



Town of Christiansburg Planning Commission Monday, October 19, 2020 Agenda

Planning Commission

Chairperson

Hil Johnson

Vice-Chairperson

Jeananne Knies

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, November 2,
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, October 19, 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 September 28, 2020.
- 4) Public hearing for a Rezoning request by Gay and Neel, Inc., on behalf of Golden Triangle Development LLC (applicant), for an approximately 9.56 acre property owned by the Lina C Devore Estate, C/O Kenneth Devore Jr., Exec., located east of the terminus of Simmons Road, N.E. (tax map no. 499-1-5A, 6, 7, 8, 9) and at 390 Teel Street, N.E. (500-5BK2-46, 47, 48, 49). The request is to rezone the property from A, Agricultural and R-2, Two-Family Residential to R-3, Multi-Family Residential with proffers. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 5) Public Hearing for a Conditional Use Permit request – contingent on the preceding item - by Gay and Neel, Inc, on behalf of Golden Triangle Development LLC (applicant), for a planned housing development to consist of single-family homes at a density of development not to exceed 6.37 units per acre for property owned by the Lina C Devore Estate, C/O Kenneth Devore Jr., Exec. located east of the terminus of Simmons Road, N.E. (tax map no. 499-1-5A, 6, 7, 8, 9) and at 390 Teel Street, N.E. (500-5BK2-46, 47, 48, 49) 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.
- 6) Discussion/Action on potential adoption of Planning Commission policy on virtual meeting attendance.
- 7) 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.
- By e-mail to 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 YouTube channel at www.christiansburg.org/youtube and will remain on 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/pcpublichearings. A copy of the applications, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in 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 Andrew Warren, Assistant Town Manager, by phone at (540) 382-6120 ext. 1130 or by email at awarren@christiansburg.org with any questions or if you require reasonable accommodations.

**Christiansburg Planning Commission
Minutes of September 28, 2020**

Present:

Ashley Briggs
Felix Clarke Jr.
Mark Curtis
Jessica Davis
Johana Hicks
Jeananne Knies, Vice – Chairperson
Ann Sandbrook
Jennifer D. Sowers
Will Drake, Secretary ^{Non-Voting}

Absent:

Thomas Bernard
Hil Johnson, Chairperson

Staff/Visitors:

Jude Cochran, staff
Jared Crews, staff
Russell Crockett, 350 Teel St.
John Neel, Gay & Neel, Inc.
Ricky Plemmons, 340 Teel St.

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

Vice-Chairperson Knies opened the floor for public comment. With no comments, Vice-Chairperson Knies closed the floor for public comment.

Approval of Planning Commission Minutes for the September 14, 2020 Meeting

Commissioner Sowers made a motion to approve the September 14, 2020 Planning Commission meeting minutes. Commissioner Clarke seconded the motion, which passed 8-0.

Public hearing for a Rezoning request by Gay and Neel, Inc., on behalf of Golden Triangle Development LLC (applicant), for an approximately 9.56 acre property owned by the Lina C Devore Estate, C/O Kenneth Devore Jr., Exec., located east of the terminus of Simmons Road, N.E. (tax map no. 499-1-5A, 6, 7, 8, 9) and at 390 Teel Street, N.E. (500-5BK2-46, 47, 48, 49). The request is to rezone the property from A, Agricultural and R-2, Two-Family Residential to R-3, Multi-Family Residential with proffers. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Public Hearing for a Conditional Use Permit request – contingent on the preceding item - by Gay and Neel, Inc, on behalf of Golden Triangle Development LLC (applicant), for a planned housing development to consist of single-family homes at a density of development not to exceed 6.37 units per acre for property owned by the Lina C Devore Estate, C/O Kenneth Devore Jr., Exec. located east of the terminus of Simmons Road, N.E. (tax map no. 499-1-5A, 6, 7, 8, 9) and at 390 Teel Street, N.E. (500-5BK2-46, 47, 48, 49) 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.

Vice-Chairperson Knies opened the discussion.

John Neel, Gay and Neel, on behalf of Golden Triangle Development, gave an overview of the proposed development, with details including:

- A brief overview of the developer and their previous developments in the Town of Christiansburg.
- Overview of the proposed developments location, zoning, adjacent property uses, as well as, routes of ingress and egress of the proposed development to the Roanoke Street corridor.
- A site plan and project details.
- An overview of proposed open space and stormwater management facility.

Commissioner Hicks asked why no road was included to connect the proposed development to Teel Street. Mr. Neel stated no ingress or egress has been designed through Teel Street since it is a developed neighborhood.

Commissioner Curtis questioned if Simmons Road would need to be widened to accommodate the increase in traffic. Mr. Neel stated the developer did not feel roadway widening would be needed along Simmons Road based on the traffic studies.

Commissioner Clarke asked about the width of the proposed street. Mr. Neel stated the street would have 30 feet of pavement along with three feet of curb.

Commissioner Briggs questioned if there would be sidewalk along both sides of the new street. Mr. Neel stated sidewalk is proposed throughout the entire development, but only along one side of the street.

Russell Crockett, 350 Teel Street, stated drainage is inadequate along Teel Street, noting he has had years of stormwater runoff issues. Mr. Crockett stated the proposed development would create additional issues for Teel Street. Mr. Crockett provided several photographs depicting drainage issues in his neighborhood. Additionally, Mr. Crockett requested a fence be installed between the proposed

development and his property to provide him with separation from the development's green space and stormwater pond.

Ricky Plemmons, 340 Teel Street, stated he had concerns of potential flooding due to runoff from the proposed development and noted Simmons Road width is too narrow to accommodate traffic from Hubbell Lighting and new residential traffic.

Mr. Neel explained the proposed stormwater management plan and system, adding that the stormwater plan for the proposed development would likely improve the current drainage conditions on Teel Street.

