



Town of Christiansburg Planning Commission Monday, November 30, 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, December 14,
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, November 30, 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 November 16, 2020.
- 4) Discussion/Action on a rezoning request by Balzer and Associates, Inc., on behalf of RWW36, LLC (applicant), for an approximately 4.306 acre property owned by Mary Maxie Jewell Trust, Mary Stewart, Janet Epperly, Bill Jewell, Trustees, located west of Weddle Way, N.W. (tax map no. 435-A-13). The request is to rezone the property from R-1A, Rural Residential to R-2, Two-Family Residential with proffers in order to create 7 two-family dwelling lots for a total of 14 units as well as a lot designated for stormwater management.. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 5) 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 application is available for review at the following link: www.christiansburg.org/publichearings. A copy of the application, 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

Draft

**Christiansburg Planning Commission
Minutes of November 16, 2020**

Present: Thomas Bernard
Ashley Briggs
Felix Clarke Jr.
Mark Curtis
Jessica Davis
Johana Hicks
Hil Johnson, Chairperson
Jennifer D. Sowers
Andrew Warren, Secretary ^{Non-Voting}

Absent: Jeananne Knies, Vice – Chairperson
Ann Sandbrook

Staff/Visitors: Jude Cochran, staff
Jared Crews, staff
Steve Semones, Balzer & Associates
Brian Rice, 2440 Hitching Post Dr.
Kenneth White, 50 Weddle Way
I Ping Fu, 50 Weddle Way
Don Conner, 250 Slate Creek Dr.
Bob Jones, 200 Almetta Ave.
David Osterbauer, 100 Stafford Dr.
Lisa Dalton, 30 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.

Approval of Planning Commission Minutes for the October 19, 2020 Meeting

Commissioner Bernard made a request to amend the October 19, 2020 Planning Commission meeting minutes to clarify his request that both first responders and public works staff provide recommendations regarding the adequacy of access to the proposed development on Simmons Road. Commissioner Sowers made a motion to approve the October 19, 2020 Planning Commission meeting minutes with the change as noted. Commissioner Hicks seconded the motion, which passed 8-0.

Public hearing for a rezoning request by Balzer and Associates, Inc., on behalf of RWW36, LLC (applicant), for an approximately 4.306 acre property owned by Mary Maxie Jewell Trust, Mary Stewart, Janet Epperly, Bill Jewell, Trustees, located west of Weddle Way, N.W. (tax map no. 435-A-13). The request is to rezone the property from R-1A, Rural Residential to R-2, Two-Family Residential with proffers in order to create 7 two-family dwelling lots for a total of 14 units as well as a lot designated for stormwater management. 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 and Associates, Inc., stated the applicant was requesting a rezoning of the subject property from R1-A rural residential to R-2 two-family residential and gave a brief overview of the subject property and the proposed development. Mr. Semones stated the developer intends, if approved, to construct 7 duplexes, totaling 14 units, while conforming with R-2 zoning standards. Mr. Semones noted a 50-foot right of way had been deeded connecting the property to Weddle Way.

Mr. Semones stated roughly one half-acre of open space was proposed for stormwater management and described the existing and proposed utilities in the area. Mr. Semones stated the average proposed lot size would exceed the minimum town requirements and noted the proposed duplexes would be of similar architecture to homes adjacent to the subject property. Additionally, Mr. Semones stated the price range of the dwellings will be roughly \$250,000 and up, noting the property will be maintained by a management company.

Don Conner, 250 Slate Creek Drive, stated he did not object to the property being developed, but requested the planning commission consider the large amount of development recently approved in the area. Mr. Conner stated he had concerns with stormwater water management and the possibility of traffic congestion with the proposed developments in the area.

Bob Jones, 200 Almetta Avenue, stated his concerns with privacy between his property and the subject property and requested that the developer install a tree buffer between the two properties. He stated his neighbor on Almetta Avenue was in favor of this also.

Ken White, 50 Weddle Way, stated his concern with the development regarding the additional traffic and stormwater management issues that would come with the development. Mr. White also stated his concern that too much development has been approved in the area recently and requested the Planning Commission carefully consider their decision. Additionally, Mr. White noted the large amount of families in the area with kids who often recreate in the neighborhood streets.

I Ping Fu, 50 Weddle Way, stated she talked to other residents of the neighborhood and is representing their concerns as well as her own for the proposed development. Ms. Fu requested that the Planning Commission consider the large amount of development recently approved in the area.

David Osterbauer, 100 Stafford Drive, stated his concern with the additional traffic in the area with the proposed development, noting the large amount of families with children in the area.

Lisa Dalton, 30 Weddle Way, requested the rezoning be denied stating there may be a need for duplexes, but there is also a need for single family homes in the area.

Brian Rice, 2440 Hitching Post Drive, voiced his support for the development, noting the need for housing in the area, adding the proposed development would provide additional housing diversity in the area.

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

Discussion on a rezoning request by Balzer and Associates, Inc., on behalf of RWW36, LLC (applicant), for an approximately 4.306 acre property owned by Mary Maxie Jewell Trust, Mary Stewart, Janet Epperly, Bill Jewell, Trustees, located west of Weddle Way, N.W. (tax map no. 435-A-13). The request is to rezone the property from R-1A, Rural Residential to R-2, Two-Family Residential with proffers in order to create 7 two-family dwelling lots for a total of 14 units as well as a lot designated for stormwater management. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Johnson opened the discussion.

Commissioner Hicks requested staff investigate the age of the existing utility lines in the neighborhood.

Commissioner Hicks requested the density of the neighboring Slate Creek Commons development. Mr. Warren stated staff would provide that information prior to the next meeting.

Commissioner Briggs requested staff attempt to investigate the original developer's intent for the land. Mr. Semones provided Commissioner Briggs with a plat of subdivision for the property.

Chairperson Johnson declared his appreciation and support for the public's response to public hearings.

Commissioner Sowers questioned the age of the most recent traffic study. Mr. Warren noted a traffic study is underway focusing on the potential impacts of the Clifton Town Center which was approved as a Planned Commercial Development in 2019. Commissioner Sowers asked if Stafford Drive is planned to be widened. Mr. Warren noted a portion of Stafford Drive between Peppers Ferry Road and Quin Stuart Boulevard would be required-- per the approval—to be widened during the Clifton Town Center construction by the developer.

Chairperson Johnson asked whether the ongoing traffic study would encompass all the proposed developments on the Peppers Ferry Road corridor. Mr. Semones noted the traffic study encompasses the existing development and some of the proposed developments in the area but stated the proposed development west of Weddle Way would not be included in the study.

Commissioner Bernard stated his concerns with traffic congestion and requested information on whether first responders and public works could adequately travel down the roadway.

Commissioner Hicks stated her concerns with the existing ingress and egress of Weddle Way to Stafford Drive. Mr. Semones stated the current roadways meet VDOT standards, but not current Town of Christiansburg standards.

Commissioner Briggs asked where the nearest sanitary sewer pump station is located and if the current pump station could accommodate the proposed development in addition to the other proposed developments in the area. Mr. Warren stated Town engineering staff found the existing infrastructure to be adequate to handle the proposed developments in the area.

Commissioner Hicks stated she had a conversation with a resident of Slate Creek Commons who voiced their opposition to the proposed development.

Commissioner Briggs asked whether the cul-de-sac on the proposed street would meet Town standards. Mr. Semones noted the street would be built to Town standards, including the cul-de-sac.

Commissioner Briggs asked what density R1-A zoning allows for compared to R-2 zoning. Mr. Crews explained the development standards in the R-1A district, noting twelve dwellings could possibly be built if lot area and setback requirements could be met on the subject property.

