Housing Study.

The Commission discussed the option of holding future meetings earlier than 7:00 p.m. After the discussion, the Commission decided to maintain the current meeting time of 7:00 p.m.

Mr. Drake noted citizens had the ability to submit public comments for the Commission's review online as well as the ability to call into the meeting to make a comment.

With no further business, Chairperson Johnson adjourned the meeting at 9:54 p.m.

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Hil Johnson, Chairperson

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Will Drake, Secretary Non-Voting



**WHEREAS**, Downtown Christiansburg, Incorporated (DCI), a Commercial District Affiliate of the Virginia Main Street Program, maintains a vision to establish Downtown Christiansburg as a destination, an economically viable central business district, and a vibrant center for culture and community; and

**WHEREAS**, the mission of DCI supports the revitalization and promotion of Downtown Christiansburg as a destination for visitors, a warm home for residents, and a vibrant economic center for businesses; and

**WHEREAS**, the Town of Christiansburg Planning Commission will consider a request from Montgomery County Public Schools to rezone the 16.66 acre property at 208 College Street NW, which contains the Old Christiansburg Middle School and a Conditional Use Permit for a commercial garage/maintenance shop and contractor storage yard; and

**WHEREAS**, both the College Street and Depot Street corridors are home to various existing businesses and residences that contribute to the unique character of Downtown Christiansburg; and

**WHEREAS**, Radford Road serves as a primary entrance to our Historic Downtown Commercial District and a gateway to our downtown businesses; and

**WHEREAS**, the rezoning of the Old Christiansburg Middle School property to B-3 General Business would provide greater flexibility for future mixed-used development of the property and potential adaptive reuse of the historic buildings on the site; and

**WHEREAS**, the Old Christiansburg Middle School property holds great potential for future development to strengthen Downtown Christiansburg; and

**WHEREAS**, the DCI Board of Directors feels further study and consideration should be given for a better future use for the Old Christiansburg Middle School site; and

**WHEREAS**, the proposed use for a commercial garage/maintenance shop and contractor storage yard could alter the visual character of the College Street, Depot Street, and Radford Road corridors;

**THEREFORE BE IT RESOLVED**, that the DCI Board of Directors supports the rezoning of the Old Christiansburg Middle School property to support future mixed use development of the site; and

**THEREFORE BE IT RESOLVED**, that the DCI Board of Directors urges that the Town of Christiansburg Planning Commission place a condition on the proposed Conditional Use Permit that screening be installed to mitigate the visual impacts of the commercial garage/maintenance shop and contractor storage yard on surrounding properties and entrance corridors; and

**THEREFORE LET IT RESOLVED**, that the DCI Board of Directors encourages the Town of Christiansburg and Montgomery County Public Schools to further study the feasibility of more appropriate future uses for this property that would support the community's vision of a vibrant downtown; and

**THEREFORE LET IT BE FURTHER RESOLVED**, that the DCI Board of Directors offers its experience and assistance to both the Town of Christiansburg and Montgomery County Public Schools to develop a vision for the future of this important downtown asset.

Dated June 18, 2020

Affirmed by the Board of Directors of Downtown Christiansburg, Incorporated by the following roll call vote:

Justin D. Sanders, President	AYE
Elli Travis, Vice President	AYE
Wendy Jay, Treasurer	AYE

Sean Daily, Director	AYE
Casey Jenkins, Director	AYE
Ann Sandbrook, Secretary	ABSTAIN



## Will Drake

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**From:** David & Sharon Brockman <dsbrockman@verizon.net>  
**Sent:** Monday, June 22, 2020 2:59 PM  
**To:** Hil Johnson; mcurtusi@christiansburg.org; Ashley Briggs; Jeananne Knies; Jennifer Sowers; Ann Sandbrook; Jessica Davis; Felix Clarke; Thomas Bernard; Johana Hicks; Will Drake  
**Subject:** Old Christiansburg Middle School property

Dear Planning Commission,

It has recently come to our attention that there is a proposal to rezone the old Christiansburg Middle School property. A year ago a long-time (and current) MCPS employee shared plans she had heard, essentially that OCMS will soon no longer be used as a school. I know the county rather than the town owns the property. As taxpayers of both the town and county, however, those facilities ought to continue to be used as school buildings, especially in light of the extensive remodel undertaken several years ago when OCMS served as the temporary home of Blacksburg Middle School. Additionally, gym and field space is at a premium in the town and county; the OCMS fills a community need in those respects as well. Again, I know MCPS ultimately determines how its properties will be utilized; yet for numerous reasons granting this rezoning request is not in the best interests of the residents of both Christiansburg and Montgomery County as a whole.

Sincerely,

Sharon and David Brockman  
710 West Main Street  
Christiansburg



**Will Drake**

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**From:** noreply@civicplus.com  
**Sent:** Monday, June 22, 2020 3:46 PM  
**To:** Information; Planning; Andrew Warren  
**Subject:** Online Form Submittal: June 22 and 29 Planning Commission Public Hearing Comment Form



If you are having problems viewing this HTML email, click to view a [Text version](#).

## June 22 and 29 Planning Commission Public Hearing Comment Form

Due to COVID-19, it is potentially unsafe for residents, other members of the public and the Planning Commission to assemble in one location. As a result, the Planning Commission Public Hearing scheduled for Monday, June 22, and Monday, June 29, will be conducted semi-virtually via Zoom at 7 p.m. in Council Chambers at Town Hall, 100 E. Main Street.

Two topics will be addressed during the June 22 public hearing:

1. a rezoning request by the Montgomery County School Board for an approximately 16.66 acre property located at 208 College Street NW,
  - o a conditional use permit request, contingent on the preceding item, by the Montgomery County School Board for a commercial garage/maintenance shop on the same property,
2. a rezoning request by Golden Triangle Development, LLC, for an approximately two acre property located north of Glade Drive SE and south of I-81, adjacent to the Reagan's Point Subdivision, and
  - o a conditional use permit request, contingent on the preceding item, by Golden Triangle Development, LLC, to amend the approved planned housing development for the Reagan's Point Subdivision.

One topic will be addressed during the June 29 public hearing:

1. a rezoning request by Caldwell Construction for an approximately 4.52 acre property located at 100 Vinnie Avenue NW,
  - o a conditional use permit request, contingent on the preceding item, by Caldwell Construction for a planned housing development to consist of single-family homes at a density of development not to exceed 4.3 units per acre,

The public may come to the meetings to present a comment in person at Town Hall; however, residents are encouraged to utilize the virtual options below for commenting as these options will help the Town manage social distancing guidelines set by the Virginia Department of Health.

In addition to submitting the form below, other contactless ways to submit a comment are by:

- email to [info@christiansburg.org](mailto:info@christiansburg.org),
- voicemail at 540-382-6128, ext. 1109,
- mail to Town Hall, ATTN: Planning Commission, 100 E. Main St., Christiansburg, VA 24073, or
- the drop box to the left of the front doors at Town Hall.



By submitting the form below, you may submit a public comment for either hearing topic, for each of the hearing topics (please submit a new comment form for each topic you wish to address), or if you would like to address something other than these topics, for the general public comment period.

Please provide your full name and address regardless of the format in which you submit a comment.

To review the **Montgomery County School Board Requests**, please visit here:

[Montgomery County School Board Requests](#)

To review the **Golden Triangle Development, LCC, Requests**, please visit here:

[Golden Triangle Development, LLC, Requests](#)

To review **Caldwell Construction Requests**, please visit here:

[Caldwell Construction Requests](#)

In order for the Planning Commission to receive the comments prior to the meeting, we ask comments be submitted by 6 p.m. on the day before the meeting, June 21 and 28, via any of the methods listed above. If you wish to submit comments following the meeting, this form will stay active until 5 p.m. the day after the meeting, June 23 and June 30.

To speak virtually at the meeting, please provide us with an email below, and we will send you specific directions on how to share a comment during the meeting via Zoom. Three minutes are allotted to each speaker. If you wish to verbally comment on multiple public hearings, please state that in the comment box below, and we will schedule you to speak during the requested public comment periods. You do not have to submit a comment prior to the meeting in order to speak; however, your email is needed for us to contact you with directions.

First Name*	Victor	Last Name*	Dritselis		
Street Address*	201-207 W. Mainstreet	Unit/Apt. #			
City*	Christiansburg	State*	VA	Zip Code*	24073
Public Comment Topic*	[School Board Requests V]				

Public Comment

Dear Town Leaders, The Proposal to allow a bus depot / garage at the Old Christiansburg Middle School location would be a great disservice to the community which likely would cement the use of that property for years to come. Approving such permit would add complications to the future use of that land making it less attractive for future redevelopment proposals. Is heavy truck and bus traffic what we want for the downtown vicinity? We ask as planning commission and town council members that you take a step back, use long term vision to think about the grand scheme for this piece of prime historical property. We should seriously look at this request and make the right choice for the future of Downtown Christiansburg. As elected officials you have a responsibility to the public and cannot allow it to succumb to mechanical or industrial use. This property would be perfect for a mixed-use project that would incorporate residential, office/light commercial, eateries, vocational/educational use and green space. Every intention should be to preserve the old historic structure, tear everything else down and build a great development the Town can be proud of for years to come. A Project like this would be a Catalyst for sorely needed Downtown Revitalization. It would provide a much needed economic boost and allow for the growth of the local economy which in turn would raise tax revenues and allow the town and county to invest more money into things like public works and the school system. Bus garages need to be located in industrial parks on the outskirts of town away from the view of the general public. The project that I am envisioning can draw a lot of parallels to the redevelopment of the old Blacksburg Middle School project known as "Midtown".

Would you like to speak virtually during the Planning Commission meeting on June 22?\*

☒ (X) Yes ☐ ( ) No

Would you like to speak virtually during the Planning Commission meeting on June 29?\*

☐ ( ) Yes ☒ (X) No

If yes, please provide an email so we may contact you with instructions on how to participate in the virtually via Zoom during the meeting.

Email vicdrit@gmail.com

If you do not provide us with an email by 6 p.m. on the day prior to the meeting, June 21 and June 28, there is no guarantee you will be able to speak at the meeting; however, the Planning Commission will still be given your comment if you decide to submit a comment through this form.

\* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:

<http://www.christiansburg.org/Admin/FormHistory.aspx?SID=5986>

The following form was submitted via your website: June 22 and 29 Planning Commission Public Hearing Comment Form

**Christiansburg Planning Commission  
Minutes of June 29, 2020**

Present: Thomas Bernard  
Ashley Briggs  
Felix Clarke Jr.  
Mark Curtis  
Jessica Davis  
Johana Hicks  
Hil Johnson, Chairperson  
Will Drake, Secretary <sup>Non-Voting</sup>

Absent: Jeananne Knies, Vice - Chairperson  
Jennifer D. Sowers  
Ann Sandbrook

Staff/Visitors: Denise Basham-Montgomery, 90 Vinnie Ave.  
Jude Cochran, staff  
Donald Conner, 250 Slate Creek Dr.  
Jared Crews, staff  
Lisa Dalton, 30 Weddle Way  
I-Ping Fu, 50 Weddle Way  
Randy Jones, 180 Slate Creek Dr.  
James Machynski, 260 Slate Creek Dr.  
Bryan Rice, 2440 Hitching Post Dr.  
Steve Semones, Balzer & Associates, Inc.  
Kenneth White, 50 Weddle Way

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

Public Hearing for a Rezoning request by Caldwell Construction (applicant) for an approximately 4.52 acre property owned by Sandra Hawks and Janice Blevins et al, located between the eastern and western terminus of Vinnie Avenue NW (100 Vinnie Avenue NW, tax map no. 435 -A - 45). The request is to rezone the property from the R-1A, Rural Residential District to the R-1, Single-Family Residential District with proffers. The property is designated as Residential on the Future Land Use Map of the

## 2013 Christiansburg Comprehensive Plan.

Chairperson Johnson opened the public hearing.

Steve Semones, Balzer & Associates, gave an explanation of the proposed development of 18 single-level, single-family dwellings. Additionally, Mr. Semones stated the proposed development would connect Vinnie Avenue NW and noted the proposed development would be a similar density to the neighboring Slate Creek development. Mr. Semones noted the developer is aware of the concerns regarding the proposed lot setbacks and is considering possible design alternatives.

Bryan Rice, 2440 Hitching Post Dr., explained to the Commission that he spoke to neighboring residents to get feedback on the proposed development and to answer their questions. Mr. Rice addressed additional concerns and feedback for the Commission and the neighboring residents.

Donald Conner, 250 Slate Creek Drive, stated his opposition against the development and the inter-connection of Vinnie Avenue noting the additional traffic, reduction of wildlife, stormwater concerns, and increased density.

Randy Jones, 180 Slate Creek Drive, stated his concerns of stormwater runoff and additional through traffic.

Denise Basham-Montgomery, 90 Vinnie Avenue, stated her concerns of stormwater runoff, increased density, decrease in wildlife, and increased traffic. Ms. Basham expressed her desire for fewer proposed dwellings and for those dwellings to be on larger lots with larger setbacks.

James Machynski, 260 Slate Creek Drive, expressed his opposition and concerns with the proposed development. Mr. Machynski mentioned poor stormwater management, lack of adequate fire department and public works resources, and wildlife as causes for concern.

Lisa Dalton, 30 Weddle Way, stated her concerns regarding the setbacks, density, stormwater management, increased traffic, and wildlife with the proposal.

I-Ping Fu, 50 Weddle Way, expressed her concerns with the potential increase of traffic and the amount of proposed dwellings.

Kenneth White, 50 Weddle Way, expressed his concern for the potential loss of wildlife in the neighborhood, increased traffic, and increase in density.

With no further comment, Chairperson Johnson closed the public hearing.

Public Hearing for a Conditional Use Permit request – contingent on the preceding item - by Caldwell Construction (applicant) for a planned housing development to consist of single-family homes at a density of development not to exceed 4.3 units per acre for property owned by Sandra Hawks and Janice Blevins et al, located at the eastern and western terminus of Vinnie Avenue NW (100 Vinnie Avenue NW, tax map no. 435 – A – 45) in the R-1, Single-Family Residential District. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Johnson opened the public hearing.

Mr. Machynski commented on his concern of stormwater management with the proposed development along with his concern of what route construction vehicles would take.

Mr. Rice stated the proposed development would be quality construction and would adhere to town and state building requirements. Mr. Rice noted the proposed lots are no denser than some other developments in town.

Ms. Dalton stated her concerns of the additional construction traffic in the area.

Ms. Basham stated her concerns of additional traffic and the proposed lot size.

Mr. Conner noted the small size of the proposed lots.

With no further comment, Chairperson Johnson closed the public hearing.

Chairperson Johnson opened the discussion.

Commissioner Hicks requested an explanation of the stormwater management plan and how it would impact the neighboring dwellings. Mr. Semones stated the property is naturally sloping to feed water into a storm sewer, then the stormwater pond, and eventually into stormwater ditches or drains.

Commissioner Briggs questioned the allowable density under the property's current zoning. Mr. Drake noted the building regulations for R-1A (Rural Residential) zoning.

Chairperson Johnson questioned whether the existing trees on the property would be preserved. Mr. Semones stated the trees may remain, but it is dependent upon the required site grading.

Commissioner Briggs questioned whether a Home Owners Association will serve the development. Mr. Semones stated the development would establish a Home Owners Association to maintain common space and the stormwater management area.



Mr. Semones explained the history and proposal of Vinnie Avenue to the Commission.

Commissioner Clarke requested an explanation of the planned stormwater management facility. Mr. Semones stated the development would have to adequately accommodate the stormwater impact from the proposed development and neighboring properties.

Commissioner Hicks questioned whether a trail system would be added to the development. Mr. Semones stated it was considered, but determined that the proposed sidewalk would be adequate.

Commissioner Hicks requested an explanation on which side of Vinnie Avenue would be used for construction traffic. Mr. Semones stated the developers have not yet determined the best route.

Commissioner Hicks requested an explanation of the need for a retaining wall between the proposed development and neighboring property. Mr. Rice noted that a retaining wall may be necessary for grading and property differentiation, but the developers are unsure at this time.

Commissioner Hicks noted her concern of sight line visibility at the intersections of Vinnie Avenue and Weddle Way as well as Vinnie Avenue and Stafford Drive.

Chairperson Johnson noted the possibility of not connecting the two ends of Vinnie Avenue. Commissioner Clarke noted support of not connecting the two ends. Commissioner Bernard noted his concern of emergency services and public works having adequate access to the development if the street is not connected.

Commissioner Briggs stated her opposition to the current development proposal stating it is too dense.

Mr. Semones noted Stafford Drive will be widened during the Clifton Town Center development.

Commissioner Hicks requested an explanation of the design of the stormwater facility. Mr. Semones stated the facility specifics have not been determined yet.

Mr. Rice noted that the proposed development is less dense than other previously approved developments.

Commissioners Hicks and Briggs noted they appreciated the efforts to build the development, but the current proposed plan needs to be revised.

Mr. Semones noted the demand of single-family homes and the lack of housing in the area. Chairperson Johnson noted the regional housing study and his intention to review it in order to make the most informed decision.

Commissioner Clarke noted the large amount of development activity along the Peppers Ferry Corridor.

Commissioner Hicks questioned the flexibility in the amount of dwellings necessary for development. Mr. Rice stated the financial margins are tight with the current proposal. Mr. Rice and Mr. Semones noted they could potentially fit more units on the property, but felt it was unnecessary. Mr. Rice and Mr. Semones stated they would consider the public input to ease concerns. Mr. Rice stated he can adjust the proposed side yard setbacks to meet the zoning requirements for single-family residential.

Commissioner Hicks questioned how much area is necessary for the stormwater facility. Mr. Rice and Mr. Semones stated final plans have not been determined yet, but there is room for possible adjustment.

With no further comment, Chairperson Johnson closed the discussion.

Presentation by Christiansburg Bikeway/Walkway Committee Chair Ashley Briggs on select bikeway/walkway projects.

Commissioner Briggs presented a brief overview of recently completed and ongoing projects within Christiansburg, including:

- The installation of solar powered emergency call towers along the Huckleberry Trail and within parks.
- Ongoing improvements to the North Franklin Street/Cambria Street intersection including the installation of sidewalks and bike lanes along North Franklin Street with a projected completion by the end of summer 2020.
- Expansion of the Huckleberry Trail from the Oak Tree development along North Franklin Street and down Independence Boulevard.
- Proposed Cambria Trail which would connect Depot Park to the proposed future passenger rail station on Mill Lane and extend to downtown Cambria in Phase I and be extended to Roanoke Street in Phase II.



- Installation of sidewalk along the eastern side of North Franklin Street from Elm Street to Mill Lane.
- Design plans for development of the proposed park along Peppers Ferry Road which would feature four multi-use fields, a splash pad, and an all-accessible playground.

#### Other Business

Chairperson Johnson opened the discussion.

Mr. Drake noted the interest in stormwater management recently and proposed a presentation by the engineering department.

Chairperson Johnson proposed a presentation of the New River Valley Regional Housing Study.

Mr. Drake noted the Development Subcommittee meeting at 6:00 p.m. on July 20<sup>th</sup>.

With no further business, Chairperson Johnson adjourned the meeting at 9:41 p.m.

---

Hil Johnson, Chairperson

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Will Drake, Secretary Non-Voting

June 25, 2020

Jarad Crews:

Attached you will find our statement pertaining to the Case #RZN-2020-04 and CUP-2020-05 rezoning of the property between the Eastern and Western terminus of Vinnie Avenue, NW.

Also attached are signatures from Slate Creek Commons residents for the petition of the above property.

Nora Keen  
210 Slate Creek Drive  
Christiansburg, VA 24073  
540-38-6825

**Petition to the Christiansburg Town Council and  
Planning Commission to REJECT the proposed  
Case #RZN-2020-04 and CUP-2020-05 rezoning of the  
property located between the Eastern and Western  
terminus of Vinnie Avenue NW.  
(100 Vinnie Avenue NW, tax map no. 435-A-45)**

We the undersigned are petitioning the Town Council and Planning Commission to REJECT the proposed Case #RZN-2020-04 and CUP-2020-05 rezoning of the property located between the Eastern and Western terminus of Vinnie Avenue NW. (100 Vinnie Avenue NW, tax map no. 435-A-45).

- 1.) The Slate Creek Commons development was targeted to attract a 50+ community with homes that range in cost from \$220K to \$320K. The addition of homes of lesser value would only depreciate the value of the present homes in the area. And make it more difficult for the present homes owners to get fair market value form their homes when sold.
- 2.) The connecting of Eastern and Western Vinnie Avenue would add addition traffic flow through the area making it even more difficult for residents to get out onto 114. And also cause additional traffic noise of the constant in and out of traffic through already peaceful community of Slate Creek Commons.
- 3.) Additional potential water run off would impact the exiting undersized drainage system that is located behind the residents on lower Slate Creek who get their backyards flooded out during heavy rains. The existing culvert for water overflow becomes a fast flowing small creek of water during the heavy rains.
- 4.) The additional construction in the area would disturb the ecological environment. Wildlife has inhabited the woods and fields behind Slate Creek Drive for years and have taken refuge in the woods. There are several Deer and Cardinal wildlife living in the woods adding additional offspring every year.

