

Neighborhood Meeting for RZN 22-0004/ORD 2007  
Glade Spring Crossing PRD Request at 1006 Glade Road

Wednesday, December 7, 2022

6:00 pm

Roger E. Hedgepeth Chambers, 2<sup>nd</sup> Floor Municipal Building  
300 South Main Street, Blacksburg

A neighborhood meeting was held to discuss a rezoning request from RR-1 Rural Residential 1 to PR Planned Residential at 1006 Glade Road.

The meeting began at 6:03 pm.

Town staff present were Kinsey O'Shea, Anne McClung, Randy Formica, Kasey Thomsen, Joshua Middleton, Kafi Howard and Kim Thurlow and Matt Hanratty from the Housing and Neighborhood Services.

Applicants and owners in attendance were Meredith Jones and Michael Formica from Eden and Associates, Nathalie Croft of Eagle Construction and Cary Hopper and Marla Kemsey of Glade Spring Crossing, LLC.

Kinsey O'Shea gave a brief overview of the project request, purpose of the neighborhood meeting and the reasoning behind holding the meeting so early in the month. O'Shea stated that the applicant hosted a meeting earlier in the summer to discuss preliminary design. O'Shea also discussed overall meeting timeline and key meeting dates for discussion and decisions in the public hearing schedule including an additional Planning Commission work session on January 31st. O'Shea directed everyone in attendance to the Town of Blacksburg website where the current application, meeting schedule and any and all future documents and additions to the application can be found.

Matt Hanratty, Assistant to the Town Manager and Director of Housing and Neighborhood Services gave a presentation regarding affordable housing in Blacksburg; the development and definition of a community land trust; process moving forward; development of regional storm water facility; serving housing needs and opportunities for more education about affordable housing. Hanratty stated that if there is affordable housing offered in the Town of Blacksburg, the Town is always involved in the development. Affordable housing does not include housing for students attending Virginia Tech. With the development will be the creation of a Community Land Trust. The land trust would own the land and sell the houses. This makes housing more affordable because the buyer is only paying for the house and not the land.

The Town is also working with the developer on a potential regional storm water facility which will alleviate longer term storm water issues in the Toms Creek Basin. A developer agreement and storm water agreement will travel with the rezoning request. Money for this affordable housing project is coming from ARPA (American Rescue Plan Act) funds.

The assembled group had questions for Matt Hanratty:

- An attendee asked about the total monetary commitment from the Town for affordable housing.
- An attendee asked if there will be a traffic study.
- An attendee asked about the impact on local schools. The attendee stated that that are concerned about the long term impact on local schools and stated that a reactive response does not work.

Meredith Jones of Eden and Associates gave a presentation on behalf of the owner. Jones stated the development goals for the Glade Spring Crossing development, and presented an overview of the proposed development. Jones showed a map of the concept plan for the development pointing out the street and lot layout, open spaces, proposed turn lane on Glade Road, stormwater management areas, and discussed the public utilities proposed.

Those in attendance had the following questions and comments:

- An attendee asked about the definition of an accessory apartment and how it relates to this development.
- An attendee stated that the developer must provide a helping hand to encourage wildlife and proper species to take root and make a home in the natural areas. The attendee does not feel that the developer's plan will work.
- An attendee is concerned that the developer stated that they are using Village of Toms Creek (VTC) as a development model when the attendee does not feel that the Village is a quality model to use.
- An attendee, Tom Jones, applauded the Town for the affordable housing aspect. Jones asked if the 30% trip generation is from the neighborhood or from the road. Jones asked why the Town wants this connectivity to Village of Toms Creek. Jones asked if it is the intent to reduce traffic on the road because that will increase traffic in the neighborhood where the children will be playing.
- An attendee stated that they second the concern about traffic. The desired connection to Village of Toms Creek is a very weak rationalization for the impact to the neighborhood. The proposed built road will be difficult to navigate and very steep and will impact the walkability of the Village of Toms Creek neighborhood.
- Another attendee stated they agree with the concerns about traffic and connectivity. The attendee wondered how neighbors will connect between this development and Village of Toms Creek. The attendee feels that the Town should consider changing Glade Road or other roads instead of establishing this thoroughfare between the development and the Village of Toms Creek.
- An attendee approved of the use of affordable housing units but feel that it weak effort when there are only 10 units. The attendee asked if the accessory apartments (and their occupants) considered in the traffic study. Additionally the attendee feels that drivers getting off 460 will be traveling through Village of Toms Creek so the traffic study trips seem to be too low.
- A resident of Village of Toms Creek stated that there are no homes in the their neighborhood that are less than 2000 square feet yet none of the homes are as expensive as in the proposed development.