Commissioner Briggs asked what the benefits of building duplexes as opposed to single-family homes would be. Mr. Semones stated duplexes are in high demand,

noting duplexes are a housing product to bring onto the market when there are not a lot new units.

Chairperson Johnson questioned possible development of the property with the current zoning. Mr. Warren noted the property could be developed for single-family dwellings currently, noting the development would be subject to the administrative review process. Mr. Warren noted any development of the property would require a street to be provided for lots to be subdivided as a certain width of street frontage is required for each new lot.

Chairperson Johnson requested input from the Street Committee of Weddle Way and Stafford Drive to seek possible improvements. Mr. Warren stated that while the Street Committee(as a subcommittee of Council) does review traffic concerns as they arise, the Planning Commission is better positioned to evaluate the impacts of traffic in regards to a rezoning petition and incorporate this as a factor going into its overall recommendation to Council

Commissioner Briggs questioned if a traffic light would be installed at the Peppers Ferry Road and Stafford Drive intersection. Mr. Semones stated a traffic light is not currently planned unless the ongoing traffic study shows the need for one.

Chairperson Johnson noted the desire to wait and gather additional information regarding the project before making a recommendation to Town Council.

Mr. Warren restated that engineering staff stated the existing water and sewer utilities are adequate enough to serve the proposed developments.

Commissioners Bernard and Clarke stated a traffic study is highly desired. Mr. Semones explained a full traffic impact analysis would not be warranted for a development this size but noted additional information on traffic in the area could be provided.

Commissioner Briggs asked for further information on the intersection of the new road and Weddle Way and if stops signs could potentially be installed. Mr. Warren noted engineering staff could look into the request

Commissioner Hicks stated her concerns with stormwater management from the development. Mr. Semones stated the majority of stormwater will make it into the stormwater management area, noting the management area would have to be designed so that post-development runoff does not exceed the pre-development rate.

Commissioner Briggs requested information on whether there were any outstanding issues with other properties in Town developed by the applicant.

With no further comment, Chairperson Johnson closed the discussion.

Public Hearing for a proposed ordinance to amend Chapter 42, "Zoning" of the Christiansburg Town Code for the purpose of clarifying the allowance of structural projections such as awnings, canopies, roof eaves, gutters, architectural features, porches, and decks into minimum required yards.

Chairperson Johnson opened the public hearing.

Mr. Warren gave a brief presentation reviewing the proposed ordinance amendment, including the new proposed definitions as well as the addition of a new code section prescribing the allowance for structural projections into minimum yards.

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

Discussion/Action on a proposed ordinance to amend Chapter 42, "Zoning" of the Christiansburg Town Code for the purpose of clarifying the allowance of structural projections such as awnings, canopies, roof eaves, gutters, architectural features, porches, and decks into minimum required yards.

Chairperson Johnson opened the discussion.

Chairperson Johnson questioned if there were any responses from local developers regarding the changes. Mr. Crews stated one comment was received suggesting a definition be added for "stoops", but he stated no definition had been added currently as stoops would not be treated differently from decks. Mr. Crews also stated that the differentiation between decks and stoops could put the Zoning Ordinance in conflict with the Building Code.

Commissioner Bernard motioned to approve the ordinance amendment as drafted. Commissioner Sowers seconded the motion, which passed 8-0.

With no further comment, Chairperson Johnson closed the discussion.

Distribution of updated Planning Commission Bylaws.

The Commissioners were presented with the updated Planning Commission Bylaws, which reflect the allowance for virtual meeting attendance in accordance with State Code.

Other Business

Chairperson Johnson opened the discussion.

Mr. Warren noted there are no updates regarding the proposed Simmons Road/Teel Street development at this time.

Commissioner Briggs asked if there was any additional information on the update to the Comprehensive Plan. Mr. Warren stated Council had agreed to Planning Commission reviewing and potentially updating the Comprehensive Plan. Mr. Warren noted a schedule had not been planned yet but added scheduling could coincide with the new year.

Commissioner Briggs noted free COVID-19 testing would be provided at the Uptown Christiansburg (former New River Valley Mall) through the health department on November 19 for individuals who were planning to travel for Thanksgiving.

With no further business, Chairperson Johnson adjourned the meeting at 9:11 p.m.

Hil Johnson, Chairperson

Andrew Warren, Secretary ^{Non-Voting}



Planning Department Staff Report

TO: Planning Commission
DATE: November 24, 2020 – **Update (see red text)**

APPLICATION: Rezoning [RZN_2020_06]
LOCATION: West of Weddle Way NW (tax map no. 435-A-13)
PROPERTY OWNER: Mary Maxie Jewell Trust, Mary Stewart, Janet Epperly, Bill Jewell, Trustees
PROPOSAL: Rezone from R-1A to R-2 with proffers

Update

- A table has been added summarizing the development standards for the R-1A, R-1, and R-2 Districts.
- A section has been added to reflect the comments of the Town Fire Department, Rescue Squad, and Public Works regarding access through proposed development.
- A section has been added with recommendations from Town Engineering Staff regarding traffic flow on Weddle Way as well as an attached memo from Sam Holtzscheiter, Civil Engineer.
- A section has been added on the widths of the existing streets in the area.
- A section has been added summarizing the proposed improvements to Stafford Drive in conjunction with the development of the Clifton Town Center.
- A section has been added with information on additional requests for information by the Planning Commission including the density of Slate Creek Commons, the status of existing infrastructure in the area, the nearest bus stop to the development, and outstanding zoning violations on other developments associated with the applicant.

Request

The Town of Christiansburg has received a rezoning request by Balzer and Associates, Inc., on behalf of RWW36, LLC (applicant), for an approximately 4.306 acre property located west of Weddle Way NW (tax map no. 435-A-13). The request is to rezone the property from the R-1A,

Rural Residential zoning district to the R-2, Two-Family Residential zoning district in order to create 7 two-family dwelling lots for a total of 14 units as well as a lot designated for stormwater management. The overall proposed density of development is 3.25 units per acre.

The applicant has submitted the following proffers with the rezoning request for the Town's consideration:

1. The property shall be developed in substantial conformance with the masterplan submitted dated October 12, 2020.
2. The property proposed for R-2 Zoning shall only be utilized for two-family residential use.

The applicant has submitted a concept plan showing the proposed design of the 14-unit development as well as a narrative describing the details of the development and providing its regulations. Please note the applicant has not requested a conditional use permit for a Planned Housing Development, meaning the proposed development would follow the standards of the base R-2 District with the exception of any proffered conditions that would limit development beyond what is required by the Zoning Ordinance.

The subject property is directly north of the Vinnie Avenue property recently approved for a Planned Housing Development.

Table 1 compares the minimum development standards required for the R-1A, Rural Residential, R-1, Single-Family Residential, and R-2, Two-Family Residential zoning districts. Separate columns are provided for single-family attached and two-family dwellings in the R-2 District.

Table 1

	R-1A, Rural Residential	R-1, Single-Family Residential	Single-Family Dwellings in R-2, Two-Family Residential	Two-Family Dwellings in R-2, Two-Family Residential
Maximum Density (units per acre)	2.9	4.356	4.356	3.485
Minimum Lot Area	15,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	12,500 sq. ft.
Minimum Lot Width	100'	80'	80'	100'
Minimum Front Setback	35'	35'	30'	30'
Minimum Rear Setback	40'	35'	25'	25'
Minimum Side Setback	15'	10'	10'	10'

Infrastructure

- The applicant has proposed the installation of a new public street that will connect to Weddle Way NW. The proposed street will terminate at a cul-de-sac and will be designed to meet Town of Christiansburg standards. Five-foot-wide sidewalk will be installed along both sides of the new street.
- The applicant has stated the proposed development will install new waterlines and service connections to serve the new units via an existing 6-inch water main on the western side of Weddle Way NW.
- The applicant has stated lots 11-14 of the proposed development will connect to Town Sewer via individual service connections to an existing 8-inch gravity sewer line running along the northern property line, while lots 1-10 will be served by the installation of a new 8-inch main line which will connect to an existing gravity sewer line near the southwest corner of the site.
- According to the applicant, water and sewer usage at maximum possible occupancy of the proposed development would be estimated at 5,600 gallons per day (see attached narrative for additional information).