**Petition to the Christiansburg Town Council and Planning Commission to  
REJECT the proposed Case #RZN-2020-04 and CUP-2020-05 rezoning of the  
property located between the Eastern and Western terminus of Vinnie Avenue  
NW. (100 Vinnie Avenue NW, tax map no. 435-A-45)**

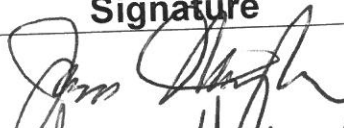



Print Name	Address	Signature	Date
NORA B. Keen	210 Slate Creek Dr, C'Burg VA	Nora B. Keen	6/21/2020
Edward Keen, Jr	210 Slate Creek Dr, Christiansburg VA	Edward Keen Jr	6/21/2020
THOMAS L MASER, Jr.	200 Slate Creek Dr, C'Burg, VA	Thomas L Maser Jr	6-21-2020
RANDOLPH W. Jones, Jr	180 SLATE CREEK DR, C'BURG VA	Randolph W. Jones	6-21-2020
JANET D Jones	180 SLATE CREEK DR C'BURG VA	Janet D Jones	6-21-2020
BARBARA A. Helvey	270 Vinnie Ave, Chbg. VA	Barbara A. Helvey	6/21/2020
VERNON E. Helvey	270 Vinnie Ave, Chbg. VA	Vernon E. Helvey	6/21/2020
Ann Herbert	230 Slate Creek Dr C'burg	Ann Herbert	6/21/20
Robert Herbert	230 Slate Creek Dr., Christiansburg	Robert W. Herbert	6/21/20
Rich Geoghegan	220 Slate Creek Dr, C'burg	Rich Geoghegan	
Phyllis Geoghegan	220 Slate Creek Dr, Chbg.	Phyllis Geoghegan	
Phyllis Geoghegan			
Joan Mills	295 Slate Creek Dr. Chbg.	Joan Mills	6-21-2020
Joan mills	" " " "		6-21-2020
DAN MILLS			
JANE Swain	250 Vinnie Ave - C'burg	Jane Swain	21 June 2020
Jo Bass	260 Vinnie Ave C'burg	Jo Bass	21 June 2020
Connie H. McCall	265 Vinnie Ave, Christiansburg, VA	Connie H. McCall	6-21-2020
Bryce W. McCall	265 Vinnie Ave, Christiansburg, VA	Bryce W. McCall	6-21-2020
Mike McGy	255 Vinnie Ave, Christiansburg	Michael A. McGy	
Susan T. Duncan	230 Slate Creek Dr. Christiansburg	Susan T. Duncan	6/21/20
DENNIS A. DUNCAN	230 Slate Creek Dr Chr. Stansburg VA	Dennis A. Duncan	6/21/2020



**Petition to the Christiansburg Town Council and Planning Commission to  
REJECT the proposed Case #RZN-2020-04 and CUP-2020-05 rezoning of the  
property located between the Eastern and Western terminus of Vinnie Avenue  
NW. (100 Vinnie Avenue NW, tax map no. 435-A-45)**

Print Name	Address	Signature	Date
FRED BURROUGHS	120 SLATE CREEK DRIVE C-BURG VA	Fred Burroughs	6/21/20
Joene Burroughs	120 Slate Creek Dr. Christburg	Joene Burroughs	6/21/20
Janet Mathis	105 Slate Creek Dr. Chburg, Va	Janet Mathis	6/21/20
JAMES A. MATTOX	115 SLATE CREEK DR. C'burg VA	James A. Mattox	6/21/20
Nancy B. MATTOX	115 SLATE CREEK DR. C'burg VA	Nancy B. Mattox	6/21/20
Elizabeth Wiegand	150 SLATE CREEK DR. C'burg, VA	Elizabeth W. Wiegand	6/21/20
JERRY BROWN	240 SLATE CREEK DR. C'BURG VA	Jerry Brown	6/22/20
Carolyn H. Long	190 SLATE CREEK DR. Chburg	Carolyn H. Long	6/22/20
Suzanne Ament	160 SLATE CREEK DR C'burg	Suzanne Ament	6/22/20
Stephanie Turner	135 SLATE CREEK DR C'burg	Stephanie Turner	6/22/20
Lois Virginia Babb	125 SLATE CREEK DR. Chbg.	Lois Virginia Babb	6/22/20
W. Mae Babb	125 SLATE CREEK DR "	W. Mae Babb	6/22/20
Pat Lewis	220 Vinnie Ave. C'burg	Pat Lewis	6/22/20
PATRICIA MEREDITH	285 SLATE CREEK DR C'burg	Patricia Meredith	6/22/20
Margaret Tudham	320 Vinnie Ave.	Margaret Tudham	6/22/20
Patricia Mullins	310 Vinnie Ave	Patricia Mullins	6/22/20
Shirley Dickson	300 Vinnie Ave	Shirley Dickson	6/22/20
Alaina Gelbert	240 Vinnie Ave	Alaina Gelbert	6/22/20
Maria M. Castaner	245 SLATE CREEK DR	Maria M. Castaner	6/22/20
Lauren Beliste	255 SLATE CREEK DR	Lauren Beliste	6/22/20

Petition to the Christiansburg Town Council and Planning Commission to  
REJECT the proposed Case #RZN-2020-04 and CUP-2020-05 rezoning of the  
property located between the Eastern and Western terminus of Vinnie Avenue  
NW. (100 Vinnie Avenue NW, tax map no. 435-A-45)

Print Name	Address	Signature	Date
JAMES MACHYNSKI	260 SLATE CREEK DR.		6/22/20
Judy L. Machynski	260 - Slate Creek Dr.		6/22/20
DONALD P. CONNER	250 SLATE CREEK DR.		
BETH A. STEPHENS	280 SLATE CREEK DR.		6/23/20

## Jared Crews

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**From:** Ann Sandbrook  
**Sent:** Friday, June 26, 2020 3:24 PM  
**To:** PlanningCommission  
**Cc:** Will Drake; Jared Crews  
**Subject:** Public comments regarding Caldwell project/Vinnie Street

Hello Everyone,

I work with Mr. Conner on a local committee, and he sent me the email below in regards to his thoughts on the Vinnie Ave item that has a public hearing request scheduled for Monday 6/29.

I told him that I would pass along his comments to all of you and encouraged him to attend Monday's public hearing regarding these items.

I hope you all are doing well!

Have a great weekend,  
Ann

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**From:** Don Conner <stxdon@hotmail.com>  
**Sent:** Friday, June 26, 2020 2:45 PM  
**To:** Ann Sandbrook <asandbrook@christiansburg.org>  
**Subject:** Vennie St and

Hi Ann. I tried to speak to you at the Brew Do meeting. I live in Slate Creek and "IM IN FAVOR" of the Caldwell Development but I want to keep Vinnie Av not a through street. I talked to the developer and he didn't need it open to build his development. Opening Vinnie Av only makes it 3 blocks long between Walters and Stafford both ending at "T" intersections.

I hope to attend the meeting and would like to speak against the opening of Vinnie Av.  
Don Conner. 304-614-3514

## Jared Crews

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**From:** Melissa Demmitt  
**Sent:** Friday, June 26, 2020 11:04 AM  
**To:** Will Drake; Jared Crews  
**Cc:** Amy Southall  
**Subject:** FW: Proposal to rezone Vinnie Ave for Patio homes

Melissa Demmitt  
Public Relations Director  
Town of Christiansburg  
(540) 382-6128 ext. 1150  
Follow us: Facebook & Twitter

-----Original Message-----

From: Ken White <weddleway@gmail.com>  
Sent: Friday, June 26, 2020 11:03 AM  
To: Information <info@christiansburg.org>  
Cc: I-Ping Fu <ifu@radford.edu>  
Subject: Proposal to rezone Vinnie Ave for Patio homes

Please consider the below as part of the public comment my wife and I plan to make at the 6/29/20 planning commission meeting. My wife, Dr. I-Ping Fu, and myself both plan to speak as joint owners of the 50 Weddle Way property adjoining the proposed patio homes on Vinnie Ave. We are hoping our speeches can be ones of thanks for our concerns being addressed by the builder rather than opposition to the zoning.

We request that the setback of 5 feet from our property line in the master plan submitted from the builder to the planning commission be amended to 15 feet. The increased setback would help to alleviate many of the concerns of the group of neighbors with property on Weddle Way adjoining the land proposed for rezoning.

We request that the plan for privacy screening written into the master plan proposed by the builder be put into specific written proffers before the 6/29/20 meeting. We want these proffers to be added to the application and rezoning process before approval of any rezoning request.

Sincerely,

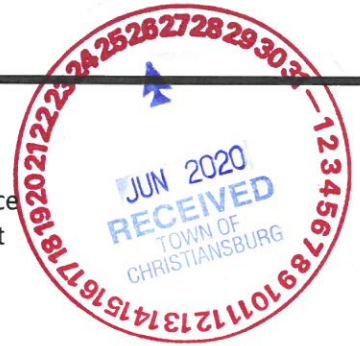
Kenneth N White  
50 Weddle Way



Will Drake

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**From:** Denise E Basham <denisekdfg@gmail.com>  
**Sent:** Friday, June 26, 2020 12:11 PM  
**To:** Will Drake; Lisa Dalton; weddleway@gmail.com; Bryan Rice  
**Subject:** Vinnie Ave Patio Home , Rezoning and Special use permit



Good Morning Mr. Drake,

My name is Denise Basham Montgomery I am a licensed Real Estate Agent 24 years in Virginia. My father is Richard C Basham the current owner of 90 Vinnie Ave. I have my father's permission to speak on his behalf and will attend in person to speak if needed on Monday evening at the Town meeting.

**We are asking that the current ARTICLE III. - RURAL RESIDENTIAL DISTRICT R-1A not be changed.**

The minimum side yard for each main structure shall be a minimum of 15 feet or side lot line easement width whichever is greater.

We have concerns for the natural wildlife that enjoys this area and the family and children who enjoy seeing them be protected.

The proposed 18 units is far too many and would cause too much traffic in this small area.

We love this home on 90 Vinnie Ave and since my father just lost his wife less than 2 years ago he wants things not to drastically change again. He is 81 years young and enjoys the deer and birds at play .Dad spends a part of each day sitting on his front porch and watching the wildlife, this is a special time in his daily life.

We would like to see the same uniform style of homes and yards with scattered trees to occupy this small acreage.

If this doesn't matter to the Town, and (I am sure it does), it does matter to us, The residents that live here and have family here.

If this Special use permit does pass I would like it to include in writing that the set back from the side line for 90 Vinnie Ave, and homes affected on Weddle Way stay at their current 15 feet.

I would also ask to be added to this permit that the units be reduced to not more than 10-12 units, and that an 8' privacy fence (in good taste) be added as a screen to be taken care of by the property owners association of the New Vinnie Ave Patio Homes, and built prior to first Home Construction.

Thank you for your time.

Denise Basham Montgomery  
Richard C Basham  
90 Vinnie Ave

434-942-4521

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## Jared Crews

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**From:** Melissa Demmitt  
**Sent:** Friday, June 26, 2020 11:04 AM  
**To:** Will Drake; Jared Crews  
**Cc:** Amy Southall  
**Subject:** FW: Proposal to rezone Vinnie Ave for Patio homes

Melissa Demmitt  
Public Relations Director  
Town of Christiansburg  
(540) 382-6128 ext. 1150  
Follow us: Facebook & Twitter

-----Original Message-----

From: Ken White <weddleway@gmail.com>  
Sent: Friday, June 26, 2020 11:03 AM  
To: Information <info@christiansburg.org>  
Cc: I-Ping Fu <ifu@radford.edu>  
Subject: Proposal to rezone Vinnie Ave for Patio homes



Please consider the below as part of the public comment my wife and I plan to make at the 6/29/20 planning commission meeting. My wife, Dr. I-Ping Fu, and myself both plan to speak as joint owners of the 50 Weddle Way property adjoining the proposed patio homes on Vinnie Ave. We are hoping our speeches can be ones of thanks for our concerns being addressed by the builder rather than opposition to the zoning.

We request that the setback of 5 feet from our property line in the master plan submitted from the builder to the planning commission be amended to 15 feet. The increased setback would help to alleviate many of the concerns of the group of neighbors with property on Weddle Way adjoining the land proposed for rezoning.

We request that the plan for privacy screening written into the master plan proposed by the builder be put into specific written proffers before the 6/29/20 meeting. We want these proffers to be added to the application and rezoning process before approval of any rezoning request.

Sincerely,

Kenneth N White  
50 Weddle Way

## Will Drake

---

**From:** Dale Clark <dclark540@gmail.com>  
**Sent:** Thursday, June 25, 2020 9:39 PM  
**To:** Hil Johnson  
**Cc:** PlanningCommission; Will Drake  
**Subject:** Vinnie Dr Rezoning



Mr. Johnson,

We would like to take this opportunity to endorse the planned construction of 18 homes by Bryan Rice and Richard Caldwell in the Vinnie Drive area of Christiansburg. We have known these gentlemen for many years and have always found them both to be forthcoming, honest, hard workers who follow through with everything they promise.

Approximately four years ago we retired and decided to downsize. We were particularly interested in a single level, patio home in an area suitable for retired people. We were lucky enough to find the Wynwood Estates project that Mr. Rice and Mr. Caldwell were building in Christiansburg at that time. This was a planned community of 17 homes and we were the sixth buyer.

We were very impressed with the construction of the first five homes in the community and the high-level of recommendations that we received from those already living there. We are extremely pleased with the quality of work and craftsmanship of our home.

Additionally, as work continued on the remaining units, Mr. Caldwell was very attentive to the needs of the neighbors. The construction sites were well maintained and no excess debris was present.

Again, we highly endorse Mr. Rice and Mr. Caldwell in this project. We are confident that Christiansburg and the surrounding neighbors will be pleased with the development proposed by Bryan and Richard.

Thank you for the opportunity to comment.

Dale & Diana Clark  
220 Wynwood Circle

Christiansburg, VA



Public Comment Topic: Caldwell Construction Requests

Public Comment: Beth Stephens  
280 Slate Creek Dr.  
Christiansburg, VA 24073  
(540)250-0022

Town of Christiansburg  
Town Council & Planning Commission  
100 East Main Street  
Christiansburg, VA 24073-3029



Subject: Public Hearing June 29, 2020 for Rezoning and Conditional Use Permit for the eastern and western terminus of Vinnie Avenue NW (100 Vinnie Avenue NW, tax map no. 435 -A -45) from R1A Rural Residential to R-1 Single Family Residential

Dear Town Council & Planning Commission,

As an adjoining property owner, I am writing to express my strong opposition to the proposed rezoning and request for a Conditional Use Permit for the location between the eastern and western terminus of Vinnie Avenue NW (100 Vinnie Avenue NW, tax map no. 435 -A -45). I completely opposed the rezoning and the proposed single-family homes development that will cause additional ground water run-off, additional traffic and safety problems, destroy local wildlife habitat, and potentially lower the values of my property.

Ground Water run-off would be my major concern. This proposal would add flow to the existing overtaxed and undersized drainage in the Slate Creek neighborhood, not to mention all the bugs and mosquitoes that come with standing water and moisture. The current development plans have the "storm water management area" next to my property and would be an eye sore when I look out my bedroom and kitchen windows and from my deck/patio.

Traffic and safety of pedestrians are also a concern. Traffic increases will be seen on Vinnie, Walter and Stafford, causing traffic issues during critical times for the existing Slate Creek neighborhood. In general, the area traffic is continuing to increase, and heavy traffic is already common at times getting onto Peppers Ferry Road as more and more developments are completed.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat as the town continues to develop ALL green spaces on Peppers Ferry Road/VA 114 west of the mall.

I urge you to disapprove the proposed rezoning and permit, and from recent discussions with my neighbors, I know my opinions are shared by many who will not be attending the meeting because of COVID-19.

Thank you for hearing my concerns on these two requests and I look forward to hearing back on how the town and planning commission will address these concerns.

Sincerely,

Beth A. Stephens



periods. You do not have to submit a comment prior to the meeting in order to speak; however, your email is needed for us to contact you with directions.

First Name*	Lisa	Last Name*	Dalton		
Street Address*	30 Weddle Way	Unit/Apt. #			
City*	Christiansburg	State*	VA	Zip Code*	24073
Public Comment Topic*	[Caldwell Construction Requests V]				
Public Comment					

Neighbors with connecting property on the Weddle Way side of the project request the developer to increase the setback from their properties to 15 feet instead of the 5 feet shown on the proposed Master Plan for Vinnie Ave Patio Homes to match the existing zoning of the property as part of the master plan, rezoning process and application. In addition, we request the screening for adjacent property owners mentioned in the application be detailed in a written a proffer statement and added to the application and rezoning process before approval. I plan to speak in person at the public hearing if necessary. Thank you for your time.

Would you like to speak virtually during the Planning Commission meeting on June 29?\*

☐ Yes ☒ No

If yes, please provide an email so we may contact you with instructions on how to participate in the virtually via Zoom during the meeting.

Email

If you do not provide us with an email by 6 p.m. on the day prior to the meeting, June 28, there is no guarantee you will be able to speak at the meeting; however, the Planning Commission will still be given your comment if you decide to submit a comment through this form.

\* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.christiansburg.org/Admin/FormHistory.aspx?SID=5998>



The following form was submitted via your website: June 29 Planning Commission Public Hearing Comment Form

Due to COVID-19, it is potentially unsafe for residents, other members of the public and the Planning Commission to assemble in one location. As a result, the Planning Commission Public Hearing scheduled for Monday, June 29, will be conducted semi-virtually via Zoom at 7 p.m. in Council Chambers at Town Hall, 100 E. Main Street.

:

One topic will be addressed during the June 29 public hearing:

1. a rezoning request by Caldwell Construction for an approximately 4.52 acre property located at 100 Vinnie Avenue NW,
  - o a conditional use permit request, contingent on the preceding item, by Caldwell Construction for a planned housing development to consist of single-family homes at a density of development not to exceed 4.3 units per acre.

:

The public may come to the meetings to present a comment in person at Town Hall; however, residents are encouraged to utilize the virtual options below for commenting as these options will help the Town manage social distancing guidelines set by the Virginia Department of Health.

In addition to submitting the form below, other contactless ways to submit a comment are by:

- o email to [info@christiansburg.org](mailto:info@christiansburg.org),
- o voicemail at 540-382-6128, ext. 1109,

## Will Drake

---

**From:** Lisa Dalton <lgdalton5252@yahoo.com>  
**Sent:** Friday, June 26, 2020 10:02 AM  
**To:** Will Drake  
**Cc:** Denise E. Basham; weddleway@gmail.com; Lisa  
**Subject:** Fw: Vinnie Ave Patio Home Masterplan/Rezoning  
**Attachments:** Vinnie Patio Home Letter\_Dalton.pdf



Good morning Mr. Drake,

I'm writing this email to share our concerns about the upcoming Case #RZN-2020-04 and CUP-2020-05 - Vinnie Avenue Patio Homes Master Plan/Rezoning (<https://www.christiansburg.org/DocumentCenter/View/11541/Caldwell-Construction-Requests>) that will be discussed at the Town of Christiansburg Planning Commission's Public Hearing on Monday, June 29, 2020.

I wrote a public comment requesting an increase to the setbacks on our side to the master plan, so it matches the current zoning for the lots next to our existing homes. In addition the comment included the developer put in writing the details for screening they have mentioned to us in person and in their application. Below is the written request I sent to the developer.

If you would please pass this along to the planning commission so they are aware of our concerns prior to the meeting on Monday that would be great.

I've copied the Basham (90 Vinnie Ave) and White (50 Weddle Way) property owners included in the letter. We all plan to attend and speak, if necessary, at the meeting on Monday.

Thank you  
Lisa Dalton  
30 Weddle Way

----- Forwarded Message -----

**From:** Lisa Dalton <lgdalton5252@yahoo.com>  
**To:** bryan@ricerealty.net <bryan@ricerealty.net>  
**Cc:** Denise E. Basham <denisekdfg@gmail.com>; weddleway@gmail.com <weddleway@gmail.com>; Lisa <lgdalton5252@yahoo.com>  
**Sent:** Friday, June 26, 2020, 09:30:45 AM EDT  
**Subject:** Vinnie Ave Patio Home Masterplan/Rezoning

Good morning Mr. Rice,

Thank you again for talking to the neighbors around the property you would like to rezone this week. We do have a couple of requests in the attached letter. Please consider putting the specific and detailed items we talked about in person and on the phone in writing before the rezoning meeting on Monday. If we could review it before Monday night that would be great. We hope this works out well for everyone involved.

I've copied the Basham and White property owners included in this letter. We all plan to attend and speak, if necessary, at the meeting on Monday.

Thank you for your time.

Lisa Dalton  
30 Weddle Way

540-818-1651  
lgdalton5252@yahoo.com



June 25, 2020

Rice Realty & Landsales  
Bryan Rice  
600 Radford Street  
Christiansburg, VA 24073



Re: Case #RZN-2020-04 and CUP-2020-05 - Vinnie Avenue Patio Homes Master Plan/Rezoning

Dear Mr. Rice,

Thank you for stopping by to talk to me on Wednesday about the property you recently purchased behind my house and are trying to rezone on Monday, June 29.

All of the neighbors with property connecting to the land you purchased on the Weddle Way side have discussed the impacts to our property. **We've always realized this property would one day be developed and our beautiful field view would be changed.**

The Town's comprehensive plan calls this area residential with no plan for extra density, which allows for approximately 9 homes along Vinnie Avenue and would be more like our neighborhood. The rezoning and master plan you have proposed would double the home density to 18 and place a home 5 feet from my property line, practically on my property. When we purchased our homes we assumed the land behind and beside us would look similar to our neighborhood as that is how it's zoned.

Thank you for listening to our concerns about the patio home placement this week. We appreciate your ideas about your builder possibly creating a retaining wall, building privacy fences and/or adding trees at your expense to make it nicer for everyone.

**We've heard your builder is a quality builder and that is great to hear. We want to work with you and be good neighbors.** With your current master plan and rezoning, all 3 property owners on our side of the property would oppose this without some changes and written proffer statements in place. Perhaps with some preplanning on our part, the meeting we all plan to attend on Monday could be quick and easy for all parties involved.

**Our requested changes to the proposed Vinnie Avenue Patio Homes Master Plan:**

1. Increase setback to at least 15' on the Weddle Way side of your new property in the master plan to match the existing zoning. This would address several of the neighbor requests.
  - a. It looks like the lots could be shifted away from the existing houses on Weddle Way for lots 11 to 18 toward the open space to provide the 15', making the open space/SWM a little bit smaller.
2. Create a proffer in addition to the 15' setback above to install sufficient privacy screening along our existing homes as mentioned in your application.
  - a. Developer shall install and pay for a buffer consisting of the following depending on neighbor request below:
    - 8' tall Simtek privacy fence. A solid fence with maintenance free qualities. Color to be agreed to by adjacent property owners. <https://www.certainteed.com/fence/simtek/>
    - Double staggered row of evergreen trees. Rows shall be 8' apart and spaced at 8' on center for each row and a minimum of 6' at planting.
  - b. The setback would allow the neighbor at 50 Weddle Way to keep the natural buffer of trees that currently exists. If the natural buffer is kept and trees are not removed near their property, the neighbor at 50 Weddle Way does not need or want a privacy fence buffer. They would like the

natural tree buffer and if a tree is removed they would like a tree to be replaced in the same general location. They would like for both to be written in the proffer.

