

MEMORANDUM

To: Planning Commission

From: Matthew Sampa, Planner I

Date: May 17, 2024

Subject: CUP-24-1-Conditional Use Permit Request for drive-in restaurant in the GC-General Commercial zoning district on 1.02 acres at 1421 South Main Street (Tax Map Nos. 287-22 1-5 & 287-22 102-105) by Balzer and Associates, LLC (applicant) for Blacksburg Square, LLC (owner).

SITE SUMMARY

Property Location	1421 South Main Street	
Tax Parcel Numbers	287-22 1-5 & 287-22 102-105	
Parcel(s) Size	1.02 acres	
Zoning District	GC General Commercial	
Current Use	Residential/Vacant	
Adjacent Zoning Districts	North:	GC General Commercial
	East:	GC General Commercial
	South:	GC General Commercial
	West:	GC General Commercial
Adjacent Uses	North:	Commercial - Blacksburg Square
	East:	Commercial - Warehouse
	South:	Commercial and Residential Uses
	West:	Commercial – First & Main
Adopted Future Land Use	Commercial	
Proposed Use	Restaurant, Drive-in	
GC DISTRICT STANDARDS		
Minimum Lot Size	Fifteen Thousand (15,000) Square Feet	
Minimum Lot Frontage	Thirty (30) Feet	
Minimum Setbacks	Front: 10'	
	Side: None, except 10' on corner lots	
	Rear: None	
Maximum Height	60 feet; 70 feet with additional one foot front, side, and rear setback per foot of additional height	
Maximum Lot Coverage	85%	
Joint and Cross Access	Required for adjacent commercial properties that generate one hundred (100) trips or more per day	
DEVELOPMENT STANDARDS		
Minimum Parking	9 parking spaces required; 13 spaces provided	
	5 bicycle spaces required; none provided	

STRUCTURE OF REPORT AND KEY ELEMENTS

This staff report is divided into topical areas of evaluation. Many of the overarching principles in the Comprehensive Plan and various sections of the Zoning Ordinance overlap into key topical focus areas. To aid in review of the staff report each topic or focus area is covered only once. The analysis is contained in this staff report.

KEY ELEMENTS FOR DISCUSSION

- Accessible route from sidewalk to building on South Main Street
- Compatibility of vehicular use with Comprehensive Plan
- Addition of bicycle parking

BACKGROUND, EXISTING CONDITIONS, AND DEVELOPMENT PROPOSAL

Background and Request

This is a request for a Conditional Use Permit (CUP) allowing a Restaurant, Drive-In use in the GC General Commercial zoning district. The applicant is Balzer and Associates, LLC, representing the owner Blacksbury Square, LLC, and prospective tenant Seven Brew Coffee.

Seven Brew is a national coffee stand chain that was founded in Arkansas in 2017. The company specializes in primarily drive-thru service, though, walk-up service is also provided in some locations. The drive-thru process consists of customers driving up to an initial employee to place an order, then driving around to the opposite side of the building to receive their order. The applicant has stated that this process usually takes about 2-4 minutes.

Site plan drawings submitted with the application show two small buildings for the coffee stand and a freezer, two drive-through lanes with one pass-by lane, and new sidewalk along Ardmore Street that connects to internal sidewalks to the building. There are also three proposed entrances to the site, one of which will be from Ardmore St. and the other two from cross access to the Blacksbury Square shopping center parking lot. Further site plan details are explained later in the staff report. The proposed location is in the General Commercial zoning district, which allows a drive-in restaurant use through a Conditional Use Permit.

Restaurant, Drive-In is defined by Zoning Ordinance Section 2103 as:

RESTAURANT, DRIVE-IN—An establishment primarily engaged in the preparation of food and beverages, for either take-out, delivery or table service, served in disposable containers at a counter and a drive-up or drive through service facility, or which offers curb service.

Existing Site Conditions

The proposed site is located at 1421 South Main Street, adjacent to the Blacksbury Square Shopping Center. The site consists of two parcels, one with frontage on South Main St., and one with frontage on Ardmore Street that combine for 1.02 total acres. The parcel with South Main frontage has an existing single-family home and driveway that will be demolished, and the adjacent parcel with frontage on Ardmore St. is currently vacant. If approved, a lot line vacation will be required to combine the two parcels into one.