According to the Town Fire Department, if on-street parking is permitted on both sides of the new street, getting a fire engine through the development could be challenging. The minimum clearing width for setting up a ladder truck is 20 feet and the preference is for 26 feet. It would likely prove difficult to properly position a fire engine with on-street parking on both sides of the new street. The Town Rescue and Public Works Departments expressed the same concerns with maneuvering equipment on the new street with on-street parking on both sides.

Traffic

The applicant has provided information from the 10th Edition of the Institute for Transportation Engineers (ITE) Trip Generation Manual regarding anticipated trip generation from the development. The ITE Manual does not categorize two-family units so the figures presented reflect the rate for 14 single-family units.

According to the Trip Generation Manual, the development would generate an average of 9.43 trips per weekday per unit, with an average of 0.71 trips per unit in peak morning traffic and 1 trip per unit in peak evening traffic (see attached narrative for additional information). Based on the average, the 14-unit development would result in approximately 132 additional daily vehicular trips on local roads.

At the November 16, 2020 Planning Commission meeting, staff was asked to confer with the Town Engineering Department regarding traffic flow into and around the proposed development. Based on review of the proposed development and assessed current conditions of the area, Town Engineering staff have recommended the following:

- Remove the existing yield sign at the intersection of Weddle Way and Vinnie Avenue and replace it with a stop sign. The extension of Vinnie Avenue as part of the development of the planned patio development will create a three-way intersection at this point and a stop sign will be necessary.
- Install a stop sign on the proposed new street at its intersection with Weddle Way.
- Staff does not recommend a three-way stop at the intersection of Weddle Way and the proposed new street as they do not see apparent safety or traffic concerns necessitating the additional stop signs.

Please see the memo attached for additional detail on the recommendations of Town Engineering staff.

At the November 16, 2020 Planning Commission meeting, concerns were raised regarding the width of Weddle Way and surrounding Streets. Based on a field-inspection, staff found the following:

- The width of Weddle Way at point of the proposed entrance to the development is approximately 24 feet.
- The width of Weddle Way north of the proposed entrance to the development varies from approximately 20 to 21 feet.
- The width of Weddle Way south of the proposed entrance to the development is approximately 20 feet.
- The width of Almetta Avenue running from Weddle Way to Stafford Drive varies between approximately 21 and 22 feet.
- The width of Vinnie Avenue running from Weddle Way to Stafford Drive varies between approximately 18 feet and 21 feet.

While the street widths noted above are not atypical for older subdivisions, they do not meet current Town standards which would require streets to be paved at 30 feet in width.

At the November 16, 2020 Planning Commission meeting, concerns were raised by adjoining property owners regarding the forthcoming development in the vicinity of the subject property and the state of the streets in the area, including Stafford Drive. On November 25, 2019, a conditional use permit was granted for the Clifton Town Center, a Planned Commercial development at the intersection of Peppers Ferry Road, Stafford Drive, and Quin Stuart Boulevard. The development of Clifton Town Center will include the provision of the following street improvements to Stafford Drive by the project developer:

- Stafford Drive will be widened to 24 feet along the frontage of the Clifton Town Center property.

- A 100-foot taper and right turn lane will be installed from Stafford Drive to the western Entrance of Clifton Town Center.
- Curb and gutter will be installed along the eastern side of Stafford Drive adjoining the development.

Please note the developer has prescribed that no more than 50 residential dwelling units would be constructed within the Clifton Town Center before the improvements above are complete.

The rezoning of the Clifton Town Center property also included a proffer stating that any traffic or road improvements that are warranted by the ongoing Traffic Impact Analysis and are directly attributable to the Clifton Town Center will be provided and constructed by the developer at no cost to the Town of Christiansburg.

Stormwater Management

The rezoning application features a narrative relating to stormwater management for the site. The applicant has stated the stormwater management facility will be sized to accommodate additional runoff created by the development's increase in impervious surface area. According to the applicant, the development intends to direct the majority of stormwater runoff to the northwest corner of the site in order minimize runoff reaching the channel along the southern property line and address runoff concerns raised by residents of Slate Creek Commons during the public hearing for the Vinnie Avenue Planned Housing Development.

The applicant has stated the stormwater management facility will conform to all requirements of the Department of Environmental Quality and the Town of Christiansburg and an overall stormwater management plan will ensure areas downstream of the development will not be adversely impacted. Please see the attached narrative for full details.

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 the 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.

Staff Comments

~~The Town Engineering Department does not have any initial comments on the proposal at this time, however they are still reviewing the application regarding infrastructure, traffic, and stormwater management and will provide any additional comments prior to Planning Commission public hearing or the Commission's next meeting.~~

Additional Information Requested by Planning Commission

- The nearby duplex development, Slate Creek Commons, is composed of 48 units on a 15.828-acre site. The density of the development is approximately 3.03 units per acre.
- Based on conversation with Town Engineering staff, there is no indication that the existing water and sewer infrastructure in the area would be unable to support the addition of 14 units.
- There is no bus stop for Montgomery County Public Schools on Weddle Way. The designated bus stop for students in that area would be at the Stafford Drive/Quin Stuart Boulevard intersection.
- Staff is not aware of any open zoning violations or outstanding fees owed on any other developments of the applicant.

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, and B-3, General Business. The adjoining properties contain single-family and two- residential uses, including the Slate Creek Commons and Carma Heights subdivisions.

Public Hearing Dates

The Planning Commission Public Hearing is scheduled for Monday, November 16, 2020 and the Town Council Public Hearing is scheduled for Tuesday, December 8, 2020.

List of attachments included with staff report:

1. Rezoning application
2. Proffer Statement
3. Development Narrative
4. Master Plan
5. Memo on traffic flow recommendations from Town Engineering Staff
6. Aerial map
7. Zoning map
8. Adjoining properties table
9. Public comments received



TOWN OF CHRISTIANSBURG

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

Rezoning Application

Mary Maxie Jewell Trust

Landowner: Mary Stewart, Janet Epperly and Bill Jewell, Applicant: RWW36, LLC
Trustees

Address: 90 Weddle Way NW Address: 144 Oak Tree Boulevard
Christiansburg, VA 24073 Christiansburg, VA 24073

Phone: 540-239-6768 Phone: 540-382-5885

I am requesting a rezoning of my property from zoning classification R-1A to zoning classification R-2 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at West of Weddle Way N.W.

Tax Parcel(s): 435-A-13

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: \$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): Mary Stewart Date: 10-12-20

Janet Epperly Date: 10-12-20

Charles Jewell, Jr. Date: 10/12/2020

Signature of Applicant: [Signature] Date: 10/13/20

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 ☒ not required for the proposed project:

1. ☐ Yes or ☒ No, the proposed residential development generates 14 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 _____ 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

WEDDLE WAY SUBDIVISION
PROFFER STATEMENT

October 12, 2020

Proffer Statement for a requested rezoning application of Tax Parcel #435-A 13 located west of Weddle Way. (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 October 12, 2020.
- 2) The property proposed for R-2 Zoning shall only be utilized for two-family residential use.

