

RECEIVED

By Kasey Thomsen at 2:54 pm, Apr 30, 2020

**RM-48 Rezoning Application
For
1709 WHIPPLE DRIVE**

Application Dated
April 21, 2020
Submitted May 1, 2020

Prepared by:

GRAYSTONE COMPANIES, LLC

15091 Taylors Mill Place | Haymarket, VA 20169

Phone: (540) 761-3711 | brenta@graystoneco.com

GAY AND NEEL, INC.

1260 Radford Street | Christiansburg, VA 24073

Phone: (540) 381-6011 | www.GayandNeel.com

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**TOWN OF BLACKSBURG
CHANGE OF ZONING CLASSIFICATION APPLICATION (REZONE)**

This application and all accompanying information must be submitted in full before the Rezoning Request can be accepted by Town staff. Once the Planning and Building Department accepts the application, it will be referred to the Planning Commission and Town Council for consideration. The application and all accompanying information will become conditions of approval. Proffered conditions of approval are binding. Please contact the Planning and Building Department at (540) 961-1126 for application deadline or questions, or to schedule the **required** pre-submittal meeting.

The following items **MUST** accompany this application for the Town of Blacksburg to accept this application for processing and review. Any items submitted cannot be larger than 11x17 in size:

- 1) Written, signed consent of the property owner. If the applicant is the contract purchaser, the written consent of the property owner is required
- 2) One copy of a site plan with surveyed boundaries for the property showing the lot, existing and proposed structures, site improvements, parking areas and spaces, and any other information necessary to determine the ability to meet the Zoning Ordinance site development standards, Use & Design standards and physical compatibility with the neighborhood
- 3) Building elevations for all proposed buildings -or- elevations showing any changes to existing buildings
- 4) Vicinity map (may be included on the site plan) showing surrounding uses, zoning districts, buildings and other improvements within 300' of the property
- 5) Legal description of the property
- 6) Completed VDOT 527 (Traffic Impact Analysis) Form
- 7) A list of adjacent property owners (including properties across a street) and their addresses, plus the cost of CERTIFIED FIRST CLASS postage for notifying each adjacent property owner (no stamps, please)
- 8) Fee of \$100 for the Town of Blacksburg to post all public hearing signs. **Please note:** The applicant may choose to post the property, using signs provided by Town Staff, and not be subject to the posting fee
- 9) Fee of \$1500 for Rezoning, or \$2000 for Planned Residential Rezoning, or \$1000 for amendment to existing Planned Residential District. Please make your check or money order payable to the TOWN OF BLACKSBURG
- 10) Proof of pre-submittal meeting between Town staff and applicant/agent
- 11) Prior to the initiation of an application for Rezoning, or prior to the issuance of final approval, the applicant shall produce satisfactory evidence that any delinquent real estate taxes owed, which have been properly assessed against the subject property, have been paid (§ 1150)
- 12) Any applicant for a Rezoning shall make complete disclosure of the equitable ownership of the real estate to be affected including, in the case of corporate ownership, the names of stockholders, officers and directors, and in any case the names and addresses of all of the real parties of interest. The requirement of listing names of stockholders shall not apply to a corporation whose stock is traded on a national or local stock exchange, and which corporation has more than 500 shareholders (§ 1110)
- 13) Proffer statements that meet the requirements as stated below
- 14) Digital copies (PDF) of all application materials are required at the time of submittal, or within 10 working days of the submittal date.

SIGNATURE OF APPLICANT/CONTACT PERSON + PRINTED NAME:


Brent Agramonte-Harper (Apr 30, 2020)

Brent Agramonte-Harper
Graystone Companies, LLC DATE: April 30, 2020

By signing this application, I affirm that this application is complete and all required items are included

SIGNATURE OF PROPERTY OWNER + PRINTED NAME:


S. Kirk Johnson (Apr 30, 2020)

Kirk Johnson
1709 Whipple, LLC DATE: April 30, 2020

By signing this application, I affirm that this application is complete and all required items are included

Location or Address of Property for Rezoning:
1709 Whipple Dr., Blacksburg, VA 24060

Tax Parcel Number(s): 197- 1 63A, 64A

Acreage: 0.293

Present Zoning District: R-5

Proposed Zoning District: RM-48

Present Use of Property: Single-Family Residential

Proposed Use of Property: Multi-Family or Townhouse Residential

Is this request for an amendment to an existing Conditional Zoning or Planned Residential District? No

Previous Rezoning Ordinance Number NA

APPLICANT/MAIN CONTACT PERSON (Contract Purchaser if applicable)

NAME: Brent Agramonte-Harper, Graystone Companies, LLC

ADDRESS: 15091 Taylors Mill PI, Haymarket, VA 20169

PHONE: 571.248.1028

EMAIL: brenta@graystoneco.com

PROPERTY OWNER(s) (If property is held in an LLC or other corporation, names of all partners must be disclosed. All names of members or beneficiaries of a trust must also be disclosed. Signature blocks for multiple property owners may be obtained on separate sheets if needed)

NAME: 1709 Whipple LLC: S. Kirk Johnson, Manager - See Section 9 - Partner List

ADDRESS: 15091 Taylors Mill PI, Haymarket, VA 20169

PHONE: 540.761.3711

EMAIL: kjohnson@graystoneco.com

ENGINEER/ARCHITECT (optional)

NAME: TBD

ADDRESS:

PHONE:

EMAIL:

DESCRIPTION OF REZONING REQUEST

Section 15.2-2286(A)(7) of the State Code of Virginia states that, " Whenever the public necessity, convenience, general welfare, or good zoning practice requires, the governing body may, by ordinance, amend, supplement, or change the regulations, district boundaries, or classifications of property. **It is the applicant's responsibility to provide a narrative outlining the following information in order to assess the public necessity, convenience, general welfare, or good zoning practice of the request** (attach additional pages if necessary).

Need and justification for the change in zoning classification

The existing structure is out of character with the changing neighborhood, we would like to redevelop with design standards that are more consistent with the surrounding properties. This would improve the neighborhood aesthetics and conformity. With regards to the vacant, adjacent lot, tax map #197-1 63, there would be the ability to develop the property cohesively while providing an increase in much needed housing to the area. The property is encased on three sides by existing RM-48. The rezoning would provide conformity of the subject property to the surrounding area. The area is designated in the Comprehensive Plan Future Land Use Maps as medium-density multi-family residential.

Identify any anticipated effect of the proposed change on public services and facilities

Margaret Dean, Town Engineer, indicates there are no issues with the gravity sewer capacity or the pump station. Margaret says three pipes that service the area have just been upgraded in size by the Town and are able to meet or exceed the potential minimal impact that could result from the rezoning.

See Section 10 for documentation - email from Margaret Dean, as well as the analysis report.

There would be minimal traffic impact on the area as a result of the rezoning; the existing zoning allows 5.86 beds, rezoned to RM-48 the allowance would be 14.06 beds, a difference of only 9 beds. This is also noted in the attached TIA.

Justify appropriateness of the property for the proposed change, as it relates to the intent of the zoning district requested and applicable use and design standards for all proposed uses

This would allow the potential to provide an increase in much needed housing to the area. We believe the rezoning would provide consistency on Whipple Dr. and serve to connect the other, recently updated/built projects with a refreshed appearance at 1709 Whipple. RM-48 Zoning Ordinance provides development potential for areas of medium density. This particular area of Town fits the description of 'medium density'. The purpose of RM-48 is stated "in recognition that certain land in the Town may be appropriately developed as areas of medium population concentration if developed in accordance with the existing and potential development character of the vicinity and if adequate public services and facilities can be provided."

Relationship of the proposed change to the Comprehensive Plan (Include FLU designation)

The Comprehensive Plan highlights responsible growth; which results in quality development and redevelopment consistent with the Town's character. 1709 Whipple Dr. is an ideal location to look responsibly towards future land use as RM-48 considering its proximity to existing transportation routes including Bikeways, Sidewalks, Bus Stops, and Walking Trails.

The Town has considered revising the existing Comprehensive Plan, but the reassessment has been delayed. The Town has expressed its recognition of the need for additional housing. In Map A: 'Future Land Use' of the Comprehensive Plan, 1709 Whipple Dr. is located within an area defined as medium density residential.

Way in which the proposed change will further the purposes of the Zoning Ordinance and general welfare of the community

The RM-48 Zoning Ordinance references land in the Town that may be appropriately developed. The Comprehensive Plan outlines the neighborhood as 'multi-unit residential' as shown in Map C: 'Neighborhood, Employment, and Service Areas' and as noted above in Map A: 'Future Land Use'.