- c. The setback may already be possible for 90 Vinnie Avenue if the new home is constructed as close to lot 2 as possible. The neighbor at 90 Vinnie Avenue would like a privacy fence buffer along the side of their property written in a proffer.
- d. Specifically for 30 Weddle Way, in addition to the setback, I would like a proffer stating a solid privacy fence/wall will be installed along the back of my property line similar to the example above.

- 3. Town ordinance requires sidewalks on both sides of the street for subdivisions. Slate Creek's Vinnie Avenue has two sidewalks dead ending into this property. We believe both sidewalks should be extended on the master plan.

This property has been for sale for a long time and due to the sale price of the land, the developer needs to pack a lot in a small space to be profitable.

We understand business and the value of a good builder. We would like for this to work out for everyone involved. Please consider these adjustments to the master plans and a written proffer statement detailing the screening that will be installed prior to the meeting on Monday.

Thank you

Lisa Dalton  
540-818-1651  
30 Weddle Way  
Christiansburg, VA 24073



## Will Drake

---

**From:** Ken White <weddleway@gmail.com>  
**Sent:** Friday, June 26, 2020 9:48 AM  
**To:** Will Drake  
**Cc:** I-Ping Fu  
**Subject:** Rezoning request at 6/29/20 Planning Commission Meeting



Dear Mr Drake,

My wife, Dr I-Ping Fu, and myself are joint owners of the property at 50 Weddle Way that adjoins the proposed rezoning. We ask that you relay to the planning commission our request that zoning not be approved as it is currently stated in the master plan that has been submitted to the planning commission from the builder.

My neighbors, with property that adjoins the proposed rezoning, have submitted our concerns and requests for changes to their master plan to the builder. We have asked for proffers to be put into writing. Thus far, the builder has contacted one neighbor and made verbal promises, but that is not sufficient. All the neighbors have signed up for speaking time at the planning commission meeting. It is our expectation that our speeches would be those of thanks for our concerns being properly addressed rather than calls for a halt to the rezoning. Anything you can do to facilitate successful resolution of our concerns before Monday's meeting will be greatly appreciated.

Specifically, for our property at 50 Weddle Way, we would like for the following considerations to be made as changes to the master plan and proffers in writing:

### **Our requested changes to the proposed Vinnie Avenue Patio Homes Master Plan:**

1. Increase setback to at least 15' on the Weddle Way side of your new property in the master plan to match the existing zoning. This would address several of the neighbor requests.
  - a. It looks like the lots could be shifted away from the existing houses on Weddle Way for lots 11 to 18 toward the open space to provide the 15'.
2. Create a proffer in addition to the 15' setback above to install sufficient privacy screening along our existing homes as mentioned in your application.
  - a. Developer shall install and pay for a buffer consisting of the following depending on neighbor request below:
    - 8' tall Simtek privacy fence. A solid fence with maintenance free qualities. Color to be agreed to by adjacent property owners. <https://www.certainteed.com/fence/simtek/>
    - Double staggered row of evergreen trees. Rows shall be 8' apart and spaced at 8' on center for each row and a minimum of 6' at planting.

- b. This setback would allow the neighbor at 50 Weddle Way to keep the natural buffer of trees that currently exists. If the natural buffer is kept and trees are not removed near their property, the neighbor at 50 Weddle Way does not need or want a privacy fence buffer. They would like the natural tree buffer and if a tree is removed they would like a tree to be replaced in the same general location. They would like for both to be written in the proffer.

Mr. Drake, the natural tree buffer we are trying to save in the rear of our property at 50 Weddle way is more than just a grouping of trees. The beauty of these trees, and the surrounding fields, are a primary reason for our purchase of the property. The trees are the last remnant of the apple orchard that once occupied our neighborhood. They are part of a delicate natural balance to our neighborhood that we never thought would be destroyed.

We are not thrilled with patio homes being built behind us at twice the density of the current existing houses, but the loss of the trees is unthinkable! In your reply, we would appreciate any insights you can give us into what can be built in the field to the right side of these trees. This is a field that our neighbors to the right sold immediately after Mr. Rice made his purchase of the field to the left of us in order to build his patio homes. Could another street be extended off the side of Vinney Avenue now designated as unused space by Mr. Rice in his master plan proposal? We appreciate a planning commission who considers this possibility and the increased traffic impact of this possibility added into the impact of the patio home development.

Thank you for your time and attention to these matters. We look forward to your reply.

Sincerely,

Kenneth N White  
50 Weddle Way



## Planning Department Staff Report - **Update**

TO: Planning Commission

DATE: July 17, 2020

APPLICATION: Rezoning [RZN-2020-02] & Conditional Use Permit [CUP-2020-03]

LOCATION: 208 College Street NW

PROPERTY OWNER: Montgomery County School Board

PROPOSAL: Rezone from R-2 to B-3 and Conditional Use Permit for a commercial garage/maintenance shop and contractor storage yard.

### **Update**

On July 13, Planning Commission participated in a site visit and tour of the existing and renovated facilities at 208 College Street. Members of the Planning Commission, Administration and Facilities staff for Montgomery County Public Schools, and members of the Montgomery County School Board were in attendance. The site visit included a tour of the existing offices, instructional and meeting space, and service/storage areas. The Commission viewed the gym, which is the proposed location of the garage, and concluded the tour by viewing the area proposed for school bus and vehicle parking.

For the purposes of review and discussion by the Planning Commission, staff is providing the following draft conditions. Conditions 1-4 are specific to the site elements of the subject property. Conditions 5-8 are general conditions customarily used for garage and contractor storage yard CUP requests:

1. The site shall be developed and used in conformance with the Overall Master Plan, "Old Christiansburg Middle School Redevelopment Master Plan" prepared by OVPR Architects and Engineers, dated February 14, 2020.
2. An 8-foot tall, dark-colored pvc-coated chain link fence shall be installed around the perimeter of the parking area to the extent and location as shown on the Overall Master Plan. Privacy slats shall be installed and maintained along the entirety of the fence.
3. A staggered, double-row of evergreen screening trees shall be installed around the perimeter of the parking area to the extent and location as shown on the Overall Master

Plan. The trees shall be a minimum of 6-feet tall at the time of planting. Each row of trees shall be planted on 12-foot centers, with a staggered, equal planting distance maintained between the two rows.

4. The location of garage doors/service bay doors into the bus garage structure shall be limited to the southwest side of the bus garage, as shown on the Overall Master Plan.
5. The property shall be maintained in a clean, sanitary, and sightly manner.
6. Mechanical work shall be done inside the building and not outside.
7. All parts, including faulty parts, tires, etc. shall be kept inside the garage or a fully enclosed building (including a roof) until disposal.
8. All waste petroleum products and/or chemicals shall be disposed of properly and are not to accumulate upon the premises. Provisions are to be made for the capture of leaking petroleum products and/or chemicals.

## **Request**

The Town of Christiansburg has received two related requests by the Montgomery County School board for an approximately 16.66 acre parcel (tax map no. 526 – A – 175) located 208 College Street, N.W., in the R-2, Two-Family Residential District:

1. A request to rezone the property from R-2, Two-Family Residential to B-3, General Business.
2. Contingent on the first request, a Conditional Use Permit request for a commercial garage/maintenance shop and contractor storage yard in the B-3, General Business District.

The School Board is proposing to use the site to service Montgomery County School District buses and vehicles. The applicant has submitted a daily trip count analysis and conceptual layout plan, which are attached to this report.

## **Background**

The site was formerly the location of Christiansburg Middle School.

A small portion of the property is located within the 500-Year Flood Hazard Area. The property is not located within a Historic District. The property is located within the Downtown Urban Development Area. The property is designated as Downtown/Mixed Use on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

The adjoining properties are zoned R-2, Two-Family Residential, B-2, Central Business, B-3, General Business, and I-1, Limited Industrial. The adjoining properties contain residential, commercial, and government uses as well as a church.

## **Public Hearing Dates**

The Planning Commission Public Hearing is scheduled for Monday, June 22, 2020 and the Town Council Public Hearing is scheduled for Tuesday, July 14, 2020.

The Planning Commission Public Hearing was originally advertised and scheduled for March 16, 2020 but was postponed to coincide with the closure of Town Hall and a hold on public hearings in response to the COVID-19 Virus.

### List of attachments included with staff report:

1. Rezoning and Conditional Use Permit application
2. Daily trip count analysis
3. Conceptual layout plan
4. Aerial map
5. Zoning map
6. Adjoining properties table





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

## Rezoning Application

Landowner: Montgomery County School Board Applicant: Montgomery County School Board

Address: 208 College Street Address: 208 College Street  
Christiansburg, VA 24073 Christiansburg, VA 24073

Phone: (540) 382-5100, ext 1017 Phone: (540) 382-5100, ext 1017

I am requesting a rezoning of my property from zoning classification R-2 to zoning classification B-3 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 208 College Street, Christiansburg, VA 24073

Tax Parcel(s): 070668 526-A-175

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." **\*Please find attached a copy of the District's current plans for the site. This is being provided for informational purposes only. The actual plans will be provided during the permitting process\***

Fee: \$750.00

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): Thomas Wang Date: 2/18/2020

\_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

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

\_\_\_\_\_  
Town Manager

\_\_\_\_\_  
Date

\*Please complete attached sheet



Please complete the following section:

Per Section 42-11(A) of the Christiansburg Town Code:

*Rezoning application submissions shall include a traffic impact statement whenever a proposed zoning map amendment substantially affects transportation on town streets through traffic generation of either:*

- (1) 100 vehicles trips per peak hour by residential development;*
- (2) 250 vehicles trips per peak hour by non-residential development; or*
- (3) 2,500 vehicle trips per day by non-residential development.*

*The data and analysis contained in the traffic impact statement shall comply with Virginia Department of Transportation Traffic Impact Analysis Regulations 24 VAC 30-155-60 and all applicable town ordinances.*

**A traffic impact analysis ☐ is ☒ is not required for the proposed project:**

1. ☐ Yes or ☐ No, the proposed residential development generates \_\_\_\_\_ vph which is greater than the requirement of 100 vehicles per hour, or
2. ☐ Yes or ☒ No, the proposed non-residential project generates \_\_\_\_\_ vph which is greater than the requirement of 250 vehicles per hour
3. ☐ Yes or ☒ No, the proposed non-residential project generates or 756 vpd which is greater than the requirement of 2,500 vehicles per day.
4. ☐ Yes or ☐ No, a new TIS study is not required because a previously submitted TIS is still applicable for the project site. (Note: the appropriate documentation must be attached)

**\*Trip generation shall be measured based on the current edition of the Institute for Transportation Engineers (ITE) Trip Generation Manual**

**\*Please find attached a trip analysis prepared by the District. The analysis was prepared based on actual trips on a given day, assuming the high end number of trips. Based on this analysis, the District does not believe that a formal traffic impact analysis is needed.\***



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

## Conditional Use Permit Application

Landowner: Montgomery County School Board Applicant: Montgomery County School Board

Address: 208 College Street Address: 208 College Street  
Christiansburg, VA 24073 Christiansburg, VA 2407

Phone: (540) 382-5100 ext. 1017 Phone: (540) 382-5100 ext. 1017

I am requesting a Conditional Use Permit to allow Montgomery County Public School's ("MCPS")

to convert the gym into a fleet maintenance facility that will be used solely to service the District's buses and vehicles. In addition to the current MCPS garage personnel, the fleet maintenance groups will use District students who are currently enrolled in an applicable career technical program. In addition, the School Board is interested in converting some portion of the existing parking lot near the Depot Street entrance and ball field into a permanent parking lot for school buses and District vehicles. Please see the site plan attached to the rezoning application for informational purposes only.

on my property that is zoning classification R-2 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 208 College Street, Christiansburg, VA 24073

Tax Parcel(s): 070668 526-A-175

Fee: \$1,000

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge. I understand that Conditions may be placed on my property in regards to the above mentioned use/activity. I also understand that the Conditional Use Permit may be revoked and/or additional Conditional Use Permits required should questions regarding conformity arise. \*Please note that we have attached a copy of District's current site plans to the rezoning application. This is being provided for informational purposes only. The actual plans will be provided during the permitting process\*

Signature of Landowner(s): Thomas Henry Date: 2/19/2020  
as Assistant Superintendent in Operation Date: \_\_\_\_\_  
Montgomery County Public Schools Date: \_\_\_\_\_

This request was approved / disapproved by a vote of the Christiansburg Town Council on \_\_\_\_\_.  
 Any Conditions attached shall be considered requirements of the above request.

Town Manager \_\_\_\_\_

Date \_\_\_\_\_

\*Please complete attached sheet

Montgomery County Public Schools  
Analysis of Daily Trips at Operating Center  
February, 2020

	Department																						
	Info. Tech.				SNP				Warehouse Purchasing				Transportation				Other		PD Room		Custodians		
	Facilities		Tech.		In		Out		In		Out		In		Out		In		Out		In		Out
In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
5:30																							
6:00																							
6:30	15		4																			1	
7:00	15		10			7		6	1	27	10												
7:30	4	25							4	3	25	4											1
8:00		4	12	4					1		0												
8:30				3							4								5				
9:00																							
9:30								3			14							40					
10:00											12												
10:30											3										1		
11:00	4									3	0												
11:30											0												
12:00								1			2	1											
12:30		4			12			3			0	0											
1:00						1				1	0	0											1
1:30											3	0											
2:00											3	7											
2:30											23	2											
3:00	27		3			4					12	37											
3:30	1	30	4		4						0	0											1
4:00	1	1			10			3			1	2											
4:30		2						1	3		0	4											
5:00		1							2	3	20	0											1
5:30									5		24	31											
6:00											0	20											
6:30											0	0											
7:00											2	2											
7:30											0	0											
8:00											0	0											
8:30											0	0											
9:00											6	0											
9:30											0	6											
10:00											0	0											
Total	67	67	33	33	33	12	12	17	17	192	192	8	8	45	45	4	4	4	4	4	4	4	4



Montgomery County Public Schools  
Analysis of Daily Trips at Operating Center  
February, 2020

	<u>Montgomery Central</u>		<u>Total</u>		<u>Total VPH</u>
	<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>	
5:30			2	2	
6:00			3	0	7
6:30			33	10	
7:00	7		69	27	139
7:30	7		5	36	
8:00			17	9	67
8:30			4	3	
9:00			66	14	87
9:30			18	14	
10:00			6	12	50
10:30			0	6	
11:00			4	0	10
11:30			3	1	
12:00			3	12	19
12:30			1	6	
1:00			3	0	10
1:30			3	10	
2:00			23	2	38
2:30			17	37	
3:00			30	1	85
3:30		7	9	36	
4:00		7	3	58	106
4:30			24	13	
5:00			24	41	102
5:30			0	20	
6:00			0	0	20
6:30			2	2	
7:00			0	0	4
7:30			0	0	
8:00			0	0	0
8:30			0	0	
9:00			6	0	6
9:30			0	6	
10:00			0	0	6
Total	14	14	378	378	756

756





DOUBLE STRIPED FOR OVERFLOW PARKING  
47 OVERFLOW CAR PARKING SPACES  
49 BUS PARKING SPACES REMAINING

**ZONING TABULATION**  
GENERAL BUSINESS DISTRICT - B3

SECTION 42-337 - AREA  
\*NO MINIMUM REQUIRED LOT AREA

SECTION 42-338 - SETBACK  
\*30 FEET FROM ANY STREET RIGHT OF WAY

SECTION 42-339 - FRONTAGE AND YARDS  
\*(1) 20% GREENSPACE WITH NO MORE THAN 50% OF THE GREENSPACE AS GRASS ALONE.

SECTION 42-340 - HEIGHT  
\*35 FT MAXIMUM

PARKING TABULATION		
BUSES:	TOTAL SPACES	63
CARS:	NEW PARKING LOT	95
	MAINTENANCE SHOP	5
	SCHOOL/OFFICES	25
	OPERATIONS	35
	PROF DEVELOPMENT	14
	TOTAL SPACES	174

△		
△		
△		
No.	Description	Date
Revisions		

200 County Club Dr. SW  
Baltimore, Virginia 22006  
P: 540-552-2151  
F: 540-551-0219  
5550 Winchester Avenue  
Berkeley Springs, WV 25010  
P: 304-338-4541  
www.ovpr.com

**OVPR**  
ARCHITECTS AND ENGINEERS

OLD CHRISTIANSBURG MIDDLE SCHOOL  
REDEVELOPMENT MASTER PLAN

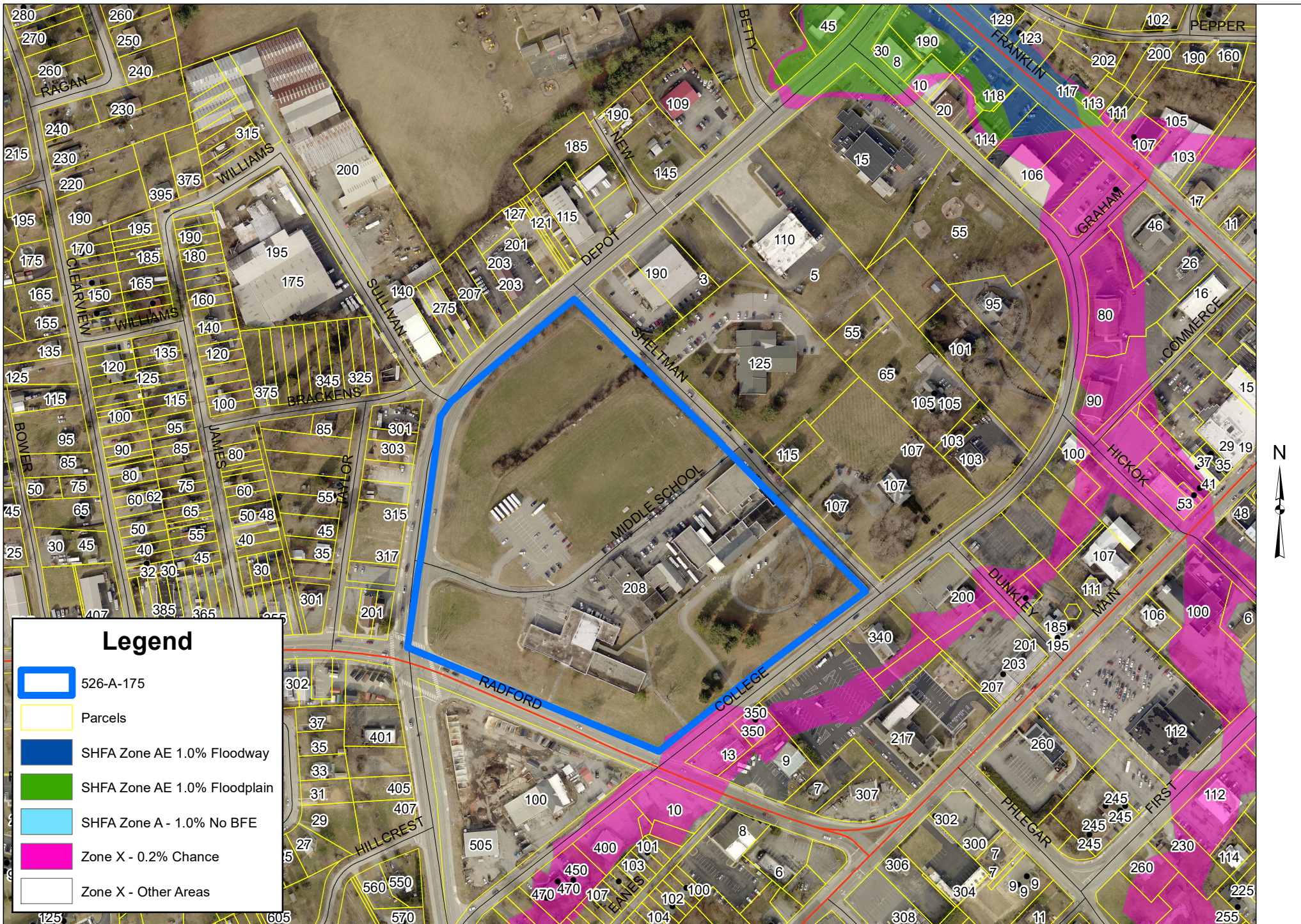
MONTGOMERY COUNTY PUBLIC SCHOOLS  
CHRISTIANSBURG  
VIRGINIA

Comm. No.	2019-095
Date	14 FEB 20
Designed:	WAS
Drawn:	WAS
Checked:	
Approved:	