EVALUATION OF APPLICATION

There are a number of analysis points for evaluation of a Conditional Use Permit request within the Town. The policies and maps in the Comprehensive Plan lend guidance to the Town’s vision of growth in the future, while specific codes and requirements in the Zoning Ordinance, Subdivision Ordinance, and the Town Code ensure that the development meets all applicable regulations. Specifically, the Zoning Ordinance §1181 calls out the criteria for evaluation of a Conditional Use Permit request, as found below:

CRITERIA FOR EVALUATION

1. *The proposal as submitted or modified shall conform to the Comprehensive Plan of the Town, or to specific elements of the plan, and to official Town policies adopted in relation thereto, including the purposes of the Zoning Ordinance.*
2. *The proposal as submitted or modified shall have a minimum adverse impact on the surrounding neighborhood or community. Adverse impacts shall be evaluated with consideration to items such as, but not limited to, traffic congestion, noise, lights, dust, drainage, water quality, air quality, odor, fumes, and vibrations. In considering impacts, due regard shall be given to the timing of the operation, site design, access, screening, or other matters which might be regulated to mitigate adverse impacts.*

Section 1183 of the zoning ordinance further states, *“The Town Council may attach any conditions necessary to ensure that the proposal meets the specific and general standards for the proposed use. Any such conditions shall be related to the design, scale, use, or operation of the proposed conditional use. Where warranted, for the purpose of compliance with the general standards for conditional uses, such conditions may exceed the specific standards for the use found elsewhere in [the zoning] ordinance.”*

Comprehensive Plan

In evaluating whether the proposed use conforms to the general guidelines and policies contained in the Comprehensive Plan, applicable sections of the Plan should be included in the review of the application. The Comprehensive Plan offers a wide range of guiding principles for the future of development with the Town. A number of the traits listed include Blacksburg being a walkable place, having an identity as a progressive and sustainable community, and being a place for economic opportunity. The Community Character Principles (CCP) are an articulation of these features. Please find below a listing of the relevant principles to this application, with staff analysis provided in italics.

- CCP 8. **With limited availability of commercial land, efficient use of the land is critical to provide services to a growing population.** To serve the needs of the community, support opportunities for commercial development and redevelopment in appropriate locations. As the Town grows, so does the need for services, creating an opportunity for commercial development at multiple scales. Redevelopment of aging commercial centers is the most significant opportunity to meet this need. Residential development should not encroach in these areas unless incorporated as part of a well-designed mixed use project.
A single-family home is located on the property, which is located in the middle of one of the more dense commercial areas of town, the South Main corridor. The home will be demolished to develop the commercial use.

CCP 9. Commercial development should be street-oriented. Pedestrians, bicyclists and transit riders are better served by buildings that meet the street with functional street-oriented customer entrances and vehicular parking located to the side or rear. Parking should not be a dominant feature of the development. There should be clearly defined safe pedestrian routes to buildings and to the public sidewalk system across vehicle travel ways. Building and site design should consider the specific site including the nature of the adjoining street and topography.

The proposed development is oriented toward South Main Street with a small parking lot in the rear, but the building is set back from the street. Although the proposal includes a new public sidewalk along the Ardmore Street frontage with an internal sidewalk system that connects the sidewalk to the building, no sidewalk connection is proposed from South Main St. Staff believes a connection from South Main Street is critical given the bus stop that is located in very close proximity to the parcel. Further, the only sidewalk leading up to the property on Ardmore St. is across the street and ends without a way to safely cross Ardmore Street. For pedestrians and bus riders, especially those with accessibility needs, there would not be a viable, unchallenging route to access the coffee shop.

While the building site sits higher than South Main Street, staff recommends a condition to install an accessible walkway from the sidewalk on South Main Street to the proposed coffee shop.

CCP 13. To encourage mode shift, transportation planning should be multimodal and prioritize designs that move people rather than vehicles. This should be a primary focus in evaluation of the Town’s Transportation Project Priorities, Capital Improvements Program, and infrastructure provided as part of development projects. This prioritization increases the sustainability of the transportation network by reducing car dependency and greenhouse gas emissions.

The proposed commercial use is compatible with much of the surrounding commercial uses, such as the car wash, Sheetz, and Starbucks, but the coffee shop is primarily for customers who do not leave their vehicles. Although there is walk-up service for walking/biking pedestrians, there are no inside or outside seating areas. The applicant has provided a site layout but does not include details of how/where orders are taken and delivered, for vehicular and non-vehicular customers. The applicant should provide this information as well as an architectural elevation of the freezer, and how it relates to the pedestrian walkway. The vehicular nature of the proposal conflicts with sustainability efforts of the Town to reduce car dependency and greenhouse gases because it creates a situation where vehicles are idling in drive-thru lines while waiting for their order.