The location of the property is convenient to bus stops, with three stops on Whipple Dr. and several others in the immediate vicinity. The rezoning of the subject property would allow an additional 9 beds, providing an increased potential for aesthetic conformity to the existing, newer construction on Whipple Dr.

PROFFERED CONDITIONS

Potential proffers can be discussed as part of the presubmittal meeting, and should also be a part of the discussions with staff early in the review process.

PROFFERED CONDITIONS, IF ANY, MUST:

- 1) Be prepared by an attorney and be completed and accepted by the Town prior to the advertising for the Planning Commission Public Hearing;
- 2) Have a reasonable relationship to the rezoning;
- 3) Not include a cash contribution to the Town;
- 4) Not include mandatory dedication of property; and
- 5) Not include payment for construction of off-site improvements. The rezoning must give rise to the need for the conditions and the conditions must be related to the physical development or physical operation of the property and be in conformity with the Comprehensive Plan

Attach proffer statement with application.*

*No proffered conditions proposed

OWNER CONSENT STATEMENT

I/We the owner(s)/applicant/contract purchaser(s) of the property described on this application do hereby apply for a change of zoning district classification described on this application.

I/We state that no application for a change in zoning district classification, substantially the same as this request, has been considered by the Town Council for the above-referenced property, or any part thereof, within one year prior to the date of this application.

S. Kirk Johnson
S. Kirk Johnson (Apr 30, 2020)

S. Kirk Johnson 
Brent Agramonte-Harper (Apr 30, 2020)

Brent Agramonte-Harper

SIGNATURE OF OWNER/APPLICANT

4/30/2020

Apr 30, 2020

DATE

2. Consent of Property Owner

I, S. Kirk Johnson, as Managing Member of 1709 Whipple, LLC, the owner of 1709 Whipple Dr. located in the Town of Blacksburg, Virginia, hereby consent to the rezoning of the aforementioned property from the existing R5 designation, to RM48.

S. Kirk Johnson
S. Kirk Johnson (Apr 30, 2020)

S. Kirk Johnson

Apr 30, 2020

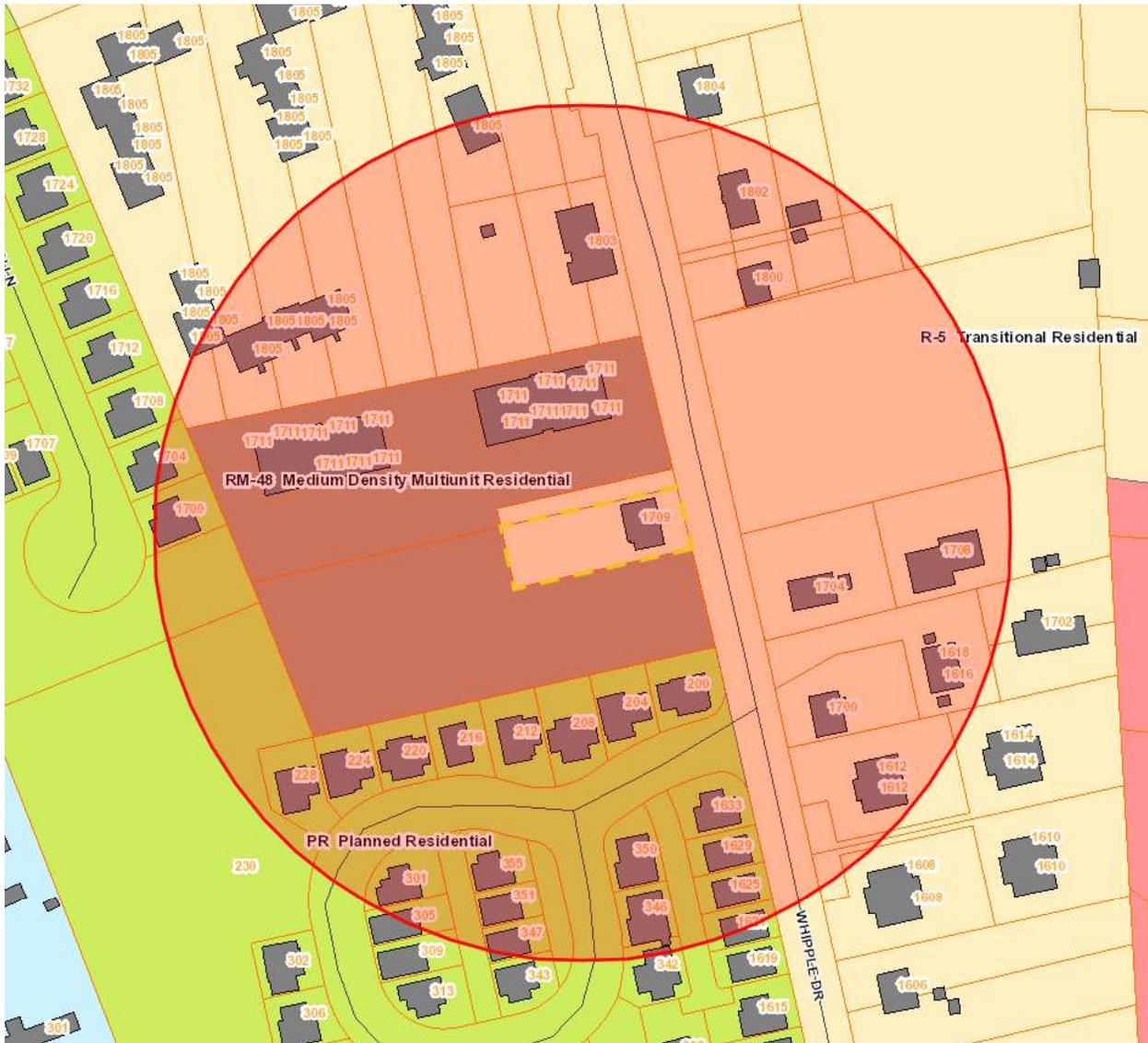
Date

4. Vicinity Map

Indicating surrounding uses, zoning districts, buildings, and other improvements within 300 feet of the property.

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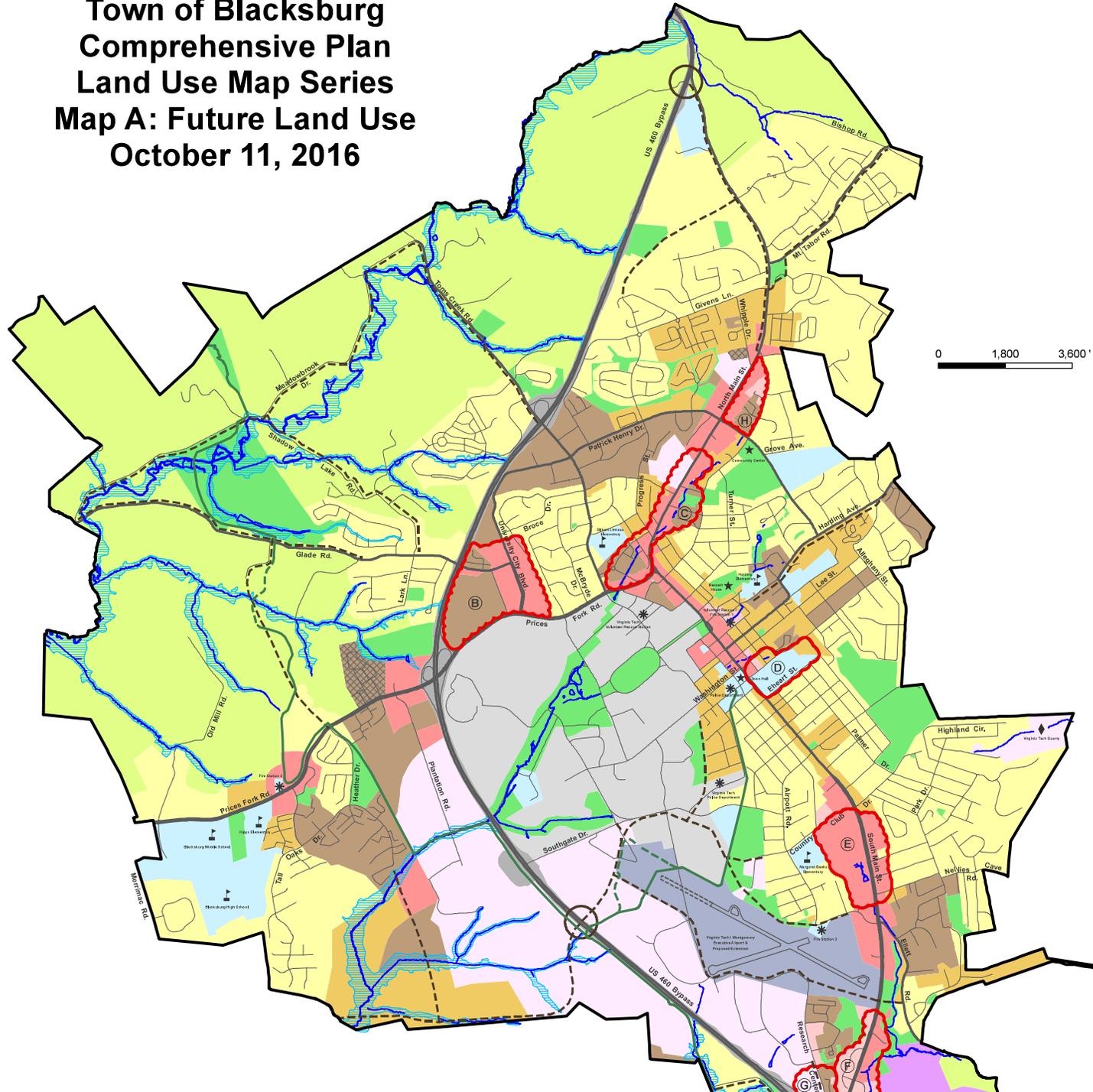
Current Zoning Districts



