



Town of Christiansburg Planning Commission Monday, June 28, 2021 Agenda

Planning Commission

Chairperson
Hil Johnson

Vice-Chairperson
Jeananne Knees

Other Members

Thomas Bernard
Ashley Briggs
Felix Clarke
Mark Curtis
Jessica Davis
Jennifer Sowers

Town Manager
Randy Wingfield

Town Attorney
Sands Anderson P.C.

**Planning
Commission's
Next Meeting:**
Monday, July 19, 2021
at 7:00 p.m.

REGULAR MEETING

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Monday, June 28, 2021 at 7:00 p.m.** for the purpose of allowing the full Commission to review the following:

- 1) Pledge of Allegiance.
- 2) Public comments – 5-minute limit per citizen.
- 3) Approval of Planning Commission Minutes for June 14, 2021.
- 4) Public Hearing for Conditional Use Permit request by James Tannahill (applicant) on behalf of Sawyers Living Trust (owner) for a towing service in the General Industrial (I-2) at 2500 Brammer Lane (Tax Parcel 501 – ((1)) – 13J). The property is designated as Industrial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 5) Discussion/Action for Rezoning request by Deerfield Home Estates LLC to rezone Tax Parcel Nos. 496-A 68 & 496-A 73 (4.711 acres) from Agricultural (A) and Two-Family Residential (R-2) to Single Family Residential (R-1) with proffered conditions. The proposal is to construct 24 single-family detached dwellings. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
The applicant has requested additional time to provide information
- 6) Discussion/Action for Conditional Use Permit request by Deerfield Home Estates LLC for a Planned Housing Development to consist of 24 Single-Family Residential dwellings on property located adjacent to Wades Lane and Agee Street, Tax Parcel Nos. 496-A 68 & 496-A 73.
The applicant has requested additional time to provide information
- 7) Other Business

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

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

The meeting will be streamed live on the Town of Christiansburg's YouTube channel at www.christiansburg.org/youtube and will remain on the Town's YouTube page once the meeting concludes.

A copy of the applications, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department Office, 100 E. Main Street, Christiansburg, VA 24073 during normal office hours of 8:00 a.m. – 5:00 p.m. Monday through Friday. Contact Andrew Warren, Assistant Town Manager, by phone at (540) 382-6120 ext. 1130 or by email at awarren@christiansburg.org with any questions or if you require reasonable accommodations.

**Christiansburg Planning Commission
Minutes of June 14, 2021**

Present: Thomas Bernard
Ashley Briggs
Felix Clarke Jr.
Jessica Davis
Jeananne Kries, Vice – Chairperson

Absent: Mark Curtis
Hil Johnson, Chairperson
Jennifer D. Sowers

Staff/Visitors: Sheri Abrams, 270 Wades Lane
Tracy Brookman, 545 Agee Street
Jude Cochran, staff
Kevin Collins, 515 Wades Lane
Steven Semones, Balzer & Associates, Inc
John Thompson, 513 Wades Lane
Andrew Warren, staff

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

Public Comment

Vice-Chair Kries opened the floor for public comment.

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

Approval of Planning Commission Minutes for the June 1, 2021 Meeting

Commissioner Davis made a motion to approve the June 1, 2021 Planning Commission meeting minutes. Commissioner Clarke seconded the motion, which passed 5-0.

Public Hearing for a Rezoning request by Deerfield Home Estates LLC to rezone Tax Parcel Nos. 496-A 68 & 496-A 73 (4.711 acres) from Agricultural (A) and Two-Family Residential (R-2) to Single Family Residential (R-1) with proffered conditions. The proposal is to construct 24 single-family detached dwellings. 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 by Deerfield Home Estates LLC for a Planned Housing Development to consist of 24 Single-Family Residential dwellings on property located adjacent to Wades Lane and Agee Street, Tax Parcel Nos. 496-A 68 & 496-A 73.

Vice-Chair Knies opened the public hearing.

Mr. Warren provided a brief overview of the subject properties, including their location, zoning, and designation on the future land use map. Mr. Warren spoke of two gentlemen who contacted the Planning Department to discuss the request; one from Railroad Street is not opposed to the development but felt the number of 24 units may be too high and the other gentleman from 530 Agree Street and 245 Wades Lane is concerned about road width and traffic entering onto Wades Lane.