OVERALL MASTER PLAN

C101



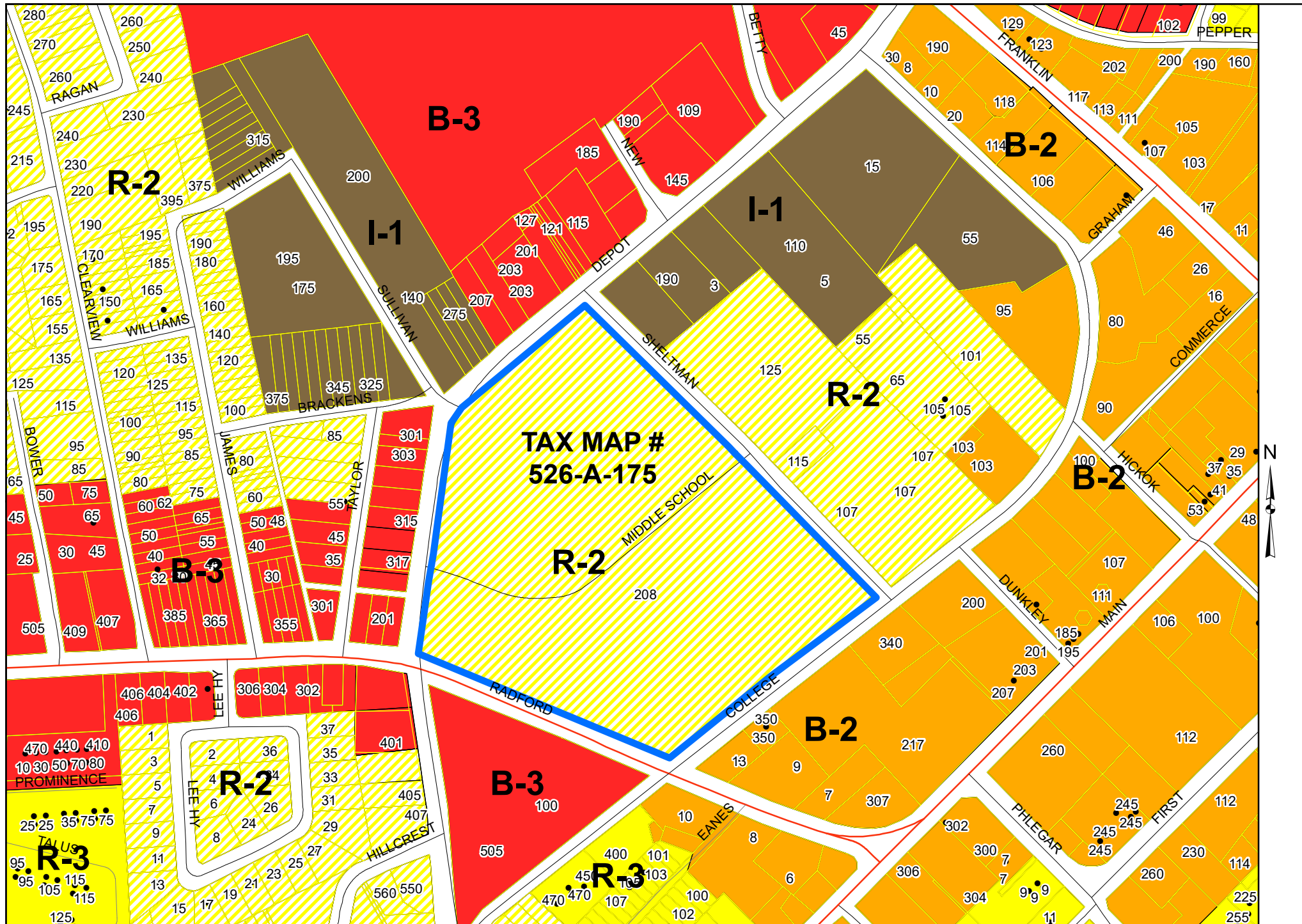


RZN AND CUP REQUEST: 208 COLLEGE STREET NW

PLANNING COMMISSION PUBLIC HEARING: JUNE 22, 2020  
TOWN COUNCIL PUBLIC HEARING: JULY 14, 2020

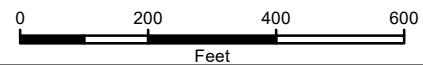
0 200 400 600  
Feet





RZN AND CUP REQUEST: 208 COLLEGE STREET NW

PLANNING COMMISSION PUBLIC HEARING: JUNE 22, 2020  
TOWN COUNCIL PUBLIC HEARING: JULY 14, 2020



## RZN and CUP: 208 College Street NW

### Adjoining Property Owners

<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Mailing Address</u>	<u>City, State, Zip</u>
526- A213	BLUE RIDGE BANK	C/O BANK SERVICES OF VA INC	1300 KINGS MOUNTAIN RD	MARTINSVILLE VA 24112
526- A222	CHRISTIANSBURG TOWN OF			
526- A228A	CONNER LULA LIFE ESTATE	C/O MR ALVERTIS W BISHOP	6237 SAVANNAH AVE	CINCINNATI OH 45224
526- A176	DOVE MICHAEL G	DOVE ELAINE V	P O BOX 821	CHRISTIANSBURG VA 24068
526- 3 1,2	DURHAM CHARLES H JR		275 W DEPOT ST	CHRISTIANSBURG VA 24073
526- 3 3,4	DURHAM CHARLES H JR		275 W DEPOT ST	CHRISTIANSBURG VA 24073
526- A176A	FOUR HORSEMEN LLC		513 WILDFLOWER LN	BLACKSBURG VA 24060
526- A155	HOLLYBROOK MULCH TRUCKING INC		231 BOLT MILL RD	WILLIS VA 24380
526- 23BK 1 8-11	JACK EARLES VIA REV TRUST	C/O JAMES E VIA	1368 CRAIGS MTN RD	CHRISTIANSBURG VA 24073
526- 23BK 1 7	JACK EARLES VIA REV TRUST	C/O JAMES VIA	1368 CRAIGS MTN RD	CHRISTIANSBURG VA 24073
526- 23BK 1 12	MARSHALL JACQUELINE		P O BOX 92	RINER VA 24149
526- A227	MAXWELL BROTHERS LLC		203 DEPOT ST	CHRISTIANSBURG VA 24068
526- A228	MAXWELL BROTHERS LLC	C/O RANDALL L MAXWELL	203 DEPOT ST	CHRISTIANSBURG VA 24068
526- A230A	MAXWELL BROTHERS LLC		203 DEPOT ST	CHRISTIANSBURG VA 24068
526- A230	MAXWELL BROTHERS LLC		203 DEPOT ST	CHRISTIANSBURG VA 24068
526- A231	MAXWELL BROTHERS LLC		203 DEPOT ST	CHRISTIANSBURG VA 24073
526- A232	MAXWELL BROTHERS LLC		203 DEPOT ST	CHRISTIANSBURG VA 24073
526- A215A	MONTGOMERY COUNTY	BOARD OF SUPERVISORS	755 ROANOKE ST. STE 2E	CHRISTIANSBURG VA 24073-3
526- A175	MONTGOMERY COUNTY SCHOOL BOARD	C/O MARK MEYER	750 IMPERIAL ST	CHRISTIANSBURG VA 24073
526- 23 1,2,3,4	MONTGOMERY COUNTY	LIBRARY	125 SHELTMAN ST	CHRISTIANSBURG VA 24073
526- A215	ROSBOROUGH WARREN A IV	ROSBOROUGH RANIA B	107 COLLEGE ST	CHRISTIANSBURG VA 24073
526- 3 72	S B HOLDINGS LLC		3250 ROANOKE ST	CHRISTIANSBURG VA 24073
526- A212	ST PAUL UNITED METHODIST	CHURCH TRUSTEES	220 WEST MAIN ST	CHRISTIANSBURG VA 24073
526- A211	ST PAULS METHODIST CHURCH		220 WEST MAIN ST	CHRISTIANSBURG VA 24073
526- A160	WEST DANNY GEORGE		P O BOX 73	RINER VA 24149
526- A154	WHITE CHRISTIANSBURG WEST LLC		P O BOX 2122	PULASKI VA 24301
526- 23 BK 1 5	WILLIAMS MICHAEL TERRENCE		P O BOX 6725	CHRISTIANSBURG, VA 24068
526- A233	WILLS THOMAS G	WILLS LILA BERGE	4431 CHRISTIANSBURG PIKE	PILOT VA 24138
526- A216	YOPP DRUSILLA R	YOPP DANNY R	115 SHELTMAN ST	CHRISTIANSBURG VA 24073



## Planning Department Staff Report

TO: Planning Commission  
DATE: July 17, 2020 - **Update**

APPLICATION: Rezoning [RZN\_2020\_04] and Conditional Use Permit [CUP-2020-05]  
LOCATION: Between the eastern and western terminus of Vinnie Avenue NW (100 Vinnie Avenue NW, tax map no. 435-A-45)  
PROPERTY OWNER: Sandra Hawks and Janice Blevins et al  
PROPOSAL: Rezone from R-1A to R-1 with proffers and Conditional Use Permit for Planned Housing Development

### **Update**

#### Development Plan

The updated staff report contains a modified Planned Housing Development Narrative and Master Plan with the following changes:

- Side yard setbacks from the adjoining Carma Heights Development have been increased from 5 feet to 15 feet.
- Lot sizes have been adjusted to accommodate the 15-foot side yard setback from the Carma Heights development.
- The maximum density of the development has been reduced from 4.3 units per acre to 3.98 units per acre.

Additionally, two new proffers were added to the rezoning request:

- A proffer requiring that outdoor areas such as decks or patios for Lot 1 on the Master Plan be located on the side of the home bordering Lot 2 as opposed to the side bordering Basham property at 90 Vinnie Avenue.
- A proffer requiring any existing fruit trees removed from the northeast portion of the property during construction be replaced upon completion of construction of Lot 11 as shown on the Master Plan.

Finally, based on conditions placed on recently approved Planned Housing Developments, Town Staff has drafted the following condition for the Commission's review:

1. The presented "Rezoning Application and Conditional Use Permit Application for Vinnie Avenue Patio Homes Planned Housing Development" dated May 6, 2020, revised July 14, 2020 and "Vinnie Avenue Patio Home Master Plan" dated May 6, 2020, revised July 14, 2020 shall be considered the conditions of approval.

### Street Connectivity

Planning Commission discussed the merits of connecting the two ends of Vinnie Avenue with the proposed development. For the Commission's consideration, the recent plat on record for the subject property has been attached to the end of the staff report. At the time of this plat approval, a 50-foot public ingress/egress easement was dedicated to the Town. The street connection proposed by the applicant is located over this easement. On sheet 2 of this plat, Note #10 affirms the intention to construct a public street over this easement – either by the Town of Christiansburg or by the Developer of this property, at such time the property would be developed.

Staff is not evaluating the merits of the requested land use, but staff supports increased street connectivity as a planning and development principal. Increased street connectivity is supported in the Town's Comprehensive Plan, Transportation 3 – Road Network Goals and Strategies

*TRN 3.5 New Development should increase connectivity to support efficient emergency service provision and reduce congestion at intersections of local and collector/arterial streets.*

*TRN 3.5A Limit cul-de-sacs and support the use of grid type patterns for increased connectivity.*

### **Request**

The Town of Christiansburg has received two related requests by Caldwell Construction for an approximately 4.52 acre property (tax map no. 435 – A - 45) located **between the eastern and western terminus of Vinnie Avenue NW.**

1. A request to rezone the property from R-1A, Rural Residential to R-1, Single-Family Residential with proffers.
2. Contingent on the first request, a Conditional Use Permit request for a planned housing development in the R-1, Single-Family District.

The development as proposed would feature 18 single-family homes.

The Planned Housing Development request – as described in detail by the attached application package – includes the following components:

### Density, Area, Frontage

- Density of development at a rate of up to 4.3 units per acre.
- Minimum lot area of 6,000 square feet. The general R-1 District standards require a minimum lot area of 10,000 square feet.
- Minimum street frontage of 50 feet per lot. The general R-1 District standards require street frontage of 80 feet per lot.

### Setbacks and Yards

- Minimum 25-foot building setback from all public street right-of-way. The general R-1 District standards require a 35-foot setback from street-right of way for all structures.
- Minimum 25-foot rear yard building setback and minimum 5-foot side yard building setbacks from adjoining properties. The general R-1 District standards require a 35-foot rear yard and 10-foot side yards.
- Front Porches and stoops (excluding steps) would be permitted to extend up to 12 feet from the primary front building face and up to 10 feet into the front setback. Rear decks would be permitted to extend up to 20 feet from the primary rear building face and up to 15 feet into the minimum rear setback.
- Architectural features such as roof overhangs, cantilevers, and fireplaces would be permitted to encroach a maximum of 2 feet into any required setback.

### Street & Sidewalk

- The development proposes installation of a new public street section to connect the existing ends of Vinnie Avenue on both the east and west sides of the subject property.
- The development proposes installation of 5-foot wide sidewalk along the northern side of the proposed public street extension of Vinnie Avenue. The general R-1 District standards require the installation of sidewalks along both sides of any new street.

### Miscellaneous

- The applicant has noted the proposed development anticipates designating an open space area to be managed by the Homeowners Association. This area would serve as a stormwater management facility but could also provide for a future amenity area based on remaining usable square footage, according to the applicant.
- The applicant has noted any existing vegetation adjacent to the boundaries of the property will be preserved as grading allows and if vegetation is deemed to be healthy and safe to future residents.

## **Background**

The property is not located within the 100- or 500-Year Flood Hazard Area or a Historic District. The property is not located within an Urban Development Area and is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

The adjoining properties are zoned R-1A, Rural Residential, R-1, Single-Family Residential, R-2, Two-Family Residential, and B-3, General Business. The adjoining properties contain residential uses, including the Slate Creek Commons subdivision as well as one commercial use (gas station) fronting Peppers Ferry Road NW.

## **Public Hearing Dates**

The Planning Commission Public Hearing is scheduled for Monday, June 29, 2020 and the Town Council Public Hearing is scheduled for Tuesday, July 28, 2020.

### List of attachments included with staff report:

1. Rezoning and Conditional Use Permit application
2. Proffer Statement - Updated
3. Planned Housing Development Narrative - Updated
4. Master Plan - Updated
5. Aerial map
6. Zoning map
7. Adjoining properties table
8. Written public comments received
9. Plat of subject property - NEW





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

## Rezoning Application

Landowner: Sandra Hawks, Janice Lodge & Sharon Akers Applicant: Caldwell Construction

Address: 6019 Highland Road Address: 516 Roanoke Street  
Dublin, VA 24084 Christiansburg, VA 24073

Phone: 540-639-9525 Phone: 540-392-8733

I am requesting a rezoning of my property from zoning classification R-1A Rural Residential to zoning classification R-1 Single-Family under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at the eastern and western terminus of Vinnie Avenue

Tax Parcel(s): 435-A 45 Parcel ID# 011319

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: \$1,000.00

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): Sandra Hawks Date: 5/6/2020  
DocuSigned by: F45D7951846C442...

Signature of Applicant: Richard L. Caldwell, President Date: 5/6/2020  
DocuSigned by: 710C8F5FFDD9417...

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

Town Manager \_\_\_\_\_

Date \_\_\_\_\_

\*Please complete attached sheet

Please complete the following section:

Per Section 42-11(A) of the Christiansburg Town Code:

*Rezoning application submissions shall include a traffic impact statement whenever a proposed zoning map amendment substantially affects transportation on town streets through traffic generation of either:*

- (1) 100 vehicles trips per peak hour by residential development;*
- (2) 250 vehicles trips per peak hour by non-residential development; or*
- (3) 2,500 vehicle trips per day by non-residential development.*

*The data and analysis contained in the traffic impact statement shall comply with Virginia Department of Transportation Traffic Impact Analysis Regulations 24 VAC 30-155-60 and all applicable town ordinances.*

**A traffic impact analysis ☐ is ☒ is not required for the proposed project:**

1. ☐ Yes or ☒ No, the proposed residential development generates 18 vph which is greater than the requirement of 100 vehicles per hour, or
2. ☐ Yes or ☐ No, the proposed non-residential project generates \_\_\_\_\_ vph which is greater than the requirement of 250 vehicles per hour
3. ☐ Yes or ☐ No, the proposed non-residential project generates or \_\_\_\_\_ vpd which is greater than the requirement of 2,500 vehicles per day.
4. ☐ Yes or ☐ No, a new TIS study is not required because a previously submitted TIS is still applicable for the project site. (Note: the appropriate documentation must be attached)

**\*Trip generation shall be measured based on the current edition of the Institute for Transportation Engineers (ITE) Trip Generation Manual**

\*Please complete attached sheet



# TOWN OF CHRISTIANSBURG

100 East Main Street

Christiansburg, VA 24073

Phone (540) 382-6120 Fax (540) 381-7238

## Conditional Use Permit Application

Landowner: Sandra Hawks, Janice Lodge & Sharon Akers Applicant: Caldwell Construction

Address: 6019 Highland Road Address: 516 Roanoke Street  
Dublin, VA 24084 Christiansburg, VA 24073

Phone: 540-639-9525 Phone: 540-392-8733

I am requesting a Conditional Use Permit to allow a Planned Housing Development

on my property that is zoning classification R-1 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at the eastern and western terminus of Vinnie Avenue

Tax Parcel(s): 435-A 45 Parcel ID# 011319

Fee: Included with Rezoning

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge. I understand that Conditions may be placed on my property in regards to the above mentioned use/activity. I also understand that the Conditional Use Permit may be revoked and/or additional Conditional Use Permits required should questions regarding conformity arise.

Signature of Landowner(s): Sandra Hawks Date: 5/6/2020  
DocuSigned by: F45D7951846C442...

Signature of Applicant: Richard L Caldwell, President Date: 5/6/2020  
DocuSigned by: 710C6E8FFDD9417...

This request was approved / disapproved by a vote of the Christiansburg Town Council on \_\_\_\_\_, Any Conditions attached shall be considered requirements of the above request.

\_\_\_\_\_  
 Town Manager

\_\_\_\_\_  
 Date

\*Please complete attached sheet

Please complete the following section:

Per Section 42-8(e) and 42-8(f) of the Christiansburg Town Code:

*Conditional use permit application submissions shall include a traffic impact statement whenever a proposed conditional use permit substantially affects transportation on town streets through traffic generation of either:*

- (1) 100 vehicles trips per peak hour by residential development;*
- (2) 250 vehicles trips per peak hour by non-residential development; or*
- (3) 2,500 vehicle trips per day by non-residential development.*

*The data and analysis contained in the traffic impact statement shall comply with Virginia Department of Transportation Traffic Impact Analysis Regulations 24 VAC 30-155-60 and all applicable town ordinances.*

**A traffic impact analysis ☐ ~~is~~ is not required for the proposed project:**

1. ☐ Yes or ☒ No, the proposed residential development generates 18 vph which is greater than the requirement of 100 vehicles per hour, or
2. ☐ Yes or ☐ No, the proposed non-residential project generates \_\_\_\_\_ vph which is greater than the requirement of 250 vehicles per hour
3. ☐ Yes or ☐ No, the proposed non-residential project generates or \_\_\_\_\_ vpd which is greater than the requirement of 2,500 vehicles per day.
4. ☐ Yes or ☐ No, a new TIS study is not required because a previously submitted TIS is still applicable for the project site. (Note: the appropriate documentation must be attached)

**\*Trip generation shall be measured based on the current edition of the Institute for Transportation Engineers (ITE) Trip Generation Manual**

**VINNIE AVENUE PATIO HOME REZONING**  
**PROFFER STATEMENT**

**July 14, 2020**

Proffer Statement for a requested rezoning application of Tax Parcel #435-A 45 located between the two terminus points of the existing Vinnie Avenue. (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 May 6, 2020 and revised July 14, 2020.
- 2) The property proposed for R-1 Zoning shall only be utilized for single family detached residential use.
- 3) Any proposed residential unit on Lot 1 as shown on the masterplan shall locate outdoor areas such as patios or decks located along its western property line between proposed Lot 1 and Lot 2.
- 4) Any existing fruit trees as shown in the northeast portion of the property on Sheet Z2 that are removed during construction shall be replaced at a one to one ratio upon final construction of the proposed home on Lot 11.

**Owner / Applicant**

\_\_\_\_\_  
Date

**Commonwealth of Virginia**  
**County of** \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2020 by:  
\_\_\_\_\_ of \_\_\_\_\_ County.

\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_



**REZONING APPLICATION AND  
CONDITIONAL USE PERMIT  
APPLICATION  
FOR**

**VINNIE AVENUE PATIO HOMES  
PLANNED HOUSING DEVELOPMENT  
Christiansburg, Virginia**

**TAX PARCEL  
435-A 45**

**MAY 6, 2020  
Revised: July 14, 2020**

**PREPARED FOR:  
CALDWELL CONSTRUCTION  
870 Walters Drive  
Christiansburg, VA 24073**

**PREPARED BY:  
BALZER & ASSOCIATES, INC.  
80 College Street, Suite H  
Christiansburg, VA 24073**

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## **I. Land Use Plan**

### **Proposed Development**

This application is for the rezoning of a 4.521 acre parcel located between the two terminus points of the existing Vinnie Avenue street sections on the northside of Peppers Ferry Road, from R-1A Rural Residential to R-1 Single Family Residential. The application is also for a conditional use permit to allow a Single Family detached Planned Housing Development within the R-1 district. The development is designed to be a patio home style community providing single level living for future homeowners and will be compatible with the surrounding neighborhoods.

### **Existing Conditions Map**

The property included in the rezoning request is shown on Sheet Z2. The boundary information shown on this plan is a compilation of deed and plat research and the result of an actual field survey. All existing conditions shown on Sheet Z2 have been field surveyed for accuracy.

## **II. Preliminary Layout**

### **Zoning**

The proposed rezoning and conditional use permit request is for approximately 4.521 acres located between the two terminus points of the existing Vinnie Avenue street sections from R-1A Rural Residential to R-1 Single Family Residential with proffers and with a Conditional Use Permit for a Single Family Planned Housing Development with conditions. Sheet Z1 shows the overall location of the subject parcel and the existing zoning of the surrounding land uses.

### **Master Plan**

Appendix Sheet Z3- The Master Plan of the proposed development. The Master Plan graphically designates the location of proposed public road, building lots, open space, public utilities and stormwater management areas. Specific design elements of the project are discussed in more detail in the following portions of this application. The project's direct correlation to guiding principles of the Town of Christiansburg Comprehensive Plan is discussed in Section VI entitled Zoning, Existing Land Use, and Comprehensive Plan Vision.

## **III. Site Development regulations**

### **Setbacks and Yards**

- (a) Building Setback -The minimum building setbacks from the public right of way and adjacent property lines are listed below:
  - a. Front Yard Setback: Twenty-five feet (25')
  - b. Side Yard Setback: Fifteen feet (15') adjacent to Carma Heights Subdivision and Five feet (5') along all other side property lines.
  - c. Rear Yard Setback: Twenty-five feet (25')

(b) Architectural Features – architectural features such as roof overhangs, cantilevers, and fireplaces may encroach up to a maximum of 2 feet (24 inches) into any required setback.

(c) Accessory Buildings - The minimum setback for accessory buildings, regardless of height, is five feet from any adjoining property line except:

1. Accessory buildings shall not be constructed inside of, or on any portion of, any easement.
2. Accessory buildings shall not be located in front of the front building line of the proposed single-family residential dwelling unit on the same lot.

