

**Christiansburg Planning Commission  
Minutes of November 30, 2020**

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

**Absent:** Jeananne Knies, Vice – Chairperson  
Jennifer D. Sowers

**Staff/Visitors:** Jude Cochran, staff  
Jared Crews, staff  
Steve Semones, Balzer & Associates  
Bryan Rice, 2440 Hitching Post Dr.  
Kenneth White, 50 Weddle Way  
I Ping Fu, 50 Weddle Way  
Russell Crockett, 350 Teel St.

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

**Public Comment**

Chairperson Johnson opened the floor for public comment.

Kenneth White and I Ping Fu, of 50 Weddle Way, presented the letter provided by Patrick Adams, of 190 Weddle Way. The letter provided by Mr. Adams to the Planning Commission prior to the November 16<sup>th</sup> public hearing expressed his concern of the development's destruction of local Wildlife and ecosystems, changes in demographics, potential stormwater issues, potential infrastructure issues, erosion concerns, noise concerns, traffic concerns and diminishing neighborhood property values. The letter stated that they welcome development, but that the proposal is too ambitious for the subject property. The letter in full can be found in the staff report.

Bryan Rice, 2440 Hitching Post Rd, expressed his favor for the proposed development, stating that several people in the neighborhood are also in favor for the development. Mr. Rice noted traffic in the area is not as congested as has been portrayed, noting the neighborhood has three access points to Peppers Ferry Rd.

Russell Crockett, 350 Teel Street, questioned the status of any drainage

improvements along Teel Street. Mr. Warren stated town engineering staff are still waiting for the report regarding the sewer pump station and that the next public hearing for the Simmons/Teel development has not yet been voted upon or rescheduled.

Commissioner Hicks requested reaching out to public works to look at the drainage issue.

Mr. Warren noted public comments are included in the Planning Commission agenda packets.

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

#### Approval of Planning Commission Minutes for the November 16, 2020 Meeting

Commissioner Briggs requested additional comments be added to the end of the Planning Commission minutes noting that written public comments submitted to the Planning Commission can be found in the agenda packets. Commissioner Briggs made a motion to approve the November 16, 2020 Planning Commission meeting minutes with the change as noted. Commissioner Clarke seconded the motion, which passed 8-0.

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.

Mr. Warren summarized the additional items provided in the updated staff report requested by the Planning Commission. The updated staff report includes a table of residential zoning lot sizes, emergency responders and public works' street parking recommendations, and staff engineering recommendations.

Commissioner Hicks requested parking requirements and restrictions to ensure the roadway is clear for emergency responders and public works. Mr. Warren noted Town code does not provide regulations in most instances for residential on-street parking, but if issues arise after development, additional parking restrictions can be put in place. Mr. Bernard questioned if a recommendation could be made to restrict parking to one side of the roadway. Mr. Warren stated that is a possibility. Chairperson Johnson noted his appreciation for the feedback from the first responders and public works staff. Commissioner Briggs expressed her concerns with the proposed road width based on the first responders' concerns. Chairperson

Johnson noted with the by-right density of the current zoning, any development of the subject property will have the same concerns.

Mr. Warren noted town engineering staff recommended several traffic signage alterations in the neighborhood to provide better traffic safety and flow. Commissioner Briggs questioned why all subject intersections are not three-way intersections. Chairperson Johnson read the statement provided by town engineering staff, which stated traffic impacts from the proposed development are minimal and do not produce any pertinent safety concerns.

Mr. Warren presented typical pavement widths of the nearby roadways and provided information regarding the widening of Stafford Drive required as part of the Clifton Town Center development.

Commissioner Hicks questioned the scheduled infrastructure improvements to Almetta Ave. Mr. Warren stated the improvements to Almetta Ave. are scheduled to be done in the next year, regardless of this proposal.

Mr. Semones stated the proposed roadway meets all town standards which is designed to allow for parking along both sides of the roadway and cautioned restricting parking along the proposed street.

Commissioner Sandbrook requested making record of the Planning Commissions concern for on-street parking considering access for emergency responders and public works.

Commissioner Briggs expressed her opposition to the proposed zoning stating the rezoning would allow for development that is too dense and the subject property is better suited for a residential zoning district that limits its development to a smaller density than the R-2 zoning district allows.

Commissioner Sandbrook motioned to recommend the proposed rezoning with proffers, Commissioner Davis seconded the motion, which passed 5-3.

Mr. Warren noted the public hearing for this topic will go before Town Council on December 8<sup>th</sup>, 2020.

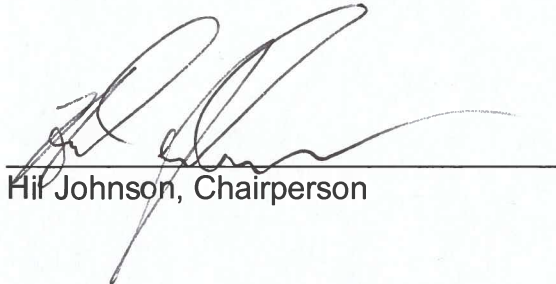
### Other Business

Chairperson Johnson opened the discussion.

Mr. Warren noted no agenda items have been scheduled for the following meeting.

Commissioner Hicks questioned the possibility of increasing the time frame to notify adjacent property owners via letters. Mr. Warren noted adjacent property owner's notification letters are currently being sent 10 days before the scheduled public hearing, which exceeds state requirements. Mr. Warren stated letters could be sent sooner. The Commissioners discussed notifying citizens sooner. Chairperson Johnson noted the alternative forms of notice that are available to the public.

With no further business, Chairperson Johnson adjourned the meeting 8:39 p.m.



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Hil Johnson, Chairperson



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Andrew Warren, Secretary Non-Voting

\*Written comments received on public hearing items are included in the staff report to Planning Commission in the Planning Commission agenda packet.