Commissioner Briggs requested further information regarding the Teel Street pump station. Mr. Neel noted he had discussed future evaluation of the pump station with Town Engineering staff. Mr. Neel stated the Town Engineering Department has selected a firm which will provide an analysis of the Teel Street pump station as part of a Capital Improvement Project. Mr. Neel stated Town staff would inform the developer of the results of that evaluation, noting the developer would likely contribute toward any required improvements.

Mr. Clarke questioned the change in elevation of the proposed development. Mr. Neel noted the elevation change is roughly 40 feet but he did not have a definite figure. Commissioner Briggs questioned if the property will be graded. Mr. Neel said the property would be graded to slope towards the retention pond.

Commissioner Hicks noted several citizens were unaware of the proposed development and suggested letters be sent out to additional property owners in the surrounding areas.

Mr. Drake stated that due to a mailing error, one property owner adjoining the proposed development had not been notified of the hearing. Mr. Drake explained an additional public hearing would need to be held at the October 19, 2020 Planning Commission meeting, but noted this would not affect the overall schedule for the request.

The Commission discussed minimum requirements for drainage of stormwater runoff. Mr. Neel showed the Commissioners the stormwater drainage path in the area surrounding the proposed development. Commissioner Briggs questioned water flow across the proposed property. Mr. Neel stated the stormwater pond will be designed to capture the water from the proposed development.

Vice-Chairperson Knies requested information from the developer regarding drainage of the development and adjacent properties to be provided at the next public hearing.

Commissioner Briggs stated she felt the proposed density for the development is too high and requested the applicant to provide the minimum density of development the developer would be comfortable with. Mr. Neel stated he would speak with the developer regarding this request.

Commissioner Clarke questioned the target sale price of the proposed dwellings. Mr. Neel stated the homes would range from 1600 to 2200 square feet and would be priced between roughly \$250,000 and \$300,000.

Mr. Neel stated he would provide the Commission with a drainage map prior to the October 19, 2020 Commission meeting.

Commissioner Sandbrook questioned if rezoning the property to residential is the best use of the land, noting it is surrounded by Industrial properties.

Commissioner Briggs questioned if plans have been made to review the Comprehensive Plan and Future Land Use Map have been made. Mr. Drake noted Town Council was supportive of a review of the Comprehensive Plan.

Mr. Drake noted an additional public comment submitted earlier in the day will be added to the agenda packet for the next meeting.

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

Discussion on potential Planning Commission mentorship.

Vice-Chairperson Knies opened the discussion. Vice-Chairperson Knies noted the goal of the programming would be instilling interest in local government into students.

Dominique Bell, junior at Christiansburg High School, gave a brief introduction of herself and her experience in a similar program offered through a municipality in Georgia. Ms. Bell provided information regarding the program's structure, the multiple departments involved, and the overall experience.

Commissioner Hicks asked how long the program that Ms. Bell attended lasted. Ms. Bell stated the program was a summer program but she noted that she would like to see this program be a yearlong experience.

Commissioner Sowers questioned the number of students in the program Ms. Bell had attended. Ms. Bell stated 20 students were selected out of roughly 300 applicants.

Vice-Chairperson Knies stated the proposed program's intention would be serve as a several month-long mentorship with one student. Vice-Chairperson Knies stated she hoped to learn through the first mentorship and build a program for Ms. Bell and future students to gain experience in local government. Ms. Knies explained the Commissioners would collaborate with Ms. Bell to create the most fruitful experience possible.

Vice-Chairperson Knies opened the discussion up to the Commissioners and staff to regarding direction of the proposed mentorship. Mr. Drake stated Planning Commission and staff would need to start small and build a program from scratch. Vice-Chairperson Knies agreed and added the mentorship should be self-sustaining and have goals to work towards. Mr. Drake noted mentorship or shadowing will have value for both the student and the Commissioners

Commissioner Hicks noted the potential for collaboration with Montgomery County or other municipalities in the future. Commissioner Hicks pointed out programs such as the Association of Chamber of Commerce Executives for scholarships and similar opportunities. Commissioner Clarke stated his support for the proposed mentorship.

The Commission reviewed the a draft of the purpose and expectations for the mentorship. Vice-Chairperson Knies explained the intentions, the length of time, possible experiences, potential candidates of the mentorship, noting one Commissioner would serve as the lead contact for the student.

Commissioner Briggs noted reviewing the comprehensive plan would be a good experience for a student. Commissioner Briggs suggested the Commission could hold a mock public hearing to provide experience for the participant and keep them involved and engaged. Commissioner Curtis noted the end goal should be or promoting the mentorship program to local high school students. Commissioner Sandbrook noted she had been a part of a similar experience as a student and stated that it was positive experience.

Ms. Bell stated she was excited for the proposed programming. Vice-Chairperson Knies stated she would work to finalize the programming and noted Commissioners could share any suggestions.

Discussion on potential adoption of Planning Commission policy on virtual meeting attendance.

Vice-Chairperson Knies opened the discussion.

Mr. Drake provided an overview of the possible options for virtual meeting attendance through electronic communication means under specific circumstances.

Mr. Drake presented a slideshow referencing Virginia Code 2.2-3708.2, which provides an allowance for remote participation in meeting for medical or personal reasons as well as a permittance of electronic meetings during states of emergency.

Mr. Drake noted required actions for the Planning Commission would include reviewing draft Electronic Meeting Policy and possibly amending the Planning Commission By-Laws to include the Electronic Meeting Policy. Mr. Drake noted A 2/3 majority of members (7 persons) would be required to amend the Planning Commission By-Laws.

Commissioner Briggs questioned whether the Planning Commission would be able to enact a policy stricter than what is prescribed by the State regarding deadlines for notifying the Commission of an absence or the number of absences permitted within a year. Mr. Drake said he would reach out to the Town Attorney with the questions.

With no further discussion, Vice-Chairperson Knies closed the discussion.

Other Business

Vice-Chairperson Knies opened the discussion.

Commissioner Briggs noted the ribbon cutting ceremony for the Depot Park pedestrian bridge would be taking place the Thursday, October 1 and the Bikeway/Walkway Committee would be meeting Friday October 2 at 7:30 a.m.

