



Town of Christiansburg Fats, Oils, and Grease Program Guidelines

Section 1. Purpose and Applicability

- a. The purpose of the Town of Christiansburg "FOG" Program is to aid in preventing the introduction and accumulation of fats, oils, and grease into the Town's sewer system, thus causing sewer blockages and obstructions. Food service establishments and other commercial or industrial establishments generating waste water containing fats, oils, and grease are subject to the requirements of this program.
- b. Single-family residences, duplexes, and townhouses are exempt from these requirements unless the residence is converted for the purpose of commercial food preparation.
- c. Multifamily units such as apartment complexes that are found to be contributing FOG in sufficient quantities to cause main line blockages or increased maintenance cost shall be required to comply with this program.

Section 2. Definitions

Brown Grease shall mean floatable fats, oils, grease and settled solids produced during food preparation that are recovered from grease control devices.

Fats, Oils, and Grease (FOG) shall mean material, either liquid or solid, composed of fats, oils or grease from animal or vegetable sources. Examples of FOG include, but are not limited to, kitchen cooking grease, vegetable oil, bacon grease and organic polar compounds derived from animal and/or plant sources that contain multiple carbon triglyceride molecules. These substances are detectable and measurable using analytical test procedures established in the United States Code of Federal Regulations at 40 CFR Part 136, as may be amended from time to time. FOG may be referred to herein as "grease" or "greases".

Food Service Establishment (FSE) shall mean any commercial, industrial, institutional, or food processing facility discharging kitchen or food preparation wastewaters including, but not limited to, restaurants, commercial kitchens, caterers, motels, hotels, cafeterias, correctional facilities, prisons or jails, cafeterias, care institutions, hospitals, schools, and churches. Any establishment engaged in preparing, serving or otherwise making food available for consumption by the public shall be included. Such establishments use one or more of the following preparation activities: cooking by frying (all methods), baking (all methods), grilling, sautéing, rotisserie cooking, broiling, boiling, blanching, roasting, toasting, or poaching. Also included are infrared heating, searing, barbequing, and other food preparation activity that produces a hot, non-drinkable food product in or on a receptacle that requires washing.



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Grease Control Device (GCD) shall mean a device used to collect, contain, or remove food waste and grease from the wastewater while allowing the remaining wastewater to be discharged to the Town of Christiansburg's sewer system. Devices include grease interceptors, grease traps, automatic grease removal devices or other devices approved by the Director of Public Works.

Grease Hauler shall mean a contractor who collects the contents of a grease interceptor or trap and transports it to an approved recycling or disposal facility. A grease hauler may also provide other services related to grease interceptor maintenance for a FSE.

Grease Interceptor shall mean a structure or device, usually located underground and outside a FSE, designed to collect, separate and contain food waste and grease while allowing the wastewater to be discharged to the Town of Christiansburg's sewer system.

Grease Removal Device shall mean an active, automatic device that separates and removes FOG from effluent discharge and that cleans itself of accumulated FOG at least once every twenty-four hours utilizing electromechanical apparatus.

Grease Trap shall mean a device typically located indoors and under the sink or in the floor, designed for separating and containing grease prior to the wastewater exiting the trap and entering the sewer system. Such devices are typically passive (gravity fed) and compact with removable baffles.

Renderable FOG Container shall mean a closed, leak-proof container for the collection and storage of yellow grease.

Yellow Grease shall mean FOG used in food preparation that have not been in contact or contaminated with other sources such as water, wastewater or solid waste. An example of yellow grease is fryer oil, which can be recycled into products such as animal feed, cosmetics and alternative fuel. Yellow grease is also referred to as renderable FOG.

Section 3. Permits and Registration

All FSEs shall be required to obtain a "FOG" permit and register their GCD on registration forms provided by the Town of Christiansburg. The forms will be used to evaluate each individual FSE as to its specific operation in order to determine the size, maintenance, and pumping requirements as determined by the Building Official or his designee.



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- a. Existing FSEs - Shall complete the FOG discharge evaluation form and register the GCD within 60 days from the adoption of this ordinance and return to the Town building official's office. The building department will classify each FSE by hazard levels High, Medium, or Low based on the criteria detailed on the evaluation form. Once the hazard level has been determined, a permit application will be mailed to all FSEs in January 2015 to begin the annual permit and evaluation process. The permit shall be completed and the \$40 administrative fee paid by the date of your business license renewal. Business licenses for FSEs will not be renewed without the completed evaluation form, permit, and paid fees.

- b. New FSEs – Shall complete a permit application and evaluation form at the time of applying for water and sewer utilities. All GCD specifications shall be submitted at this time in order to be reviewed by the building department and a hazard level determined.

Section 4. Hazard Levels

- a. All FSEs will be assigned a hazard level that will be used to determine the frequency of pumping and maintenance requirements of the GCDs. (High Hazard) will be required to pump the GCD every 30 days, (Medium Hazard) will be required to pump the GCD every 60 days. (Low Hazard) will be required to pump the GCD every 90 days.

Section 5. Grease Control Devices

- a. Requirements - All FSEs shall have GCDs meeting all the applicable requirements of the Virginia Plumbing Code section 1003. The size, type, and location of each GCD shall be designed and installed in accordance with the manufacturer's installation instructions. Detailed calculations used to size the GCD shall be submitted for review during the permit and plan review process as well as the specifications of the GCD. GCDs over 1000 gallons will not require any calculations; only the manufacturer's installation instructions will be required for review.

1. New FSEs – Shall be required to install, operate, and maintain a GCD in compliance with this program. GCDs shall be installed and registered prior to the issuance of a certificate of occupancy.



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2. *Existing FSEs* – Existing FSEs in operation at the time of the adoption of this program shall be allowed to continue operation and maintain their existing GCDs, provided such GCDs are in proper operating condition and not found to be contributing FOG in quantities sufficient to cause line blockages or increased maintenance of the Town sewer system. If the GCD is determined to be contributing FOG quantities sufficient to cause line stoppages or necessitate increased maintenance by Town staff, an existing FSE shall be required to meet the requirements of this program. Existing FSEs that are renovated or expanded in such a way that it increases the amount of FOG being discharged into the Town sewer system, may require the installation of new GCD if it is determined that the renovation will also include any of the following (1) changing of the food preparation process, (2) major changes in the menu, (3) dishwashing techniques, (4) change of cooking oils or fats, (5) additional seating resulting in an increase of meals being served, (6) a change in the type of utensils being used.
3. *Retrofit* – Any existing FSE determined by Town officials to be contributing excessive FOG into the Town sewer system may be required to install or upgrade their GCD and comply with the requirements of this program.
4. GCDs must be installed on the exterior of the building unless specifically requested. Request for locations other than the exterior of the building will be determined on a case by case basis and requires a written statement be provided to the Building Official detailing why another location is desired.
5. GCDs shall be installed with a sampling port for inspection and sampling downstream of the GCD prior to the connection to the Town sewer system.

b. **Installation of Grease Control Devices**

GCDs shall be installed by a plumber licensed in the Commonwealth of Virginia or as approved by the Department of Occupational Regulation. Every GCD shall be installed and connected so that it may be readily accessible for inspection, cleaning, and removal of the intercepted food waste and grease at any time.



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c. Maintenance of Grease Control Devices

- 1) All GCDs shall be maintained at the owner's expense. GCDs shall be pumped at the required intervals as determined by the Town building department.
- 2) If FSEs are found to be contributing excessive amounts of FOG, thus causing blockages in the Town sewer system, a more frequent pumping schedule may be required at the determination of the Town building official or designee.

d. Inspection of Grease Control Devices

The Building Official or his designee shall have the right of entry into any FSE, during reasonable hours, for the purpose of making inspections, observation, sampling, testing or review of pumping records to ensure compliance with this program. Operational changes, maintenance and repairs required by the building official or his designee shall be implemented as noted in the written notice received by the FSE.

e. Record Keeping

FSEs shall retain and make available to the Building Official or designee all pumping and maintenance records from the previous year. Pumping and maintenance records shall include the dates the GCD was pumped, the name and business address of the company or person performing each cleaning, the volume of waste removed in each cleaning and the disposal location of the FOG. Such records shall be kept on site and made available to the building official or designee. Failure to provide appropriate documentation that any grease control device has been cleaned according to the established schedule may result in the Town acting to clean the grease control device or have the grease control device cleaned and charge the associated expense to the sewer customer account.

Section 6. Fees

- a. \$40 annual permit fee for administrative costs associated with maintaining the program.



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- b. There are no fees for inspection of the FSE. However, if non-compliance is noted re-inspection fees of \$100 per inspection shall apply if violations remain non-compliant.