Steve Semones, Balzer & Associates, Inc., on behalf of Deerfield Home Estates LLC., presented the details of the proposal and the existing conditions of the subject properties. Mr. Semones provided a brief overview of the proposed streets. He noted that common ownership allows for stormwater management be located on the north side of the "Rasmussen Lot". Mr. Semones explained that one existing house would be subdivided off Agree Street and four lots would access from Wades Lane. The remaining lots would be subdivided internally with a minimum of 5,000 square feet lot area.

The owner is also a builder and anticipates constructing the homes himself. The floor plans range in size from 1,200 to 2,500 square feet and based on grading, some homes may have a basement or garage. Mr. Semones mentioned that the subdivision could be built in phases if market demands change and has been planned to be compatible with the existing homes on Agree Street. Any common area, stormwater management area, etc. will be maintained by the Homeowners Association, with the developer providing the initial maintenance. Roads will be built to full town standards with sidewalks on both sides of the street. The expected market price will range from low to mid \$300,000 price point.

Tracy Brookman, 545 Agree Street, has concerns regarding how the project will affect natural areas and wildlife in the community. She is also concerned with added noise and traffic and how they will impact existing properties. She questioned whether there will be an outlet on Agree Street.

Kevin Collins, 515 Wades Lane, is concerned that this project is significantly higher in density than the surrounding lots. He appreciates the existing country charm of the neighborhood. The current driveway on this site is not well maintained and hopes that is not an indication of future maintenance of the subdivision streets. Finally, there is current obstruction of traffic from delivery and pick up of children from the primary and elementary schools which needs to be addressed.

Sheri Abrams, 270 Wades Lane, noted her concern with the existing traffic in the area and feels the addition of 24 homes will add to the traffic issues.

Steve Semones addressed a question regarding to the Conditional Use Permit and Proffers. He explained that only single family detached homes can be constructed with the rezoning request. Mr. Semones deferred to Mr. Warren regarding the question about school improvements.

Mr. Warren advised the school buildings are going to be greatly improved and there will be installation of additional bus loops for student loading and unloading. The design provides for additional traffic stacking on school property in lieu of traffic backing up onto the streets.

Steve Semones addressed the concerns expressed in the meeting, noting that a developer cannot take property to make sidewalk improvements for the project; however, developers must install sidewalks for the project. He explained there will be no access to Agee Street from the subdivision development and all traffic will come out to Wades Lane. Mr. Semones confirmed this project is all private development and no tax money will be used for this project.

John Thompson, 513 Wades Lane, questioned the location of the ingress and egress to the development.

With no further comments, Vice-Chairperson Knies closed the public hearing.

Vice-Chairperson Knies opened the discussion.

Commissioner Bernard questioned the width of road, driveways to each home, and whether each home would have garages. Mr. Semones responded there would be no permanent on-street parking for residents; there will be driveways to each home and some houses will have garages. Commissioner Bernard confirmed that the cul-de-sac radius will accommodate emergency equipment turning.

Commissioner Briggs confirmed the stormwater facility will have a deeded access for the HOA. Mr. Semones stated the HOA, the owner, and Town would have full access to the storm water management area for inspections. Commissioner Briggs questioned details of the sewer system and Mr. Semones responded they are still having conversations with the Town Engineering staff about the sewer.

Vice-Chair Knies questioned water line pipe size. Mr. Warren noted there is a twelve-inch waterline and there is a concern about fire flow.

Vice-Chair Knies noted the proposal was in alignment with proposed Planned Housing Developments in R-1. Mr. Warren gave a brief explanation of the comparison between the zonings.

Commissioner Briggs noted her concern with the site topography. Mr. Semones explained the site would be graded and stormwater would be piped to management area.

Commissioner Clarke questioned the square footage of proposed dwellings. Mr. Semones responded the proposed home would be between 1,200 and 2,500 square feet. Commissioner Clarke mentioned that the proposed homes were three bedroom and four-bedroom dwellings and expressed concern about potential insufficient parking. Mr. Semones responded many of these homes would likely be purchased by first-time home buyers with young families. There may be some units with garages and indicated that units with basements generally meant one additional parking space is available to the home.

Vice-Chair Kries questioned visitor parking. Mr. Semones stated roadways are built to Town standards and the construction of a roll-top curb allows vehicles to pull up on the curb to park partially out of the street.

Commissioner Bernard stated his concern with emergency vehicle access to the neighborhood.

Vice-Chair Kries questioned the traffic trip calculator. Mr. Warren responded that if the project is going to generate enough trips, then a traffic study is warranted. He added that a good rule of thumb per home is 10 trips per day. He noted a comment regarding site distance along Wades Lane. Mr. Semones noted meeting site distance requirements but has not discussed it with Town Engineering Department yet.