Commissioner Hicks stated she would like the Town to use CARES Act funding for the installation of restrooms at Town parks and asked for Planning Commission support for these amenities.

Commissioner Clarke questioned if planning commissioner training is available online. Mr. Drake noted no further mention of Commissioner training was brought to his attention, but that he would investigate the matter.

With no further business, Vice-Chairperson Knies adjourned the meeting at 9:15 p.m.



Planning Department ***Additional Staff Report***

TO: Planning Commission

DATE: October 16, 2020

APPLICATION: Rezoning [RZN_2020_05] and Conditional Use Permit [CUP-2020-07]

LOCATION: East of the terminus of Simmons Road NE (tax map no. 499-1-5A, 6, 7, 8, 9) and at 390 Teel Street NE (500-5BK2-46, 47, 48, 49)

PROPERTY OWNER: The Lina C Devore Estate, C/O Kenneth Devore Jr., Exec.

PROPOSAL: Rezone from A and R-2 to R-3 with proffers and Conditional Use Permit for Planned Housing Development

This staff report will provide additional information to the original staff report dated September 25, 2020. Please reference the original staff report for further details on the request, traffic, utilities, etc... The applicant has requested Planning Commission consider continuing its review of the proposal until a meeting in November (see John Neel's email dated 10/16/20). As you will see noted in the email also, they will have some extra time to work with staff regarding the feedback provided by the Engineering Department and detailed below under Infrastructure – Stormwater section. The public hearing is still scheduled for Monday evening.

Infrastructure - Sewer

As noted in the August 25, 2020 staff report, the Public Works Department has indicated the current condition of the Teel Street sewer pump station does not have capacity for additional flow. The Engineering Department has stated that staff is negotiating a contract to perform a Lift Station Study thought-out town with a private engineering firm. It will encompass all the lift stations within the Town's system, including this one. The fact gathering for the study is estimated to run through November. Staff may have a good idea of what capacity is available at this pump station at that time and will share this with the applicant.

The study is anticipated to be completed by March 2021 and will identify what improvements may be necessary at various lift stations to accommodate additional development or where limited capacity exists. Any significant improvements that are identified in the study would likely be budgeted in future years. With the current condition of the pump station, there is a concern that the development without any improvements to the sewer system is highly likely to have

sanitary sewer overflows at the pump station, which is against our permit to allow discharges of untreated sewer and prohibited by law. There is a significant risk that the Town can face penalties for allowing untreated sewer to exit our systems.

Knowing that a lack of capacity at the pump station exists, but without the study's findings of details on the deficiencies, the applicant would like to wait until at least November in order to bring back additional information to the Planning Commission regarding the sewer capacity that may accommodate the 61-unit development.

Infrastructure - Stormwater Management

At the September 28, 2020 Planning Commission meeting, several concerns were raised regarding drainage downstream from the proposed development, particularly along Teel Street. The applicant has provided a drainage map which illustrates the stormwater runoff to the culverts running under Teel Street and into the Christiansburg Industrial Park. There is currently no upstream stormwater management in place to reduce peak runoff rates. The applicant has also provided pictures taken after a storm at the southern entrance to Hubbell Lighting on Simmons Road, illustrating the rate of runoff from this area.

The stormwater management facility proposed for the development will meet both the Town of Christiansburg stormwater management requirements and the energy-balance standard, meaning the peak rate of runoff for the development will be less than or equal to the peak rate of runoff prior to the development. Please see the attached email from Gay and Neel, Inc. dated 10/9/20 for full details.

The Town's Engineering Department provided the following notes on three identified concerns following a site visit and visiting with Mr. Crockett on Teel Street. Staff provided these notes to the applicant earlier today and we will be working together to address the concerns:

1. **Concern:** Runoff contribution from Hubble Lighting

Response: The stormwater runoff contribution from the Hubble Lighting site to the Teel Street drainage system was documented by the engineer. The Hubble Lighting site was developed in the 1970's and, as routinely stated in these situations, was developed in accordance with the regulations in place at that time. The stormwater flooding concern along Teel Street from the Simmons Street area has been investigated by Town staff going back at least 10 years, particularly investigations initiated by Mr. Crockett. The Town acknowledges this and has this location identified as an area in town with a flooding issue as requested of staff by Town Council. A large contributing factor here is the unavailability of topographic relief as a result of this area being situated on or near the Continental Divide. In short, the Teel Street ditch that will function as the receiving channel for the stormwater basin proposed for this project has a documented history of a stormwater drainage issue including property flooding. The ditch is essentially flat and has been paved by the Town to improve but not solve the drainage flow and flooding issue.

Recommendation: Study the downstream receiving channel for adequacy to assure flooding will not impact the homes and properties in the Teel Street neighborhood. This study should extend to and include the piped system in the Christiansburg Industrial Park. The flow path has the ability to split at the rear of the Teel Street properties and flow either to the south or to the north. Public drainage easements exists to support this flow in either direction however, the drainage ditch flowing to the south is currently impacted by an access road that blocks the ditch. A culvert pipe was either omitted by the developer who constructed the access road or the culvert pipe was blocked by the placement of the fill material over the culvert. The aforementioned culvert pipe can be found on the Christiansburg Industrial Park Lot 12 Mass Grading and Erosion and Sediment Control Plan, engineered by Gay and Neel Inc., and approved by the Town on 2/22/10.

2. **Concern:** A stormwater basin is proposed for this development in the neighboring Teel Street neighborhood rather than in the proposed development.

Response: The current property proposed for the stormwater basin is unsightly and negatively impacts the neighborhood. An large impoundment of water adjacent to existing residential property will increase adjacent owners' anxiety related to flooding. While purchasing this property and constructing basin at this location and in this neighborhood directly adjacent to Teel Street is an option, it would not be as desirable as moving the basin directly onto the property under development. A new home at this location would be more compatible with the existing neighborhood.