Section 7. Violations and Penalties

- a. Penalties for violations related to the maintenance and construction of GCDs shall be punishable as a class 1 misdemeanor and, upon conviction, is punishable by a maximum fine of up to \$2500 per violation per day in accordance with the Code of Virginia 36-106 and Christiansburg Town Code section 1-11.
- b. Penalties for non-compliance regarding the submittal of required maintenance records shall be as follows. The penalties will be assessed at the time of the business license renewal. No business license shall be issued until all submittals have been received and approved and any pending penalties have been paid. Failure to provide appropriate documentation that any grease control device has been cleaned according to the established schedule may result in the Town acting to clean the grease control device or have the grease control device cleaned and charge the associated expense to the sewer customer account.

High Hazard FSE- \$500

Medium Hazard FSE - \$250

Low Hazard FSE \$100

- c. Any FSE that, intentionally or otherwise, commits any acts prohibited by this ordinance or otherwise is found to have been the source of a blockage that causes damage to Town sewer lines or property shall be responsible for all costs incurred by the Town for cleanup, abatement, removal and disposal of any substance unlawfully discharged into the Town sewer system, as well as the costs of any damages or regulatory penalties associated with this program.



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AN ORDINANCE TO AMEND CHAPTER 10 “BUILDINGS AND BUILDING REGULATIONS”, CHAPTER 18 “FINANCE AND TAXATION” AND CHAPTER 36 “UTILITIES” OF THE *CHRISTIANSBURG TOWN CODE* IN REGARDS TO ADOPTION OF A FATS, OILS, AND GREASE PROGRAM INCLUDING PROVISIONS FOR REPORTING AND PENALTIES INCLUDING FINES AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Christiansburg owns and maintains a sanitary sewer system and operates same for the benefit of its sewer customers; and,

WHEREAS, notice of the intention of the Town Council to pass said ordinance was published two consecutive weeks (July 30, 2014 and August 6, 2014) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg; and,

WHEREAS, a public hearing of Council of the Town was held August 12, 2014 and,

WHEREAS, in order to effectively operate and maintain its sanitary sewer system and efficiently provide sewer service, the Town must have appropriate regulations for such service;

THEREFORE, be it ordained by the Council of the Town of Christiansburg, Virginia that it hereby amends Chapter 10 “Buildings and Building Regulations” of the *Christiansburg Town Code* by the addition of Sec. 10-26 as follows:

ARTICLE II. BUILDING CODE

Sec. 10-26. Fats, oils, and grease program; permits and fees; reporting; remedies and penalty.

- (a) *Fats, oils, and grease program.* The Town may require that any Town sewer customer provide grease control devices including grease interceptors and traps at a size and quantity deemed appropriate by the Town Building Official or his designee. Grease control devices shall be maintained by the property owner or business operator in a manner deemed appropriate by the Building Official or his designee. The Building Official may designate sewer customers as low, medium, and high hazard users based on criteria including volume, foods served, methods of cleaning dishes, pots, pans, etc., disposition facilities including number of grease traps and holding tank size, history of sewer problems, and other items related to the production and disposition of fats, oils, and grease or other items that may be harmful to the Town sewer system. The Building Official may establish a schedule for cleaning grease control devices for each category of user (low, medium, or high hazard). The Building Official shall notify designated sewer customers of the established schedule for the sewer account and may make adjustment to hazard designation based on experience with sewer problems relatable to the sewer customer account. The Building Official or his designee shall have the right to enter any property or buildings associated with sewer customer accounts for inspection of grease control devices to insure appropriate maintenance.
- (b) *Permits and fees.* The Building Official may require a Fats, Oils, and Grease Program Permit for all low, medium, and high hazard designated sewer customers. The permit shall be renewed annually and be due in conjunction with Town Business Licenses. The permit

holder (owner/operator) shall abide by all criteria set forth in the Town of Christiansburg Fats, Oils, and Grease Program Guidelines, as may be amended from time to time. The Town of Christiansburg Fats, Oils, and Grease Program Guidelines, may allow for the charging of a fee for Fats, Oils, and Grease Program Permit applications.

- (c) *Reporting.* The Building Official may require appropriate documentation that grease control devices have been cleaned according to the established schedule and that such documentation be submitted to the Town within ten days of cleaning. .
- (d) *Remedies and penalty.* Failure to clean any grease control device according to the scheduled established by the Building Official may result in the Town acting to clean the grease control device or have the grease control device cleaned and charge the associated expense to the sewer customer account.

Failure to provide appropriate documentation that any grease control device has been cleaned according to the established schedule may result in the Town acting to clean the grease control device or have the grease control device cleaned and charge the associated expense to the sewer customer account.

The Building Official may assess a fine for failure to clean any grease control device according to the schedule established by the Building Official or for noncompliance with any provision of the Fats, Oils, and Grease Programs Guidelines with a fine of \$100.00 for low hazard category users, \$250.00 for medium hazard category users and \$500.00 for high hazard category users for each violation. Additionally, the owner/operator may be charged with a Class 1 misdemeanor for failure to clean any grease control device according to the schedule established by the Building Official or for noncompliance with any provision of the Fats, Oils, and Grease Programs Guidelines.

The Town reserves the right to discontinue water and sewer service for any sewer customer in violation of this section. These penalties shall be in addition to penalties as specified in Sec. 36-189 of Chapter 36 "Utilities."

THEREFORE, be it further ordained by the Council of the Town of Christiansburg, Virginia that it hereby amends Sec. 18-365 of Chapter 18 "Finance and Taxation" of the *Christiansburg Town Code* as follows:

ARTICLE XI. BUSINESS, PROFESSIONAL AND OCCUPATIONAL

Sec. 18-365. Compliance with zoning and building regulations required.

The town treasurer shall not issue a license for conducting any business, profession, trade or occupation at a location where the conduct of such business, profession, trade or occupation is prohibited by the zoning **or building** regulations of the town. All such licenses shall be subject to verification to ascertain compliance with the zoning **and building** regulations. Failure to comply shall be just cause for refusal to issue or immediate revocation by the town treasurer.

(Code 1992, § 15-14; Ord. of 12-17-1996)

THEREFORE, be it further ordained by the Council of the Town of Christiansburg, Virginia that it hereby amends Sec. 36-190 and Sec. 36-191 of Chapter 36 "Utilities" of the *Christiansburg Town Code* as follows:

ARTICLE VII. SEWER USE

Sec. 36-190. Prohibited discharges.

It shall be unlawful for any person or user to discharge, cause to be discharged, or permit to be discharged into the wastewater treatment system any of the following waters, wastes or effluents:

- (1) Any waste which, by itself or by interaction with other waste, may:
 - a. Injure or interfere with wastewater treatment processes or facilities.
 - b. Constitute a hazard to humans or animals.
 - c. Create a hazard in receiving waters of the wastewater treatment plant effluent.
 - d. Violate any pretreatment standards promulgated by EPA and contained in [40 CFR](#) chapter I, subchapter N, parts 404-471.
 - e. Cause interference, as defined in this article and in State Water Control Law 9 VAC 25-31-10 et seq., as amended; water control law, Code of Virginia, § 62.1-44.2 et seq.
 - f. Any pollutant which, by itself or by interaction with other wastes, creates a fire or explosion hazard in the POTW, including, but not limited to, any waste with a closed-cup flashpoint of less than 140 degrees Fahrenheit using the test methods specified in [40 CFR](#) 261.21.
 - g. Any pollutant which, by itself or by interaction with other wastes, results in toxic gases, vapors or fumes in the POTW in a quantity that may cause acute worker health and safety problems.
 - h. Any waste which, by itself or by interaction with other wastes, possesses a pH less than 5.5.
 - i. Any trucked or hauled pollutants, except at discharge points designated by the town.
- (2) Any water or wastewater discharge which contains:
 - a. Any liquids, solids or gases which, by reason of their nature or quantity, are, or may be, sufficient, either alone or by interaction with other substances, to cause fire or explosion or be injurious in any other way to the wastewater treatment system or to the operation of the system. Prohibited materials include, but are not limited to, gasoline, kerosene, naphtha, benzene, toluene, xylene, ethers, alcohols, ketones, aldehydes, peroxides, chlorates, perchlorates, bromates, carbides, hydrides and sulfides.
 - b. Fats, wax, grease or oils, whether emulsified or not, in excess of 100 mg/l or containing substances which may solidify or become viscous at temperatures between 32 and 150 degrees Fahrenheit. **Fats, oils, and grease discharges in violation of Sec. 10-26 of Chapter 10 "Buildings and Building Regulations."**
 - c. Heat in amounts which will inhibit biological activity in publicly owned treatment works resulting in interference, but in any case, heat in such quantities that wastewater temperatures at the entrance to the treatment plant exceed 40 degrees Celsius or 104 degrees Fahrenheit, unless the approval authority approves alternate temperature limits.
 - d. Ashes, cinders, sand, mud, straw, shavings, metal, glass, rags, feathers, tars, plastics, wood, whole blood, paunch manure, hair, hides or fleshings, entrails, paper products (other than those used for personal hygiene), slops, chemical

residue, paint residue, bones, animal guts or tissue, spent lime, stone or marble dust, grass clippings, spent grain, spent hops, asphalt residues, residues from refining or processing of fuel or lubricating oils, bulk solids or any other solid or viscous substance present in sufficient quantities which will obstruct the flow in sewers, interfere with the wastewater treatment processes, or cause overloading of the wastewater treatment system.