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
FOR**

**WEDDLE WAY SUBDIVISION
Christiansburg, Virginia**

**TAX PARCEL
435-A 13**

OCTOBER 12, 2020

PREPARED FOR:
RWW36, LLC
144 Oak Tree Boulevard
Christiansburg, VA 24073

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

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Proffer Statement for the Application of Weddle Way Subdivision12

I. Land Use Plan

Proposed Development

This application is for the rezoning of a 4.306-acre parcel located off of Weddle Way approximately halfway between Vinnie Avenue and Almetta Avenue from R-1A Rural Residential to R-2 Two-Family Residential. The development is designed to be a two-family residential (duplex) community which will be compatible with the surrounding neighborhoods in both scale and density.

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 is for approximately 4.306 acres located west of Weddle Way from R-1A Rural Residential to R-2 Two-Family Residential with proffers. 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

As the project is proposed to be two-family development within the proposed R-2 zoning district and is not requesting a Conditional Use Permit for Planned Housing, the development will be designed per the "by-right" standards in the Town of Christiansburg Zoning Ordinance Article V. For reference, the standards are listed below.

Setbacks and Yards

- (a) Building Setbacks -The minimum building setbacks from the public right of way and adjacent property lines are listed below:
 - a. Front Yard Setback: Thirty feet (30')
 - b. Side Yard Setback: Ten feet (10') along exterior property line for lots. None required on the interior or common property line for a two-family dwelling
 - c. Rear Yard Setback: Twenty-five feet (25')

- (d) Accessory Buildings - The minimum setback for accessory buildings is three feet from any adjoining property line unless otherwise noted in the Zoning Ordinance

Lot Area

- (a) Minimum lot area for two-family structures shall be 12,500 square feet with each single dwelling unit having a lot area of at least 6,250 square feet.

*Lot areas shown on the masterplan may be adjusted during site plan development based on final engineering design but may not be less than the above stated minimums.

Street Frontage

- (a) Minimum lot width at the setback line and the street line shall be 100' for a two-family dwelling. Minimum width of 50' for each single unit of a two-family dwelling.

Height

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

Density

The proposed R-2 District development shall have a maximum density requirement of 3.25 units per acre (14 total units).

Occupancy

The proposed R-2 development shall have a maximum dwelling unit occupancy requirement of a family and up to two unrelated individuals per unit.

Miscellaneous Provisions

- (a) Public utility easements shall be dedicated along exterior and interior property lines as required by the Town of Christiansburg Subdivision Ordinance.
- (b) Driveways will be designed and constructed in accordance with the Town of Christiansburg Zoning Ordinance.
- (c) Sidewalks will be provided along both sides of the proposed public street as required by Town Code. 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-2 Two 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 the single cul-de-sac street connection to Weddle Way, 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 individual parcel. Upon redevelopment, the proposed 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 proposed R-2 zoning district.

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 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 from this rezoning 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 west side of Weddle Way and is adjacent to three existing subdivisions: Carma Heights to the east, Slate Creek Commons to the west and Belmont Estates to the northwest. The proposed development will install new waterlines and service connections throughout the property to serve the new residential uses. According to the Town water maps and field surveyed data there is an existing 6" waterline on the western side of Weddle Way that will provide a connection point for the proposed development's water service. A new 8" waterline extension would connect here and extend approximately 660' along the new proposed road to the end of the cul-de-sac. As there is no connection point on the western end of the property, the proposed line would terminate with a fire hydrant. Any other 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 along the northern property line and an 8" gravity sanitary sewer line near the southwest corner of the property. Preliminary sewer design anticipates individual service connections to the northern line will serve Lots 11-14 and a new 8" main line will be extended along the rear of Lots 1-10 to connect to the existing southwestern line. 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

Residential: Maximum of 14 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 unit.
46 persons = 5,600 gal/day

TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED DEVELOPMENT = 5,600 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 currently sits on a small ridge and drains naturally to both the northern and southern limits of the property. The surface runoff from the northern portion of the site flows northwest to a swale and eventual tributary located on the adjacent Town of Christiansburg property north of Slate Creek Commons. Approximately 15 additional acres of offsite stormwater drains to this tributary at this location as well. The surface runoff from the southern portion of the site flows to a swale located on the adjacent property that also drains approximately 13 acres of upstream drainage area. This is the site where the Vinnie Avenue Patio Home rezoning request was recently approved. Runoff then continues to flow in a northwesterly direction around Slate Creek Commons and connecting with the existing tributary mentioned above that eventually 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 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. Based on known runoff concerns by some of the residents of Slate Creek Commons, the development intends to direct the majority of its stormwater runoff to the northwest corner of the site to minimize runoff reaching the channel along the southern property line. It is anticipated that water quality requirements for the project can 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 to Weddle Way NW. The location of the proposed new road connection was originally shown on the 1964 recorded subdivision plat for Carma Heights Section 1 as it was owned by the same company that developed Carma Heights. When the property was later sold and an additional lot was subdivided from it, the 50' area was specifically noted as a deeded right of way for access for this lot and the new lot. As the right of way is 50' in width, the proposed road will be able to be designed to meet all Town road and subdivision street 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, 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>
Two Family Dwelling	210	14	3	7	10	9	5	14	132

As shown, the use generates very minimal traffic on a daily basis and during peak hours, thus no detrimental impact is anticipated by the proposed development. It should be noted that the Single-Family Land Use code was used for the two-family use as the ITE manual does not have a separate category for two-family dwellings. In reviewing the Land Use Codes, it was determined that a duplex in this neighborhood was more compatible to single family traffic than multi-family traffic. On average, single family residential units produce more daily traffic than multi-family units thus using this land use code provides the most conservative trip generation estimate.

Pedestrian Walks

Sidewalks will be installed along the north and south side of the new proposed public road extension. These sidewalks would terminate at the Weddle Way right of way as there is no existing sidewalk along Weddle Way to connect into. Sidewalks within the Town right of way will be standard 5' width and designed to Town standards.

VI. Zoning, Existing Land Use and Comprehensive Plan Vision

The property is currently zoned R-1A Rural Residential. The property is 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, 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 property directly south of the subject parcel was recently rezoned from R1-A to R1 with a CUP to allow for a single family detached patio home development.

The proposed rezoning application supports and meets the guidelines set forth in 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. The two-family (duplex) style development planned may provide a variety of individual home options such as a 1 or 2 story unit, units with a basement, and master bedroom on the main option. These units, much like Slate Creek Commons, will provide owners larger outdoor yard areas that will be maintained by the HOA. 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. As one of the last remaining infill development opportunities on the north side of Peppers Ferry Road, the proposed project will bring an underutilized housing type at a responsible density to an area designated for residential growth.

The proposed project shows a maximum of 14 residential units. This would on average have the potential of increasing the local public-school enrollment by 8 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 1.9 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 2.10 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 2.18 Minimize private sewage facilities to the extent practical.

The project will utilize public water and sewer facilities. No private sewer is proposed.

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.

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.

The development of this parcel as proposed provides a two-family dwelling subdivision. Duplex developments are not as common as other types such as single family or townhomes. They provide a housing option that typically allows for more privacy than a townhome but at a lower price point than market rate single family homes.

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, Carma Heights and Belmont Estates.

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 neighborhood.