Recommendation: Relocate the stormwater basin. If the present planned location is approved, piping the receiving channel to the Teel Street culvert crossing could be considered as a fair trade for impacting the neighborhood with the basin. While the stormwater from the Hubble Lighting site will pass soon after a storm event, the runoff from the basin will flow steadily for an extended period. A piped receiving channel would lessen this impact.

3. **Concern:** Older and established neighborhoods have limited infrastructure to support new developments. This development looks to both maximize development density and to minimize infrastructure costs.

Response: In another area of town with documented drainage concerns where a new development is being proposed, the developer has proactively volunteered to partner with the Town to help solve the drainage issues. This volunteered assistance could include either participation in a regional stormwater basin where the runoff from this new development is addressed or could include the on-site detention of stormwater that exceeds the minimum requirements of the Department of Environmental Quality and the Town.

Recommendation: Discuss improvements with Town staff to help address the stormwater concerns of the Town and those expressed by the residents in the Teel Street neighborhood that could be incorporated into this land use proposal.

Building Setbacks

Given the compact design of the development, the lots are small and the buildings are designed to be close to one another in comparison to other zoning districts(A, R-2, R-3, etc.) For instance, the side-yard setback is proposed to be 5 feet compared to 10-feet in a regular R-3 zoning district. It will be critical to determine that all buildings are meeting the setbacks as proposed in the Planned Housing Development Conditional Use Permit and it is on occasion difficult for the developer and staff to determine the required setbacks during construction. Staff recommends that a condition for the Planned Housing Development be proposed to require a certified land survey showing compliance with the proposed setbacks be required for each lot.

Sidewalks

The question was discussed at the last meeting regarding whether sidewalk was on one side or two sides of the street. The applicant proposed through the Planning Housing Development to require sidewalk only on one-side of the street. Other planned housing developments have been approved with sidewalk on one-side of the street even when the base zoning district requires sidewalk on both sides. The last planned housing development on Vinnie Drive was required to have sidewalk on both sides of the street.

Attachments

John Neel email_request to table_10-16-20

John Neel email_Stormwater email and attachments

Citizen Letter dated 9-28-20

Mr. Crockett letter dated 9-28-20

From: John Neel <jneel@gayandneel.com>

Sent: Friday, October 16, 2020 1:15 PM

To: Andrew Warren <awarren@christiansburg.org>; Jared Crews <jcrews@christiansburg.org>

Cc: gtdllc@yahoo.com; Justin St. Clair <jstclair@christiansburg.org>; Wayne Nelson <wnelson@christiansburg.org>

Subject: RE: Simmons - Teel - Planning Commission Information(JN3107.00)

Andrew – Thanks for the email and taking the time to talk to me. In talking with Kris, we'd like to request that the Planning Commission table the project until all the information is gathered in November and we can review with staff. We'd respectfully request that staff hopefully can emphasize this lift station's 'fact finding' since there is a direct and immediate impact of this information. Additionally, this extra time will allow us to work with staff on the storm water management concerns prior to Planning Commission(and Town Council) voting on the project. We do want to get that conversation going immediately, but I do not see that as something we could resolve prior to Monday evening at 7pm.

I will be at the PC Public Hearing on Monday night and will make the same request as I have above.

Thanks,
John

Amy Southall

From: John Neel <jneel@gayandneel.com>
Sent: Friday, October 9, 2020 2:25 PM
To: Jared Crews
Cc: Andrew Warren
Subject: Simmons - Teel - Planning Commission Information(JN3107.00)
Attachments: Attachments.html

Jared – I’ve provided several items to forward to the Planning Commission in addition to this email itself.

Please find a link below to a drainage map that illustrates the areas contributing storm water runoff to the culverts that pass under Teel Street and into the Industrial Park. Currently, none of the existing upstream area contains any Storm Water Management that would reduce the peak rates of runoff unlike the proposed subdivision.

The Simmons-Teel Subdivision(blue) will be installed with a Storm Water Management Pond that will actually meet the ‘energy-balance’ standard in addition to the standard Town of Christiansburg storm water management requirements. The combination of those provides for the following:

- The 10 yr peak rate of runoff for the developed subdivision will be less than or equal to the 10 yr peak rate of runoff prior to the development of the project.
- The 2 yr peak rate of runoff for the developed subdivision will be less than or equal to the 2 yr peak rate of runoff prior to the development of the project.
- The 1 yr peak rate of runoff for the developed subdivision will be substantially less than the 1 yr peak rate of runoff prior to the development of the project. It will come close to being similar to the runoff if the site was fully wooded.

I have also provided a short video clip I took and a couple of pictures from the first entrance to Hubbell off of Simmons Road. This video and pictures were taken last Tuesday at around 1:15pm after a storm. I think this illustrates the largest contributor to the storm water runoff within the drainage area not just from an acreage standpoint, but from a contributing flow/peak rate standpoint.

Additionally, there was a question about the elevation difference between the top of the site and the low point on the site. The topographic information we have shows about a 50’-60’ difference between the top of the site and the bottom. This equates to an average slope of between 10% and 12% for the property.

Please pass this along to the Planning Commission with my offer to answer any questions they have via email or phone prior to the meeting. They are more than welcome to reach out to me directly if they want.

Citrix Attachments		Expires April 7, 2021
0929201318.jpg	8.3 MB	
0929201318.mp4	13 MB	
0929201319_HDR.jpg	6.3 MB	
3107_Dsgn_DA-Post.pdf	2.8 MB	

Download Attachments

John Neel uses Citrix Files to share documents securely.

Thanks!
John

John T. Neel

jneel@gayandneel.com

(540) 239-8174 (cell)



GAY AND NEEL, INC.