(d) Front Porches, Stoops and Decks

1. Front porches and stoops (excluding steps) may extend a maximum of twelve (12) feet from the primary front building facade, and a maximum of ten feet into the minimum front setback.
2. Rear decks (excluding steps) may extend a maximum of twenty (20) feet from the primary rear building facade, and a maximum of fifteen feet into the minimum rear setback.

#### Lot Area

(a) Minimum residential lot area shall be 6,000 square feet.

#### Street Frontage

(a) Minimum street frontage per lot shall be fifty (50) feet.

#### Height

(a) All residential units and accessory buildings shall maintain a height of less than 35 feet as defined in the single-family residential district standards in the Christiansburg Town Code.

#### Density

The proposed R-1 District and Planned Housing Development shall have a maximum density requirement of 3.98 units per acre (18 total units) as provided in the underlying Town of Christiansburg R-1 zoning district standards.

#### Occupancy

The proposed R-1 District and Planned Housing Development shall have a maximum dwelling unit occupancy requirement of a family plus one (1) unrelated individuals per unit or a maximum of two (2) unrelated individuals.

#### Miscellaneous Provisions

(a) A minimum distance of ten (10) feet shall separate any two buildings from each other.

- (b) Public utility easements shall be a maximum of ten (10) feet in width along internal side property lines separating the proposed new lots. Public utility easements along the perimeter of the parent parcel may be a maximum of fifteen (15) feet in width if so determined as necessary by Town of Christiansburg staff during final site plan and subdivision review.
- (c) Driveways will be designed and constructed in accordance with the Town of Christiansburg Zoning Ordinance.
- (d) Sidewalks will be provided along one side of the proposed public street extension of Vinnie Drive. All principle structures shall be provided with a minimum three feet wide walkway connected to their driveway.

### **Open Space**

According to the Town of Christiansburg Zoning Ordinance for R-1 Single Family Residential developments, no specific open space areas or requirements are specified. However, the proposed development does anticipate having an area that would be designated for open space and would be maintained by the Homeowners Association. This area will be utilized for stormwater management and may also provide for a future amenity area based on remaining usable square footage. This possible amenity area would be determined by the Homeowners Association after final construction is complete of both the infrastructure and the individual homes and is not proffered as part of this application.

### **Project Phasing**

Based on the project's design and proposed street connection to two existing stub streets, it is intended that the infrastructure improvements will be constructed in one phase. This phase of development would include stormwater management, road design, water and sewer infrastructure and any overall lot grading. Any open space or amenities that are adjacent to a phase will be developed and dedicated as part of the project's final subdivision plat. The developer will determine the timing of construction for the residential units themselves based on market demand.

### **Subdividing & Parcels**

The project site currently exists as one separate parcel. Upon redevelopment, single family lots will be subdivided to meet Town ordinances. These lots and constructed units may be sold or rented. Any subdivided lots, open space, and other applicable easements will be dedicated on the final approved subdivision plat as required by the Town of Christiansburg Subdivision Ordinance. Utilities serving the parcels shall be designed to meet Town of Christiansburg Water and Sewer Standards. All parcels will have public utility easements and drainage easements as required by Town standards unless otherwise stated herein. Subdivision plats shall be required for all subdivisions within the Planned Housing Development.

### **Landscaping & Screening**

Landscaping will be provided as specified in the Town of Christiansburg Zoning Ordinance. Screening may be designed to help mitigate any concerns from adjacent properties or address screening desired by the applicant. Any existing vegetation



adjacent to outside parcel boundary lines will be preserved as grading allows and if the vegetation is deemed to be healthy and safe to future residents.

#### **Site Lighting**

The developer may provide decorative scale lighting on each individual lot during building construction, such as a residential scale lamp post. Street lighting would also be provided as required by Town of Christiansburg zoning ordinance and in coordination with AEP.

#### **Maintenance**

The applicants or their assigned will be responsible for maintenance of all common space elements including exterior elements such as recreational areas, open space and stormwater management areas. These areas will be under the development's ownership or an established Homeowners Association. This entity will also be responsible for mowing and landscaping of all the individual home lots.

#### **Signage**

The developer reserves the right to construct a project identification sign at a location to be determined during the final construction plan development and approval process. Any proposed signage will be permitted separately and the designs and sizes will meet the signage requirements as stated within the Town of Christiansburg zoning ordinance.

### **IV. Public Utilities**

All utilities will be constructed to Town standards, and where appropriate, be dedicated to the Town. Public utility easements will be dedicated along water distribution and sewer collection lines outside of the road right-of-way.

#### **Water and Sanitary Sewer**

The proposed rezoning area is on the north side of Peppers Ferry Road and is adjacent to two existing subdivisions: Carma Heights to the east and Slate Creek Commons to the west. According to the Town water maps, field surveyed data and approved construction plans for Slate Creek Commons, there are two waterlines that could be connected to for water service to the proposed project. One 8" line is located in Vinnie Avenue at its terminus on the east end of Slate Creek Commons. This line was designed for a future tie for this property and an air release valve is set just outside of the end of the pavement. A new 8" waterline extension would connect here and extend along the new section of Vinnie Avenue. A 6" waterline exists in the Carma Heights subdivision and appears to run along Vinnie Avenue and turn north along Weddle Way. No information was found to determine if that line continues to the subject property line. Additional information and direction would need to be provided from Town of Christiansburg Engineering and Public Works departments concerning the ability and need to connect to that existing 6" waterline with the development of this property.

The proposed development will install new waterlines and service connections throughout the property to serve the new residential uses. A preliminary analysis shows that extending an 8" waterline throughout the development should also

provide sufficient pressure and flow for the required domestic service and fire flows. This will be confirmed by the Town Engineering department at the time of site plan development. Any required fire hydrants will be located within the project as required by Town Code. The proposed waterline sizes may change based on final design criteria.

According to Town sewer maps and actual field survey data, there is currently an 8" gravity sanitary sewer line running through the middle of the subject property in the location of the proposed Vinnie Avenue extension right of way. It is anticipated that all the proposed lots for this project will gravity flow into the existing sewer line and that there will be no need for any additional sewer infrastructure to be constructed. Should any additional lines need to be constructed, all main lines will be located within easements or right of way and will be constructed per Town Code.

Based on local Standards, an average daily flow is estimated for the proposed uses below.

#### RESIDENTIAL USE

Single Family Residential: Maximum of 18 total units (3 bedrooms each)

*Design Assumptions and Calculations:*

1. Water and Sewer usage for residential use is 100 gal/day per person. Assume 4 persons per units.  
72 persons = 7,200 gal/day

**TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED DEVELOPMENT = 7,200 gallons per day**

Applicant will construct or cause to be constructed at no expense to the Town all water/sewer mains and appurtenances on the Property and will connect the water/sewer mains to publicly owned water/sewer mains. All water mains and sewer mains will be constructed to the standards of the Town, will comply with the regulations and standards of the Town and will comply with the regulations and standards of all other applicable regulatory authorities. All water mains and appurtenances and sewer mains will be dedicated to public use unless otherwise directed by the Town of Christiansburg. Any water mains and appurtenances and/or sewer mains that must be relocated as part of the development will be relocated by the applicant at no cost to the Town.

#### Water Quality & Stormwater Management Standards

The subject property shown for development drains naturally to the northwest corner of the site. Surface runoff flows to a swale in the middle of the subject property that also drains approximately 13 acres of upstream drainage area. After runoff leaves the site, it continues to flow in a northwesterly direction around Slate Creek Commons and connecting with the existing tributary that flows through New River Village. That tributary continues west for approximately 1.4 miles before eventually connecting to Slate Branch. Thus, this property is part of the New River

watershed. The current masterplan shows the preliminary location for the stormwater management area.

As development occurs and impervious areas increase on the project site, stormwater management will likely be required to control the increased water flows as they move offsite to this tributary. The stormwater management facility would be sized to accommodate the additional stormwater runoff created by the increased impervious areas of the development and designed to reduce the amount of post development runoff. It is anticipated that water quality requirements for the project will be achieved through a combination of onsite measures and the purchase of nutrient credits. If, during final design, the project is found to be within the threshold limits allowing for nutrient credit purchase, it is anticipated that the requirement will be handled with credits. The proposed stormwater management areas will conform to all applicable Department of Environmental Quality regulations dealing with stormwater quantity and quality. At a minimum, the 2-Year and 10-Year post-development runoff rates will be less than or equal to the 2-Year and 10-Year pre-development runoff rates, and all current channel and flood protection requirements set by the Virginia Stormwater Management Program from the Department of Environmental Quality and the Town of Christiansburg will be met. Downstream adequacy will also be addressed with the overall stormwater management plan to ensure areas downstream of the project site do not see increased flooding or erosion. With these design measures in place there should be no negative impact on the groundwater supply for any adjacent well users.

### **Environmental Impacts & Concerns**

There are no known specific areas of environmental impact or concern on the property. However, prior to site plan development, the property will be investigated to confirm there are no streams or wetlands on the site. If any are found, they will be confirmed by the US Army Corps of Engineers and the Department of Environmental Quality, and all appropriate permits filed and mitigation provided as necessary. During construction it will also be necessary to provide all required erosion and sediment control measures along the stream to avoid any sediment and silt from reaching adjacent properties and the storm sewer system.

### **Trash Pick-up**

The project plans to be serviced through the Town of Christiansburg solid waste and recycling program as typical for a single-family residential subdivision. No private dumpster service is planned for this project.

### **Other Utilities**

Utility connections such as power, phone, cable television, gas, and any other miscellaneous utilities serving this community shall be located underground. Relocation of any existing utility lines will be at the direction of the individual utility companies. Coordination with AEP and the other private utility companies will be necessary to limit or avoid impacts to the adjacent residential areas during construction.

## **V. Traffic Circulation Pattern**

### **Public Roads, Access Drives and Vehicular Traffic**

The current master plan shows a new public road being constructed that will connect the two existing stub roads of Vinnie Avenue. This road will provide additional interconnectivity between several neighborhoods on the north side of Peppers Ferry Road. As this proposal is for single family residential use, traffic will be minimal and based on existing traffic patterns, no particular existing neighborhood should be negatively impacted. This new access between neighborhoods also provides another route for public safety vehicles in case of an emergency. All proposed roads will be designed to meet Town standards.

By completing the Town of Christiansburg VDOT Traffic Impact Analysis (TIA) Supplemental Application, it has been determined that a TIA is not warranted with this project. Based on the limited number of proposed lots and the multiple ways to access the property, no negative traffic impacts to existing infrastructure are projected and no traffic improvements are proposed. The trip generation numbers for the proposed uses are shown below for the AM Peak, PM Peak and Weekday totals.

<u>Use</u>	<u>ITE</u>	<u># of Units</u>	<u>AM In</u>	<u>AM Out</u>	<u>AM Total</u>	<u>PM In</u>	<u>PM Out</u>	<u>PM Total</u>	<u>Weekday</u>
Single-Family Detached	210	18	3	10	13	11	7	18	170

### **Pedestrian Walks**

Sidewalks will be installed along the north side of the proposed public road extension of Vinnie Avenue. This sidewalk would connect to the existing sidewalk on the north side of Vinnie Avenue within the Slate Creek Commons development and will extend to the eastern edge of the project site as the Vinnie Avenue connection is made to the Carma Heights subdivision. Approximately 560' further east on Vinnie Avenue is the intersection of Stafford Drive. While this section of Vinnie Avenue does not have sidewalk, a new sidewalk will be constructed on Stafford Drive with the development of the recently approved rezoning for Clifton Town Center. A future Town sidewalk project along this section of Vinnie Avenue would provide an excellent pedestrian connection from these neighborhoods to future shopping, restaurants and entertainment. Sidewalks within the Town right of way will be standard 5' width and designed to Town standards. Any sidewalks that will serve as accessible routes will meet ADA requirements.

## **VI. Zoning, Existing Land Use and Comprehensive Plan Vision**

The property is currently zoned R-1A Rural Residential. The property is located in an area designated Area 1: 114 Corridor as shown on the Town of Christiansburg Planning Area Map in the Comprehensive Plan. The subject parcel is surrounded by several differing existing zoning designations including R-1A Rural Residential, R-1 Single-Family Residential, R-2 Two-Family Residential, and B-3 General Business. The subject parcel is shown as Residential on the Future Land Use Map as are the adjacent properties to the north, south, east, and west.

The proposed rezoning and conditional use permit application support and meet the guidelines set forth the Comprehensive Plan and the Future Land Use Map. Housing inventory in the New River Valley, and particularly in Christiansburg and Blacksburg, continues to be scarce. Young families, young professionals, and empty nesters continue to look for housing options that are near shopping, restaurants, and easily accessible. Patio home style developments are very popular due to their one level living, master bedroom on the main and the ease of which they can be built or renovated to accommodate aging in place. New commercial developments in the Franklin Street/Peppers Ferry Road area will also continue to support and encourage additional residential growth in and near the area designated as the “Mall Urban Development Area” as shown in the Town’s Urban Development Area Study from November 2016. The subject property is approximately 560’ west of the western edge of the designated Mall UDA. Peppers Ferry Road also continues to be growth corridor and the road improvements that were finalized several years ago have proved very beneficial and accommodating to this growth. The proposed connection of Vinnie Avenue will provide additional interconnectivity between neighborhoods for both vehicles and pedestrians. It also provides better access for emergency services.

The proposed project shows a maximum of 18 residential units. This would on average have the potential of increasing the local public school enrollment by 11 total students. This is a national average based on a dwelling unit adding 0.6 students to the school system. Based on the housing type, it is anticipated that there may be school age children that would be attending Montgomery County Public Schools.

The elements that directly conform to the goals and strategies stated in the **Town of Christiansburg 2013 Comprehensive Plan** are listed below and reference the Policy Chapter as adopted November 19, 2013. The italicized text is from the Comprehensive Plan, while the regular text is the how the proposal meets these guidelines.

## **Goals and Strategies**

### **ENV 1 - Natural Resources Goals and Strategies**

*ENV 1.2 Encourage the retention of existing trees and wooded lots and the planting of additional trees during development.*

Existing vegetation shall be preserved along the property lines as grading allows within the development.

*ENV 1.5 Require recognition of critical features in development plans and locations for future development.*

Critical features have been identified during the design development process.

*ENV 1.8 Limit development on sites with steep slope and prohibit development that creates steep slopes.*

Steep slope development is not anticipated with this proposal.

*ENV 1.9 Ensure soil type identification for all new developments and verify the use of safe development practices.*

Soil types will be identified and verified for appropriate development as proposed.



*ENV 1.11 Encourage developers to consider methods to reduce development impacts.*  
The developer is willing to look at options for reducing runoff and environmental impacts during final design plan development.

## **ENV 2 - Water Quality, Watersheds, and Stormwater Management Goals and Strategies**

*ENV 2.2B Encourage on-site water infiltration systems using natural vegetation and natural filtration systems for new developments.*

The developer is open to using filtration/infiltration stormwater techniques.

*ENV 2.10 Maintain standards and specifications for design and construction of stormwater management infrastructure.*

Stormwater management will be implemented with the development that meets or exceeds state and local regulations and specifications.

*ENV 2.13 Reduce stormwater runoff and prevent flooding at existing sites by requiring upgrades with redevelopment or rezoning.*

Stormwater management will be implemented with the development that meets or exceeds state and local regulations.

## **ENV 3 - Open Space Goals and Strategies**

*ENV 3.1 Require dedicated open space for new developments and for changes in land use where appropriate.*

Open space will be dedicated with this project.

*ENV 3.5 Require and enforce maintenance of open space.*

All open space within the development will be maintained by a private property management company and the Homeowners Association.

*ENV 3.8 Plan for a trail network to connect public places, recreation areas, and other open spaces.*

While trails are not proposed with this project, sidewalks are proposed and will connect residents to future development areas through future Town sidewalks in the public right of way.

## **IS 4 - Stormwater Management Goals and Strategies**

*IS 4.1A Encourage the use of rain gardens, permeable pavements, green roofs, and increased urban tree canopy.*

Alternative water quality measures may be used in this development.

*IS 4.1B Encourage on-site water infiltration systems using natural vegetation and natural filtration systems for new developments.*

Onsite filtering systems may be used in this development.

*IS 4.2 Maintain standards and specifications for design and construction of stormwater management infrastructure.*

The project will meet all current Town standards and specifications for stormwater management at the time of design and development.

## **TRN 3 - Road Network Goals and Strategies**

*TRN 3.5 New development should increase connectivity to support efficient emergency service provision and reduce congestion at intersections of local and collector/arterial streets.*

The development proposed multiple access points which will support efficient emergency service responses and reduce congestion.

*TRN 3.5A Limit cul-de-sacs and support the use of grid type patterns for increased*

connectivity.

No cul-de-sacs are proposed with the development thus encouraging interconnectivity.

## **CED 8 - Community Character Goals and Strategies**

*CED 8.6 Ensure that new residential neighborhoods in Town are compatible and integrated with the existing community character.*

The proposed development will be compatible with both the single family detached neighborhood to the east and Slate Creek Commons duplex project to the west.

## **LUP 1 - Housing Goals and Strategies**

*LUP 1.5 Encourage a wide range of housing types and choices within neighborhoods including accommodations for those with special needs.*

*LUP 1.5A Promote housing with universal design features to support aging in place.*

The development of this parcel as proposed provides a patio home style development that supports single level living and aging in place options for residents.

*LUP 1.6A Strive to ensure new housing developments and infill structures are designed in context with existing built neighborhoods, complement the overall character and architecture of the neighborhood, and do not overtax existing public infrastructure.*

The proposed development will be compatible with Slate Creek Commons and Carma Heights and there is ample existing infrastructure in the vicinity of the new development area.

## **LUP 2 - Existing and Future Land Use and Planning Goals and Strategies**

*LUP 2.2A Ensure development is compatible with surrounding uses through buffers and other techniques.*

The proposed development will be compatible with Slate Creek Commons and the Carma Heights subdivision.

*LUP 2.6 Limit development in environmentally sensitive areas.*

There are no known environmentally sensitive areas on the project site.

*LUP 2.7 Promote environmentally friendly neighborhoods and housing developments.*

The proposed design will promote a friendly neighborhoods.

*LUP 2.7C Control stormwater runoff in new residential developments and subdivisions.*

Stormwater will be designed and implemented per new DEQ standards.

*LUP 2.7D Encourage common open spaces and playgrounds in new development.*

Open space is provided with the new development.

*LUP 2.8 Ensure land use decisions are integrated with transportation decisions to maintain or improve access to various uses and prevent future gridlock.*

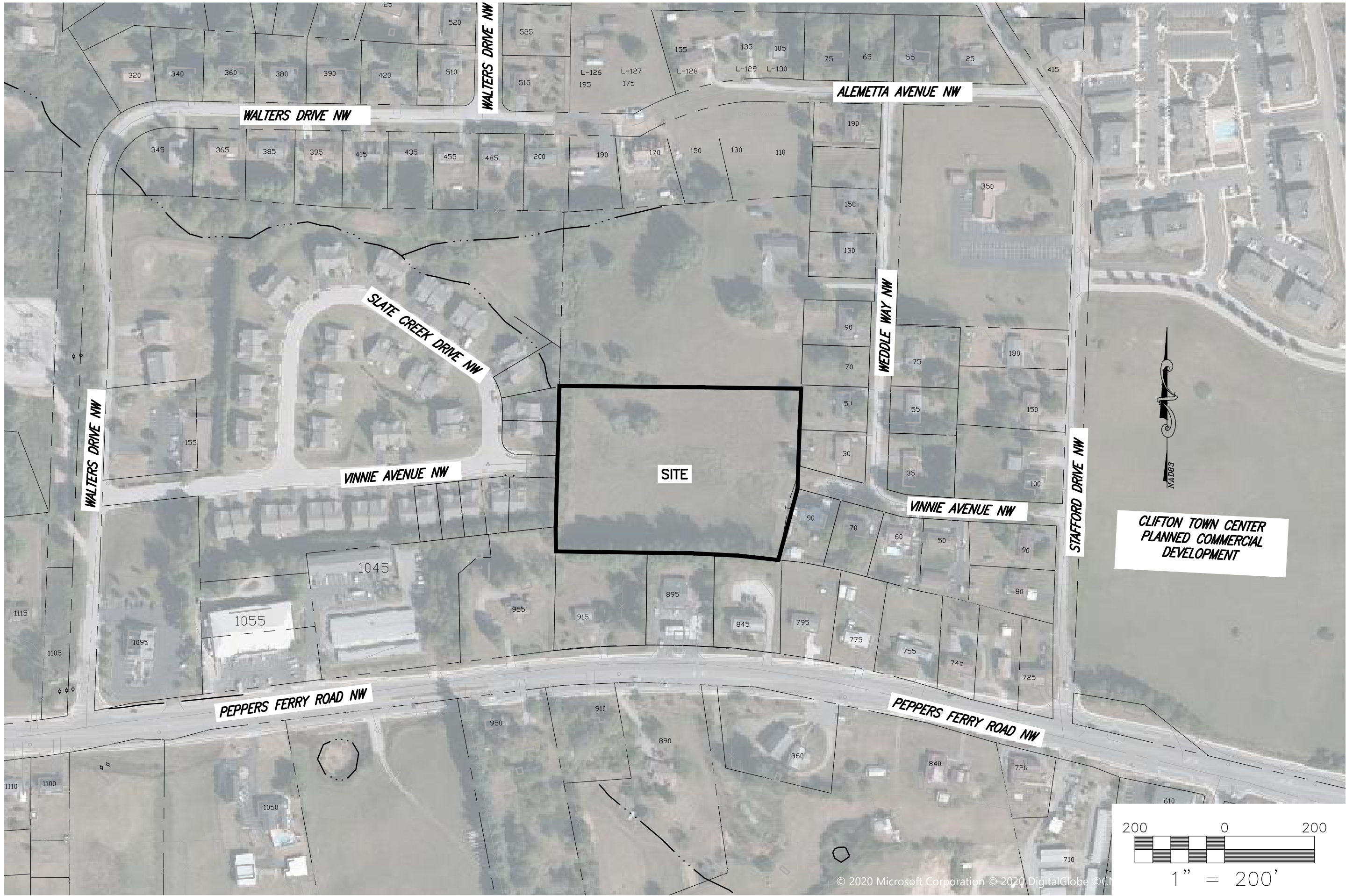
The proposed connection of Vinnie Avenue creates an important internal transportation network connection that will help reduce future gridlock on Peppers Ferry Road.