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

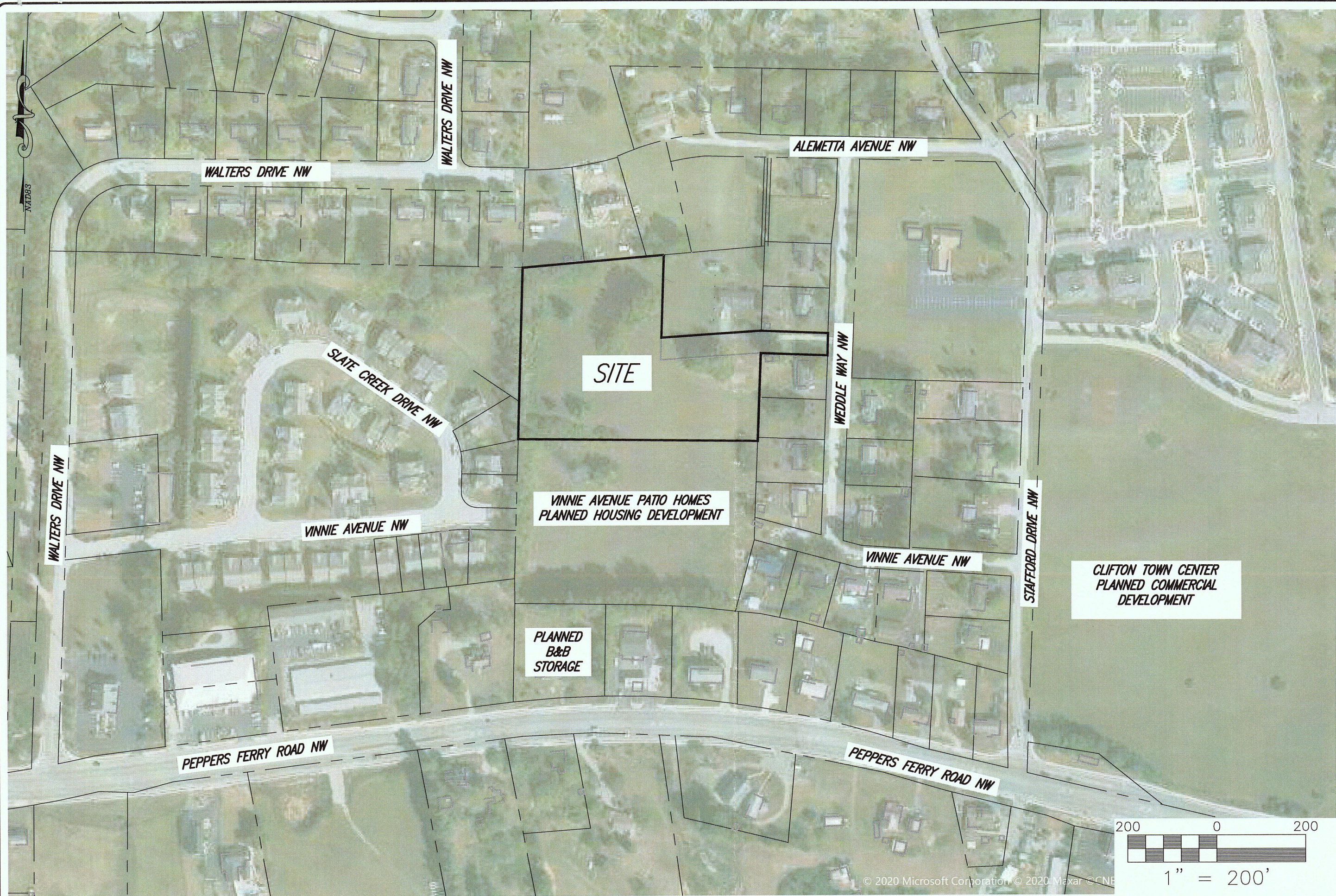
Sidewalks are proposed for the development.

LUP 2.10 Encourage cluster development to preserve natural resources and increase the provision of open space.

Development of a two-family subdivision allows for the dedication of open space while still achieving density allowances.

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

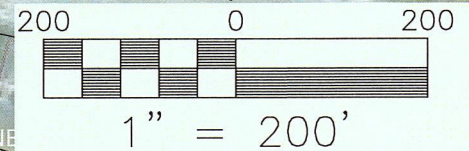
80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290

WEDDLE WAY SUBDIVISION

OVERALL EXISTING CONDITIONS

RIVER MAGISTERIAL DISTRICT
TOWN OF CHRISTIANBURG, VIRGINIA

DATE 10/12/2020
SCALE 1" = 200'
REVISIONS



Z1

PROJECT NO 24200064.00



**BALZER
& ASSOCIATES**
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Roanoke / Richmond
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Suite H
Christiansburg, VA 24073
540.381.4290