CCP 15. Increasing safety and efficiency for all modes is important in maximizing the functionality of the transportation network. This can be accomplished for both residential and nonresidential development by using and expanding the street grid pattern, minimizing curb cuts and driveways, adding internal connections between properties, optimizing signal timing to accommodate all modes and minimizing conflicts between modes. This is a high priority for arterial and collector roads.

Two internal, two-way driveway connections to the adjacent Blacksburg Square shopping center are proposed for this development. No new entrances are proposed on South Main Street. The proposed restaurant has access to two traffic signals onto South Main Street for efficient and safe vehicle movement.

CCP 16. Transit connections and bus stop amenities encourage ridership and are important components of the transit system. These elements should be part of the design of new developments and be coordinated with Blacksburg Transit regarding service availability. *An existing bus stop (#1619) is located along the South Main St. frontage. No new improvements to the bus stop are proposed. The applicant should annotate the bus stop on the application drawings, and explain how pedestrians will get to the coffee shop from South Main Street without the sidewalk connection to Ardmore Street.*

Map Series

The following text identifies the designation of the property on the maps in the Future Land Use map series.

Map A: Future Land Use Designation

In evaluating whether the proposed commercial development conforms to the general guidelines and policies contained in the Comprehensive Plan, the Future Land Use (FLU) designation of the subject property shall be considered. The future land use designation of the subject area is split between the two subject parcels. The future land use of the parcel with South Main Street frontage is Commercial, which is defined as:

Small or large-scale commercial developments. Uses with higher impacts including but not limited to factors such as lighting, noise, parking, traffic and hours of operation are appropriate along arterial roadways. Examples include larger scale retail, restaurants, and offices, hotels/motels, and auto-service related uses. Uses that are smaller in scale with more limited impacts are appropriate adjacent to residential neighborhoods. Examples include smaller scale professional offices, retail establishments, and restaurants. While complementary residential uses may occur in these areas, the primary use of this designation is commercial.
Typical Implementing Zoning Districts: General Commercial (GC), Planned Commercial (PC), Office (O), Research and Development District (R&D), and Mixed Use (MXD).

The Future Land Use of the parcel with Ardmore frontage is Low Density Residential, which is defined as:
Up to four dwelling units per acre; commonly single-family detached residential units. Typical Implementing Zoning Districts: Low Density Residential (R-4) and Planned Residential (PR).

The proposed use is incompatible with the Future Land Use designation of this parcel.

Specific uses are governed by the implementing zoning districts. Drive-in restaurant uses are permitted as a Conditional Use in the GC General Commercial zoning district.

The property also falls within Mixed Use Area E. In this area, transitional residential uses should be located closer to the existing residential neighborhoods to provide a buffer between the commercial-oriented uses on South Main Street. With the implementation of the proposed commercial use, the opportunity for a transitional residential use to create a buffer between commercial oriented uses on South Main St. would be lost.

Map B: Urban Development

This property falls within Urban Development Area E. Urban Development Areas were designated to indicate areas where future higher density residential and non-residential uses could be accommodated. A property's designation within an Urban Development Area does not obligate approval of a conditional

use permit request, nor does the lack of such designation preclude the approval of a request in these locations.

Map C: Neighborhood, Employment, and Service Areas Map

The Employment areas in the Town contain the majority of the jobs in Blacksburg. The Commercial areas contain the restaurants, retail shopping, and other services for the community.

Map D: Paths to the Future

The Paths to the Future Map illustrates the Town’s existing and desired public multi-use trails and bike lanes. There is existing sidewalk in front of the development on South Main Street, but not on Ardmore. The proposal includes the construction of sidewalk on the Ardmore street frontage, though the sidewalk will be incomplete on Ardmore Street. The new sidewalk will be the only section of sidewalk on the north side of Ardmore Street.

Intent of Districts

There is a statement of purpose for each district in the Zoning Ordinance.

GC General Commercial District Section 3150.

“The General Commercial district is designed for a variety of commercial uses, both pedestrian and automobile oriented. The intent of the district is to provide for more intense commercial uses than the Downtown Commercial district, but in a manner which is consistent with the Town’s character. Modern “strip” commercial development is not in keeping with the small-town character of Blacksburg, and this district is intended to discourage such development. Instead, a vital and lively streetscape, created by commercial buildings with windows and entrances oriented to the street, is an important goal of this district. While residential uses are allowed in the district under some circumstances, such uses should complement the commercial uses that serve as the primary intent in this district.”