Future Land Use

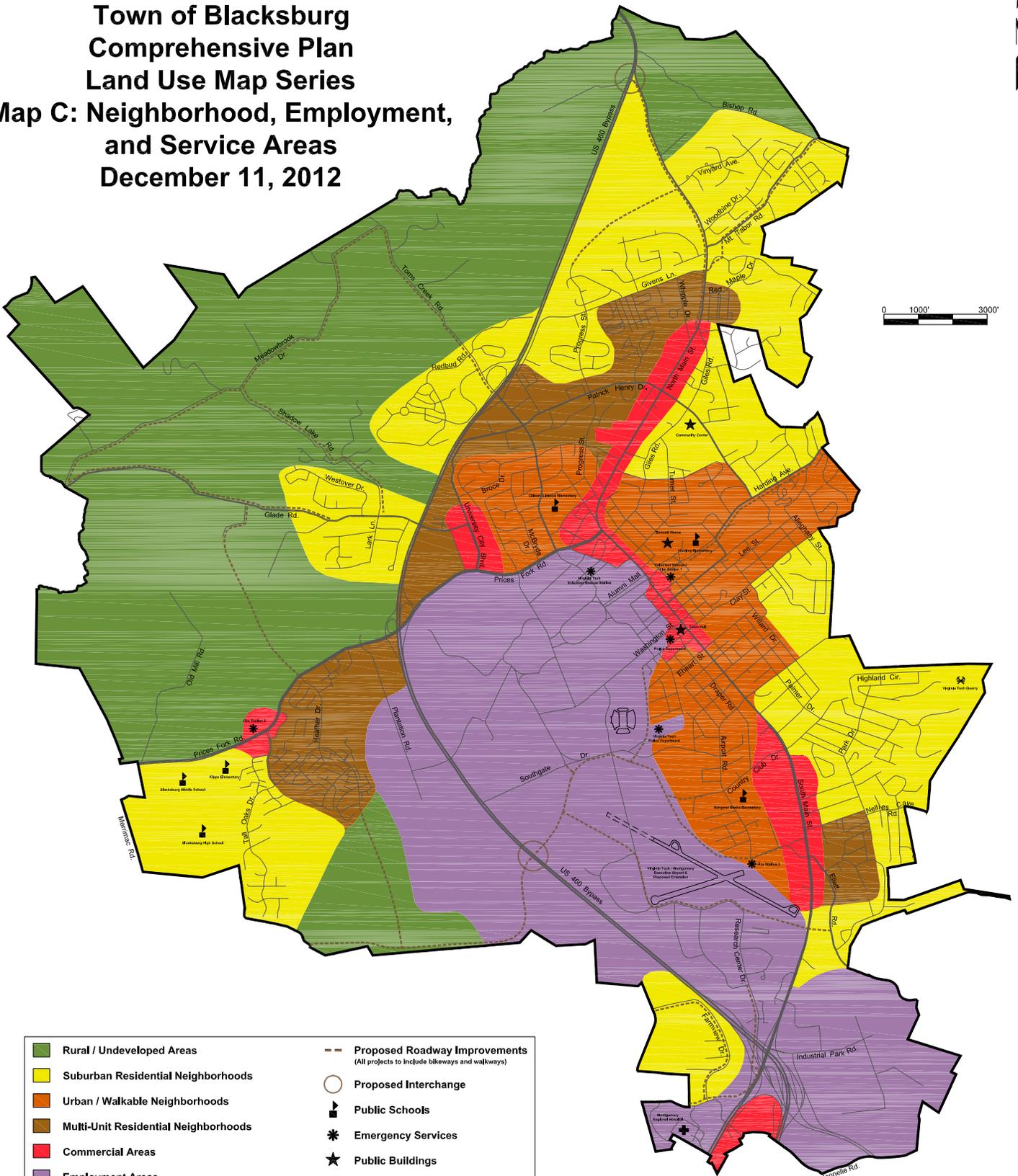


2016 Town of Blacksburg Comprehensive Plan Land Use Map Series Map A: Future Land Use October 11, 2016



	Very Low Density Residential		Creek Valley Overlay
	Low Density Residential		Blacksburg Town Limits
	Medium Density Residential		Proposed Roadway Improvements (All projects to include bikeways and walkways)
	Limited High Density Residential Development		Proposed Interchange
	High Density Residential		Huckleberry Trail
	Park Land / Open Space / Resource Protection		Proposed Huckleberry Trail Connection
	Civic		Approximate Location of Natural Water
	Low Impact Commercial		Mixed Use Areas
	High Impact Commercial		Public Schools
	Research / Development		Emergency Services
	Industrial		Public Buildings
	University		Hospital
	Airport		Quarry
	US 460 Corridor		

**2012
Town of Blacksburg
Comprehensive Plan
Land Use Map Series
Map C: Neighborhood, Employment,
and Service Areas
December 11, 2012**



- | | |
|--------------------------------------|--|
| Rural / Undeveloped Areas | Proposed Roadway Improvements
(All projects to include bikeways and walkways) |
| Suburban Residential Neighborhoods | Proposed Interchange |
| Urban / Walkable Neighborhoods | Public Schools |
| Multi-Unit Residential Neighborhoods | Emergency Services |
| Commercial Areas | Public Buildings |
| Employment Areas | Hospital |
| Blacksburg Town Limits | Quarry |

5. Legal Description of Property

Schedule A

All of that certain lot or parcel of land, with all improvements thereon and appurtenances thereunto belonging, lying and being in the County of Montgomery, Commonwealth of Virginia, and being more particularly described as follows:

BEGINNING at an iron pin set a point in the right-of-way line of Whipple Drive; thence along the line of Whipple Drive in a southeasterly direction S. 10° 00' E 75 feet to an iron pin; thence leaving the line of Whipple Drive S. 80° 00' W 170 feet to an iron pin; thence N. 10° 00' W 75 feet to an iron pin; thence N. 80° 00' E 170 feet to an iron pin the point and place of BEGINNING, containing 12,750 square feet, pursuant to a plat of survey dated October 16, 1978, revised January 23, 1979, and revised March 22, 1979, prepared by R. Lloyd Mathews, entitled "Plat Showing Re-subdivision of Lots No. 63 & 64, Allegheny Heights Subdivision", which plat of survey is of record in the Clerk's Office of the Circuit Court of Montgomery County, Virginia, in Plat Book 9, Page 162.

SUBJECT TO an existing twenty-foot (20') drainage and sanitary sewer easement which crosses the property along its northerly boundary.

AND BEING the same property conveyed to 1709 Whipple, LLC from Peter W. White and Rance Marianetti, by Deed dated December 13, 2019 and recorded simultaneously herewith in the aforesaid county land records.