Commissioner Clarke questioned fencing along Agee Street dwellings. Mr. Semones responded that it is not proposed at this time.

The Commission discussed obtaining further information from the applicant and staff. Commissioner Briggs expressed concern about anything which would pass long-term cost along to the Town.

Commissioner Briggs questioned fire hydrant placement. Mr. Semones responded that a fire hydrant may possibly be installed after further discussion with Town Engineering staff.

With no further comments, Vice-Chairperson Kries closed the discussion.

**This item will return before the Planning Commission on June 28, 2021.
This item will go before Town Council as a Public Hearing on July 13, 2021.**

Other Business

Vice-Chair Knies opened the discussion.

Commissioner Briggs noted new E-Assist Bikes have been made available to the public.

With no further business, Vice-Chairperson Knies adjourned the meeting at 7:47 p.m.

Jeananne Knies, Vice-Chairperson

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.



Planning Department Staff Report

TO: Planning Commission
DATE: June 24, 2021

APPLICATION: Conditional Use Permit [CUP-2021-10]
LOCATION: 2500 Brammer Lane
PROPOSAL: Towing Service in I-2 Zoning District

Request

The Town of Christiansburg has received a Conditional Use Permit request by James Tannahill to operate a towing service at 2500 Brammer Lane in the I-2, General Industrial District. The property owner is the Sawyers Living Trust and it is Tax Map Parcel Number 501 – ((1)) – 13J. A conditional use permit is required for a towing service in the I-2, General Industrial District per Sec. 42-305 (30) of the *Christiansburg Town Code*.

Background

The applicant has provided a plan showing the general layout of the site, which is attached to the staff report.

The property is not located within either the 100- or 500-Year Flood Hazard Area or a Historic District. The property is located within the Mall UDA. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

The adjoining properties are zoned I-2, General Industrial, A, Agricultural, and B-3, General Business within the Town of Christiansburg. Additionally, adjoining properties outside of Town limits are zoned M1, Manufacturing and A1, Agriculture by Montgomery County. Adjoining properties within Town limits contain undeveloped property and businesses on the other side of I-81, while adjoining properties within Montgomery County contain undeveloped land.

According to Town Code, any property within the Town with more than five inoperable vehicles is considered an automobile graveyard; however, a 2019 code amendment allows towing services to request a number of inoperable vehicles in excess of five be permitted on a tow lot through the Conditional Use Permit process. The applicant has not requested more than five inoperable vehicles at this time.

The most recent Conditional Use Permits for a towing service were granted for property at 2230 Prospect Drive in 2019 and 3295 North Franklin Street in 2020. Planning Commission recommended approval of both requests with the following conditions:

1. The property shall be limited to storage of no more than ten inoperable vehicles.
2. All towed vehicles are to be screened from adjoining properties and rights-of-way.
3. All vehicles are to be kept on-premises and not within any public right-of-way or adjacent property. Any towed vehicles are to remain on-premises no longer than six months excluding extenuating circumstances supported by documentation showing intent and progress to remove a vehicle from the property.
4. The property shall be maintained in a clean, sanitary, and sightly manner.
5. All waste petroleum products and/or chemicals shall be disposed of properly and are not to accumulate upon the premises. Provisions shall be made for the capture of leaking petroleum products and/or chemicals.
6. All parts, including faulty parts, tires, etc. are to be kept inside the garage or a fully enclosed building (including a roof) until disposal.
7. This permit is subject to review in one year.

Please note that it was discussed with both previous CUPs that more than five inoperable vehicles would be permitted. As listed above (see Condition #1), the maximum number of inoperable vehicles are ten for both CUPs. The subject property owner has stated to staff that this would be a location for trucks primarily and it is not anticipated that any inoperable vehicles would be left at the site since the operator has another location in the Radford area. A total of 10 inoperable vehicles may not be a necessary increase in this situation.

Public Hearing Dates

The Planning Commission Public Hearing is scheduled for Monday, June 28, 2021 and the Town Council Public Hearing is scheduled for Tuesday, July 27, 2020.