The evaluation of the Conditional Use Permit request should take into consideration whether the proposed use is in keeping with the purposes of the district in which it is proposed, especially with regard to neighborhood compatibility. As part of their application, the applicant has included a discussion regarding the purposes of the development request and how it relates to the surrounding neighborhood.

Zoning Ordinance Standards

The characteristics of physical site development are regulated by the Zoning District standards. In general, there are three types of zoning standards that apply to development in the Town: District Standards; Use & Design Standards; and Development Standards. Explanations and examples of these types of regulations are below:

- **District Standards** include regulations for the physical development of any use on a parcel in a particular zoning district. Common district standards include building height; setbacks; lot coverage; Floor-to-Area Ratio (FAR); residential density; and minimum lot size.
- **Use & Design Standards** provide regulations for the physical development of a parcel based on the use, such as residential or commercial, in any zoning district. These standards are highly varied and include architectural standards for some uses such as building orientation; site layout standards such as provision of sidewalks or a minimum parcel size; and operational standards such as outdoor display and storage, lighting, or vehicle circulation. There may be additional standards for uses based on zoning districts and the intent to mitigate adverse impacts. An

example of this may be additional buffer yard requirements for a particular use where it abuts a lesser intensity zoning district.

- **Development Standards** provide regulations for certain improvements that may be required, such as parking or landscaping. These standards vary based on both use and district, such as one standard for commercial uses and a different standard for residential uses, or one standard for one zoning district but not another.

GC General Commercial Zoning District Standards

Applications for conditional use permits should show that district standards can be met for the development. All district standards are met by the proposal. The following table identifies the General Commercial district standards.

GC General Commercial ZONING DISTRICT STANDARDS	
Minimum Lot Size	15,000 Square Feet
Minimum Lot Frontage	30'
Minimum Setbacks	Front 10'
	Side None, except 10' for corner lots with side yard facing street
	Rear 10'
Maximum Height	60' or 70' with an additional foot of setback for every additional foot of height
Maximum Lot Coverage	85%

Restaurant, Drive-in Use & Design Standards §4552

Applications for Conditional Use Permits should show that Use and Design Standards can be met for the proposed development. Two such standards exist for a Restaurant, Drive-In:

- A traffic analysis may be required as part of the conditional use permit application, including but not limited to proposed traffic flow, sight visibility for emerging vehicles, roadway capacity for turning movements, and other public safety factors.
A traffic analysis was performed for the development, and showed a negligible impact on future traffic conditions. Staff concurs with the results of the analysis.
- Parking shall be located behind the front line of the principal building.
All proposed parking spaces are located behind the front building line.

Zoning Ordinance Development Standards

Applications for conditional use permits should show that Development Standards can be met for the development, where applicable.

Parking

Section 5220 of the zoning ordinance requires a minimum of 1 space per 60 square feet for a Restaurant, Drive-In without seating, along with required stacking spaces. Nine parking spaces are required, but the maximum parking allowed for for the 545 square feet proposal is 12 spaces. A total of 13 spaces are provided, including 1 van accessible ADA parking space. Additionally, 3 stacking spaces per drive-through window measured from the order board or station are required. The required stacking spaces are met with the proposal. *The application should be revised to meet the parking maximum.*

A minimum of five (5) bicycle spaces are required for the proposal. No bicycle parking spaces were

provided on the application. *Staff recommends a condition requiring the installation of five (5) bicycle parking spaces for the Restaurant, Drive-In use, using the Town standard inverted U design.*

Landscaping

A landscaping plan was provided with the site plan in the application. Standards for landscaping include:

- 10% canopy coverage in the GC zoning district
- 5% parking lot tree and vegetative cover
- 1 parking lot tree per 10 spaces
- 1 tree for every thirty feet of public street frontage

Landscaping standards are largely met by the landscaping plan. Landscaping will also be reviewed at the site plan stage where, if necessary, modifications can be made.

Signage

The applicant has submitted signage examples, and is proposing to place LED lit signage on three faces of the top, front portion of the principle building, plus two directional signs on opposite sides of the building. More information is needed, such as the dimensions of each façade where signage will be placed, to determine if the proposed signage would be in compliance with the Zoning Ordinance. Proposed signage can be viewed with the application materials. If the proposal is approved, a signage permit will need to be submitted to the Town to ensure all signage standards set out by the Zoning Ordinance will be met.