For Informational Purposes Only:

Parcel Number: 023094

Tax Map Number: 197- 1 63A, 64A

OFFICE USE ONLY	
Date Received:	_____
RZN#	_____
CUP#	_____

TOWN OF BLACKSBURG
VDOT TRAFFIC IMPACT ANALYSIS (TIA) SUPPLEMENTAL APPLICATION

This application, appropriate fee, and accompanying documentation must be submitted in conjunction with the corresponding rezoning, conditional use permit, or comprehensive plan amendment before any application can be reviewed by staff. If you have any questions, please contact the Planning and Building Department.

Name of Development: 1709 Whipple Drive
Address/Location: 1709 Whipple Drive
Tax Map Parcel: 197-(1)-63A, 64A
Size of Site: 0.293 Acres
Proposed Use: Residential
Current Zoning District: R-5
Existing Future Land Use Classification: Medium Density Residential

This application is submitted in conjunction with a

- Rezoning Application. Proposed Zoning District: RM-48
- Conditional Use Permit Application. Proposed Conditional Use: _____
- Comprehensive Plan Amendment. Proposed Future Land Use: _____

This is the first, second, third or subsequent submission of the TIA for review by VDOT.

A traffic impact analysis is is not required for the proposed project:

1. Yes or No, the site is located >7,500' feet along the vehicle path of traffic which is less than 3,000 feet from VDOT maintained roadways, or is within 3,000 feet of a non-limited access state controlled highway, or is within 3,000 feet of a connection to a state limited access highway.
- N/A 2. **If the answer to question #1 is Yes, complete the following:**
 - a. Yes or No, the proposed development generates _____ vpd which is greater than the VDOT requirement of 5,000 vehicles per day.
- N/A 3. Yes or No, the proposed comprehensive plan amendment results in substantial impact of 5,000 additional vehicle trips per day or results in substantial changes to the existing transportation network and infrastructure of state controlled highways.
- N/A 4. No, a new TIA study is not required because a previously submitted TIA is still applicable for the project site. (Note: the appropriate documentation must be attached to this application)
5. Yes or No, a VDOT Scope of work meeting has been held.

If a TIA is required, please provide the following information:

Name of Property Owner(s): _____
Address: _____
Phone: _____ **Fax:** _____
Email address: _____

Applicant to whom review comments will be sent: _____
Address: _____
Phone: _____ Fax: _____
Email address: _____

Project Engineer who prepared TIA (if different from applicant): _____
Address: _____
Phone: _____ Fax: _____
Email address: _____

Please check all applicable boxes of information submitted with this application:

- N/A 1. **Review Fee Check made payable to VDOT for**
First, Second or Third review by VDOT
- Rezoning or Conditional Use Permit request
 - Low volume road submission 24VAC30-155-40 A 3: \$250
 - All other submissions: \$1000
 - Comprehensive Plan Amendments: \$1000
2. **For the Town of Blacksburg, please provide a digital submission of the following:**
- a. **One signed copy** of the Town's VDOT Supplemental TIA application.
 - N/A b. **One complete copy** of the TIA submitted to VDOT including a completed checklist of information and signed scope of work meeting agreement.
 - N/A c. **One copy** of the VDOT review fee check.
 - d. **One copy** of letter and supporting information documenting why a new or updated TIA is not required for this project.
- N/A 3. **For VDOT, three paper copies** of the complete Traffic Impact Analysis. Forms and additional information can be found at <http://www.virginiadot.org/projects/chapter527/default.asp>

By signing below, I acknowledge that all information on this application and included in the supporting documentation is correct and accurate, and has been prepared by an appropriate licensed professional.


S. Kirk Johnson (Apr 30, 2020)

S. Kirk Johnson


Brent Agramonte-Harper (Apr 30, 2020)

Brent Agramonte-Harper

SIGNATURE OF APPLICANT: _____ Date: **4/30/2020**

For Staff Use Only:

First Submission Second Submission Third or Subsequent Submission

Reviewed and Accepted as complete by _____ Date _____

TIA forwarded to VDOT by _____ Date _____

Rejected by _____ Date _____

Reason for rejection: _____

Town of Blacksburg, Planning & Building Department
300 South Main Street • PO Box 90003, Blacksburg, VA 24060-9003
Phone: (540) 951-1126 • Fax: (540) 951-0672 • www.blacksburg.gov

Abbreviated Traffic Impact Analysis

1709 Whipple Drive – See below excerpt from Town of Blacksburg GIS mapping



Existing property is zoned R-5 and has an allowable density of 20 bedrooms per acre or a total of 5 bedrooms by right.

Rezoning the 0.293 acres to RM-48 would allow for an additional 9 bedrooms bringing the total allowable bedrooms on site to 14.

Utilizing the ITE Trip Generation Manuals, 10th edition(See attached), and utilizing the use category of Off-Campus Student Housing (in order to count trips on a 'per bedroom' basis so that the zoning density and trips can be aligned) provides for a total daily trips on site of 97. Peak hourly trips were calculated to be 6-7 trips/hr for the am peak hour of adjacent street traffic and 6-7/hr for the pm peak hour of adjacent street traffic.

Multi-family in ITE does not reference bedrooms in any of the trip generation charts. They only discuss dwelling units and we are therefore using the 'student housing' chart because it is the only ITE trip generation chart that is calculated on a per-bedroom basis which is the same 'unit' that the zoning ordinance uses.

Due to the very low number of trips generated, no further analysis is warranted.

Off-Campus Student Apartment (225)

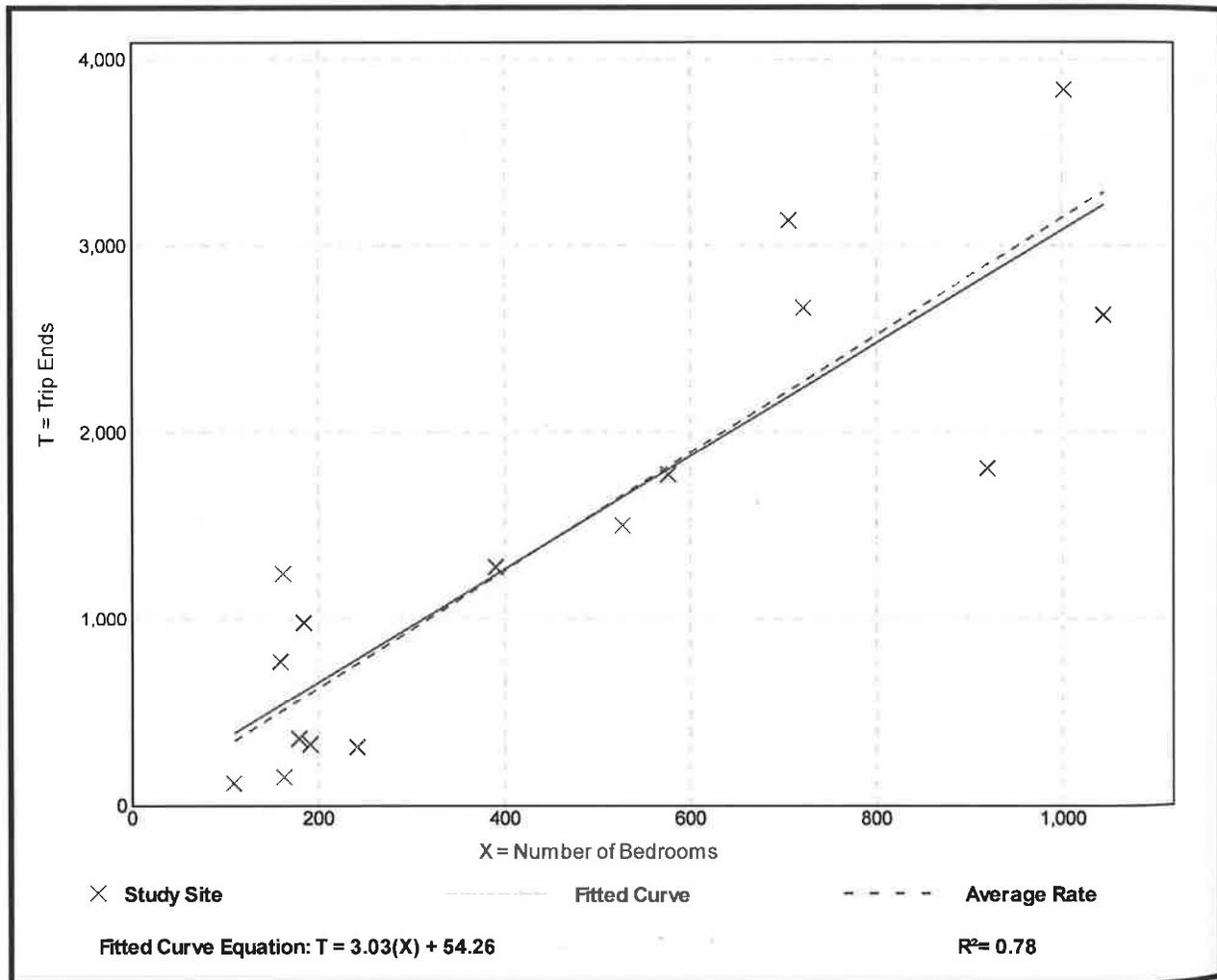
Vehicle Trip Ends vs: Bedrooms
On a: Weekday