ENGINEERING ♦ LAND PLANNING ♦ SURVEYING
1260 Radford Street • Christiansburg, Virginia 24073
540.381.6011 office • 540.381.2773 fax
www.gayandneel.com • info@gayandneel.com





DRAINAGE AREAS				
<div></div>	COMMERCIAL =	21.60 Acres	39%	
<div></div>	EXISTING RESIDENTIAL =	7.97 Acres	15%	
<div></div>	AGRICULTURE=	16.03 Acres	25%	
<div></div>	TEEL – SIMMONS =	9.56 Acres	17%	
<div></div>	TOTAL AREA =	55.16 Acres		

GAY AND NEEL, INC.

ENGINEERING ♦ LAND PLANNING ♦ SURVEYING

1260 Radford Street

Christiansburg, Virginia 24073

Phone: (540) 381-6011

Fax: (540) 381-2773

Email: info@gayandneel.com

Web: www.gayandneel.com

The drawing, design, and digital files relating to this project are the property of Gay and Neel, Inc. The reproduction, copying, or other use of this drawing without GNI's written consent is prohibited.

SIMMON-TEEL PROPERTY

TOWN OF CHRISTIANSBURG

REVISIONS		
NO.	COMMENTS	DATE
PROJECT TEAM		
P/C	JOHN T. NEEL, PE	
P/M	JOHN T. NEEL, PE	
DESIGN	SHAWN E. CALDWELL, PE	
ISSUE DATE		
10/07/2020		
GNI JOB NO.		
3107		
SHEET TITLE		
EXISTING DRAINAGE AREA		
SHEET NUMBER		
1 OF 1		

X:\Drawings\3107\ENGINEERING\Design\Plans\CONCEPTS\3107_Dsgrn_DA-Post.dwg
Layout1, 10/09/2020 2:06:06 PM, Scaddwell, AutoCAD PDF (General Documentation).pc3, 1:1





To : Will Drake and Christiansburg Planning Commission

From : Denny E. Davis II / Joyce A. Bryant

Relative to Case #RZN-2020-05 and CUP-2020-07 in anticipation of the Town Hall meet set for 9/28/20 at 7PM.

Thank you, first of all, for talking with us briefly about this matter regarding the application for rezoning this area and unfortunately, we will not be available to attend the meeting. My mother, Joyce Bryant, currently owns the dwellings at 385 and 387 Teel Street as well as the undeveloped lot adjacent to and just north of this property. These properties have been in our family for over 50 years with the dwellings built by Andrew Kenneth Adams (Joyce's father and my grandfather). Historically it has been a relatively rural and quiet community and has primarily been used as rental property. Some, yet not all, of our concerns with the proposed rezoning / development plan include the following.

This relatively quiet and rural area will become more of a neighborhood dwelling increasing noise, traffic and similar associated changes that can occur with development. More importantly, over the years we have experienced issues with flooding, runoff, and drainage. This concern is highly elevated by potentially being across the street from a stormwater management area. Not to mention the additional nuisance of various associated pests, wildlife, and health concerns. Traffic increase is yet an additional concern with this project plan. This is particularly an issue on Teel street (with current drainage issues) and would obviously be complicated further by any improper water drainage control bringing up additional traffic safety concerns.

In summary our main concerns are:

- Property value impact specifically related to:
- Water management, drainage, runoff, and flooding
- Increased traffic / safety
- Increased noise / nuisance

Thank you for your time and consideration.

Denny E. Davis, II 540-969-8428 dedavisii@gmail.com

Joyce Bryant 540-969-8428



Comments on: CASE # RZN-2020-5 and CUP-2020-07

SUBMITTED 9/28/2020 to the Town of Christiansburg Planning Commission

By Russell L. Crockett, resident 350 Teel Street, Christiansburg, VA

I am **OPPOSING** the request for rezoning the 9.56 acre property located east of the terminus of Simmons Road, N.E. (tax map no. 499-1-5A, 6, 7, 8, 9) and at 390 Teel Street N.E. (500-5BK2-46, 47, 48, 49) from A Agriculture district and R-2, Two-Family District to R-3 Multi-Family Residential District.

The following are my arguments:

1. **THE REZONING PLAN WILL FLOOD MY PROPERTY.** It's the lowest point for drainage.
2. **INADEQUATE DRAINAGE SYSTEM..... VIRTUALLY NO GRADE.**

I've lived at 350 Teel Street since 1991 and have experienced major problems with rain water coming from the two parcels in the rear of my property and from 390 Teel street property. *"Natural"* absorption of the grass fields between Simmons Street and Teel Street is insufficient to take care of rain water from the hillsides and other residents on Teel Street. Please refer to my pictures showing this. My property is completely surrounded by excessive amounts of water.
3. **My Driveway DRAIN PIPES are TOO SMALL (3 x 16" diameter)** to handle the current water flow and trap debris too often. This has ***ALWAYS BEEN A PROBLEM*** that I have to correct in the cold rain. **No help from the street department (over 25 years) correcting/maintaining this.**
4. **DRAIN WATER** almost over run my entrance twice. I had to clear drain pipes of debris while standing in thigh deep water. **VERY DANGEROUS.**
5. **NEW DRAINS and PUMP STATION** should be built to handle **ALL** drainage and sewage from the new development.
6. **TURN DRAINAGE AWAY** from Teel Street back to Simmons Street and block the ditch at my property line.
7. **TEEL STREET DRAINAGE DITCH** is currently 7 feet wide by 1 foot deep approximately 300 feet long frontage. Drainage pipes under Teel Street (2 x 33" diameter)
8. **CURRENT DRAIN WAY** (*Industrial park side*) needs brush cleared, ditch widened and a plan to keep it clear. It blocks/restricts water flow from drains that pass under Teel Street.
9. **LARGE TREES and grass on the 9.56 acres** act as a natural cushion to slow rain runoff.
10. **STORM WATER MANAGEMENT POND** will not hold hillside runoff once the trees are removed.
11. **STORM WATER POND** will be a mosquito breeding ground affecting everyone.