WEDDLE WAY SUBDIVISION

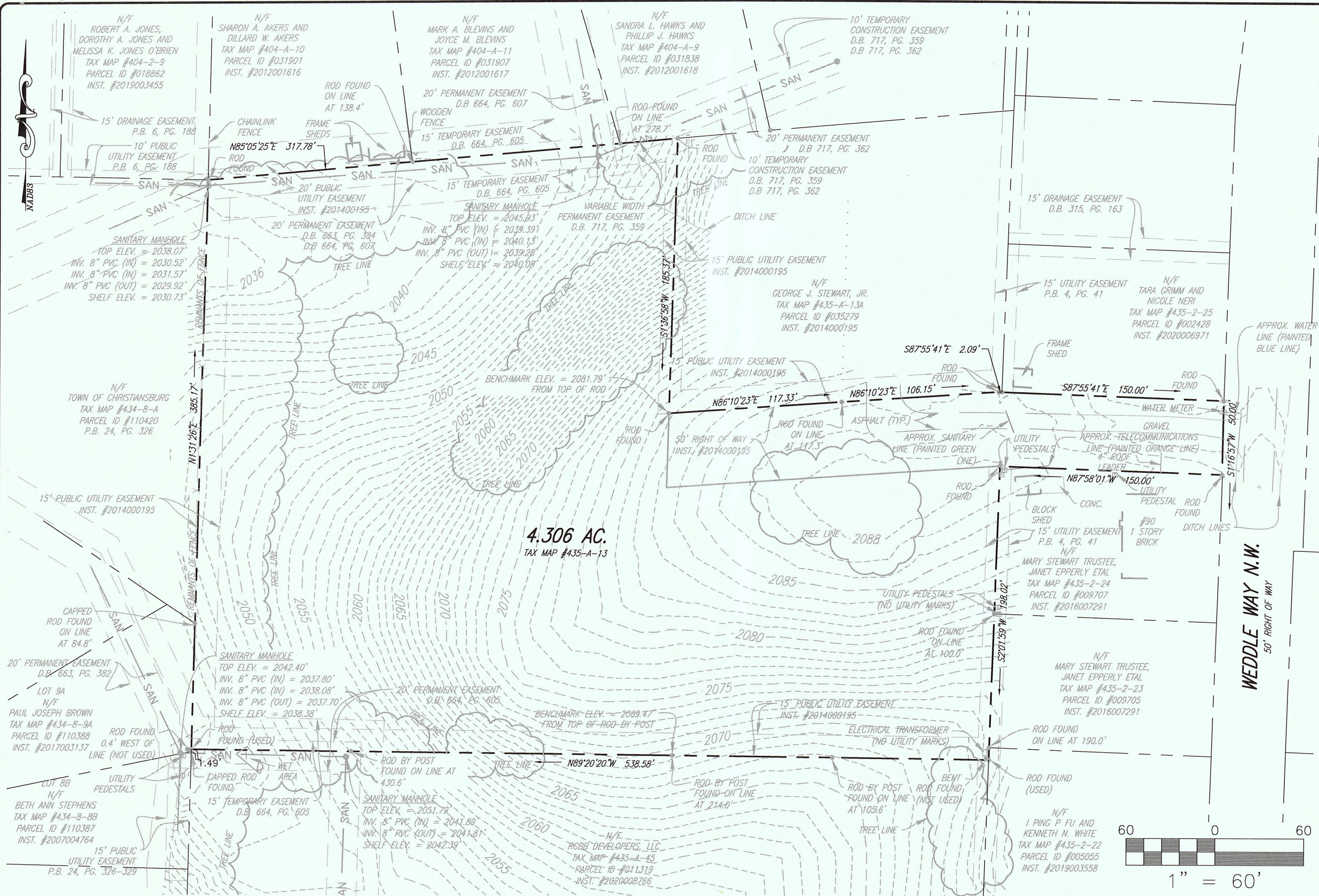
EXISTING CONDITIONS

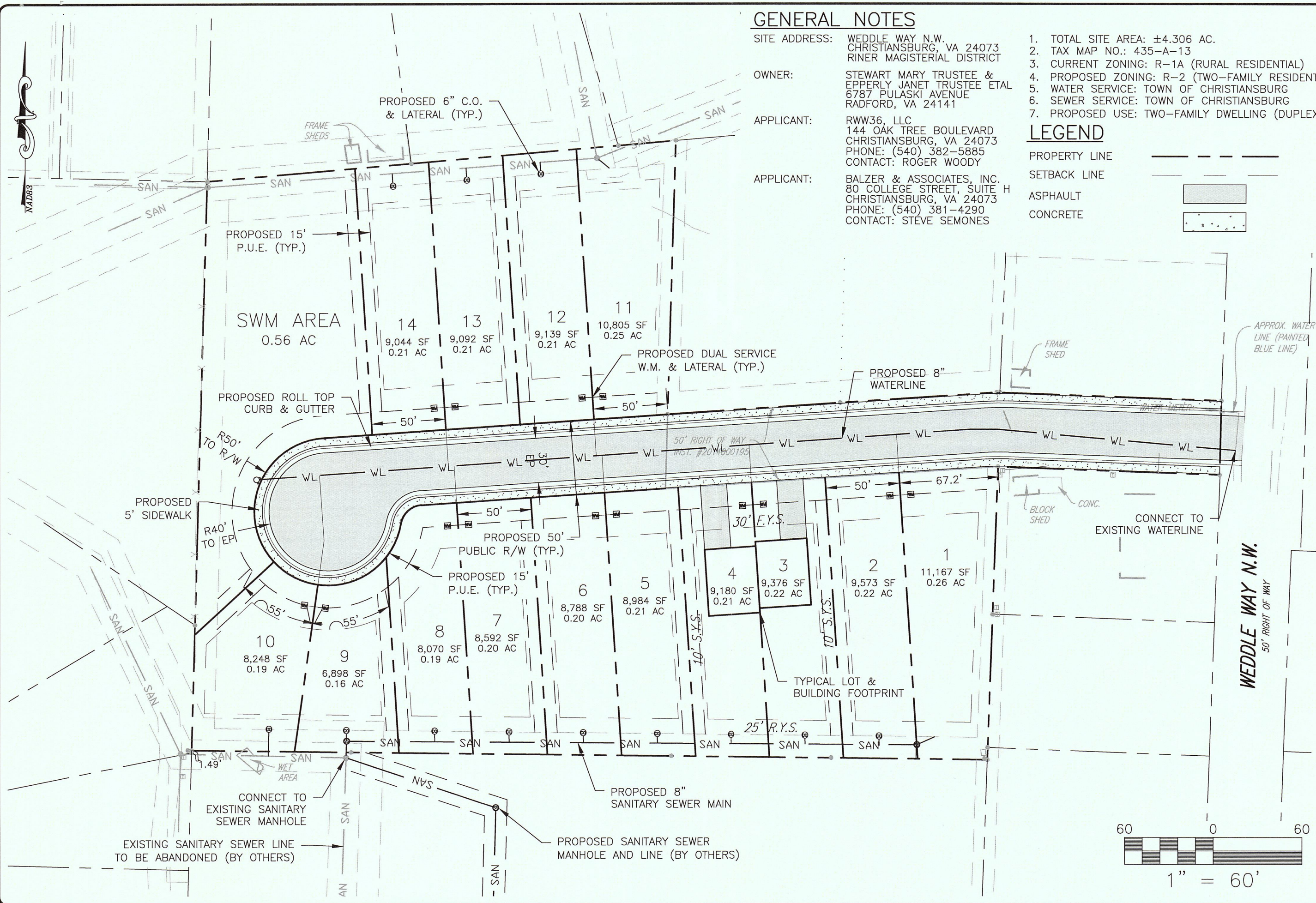
RIVER MAGISTERIAL DISTRICT
TOWN OF CHRISTIANBURG, VIRGINIA

DATE 10/12/2020
SCALE 1" = 60'
REVISIONS

Z2

PROJECT NO 24200064.00





GENERAL NOTES

SITE ADDRESS: WEDDLE WAY N.W.
CHRISTIANSBURG, VA 24073
RINER MAGISTERIAL DISTRICT

OWNER: STEWART MARY TRUSTEE &
EPPERLY JANET TRUSTEE ETAL
6787 PULASKI AVENUE
RADFORD, VA 24141

APPLICANT: RWW36, LLC
144 OAK TREE BOULEVARD
CHRISTIANSBURG, VA 24073
PHONE: (540) 382-5885
CONTACT: ROGER WOODY

APPLICANT: BALZER & ASSOCIATES, INC.
80 COLLEGE STREET, SUITE H
CHRISTIANSBURG, VA 24073
PHONE: (540) 381-4290
CONTACT: STEVE SEMONES

1. TOTAL SITE AREA: ±4.306 AC.
2. TAX MAP NO.: 435-A-13
3. CURRENT ZONING: R-1A (RURAL RESIDENTIAL)
4. PROPOSED ZONING: R-2 (TWO-FAMILY RESIDENTIAL)
5. WATER SERVICE: TOWN OF CHRISTIANSBURG
6. SEWER SERVICE: TOWN OF CHRISTIANSBURG
7. PROPOSED USE: TWO-FAMILY DWELLING (DUPLEX)

LEGEND

PROPERTY LINE
SETBACK LINE
ASPHALT
CONCRETE

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

WEDDLE WAY SUBDIVISION

MASTER PLAN

RINER MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DATE 10/12/2020
SCALE 1" = 60'
REVISIONS

Z3

PROJECT NO 24200064.00



THE PLACE TO BE.
CHRISTIANBURG VA
Established November 10, 1792

100 East Main Street
Christiansburg, VA 24073
p: (540) 382-6128
f: (540) 382-7338

November 24, 2020

Christiansburg Planning Commission
Town of Christiansburg
100 East Main Street
Christiansburg, Virginia 24073

RE: Weddle Way NW Rezoning – Traffic Memo

Dear Christiansburg Planning Commission,

The Engineering Department has reviewed the submitted rezoning application for the Weddle Way proposed residential development consisting of 14 single-family homes. Due to the size of the development, the impacts to the surrounding transportation network are minimal. The proposed intersection with Weddle Way was reviewed for compliance with VDOT Intersection Design Standards and does not produce any apparent safety or traffic operation concerns. Based on this information, the recommended transportation improvements are as follows.

- Provide a stop sign on the proposed development road at its intersection with Weddle Way.
- Remove the yield sign on Weddle Way at its intersection with Vinnie Avenue and replace with a stop sign.

Please let me know if you have any questions regarding this memorandum.

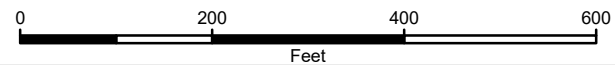
Sincerely,

Samantha Holtzscheiter, EIT
Civil Engineer I
Town of Christiansburg



RZN REQUEST: WEDDLE WAY NW

PLANNING COMMISSION PUBLIC HEARING: NOVEMBER 16, 2020
TOWN COUNCIL PUBLIC HEARING: DECEMBER 8, 2020





A horizontal number line is shown with tick marks at 0, 200, 400, and 600. The word "Feet" is written below the line. The segment between 100 and 200 is shaded gray.