Setting/Location: Adjacent to Campus
Number of Studies: 16
Avg. Num. of Bedrooms: 455
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bedroom

Average Rate	Range of Rates	Standard Deviation
3.15	0.96 - 7.62	1.26

Data Plot and Equation



Off-Campus Student Apartment (225)

Vehicle Trip Ends vs: Bedrooms

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: Adjacent to Campus

Number of Studies: 16

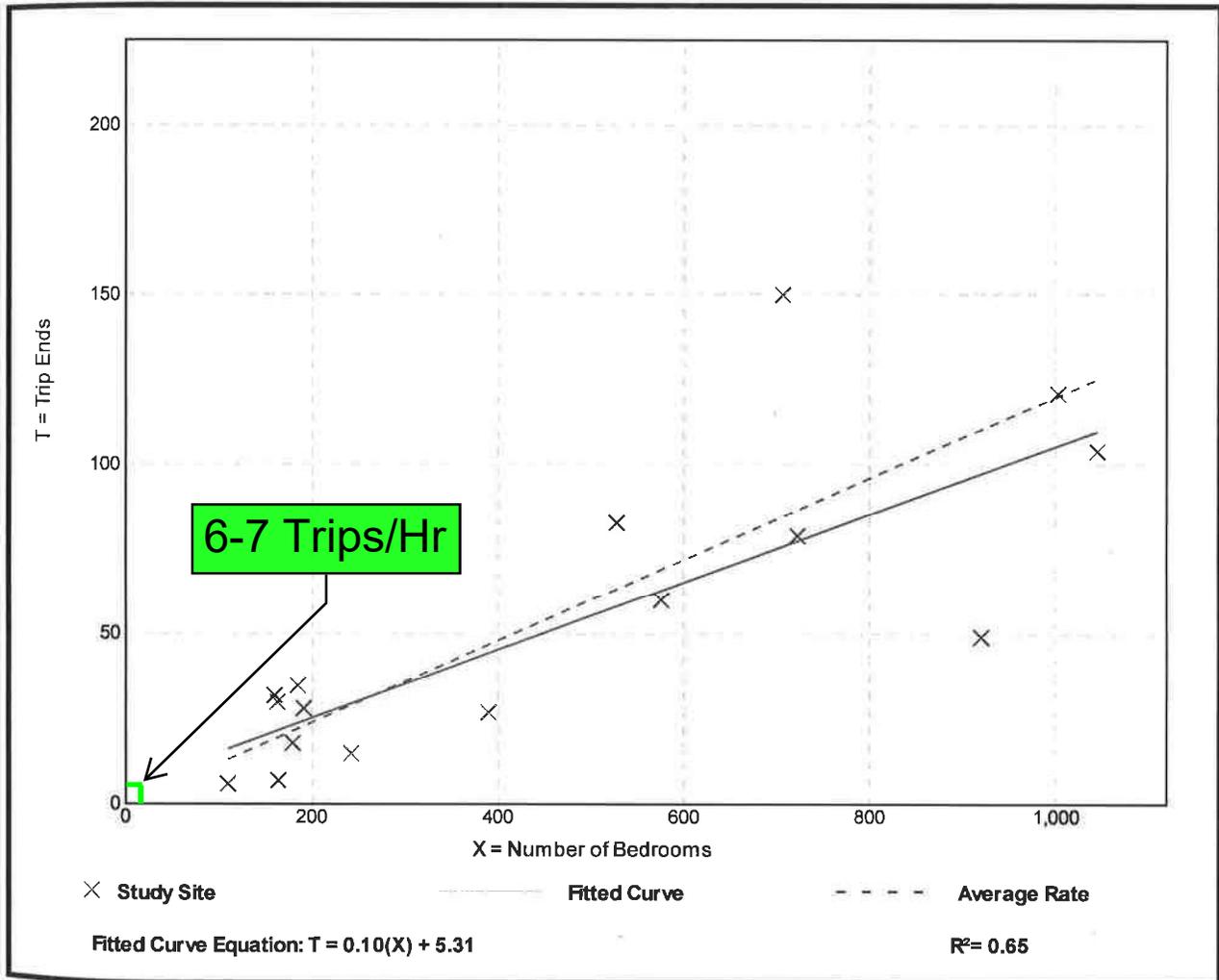
Avg. Num. of Bedrooms: 455

Directional Distribution: 41% entering, 59% exiting

Vehicle Trip Generation per Bedroom

Average Rate	Range of Rates	Standard Deviation
0.12	0.04 - 0.21	0.05

Data Plot and Equation



Off-Campus Student Apartment (225)

Vehicle Trip Ends vs: Bedrooms

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: Adjacent to Campus

Number of Studies: 16

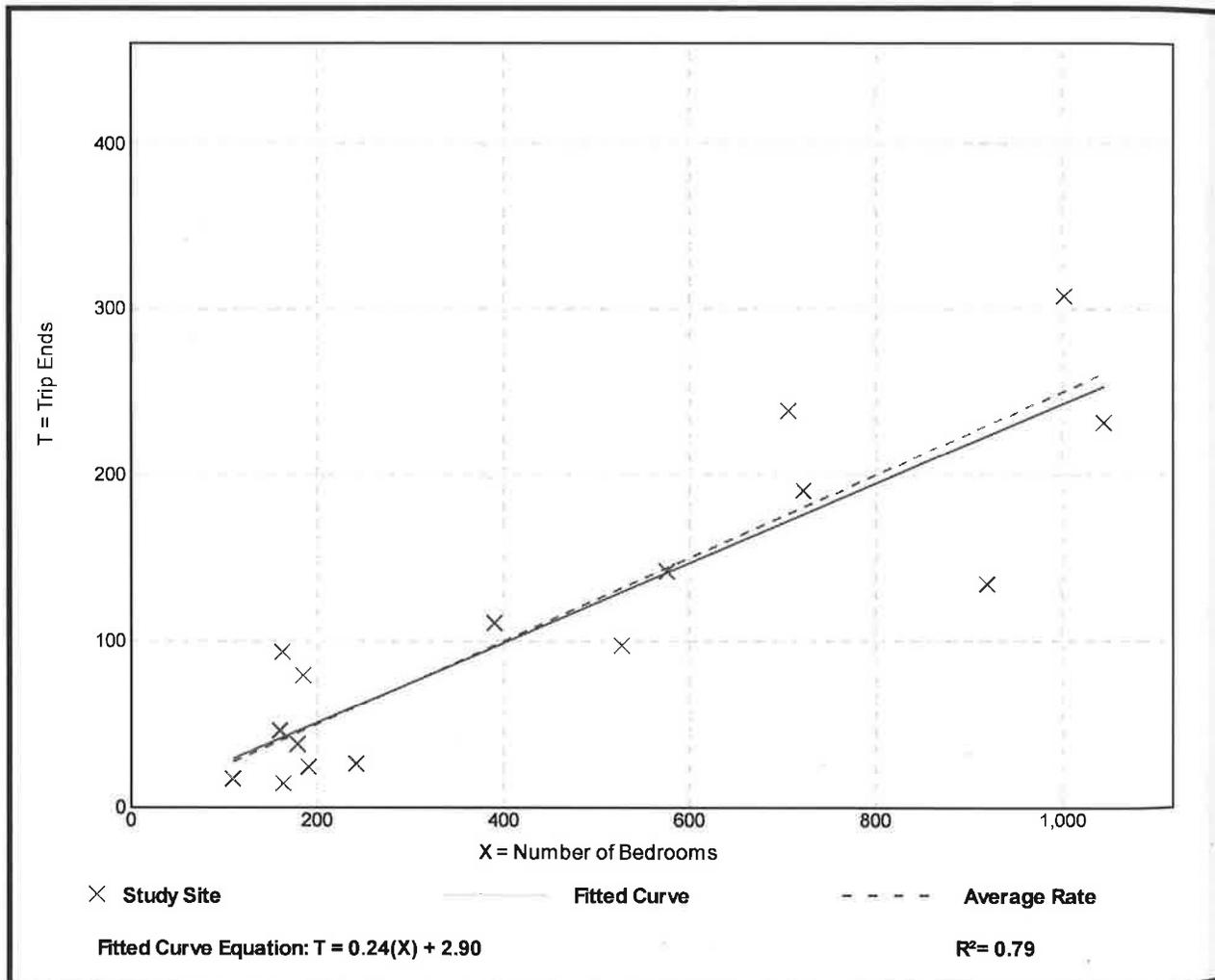
Avg. Num. of Bedrooms: 455

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bedroom

Average Rate	Range of Rates	Standard Deviation
0.25	0.09 - 0.58	0.09

Data Plot and Equation



7. List of Adjacent Property Owners with Addresses

1. Adjacent Owner on North, West, and South side is:
Graystone 1711 Whipple Partnership, LLC

Property Address:

1711 Whipple Dr.

Blacksburg, VA 24060

Mailing Address:

15091 Taylors Mill Pl.

Haymarket, VA 20169

2. Adjacent Owner on East (across Whipple Dr.) is:
Margaret Ann Evans

Property Address:

1704 Whipple Dr.

Blacksburg, VA 24060

Mailing Address:

1715 N Main St.

Blacksburg, VA 24060

8. Proof of Pre-Submittal Meeting

This meeting was held via teleconference, GoToMeeting, on March 26, 2020 with the following in attendance.

Town of Blacksburg: Kali Casper, Kinsey O'Shea, Emma Martin, Lori Lester, Joshua Middleton, Randy Formica.

Graystone: Kirk Johnson, Brent Agramonte-Harper

Email proof is attached on the following pages.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

Brent Agramonte-Harper

From: Kali Casper <KCasper@blacksburg.gov>
Sent: Tuesday, March 24, 2020 11:30 AM
To: Brent Agramonte-Harper
Subject: RE: 1709 Whipple follow up

Follow Up Flag: Follow up
Flag Status: Completed

Hi Brent,

Will you be setting up a teleconference meeting that I can share with our folks? Thanks,

Kali

From: Brent Agramonte-Harper <brenta@graystoneco.com>
Sent: Tuesday, March 24, 2020 11:27 AM
To: Kali Casper <KCasper@blacksburg.gov>; Kirk Johnson <kjohnson@graystoneco.com>
Cc: Maeve Gould <MGould@blacksburg.gov>; Shivon Dosky <Sdosky@graystoneco.com>
Subject: RE: 1709 Whipple follow up

External Message Warning

That's good for us, thanks!

Brent



Brent Agramonte-Harper
Development Manager
(407) 437-7314

From: Kali Casper <KCasper@blacksburg.gov>
Sent: Tuesday, March 24, 2020 11:00 AM
To: Brent Agramonte-Harper <brenta@graystoneco.com>; Kirk Johnson <kjohnson@graystoneco.com>
Cc: Maeve Gould <MGould@blacksburg.gov>; Shivon Dosky <sdosky@graystoneco.com>
Subject: RE: 1709 Whipple follow up

Hi Brent,

How about Thursday at 2pm?

Kali

From: Brent Agramonte-Harper <brenta@graystoneco.com>
Sent: Monday, March 23, 2020 4:54 PM
To: Kirk Johnson <kjohnson@graystoneco.com>; Kali Casper <KCasper@blacksburg.gov>
Cc: Maeve Gould <MGould@blacksburg.gov>; Shivon Dosky <Sdosky@graystoneco.com>
Subject: RE: 1709 Whipple follow up

External Message Warning

Thanks Kali,

What is your availability like for the week? We're open tomorrow through Thursday between 1pm-3pm but can coordinate based on what works best for you.

Have a great evening,

Brent



Brent Agramonte-Harper
Development Manager
(407) 437-7314

From: Kirk Johnson <kjohnson@graystoneco.com>
Sent: Monday, March 23, 2020 1:01 PM
To: Kali Casper <KCasper@blacksburg.gov>
Cc: Maeve Gould <MGould@blacksburg.gov>; Brent Agramonte-Harper <brenta@graystoneco.com>; Shivon Dosky <sdosky@graystoneco.com>
Subject: RE: 1709 Whipple follow up

Thanks Kali, your email is very helpful. I'll ask Brent to follow up with you to schedule a virtual meeting. We do not have any specific plans for the property, so I don't believe we'll need to show anything, but it may be good to use Teams in case either of us has something to share.

S. KIRK JOHNSON, MAI
Managing Member
540-761-3711



From: Kali Casper <KCasper@blacksburg.gov>
Sent: Monday, March 23, 2020 11:16 AM
To: Kirk Johnson <kjohnson@graystoneco.com>
Cc: Maeve Gould <MGould@blacksburg.gov>; Brent Agramonte-Harper <brenta@graystoneco.com>; Shivon Dosky <sdosky@graystoneco.com>
Subject: RE: 1709 Whipple follow up

Hi Kirk,

You can file a rezoning without a comp plan amendment. The most updated application form is available on our website here: <https://www.blacksburg.gov/home/showdocument?id=4237>. We'd be happy to set up a pre-application meeting for you. Right now, we are closed to the public so we can offer a conference call or other type of teleconference option. Please let us know if you plan to share visuals – that will help us decide what format to use.

As I mentioned, you are welcome to file a rezoning at any point but I would like to note that there is some uncertainty around the meeting schedules once applications are filed. We can't currently provide a committed schedule for new filings.

Please let me know if you have any questions. Thank you,

Kali

Kali Casper, AICP, ENV SP
Assistant Planning Director
Town of Blacksburg
540.443.1300
kcasper@blacksburg.gov
<http://www.blacksburg.gov>

From: Kirk Johnson <kjohnson@graystoneco.com>
Sent: Thursday, March 19, 2020 9:12 AM
To: Kali Casper <KCasper@blacksburg.gov>
Cc: Maeve Gould <MGould@blacksburg.gov>; Brent Agramonte-Harper <brenta@graystoneco.com>; Shivon Dosky <Sdosky@graystoneco.com>
Subject: RE: 1709 Whipple follow up

External Message Warning

Kali, I hope you are staying healthy through this outbreak. I wanted to follow back up with you relating to a potential rezoning of 1709 Whipple Drive. When we originally met with Anne, I believe she indicated that if the Comp Plan window was closed, we could go ahead and file a rezoning without a comp plan amendment. I just wanted to make sure that was the case and would like to set up a call with you and our associate, Brent Agramonte-Harper, to make sure we have the most current application forms and discuss any pertinent issues related to us filling a rezoning for the site. Our intent is to apply for the RM-48 zoning, so that it matches the property surrounding it on three sides (1711 Whipple).

Thanks

S. KIRK JOHNSON, MAI
Managing Member
540-761-3711



From: Shivon Dosky <sdosky@graystoneco.com>
Sent: Friday, February 21, 2020 11:22 AM
To: Kali Casper <KCasper@blacksburg.gov>
Cc: Maeve Gould <MGould@blacksburg.gov>; Kirk Johnson <kjohnson@graystoneco.com>; Brent Agramonte-Harper <brenta@graystoneco.com>
Subject: RE: 1709 Whipple follow up

Hi Kali,

Thank you for the update on the current and future plans.

Have a great weekend

Shivon



Shivon Dosky
(571) 969-1328

----- Original message -----

From: Kali Casper <KCasper@blacksburg.gov>
Date: 2/21/20 10:27 AM (GMT-05:00)
To: Shivon Dosky <sdosky@graystoneco.com>
Cc: Maeve Gould <MGould@blacksburg.gov>
Subject: RE: 1709 Whipple follow up

Hi Shivon,

Anne shared your inquiry regarding the Whipple Drive property with respect to a Comprehensive Plan amendment with Maeve and I. We've reviewed our projected schedule for the Comp Plan update that is currently in progress and have determined that we will move forward with the amendments that were originally filed and have been reviewed by the Working Group and will not be accepting additional requests. We expect to adopt the current update this fall (2020). Since we are not accepting requests currently, we are planning to accelerate the next private amendment

process and have requests due by the end of 2020 with the process concluding by Spring 2021. We will have a more detailed schedule prepared in January 2021 once we review how many applications are filed. Thank you,

Kali

Kali Casper, AICP, ENV SP
Assistant Planning Director
Town of Blacksburg
540.443.1300
kcasper@blacksburg.gov
<http://www.blacksburg.gov>

From: Shivon Dosky <sdosky@graystoneco.com>
Sent: Saturday, February 15, 2020 12:04 PM
To: Anne McClung
Cc: Kirk Johnson; Brent Agramonte-Harper
Subject: 1709 Whipple follow up

External Message Warning

Hi Anne,

I hope all is going well.