- e. Any waters or wastes having a pH lower than 5.5 or higher than 9.0, at any time, or having any other corrosive property capable of causing damage or hazard to structures, equipment or personnel at the wastewater treatment plant.
- f. Strong acid or concentrated plating solutions, whether neutralized or not.
- g. Any pollutant which will cause interference or pass through, including any toxic substances in amounts exceeding standards promulgated by the United States Environmental Protection Agency pursuant to section 307(a) of public law 92-500, and chemical elements or compounds, phenols or other taste- or odor-producing substances or other substances which are not susceptible to treatment or which may interfere with the biological processes or efficiency of the wastewater treatment system, or that will pass through the system.
- h. Antimony.
- i. Beryllium.
- j. Bismuth.
- k. Cobalt.
- l. Uranium ion.
- m. Rhenium.
- n. Strontium.
- o. Tellurium.
- p. Radium.
- q. Herbicides.
- r. Fungicides.
- s. Pesticides.

(3) Any water or wastewater which exceeds the following daily maximum limits in a single grab sample or a composite of multiple grab samples, as determined in accordance with 40 CFR Part 136:

- a. Total Arsenic: 0.05 mg/l.
- b. Total Barium: 5.0 mg/l.
- c. Total Cadmium: 0.02 mg/l.
- d. Chlorides: 500 mg/l.
- e. Chromium (hexavalent): 2.0 mg/l.
- f. Total Chromium: 5.0 mg/l.
- g. Total Copper: 1.0 mg/l.
- h. Cyanide: 1.0 mg/l.
- i. Total Iron: 100 mg/l.
- j. Total Lead: 0.10 mg/l.
- k. Total Manganese: 1.0 mg/l.

- I. Total Mercury: 0.005 mg/l.
- m. Total Molybdenum: 1.0 mg/l.
- n. Total Nickel: 1.0 mg/l.
- o. Phenol: 1.0 mg/l.
- p. Total Selenium: 0.02 mg/l.
- q. Total Silver: 0.10 mg/l.
- r. Total Zinc: 0.5 mg/l.
- s. Total dissolved solids (including sodium chloride and sodium sulfate): 750 mg/l.
- t. Inert solids (Fuller's earth, lime slurries, lime residues, etc.): 250 mg/l.
- u. Excessive discoloration, as determined by spectrophotometric method 204B, standard methods, or the latest approved method for industrial wastewater determinations. This parameter relates to dye wastes and vegetable tanning solutions, but is in no way limited to these discharges.
- v. Substances causing a chemical oxygen demand (COD) greater than 1500 mg/l.
- w. Substances which cause a COD to BOD ratio of greater than 5 to 1, unless the COD value is equal to, or less than, 30 mg/l.

In addition, if it is determined that any one of these parameters exceeds the state effluent requirements for the wastewater treatment plant, an adjustment in the given parameter concentration limit will be required. No other heavy metals or toxic materials not previously detailed shall be discharged into the town's wastewater treatment system without a permit from the town specifying conditions of pretreatment, concentrations, volumes and other applicable provisions.

- (4) Any garbage, unless it is shredded to a degree that all particles can be carried freely under the flow conditions normally prevailing in the sewer system. Particles greater than one-half inch in any dimension are prohibited. The town reserves the right to review and approve the installation and operation of any garbage grinder equipped with a motor of three-quarter horsepower or greater.
- (5) Any radioactive wastes or isotopes without the permission of the town. The town reserves the right to establish, in compliance with applicable state and federal regulations, regulations for the discharge of radioactive waste into its wastewater treatment system.
- (6) Any stormwater, surface water, groundwater, artesian well water, roof runoff, subsurface drainage, swimming pool drainage, condensate, deionized water, noncontact cooling water and unpolluted wastewater, unless specifically authorized by the town.
- (7) Any water or wastewater discharges which contain substances that may:
 - a. Deposit grease or oil in the sewer lines in such a manner as to clog the sewers.
 - b. Overload skimming and grease-handling equipment.
 - c. Pass to the receiving waters without being effectively treated by the normal wastewater treatment process due to the nonamenability of the substance to bacterial action.
 - d. Deleteriously affect the wastewater treatment process due to excessive quantities.
- (8) Any incompatible waste which:

- a. Is not amenable to treatment or reduction by the wastewater treatment processes and facilities employed.
- b. Is amenable to treatment only to such a degree that the wastewater treatment plant effluent cannot meet the requirements of other agencies having jurisdiction over discharges to the receiving water.
- c. Is the cause of or contributes to violations, including increasing the duration or magnitude of violations, of the publicly owned treatment work's national pollution discharge elimination system permit.

(9) Any slug discharges of water or wastewater.

(10) Any holding tank wastes, unless a permit is issued by the town.

(11) Any other substance which the Environmental Protection Agency may, in the future, prohibit by law from being discharged into wastewater treatment systems.

(12) The discharge of any pollutant (including oxygen-demanding pollutants BOD, COD, etc.) released at a flow rate or concentration which, either single or by interaction with other pollutants, will cause interference with the POTW.

(13) The discharge of petroleum oil, nonbiodegradable cutting oil or products of mineral oil origin, in amounts that will cause interference or pass through.

(14) Wastewaters containing substances subject to an applicable categorical pretreatment standard promulgated by EPA in excess of the quantity prescribed in such applicable pretreatment standards. Compliance with such applicable pretreatment standards shall be within the time frame established in the standard; provided, however, compliance with a categorical pretreatment standard for new sources shall be required upon commencement of discharge to the treatment works.

(15) The town reserves the right, and power, to amend the above standards, at any time, to comply with federal or state law or to protect the public health, safety and welfare.

(Code 1992, § 29-154; Ord. of 9-6-1994; Ord. No. 2002-7, 8-6-2002; Ord. No. 2009-6, 8-19-2009)

Sec. 36-191. Powers of town relative to prohibited discharges.

(a) If wastewater discharged, or proposed to be discharged, into the public sewer has a deleterious effect on the POTW, its treatment facilities, processes, equipment or receiving waters; creates a hazard to life or health; creates a public nuisance; or is in violation of this article, the town shall take the necessary action to:

- (1) Prohibit the discharge of such wastewater;
- (2) Require the user to demonstrate that in-plant modifications will reduce or eliminate the discharge of such substances in conformity with this article. This may include, but is not limited to, the use of grease, oil and sand interceptors when, in the opinion of the town, they are necessary for the proper handling of wastewater containing excessive amount of grease, oil or sand. **A separate Fats, Oils, and Grease Program Permit may be required in accordance with the Fats, Oils, and Grease Program as specified in Sec. 10-26 of Chapter 10 “Buildings and Building Regulation.”** All interception units shall be of a type and capacity approved by the town and shall be so located to be easily accessible for cleaning and inspection. Such interceptors shall be inspected, cleaned and repaired by the user at their expense;

- (3) Require pretreatment, including, but not limited to, storage facilities and flow equalization necessary to reduce or eliminate the objectionable characteristics or substances so that the discharge will not violate this article;
- (4) Require the user making, causing or allowing the discharge to pay any additional expenses incurred by the town for handling and treating overloads imposed on the wastewater treatment plant;
- (5) Whenever deemed necessary, the town may require users to restrict their discharge during peak flow periods, designate that certain wastewater be discharged only into specific sewers, relocate and/or consolidate points of discharge, separate sewage wastestreams from industrial wastestreams, and such other conditions as may be necessary to protect the POTW and determine the user's compliance with the requirements of this article;
- (6) The town may require any person discharging into the POTW to install and maintain, on their property and at their expense, a suitable storage and flow-control facility to ensure equalization of flow. An individual wastewater discharge permit (or a general permit) may be issued solely for flow equalization; or
- (7) Take such other remedial action as may be deemed to be desirable or necessary to achieve the purpose of this article.

- (b) The town shall have the right to determine when a discharge or a proposed discharge is covered by this section.
- (c) The town shall reject wastewater or terminate wastewater treatment service when it determines that a discharge, or a proposed discharge, is included under this section and does not meet the requirements of this article.
- (d) Upon notification by the town, the permittee shall halt immediately any actual or threatened discharge to the POTW that may present an imminent endangerment to public health or the environment or the POTW. Where the health or welfare of persons is threatened, notification will be immediate. Where the environment or the POTW's operations are threatened, the permittee will be notified and afforded the opportunity to terminate the discharge and mitigate any damage.

(Code 1992, § 29-155; Ord. of 9-6-1994; Ord. No. 2009-6, 8-19-2009)

This ordinance shall become effective upon adoption. If any part of this ordinance is deemed unlawful by a court of competent jurisdiction all remaining parts shall be deemed valid.