RZN: Weddle Way NW

Adjoining Property Owners

<u>Tax Map #</u>	<u>Owner(s)</u>	<u>Mailing Address</u>	<u>City, State, Zip</u>
404- A 10	AKERS SHARON A	AKERS DILLARD W	CHRISTIANSBURG VA 24073
404- A 11	BLEVINS MARK A	BLEVINS JOYCE M	CHRISTIANSBURG VA 24073
434- 8 9A	BROWN PAUL JOSEPH	270 SLATE CREEK DR	CHRISTIANSBURG VA 24073
434- 8 A	CHRISTIANSBURG TOWN OF	100 EAST MAIN ST	CHRISTIANSBURG VA 24073
435- 2 22	FU I PING P	WHITE KENNETH N	BLACKSBURG VA 24060
435- 2 25	GRIMM TARA	NERI NICOLE	CHRISTIANSBURG VA 24073
404- A 9	HAWKS SANDRA L	HAWKS PHILLIP J	DUBLIN VA 24084
404- 2 9	JONES ROBERT A & DOROTHY A O BRIEN	MELISSA K JONES	CHRISTIANSBURG VA 24073
434- 8 9B	MACHYNSKI JAMES P	260 SLATE CREEK DR	CHRISTIANSBURG VA 24073
435- A 45	RCBB DEVELOPERS LLC	600 RADFORD ST	CHRISTIANSBURG VA 24073
434- 8 8B	STEPHENS BETH ANN	280 SLATE CREEK DR	CHRISTIANSBURG VA 24073
435- A 13A	STEWART GEORGE J JR	120 WEDDLE WAY NW	CHRISTIANSBURG VA 24073
435- A 13	STEWART MARY TRUSTEE	EPPERLY JANET TRUSTEE ETAL	RADFORD VA 24141
435- 2 24	STEWART MARY TRUSTEE	EPPERLY JANET TRUSTEE ETAL	RADFORD VA 24141
435- 2 23	STEWART MARY TRUSTEE	EPPERLY JANET TRUSTEE ETAL	RADFORD VA 24141
434- 8 8A	SWINK FAMILY LIVING TRUST	C/O HARRY WALLACE SWINK JR CO TRS	CHRISTIANSBURG VA 24073
435- A 4	WESLEY UNITED METHODIST CHURCH	350 STAFFORD DR	CHRISTIANSBURG VA 24073

Sandra Hawks

November 12, 2020

150 Almetta Ave

Christiansburg, Va 24073

Town of Christiansburg

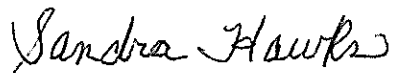
100 East Main St

Christiansburg, Va 24073

Dear Town,

I have property that backs up to the land that is being rezoned along Weddle Way. I am in favor of the proposed development. With all the development in our area my husband and I knew this property would be developed. I think the small number of homes being proposed will not detract from our property. I would rather see the proposed development instead of townhomes or apartments.

Thank you,

A handwritten signature in cursive script that reads "Sandra Hawks".

Sandra Hawks

From: [Jared Crews](#)
To: [Jared Crews](#)
Subject: FW: RZN-2020-06
Date: Wednesday, November 18, 2020 9:07:01 AM

From: Robert Jones <BobJones1234@hotmail.com>
Sent: Monday, November 16, 2020 9:44 AM
To: PlanningCommission <PlanningCommission@christiansburg.org>
Subject: RZN-2020-06

Dear Planning Commission:

My family and I live at 200 Almetta Ave, at the corner of the proposed rezoning RZN-2020-06. Our primary concern is privacy from and the view of the residences proposed. We would like to see significant, mature evergreen tree planting (replacing the current Locusts) on the hill sloping down toward our home. Additional deciduous trees with spring blooms would be nice for added interest and beauty. Please relay our request in order to maintain the privacy and beauty of our and our neighbors' property.

Thank you for your time and service,

Bob Jones

From: [Jared Crews](#)
To: [Jared Crews](#)
Subject: FW: Online Form Submittal: Public Hearing Comment Form
Date: Monday, November 16, 2020 11:42:00 AM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, November 16, 2020 11:02 AM
To: Information <info@christiansburg.org>; Andrew Warren <awarren@christiansburg.org>
Subject: Online Form Submittal: Public Hearing Comment Form

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

Public Hearing Comment Form

There will be a Planning Commission public hearing on Nov. 16 and a Town Council public hearing on Dec. 8 for a rezoning request by Balzer and Associates, Inc., on behalf of RWW36, LLC for an approximately 4.306 acre property west of Weddle Way NW. The request is to rezone the property from R-1A, Rural Residential to R-2, Two-Family Residential with proffers in order to create 7 two-family dwelling lots for a total of 14 units as well as a lot designated for stormwater management.

[Click here for the application, development narrative and concept plan.](#)

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- filling out the form below,
- emailing info@christiansburg.org,
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- using the drop box to the left of the front doors at Town Hall.

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

In order for Town Council and Planning Commission to receive the comments prior to the

meeting, we ask comments be submitted by 6 p.m. the day of the meeting via any of the methods listed above.

You do not have to submit a comment prior to the meeting in order to speak in person at the meeting.

First Name*	Bob	Last Name*	Jones		
Street Address*	200 Almetta Ave		Unit/Apt. #		
City*	Christiansburg	State*	VA	Zip Code*	24073
Meeting Type:*	<input type="radio"/> Town Council Meeting		<input checked="" type="radio"/> Planning Commission Meeting		
Comment Topic:	<input type="checkbox"/> General Public Comment		<input type="checkbox"/> Proposed Code Change		
	<input checked="" type="checkbox"/> Weddle Way Rezoning				
Public Comment*	Dear Planning Commission: My family and I live at 200 Almetta Ave, at the corner of the proposed rezoning RZN-2020-06. Our primary concern is privacy from and the view of the residences proposed. We would like to see significant, mature evergreen tree planting (replacing the current Locusts) on the hill sloping down toward our home. Additional deciduous trees with spring blooms would be nice for added interest and beauty. Please relay our request in order to maintain the privacy and beauty of our and our neighbors' property. Thank you for your time and service, Bob Jones				

* indicates required fields.

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<http://www.christiansburg.org/Admin/FormHistory.aspx?SID=6233>

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:

First Name: Bob

Last Name: Jones

Street Address: 200 Almetta Ave

Unit/Apt. #:

City: Christiansburg

State: VA

Zip Code: 24073

Meeting Type:: Planning Commission Meeting

Comment Topic:: Weddle Way Rezoning

Public Comment: Dear Planning Commission:

My family and I live at 200 Almetta Ave, at the corner of the proposed rezoning RZN-2020-06. Our primary concern is privacy from and the view of the residences proposed. We would like to see significant, mature evergreen tree planting (replacing the current Locusts) on the hill sloping down toward our home. Additional deciduous trees with spring blooms would be nice for added interest and beauty. Please relay our request in order to maintain the privacy and beauty of our and our neighbors' property.

Thank you for your time and service,

Bob Jones

Additional Information:

Form submitted on: 11/16/2020 11:02:01 AM

Submitted from IP Address: 73.152.114.95

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.christiansburg.org/Forms.aspx?FID=118>

From: [Jared Crews](#)
To: [Jared Crews](#)
Subject: FW: Weddle Way Rezoning Request Questions
Date: Wednesday, November 18, 2020 9:04:00 AM

From: Patrick Adams <patrickjhadams@gmail.com>
Sent: Monday, November 16, 2020 4:48 PM
To: Information <info@christiansburg.org>
Subject: Weddle Way Rezoning Request Questions

My name is Patrick Adams, the owner of 190 Weddle Way. My wife, Amanda, and I moved here in late May of 2020.