I wanted to follow up from our December meeting regarding the house we purchased at 1709 Whipple, which sits in the middle of our other property at 1711 Whipple. 1709 is zoned R5 and 1711 is RM48, and while we have no current plans we discussed doing a rezoning on 1709 to RM-48 to match 1711, which surrounds it on three sides. At the time we discussed the comp plan and whether anything could still be added to it, and if it could then the suggestion was that we should add it, and if it was too late then possibly just move forward with the rezoning without trying to do a comp plan amendment. So just checking in for an update on the comp plan and if it is still possible to do an amendment or if that window has closed.

Thanks for your help

Shivon



Shivon Dosky
(571) 969-1328

9. Partner List

Owner:

- 1709 Whipple, LLC

The following is the Member of the Owner Company:

- Graystone 1711 Whipple Partnership, LLC

The following are the Members of Graystone 1711 Whipple Partnership, LLC:

- Graystone 1711 Whipple Sponsor, LLC - 30%
 - Graystone Companies, LLC
 - ◆ S. Kirk Johnson & Shivon Dosky
- 1711 Whipple Investors, LLC - 70%
 - Graystone 1711 Whipple Sponsor, LLC - 10%
 - Other Individual Investors - 90%
 - ◆ Brian Johnson
 - ◆ Whipple ERV, LLC - David Ervin
 - ◆ Hikmet Bamarni
 - ◆ Martin R. Johnson Revocable Living Trust
 - ◆ Mike Clarke
 - ◆ Rick Nuhn
 - ◆ Steve Thomas

Brent Agramonte-Harper

From: Margaret Dean <MDean@blacksburg.gov>
Sent: Friday, February 28, 2020 10:32 AM
To: Kirk Johnson; Brent Agramonte-Harper
Cc: Shivon Dosky
Subject: RE: N. Main Sewer Capacity
Attachments: Mountain Breeze.xls; Town Map with Layout 1310 N Main Option 2.pdf; 1709 Whipple.xls

Follow Up Flag: Follow up
Flag Status: Completed

Kirk,

I apologize for the wait.

For the Whipple Drive property, I ran the model and ended up having to look at the capacity of the Shenandoah 1 PS. There are no issues with the gravity sewer capacity or the pump station. I've attached the results of the gravity sewer capacity study. You'll see on the second sheet that there are three pipes that meet the definition of overcapacity ($\geq 90\%$ max depth/rise), but those pipes were just upgraded by the Town. I have not yet received the record drawings for those lines so I have not been able to update them in the model. However, they were upgraded in size so they are definitely good to go.

For the Mountain Breeze property, the Wyatt Farms PS has enough capacity to serve this development. However, since the flow is larger than I anticipated, the downstream sewer capacity does run into some issues. There are 4 pipes that are over capacity between N Main St and Giles Road around 1200 N Main and 1108-1000 N Main. As part of the [1310 N Main St Rezoning](#), Green Valley Builders has committed to upgrading these pipes to serve their development. However, you would not be able to connect to the sewer at Mountain Breeze until they were upgraded and this rezoning has not yet been approved. I have highlighted those pipes as yellow on the second page of the excel spreadsheet. You can see their locations highlighted in yellow on this map I made for 1310 N Main rezoning.

If there were 90 bedrooms or less at Mountain breeze, this would not trigger any upgrades.

This is a lot of information so let me know if you need any clarification.

Margaret Dean
Town Engineer
Town of Blacksburg
400 South Main Street
O: 540-443-1352
C: 540-686-5250

Please note that my email address has changed from mpagington@blacksburg.gov to mdean@blacksburg.gov

From: Kirk Johnson <kjohnson@graystoneco.com>
Sent: Wednesday, February 19, 2020 10:13 AM
To: Margaret Dean <MDean@blacksburg.gov>; Brent Agramonte-Harper <brenta@graystoneco.com>

Cc: Shivon Dosky <Sdosky@graystoneco.com>

Subject: RE: N. Main Sewer Capacity

External Message Warning

Margaret, sorry, I may have mis calculated or have been over optimistic. We would need to hit 30 units/ac with an average of 2 BR's /Unit, so let's look at 150 BR's. Thanks

S. KIRK JOHNSON, MAI

Managing Member

540-761-3711



From: Margaret Dean <MDean@blacksburg.gov>

Sent: Wednesday, February 19, 2020 9:49 AM

To: Kirk Johnson <kjohnson@graystoneco.com>; Brent Agramonte-Harper <brenta@graystoneco.com>

Cc: Shivon Dosky <sdosky@graystoneco.com>

Subject: RE: N. Main Sewer Capacity

Kirk,

I was not anticipating 250 bedrooms at the Mountain Breeze site. Is this a realistic plan for the site? I just wanted to check before I finished the capacity study so we can get the most realistic look at the downstream capacity.

Thanks,
Margaret

Margaret Dean
Town Engineer
Town of Blacksburg
400 South Main Street
O: 540-443-1352
C: 540-686-5250

Please note that my email address has changed from mpagington@blacksburg.gov to mdean@blacksburg.gov

From: Kirk Johnson <kjohnson@graystoneco.com>

Sent: Tuesday, February 18, 2020 8:35 AM

To: Margaret Dean <MDean@blacksburg.gov>; Brent Agramonte-Harper <brenta@graystoneco.com>

Cc: Shivon Dosky <sdosky@graystoneco.com>

Subject: RE: N. Main Sewer Capacity

External Message Warning

Margret, let's assume 2.5 BR's per apartment unit.

Thanks

S. KIRK JOHNSON, MAI
Managing Member
540-761-3711



From: Margaret Dean <MDean@blacksburg.gov>
Sent: Tuesday, February 18, 2020 7:59 AM
To: Kirk Johnson <kjohnson@graystoneco.com>; Brent Agramonte-Harper <brenta@graystoneco.com>
Cc: Shivon Dosky <sdosky@graystoneco.com>
Subject: RE: N. Main Sewer Capacity

Kirk,

For the 100 multifamily units, would these be townhomes? If they are apartments, I will need to estimate how many bedrooms there will be in each unit, like 2 or 2.5 beds/unit.

Thanks,
Margaret

Margaret Dean
Town Engineer
Town of Blacksburg
400 South Main Street
O: 540-443-1352
C: 540-686-5250

Please note that my email address has changed from mpagington@blacksburg.gov to mdean@blacksburg.gov

From: Kirk Johnson <kjohnson@graystoneco.com>
Sent: Sunday, February 16, 2020 9:05 AM
To: Margaret Dean <MDean@blacksburg.gov>; Brent Agramonte-Harper <brenta@graystoneco.com>
Cc: Shivon Dosky <Sdosky@graystoneco.com>
Subject: RE: N. Main Sewer Capacity

External Message Warning

Thanks Margaret, can you check for 100 multifamily units at Mt. Breeze and 100 bedrooms at Whipple?

S. KIRK JOHNSON, MAI
Managing Member
540-761-3711



From: Margaret Dean <MDean@blacksburg.gov>
Sent: Friday, February 14, 2020 9:00 AM
To: Brent Agramonte-Harper <brenta@graystoneco.com>
Cc: Kirk Johnson <kjohnson@graystoneco.com>; Shivon Dosky <sdosky@graystoneco.com>
Subject: RE: N. Main Sewer Capacity

Brent,

I checked those two locations and there are no known sewer capacity problems in those areas today. Judging by the size of the parcels, I doubt that anything built there would produce enough sewer to matter. However, to be sure, I am happy to run a complete sewer capacity analysis on either or both locations. I would just need an idea of what you are planning to build there like number of townhouses or number of bedrooms if it is apartments.

For the Mt Breeze lot, I will need to run an analysis on the Wyatt Farms pump station, but as of my last analysis in July of 2019, there was plenty of capacity.