Upon a call for an aye and nay vote on the foregoing ordinance at a regular meeting of the Council of the Town of Christiansburg, Virginia held _____, 2014, the members of the Council of the Town of Christiansburg, Virginia present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
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Mayor D. Michael Barber*

Samuel M. Bishop

Cord Hall

Steve Huppert

Henry Showalter

Bradford J. Stipes

James W. "Jim" Vanhoozier

*Votes only in the event of a tie vote by Council.

SEAL:

Michele M. Stipes, Town Clerk

D. Michael Barber, Mayor

**Christiansburg Planning Commission
Minutes of July 21, 2014**

Present: Matthew J. Beasley
Ann Carter
Harry Collins
M.H. Dorsett, AICP
David Franusich
Jonathan Hedrick
Steve Huppert
Craig Moore, Chairperson
Jennifer D. Sowers
Nichole Hair, Secretary Non-Voting

Absent: Joe Powers, Vice-Chairperson

Staff/Visitors: Missy Martin, staff
Sara Morgan, staff
Michael Barber, Mayor
Teresa, Guynn, Memmer & Dillon, P.C., Town Attorney
Jim Vanhoozier, Town Council
Cindy Wells Disney, Montgomery County Planning Commission
Steve Semones, Balzer and Associates, Inc.
Todd Robertson, Stateson Homes

Chairperson Moore called the meeting to order at 7:00 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia, following the pledge of allegiance, to discuss the following items:

Public Comment.

Chairperson Moore opened the floor for public comment. No public comments were made. Chairperson Moore closed the public comment period.

Discussion by Planning Commission on Council's intention to adopt an ordinance in regards to a rezoning request Stateson Homes for property located on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) from A Agricultural to R-1 Single Family Residential with proffers. The property contains 35.4 acres and is scheduled as Residential in the Future Land Use Map of the Christiansburg Comprehensive Plan. The Planning Commission public hearing was held on June 30, 2014.

Chairperson Moore read the drafted proffer statement provided by the applicant. There are four proffers.

1. The property shall be developed in substantial conformance with the masterplan submitted dated June 10, 2014 and revised July 17, 2014.
2. The property proposed for R-1 Zoning shall only be utilized for single-family detached residential use.
3. A maximum density of no more than three (3) units per acre shall be permitted within the area requested for R-1 Zoning.
4. Construction traffic shall be strictly prohibited from utilizing any private roads in the Villas at Peppers Ferry.

Ms. Hair spoke with the Theresa Fontana, Town Attorney about proffer #3. There will be density higher than three (3) units per acre. This was confirmed and explained by the applicant's representative, Steve Semones. Ms. Fontana suggests striking the third proffer and going with the wording in the Code. She noted that the Conditional Use Permit process will address the areas that have an increased density. Ms. Fontana went on to explain the Virginia Code and how the application triggered the CUP process. This is a mixed density development. Mr. Semones spoke to the design of the development and how it lends itself to a three (3) unit per acre average overall. Ms. Fontana and Mr. Semones clarified the density of the development; there are areas with more than three (3) units per acre.

Commissioner Huppert asked about the density of the proposed development. Mr. Semones responded with an explanation of the density within the development. Commissioner Collins asked about the size of lots within the development in relation to the R-1 zoning. Ms. Hair clarified what the applicant is proffering. The Type B lots will be 6,000 square feet rather than the normal 10,000 square feet. Type A lots will be greater than the 10,000 square feet. This development is single-family only. Mr. Semones clarified for Commissioner Huppert that there are 76 lots in the development.

Chairperson Moore asked for clarification regarding the third proffer. Mr. Semones agreed to strike out the third proffer and provide a revised proffer statement.

Commissioner Franusich asked for clarification on the revised master plan. Ms. Hair clarified the removal of Road B leading onto Stafford Drive.

Discussion by Planning Commission on Council's intention to adopt an ordinance in regards to a rezoning request Stateson Homes for property located on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) from A Agricultural to R-1 Single Family Residential with proffers. The property contains 35.4 acres and is scheduled as Residential in the Future Land Use Map of the Christiansburg Comprehensive Plan – (continued).

Commissioner Hedrick asked Ms. Fontana for clarification on the cash proffers. Ms. Fontana stated that cash proffers could be addressed in the future with an amendment to the Town Code. She explained that cash proffers are not addressed in the Virginia Code and that there has been one case that states the Dillon Rule prevents the Planning Commission from conditioning a CUP for cash proffers. Commissioner Hedrick clarified that this prevents the Planning Commission from requiring the \$850 per lot in the conditions. Ms. Fontana confirmed.

Ms. Hair spoke to the timeline of development. If the development receives approval from the Planning Commission and Town Council in the next month, it would be another 12-18 months before roads, and water and sewer lines were added to the site. Sturgill Estates further down the road was rezoned in 2008 and Town staff recently approved the Certificate of Occupancy for their twentieth house.

Commissioner Dorsett believes it is a bad idea to widen Stafford Drive due to the commercial property not being developed at this time. When the commercial lot is developed the developer could be asked to realign the road. Commissioner Hedrick asked for clarification regarding the developer being required to do that for a commercial property as opposed to the current applicant. Commissioner Dorsett and Ms. Hair clarified that a commercial developer can be required to do so because it is part of the site development. Commissioner Hedrick noted where he stood on the application given that Stafford Drive will not be widened. Commissioner Dorsett noted that one cannot make a direct correlation between the proposed development and Stafford Drive. Commissioner Hedrick believes a direct correlation can be made.

Commissioner Dorsett spoke to the travel lanes on Depot Street. The travel lanes on Stafford Drive are 10 feet each and the travel lanes on Depot Street are 11 feet each. Depot Street has almost 9,000 cars trips a day. This is significantly higher than Stafford Drive.

Ms. Hair noted her experience with traveling on Stafford Drive. She has passed two vehicles and had no problem with the width of the road.

Commissioner Franusich asked about plans to improve Stafford Drive. Ms. Hair clarified there is none at this time due to the Town's lack of right of way. The improvements to Stafford Drive should be addressed at the time of commercial development on the lot fronting Route 114.

Discussion by Planning Commission on Council's intention to adopt an ordinance in regards to a rezoning request Stateson Homes for property located on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) from A Agricultural to R-1 Single Family Residential with proffers. The property contains 35.4 acres and is scheduled as Residential in the Future Land Use Map of the Christiansburg Comprehensive Plan - (continued).

Ms. Hair noted that one cannot predict residents' behavior. When she travels on Stafford Drive she chooses to turn onto Route 114 via Quin W. Stuart Boulevard.

Commissioner Huppert asked if Route 114 improvements would be complete by the time the development is created. Ms. Hair believes it will be. From her understanding, by the time Stateson Homes has infrastructure in, the VDOT traffic study will be completed along with the Route 114 improvements.

Commissioner Franusich spoke to the residential designation in the Comprehensive Plan. He noted the lack of pedestrian infrastructure and shoulders on Stafford Drive. Commissioner Franusich questioned if this rezoning is the responsible thing to do if there is not a plan in place to widen Stafford Drive. Commissioner Franusich stated he appreciated the removal of the Road B exit onto Stafford Drive. Commissioner Dorsett noted that there is no correlation between this development and Stafford Drive to require Stafford Drive be improved. With the entrance to the development on Quin W. Stuart Boulevard, one cannot assume everyone will use Stafford Drive. Commissioner Franusich agrees not everyone will travel that way but there will be some impact on Stafford Drive. Commissioner Hedrick believes that statement is like saying the Villas of Peppers Ferry do not have an impact on Stafford Drive, which is not true. Commissioner Franusich agreed with Commissioner Hedrick.

Commissioner Hedrick spoke about the widening of Stafford Drive and how the residents of Stafford Drive have voiced concern. He believes the Town should address this issue now rather than leaving it to another developer to handle.

Commissioner Dorsett made a motion to recommend approval of the rezoning to Town Council with the amended proffers. Commissioner Carter seconded the motion.

Commissioner Franusich stated his main concern is the impact on Stafford Drive. He mentioned the Villas of Peppers Ferry's impact on Stafford Drive and how one can assume the same for the proposed development. Commissioner Franusich also noted Ms. Hair's comment on the development timeline and commercial development that will occur on the property fronting Route 114.

Commissioner Dorsett noted the Route 114 improvements would be present at the time of the development. Commissioner Huppert asked the applicant about the rate of building. Mr. Robertson responded by saying 15 homes a year and would not break ground until Fall 2015. This means the first home would not be delivered until Spring 2016.

Discussion by Planning Commission on Council's intention to adopt an ordinance in regards to a rezoning request Stateson Homes for property located on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) from A Agricultural to R-1 Single Family Residential with proffers. The property contains 35.4 acres and is scheduled as Residential in the Future Land Use Map of the Christiansburg Comprehensive Plan - (continued).