We formerly resided in Blacksburg, having left after seeing the area rapidly become over-developed. We chose our home on Weddle Way specifically because of its peaceful, rural character. The appeal of this small neighborhood is in its natural beauty, quiet elegance, and relaxed environment.

Amanda and I learned of the approval of the Vinnie Avenue high-density development project after our move. The news was deeply disturbing to us, especially in lieu of the legitimate concerns and displeasure expressed by the residents of Vinnie Avenue who were seemingly brushed aside prior to its approval.

The new development appears to be a mirror request to the one approved behind Vinnie Avenue only a few months ago. Below, I have outlined a series of my own concerns regarding the new rezoning request and building proposal at 90 Weddle Way for a nearly identical high-density development project:

Wildlife and Ecosystems Destruction:

The area behind Weddle Way and Vinnie Avenue are lush and abundant with wildlife: songbirds, crows, raptors, owls, turkeys, deer, foxes, skunks, groundhogs, various species of rodents, opossums, and millions of species of insects, to name a few. It is also home to a vast array of plant life. These ecosystems interact and conjoin with other local wildlife preserves, conservation areas, national parks, state parks, and other nearby federal, state, and local green lands. What will the effect to these surrounding ecosystems be should the proposal be approved, and these habitats are destroyed? What will the effect to the local universities (whose Biology, conservation, civic engineering departments, etc. work very closely monitoring and researching these ecosystems) be when these local habitats are destroyed by the development? What will the effect be to the surrounding communities of Radford, Blacksburg, and Christiansburg? What actions will the developer and commissioners guarantee to avoid and mitigate these damages? What actions will the developer and commissioners take to address the damages caused by the development of this land to those ecosystems, should the proposal be approved?

Demographic Changes:

Weddle Way and Vinnie Avenue are currently populated with small families, retirees, working professionals, newlyweds, etc. Considering the approval for development of the high-density housing project behind Vinnie Avenue, and now the proposed development of a second high-density housing project behind Weddle Way, what accommodations and preparations have commissioners put into place to deal with a potential increase in crime, violence, and other nefarious activities that statically plague high-density areas? What guarantees will the developer and commissioners make to ensure our neighborhoods remain clean and safe? What will the short-, medium-, and long-term effects of rapid conversion from rural to high-density urban area be for this community and its residents?

Storm Water:

As was previously expressed during the Vinnie Avenue rezoning and high-density housing project, there are serious concerns over the proposed storm water management plan. What sort of modifications will need to be done to the surrounding infrastructure and community to accommodate the development of the land and the proposed storm water management area? What guarantees can the developer and commissioners give current residents against potential property damage? What guarantees will the developer and commissioners make to local farmers, should the large-scale increase in residents in the area cause unexpected storm water damage to their crops, land, and/or livestock?

Utilities:

What sort of accommodations and modifications to our current neighborhoods will be made to provide utilities to the new development? Will this require extensive construction in our neighborhood? If so, how will the developer and commissioners ensure that none of the current residents are disrupted, disturbed, or otherwise impeded/bothered/inconvenienced by the large-scale construction being proposed? Will there be any additional costs to current residents should the proposed community be approved and constructed? i.e., new taxes, increased utility rates, etc.

Erosion Concerns:

Several properties currently reside upland and downhill from the proposed construction site. What assurances will commissioners and the developer guarantee that excavation of the land will not lead to property damage of current residents? What sort of accommodations are the developer and commissioners prepared to make should the new development cause unforeseen, long-term, and/or severe damage to neighboring properties?

Noise Concerns:

What sort of resources have commissioners planned to set aside to accommodate the influx of noise complaints and noise violations that always accompany high-density population areas? What guarantees can the developer and commissioners make to current residents that this development will not lead to an increase in

nuisance sound violations in the future, should the proposal be approved?

Traffic:

Traffic along Stafford Drive and out onto Peppers Ferry Road is already problematic. While the developer's VDOT has indicated the area as "very minimal traffic", the reality is that there IS high traffic density on Stafford Drive and there is no light at the intersection of Stafford Drive and Peppers Ferry Road NW. The connecting point is congested and dangerous. The current infrastructure of Weddle Way, Vinnie Avenue, Almetta Avenue, and Stafford Drive simply cannot accommodate the additional large-scale, high-density project that was recently approved behind Vinnie Avenue. That does not take the population increase from the proposed development at 90 Weddle Way into account. What guarantees will the developer and commissioners make to ensure that traffic is improved, and this specific aspect of the community's infrastructure is addressed PRIOR to any sort of approval?

Effect on Property Values:

The properties along Weddle Way, Almetta Avenue, and Vinnie Avenue represent a sizable investment to their current owners. With the current proposal for rezoning and development at 90 Weddle Way, what sort of effects will this have on adjacent and neighboring properties? What guarantees can the developer and commissioners make to ensure that neighboring property values INCREASE as a result of the rezoning and development? What accommodations will commissioners and the developer guarantee current residents of these neighborhoods should the project be approved and its construction lower property values in the area?

My wife and I were married this year. Our home at 190 Weddle Way (and greater Christiansburg) attracted us explicitly because it was NOT a highly urban area (like Blacksburg is rapidly becoming). We understand the need for reasonable expansion in any community, and we welcome it wholeheartedly. However, the current proposal for development at 90 Weddle Way is simply too ambitious for this quiet community. The current proposal for rezoning and development at 90 Weddle Way must be rejected and modified to accommodate the current zoning requirements for our community and adhere to the current expectations of the residents who reside here. I believe the concerns I have outlined above hold merit, and no proposal should be considered until each concern is addressed/corrected in full by the developer and discussed by the commissioners.

Thank you,

Patrick J.H. Adams
Amanda E. Adams
190 Weddle Way

From: [Melissa Demmitt](#)
To: [Jared Crews](#); [Jude Cochran](#)
Cc: [Andrew Warren](#); [Amy Southall](#)
Subject: FW: Online Form Submittal: Public Hearing Comment Form
Date: Monday, November 16, 2020 4:48:40 PM

FYI

Melissa Demmitt

Public Relations Director

Town of Christiansburg

www.christiansburg.org

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Be Committed. Be Well.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, November 16, 2020 4:47 PM
To: Information <info@christiansburg.org>; Andrew Warren <awarren@christiansburg.org>
Subject: Online Form Submittal: Public Hearing Comment Form

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First Name*	Patrick	Last Name*	Adams
Street Address*	190 Weddle Way	Unit/Apt. #	
City*	Christiansburg	State*	VA Zip Code* 24073
Meeting Type:*	<input type="checkbox"/> Town Council Meeting <input checked="" type="checkbox"/> Planning Commission Meeting		
Comment Topic:	<input type="checkbox"/> General Public Comment <input type="checkbox"/> Proposed Code Change		
	<input checked="" type="checkbox"/> Weddle Way Rezoning		

Public Comment*

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:

First Name: Patrick

Last Name: Adams

Street Address: 190 Weddle Way

Unit/Apt. #:

City: Christiansburg

State: VA

Zip Code: 24073

Meeting Type:: Planning Commission Meeting

Comment Topic:: Weddle Way Rezoning

Public Comment:

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Thank you,

Patrick J.H. Adams
Amanda E. Adams
190 Weddle Way

Additional Information:

Form submitted on: 11/16/2020 4:46:37 PM

Submitted from IP Address: 216.30.159.179

Referrer Page: No Referrer - Direct Link

Form Address: <http://christiansburg.org/Forms.aspx?FID=118>