ADVERSE IMPACTS

Section 1181 of the Zoning Ordinances requires that Conditional Use Permit requests be evaluated for minimum adverse impact on the surrounding neighborhood or community. Adverse impact shall be evaluated with consideration to items such as, but not limited to: traffic congestion, noise, lights, dust, drainage, water quality, air quality, odor, fumes, and vibrations. In consideration of these impacts, due regard shall be given to the timing of the operation, site design, access, screening, or other matters which might be regulated to mitigate adverse impacts.

Noise

A separate Conditional Use Permit is required for a Restaurant, Drive-In use in the General Commercial zoning district for the incorporation of an external speaker. The applicant has stated that they will not have any external speakers, and therefore, will not pursue the separate Conditional Use Permit.

Hours of Use and Operations

No hours of use and operation were submitted with the application but the Seven Brew website shows that the Seven Brew in Harrisonburg, Virginia, and most others in the region, are open from 5:30 AM to 10:00 PM Sunday through Thursday, and 5:30 AM to 11:00 PM Friday and Saturday. *The applicant should verify the proposed hours of use and operations.*

Public Utilities

Water and Sanitary Sewer

Public water and sanitary sewer will serve the proposed development. The plan is showing some street trees being planted in close proximity to sanitary sewer lines. These trees will need to be chosen from a variety of sewer safe trees at the site plan stage. Please see the attached memorandum for further

comments on sanitary sewer from Town Engineering staff.

Stormwater

The stormwater concept plan submitted with the application has been approved by Town Engineering staff. Staff made the following comment related to the use of off-site nutrient credits to meet water quality standards:

“This concept plan shows the intention of this site to meet water quality requirement entirely through the use of off-site nutrient credits. The Town recommends that this development provide some on-site stormwater quality treatment instead of only off-site methods. An on-site facility will provide lasting beneficial water quality value to the Cedar Run watershed, whereas the current layout may contribute to the degradation of our local water quality.”

Please see the attached stormwater concept plan approval for further comments.

Transportation

Town Engineering staff have reviewed the application with respect to transportation. Staff concurs with the findings of the submitted transportation analysis that traffic is expected to operate at acceptable levels-of-service under existing and future year conditions. The Traffic Impact Analysis (TIA) is included with the application materials.

Waste Management and Recycling Services

A private dumpster is proposed to serve the development.

NEIGHBORHOOD MEETING

A neighborhood meeting was held on Thursday, May 02, 2024 at 6:00 PM. There were eight members of the public in attendance. The meeting notes and sign in sheet are attached.

SUMMARY

The application shall be evaluated on compatibility with the Comprehensive Plan and to official Town policies, including the purposes and development requirements of the Zoning Ordinance. Per Section 1183, the Commission shall base its recommendation upon the review of the submitted application materials, the specific and general criteria for the Conditional Use, public comment received at the hearing, and the information, and evaluation provided by the staff. The CUP application being reviewed is a discretionary decision. In making a recommendation to the Town Council, the Commission may recommend any conditions necessary to ensure that the proposal meets the specific and general standards for the proposed use. Any such conditions shall be related to the design, scale, use, or operation of the proposed Conditional Use. Where warranted, for the purpose of compliance with the general standards for Conditional Uses, such conditions may exceed the specific standards for the use found elsewhere in the Zoning Ordinance. In addition, the Conditional Use Permit application is evaluated on minimum adverse impact on the surrounding neighborhood or community.

No unmitigated adverse impacts have been identified based on review of information contained in the submitted application and none are expected due to the continued uses of this property with regard to traffic, parking, external lights, dust, drainage, water quality, air quality, odor, fumes and vibrations. The applicant should provide additional information regarding business operations to evaluate any noise impacts.

STAFF RECOMMENDED CONDITIONS

1. The Restaurant, Drive-in use shall be developed and operated in substantial conformance with the application dated April 01, 2024.
2. The owner shall construct an accessible walkway from the sidewalk on South Main Street to the coffee shop.
3. The owner shall install five bicycle parking spaces with inverted-U bicycle racks.
4. No external speaker is allowed for any purpose. Use of an external speaker requires a Conditional Use Permit.

Note: Further conditions may be recommended based on any revisions to the application.

ATTACHMENTS

- Staff GIS maps
- Sanitary Sewer Memo, Stormwater Concept Plan Approval
- Neighborhood meeting notes and sign-in sheet

Friday, May 10, 2024

Balzer and Associates
Attn: James Taylor
80 College Street, Suite H
Christiansburg, VA 24073

RE: CUP-24-1 Seven Brew Coffee Conditional Use Permit

Dear Mr. Semones:

The Engineering Department has completed the review of the Seven Brew Drive Thru Stormwater Concept Plan. The concept plan is **approved** at this time. This 1.27 acre site is located along South Main Street adjacent to Blacksburg Square mall and across the street from the First & Main development. The current site is owned by Blacksburg Square, LLC. It proposes the development of a drive-thru oriented coffee shop.

