

**Christiansburg Planning Commission
Minutes of October 19, 2020**

Present: Thomas Bernard
Felix Clarke Jr.
Mark Curtis
Jessica Davis
Johana Hicks
Hil Johnson, Chairperson
Jeananne Knies, Vice – Chairperson
Ann Sandbrook
Jennifer D. Sowers
Andrew Warren, Secretary ^{Non-Voting}

Absent: Ashley Briggs

Staff/Visitors: Carrissa Carneal, 390 Teel St.
James Carneal, 390 Teel St.
Jude Cochran, staff
Russell Crockett, 350 Teel St.
John Neel, Gay & Neel, Inc.
Ricky Plemmons, 340 Teel St.
Paul Vanwagoner, 2120 Hammes 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.

Chairperson Johnson asked that the Commission and meeting attendees observe a moment of silence to honor the recent passing of Planning Director, Will Drake.

Public Comment

Chairperson Johnson opened the floor for public comment.

John Neel, Gay and Neel, Inc., suggested tabling the public hearing for the Simmons Road/Teel Street project until the end of November in order for the developer and town staff to obtain more information regarding the nearby sanitary sewer pump station, stormwater management, and traffic in the area. Mr. Warren stated the planning commission public hearing could not be postponed, but the Town Council Public hearing could be delayed and rescheduled.

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

Approval of Planning Commission Minutes for the September 28, 2020 Meeting

Chairperson Johnson made a request to amend the September 28, 2020 Planning Commission meeting minutes to reflect that Vice-Chairperson Knies opened the public hearing in Chairperson Johnson's absence. Commissioner Sowers made a motion to approve the September 28, 2020 Planning Commission meeting minutes with the change as noted. Commissioner Clarke seconded the motion, which passed 9-0.

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.

Chairperson Johnson opened the public hearing.

Mr. Warren noted the updated staff report and the scheduled study for the town pump station to evaluate its potential capacity and whether it would be suitable for further development or if upgrades will be needed. Mr. Warren noted town staff had inspected stormwater runoff in the neighborhood.

Chairperson Johnson pointed out building setbacks and sidewalks had been mentioned in the staff report. Mr. Warren suggested a potential condition requiring a certified land survey be conducted when homes are constructed and submitted to town staff. Additionally, Mr. Warren stated sidewalk had been required on both sides of a new street in a recently approved planned housing development, noting it could be requested for this development as well.

Russell Crocket, 350 Teel Street, gave an overview of his ongoing stormwater issues and provided visuals of the issues at hand. Mr. Crocket noted personal experiences and requested storm water resolutions and a privacy fence between his property and the stormwater pond.

Ricky Plemmons, 340 Teel Street, stated his concern of the water runoff and erosion problems from the development. Mr. Plemmons stated he was not opposed to the development, but the water issues which would stem from it. Mr. Plemmons questioned the change of elevation of the subject property. Mr. Neel stated the elevation change was roughly 50 feet.

Mr. Plemmons stated his concern that the public hearing signage was insufficient in notifying all residents of the nearby area. Mr. Warren noted staff had met State requirements regarding the public hearing notices. Commissioner Hicks noted Mr. Plemmons was welcome to notify the neighborhood residents of the proposed development if he so desired.

Paul Vanwagoner, 2120 Hammes Street, stated his concern with the density of the proposed development and additional vehicle traffic conflicting with the existing traffic from Hubble Lighting. Mr. Vanwagoner noted multiple business in the adjacent area will have to compete with the additional traffic and suggested to not approve the proposed development. Additionally, Mr. Vanwagoner noted the Eastern Divide possibly creating additional issues for stormwater runoff.

James and Carrissa Carneal, 390 Teel St., noted their concern with the high density of the proposed development and the additional traffic and water issues that would stem from it. The Carneals stated their yard constantly floods presently and noted water pressure isn't adequate for the proposed density of the development. Mr. Carneal stated his concern with the additional traffic from the development conflicting with Hubble Lighting shift changes. Ms. Carneal stated crime rates will increase with a development with the density proposed.

Mr. Neel noted the previous meeting's presentation and additional information provided since the previous meeting. Mr. Neel stated 17% of Mr. Crocketts drainage issues could be tied to the subject property, noting once the property is developed the issues would likely be reduced. Mr. Neel stated the proposed development will meet all state and local stormwater requirements as well as the energy balance equation to furthermore reduce stormwater impacts on the downstream channel.

Mr. Neel mentioned that town staff recorded longer run times on average at the Teel street sanitary sewer pump station than at other pump stations in town. Mr. Neel stated the pump station could potentially have a simple fix. Additionally, Mr. Neel stated the developer would be willing to assist in necessary pump station and/or stormwater improvements if requested.

Commissioner Hicks requested the intended size of the proposed dwellings. Mr. Neel stated the dwellings are around 1,500-1,600 square feet. Commissioner Johnson requested the target sale price. Mr. Neel stated the target cost for the

dwelling will be around \$260,000 to \$300,000. Mr. Neel noted the homes are single family homes, more specifically patio homes. Mr. Neel noted no through interconnectivity from Teel Street to Simmons Road is planned, noting the developer found it unnecessary to install sidewalk on both sides of the roadways.

Commissioner Hicks questioned how often the pump station requires maintenance. Mr. Warren stated he was unsure of how often the particular station requires maintenance. Commissioner Hicks questioned how pump station improvements would be paid for. Mr. Warren noted all pump stations are scheduled to receive a comprehensive review, which has been budgeted for.