*LUP 2.8A Promote connected and walkable neighborhoods. Promote multiple entrances, interconnected streets, and pedestrian sidewalks or trail linkages for neighborhood development.*

Sidewalks are proposed for the development and multiple access points are proposed thus promoting interconnectivity.

*LUP 2.12 Promote new infill development and redevelopment utilizing existing infrastructure.*

This proposed project is on an infill development parcel and has existing utility infrastructure within its boundary and adjacent to it.



**BALZER  
& ASSOCIATES**  
PLANNERS / ARCHITECTS  
ENGINEERS / SURVEYORS

Roanoke / Richmond  
New River Valley / Staunton  
Harrisonburg / Lynchburg

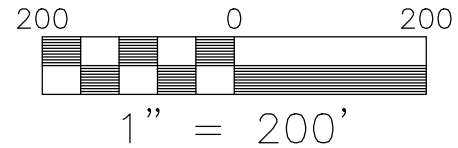
[www.balzer.cc](http://www.balzer.cc)

80 College Street  
Suite H  
Christiansburg, VA 24073  
540.381.4290

**VINNIE AVENUE PATIO HOMES**  
PLANNED HOUSING DEVELOPMENT  
OVERALL EXISTING CONDITIONS

RIVER MAGISTERIAL DISTRICT  
TOWN OF CHRISTIANBURG, VIRGINIA

DATE 05/06/2020  
SCALE 1" = 200'  
REVISIONS  
07/14/2020



**Z1**

PROJECT NO 24200042.00



**BALZER & ASSOCIATES**  
PLANNERS / ARCHITECTS  
ENGINEERS / SURVEYORS

Roanoke / Richmond  
New River Valley / Staunton  
Harrisonburg / Lynchburg

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80 College Street  
Suite H  
Christiansburg, VA 24073  
540.381.4290

# VINNIE AVENUE PATIO HOMES

## PLANNED HOUSING DEVELOPMENT

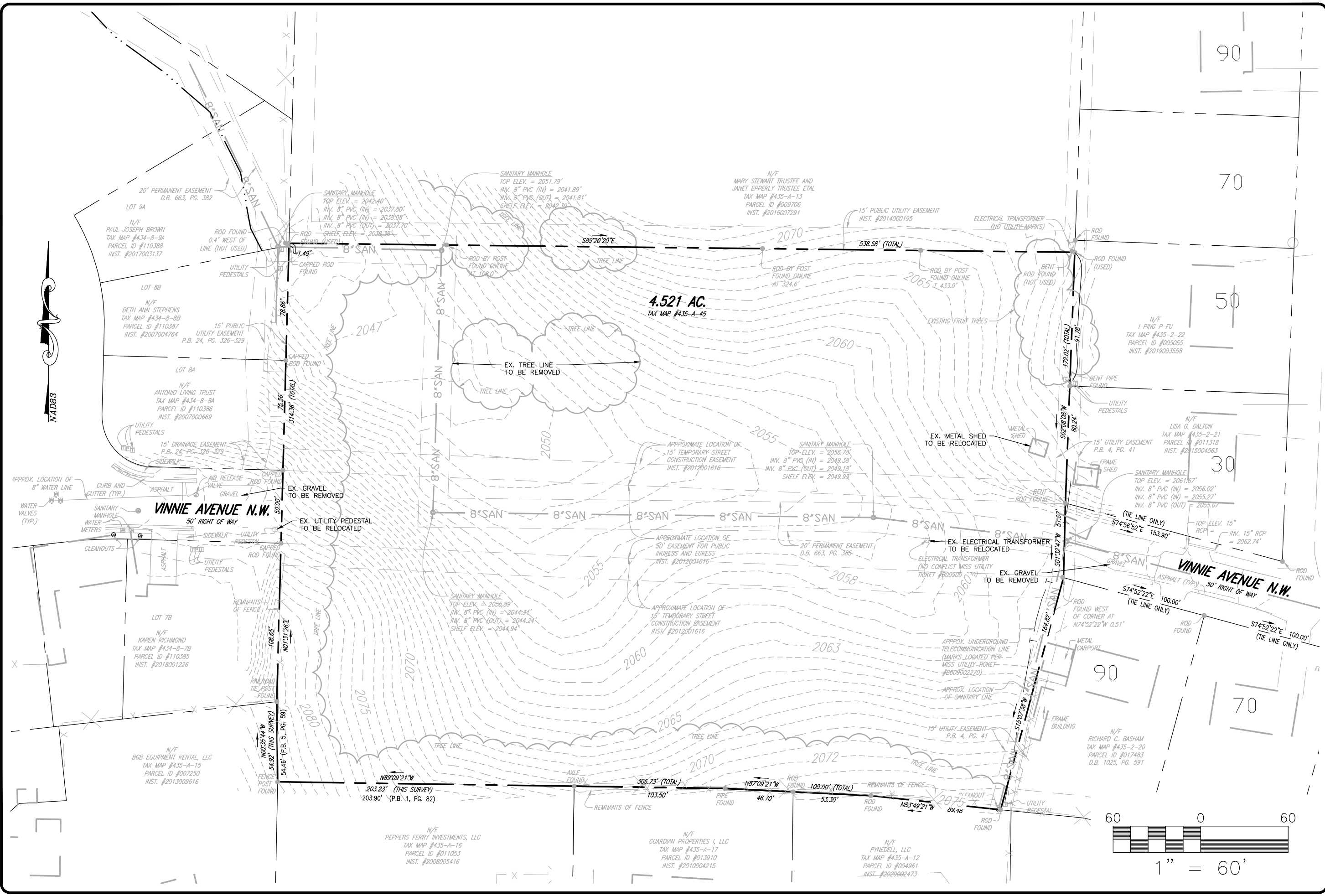
### EXISTING CONDITIONS

RIVER MAGISTERIAL DISTRICT  
TOWN OF CHRISTIANSBURG, VIRGINIA

DATE 05/06/2020  
SCALE 1" = 60'  
REVISIONS  
07/14/2020

# Z2

PROJECT NO 24200042.00



GENERAL NOTES

SITE ADDRESS: VINNIE AVENUE CHRISTIANSBURG, VA 24073  
RINER MAGISTERIAL DISTRICT

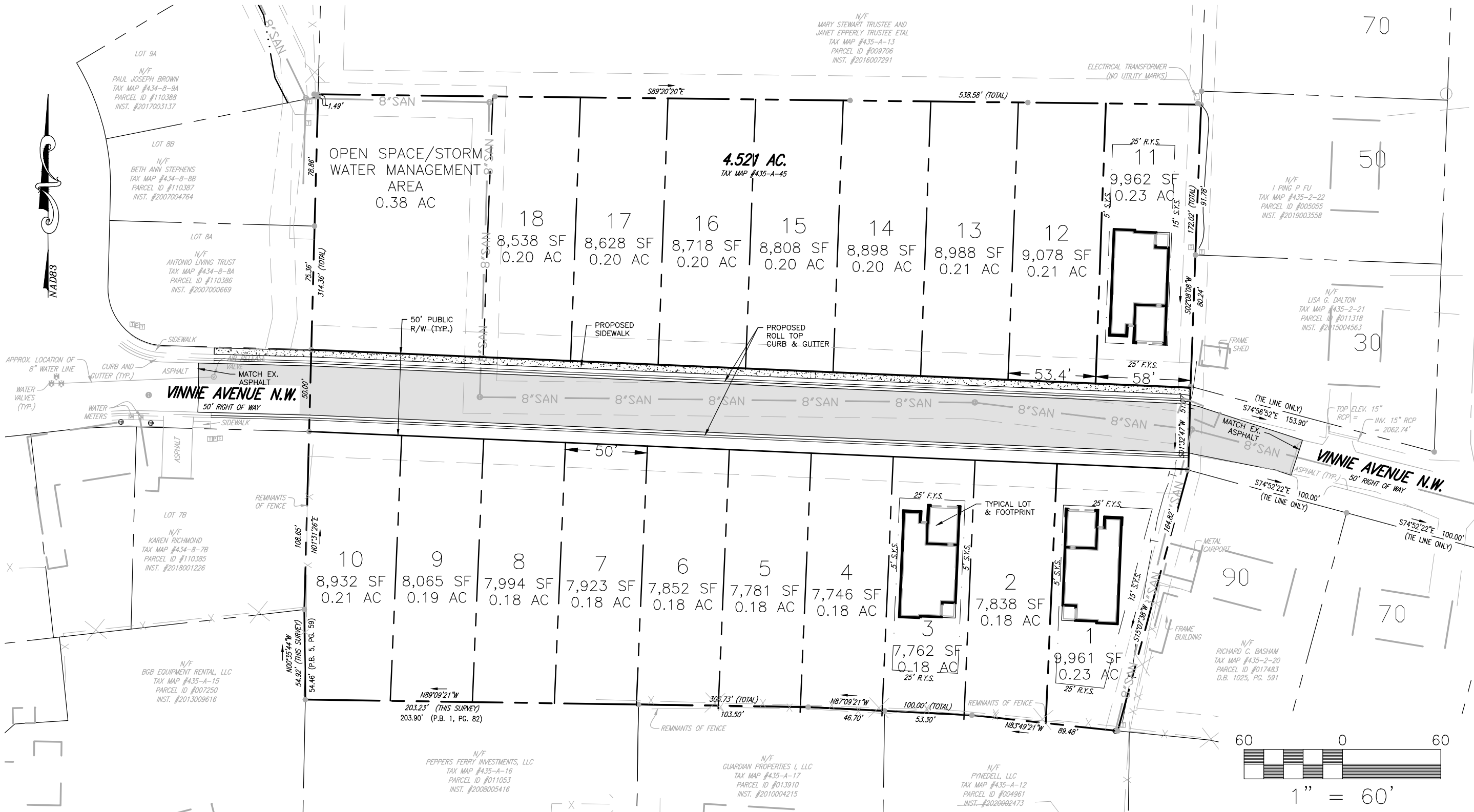
OWNER: SANDRA HAWKS, JANICE LODGE & SHARON AKERS  
6019 HIGHLAND ROAD  
DUBLIN, VA 24084

APPLICANT: CALDWELL CONSTRUCTION AGENT: BALZER & ASSOCIATES, INC.  
516 ROANOKE STREET 80 COLLEGE STREET, SUITE H  
CHRISTIANSBURG, VA 24073 CHRISTIANSBURG, VA 24073  
PHONE: (540) 392-8733 PHONE: (540) 381-4290  
CONTACT: RICHARD CALDWELL CONTACT: STEVE SEMONES

1. TOTAL SITE AREA: ±4.5 ACRES
2. TAX MAP NO: 435-A-45
3. CURRENT ZONING: R1-A, RURAL RESIDENTIAL DISTRICT
4. PROPOSED ZONING: R-1, SINGLE FAMILY RESIDENTIAL WITH A CONDITIONAL USE PERMIT FOR A PLANNED HOUSING DEVELOPMENT
5. WATER SERVICE: TOWN OF CHRISTIANSBURG
6. SEWER SERVICE: TOWN OF CHRISTIANSBURG
7. PROPOSED USES: SINGLE FAMILY DETACHED

LEGEND

PROPERTY LINE  
SETBACK LINE  
ASPHALT  
CONCRETE



VINNIE AVENUE PATIO HOMES  
PLANNED HOUSING DEVELOPMENT  
MASTER PLAN

DATE 05/06/2020  
SCALE 1" = 60'  
REVISIONS  
07/14/2020

**BALZER & ASSOCIATES**  
PLANNERS / ARCHITECTS  
ENGINEERS / SURVEYORS

Roanoke / Richmond  
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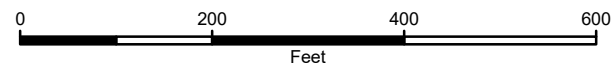
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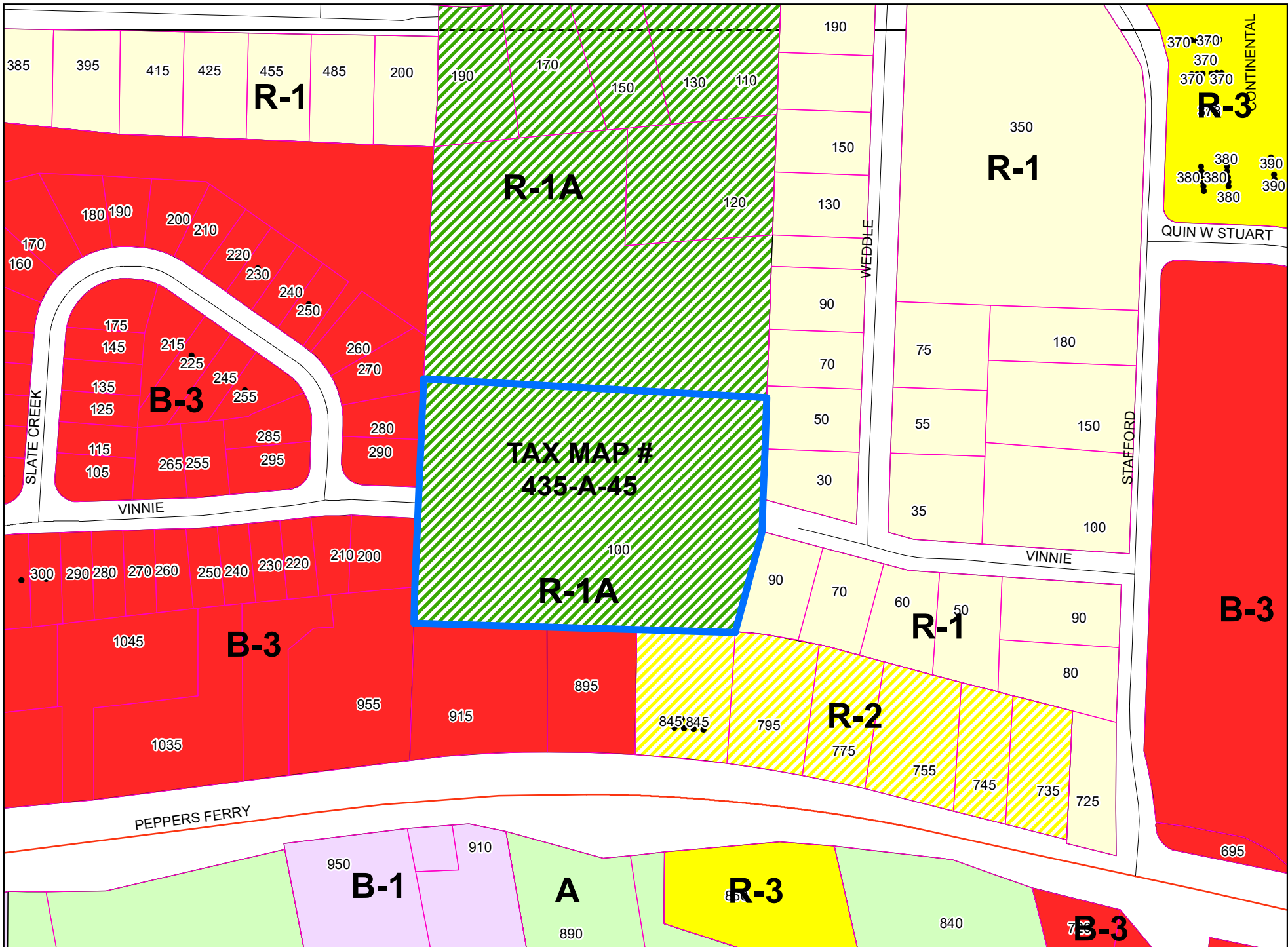




**PLANNING COMMISSION PUBLIC HEARING: JUNE 29, 2020**  
**TOWN COUNCIL PUBLIC HEARING: JULY 28, 2020**







RZN AND CUP REQUEST: 100 VINNIE AVENUE NW

PLANNING COMMISSION PUBLIC HEARING: JUNE 29, 2020  
TOWN COUNCIL PUBLIC HEARING: JULY 28, 2020

RZN and CUP: 100 Vinne Avenue NW

Adjoining Property Owners

<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Mailing Address</u>	<u>City, State, Zip</u>
434- 8 8A	ANTONIO LIVING TRUST	C/O ANTHONY I ANTONIO JR TR ETAL	290 SLATE CREEK DR	CHRISTIANSBURG VA 24073
435- 2 20	BASHAM RICHARD C		90 VINNIE AVE	CHRISTIANSBURG VA 24073
434- A 15	BGB EQUIPMENT RENTAL LLC		6629 HICKMAN CEMETERY RD	RADFORD VA 24141
434- 8 9A	BROWN PAUL JOSEPH		270 SLATE CREEK DR	CHRISTIANSBURG VA 24073
435- 2 21	DALTON LISA G		30 WEDDLE WAY NW	CHRISTIANSBURG VA 24073
434- A 7A	ELMORE JOSHUA T	ELMORE JESSICA J	210 VINNE AVE	CHRISTIANSBURG VA 24073
435- 2 22	FU I PING P	WHITE KENNETH N	1102 ROBIN RD	BLACKSBURG VA 24060
434- A 17	GUARDIAN PROPERTIES I LLC		P O BOX 6863	RICHMOND VA 23230
435- A 45	HAWKS SANDRA LONG	BLEVINS JANICE LONG ETAL	6019 HIGHLAND RD	DUBLIN VA 24084
434- 8 9B	MACHYNSKI JAMES P		260 SLATE CREEK DR	CHRISTIANSBURG VA 24073
434- A 16	PEPPERS FERRY INVESTMENTS	LLC	1744 WILLIS HOLLOW RD	SHAWSVILLE VA 24162
435- A 12	PYNEDELL LLC		414 FRANKLIN DR	BLACKSBURG VA 24060
434- 8 7B	RICHMOND KAREN		200 VINNIE AVE	CHRISTIANSBURG VA 24073
435- A 11	SNYDER ALVIN M	SNYDER JANET G	360 WATERWORKS RD	RADFORD VA 24141
434- 8 8B	STEPHENS BETH ANN		280 SLATE CREEK DR	CHRISTIANSBURG VA 24073
435- A 13	STEWART MARY TRUSTEE	EPPERLY JANET TRUSTEE ETAL	6787 PULASKI AVE	RADFORD VA 24141

June 25, 2020

Jarad Crews:

Attached you will find our statement pertaining to the Case #RZN-2020-04 and CUP-2020-05 rezoning of the property between the Eastern and Western terminus of Vinnie Avenue, NW.

Also attached are signatures from Slate Creek Commons residents for the petition of the above property.

Nora Keen  
210 Slate Creek Drive  
Christiansburg, VA 24073  
540-38-6825

**Petition to the Christiansburg Town Council and  
Planning Commission to REJECT the proposed  
Case #RZN-2020-04 and CUP-2020-05 rezoning of the  
property located between the Eastern and Western  
terminus of Vinnie Avenue NW.  
(100 Vinnie Avenue NW, tax map no. 435-A-45)**

We the undersigned are petitioning the Town Council and Planning Commission to REJECT the proposed Case #RZN-2020-04 and CUP-2020-05 rezoning of the property located between the Eastern and Western terminus of Vinnie Avenue NW. (100 Vinnie Avenue NW, tax map no. 435-A-45).

- 1.) The Slate Creek Commons development was targeted to attract a 50+ community with homes that range in cost from \$220K to \$320K. The addition of homes of lesser value would only depreciate the value of the present homes in the area. And make it more difficult for the present homes owners to get fair market value form their homes when sold.
- 2.) The connecting of Eastern and Western Vinnie Avenue would add addition traffic flow through the area making it even more difficult for residents to get out onto 114. And also cause additional traffic noise of the constant in and out of traffic through already peaceful community of Slate Creek Commons.
- 3.) Additional potential water run off would impact the exiting undersized drainage system that is located behind the residents on lower Slate Creek who get their backyards flooded out during heavy rains. The existing culvert for water overflow becomes a fast flowing small creek of water during the heavy rains.
- 4.) The additional construction in the area would disturb the ecological environment. Wildlife has inhabited the woods and fields behind Slate Creek Drive for years and have taken refuge in the woods. There are several Deer and Cardinal wildlife living in the woods adding additional offspring every year.