Water Quantity (Volume) Requirements:

The stormwater management needs are provided by an on-site underground detention pond. Since this system ties directly into an existing stormwater conveyance pipe system the stormwater criteria for channel protection is outlined in Section 18613(b)(1). This criteria required that the 2-year storm even does not cause erosion of the system and the 10-year 24-hour storm event post-development peak is less than the predevelopment peak from the same storm.

	<i>Pre-development Peak Flow</i>	<i>Post Development Peak Flow</i>	<i>%Change</i>
POA #1	16.94 cfs	16.17 cfs	4.5%

Water Quality (Nutrients) Requirements:

This concept plan shows the intention of this site to meet water quality requirement entirely through the use of off-site nutrient credits. The Town **recommends** that this development provide some on-site stormwater quality treatment instead of only off-site methods. An on-site facility will provide lasting beneficial water quality value to the Cedar Run watershed, whereas the current layout may contribute to the degradation of our local water quality.

Comments to be addressed prior to Site Plan Approval:

1. Additional access points will be required for the underground detention system. A minimum of two full size MH access points must be available to access the facility.
2. Drainage divides illustrated in the final site plan must be consistent with approved stormwater concept plan.
3. This site will likely need to be covered under the Virginia Stormwater Management Program (VSMP) permit. This will need to be attained prior to final site plan approval, and maintenance fees will be required for all years that this permit is active.

Other notable items:

1. The Town of Blacksburg Town has implemented a stormwater utility fee based on total impervious lot coverage. The proposed site would generate a stormwater fee of approximately **\$54.55** dollars **per month** for this site. For more information on the details of the Stormwater Utility fee, please go to:
<http://www.blacksburg.gov/stormwaterfund>.
2. No stormwater utility credits will be provided for water quality met with nutrient credits.

Please contact Kafi Howard with the Engineering Department at (540) 443-1354 or via email at khoward@blacksburg.gov if you have questions or concern regarding this review. If you would like to schedule a post review meeting please also feel free to contact me.

Sincerely,

Kafi Howard, Interim Director of Engineering and GIS
400 S. Main Street
Blacksburg, VA 24060
khoward@blacksburg.gov
(540) 443-1354

MEMORANDUM

TO: Matthew Sampa, Kafi Howard
FROM: Shawn Veltman, Town Engineer
DATE: April 22, 2024
SUBJECT: CUP 24-2 – 7- Brew Drive Thru Coffee Shop

This memo provides plan review comments on the Conditional Use Permit application for the 7-Brew Drive Thru Coffee shop to be constructed on 1.02 acres of land adjacent to the Blacksburg Square Shopping Center on South Main Street. The application includes a concept plans prepared by Balzer & Associates with date of 4/1/24. This review is for the sanitary sewers only.

CUP 24-2 Review Comments

The site contains an existing single family home that is currently used as a rental property but this home will be demolished as part of the proposed development and the existing sewer lateral serving the home will be repurposed to serve the proposed coffee shop. This lateral is tributary to the Cedar Run/South Main sewers that are currently at capacity and no new connections to these sewers are currently being permitted without a sewer agreement restricting the connection, or until the ongoing replacement of these sewers is completed in early 2025. However, in this instance, the drive thru coffee shop, with no customer seating and no public restrooms, will generate an estimated 119 gpd of sewer flow based upon the estimates submitted with the application. If this rate of wastewater generation can be verified by the applicant with data from other operating sites, it is likely to be less than the wastewater generated by the existing rental, and thus there would be no net increase in wastewater generation and no reason to restrict the connection.

The age and condition of the existing sewer lateral that is to be repurposed to serve the site is unknown and it is most likely constructed of vitrified clay pipe. It should be inspected to verify its suitability for reuse and replaced if necessary.

The concept plans show the planting of a street trees approximately 10 feet from the existing lateral lateral that is to be reused, approximately 7.5 feet from the proposed new extension of the lateral, and generally less than 25 feet from the mainline sewer passing thru the site. The street trees should be selected from the list of sewer-safe trees recommended in University of Tennessee publication SP628, Choosing Sewer Safer Trees.