List of attachments included with staff report:

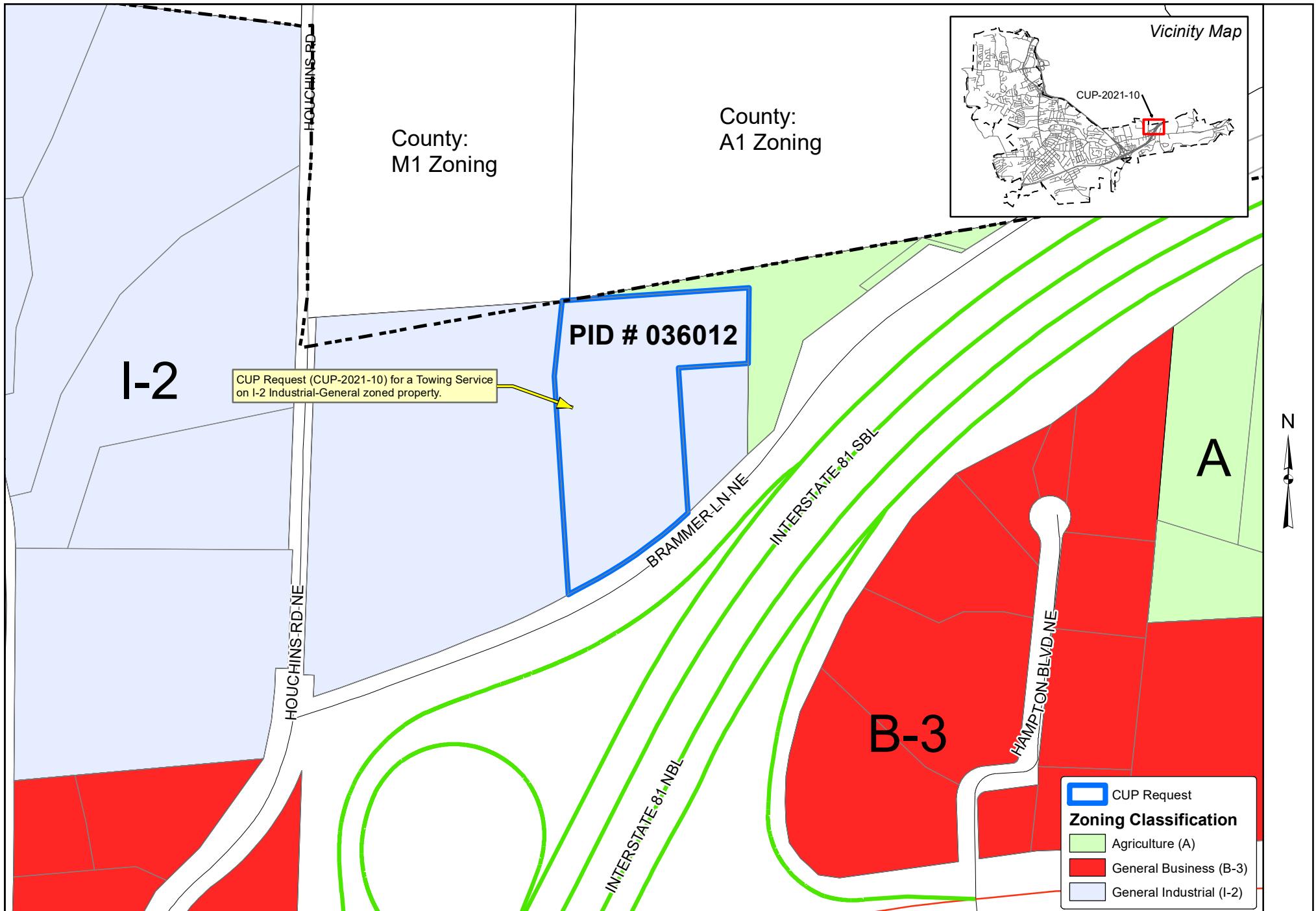
1. Conditional Use Permit application
2. Aerial map
3. Zoning map
4. Future Land Use map