Mr. Robertson noted his business plan and how the market will dictate the building. Commissioner Franusich stated the rezoning follows the Comprehensive Plan but the Planning Commission also needs to address public safety and welfare. He added the Planning Commission cannot predict the impact on Stafford Drive. Commissioner Hedrick stated Stafford Drive should have been addressed when four other developments located off Stafford Drive. Commissioner Sowers and Ms. Hair noted the widening of the road when it was annexed. The road was built to the standard in 1988. Commissioner Dorsett added that the 1988 standard for residential roads was 10 foot travel lanes. The motion passed 7-2.

Contingent on Item 2, discussion by Planning Commission on a Conditional Use Permit request by Stateson Homes for property on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) for a planned housing development in the R-1 Single Family Residential District. The Planning Commission public hearing was held on June 30, 2014.

Chairperson Moore read the drafted conditions:

1. The presented "Site Development Regulations of the Proposed Stateson Homes Planned Housing Development" prepared by the Balzer and Associates, Inc. dated June 10, 2014 and revised July 17, 2014, shall be considered as conditions of approval.
2. The development shall be in general conformity with the presented "Stateston Homes Planned Housing Master Plan" drawings dated June 10, 2014.
3. The applicant shall install an 8 foot wide, paved walking trail with a 2 foot wide vegetative buffer along "Road A", on the "Stateson Homes Planning Housing Master Plan" drawings dated June 10, 2014, adjoining the Villas of Peppers Ferry.
4. The developer shall install sidewalks along one side of the streets within the development. The sidewalks shall be divided from the street with a 3 foot strip of grass.
5. The developer shall install street lightening of similar design to what exists along Quin W. Stuart Blvd.
6. The developer shall provide active recreation within the development.

Contingent on Item 2, discussion by Planning Commission on a Conditional Use Permit request by Stateson Homes for property on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) for a planned housing development in the R-1 Single Family Residential District – (continued).

7. The developer shall install vegetative screening along portions of Road A that are adjacent to existing residential units located in the Villas of Peppers Ferry. A minimum of 75% evergreen trees or shrubs will be used in each screening location.
8. The developer of this property shall provide \$850 per lot, to be set aside by the Town for improvements to Stafford Drive right-of-way from Peppers Ferry Road, N.W. to Quin W. Stuart Blvd. This amount will be provided to the Town of Christiansburg at the time of applying for a building permit.

Condition #8 is not legally permissible and is stricken.

Commissioner Franusich asked about the permissibility of Condition #6. Ms. Hair clarified that it is permissible with on-site work as opposed to off-site.

Commissioner Dorsett stated she is concerned with the use of pines as vegetative screening and would prefer more water friendly trees and shrubs. She added the use of various trees and plants to make the screening visually interesting for the Villas of Peppers Ferry residents. Commissioner Dorsett stated she would like to shift the road centerline towards the other end of the right-of-way to provide more space between the road pavement and the Villas of Peppers Ferry. She stated this will create a visually interesting screening. Mr. Semones spoke to the desires of the Villas of Peppers Ferry residents and the focus of screening along Road A. Mr. Semones stated the applicant would like to do mass planting of the screening to help the critical areas

Commissioner Dorsett and Commissioner Sowers discussed the shifting of Road A in regards to the right-of-way. Commissioner Dorsett and Ms. Hair discussed revising the requirement to a maximum of 70% of evergreens be added to condition #7. The Planning Commission agreed to the change. Commissioner Collins asked about the residents' desires and Mr. Semones spoke to the screening desired along Road A.

Commissioner Dorsett stated she would like to see the sidewalks on the outside lots rather than the inside lots. The sidewalks will provide access to active recreation such as a pocket park. Commissioner Huppert and Commissioner Carter asked about the definition of active recreation. Commissioner Dorsett gave examples of active recreation and Mr. Semones confirmed. Commissioner Sowers asked about the maintenance of the active recreation. Mr. Semones explained that the maintenance would be handed over to the Home Owners Association once the development is complete. Condition #6 is revised to include pocket park.

Contingent of Item 2, discussion by Planning Commission on a Conditional Use Permit request by Stateson Homes for property on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) for a planned housing development in the R-1 Single Family Residential District - (continued).

Commissioner Dorsett explained her idea regarding sidewalks on the outside with the use of the map. The description of the outside lots was discussed by the Planning Commission and Ms. Hair. Commissioner Collins asked about the past conversation regarding sidewalks on both sides of the road. Mr. Semones stated that the applicant's original proffer statement included the sidewalks on both sides. Commissioner Dorsett spoke to the design of sidewalks on one side of the street. Mr. Semones noted that the original application met the current zoning ordinance. Commissioner Dorsett and Commissioner Franusich discussed the sidewalks and trails along Road A. Commissioner Collins stated this sets the wrong precedence for future development.

Commissioner Huppert is concerned about the development of the pocket park and suggested it be built when fifty percentage of the development receives a Certificate of Occupancy. Ms. Hair and Mr. Semones noted that this has been done in the past.

Commissioner Huppert asked for clarification regarding Road B's connection to Stafford Drive. Mr. Semones clarified that Road B no longer connects to Stafford Drive.

Commissioner Franusich and Commissioner Dorsett asked about stormwater development. A condition was added to include the current stormwater regulations are met by the applicant. Chairperson Moore spoke to the impervious area being added to the site and how it can create issues regarding stormwater. The more asphalt present on the property results in more stormwater on the property. He noted it may intend to do the environmentally friendly thing but the Planning Commission needs to consider other impacts. Commissioner Dorsett noted the use of a vegetative strip along the trail to allow water to infiltrate and minimize the impact. Commissioner Carter noted the water tax for the runoff that could be implemented by the Town.

Commissioner Carter asked Commissioner Dorsett to clarify where sidewalks will be. Chairperson Moore asked Mr. Semones to show the trail and sidewalk on the site. Mr. Semones showed Planning Commission where the trail and sidewalks would be located on the site. Chairperson Moore clarified that this would modify Condition #4. Ms. Hair clarified that sidewalks will be along lots 1-22, 39-48, and 67-76.

Chairperson Moore asked for clarification of revised Condition #6. Ms. Hair read the revised condition #6. The developer shall install active recreation within the development, such as a pocket park, after 50% of the lots have received a Certificate of Occupancy.

Contingent of Item 2, discussion by Planning Commission on a Conditional Use Permit request by Stateson Homes for property on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) for a planned housing development in the R-1 Single Family Residential District - (continued).

Commissioner Beasley made a motion to recommend to Town Council the Conditional Use Permit be approved, with the amended conditions and Commissioner Dorsett seconded. The motion passed 9-0. Commissioner Hedrick abstained from the vote because the condition regarding requiring the applicant to pay for off-site improvements was stricken. Ms. Hair and the Town Attorney advised Commissioner Hedrick this was not a sufficient reason to abstain and suggested he vote in opposition of the motion. Commissioner Hedrick maintained his vote.

Other Business:

Commissioner Huppert noted Town Council's appreciation of Planning Commission's work on this application.

Commissioner Carter noted her appreciation of the Town Attorney being present.

Commissioner Dorsett would like the Planning Commission to look at cash proffers and amending the Town Code. She spoke to Montgomery County's experience with cash proffers in relations to the 2005 Comprehensive Plan. The development subcommittee will look at this issue in coordination with Town Staff and the Town Attorney.

Commissioner Franusich would like the Town to look at roads in Town that need improvement in relation to funding.

Commissioner Collins asked about the width required by VDOT in regards to Stafford Drive. Ms. Hair explained that with a new development, the Town requires 50 feet of right-of-way and 30 feet of pavement. Chairperson Moore clarified Stafford Road had been in Montgomery County and when annexed into the Town, it was then paved to the standard of the time.

There being no more business Chairperson Moore adjourned the meeting at 8:01 p.m.

Craig Moore, Chairperson

Nichole Hair, Secretary Non-Voting

Resolution of the Town of Christiansburg Planning Commission

Conditional Use Permit Application

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a Conditional Use Permit (CUP) request made by Stateson Homes for property on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) for a planned housing development in the R-1 Single Family Residential District, has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (**permit / ~~do not permit~~**) the issuance of a CUP to Stateson Homes for a planned housing development on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) for a planned housing development in the R-1 Single Family Residential District.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / ~~does not recommend~~**) that the Christiansburg Town Council approve the issuance of the Conditional Use Permit with the following condition(s):

1. The presented “Site Development Regulations of the Proposed Stateson Homes Planned Housing Development” prepared by the Balzer and Associates, Inc. dated June 10, 2014, shall be considered as conditions of approval.
2. The development shall be in general conformity with the presented “Stateston Homes Planned Housing Master Plan” drawings dated June 10, 2014 and revised July 17, 2014.
3. The applicant shall install an 8 foot wide, paved walking trail with a 2 foot wide vegetative buffer along “Road A”, on the “Stateson Homes Planned Housing Master Plan” drawings dated June 10, 2014 and revised July 17, 2014, adjoining the Villas of Peppers Ferry.
4. The developer shall install sidewalks along one side of the streets within the development. The sidewalks shall be divided from the street with a 3 foot strip of grass. The sidewalks shall be located in front of the outside lots of the streets. These lots are lots 1-22, 39-48, and 67-76, as shown on the “Stateson Homes Planned Housing Master Plan”, dated June 10, 2014 and revised July 17, 2014.
5. The developer shall install street lightening of similar design to what exists along Quin W. Stuart Blvd.
6. The developer shall install active recreation within the development, such as a pocket park, after 50% of the lots have received a Certificate of Occupancy.
7. The developer shall install vegetative screening along portions of Road A that are adjacent to existing residential units located in the Villas of Peppers Ferry. A maximum of 70% evergreen trees or shrubs will be used in each screening location.
8. The development shall comply with all applicable stormwater regulations.