**Petition to the Christiansburg Town Council and Planning Commission to  
REJECT the proposed Case #RZN-2020-04 and CUP-2020-05 rezoning of the  
property located between the Eastern and Western terminus of Vinnie Avenue  
NW. (100 Vinnie Avenue NW, tax map no. 435-A-45)**

Print Name	Address	Signature	Date
NORA B. Keen	210 Slate Creek Dr, C'burg VA	Nora B. Keen	6/21/2020
Edward Keen, Jr	210 Slate Creek Dr, Christiansburg VA	Edward Keen Jr	6/21/2020
THOMAS L MASER, Jr.	200 Slate Creek Dr, C'burg, VA	Thomas L Maser Jr	6-21-2020
RANDOLPH W. Jones, Jr	180 SLATECREEK DR, C'BURG VA	Randolph W. Jones	6-21-2020
JANET D Jones	180 SLATE CREEK DR C'BURG VA	Janet D Jones	6-21-2020
BARBARA A. Helvey	270 Vinnie Ave, Chbg. VA	Barbara A. Helvey	6/21/2020
VERNON E. Helvey	270 Vinnie Ave, Chbg. VA	Vernon E. Helvey	6/21/2020
Ann Herbert	230 Slate Creek Dr C'burg	Ann Herbert	6/21/20
Robert Herbert	230 Slate Creek Dr., Christiansburg	Robert W. Herbert	6/21/20
Rich Geoghegan	220 Slate Creek Dr, C'burg	Rich Geoghegan	
Phyllis Geoghegan	220 Slate Creek Dr, Chbg.	Phyllis Geoghegan	
Phyllis Geoghegan			
Joan Mills	295 Slate Creek Dr. Chbg.	Joan Mills	6-21-2020
Joan mills	" " " "		6-21-2020
DAN MILLS			
JANE Swain	250 Vinnie Ave - C'burg	Jane Swain	21 June 2020
Jo Bass	260 Vinnie Ave C'burg	Jo Bass	21 June 2020
Connie H. McCall	265 Vinnie Ave, Christiansburg, VA	Connie H. McCall	6-21-2020
Bryce W. McCall	265 Vinnie Ave, Christiansburg, VA	Bryce W. McCall	6-21-2020
Mike McGy	255 Vinnie Ave, Christiansburg	Michael A. McGy	
Susan T. Duncan	230 Slate Creek Dr. Christiansburg	Susan T. Duncan	6/21/20
DENNIS A. DUNCAN	230 Slate Creek Dr Chr. Stansburg VA	Dennis A. Duncan	6/21/2020

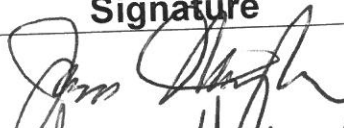





**Petition to the Christiansburg Town Council and Planning Commission to  
REJECT the proposed Case #RZN-2020-04 and CUP-2020-05 rezoning of the  
property located between the Eastern and Western terminus of Vinnie Avenue  
NW. (100 Vinnie Avenue NW, tax map no. 435-A-45)**

Print Name	Address	Signature	Date
FRED BURROUGHS	120 SLATE CREEK DRIVE C-BURG VA	Fred Burroughs	6/21/20
Joene Burroughs	120 Slate Creek Dr. Christburg	Joene Burroughs	6/21/20
Janet Mathis	105 Slate Creek Dr. Chburg, Va	Janet Mathis	6/21/20
JAMES A. MATTOX	115 SLATE CREEK DR. C'burg VA	James A. Mattox	6/21/20
Nancy B. MATTOX	115 SLATE CREEK DR. C'burg VA	Nancy B. Mattox	6/21/20
Elizabeth W. Eanes	150 SLATE CREEK DR. C'burg, VA	Elizabeth W. Eanes	6/21/20
JERRY BROWN	240 SLATE CREEK DR. C'BURG VA	Jerry Brown	6/22/20
Carolyn H. Long	190 SLATE CREEK DR. Chburg	Carolyn H. Long	6/22/20
Suzanne Ament	160 SLATE CREEK DR C'burg	Suzanne Ament	6/22/20
Stephanie Turner	135 SLATE CREEK DR C'burg	Stephanie Turner	6/22/20
Lois Virginia Babb	125 SLATE CREEK DR. C'burg.	Lois Virginia Babb	6/22/20
W. Mae Babb	125 SLATE CREEK DR "	W. Mae Babb	6/22/20
Pat Lewis	220 Vinnie Ave. C'burg	Pat Lewis	6/22/20
PATRICIA MEREDITH	285 SLATE CREEK DR C'burg	Patricia Meredith	6/22/20
Margaret Tudham	320 Vinnie Ave.	Margaret Tudham	6/22/20
Patricia Mullins	310 Vinnie Ave	Patricia Mullins	6/22/20
Shirley Dickson	300 Vinnie Ave	Shirley Dickson	6/22/20
Alaina Gelbert	240 Vinnie Ave	Alaina Gelbert	6/22/20
Maria M. Castaner	245 SLATE CREEK DR	Maria M. Castaner	6/22/20
Lauren Beliste	255 SLATE CREEK DR	Lauren Beliste	6/22/20



Petition to the Christiansburg Town Council and Planning Commission to  
REJECT the proposed Case #RZN-2020-04 and CUP-2020-05 rezoning of the  
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NW. (100 Vinnie Avenue NW, tax map no. 435-A-45)

Print Name	Address	Signature	Date
JAMES MACHYNSKI	260 SLATE CREEK DR.		6/22/20
Judy L. Machynski	260 - Slate Creek Dr.		6/22/20
DONALD P. CONNER	250 SLATE CREEK DR.		
BETH A. STEPHENS	280 SLATE CREEK DR.		6/23/20

## Jared Crews

---

**From:** Ann Sandbrook  
**Sent:** Friday, June 26, 2020 3:24 PM  
**To:** PlanningCommission  
**Cc:** Will Drake; Jared Crews  
**Subject:** Public comments regarding Caldwell project/Vinnie Street

Hello Everyone,

I work with Mr. Conner on a local committee, and he sent me the email below in regards to his thoughts on the Vinnie Ave item that has a public hearing request scheduled for Monday 6/29.

I told him that I would pass along his comments to all of you and encouraged him to attend Monday's public hearing regarding these items.

I hope you all are doing well!

Have a great weekend,  
Ann

---

**From:** Don Conner <stxdon@hotmail.com>  
**Sent:** Friday, June 26, 2020 2:45 PM  
**To:** Ann Sandbrook <asandbrook@christiansburg.org>  
**Subject:** Vennie St and

Hi Ann. I tried to speak to you at the Brew Do meeting. I live in Slate Creek and "IM IN FAVOR" of the Caldwell Development but I want to keep Vinnie Av not a through street. I talked to the developer and he didn't need it open to build his development. Opening Vinnie Av only makes it 3 blocks long between Walters and Stafford both ending at "T" intersections.

I hope to attend the meeting and would like to speak against the opening of Vinnie Av.  
Don Conner. 304-614-3514

## Jared Crews

---

**From:** Melissa Demmitt  
**Sent:** Friday, June 26, 2020 11:04 AM  
**To:** Will Drake; Jared Crews  
**Cc:** Amy Southall  
**Subject:** FW: Proposal to rezone Vinnie Ave for Patio homes

Melissa Demmitt  
Public Relations Director  
Town of Christiansburg  
(540) 382-6128 ext. 1150  
Follow us: Facebook & Twitter

-----Original Message-----

From: Ken White <weddleway@gmail.com>  
Sent: Friday, June 26, 2020 11:03 AM  
To: Information <info@christiansburg.org>  
Cc: I-Ping Fu <ifu@radford.edu>  
Subject: Proposal to rezone Vinnie Ave for Patio homes

Please consider the below as part of the public comment my wife and I plan to make at the 6/29/20 planning commission meeting. My wife, Dr. I-Ping Fu, and myself both plan to speak as joint owners of the 50 Weddle Way property adjoining the proposed patio homes on Vinnie Ave. We are hoping our speeches can be ones of thanks for our concerns being addressed by the builder rather than opposition to the zoning.

We request that the setback of 5 feet from our property line in the master plan submitted from the builder to the planning commission be amended to 15 feet. The increased setback would help to alleviate many of the concerns of the group of neighbors with property on Weddle Way adjoining the land proposed for rezoning.

We request that the plan for privacy screening written into the master plan proposed by the builder be put into specific written proffers before the 6/29/20 meeting. We want these proffers to be added to the application and rezoning process before approval of any rezoning request.

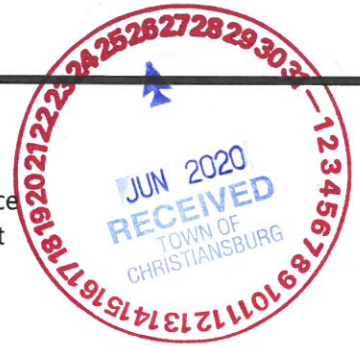
Sincerely,

Kenneth N White  
50 Weddle Way

Will Drake

---

**From:** Denise E Basham <denisekdfg@gmail.com>  
**Sent:** Friday, June 26, 2020 12:11 PM  
**To:** Will Drake; Lisa Dalton; weddleway@gmail.com; Bryan Rice  
**Subject:** Vinnie Ave Patio Home , Rezoning and Special use permit



Good Morning Mr. Drake,

My name is Denise Basham Montgomery I am a licensed Real Estate Agent 24 years in Virginia. My father is Richard C Basham the current owner of 90 Vinnie Ave. I have my father's permission to speak on his behalf and will attend in person to speak if needed on Monday evening at the Town meeting.

**We are asking that the current ARTICLE III. - RURAL RESIDENTIAL DISTRICT R-1A not be changed.**

The minimum side yard for each main structure shall be a minimum of 15 feet or side lot line easement width whichever is greater.

We have concerns for the natural wildlife that enjoys this area and the family and children who enjoy seeing them be protected.

The proposed 18 units is far too many and would cause too much traffic in this small area.

We love this home on 90 Vinnie Ave and since my father just lost his wife less than 2 years ago he wants things not to drastically change again. He is 81 years young and enjoys the deer and birds at play .Dad spends a part of each day sitting on his front porch and watching the wildlife, this is a special time in his daily life.

We would like to see the same uniform style of homes and yards with scattered trees to occupy this small acreage.

If this doesn't matter to the Town, and (I am sure it does), it does matter to us, The residents that live here and have family here.

If this Special use permit does pass I would like it to include in writing that the set back from the side line for 90 Vinnie Ave, and homes affected on Weddle Way stay at their current 15 feet.

I would also ask to be added to this permit that the units be reduced to not more than 10-12 units, and that an 8' privacy fence (in good taste) be added as a screen to be taken care of by the property owners association of the New Vinnie Ave Patio Homes, and built prior to first Home Construction.

Thank you for your time.

Denise Basham Montgomery  
Richard C Basham  
90 Vinnie Ave

434-942-4521

--

## Jared Crews

---

**From:** Melissa Demmitt  
**Sent:** Friday, June 26, 2020 11:04 AM  
**To:** Will Drake; Jared Crews  
**Cc:** Amy Southall  
**Subject:** FW: Proposal to rezone Vinnie Ave for Patio homes

Melissa Demmitt  
Public Relations Director  
Town of Christiansburg  
(540) 382-6128 ext. 1150  
Follow us: Facebook & Twitter

-----Original Message-----

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**To:** Information <info@christiansburg.org>  
**Cc:** I-Ping Fu <ifu@radford.edu>  
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Sincerely,

Kenneth N White  
50 Weddle Way



## Will Drake

---

**From:** Dale Clark <dclark540@gmail.com>  
**Sent:** Thursday, June 25, 2020 9:39 PM  
**To:** Hil Johnson  
**Cc:** PlanningCommission; Will Drake  
**Subject:** Vinnie Dr Rezoning



Mr. Johnson,

We would like to take this opportunity to endorse the planned construction of 18 homes by Bryan Rice and Richard Caldwell in the Vinnie Drive area of Christiansburg. We have known these gentlemen for many years and have always found them both to be forthcoming, honest, hard workers who follow through with everything they promise.

Approximately four years ago we retired and decided to downsize. We were particularly interested in a single level, patio home in an area suitable for retired people. We were lucky enough to find the Wynwood Estates project that Mr. Rice and Mr. Caldwell were building in Christiansburg at that time. This was a planned community of 17 homes and we were the sixth buyer.

We were very impressed with the construction of the first five homes in the community and the high-level of recommendations that we received from those already living there. We are extremely pleased with the quality of work and craftsmanship of our home.

Additionally, as work continued on the remaining units, Mr. Caldwell was very attentive to the needs of the neighbors. The construction sites were well maintained and no excess debris was present.

Again, we highly endorse Mr. Rice and Mr. Caldwell in this project. We are confident that Christiansburg and the surrounding neighbors will be pleased with the development proposed by Bryan and Richard.

Thank you for the opportunity to comment.

Dale & Diana Clark  
220 Wynwood Circle

Christiansburg, VA



Public Comment Topic: Caldwell Construction Requests

Public Comment: Beth Stephens  
280 Slate Creek Dr.  
Christiansburg, VA 24073  
(540)250-0022

Town of Christiansburg  
Town Council & Planning Commission  
100 East Main Street  
Christiansburg, VA 24073-3029



Subject: Public Hearing June 29, 2020 for Rezoning and Conditional Use Permit for the eastern and western terminus of Vinnie Avenue NW (100 Vinnie Avenue NW, tax map no. 435 -A -45) from R1A Rural Residential to R-1 Single Family Residential

Dear Town Council & Planning Commission,

As an adjoining property owner, I am writing to express my strong opposition to the proposed rezoning and request for a Conditional Use Permit for the location between the eastern and western terminus of Vinnie Avenue NW (100 Vinnie Avenue NW, tax map no. 435 -A -45). I completely opposed the rezoning and the proposed single-family homes development that will cause additional ground water run-off, additional traffic and safety problems, destroy local wildlife habitat, and potentially lower the values of my property.

Ground Water run-off would be my major concern. This proposal would add flow to the existing overtaxed and undersized drainage in the Slate Creek neighborhood, not to mention all the bugs and mosquitoes that come with standing water and moisture. The current development plans have the "storm water management area" next to my property and would be an eye sore when I look out my bedroom and kitchen windows and from my deck/patio.

Traffic and safety of pedestrians are also a concern. Traffic increases will be seen on Vinnie, Walter and Stafford, causing traffic issues during critical times for the existing Slate Creek neighborhood. In general, the area traffic is continuing to increase, and heavy traffic is already common at times getting onto Peppers Ferry Road as more and more developments are completed.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat as the town continues to develop ALL green spaces on Peppers Ferry Road/VA 114 west of the mall.

I urge you to disapprove the proposed rezoning and permit, and from recent discussions with my neighbors, I know my opinions are shared by many who will not be attending the meeting because of COVID-19.

Thank you for hearing my concerns on these two requests and I look forward to hearing back on how the town and planning commission will address these concerns.

Sincerely,

Beth A. Stephens



periods. You do not have to submit a comment prior to the meeting in order to speak; however, your email is needed for us to contact you with directions.

First Name*	Lisa	Last Name*	Dalton		
Street Address*	30 Weddle Way	Unit/Apt. #			
City*	Christiansburg	State*	VA	Zip Code*	24073
Public Comment Topic*	[Caldwell Construction Requests V]				
Public Comment					

Neighbors with connecting property on the Weddle Way side of the project request the developer to increase the setback from their properties to 15 feet instead of the 5 feet shown on the proposed Master Plan for Vinnie Ave Patio Homes to match the existing zoning of the property as part of the master plan, rezoning process and application. In addition, we request the screening for adjacent property owners mentioned in the application be detailed in a written a proffer statement and added to the application and rezoning process before approval. I plan to speak in person at the public hearing if necessary. Thank you for your time.

Would you like to speak virtually during the Planning Commission meeting on June 29?\*

☐ Yes ☒ No

If yes, please provide an email so we may contact you with instructions on how to participate in the virtually via Zoom during the meeting.

Email

If you do not provide us with an email by 6 p.m. on the day prior to the meeting, June 28, there is no guarantee you will be able to speak at the meeting; however, the Planning Commission will still be given your comment if you decide to submit a comment through this form.

\* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:  
<http://www.christiansburg.org/Admin/FormHistory.aspx?SID=5998>



The following form was submitted via your website: June 29 Planning Commission Public Hearing Comment Form

Due to COVID-19, it is potentially unsafe for residents, other members of the public and the Planning Commission to assemble in one location. As a result, the Planning Commission Public Hearing scheduled for Monday, June 29, will be conducted semi-virtually via Zoom at 7 p.m. in Council Chambers at Town Hall, 100 E. Main Street.

:

One topic will be addressed during the June 29 public hearing:

1. a rezoning request by Caldwell Construction for an approximately 4.52 acre property located at 100 Vinnie Avenue NW,
  - o a conditional use permit request, contingent on the preceding item, by Caldwell Construction for a planned housing development to consist of single-family homes at a density of development not to exceed 4.3 units per acre.

:

The public may come to the meetings to present a comment in person at Town Hall; however, residents are encouraged to utilize the virtual options below for commenting as these options will help the Town manage social distancing guidelines set by the Virginia Department of Health.

In addition to submitting the form below, other contactless ways to submit a comment are by:

- o email to [info@christiansburg.org](mailto:info@christiansburg.org),
- o voicemail at 540-382-6128, ext. 1109,

## Will Drake

---

**From:** Lisa Dalton <lgdalton5252@yahoo.com>  
**Sent:** Friday, June 26, 2020 10:02 AM  
**To:** Will Drake  
**Cc:** Denise E. Basham; weddleway@gmail.com; Lisa  
**Subject:** Fw: Vinnie Ave Patio Home Masterplan/Rezoning  
**Attachments:** Vinnie Patio Home Letter\_Dalton.pdf



Good morning Mr. Drake,

I'm writing this email to share our concerns about the upcoming Case #RZN-2020-04 and CUP-2020-05 - Vinnie Avenue Patio Homes Master Plan/Rezoning (<https://www.christiansburg.org/DocumentCenter/View/11541/Caldwell-Construction-Requests>) that will be discussed at the Town of Christiansburg Planning Commission's Public Hearing on Monday, June 29, 2020.

I wrote a public comment requesting an increase to the setbacks on our side to the master plan, so it matches the current zoning for the lots next to our existing homes. In addition the comment included the developer put in writing the details for screening they have mentioned to us in person and in their application. Below is the written request I sent to the developer.

If you would please pass this along to the planning commission so they are aware of our concerns prior to the meeting on Monday that would be great.

I've copied the Basham (90 Vinnie Ave) and White (50 Weddle Way) property owners included in the letter. We all plan to attend and speak, if necessary, at the meeting on Monday.

Thank you  
Lisa Dalton  
30 Weddle Way

----- Forwarded Message -----

**From:** Lisa Dalton <lgdalton5252@yahoo.com>  
**To:** bryan@ricerealty.net <bryan@ricerealty.net>  
**Cc:** Denise E. Basham <denisekdfg@gmail.com>; weddleway@gmail.com <weddleway@gmail.com>; Lisa <lgdalton5252@yahoo.com>  
**Sent:** Friday, June 26, 2020, 09:30:45 AM EDT  
**Subject:** Vinnie Ave Patio Home Masterplan/Rezoning

Good morning Mr. Rice,

Thank you again for talking to the neighbors around the property you would like to rezone this week. We do have a couple of requests in the attached letter. Please consider putting the specific and detailed items we talked about in person and on the phone in writing before the rezoning meeting on Monday. If we could review it before Monday night that would be great. We hope this works out well for everyone involved.

I've copied the Basham and White property owners included in this letter. We all plan to attend and speak, if necessary, at the meeting on Monday.

Thank you for your time.

Lisa Dalton  
30 Weddle Way

540-818-1651  
lgdalton5252@yahoo.com



June 25, 2020

Rice Realty & Landsales  
Bryan Rice  
600 Radford Street  
Christiansburg, VA 24073



Re: Case #RZN-2020-04 and CUP-2020-05 - Vinnie Avenue Patio Homes Master Plan/Rezoning

Dear Mr. Rice,

Thank you for stopping by to talk to me on Wednesday about the property you recently purchased behind my house and are trying to rezone on Monday, June 29.

All of the neighbors with property connecting to the land you purchased on the Weddle Way side have discussed the impacts to our property. **We've always realized this property would one day be developed and our beautiful field view would be changed.**

The Town's comprehensive plan calls this area residential with no plan for extra density, which allows for approximately 9 homes along Vinnie Avenue and would be more like our neighborhood. The rezoning and master plan you have proposed would double the home density to 18 and place a home 5 feet from my property line, practically on my property. When we purchased our homes we assumed the land behind and beside us would look similar to our neighborhood as that is how it's zoned.

Thank you for listening to our concerns about the patio home placement this week. We appreciate your ideas about your builder possibly creating a retaining wall, building privacy fences and/or adding trees at your expense to make it nicer for everyone.

**We've heard your builder is a quality builder and that is great to hear. We want to work with you and be good neighbors.** With your current master plan and rezoning, all 3 property owners on our side of the property would oppose this without some changes and written proffer statements in place. Perhaps with some preplanning on our part, the meeting we all plan to attend on Monday could be quick and easy for all parties involved.

**Our requested changes to the proposed Vinnie Avenue Patio Homes Master Plan:**

1. Increase setback to at least 15' on the Weddle Way side of your new property in the master plan to match the existing zoning. This would address several of the neighbor requests.
  - a. It looks like the lots could be shifted away from the existing houses on Weddle Way for lots 11 to 18 toward the open space to provide the 15', making the open space/SWM a little bit smaller.
2. Create a proffer in addition to the 15' setback above to install sufficient privacy screening along our existing homes as mentioned in your application.
  - a. Developer shall install and pay for a buffer consisting of the following depending on neighbor request below:
    - 8' tall Simtek privacy fence. A solid fence with maintenance free qualities. Color to be agreed to by adjacent property owners. <https://www.certainteed.com/fence/simtek/>
    - Double staggered row of evergreen trees. Rows shall be 8' apart and spaced at 8' on center for each row and a minimum of 6' at planting.
  - b. The setback would allow the neighbor at 50 Weddle Way to keep the natural buffer of trees that currently exists. If the natural buffer is kept and trees are not removed near their property, the neighbor at 50 Weddle Way does not need or want a privacy fence buffer. They would like the

natural tree buffer and if a tree is removed they would like a tree to be replaced in the same general location. They would like for both to be written in the proffer.

- c. The setback may already be possible for 90 Vinnie Avenue if the new home is constructed as close to lot 2 as possible. The neighbor at 90 Vinnie Avenue would like a privacy fence buffer along the side of their property written in a proffer.
- d. Specifically for 30 Weddle Way, in addition to the setback, I would like a proffer stating a solid privacy fence/wall will be installed along the back of my property line similar to the example above.

- 3. Town ordinance requires sidewalks on both sides of the street for subdivisions. Slate Creek's Vinnie Avenue has two sidewalks dead ending into this property. We believe both sidewalks should be extended on the master plan.

This property has been for sale for a long time and due to the sale price of the land, the developer needs to pack a lot in a small space to be profitable.

We understand business and the value of a good builder. We would like for this to work out for everyone involved. Please consider these adjustments to the master plans and a written proffer statement detailing the screening that will be installed prior to the meeting on Monday.

Thank you

Lisa Dalton  
540-818-1651  
30 Weddle Way  
Christiansburg, VA 24073

## Will Drake

---

**From:** Ken White <weddleway@gmail.com>  
**Sent:** Friday, June 26, 2020 9:48 AM  
**To:** Will Drake  
**Cc:** I-Ping Fu  
**Subject:** Rezoning request at 6/29/20 Planning Commission Meeting



Dear Mr Drake,

My wife, Dr I-Ping Fu, and myself are joint owners of the property at 50 Weddle Way that adjoins the proposed rezoning. We ask that you relay to the planning commission our request that zoning not be approved as it is currently stated in the master plan that has been submitted to the planning commission from the builder.