12. **GREEN SPACE** should be fenced on property line. The drainage ditch would be an open invitation for children to play. A fence would help keep my property private. **The drainage ditch is on my side of the boundary and I do not want uninvited visitors.**
13. **MODERATE TO HARD RAIN** causes water to surround my property on all sides when the drain ditch runs full. Water comes from the field beside my property, Hubble parking lot and the 9.56 acres. Water ponds and flooding occurs because there is insufficient drainage to accept this much water. Additional runoff would be a disaster.
14. **EXCESSIVE RAIN** for 2-3 days saturates the ground. Ground water is forced to my property and 2 drains/exterior sump pump. A power outage threatened flooding my basement twice.
15. **DRAIN WATER** flows 2-3 feet beyond the town's right of way on to my property. When this happens my drains will NOT work.
16. **Development of 6.37 housing units/acre on 9.56 acres? This is 60 houses?** That's an enormous amount of sewage. Even more runoff once the trees are gone and all of the flat surfaces (roofs) and roads start shedding water. There will most likely be soil erosion before the grass grows.
17. **CURRENT DRAINAGE** continues to erode my ditch line and the two properties beside/behind me.

PLEASE VOTE NO TO PROTECT MY HOME and PROPERTY

ELECTRONIC MEETINGS POLICY

Approval Process:

A member of Planning Commission shall be entitled to participate in a meeting through electronic communication means from a remote location that is not open to the public, if the requirements of this Policy and Virginia Code § 2.2-3708.2 are met. For purposes of this Policy, "electronic communication" shall mean as that term is defined in Virginia Code § 2.2-3701 (e.g., participation by telephone or video).

If a Planning Commission member's participation in a meeting through electronic communication means from a remote location is objected to by another Planning Commission member as being contrary to Virginia Code § 2.2-3708.2 or this Policy, then the Planning Commission member who made the objection shall state the reasons for their objection. Upon receiving the objection, Planning Commission shall vote on whether to approve or disapprove the Planning Commission member's participation in the meeting through electronic communication means from a remote location. Approval or disapproval of a Planning Commission member's participation shall be by majority vote of Planning Commission with a quorum present. If Planning Commission disapproves the Planning Commission member's participation, then the disapproval and the reasons why the Planning Commission member's participation would violate the requirements Virginia Code § 2.2-3708.2 or this Policy shall be recorded in the minutes with specificity.

This Policy shall be applied strictly and uniformly, without exception, to the entire membership of Planning Commission and without regard to the identity of the Planning Commission member requesting remote participation or the matters that will be considered or voted on at the meeting.

Requirements for Participation Due to Personal Matter:

If, on or before the day of a meeting, a Planning Commission member notifies the Chairperson or Secretary that such Planning Commission member is unable to attend the meeting due to a personal matter and identifies with specificity the nature of the personal matter and the remote location from which the Planning Commission member will participate, then the Planning Commission member may participate in the meeting through electronic communication means from a remote location. Planning Commission shall record in its minutes the specific nature of the personal matter and the remote location from which the Planning Commission member participated.

Participation in a meeting through electronic communication means from a remote location by the Planning Commission member for personal matters shall be limited each calendar year to two meetings for each Planning Commission member.

Requirements for Participation Due to Disability or Medical Condition:

If, on or before the day of a meeting, a Planning Commission member notifies the Chairperson or Secretary that such Planning Commission member is unable to attend the meeting due to a temporary or permanent disability or other medical condition, then the Planning Commission member may participate in the meeting through electronic communication means from a remote location. Planning Commission shall record in its minutes that the Planning Commission member was unable to attend the meeting due to a disability or other medical condition and the remote location from which the

Planning Commission member participated. It shall not be necessary to identify the specific disability or other medical condition of Planning Commission member.

General Requirements:

Participation by the Planning Commission member in a meeting through electronic communication means from a remote location, whether due to a personal matter, disability, or medical condition, shall only occur if a quorum of Planning Commission is physically assembled at the primary or central meeting location and Planning Commission makes arrangements for the voice of the remote participant to be heard by all persons at the primary or central meeting location, unless such requirement is excused by applicable emergency measures.

Town of Christiansburg Planning Commission By-Laws

Definitions

“Commission” refers to the Town of Christiansburg Planning Commission.

“Town” refers to the Town of Christiansburg.

“Town Council” refers to the Town of Christiansburg Town Council, which is the governing body of the locality.

Authority for Planning Commission

State Authority

The Town of Christiansburg Planning Commission operates under authority of Code of Virginia § 15.2-2210.

Town Authority

The authority for the Town of Christiansburg Planning Commission is found in Article VI. Planning Commission of Chapter 2 “Administration” of the Christiansburg Town Code.

Authority for Creation of By-laws:

According to Code of Virginia § 15.2-2217, the Commission shall adopt rules for the transaction of business and shall keep a record of its transactions which shall be a public record.

Composition/Membership

The Commission shall consist of not fewer than five (5) members nor more than fifteen (15) members, appointed by the Town Council, all of whom shall be residents of the Town, qualified by knowledge and experience to make decisions on questions of community growth and development; provided that at least one-half (1/2) of the members so appointed shall be owners of real property.

One member of the Commission may be a member of the Town Council. The term of this member shall be coextensive with the term of office to which he has been elected, unless the Town Council, at the first regular meeting each year, appoints another to serve as its representative. Members of the Commission shall be appointed for terms of four (4) years each.

Any vacancy in the membership of the Commission shall be filled by appointment by the Town Council and such appointment in the case of an appointed member shall be for the unexpired term.

With the consent of Town Council or the Commission, the Planning Director, the Zoning Administrator, or similar official (staff member) may serve as Secretary of the Commission as a non-voting member; otherwise, the Secretary shall be selected from the voting membership.

All members of the Commission may be compensated for their services at the discretion of the Town Council.

Any appointed member of the Commission may be removed by the Town Council for neglect of duty or malfeasance in office; provided, that such removal may be made only after a public hearing at which such member shall be given an opportunity to appear and be heard on the charges against him.