- An attendee asked if there is only one entrance and exit on Glade Road and Village of Toms Creek and wanted to know where construction vehicles and equipment supplies would be stored. The attendee further stated that with the costs of supplies rising and equipment shortages and with new developments currently being built, there is the potential for many of the housing units being left empty.
- A resident of VTC asked if the development on the south side would have garages. Upon hearing that they would not, the resident expressed concerned about the number of cars in the driveways and on the road. The resident then asked about the street lighting plan. The resident stated they disapprove of changing the zoning on the north end that will add density and crowd the residents of Village of Toms Creek. The resident stated that Town zoning should benefit the residents and not the developments. If the developer cannot make their money building in RR-1 zoning, it is their problem and not those of the established neighborhoods.
- An attendee stated that they are dismayed at the actual number of affordable housing units. They stated that most of the houses in the proposed development are very expensive and the affordable housing units just seem to be an offer to appease the Town. The attendee stated that the area of development is quite small and they are concerned about the sustainability of the project and the Town Creek Basin and pollutant runoff into the creek.
- An attendee stated that the connection to VTC will not work and will create a safety hazard. The attendee asked if the traffic study done for this development took into account the other proposed residential developments in the area. Finally, the attendee wanted to reinforce to the developer to let the natural areas grow and not maintain them.
- A VTC resident asked that if sidewalks are not proposed, where residents of this new development and VTC would walk safely with all the new traffic. The connection through to VTC will increase traffic and change the dynamic of the area.
- An attendee asked if the proposed speed limit of 15 mph could also be established on the connection to VTC and the area around Village Way South.
- A resident stated that speed bumps would also be needed for people who are not familiar with the area. The resident stated that this development will change the dynamics of the VTC neighborhood.
- A VTC resident mentioned that proposed Street A goes within about 50 yards of 460. The attendee asked why connectivity is need through VTC when 460 can provide the connection. The resident feels that this connection should be abandoned.
- An attendee stated that there should be two separate roads and the north end and south end should not be connected. The north end should be the only one with the connectivity to Village of Toms Creek.
- An attendee stated that they like the combination of the mix of units. The resident asked what percentage of the nutrients in the wet pond with the development be controlling. The current pond has algae blooms, tires and shopping carts.
- An attendee stated that Toms Creek Road will be gridlocked with this new development.
- A VTC resident stated that Village Way South and Village Way North are both single land roads with cars parked on the road and kids playing in the street. This development is creating an unsafe situation for the VTC residents. How will the Town and the developer going to help with increased traffic capacity.

- An attendee stated their concern about the use and increased traffic due to the accessory apartment uses. The attendee then asked if any of the affordable housing units would be ADA compliant.
- An attendee stated that if the construction vehicles will only be traveling on Glade Road, please make the connection to VTC that last thing that is built.
- A resident stated that behind their property on Village Way South, there is an access road for the STEP sewer, and asked if their tank access would be changed due to the new development.
- A resident asked if the Town would consider ripping out the STEP/STEG and install new sewer at Village of Town Creek due to this new development.
- An attendee asked about the energy efficiency of the units.
- An attendee stated the original Village at Toms Creek development promised the residents a commercial area, and asked if this development would provide one.
- An attendee stated that what is legally binding today can be changed through new Town ordinances and approved rezoning changes.
- An attendee asked if the proposed tree planting distances are standard regulations throughout the town.
- An attendee asked that the traffic impact on Glade Road also be considered.

The meeting was adjourned at 8:36 pm.

PUBLIC COMMENT

Name	Address
Nathalie Croft	Eagle Construction
Michael Formica	Elen and Associates
Marla Kemsch Maria Kemsy	210 S Main St BBS
DAVID AND HEIDI SAUPE	1209 Village Way South
Bill Knudke	1804 Honeysuckle Dr.
Lucie Toussan	1218 Village Ways
CARY HOOPER	207 S Main St
John Walker	1718 Honeysuckle Dr.
ROSALIE + OTTOLINE BUSHEY	1222 Village way S.
ADELE WHITENER	1513 POPLAR RIDGE CIR
Libby Fix y Dear Spader	1301 Village Way S
Tombo von	1224 Village ways
Javad Tarabinejad	J Tarabinejad@yahoo.com
MIKE KLAPROTH	1210 VILLAGE WAY SOUTH

RZN 22-0004 Glade Spring Crossing PRD

Wednesday, December 7, 2022 6:00 pm

1006 Glade Road

Roger E. Hedgepeth Chambers, 2nd Floor, 300 South Main St.

PUBLIC COMMENT

Name	Address
Guy Acciar DANN GIETZEN	1221 Village Way S. - Blacksburg 708 AIRPORT BURG.

Please Print Legibly