Dated this the 21 day of July 2014.

Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Beasley seconded by Dorsett at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Public Hearing on the above request on June 30, 2014. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Matthew J. Beasley	X			
Ann H. Carter	X			
Harry Collins	X			
M. H. Dorsett, AICP	X			
David Franusich	X			
Jonathan Hedrick				X
Steve Huppert	X			
Craig Moore, Chairperson	X			
Joe Powers, Vice-Chairperson				X
Jennifer D. Sowers	X			

Craig Moore, Chairperson

Nichole Hair, Secretary Non-voting

Resolution of the Town of Christiansburg Planning Commission

Rezoning Request

WHEREAS the Christiansburg Planning Commission, acting upon a rezoning request by Stateson Homes for property located on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) from A Agricultural to R-1 Single Family Residential with proffers has found following a duly advertised Public Hearing that the public necessity, convenience, general welfare and good zoning practices (**permit / do not permit**) changing the zoning of the property.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend**) that the Christiansburg Town Council rezone property located on the northern side of Quin W. Stuart Boulevard and at 745 Stafford Drive, N.W. (an approximately 27.8 acre portion of tax parcel 435 – ((A)) – 40, an approximately 6.2 acre portion of tax parcel 405 – ((A)) – 28 and tax parcel 405 – ((A)) – 9B) from A Agricultural to R-1 Single Family Residential with proffers.

Dated this 21 day of July 2014.

Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Dorsett seconded by Carter at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised public hearing on the above request on June 30, 2014. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Matthew J. Beasley	X			
Ann H. Carter	X			
Harry Collins	X			
M. H. Dorsett, AICP	X			
David Franusich		X		
Jonathan Hedrick		X		
Steve Huppert	X			
Craig Moore, Chairperson	X			
Joe Powers, Vice-Chairperson				X
Jennifer D. Sowers	X			

Craig Moore, Chairperson

Nichole Hair, Secretary Non-voting



Town of Christiansburg
Parks and Recreation Master Plan

2014

Prepared by:
New River Valley Planning District Commission
June 2014

With Contributions from:
Town of Christiansburg Staff
Christiansburg Parks and Recreation Advisory Commission

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Chapter 1: Executive Summary

The Town of Christiansburg Parks and Recreation Master Plan is the first step in the process of meeting the needs of current and future residents within the town. Christiansburg has a reputation for providing excellence in recreation programming, as well as park and facility offerings. The town has developed assets that are available to town residents, but also have a regional appeal. These assets include the following:

- Huckleberry Trail
- Christiansburg Recreation Center
- Harkrader Sports Complex
- Christiansburg Aquatic Center
- Six town-owned parks and one town-leased park
- Youth and adult sports
- Senior programs
- Special population programs
- Youth and adult programs
- Christiansburg Skate Park

Outside of these current assets, the town is also developing the 20 acre Diamond Hills Park and the Truman Wilson Property, a 62 acre parcel purchased by the town in 2013 that is in close proximity to the major retail center of Christiansburg. These two new parks will serve as attractions for town residents and regional visitors considering their size and potential for additional facilities for resident users.



As part of the process of developing the Christiansburg Parks and Recreation Master Plan, a survey was created and distributed to gather town resident feedback on recreation facilities and programs. The survey was a major factor in developing recommendations for the Parks and Recreation Master Plan which serves as a guide for future development of facilities and programs.

Established relationships with other town departments, community groups, Montgomery County Public Schools, and neighboring localities strengthen the ability of the department to meet the recreation needs of town residents. Parks and recreation amenities are available for a diverse population of users. The Town of Christiansburg strives to be known for its well-rounded programs and facilities to meet the needs of the community while supporting opportunities for regional impact and tourism, true to its slogan, "The only place to play; Christiansburg, Virginia."



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Chapter 2: Mission, Goals and Objectives

Department Mission

The Christiansburg Department of Parks and Recreation mission is to promote and implement leisure programs and services that enhance the quality of life for all ages. In partnership with the community, we pledge to deliver quality leisure programs and services in a personal, effective and successful manner.

Goals and Objectives

Goals were developed around four key areas based on direction from the Christiansburg Parks and Recreation Advisory Commission and town staff. These areas include:

- 1. Parks and Facilities**
- 2. Open Space and Interconnectivity**
- 3. Marketing and Communication**
- 4. Operations and Programs**

1. Parks and Facilities

Goal 1-1: Maintain existing parks and facilities while supporting newer parks and facilities as the town grows.

Objective: Establish a capital improvement program to prioritize funding for facility needs.

Objective: Create handicap accessible signature park for the Town of Christiansburg at the Truman Wilson Property.

Objective: Explore the feasibility of creating new facilities to reduce crowding or overuse.

Objective: Construct multipurpose fields to maximize space.

Objective: Develop a softball sport complex to serve residents and bring tournaments to the Town of Christiansburg.

Objective: Develop and modify playgrounds and parks with respect to special populations (people that are disabled).



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2. Open Space and Interconnectivity

Goal 2-1: Provide ease of access for town residents to enjoy the outdoors.

Objective: Preserve and plan for open spaces within Diamond Hills Park, the Truman Wilson parcel, and any other future parks.

Objective: Evaluate whether recreation assets, businesses and residential areas are connected via trails and sidewalks.

3. Marketing and Communication

Goal 3-1: Effectively communicate events, facilities, and programs internally and externally.

Objective: Increase outreach regarding events, facilities, and programs through the continued program guide and social media platforms

Objective: Advertise tourism opportunities within the town in cooperation with the Montgomery Tourism Development Council.

Goal 3-2: Promote coordination with businesses, schools, New River Valley communities, and support beneficial partnerships elsewhere.

Objective: Partner with parks and recreation departments throughout the region to host events and tournaments that are beyond the capacity of one department.

Objective: Develop public private partnerships through sponsorships of events, tournaments, and other community activities.

Objective: Partner with Montgomery County Public Schools to use facilities for youth and adult sports.

4. Operations and Programs

Goal 4-1: Explore the potential for additional community events throughout the year.



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Objective: Market existing events and seek press coverage for stories from town events.

Objective: Identify additional town events for varying interests of town residents.

Goal 4-2: Develop a cost-benefit model for all capital improvements.

Objective: Evaluate the renovation of parks to be retrofitted so they are handicap accessible and incorporate accessibility features into future parks.

Objective: Strengthen interdepartmental cooperation by partnering with other town departments on projects to save on costs.

Goal 4-3: Utilize assets within close proximity to town to enhance recreation programs.

Objective: Develop New River fishing and water sport programs that incorporate education and activities.

Objective: Work with the Virginia Department of Game and Inland Fisheries to develop classes on hunter safety and hunting education.

Objective: Develop classes on hiking and camping safety while utilizing the Appalachian Trail.

Goal 4-4: Ensure compliance with local, state, and national regulations while staying current on national recreation trends.

Objective: Utilize National Recreation and Park Association data and awards as benchmarks for the town.

Objective: Observe Virginia stormwater management regulations and incorporate into recreation facility planning.



Radford Softball Clinic offered as a program through the Christiansburg Parks and Recreation Department.



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CHAPTER 3: Existing Conditions

The Christiansburg Parks and Recreation Department serves approximately 22,000 people within town boundaries and also provides services for residents of Montgomery County and the Town of Blacksburg, as well as surrounding communities. The current assets of the department include the Christiansburg Recreation Center, Harkrader Sports Complex, and seven parks dispersed throughout the community. Parks and Recreation also has two properties for future development, Diamond Hills Park, and the Truman Wilson property. Diamond Hills Park is a 20 acre parcel located off of Independence Boulevard and the Truman Wilson property is 62 acres on the south side of Peppers Ferry Road, N.W.

The Town of Christiansburg Parks and Recreation Master Plan serves a dual role of providing an inventory of existing conditions as well as a guide for future development. Following is a description of the parks and facilities within the Town of Christiansburg as well as those under the management of the Parks and Recreation Department.

Park Definitions

For the purposes of the Town of Christiansburg Parks and Recreation Master Plan, the following park designations were used to determine levels of service within town boundaries. Christiansburg park definitions are based on national standards developed by the National Recreation and Park Association, but have been adapted to match the needs and resources of the town.