According to Code of Virginia § 15.2-2212, a member of the Commission may be removed from office by Town Council without limitation in the event that the member is absent from any three consecutive meetings of the Commission, or is absent from any four meetings of the Commission within any 12-month period. Meetings missed while on leave of absence or with permission granted by Town Council will not be counted as absence from a meeting for purposes of this section.

Powers and Duties

The Commission shall act in accordance with Article VI. Planning Commission of Chapter 2 “Administration” of the Christiansburg Town Code.

In the case of any conflict between these by-laws and Article VI. Planning Commission of Chapter 2 “Administration” of the Christiansburg Town Code, Article VI shall supersede these by-laws.

In the case of any conflict between these by-laws and Code of Virginia, Code of Virginia shall supersede these by-laws.

According to Code Virginia § 15.2-2221 and § 15.2-2223, local planning commission duties shall include:

1. Exercise general supervision of, and make regulations for, the administration of its affairs;
2. Prescribe rules pertaining to its investigations and hearings;
3. Supervise its fiscal affairs and responsibilities, under rules and regulations as prescribed by the Town Council;
4. Keep a complete record of its proceedings; and be responsible for the custody and preservation of its papers and documents;
5. Make recommendations and an annual report to the Council concerning the operation of the Commission and the status of planning within its jurisdiction;

6. Prepare, publish and distribute reports, ordinances and other material relating to its activities;
7. Prepare and submit an annual budget in the manner prescribed by the Town Council;
8. If deemed advisable, establish an advisory committee or committees; and
9. Prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and the Town Council shall adopt a comprehensive plan for the territory under its jurisdiction.

According to Code of Virginia § 15.2-2239, the Commission may, and at the direction of the Town Council shall, prepare and revise annually a capital improvement program based on the comprehensive plan of the Town for a period not to exceed the ensuing five years. The Commission shall submit the program annually to the Town Council, or to the chief administrative officer or other official charged with preparation of the budget for the Town, at such time as it or he/she shall direct. The capital improvement program shall include the Commission's recommendations, and estimates of cost of the facilities, including any road improvement and any transportation improvement the Town chooses to include in its capital improvement plan and as provided for in the comprehensive plan, and the means of financing them, to be undertaken in the ensuing fiscal year and in a period not to exceed the next four years, as the basis of the capital budget for the Town. In the preparation of its capital budget recommendations, the Commission shall consult with the chief administrative officer or other executive head of the Town, the heads of departments and interested citizens and organizations and shall hold such public hearings as it deems necessary.

According to Code of Virginia § 15.2-2253, the Commission on its own initiative may or at the request of the Town Council shall prepare and recommend amendments to the subdivision ordinance. The procedure for amendments shall be the same as for the preparation and recommendation and approval and adoption of the original ordinance; provided that no amendment shall be adopted by the Town Council without a reference of the proposed amendment to the Commission for recommendation, nor until sixty days after such reference, if no recommendation is made by the Commission.

According to Code of Virginia § 15.2-2285, the Commission may, and at the direction of Town Council shall, prepare a proposed zoning ordinance including a map or maps showing the division of the territory into districts and a text setting forth the regulations applying in each district. The Commission shall hold at least one public hearing on a proposed ordinance or any amendment of an ordinance, after notice as required by § 15.2-2204, and may make appropriate changes in the proposed ordinance or amendment as a result of the hearing. Upon the completion of its work, the Commission shall present the proposed ordinance or amendment including the district maps to the governing body together with its recommendations and appropriate explanatory materials.

According to Code of Virginia § 15.2-2286, a zoning ordinance may include, among other things, reasonable regulations and provisions as to the following matters: For the amendment of the regulations or district maps from time to time, or for their repeal. Whenever the public necessity, convenience, general welfare, or good zoning practice requires, Town Council may by

ordinance amend, supplement, or change the regulations, district boundaries, or classifications of property. Any such amendment may be initiated (i) by resolution of Town Council; (ii) by motion of the Commission; or (iii) by petition of the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property which is the subject of the proposed zoning map amendment, addressed to Town Council or the Commission, who shall forward such petition to Town Council; however, the ordinance may provide for the consideration of proposed amendments only at specified intervals of time, and may further provide that substantially the same petition will not be reconsidered within a specific period, not exceeding one year. Any such resolution or motion by Town Council or the Commission proposing the rezoning shall state the above public purposes.

The Commission retains all other duties and powers as set out in the Code of Virginia.

Officers

According to Code of Virginia § 15.2-2217, the Commission shall elect from the appointed members a chairperson and a vice-chairperson, whose terms shall be for one year. If authorized by the Town Council, the Commission may (i) create and fill such other offices as it deems necessary; (ii) appoint such employees and staff as it deems necessary for its work; and (iii) contract with consultants for such services as it requires. The expenditures of the Commission, exclusive of gifts or grants, shall be within the amounts appropriated for such purpose by the Town Council.

Elections for officers shall be held at the first regular Commission meeting in December. Nomination of officers from the floor shall be permitted. A candidate receiving a majority vote of the membership present and voting shall be declared elected. The elected Commission member shall take office January 1st and serve for one (1) year.

With the consent of Town Council or the Commission, the Planning Director, the Zoning Administrator, or similar official (staff member) may serve as Secretary of the Commission as a non-voting member; otherwise, the Secretary shall be selected from the voting membership.

Duties of Officers

The Chairperson shall:

1. Preside at all meetings.
2. Appoint committees, special and/or standing, and liaisons.
3. Rule on all procedural questions or shall defer procedural questions to the Secretary. Rulings on all procedural questions may be subject to a reversal by a majority vote of the members present and voting.
4. Be informed immediately of any official communication and report same at the next regular meeting.

5. Represent the Commission before the Town Council and other public bodies except when this responsibility has been delegated to an appropriate official or other Commission member.
6. Carry out other duties as assigned by the Commission.

The Vice-Chairperson shall:

1. Act in the absence or inability of the Chairperson to act.
2. Perform such duties and possess such powers as are conferred upon the Chairperson.
3. Perform such other duties as may from time to time be assigned to him/her by the Chairperson or by the Commission.