Neighborhood Meeting for CUP-24-1

Restaurant, Drive-In use in GC General Commercial Zoning District

Thursday, May 02, 2024

6:00 PM

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

A neighborhood meeting was held to discuss a conditional use permit request for a drive-in restaurant use at 1421 South Main Street.

Town staff present were Matthew Sampa.

Steve Semones of Balzer and Associates represented the applicant, Blacksburg Square, LLC. David Shanks representing the prospective tenant, Seven Brew Coffee, was also present

Matthew Sampa gave an overview of the conditional use permit request, purpose of the neighborhood meeting and overall meeting timeline in the public hearing schedule. Sampa 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.

Steve Semones gave a presentation regarding the proposed requests and changes. They gave a brief introduction of the project and the request and goal of the project. He discussed reasons why the CUP is needed and explained that it is strictly drive thru with no food prep. Two access points from Blacksburg square, one from Ardmore with cross access from Blacksburg Square. Compared the use to chick fil a's revamped COVID standards. 13 parking spaces proposed. New sidewalk on Ardmore. Traffic study was conducted and 7 intersections were studied.

The meeting was opened to all questions and comments.

-An attendee asked if traffic study was performed during school year and what time of day. Also asked if it was done during car washing season and if peak hour traffic coincides with peak customer hours.

-An attendee asked who would pay for stormwater. Applicant answered that they will.

-An attendee asked if the traffic analysis conducted looked at The Retreat intersection and the Plantation/Prices Fork intersection. The attendee is concerned about traffic at the 460 interchange.

-An attendee asked if street trees would affect the bus stop.

-An attendee asked if the owner tried acquire adjacent properties.

-An attendee asked how many cars can que in line.

-An attendee asked if the applicant would proffer that they will not apply for an ABC permit to sell drive thru beer, wine, or alcohol.

-An attendee asked who will be the owner of record of the land once construction is complete.

- An attendee asked if the coffee shop is leasing the property.
- An attendee asked if the traffic study required a left turn lane.
- An attendee asked about the trip generation for the Harrisburg location.
- An attendee asked if the trees shown on the plan are an accurate count.
- An attendee asked about parking lot trees and the number of trees required.
- An attendee asked how many trees will be taken out. Apple tree will be saved. Try to keep trees not on development. Some trees may be salvageable.
- An attendee expressed concern about the car centric coffee shop, could be developed for something that allows for more use. Doesn't seem like it benefits the neighbors because it is solely car centric. –
- Applicant states that South Main corridor is most auto centric part of town. 7 brew says they are built on kindness. If Chick-fil-A and Starbucks had a baby it'd be 7 brew.
- An attendee asked why this type of business would work in Blacksburg.
- 7 Brew representative stated that he doesn't know why it wouldn't work. Employees can be who they are.
- An attendee asked about the wage and how many people they will employ.
- Representative answered 11 dollars an hour plus tips, 18 an hour. Shift leaders 22 an hour.
- An attendee stated that the proposal is taking up space that could be used for something else. Something that fits Blacksburg more. No Community. Could serve 22 people coffee with less space. Would love to have a coffee shop there but not something car centric. Don't want to walk up with cars. Uninviting.
- An attendee stated that the original owner envisioned this type of business being put in place, like most around in the area.
- An attendee stated that it's appropriate to have a coffee shop but needs Main Street walking access from bus stop.
- An attendee asked if there would be a separate window for drive thru or and walk in?
- The applicant stated that there couldn't be an ADA accessible sidewalk with grade change.
- An attendee stated that the Town focus is in moving people not cars. Need balance because you need to increase sustainability and decrease cars.
- An attendee asked what the price range is for their coffee.
- An attendee asked if the parking lots and drive areas are somewhere you would feel safe with your kid walking through.
- An attendee stated that they would like to see raised crosswalks.

-The applicant stated that they wouldn't raise sidewalks on a private lot. Cars will be in constant contact with employees.

-An attendee stated that they felt the use wasn't in line with multiple sections of the comprehensive plan including: EE.11, EE.12, ECW.10, ECW.5, E1-E7, S.24.9, B10, S.24, S.18, S.16, S.5

The meeting was adjourned at 6:35 pm.