Chairperson Johnson noted all recent developments in town meet or exceed town requirements for stormwater management. Mr. Neel confirmed Chairperson Johnson's statement.

Commissioner Bernard requested that Town emergency personnel and Public Works staff provide a recommendation regarding the adequacy of access to the proposed development.

Mr. Crockett asked about the erosion and sediment control plan. Mr. Neel noted sediment traps and sediment basins would be required and would have regular inspections by town engineers.

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

Discussion on 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

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Chairperson Johnson opened the discussion

Chairperson Johnson asked whether any traffic studies that had been done in the area. Mr. Warren noted a peak hour calculation was provided by the developer. Chairperson Johnson noted it would be helpful to know the volume of traffic at peak traffic times based on the impacts on the shift changes at Hubble. Mr. Warren noted staff can work to obtain additional traffic information. Vice-Chairperson Knies agreed that additional information regarding traffic would be beneficial for the Commission.

Commissioner Hicks stated she was concerned with the existing infrastructure and its ability to accommodate the proposed development. Additionally, Commissioner Hicks requested the water pressure in the area be investigated to see if it would be adequate to feed an additional development. Mr. Warren noted no issues had been brought to the Town's attention. Vice-Chairperson Knies noted the root cause of possible water pressure issues can vary.

Commissioner Sandbrook asked about the density of the Seneca Springs development and whether it is similar to the proposed development. Mr. Neel noted it is a similar density. Chairperson Johnson requested a comparison of 3 recently approved developments of similar densities.

Commissioner Hicks asked about proposed sidewalk installation in the areas surrounding the subject property. Mr. Warren noted a planned sidewalk section which would run from Gateway Plaza, under the overpass, and to the Hubble Drive area.

Commissioner Sandbrook stated a rezoning to R-3 could leave an opening for issues if the developer decided not to pursue this project, noting the by-right uses of the multi-family district. Mr. Neel noted a proffer could be made to limit the development to single family housing.

Commissioner Hicks asked about the width of Simmons Road. Mr. Warren stated he was unsure but could provide this information at a later meeting. Chairperson Johnson requested adding this to the traffic information requested by the Commission. Commissioner Hicks noted there was concern of heavy traffic in the neighborhood also.

Commissioner Curtis questioned if a homeowner's association is required. Mr. Warren explained homeowner's associations are required by State code, noting language was provided by the developer ensuring there would be a homeowner's association established.

Commissioner Hicks asked Mr. Crockett if town staff had provided any temporary solutions or if a plan was given to solve his flooding issues. Mr. Crockett noted no plan was given at the time of their visit. Mr. Plemmons noted an adjacent property to the pump station sometimes loses power when the pump station turns on. Commissioner Hicks requested possible solutions from staff regarding Mr. Crockett's stormwater issues.

Chairperson Johnson recommended delaying further discussion and action on the request to a later date when more infrastructure information is gathered. Vice-Chairperson Knies suggested the proposal should be a complete package before being presented to Town Council. Mr. Warren noted the previously scheduled public hearing for Town Council will be rescheduled once all information is provided and once the Planning Commission has made a recommendation to Town Council.

Commission Sandbrook motioned to delay action until additional information was gathered. Commissioner Sowers seconded the motion, which passed 9-0.

With no further comment, Chairperson Johnson closed the discussion.

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

Chairperson Johnson opened the discussion.

Chairperson Johnson gave a brief overview of the proposed Planning Commission policy change. Mr. Warren noted the drafted policy change has been directly taken from the language of the State code.

Commission Sowers motioned to approve the policy change to the Planning Commission bylaws. Commissioner Hicks seconded the motion, which passed 9-0.

With no further comment, Chairperson Johnson closed the discussion/action.

Other Business

Chairperson Johnson opened the discussion.

Chairperson Johnson stated he appreciated Mr. Warren for stepping back into a role with the Planning Commission during these difficult times.


Commissioner Hicks questioned the status of the proposed mentorship. Vice-Chairperson Knies noted she had informed Ms. Bell that the discussion has been postponed. Commissioner Hicks noted mentioning the ACCE program to Ms. Bell.

Chairperson Johnson requested the status of the comprehensive plan update. Mr. Warren stated Council has approved the review of the comprehensive plan. Commissioner Sowers noted the comprehensive plan update took close to a year to update during the last major revision to the plan.

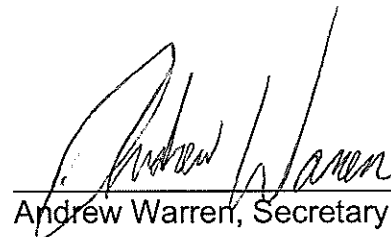
Mr. Warren noted the previous comprehensive plan was completed in-house and was an extensive overhaul of the previous existing plan. Chairperson Johnson noted an additional planner from the New River Valley Regional Planning Commission is available to help with the comprehensive plan.

Vice-Chairperson Knies questioned what types of information is used to draft the comprehensive plan. Mr. Warren noted the recent regional housing study and census would be beneficial. Vice-Chairperson Knies noted her desire to be more intentional with the Comprehensive plan and the Planning Commission's decisions and actions to avoid possible discrimination. Mr. Warren noted the comprehensive plan is best considered a guide for the growth of the town and is typically very general by design.

With no further business, Chairperson Johnson adjourned the meeting at 8:32 p.m.



Hil Johnson, Chairperson



Andrew Warren, Secretary Non-Voting