The Secretary shall:

1. Maintain a written record of all Commission business.
2. Record attendance at all Commission meetings.
3. Give notice to Commission members and the public of all hearings and meetings.
4. Attend to the correspondence of the Commission.
5. Perform such other duties as may from time to time be assigned to him/her by the Chairperson or by the Commission.
6. Delegate certain duties and responsibilities to available Town staff as appropriate.

Meetings

Regular Meetings

Regular Commission meetings shall be held six (6) days following regularly scheduled Town Council meetings. If the regular meeting date falls on a Town holiday, the meeting will be held the following business day. The Chairperson may reschedule or cancel regular meetings, if deemed necessary. The Commission agenda shall be set by the Chairperson and/or Secretary and shall be published by the Commission Secretary.

All meetings of the Commission shall be open to the public and records of the Commission shall be a public record as required by the Virginia Freedom of Information Act. The Commission may meet in closed sessions only for the purposes stated in that Act.

Regular meetings of the Commission may be continued to a following date if the Chairperson, or Vice-Chairperson (if the Chairperson is unable to act), finds and declares that weather or other

conditions are such that it is hazardous for members to attend the meeting. Such finding shall be communicated to the members and by Town agenda notification as promptly as possible. All hearings and other matters previously advertised for such meeting shall be conducted at the continued meeting and no further advertisement is required.

Each regular meeting shall begin with a period of public comment, allowing for five (5) minutes per each citizen. If the Chairperson deems it necessary, the time limit may be extended. Public comment may also be heard throughout the agenda at the discretion of the Chairperson.

Electronic Meetings Policy

Approval Process:

A member of Planning Commission shall be entitled to participate in a meeting through electronic communication means from a remote location that is not open to the public, if the requirements of this Policy and Virginia Code § 2.2-3708.2 are met. For purposes of this Policy, "electronic communication" shall mean as that term is defined in Virginia Code § 2.2-3701 (e.g., participation by telephone or video).

If a Planning Commission member's participation in a meeting through electronic communication means from a remote location is objected to by another Planning Commission member as being contrary to Virginia Code § 2.2-3708.2 or this Policy, then the Planning Commission member who made the objection shall state the reasons for their objection. Upon receiving the objection, Planning Commission shall vote on whether to approve or disapprove the Planning Commission member's participation in the meeting through electronic communication means from a remote location. Approval or disapproval of a Planning Commission member's participation shall be by majority vote of Planning Commission with a quorum present. If Planning Commission disapproves the Planning Commission member's participation, then the disapproval and the reasons why the Planning Commission member's participation would violate the requirements Virginia Code § 2.2-3708.2 or this Policy shall be recorded in the minutes with specificity.

This Policy shall be applied strictly and uniformly, without exception, to the entire membership of Planning Commission and without regard to the identity of the Planning Commission member requesting remote participation or the matters that will be considered or voted on at the meeting.

Requirements for Participation Due to Personal Matter:

If, on or before the day of a meeting, a Planning Commission member notifies the Chairperson or Secretary that such Planning Commission member is unable to attend the meeting due to a personal matter and identifies with specificity the nature of the personal matter and the remote location from which the Planning Commission member will participate, then the Planning Commission member may participate in the meeting through electronic communication means from a remote location. Planning Commission shall record in its minutes the specific nature of the personal matter and the remote location from which the Planning Commission member participated.

Participation in a meeting through electronic communication means from a remote location by the Planning Commission member for personal matters shall be limited each calendar year to two meetings for each Planning Commission member.

Requirements for Participation Due to Disability or Medical Condition:

If, on or before the day of a meeting, a Planning Commission member notifies the Chairperson or Secretary that such Planning Commission member is unable to attend the meeting due to a temporary or permanent disability or other medical condition, then the Planning Commission member may participate in the meeting through electronic communication means from a remote location. Planning Commission shall record in its minutes that the Planning Commission member was unable to attend the meeting due to a disability or other medical condition and the remote location from which the Planning Commission member participated. It shall not be necessary to identify the specific disability or other medical condition of Planning Commission member.

General Requirements:

Participation by the Planning Commission member in a meeting through electronic communication means from a remote location, whether due to a personal matter, disability, or medical condition, shall only occur if a quorum of Planning Commission is physically assembled at the primary or central meeting location and Planning Commission makes arrangements for the voice of the remote participant to be heard by all persons at the primary or central meeting location, unless such requirement is excused by applicable emergency measures.

Public Hearings

The Commission shall hold such public hearings as are required by law. The purpose, time, and place of such public hearings shall be published according to Code of Virginia §15.2-2204. In addition to those required by law, the Commission may hold public hearings on any matter which it deems to be in the public interest.

Quorum & Voting

A majority of the voting-eligible membership of the Commission shall constitute a quorum. Voting shall not occur without the presence of a quorum. Recommendations and decisions of the Commission shall be deemed as affirmative by the majority vote of those present and voting. Abstentions are not considered voting.

Procedure

The Commission shall conduct business according to Article VI. Planning Commission of Chapter 2 “Administration” of the Christiansburg Town Code and shall utilize Robert’s Rules of Order as guidance in questions of procedure.

Leave of absence

Town Council may authorize leave of absence for Planning Commission members for reasons such as health of the member or of a family member, members being called to military service, and other extraordinary reasons.

Committees

The Commission may establish special and standing committees for advisory, technical, or other purposes as it shall deem necessary for the transaction of its affairs. The Chairperson may appoint special committees for the purposes and under the terms determined by the Commission. Each committee shall include at least one member of the Commission.

Amendments or Suspension of By-laws

These by-laws may be changed by a two-thirds (2/3) vote of the total voting-eligible Commission membership. The Commission may temporarily suspend any of these rules by a two-thirds (2/3) vote of the membership present.

* Adopted 2-14-2011; amended 11-28-2011; amended 12-12-2011; #-#-2020.