Mini Park

Mini parks within the Town of Christiansburg are small parks, less than one acre, serving small residential developments with limited population. These mini parks feature small, sometimes specialized facilities geared toward easy accessibility and short-term use by residents within a walkable distance. The service area for mini parks is set at $\frac{1}{4}$ mile. At present, there are five mini parks in town.



Circle Park is a mini park located close to downtown Christiansburg, featuring a playground, swings, and a $\frac{1}{2}$ court basketball court.



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Figure 1: Mini Parks and Amenities

Mini Parks	Playground	Basketball Court	Tennis Court	Baseball Field	Softball Field	Volleyball Court	Rectangular Field	Track	Picnic Shelter	Picnic Tables	Open Space	Restrooms	Bike Rack/Parking	Concession	Amphitheater	Racquetball Court	Skate Park	Batting Cages
Town and Country Park	1								x									
Wall Street Park	1	1							x									
Circle Park	1	1							x									
Wayside Park									x	x								
Downtown Park	3	1							x	x	x							

Neighborhood Park

Neighborhood parks are between one and five acres, allowing for more intense use and include more amenities.

Neighborhood parks serve an area within a $\frac{1}{2}$ mile radius, including a larger population than a mini park. Christiansburg currently has one neighborhood park, Depot Park. It is located adjacent to the Christiansburg Aquatic Center and is relatively close to downtown.



Figure 2: Neighborhood Parks and Amenities

Neighborhood Parks	Playground	Basketball Court	Tennis Court	Baseball Field	Softball Field	Volleyball Court	Rectangular Field	Track	Picnic Shelter	Picnic Tables	Open Space	Restrooms	Bike Rack/Parking	Concession	Amphitheater	Racquetball Court	Skate Park	Batting Cages
Depot Park	1	2							x	x	x							



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Community Park

Community parks are between five and 25 acres, generally providing large recreation uses for all town residents. Community parks typically provide amenities such as large athletic complexes/fields, open space, parking, picnic shelters, as well as uses found in some smaller parks. There are currently two community parks, Harkrader Sports Complex and Kiwanis Park.



A future community park, Diamond Hills Park, is being built and will be completed in 2014. The park is being reconstructed for the Diamond Hills Stream Restoration Project, part of the Town of Christiansburg's Stream Preservation and Restoration Program established in 2009, will provide an additional community park. The Vision 2020 plan recommends recreational planning with the preservation and protection of natural resources. Therefore, the town has proposed that Diamond Hills Park will offer open space, a permeable loop trail, and picnic areas.

Harkrader Sports Complex is host to baseball tournaments and has adjacent playground areas, complimented by additional Montgomery County Public School amenities including a tennis/basketball courts and soccer fields.

Kiwanis Park is owned by the Christiansburg Kiwanis Club; however, the Town of Christiansburg is the primary user. Since the town is the primary user of the park, Kiwanis Park is included in the following table and considered a community park for the purpose of this analysis.

Figure 3. Community Parks and Amenities

	Playground	Basketball Court	Tennis Court	Baseball Field	Softball Field	Volleyball Court	Rectangular Field	Track	Picnic Shelter	Picnic Tables	Open Space	Trails	Restrooms	Bike Rack/Parking	Concession	Amphitheater	Racquetball Court	Skate Park	Batting Cages
Community Parks																			
Harkrader Sports Complex	2			3	1					x		x	x		x			x	
Kiwanis Park	1			1	1				2	x		x						x	



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Regional Park

Regional parks serve town residents, but also serve needs beyond the town boundary in large part due to their facility capacity or unique assets. Regional parks are more than 25 acres and allow for intense recreation uses such as fields, open space, and large venues for events and sports tournaments. Regional parks can be used for bringing people to town for sporting tournaments or for general recreation.

Currently, there are no regional parks within town limits, but a 62 acre site was acquired by the Town of Christiansburg in 2013 to be developed into a park. The land is located south of Route 114, in close proximity to the New River Valley Mall. This park will be adjacent to the Huckleberry Trail extension which is planned to link to the Christiansburg Recreation Center.



Montgomery County's Mid-County Park and the Coal Mining Heritage Park and Loop Trail qualify as a regional parks and are located within close proximity to the Town of Christiansburg. Mid-County Park offers the following: outdoor swimming pool, picnic shelters, 37-hole disc golf course, trails, basketball court and a playground. Coal Mining Heritage Park offers a 1.5 mile multi-use loop trail that meets the standards of the International Mountain Bike Association.

Linear Park

Linear parks are areas that may be developed for alternative transportation and/or recreational travel, including biking, hiking, horseback riding, and other modes. Linear parks can also be natural corridors intended to connect different forms of recreation as well as commercial areas to residential areas.



The Huckleberry Trail is a linear

The Huckleberry Trail offers a multi-use trail option for recreation or commuting.



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park and it currently extends six miles, connecting from the New River Valley Mall in Christiansburg, to the Blacksburg Library. Plans to extend the trail in Christiansburg include a bridge over Route 114 that will connect to the Christiansburg Recreation Center. The bridge and extension will be completed in 2014.

There are no applicable service standards for linear parks other than providing connections throughout commercial centers and recreation uses throughout towns and regions.

Private Recreation Options

Several businesses within the Town of Christiansburg offer private recreation options for residents. These options include exercise classes, golf, bowling, rock climbing, roller skating, and many more. Combined with existing town and non-profit offerings, Christiansburg has options for almost any recreation user.

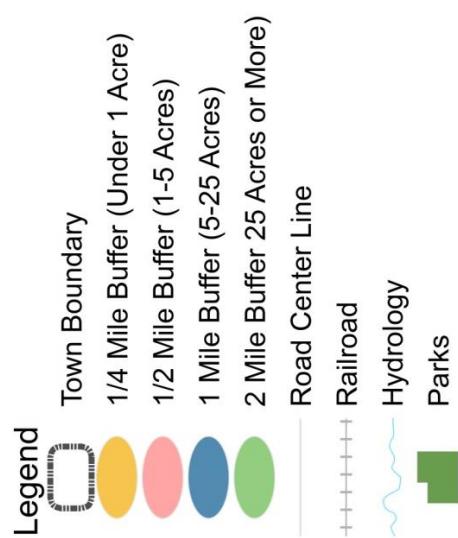
Service Area of Parks

Each park designation has an associated acreage and service area buffer. National standards exist through National Recreation and Park Association (NRPA), and have been adapted to fit the current size and demographics of the Town of Christiansburg.

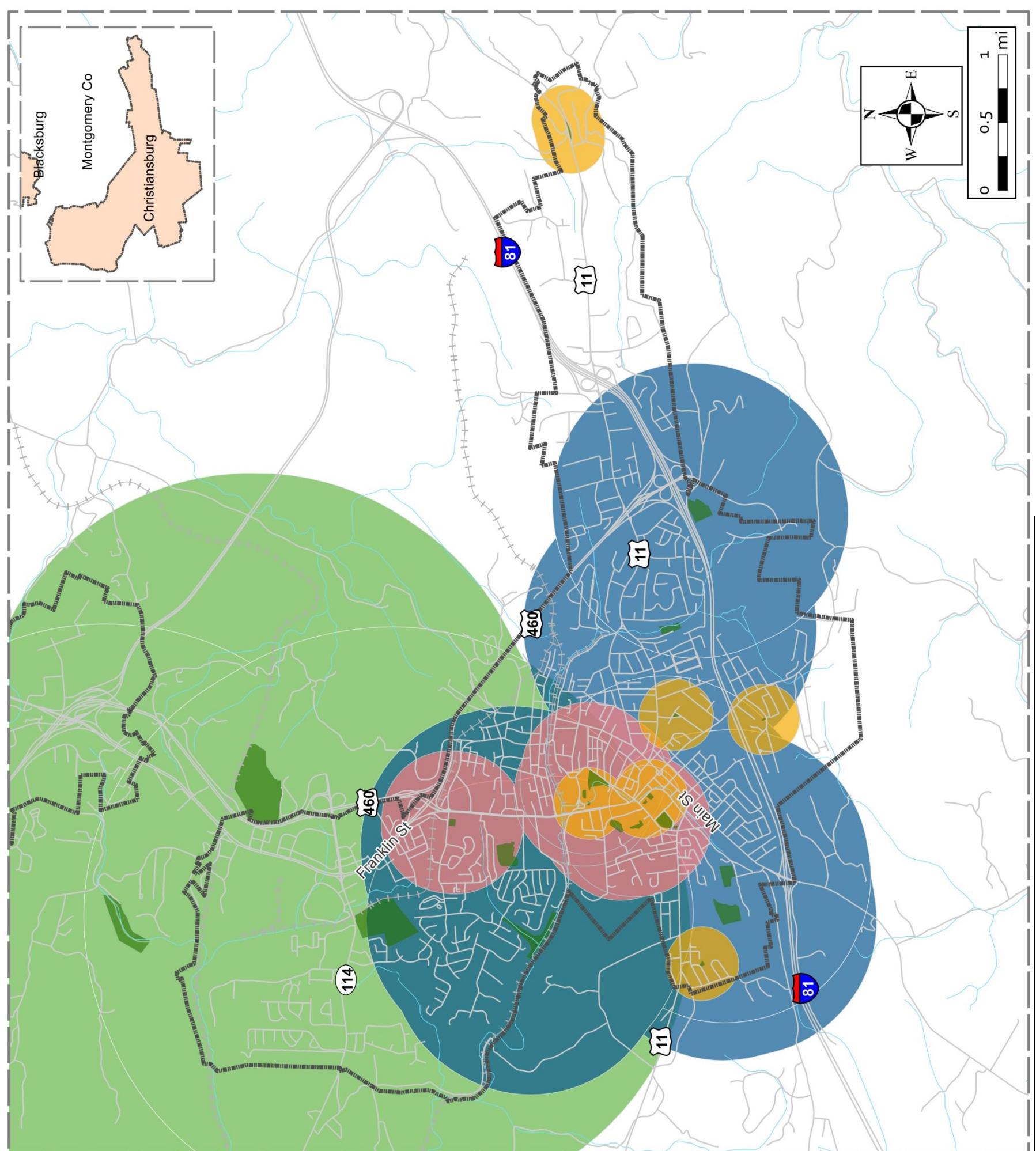
Park Designation	Service Area Buffer
Mini	$\frac{1}{4}$ mile
Neighborhood	$\frac{1}{2}$ mile
Community	1 mile
Regional	2 miles