Thanks,
Margaret

Margaret Dean
Town Engineer
Town of Blacksburg
400 South Main Street
O: 540-443-1352
C: 540-686-5250

Please note that my email address has changed from mpagington@blacksburg.gov to mdean@blacksburg.gov

From: Brent Agramonte-Harper <brenta@graystoneco.com>
Sent: Wednesday, February 12, 2020 9:48 PM
To: Margaret Dean <MDean@blacksburg.gov>
Cc: Kirk Johnson <kjohnson@graystoneco.com>; Shivon Dosky <sdosky@graystoneco.com>
Subject: N. Main Sewer Capacity

External Message Warning

Hello again Margaret, thanks again for getting us the availability letter for 1435 Toms Creek so quickly. I understand, from last night's meeting, that there will be a delay on the OBHS townhome project due to lack of sewer capacity. We were curious as to whether the same lines/pump station services our 1709/1711 Whipple property, or if this is the same that would service the land at N. Main & Mt. Breeze (tax map 167-A 9) on which we're under contract; would the limited sewer capacity impact those areas as well?

Thank you,

Brent



Brent Agramonte-Harper
Development Manager
(407) 437-7314



Downstream Sewer Capacity Worksheet

Disclaimer: The information presented herein is for information purposes only until a site plan has been approved. Additional development or field conditions may change the capacity within the sanitary sewer system prior to site plan submittal and approval. Once a site plan is approved, the Town will use its best efforts to reserve the capacity for the site unless the site plan expires prior to development.

Name of Development Project: **1709 Whipple**

A.) Calculate the Projected Average Daily Flows from the Development:

TOB Design Loadings			Total Project Loadings		
Use	gallons per day	Sewer Loadings	Total Number	units	Average GPD Flow
Family Dwelling	170	per dwelling		dwelling	0
Town Home	170	per home		homes	0
Multifamily/Apartments	75	per bedroom	100	bedrooms	7500
Car Wash	450	450 ea		each	0
Retail Store	40	per 1000 sf		square feet	0
Office Spaces	40	per 1000 sf		square feet	0
Industrial Facilities	350	per acre		acres	0
Hotel/Motel	150	per 1000 sf		square feet	0
Restaurants	150	per 1000 sf		square feet	0
Medical Office	150	per 100 sf		square feet	0
Other Flows (See VSCAT Table 3.)					
(A.) Total Average Daily Flow =					7,500

B.) Calculate the average infiltration rate from new sewer pipe:

Total Length of new sewer pipe for project (B1)= ft
 Infiltration factor (B2)= gpd/ft
 (B.) Total Average Infiltration (B1 x B2) = gpd

C.) Input average daily flows into sewer model

(C1) Total projected average daily development sewer flow (A+B) = gpd
 Model node for development:

D.) Determine endpoint of downstream analysis:

TOB Sewer shed where development is located:
 (D1) Peaking factor for proposed development =
 (D2) Total projected peak development flow (C1 x D1) = gpd
 (D3) Endpoint of peak flow downstream analysis (100 x D2) = gpd
 2-Year Endpoint Model node:
 2-Year Endpoint Model node sewer shed:
 10-Year Endpoint Model node:
 10-Year Endpoint Model node sewer shed:
 Is there a pump station within downstream analysis:

H.) Determine gravity interceptor capacity:

Attached are the results of the downstream capacity analysis from the Town's sanitary sewer model. The Town's sanitary sewer model has indicated that the following interceptors have inadequate capacity:

ID	Label	Start Node	Invert (Start) (ft)	Stop Node	Invert (Stop) (ft)	Length (Scaled) (ft)	Slope (Calculated) (%)	Manning's n	Diameter (in)	Depth (Maximum) /	Is Ever Surcharged?	Capacity (Full Flow) (gpd)	Flow (Maximum) (gpd)
See next sheet for full results													

ID	Label	Start Node	Invert (Start) (ft)	Stop Node	Invert (Stop) (ft)	Length (Unifed) (ft)	Slope (Calculated) (%)	Diameter (in)	Manning's n	Velocity (ft/s)	Depth (Maximum) (ft)	Rise (%)	Is Ever Surcharged?	Capacity (Full Flow) (gpd)	Flow (Maximum) (gpd)	Flow (Maximum)/Full Flow (%)
14875	C09107	C09107	2,182.63	C09106	2,170.25	210	5.9	8	0.01	4.13	27.1	FALSE	2,485,080.85	395,548.85	16	
14873	C09106	C09106	2,170.02	C09014A	2,159.69	210	4.9	8	0.01	3.89	28.3	FALSE	2,251,754.33	395,548.85	17.1	
13824	C09014A	C09014A	2,159.68	C09014	2,156.07	69	5.2	8	0.01	3.66	28	FALSE	2,322,253.08	395,548.85	17.1	
14473	C09014	C09014	2,155.23	C09013	2,153.76	150	1	8	0.01	2.38	48.1	FALSE	1,005,053.57	487,205.01	48.5	
15234	C09013	C09013	2,153.69	C09012	2,151.58	324	0.7	8	0.01	2.06	28.3	FALSE	819,311.81	487,204.74	59.4	
14147	C09012	C09012	2,151.49	C09011	2,143.51	106	7.5	8	0.01	4.89	28.3	FALSE	2,785,665.76	487,204.74	17.4	
14075	C09011	C09011	2,143.41	C09010	2,135.69	99	7.8	8	0.01	4.95	32.9	FALSE	2,835,120.65	487,678.11	17.2	
14835	C09010	C09010	2,135.52	C09009	2,131.47	199	2	8	0.01	4.17	63.2	FALSE	1,448,376.49	1,051,269.07	72.6	
15000	C09009	C09009	2,131.37	C09008	2,123.09	239	3.5	8	0.01	5.29	53.3	FALSE	1,889,716.74	1,050,741.38	55.6	
14516	C09008	C09008	2,127.91	C09007	2,117.75	164	3.4	8	0.01	5.41	53.8	FALSE	1,858,424.76	1,050,450.06	56.4	
14266	C09007	C09007	2,117.65	C09006	2,114.46	162	2	8	0.01	4.66	63.9	FALSE	1,424,653.28	1,049,852.19	73.7	
14284	C09006	C09006	2,114.36	C09005	2,111.91	124	1.2	8	0.01	4.79	61.3	TRUE	1,427,094.37	1,049,762.68	73.5	
14284	C09005	C09005	2,111.86	C09004	2,110.36	128	1.2	8	0.01	4.42	75.7	TRUE	1,099,058.33	1,034,395.32	94.2	
14284	C09004	C09004	2,110.36	C09003	2,108.30	102	1.3	8	0.01	4.23	82.6	TRUE	815,335.39	1,034,395.32	78.8	
13930	C09112	C09112	2,108.30	C09113	2,105.36	86	2.7	10	0.013	4.52	50.8	FALSE	1,142,438.91	1,456,629.00	78.4	
15263	C09113	C09113	2,106.16	C09114	2,093.85	326	3.7	10	0.013	6.24	51.9	FALSE	2,740,393.15	1,456,629.00	53.1	
15267	C09114	C09114	2,093.85	C09115	2,084.07	340	2.8	10	0.013	5.63	56.5	FALSE	2,376,878.35	1,451,861.49	61.1	
14941	C09115	C09115	2,083.98	Proposed MH B	2,075.50	230	3.7	10	0.013	6.18	52.5	FALSE	2,718,928.89	1,473,337.72	54.2	
16049	Proposed MH B	Proposed MH B	2,075.00	Proposed MH A	2,074.78	45	0.5	16	0.013	2.89	46.5	FALSE	3,467,279.71	1,562,441.93	45.1	
16050	A-SHENT1	Proposed MH A	2,074.54	Shenandoah 1 WW	2,074.50	9	0.4	16	0.013	2.66	47.9	FALSE	3,305,921.49	1,633,852.78	49.4	
2398	P-884	C09105A	2,141.55	C09105	2,126.50	152	9.9	8	0.01	7.57	73.8	TRUE	3,194,676.95	1,473,786.75	46	
2399	P-885	C09105	2,124.56	C09166	2,115.50	188	3.2	8	0.01	5.32	100	TRUE	1,822,795.22	1,473,217.63	80.9	
2400	P-886	C09166	2,115.50	C09103	2,112.78	421	0.6	8	0.01	3.65	100	TRUE	816,053.39	1,641,377.02	201	
3143	P-1238	C09103	2,110.73	MH-1199	2,110.59	43	0.3	10	0.01	2.38	100	TRUE	1,050,357.12	1,646,930.25	157.3	

1709 Whipple Dr. - Rezoning Application - Packet

Final Audit Report

2020-04-30

Created:	2020-04-30
By:	Brent Agramonte-Harper (brenta@graystoneco.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUYfLT8-htr-0peJ7laGWtDsfMpxrkvsh

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-  Document created by Brent Agramonte-Harper (brenta@graystoneco.com)
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