Thursday, May 2, 2024 6:00 pm

1421 South Main Street

Name	Address	Email
DAVID SHARPE		DAVE @ 7BREWSTERM.CORP
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**Seven Brew
Coffee Cup
1421 S. Main St.
CUP-24-1**

-  Bus Stops
-  Subject Area
-  Parcels










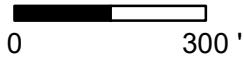
Blacksburg TOWN OF
VIRGINIA



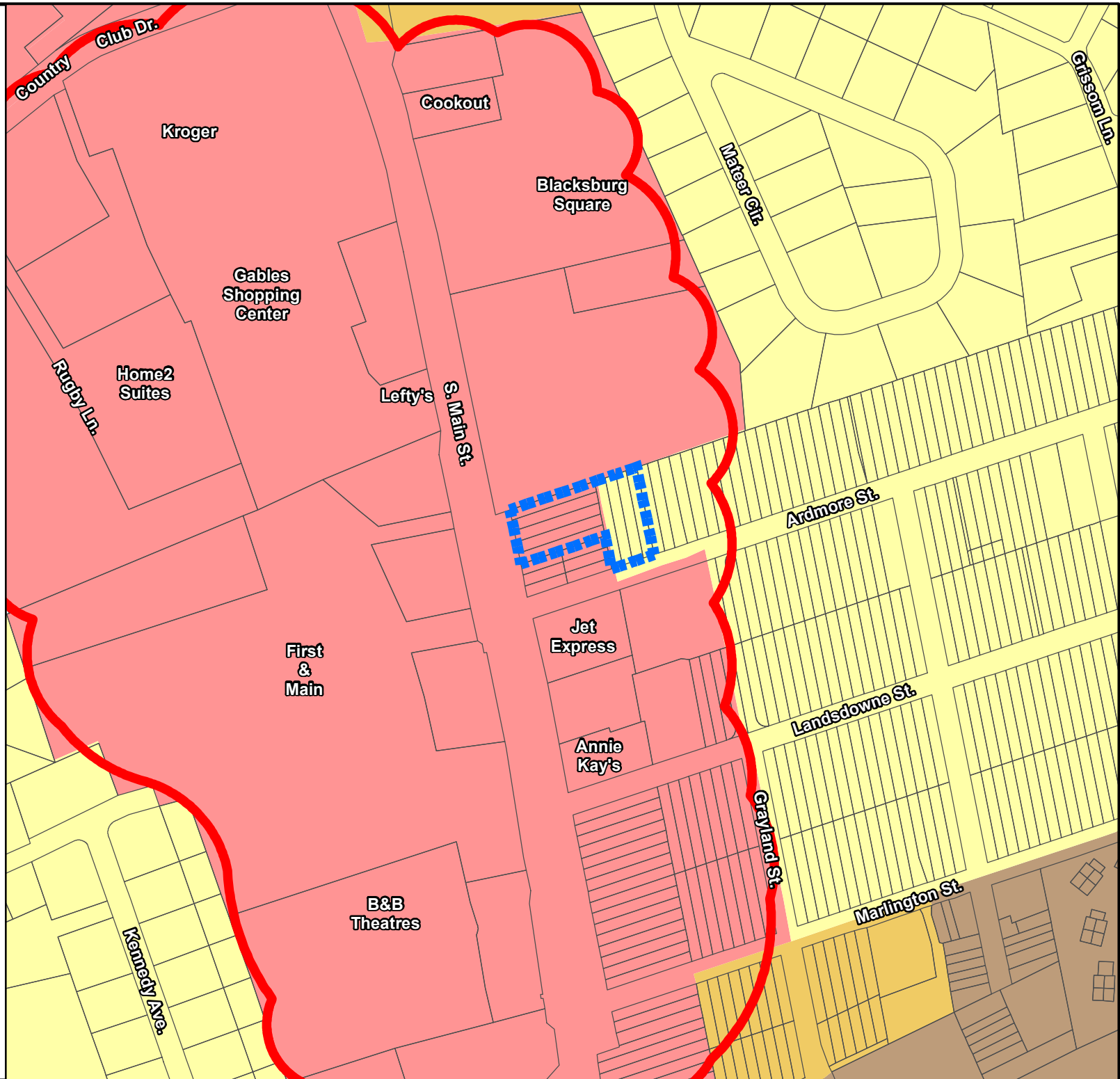
**Seven Brew
Coffee Cup
1421 S. Main St.
CUP-24-1**

Future Land Use

-  Subject Area
-  Mixed Use
-  Parcels
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial











Blacksburg TOWN OF
VIRGINIA



**Seven Brew
Coffee Cup
1421 S. Main St.
CUP-24-1**

Current Zoning

-  Subject Area
-  Parcels
-  R-4 Low Density Residential
-  R-5 Transitional Residential
-  RM-27 Low Density Multiunit Residential
-  GC General Commercial
-  PC Planned Commercial
-  PR Planned Residential