CUP REQUEST: CUP-2021-10 - 2500 BRAMMER LANE

PLANNING COMMISSION PUBLIC HEARING: June 28, 2021
TOWN COUNCIL PUBLIC HEARING: July 27, 2021

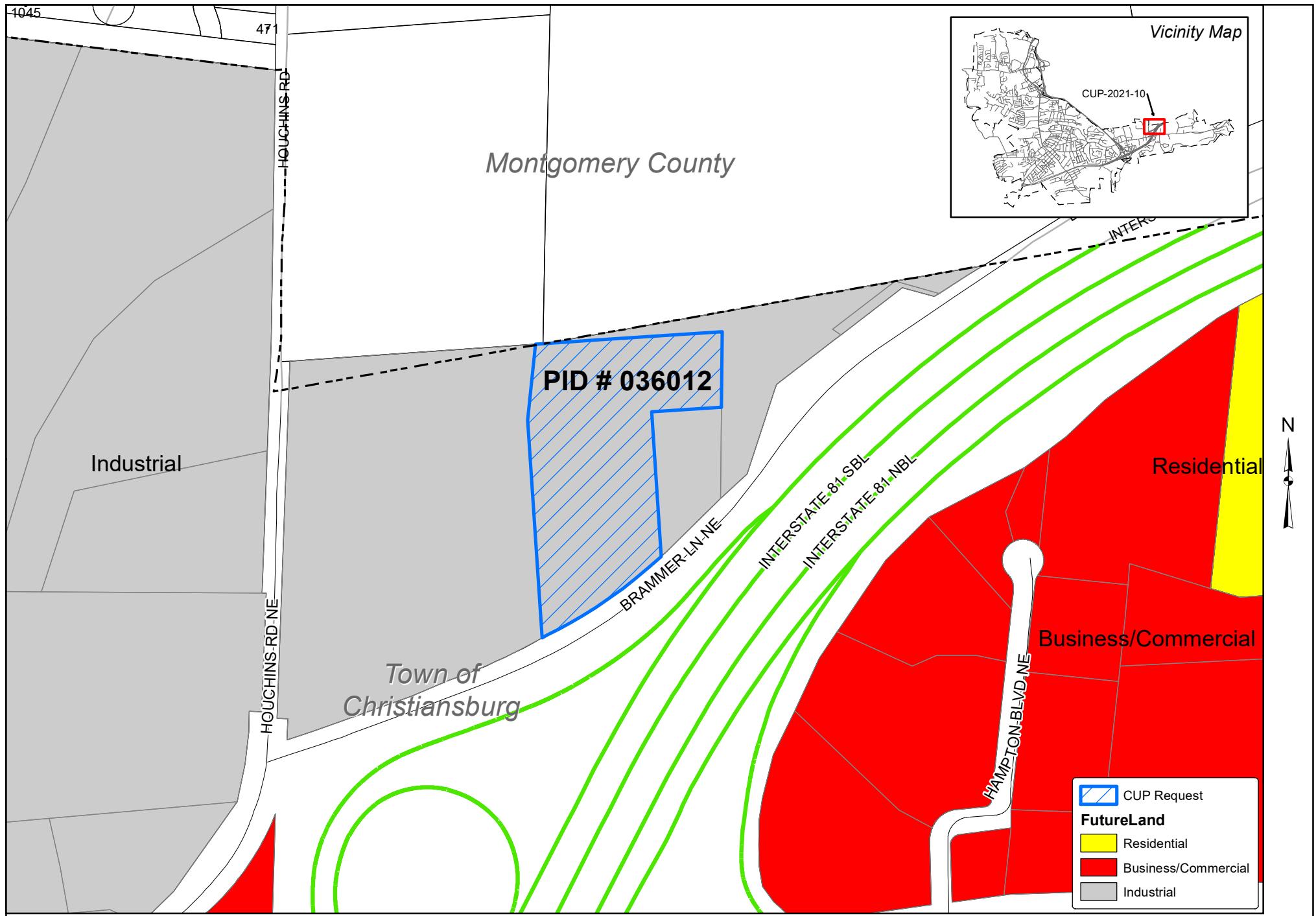




CUP REQUEST: CUP-2021-10 - 2500 BRAMMER LANE

PLANNING COMMISSION PUBLIC HEARING: June 28, 2021
 TOWN COUNCIL PUBLIC HEARING: July 27, 2021





CUP REQUEST: CUP-2021-10 - 2500 BRAMMER LANE

PLANNING COMMISSION PUBLIC HEARING: June 28, 2021
 TOWN COUNCIL PUBLIC HEARING: July 27, 2021



From: Steve Semones <ssemones@balzer.cc>
Sent: Thursday, June 24, 2021 10:41 AM
To: Andrew Warren
Subject: Deerfield Estates

Andrew,

Per our conversation, we would like to ask Planning Commission to delay discussion and action on the above reference project until their July 19th meeting. We are still investigating and evaluating the recommendations provided to us by the Town Engineering staff and want to be sure our team and the Town are in agreement on how to move forward on those items before we go back before the Planning Commission or Town Council.

Thanks,
Steve

Steven Semones, LA
Executive Vice President

Balzer & Associates
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