My neighbors, with property that adjoins the proposed rezoning, have submitted our concerns and requests for changes to their master plan to the builder. We have asked for proffers to be put into writing. Thus far, the builder has contacted one neighbor and made verbal promises, but that is not sufficient. All the neighbors have signed up for speaking time at the planning commission meeting. It is our expectation that our speeches would be those of thanks for our concerns being properly addressed rather than calls for a halt to the rezoning. Anything you can do to facilitate successful resolution of our concerns before Monday's meeting will be greatly appreciated.

Specifically, for our property at 50 Weddle Way, we would like for the following considerations to be made as changes to the master plan and proffers in writing:

### **Our requested changes to the proposed Vinnie Avenue Patio Homes Master Plan:**

1. Increase setback to at least 15' on the Weddle Way side of your new property in the master plan to match the existing zoning. This would address several of the neighbor requests.
  - a. It looks like the lots could be shifted away from the existing houses on Weddle Way for lots 11 to 18 toward the open space to provide the 15'.
2. Create a proffer in addition to the 15' setback above to install sufficient privacy screening along our existing homes as mentioned in your application.
  - a. Developer shall install and pay for a buffer consisting of the following depending on neighbor request below:
    - 8' tall Simtek privacy fence. A solid fence with maintenance free qualities. Color to be agreed to by adjacent property owners. <https://www.certainteed.com/fence/simtek/>
    - Double staggered row of evergreen trees. Rows shall be 8' apart and spaced at 8' on center for each row and a minimum of 6' at planting.



- b. This setback would allow the neighbor at 50 Weddle Way to keep the natural buffer of trees that currently exists. If the natural buffer is kept and trees are not removed near their property, the neighbor at 50 Weddle Way does not need or want a privacy fence buffer. They would like the natural tree buffer and if a tree is removed they would like a tree to be replaced in the same general location. They would like for both to be written in the proffer.

Mr. Drake, the natural tree buffer we are trying to save in the rear of our property at 50 Weddle way is more than just a grouping of trees. The beauty of these trees, and the surrounding fields, are a primary reason for our purchase of the property. The trees are the last remnant of the apple orchard that once occupied our neighborhood. They are part of a delicate natural balance to our neighborhood that we never thought would be destroyed.

We are not thrilled with patio homes being built behind us at twice the density of the current existing houses, but the loss of the trees is unthinkable! In your reply, we would appreciate any insights you can give us into what can be built in the field to the right side of these trees. This is a field that our neighbors to the right sold immediately after Mr. Rice made his purchase of the field to the left of us in order to build his patio homes. Could another street be extended off the side of Vinney Avenue now designated as unused space by Mr. Rice in his master plan proposal? We appreciate a planning commission who considers this possibility and the increased traffic impact of this possibility added into the impact of the patio home development.

Thank you for your time and attention to these matters. We look forward to your reply.

Sincerely,

Kenneth N White  
50 Weddle Way

# LEGEND

RF = ROD FOUND  
RFB = ROD FOUND BENT  
RFC = ROD FOUND IN CONCRETE  
RFLP = ROD FOUND UNDER LAMP POST  
RS = ROD SET

N/F BRIAN ALAN YOHN & HOLLY ANNE GATTON  
(DEED INSTRUMENT # 2009003228)  
TAX MAP 404-2-10

ALMETTA AVENUE NW  
(50' R/W)

NEW 50' PUBLIC AND/OR PRIVATE UTILITY EASEMENT

N/F HASSELL DANIEL SUMNER  
(DEED BOOK 343, PAGE 397)  
TAX MAP 404-2-9

N/F TOWN OF CHRISTIANSBURG  
(PLAT BOOK 24, PAGE 326)  
TAX MAP 434-8-A

N/F LINDA R. INGRAM & BRIAN KEITH ALLEN  
(DEED INSTRUMENT # 2006011409)  
TAX MAP 434-8-9A

N/F BETH ANN STEPHENS  
(DEED INSTRUMENT # 2007004764)  
TAX MAP 434-8-8B

N/F ANTONIO LIVING TRUST  
DATED JUNE 12, 2002  
(DEED INSTRUMENT # 2007000669)  
TAX MAP 434-8-8A

VINNIE AVENUE NW  
(50' R/W)

N/F ROGER R. RIST & CAROL A. RIST  
(DEED INSTRUMENT # 2009005361)  
TAX MAP 434-8-7B

N/F RICHARD GORDON, JACK & KENNETH BOWLING  
(DEED BOOK 400, PAGE 468)  
TAX MAP 434-A-15

N/F PEPPERS FERRY INVESTMENTS LLC  
(DEED INSTRUMENT # 2008005416)  
TAX MAP 434-A-16

N/F GUARDIAN PROPERTIES I, LLC  
(DEED INSTRUMENT # 2010004215)  
TAX MAP 434-A-17

N/F DUTCHWEST LLC  
(DEED INSTRUMENT # 2004001093)  
TAX MAP 435-A-12

N/F GEORGE J. STEWART, JR.  
(DEED INSTRUMENT # 2002015125)  
TAX MAP 435-A-13A

N/F CHARLES W. JEWELL & MARY M. JEWELL  
(DEED BOOK 404, PAGE 655)  
TAX MAP 435-A-13

20' UTILITY EASEMENT  
(DEED BOOK 717, PAGE 364)

20' SEWER EASEMENT  
(DEED BOOK 663, PAGE 385)

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C1	680.32'	8°50'00"	104.88'	52.55'	104.78'	N 89°25'15" E
C2	680.32'	8°49'52"	104.86'	52.53'	104.76'	N 80°35'19" E
C3	680.32'	2°00'01"	23.75'	11.88'	23.75'	N 75°10'23" E
C4	607.17'	5°10'00"	54.75'	27.39'	54.73'	N 76°45'22" E
C5	607.17'	14°19'38"	151.83'	76.31'	151.43'	N 86°30'11" E

APPROXIMATE LOCATION OF 50' EASEMENT FOR PUBLIC INGRESS AND EGRESS IS HEREBY DEDICATED TO THE TOWN OF CHRISTIANSBURG (SEE NOTE #10)



HIGHLAND SURVEYS P.C.  
TELEPHONE 540.381.0595  
P.O. BOX 6364 (404 ROANOKE ST.)  
CHRISTIANSBURG, VIRGINIA 24068



PLAT SHOWING  
BOUNDARY LINE RELOCATION/VACATION  
OF  
LOTS 1, 2 & 3 OF  
THE ALBERT T. & MARY B. LONG DIVISION  
AND SUBDIVISION OF TAX MAP 405-A-32  
FOR  
SHARON A. AKERS, DILLARD W. AKERS,  
MARK A. BLEVINS, JOYCE M. BLEVINS,  
SANDRA L. HAWKS, AND PHILLIP J. HAWKS  
AND THE ESTATE OF MARY B. LONG  
LOCATED IN  
TOWN OF CHRISTIANSBURG  
RIVER MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA  
8 DECEMBER, 2011 SCALE: 1" = 100'  
REVISED: 15 DECEMBER, 2011;  
3 JANUARY, 2012; 30 JANUARY, 2012  
SHEET 1 OF 2



**OWNERS STATEMENT**

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED ON THE HEREON PLAT HAS BEEN PREPARED IN STRICT ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS, THEREOF, AND FURTHER THAT THE DEDICATION TO THE PUBLIC OF EASEMENTS AND/OR STREETS FOR THE EXTENT OF AND DIRECTION AS MORE PARTICULARLY SHOWN HEREON IS HEREBY MADE. GIVEN UNDER OUR HAND AND SEAL.

Sandra L. Hawks 02-07-12  
SANDRA L. HAWKS DATE  
EXECUTRIX OF MARY BLAKE LONG ESTATE

Sharon A. Akers 2/7/12 Dillard W. Akers 2/7/12  
SHARON A. AKERS DATE DILLARD W. AKERS DATE

Mark A. Blevins 2/19/12 Joyce M. Blevins 2/19/12  
MARK A. BLEVINS DATE JOYCE M. BLEVINS DATE

Sandra L. Hawks 02/7/12 Phillip J. Hawks 2/7/12  
SANDRA L. HAWKS DATE PHILLIP J. HAWKS DATE

**NOTARY'S STATEMENT**

COMMONWEALTH OF VIRGINIA, COUNTY OF MONTGOMERY, TO WIT:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS 7 DAY OF February 2012, BY  
SHARON A. AKERS & DILLARD W. AKERS.

MY COMMISSION EXPIRES: March 31 2014

Rachel Danielle Willis 7336153  
NOTARY PUBLIC NOTARY REGISTRATION NUMBER



COMMONWEALTH OF VIRGINIA, COUNTY OF MONTGOMERY, TO WIT:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS 19 DAY OF February 2012, BY  
MARK A. BLEVINS & JOYCE M. BLEVINS.

MY COMMISSION EXPIRES: March 31 2014

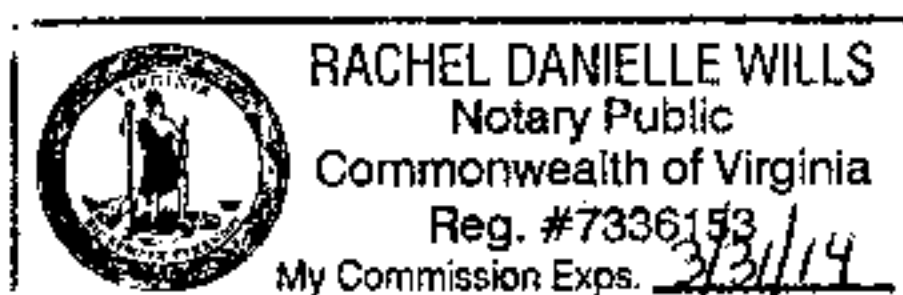
Rachel Danielle Willis 7336153  
NOTARY PUBLIC NOTARY REGISTRATION NUMBER



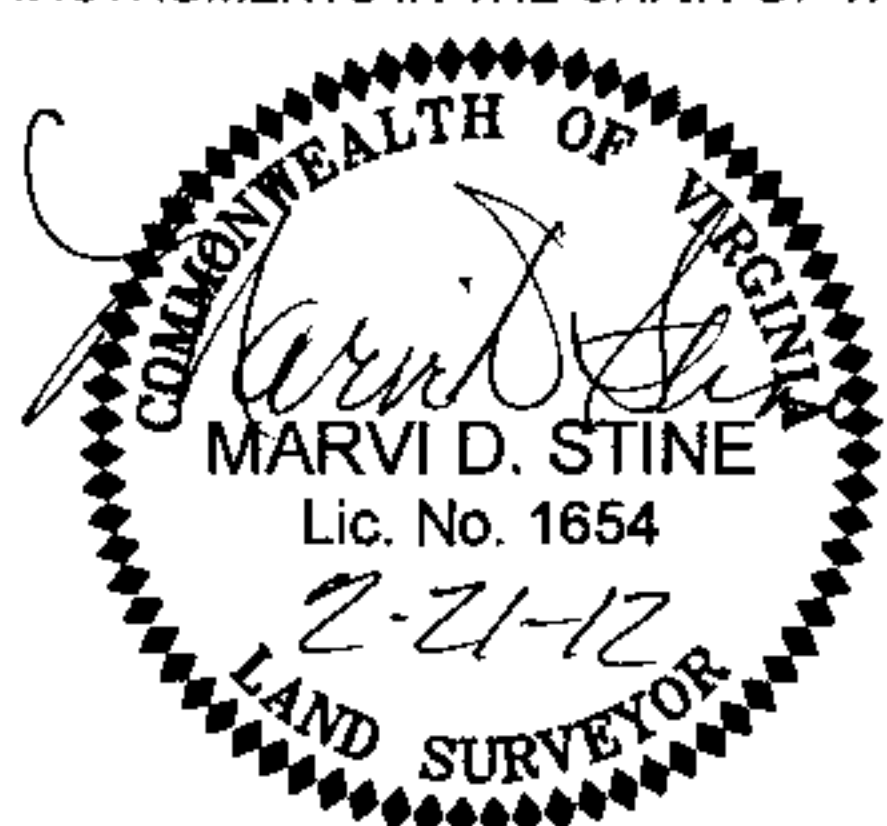
COMMONWEALTH OF VIRGINIA, COUNTY OF MONTGOMERY, TO WIT:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS 7 DAY OF February 2012, BY  
SANDRA L. HAWKS & PHILLIP J. HAWKS.

MY COMMISSION EXPIRES: March 31 2014

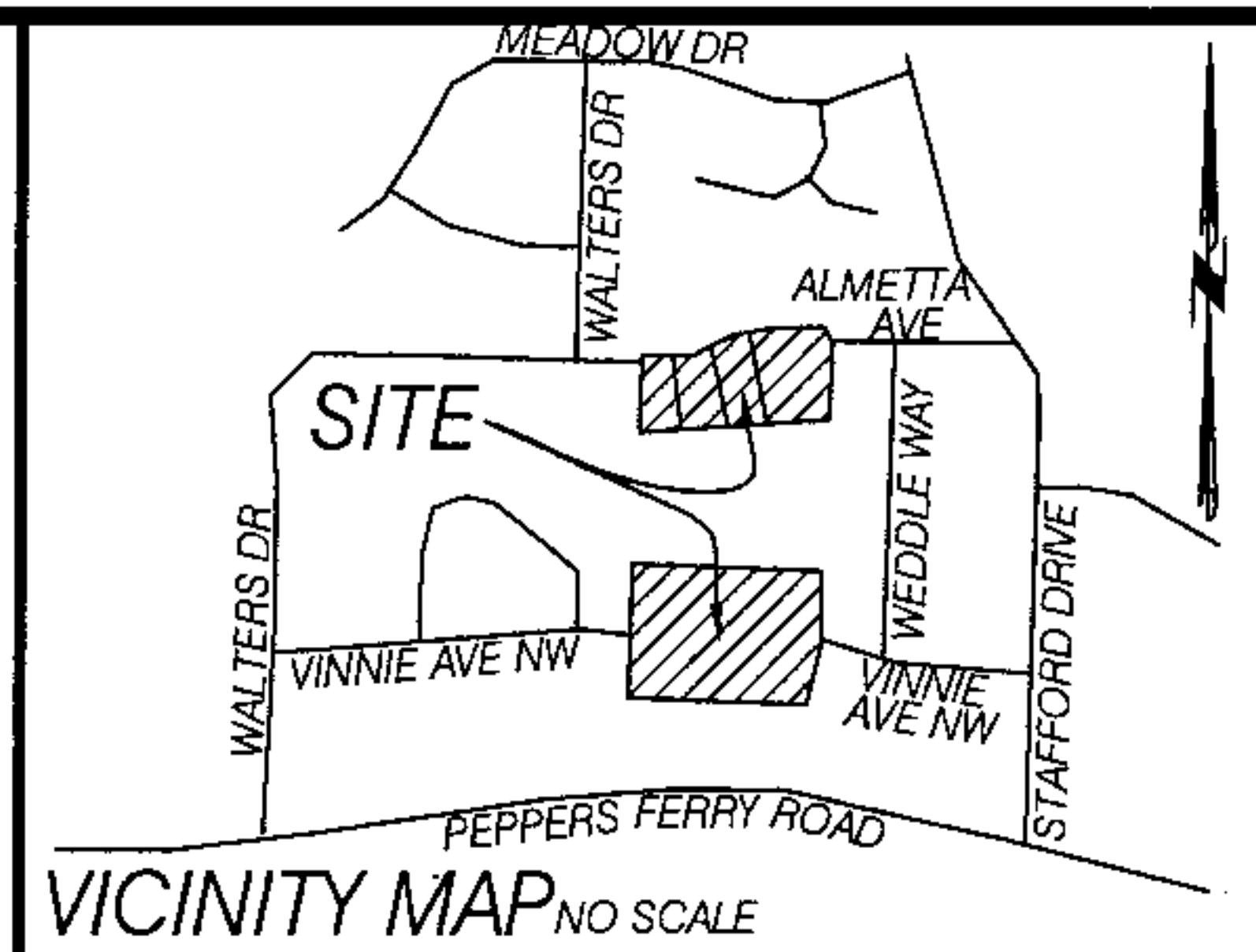
Rachel Danielle Willis 7336153  
NOTARY PUBLIC NOTARY REGISTRATION NUMBER

**SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED ON THE HEREON PLAT IS A PORTION OF THAT PROPERTY ACQUIRED BY ALBERT T. LONG AND MARY B. LONG FROM BELMONT REALTY, INC. BY DEED DATED 5 JULY, 1978, AND RECORDED IN DEED BOOK 401, PAGE 50, REFERENCE ALSO TO WILL BOOK 54, PAGE 514 AND WILL INSTRUMENT # 2010000216. ALSO ALL OF THAT PROPERTY ACQUIRED BY SHARON A. AKERS AND DILLARD W. AKERS FROM ALBERT T. LONG AND MARY B. LONG BY DEED DATED 1 OCTOBER, 1993, AND RECORDED IN DEED BOOK 826, PAGE 162. ALSO ALL OF THAT PROPERTY ACQUIRED BY MARK A. BLEVINS AND JOYCE M. BLEVINS FROM CALVIN E. BLEVINS AND JANICE L. BLEVINS BY DEED DATED 4 MAY, 2004, AND RECORDED IN DEED INSTRUMENT# 2004005900. ALSO ALL OF THAT PROPERTY ACQUIRED BY SANDRA L. HAWKS AND PHILLIP J. HAWKS FROM ALBERT T. LONG AND MARY B. LONG BY DEED DATED 1 OCTOBER, 1993, AND RECORDED IN DEED BOOK 819, PAGE 192. THE ABOVE REFERRED-TO DEEDS ARE ALL RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY VIRGINIA, AND ARE THE LAST KNOWN INSTRUMENTS IN THE CHAIN OF TITLE TO SAID LAND.

**HIGHLAND SURVEYS P.C.**

TELEPHONE 540.381.0595  
P.O. BOX 6364 (404 ROANOKE ST.)  
CHRISTIANSBURG, VIRGINIA 24068

**NOTES**

1. SUBJECT PROPERTY LIES WITHIN A ZONE UNSHADED "X", PER FLOOD INSURANCE RATE MAP NUMBER 51121C0140C, DATED SEPTEMBER 25, 2009.
2. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. THIS PROPERTY IS SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, EASEMENTS AND AGREEMENTS OF RECORD TO THE EXTENT THAT THEY MAY LAWFULLY APPLY TO THE PROPERTY.
4. THIS PLAT IS BASED ON A FIELD SURVEY AND DEED RESEARCH PERFORMED ON OR PRIOR TO 8 DECEMBER, 2011, AND IS BASED ON MONUMENTS AND EVIDENCE FOUND IN THE FIELD AT THE TIME OF THE SURVEY AND MAY NOT MATCH DEED AND/OR PLATS OF RECORD.
5. ZONING DISTRICT: RURAL RESIDENTIAL (R-1A)
6. REFERENCE: MARY B. LONG ESTATE  
TAX MAP 405-A-32 / PARCEL ID 011319  
SHARON A. AKERS & DILLARD W. AKERS  
TAX MAP 404-A-10 / PARCEL ID 031901  
MARK A. BLEVINS & JOYCE M. BLEVINS  
TAX MAP 404-A-11 / PARCEL ID 031907  
SANDRA L. HAWKS & PHILLIP J. HAWKS  
TAX MAP 404-A-9 / PARCEL ID 031838
7. LOT 4 CANNOT BE SUBDIVIDED UNLESS THE EASTERN ALMETTA AVENUE NW IS EXTENDED TO THE WESTERN PROPERTY LINE OF LOT 4.
8. ALL EXISTING EASEMENTS FOR INGRESS & EGRESS THAT ARE OF RECORD ARE TO REMAIN AS DEEDED.
9. PER OWNER OF LOT 2 THE EXISTING WATERLINE SERVING LOT 2 IS LOCATED WITHIN THE NEWLY CREATED 50' EASEMENT FOR PUBLIC AND/OR PRIVATE UTILITY EASEMENT.
10. THE LOCATION OF THE 50' EASEMENT FOR INGRESS AND EGRESS IS TO BE THE SHORTEST AND MOST FEASIBLE LOCATION FOR THE TOWN OF CHRISTIANSBURG TO BUILD A VIRGINIA DEPARTMENT OF HIGHWAY STANDARD STREET THAT CONNECTS VINNIE AVENUE NW THROUGH LOT 5. AT SUCH TIME THAT A STREET IS BUILT AN ADDITIONAL 15' TEMPORARY STREET CONSTRUCTION EASEMENT ON BOTH SIDES OF THE 50' EASEMENT IS ALSO PROVIDED. THE PUBLIC WILL ONLY BE ABLE TO USE THE 50' EASEMENT WHEN THE TOWN OF CHRISTIANSBURG OR A DEVELOPER OF LOT 5 CONSTRUCTS THE STREET.

**APPROVAL**

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED FOR ACCEPTANCE AND RECORDATION BY THE TOWN OF CHRISTIANSBURG, VIRGINIA.

Randy S. Wingfield 2-21-12  
RANDY S. WINGFIELD SUBDIVISION AGENT DATE  
Richard G. Ballengee 2-21-12  
RICHARD G. BALLENGEE - MAYOR DATE

**PLAT**

SHOWING

BOUNDARY LINE RELOCATION/VACATION

OF

LOTS 1, 2 & 3 OF

THE ALBERT T. & MARY B. LONG DIVISION

AND SUBDIVISION OF TAX MAP 405-A-32

FOR

SHARON A. AKERS, DILLARD W. AKERS,  
MARK A. BLEVINS, JOYCE M. BLEVINS,  
SANDRA L. HAWKS, AND PHILLIP J. HAWKS  
AND THE ESTATE OF MARY B. LONG

LOCATED IN

TOWN OF CHRISTIANSBURG  
RIVER MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA  
8 DECEMBER, 2011 SCALE: 1" = 100'  
REVISED: 15 DECEMBER, 2011;  
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SHEET 2 OF 2