Following is a map of the current service area boundaries for town-owned parks within the Town of Christiansburg. The majority of town limits are covered by existing service boundaries, with small exceptions for the less populated eastern and southern portions of the town.

Map 1: Park Service Area Boundaries



Map prepared by the New River Valley Planning District Commission, 2014.
Sources include Town of Christiansburg and local input/data.





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Christiansburg Parks and Recreation Programs

Parks and Recreation programs offered by the Town of Christiansburg serve multiple interests and age ranges. The Christiansburg Recreation Center is the main focus of parks and recreation programs within the town. The Recreation Center hosts youth and adult sports, activities for seniors, and hosts community events in need of a large indoor space. The department also sponsors town events that benefit the whole community. Parks and Recreation programs are described below according to the location of each program.

Downtown Christiansburg: The Town of Christiansburg sponsors downtown events throughout the year. The past two years, there have been food truck events downtown sponsored by Downtown Christiansburg Inc. Other events sponsored by the town or other organizations include the Wilderness Trail Festival, Wine and Artisans, Movies in the Park, Cruise-In, Tech Tailgate events, Depot Days, and 4th of July events.

Christiansburg Recreation Center: The Recreation Center hosts the majority of indoor recreation programs. Youth and adult sports, senior center, and exercise classes occur at this centrally located facility. The Recreation Center also hosts major events within the town such as the New River Valley Home Builders' Association's Home Expo.

Programs hosted at the Christiansburg Recreation Center:

- Youth community recreation
- Adult community recreation
- Special Interest Programs
- Senior Programs
- Special Populations (Disabled) Programs
- Special Events
- Adult Athletic Programs
- Youth Athletic Programs
- Athletic Special Events

Sports tourism has been successful with tournaments hosted within and nearby the Town of Christiansburg. An economic impact study was done to compare the effects of the 2013 USSSA World Series and Dixie World Series. Over a five day period, it was estimated that the total impact of the USSSA World Series included 134 rooms per night, and a total of nearly \$287,000 in local impact. The Dixie World Series, over a seven day period, generated 105 rooms per night, and \$280,000 in total local impact.

The following chart, from the 2013 Annual Report, displays the participation trends of all recreation programs within the town. Program participation is on the rise for



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youth community, adult athletic, special population youth special events, senior special events, and clubs. Programs with the biggest decrease in participation are adult and senior community programs.

Figure 4: Program Participation Trends

Program	Year	Numbers	Sessions	Participants	Teams	Spectators
Youth Community Programs	2013	94	343	824	N/A	N/A
	2012	100	452	705	N/A	N/A
	2011	90	317	672	N/A	N/A
Adult Community Programs	2013	202	1,398	4,167	N/A	N/A
	2012	214	1,457	4,348	N/A	N/A
	2011	194	1,313	3,807	N/A	N/A
Youth Athletic Programs	2013	46	496	919	78	N/A
	2012	46	500	989	79	N/A
	2011	46	2,643	1,269	102	85,891
Adult Athletic Programs	2013	23	815	1,346	106	10,600
	2012	18	697	1,197	98	10,455
	2011	18	689	1,034	96	10,335
Senior Citizen Programs	2013	169	1,269	13,540	N/A	N/A
	2012	162	1,351	15,584	N/A	N/A
	2011	138	1,212	15,170	N/A	N/A
Special Population Programs	2013	8	14	1208	N/A	N/A
	2012	5	13	773	N/A	N/A
	2011	7	21	956	N/A	N/A
Youth Special Events	2013	7	7	613	N/A	2,500
	2012	8	8	559	N/A	2,910
	2011	9	9	559	N/A	3,460
Adult Special Events	2013	8	10	429	N/A	6,600
	2012	8	12	427	N/A	6,400
	2011	11	13	642	N/A	7,430
Senior Citizen Special Events	2013	19	24	2,181	N/A	N/A
	2012	21	29	1,908	N/A	N/A
	2011	23	21	1,024	N/A	N/A
Clubs	2013	3	10	383	N/A	N/A
	2012	2	40	234	N/A	N/A
	2011	4	40	440	N/A	N/A
Athletic Special Events	2013	13	39	128	N/A	75
Outdoor Athletic Tournaments	2013	1,438	1,180	11,025	735	44,100
	2012	1,004	914	8,715	581	34,860



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Harkrader Sports Complex: The Harkrader Sports Complex hosts tournaments for baseball and softball as well as league play.

Downtown Park: The Downtown Park is another venue that the town utilizes to host events throughout the year, such as the Great Christiansburg Easter Egg Hunt each spring, and Movies in the Park.

Christiansburg Parks and Recreation Facilities

Christiansburg Recreation Center

The Christiansburg Recreation Center is a 62,000 square foot, multipurpose facility that provides a wide range of recreational and leisure opportunities for the community. There are four full court basketball courts, a 1/8 mile indoor track, cardio room, weight room, senior area, two racquetball courts, and classrooms available for rent. Many of the Parks and Recreation Department's programs are housed at the Recreation Center and cater to varying ages and intensities for recreation users. The Recreation Center is free to use by town residents and memberships are available for users outside town limits.



Montgomery County Public Schools Amenities

Although not owned by the Town of Christiansburg, school facilities operated by Montgomery County Public Schools provide additional options for town residents to utilize for recreation. There are six schools within the Town of Christiansburg offering additional fields, playgrounds, and other amenities. These assets are utilized by the Christiansburg Parks and Recreation Department. The town maintains the Falling Branch Elementary fields and uses the property during non-school hours.



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Figure 5: Montgomery County Public Schools Parks and Amenities

MCPS Schools in Christiansburg	Park Designation by Acreage	Playground	Basketball Court	Tennis Court	Baseball Field	Softball Field	Volleyball Court	Rectangular Field	Track	Picnic Shelter	Picnic Tables	Open Space	Trails	Restrooms	Bike Rack/Parking	Concession	Amphitheater	Racquetball Court	Skate Park	Batting Cages
High School	Community		6	1			3	1			x									2
Middle School	Community			2			2										1			
Elementary School	Neighborhood	1	2								1	x	x							
Primary School	Neighborhood	3					3				x									
Falling Branch Elem.	Community	1				2	2				x	x								
Old Middle School	Community						1				x									



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Chapter 4: Demographics, Trends, Usage and Future Development

Christiansburg Demographics

According to 2012 Census estimates, the Town of Christiansburg is home to 21,458 people with 9,609 total housing units. The median family income is \$61,290 and Christiansburg's unemployment rate according to the American Community Survey's estimate is 4.2%, annualized for 2012. The median age of Christiansburg residents is 32.8 years. Following is a breakdown of the number of people in each age group within the Town of Christiansburg.

Figure 6: Age Composition of the Town of Christiansburg

Age Group	Population	Percentage
Under 5 years	1,721	8.2%
5 to 9 years	1,420	6.8%
10 to 14 years	1,237	5.9%
15 to 19 years	991	4.7%
20 to 24 years	1,766	8.4%
25 to 34 years	3,882	18.5%
35 to 44 years	2,885	13.8%
45 to 54 years	2,589	12.3%
55 to 59 years	1,343	6.4%
60 to 64 years	932	4.4%
65 to 74 years	1,074	5.1%
75 to 84 years	910	4.3%
85 years and over	230	1.1%

2012 American Community Survey, 5-Year Estimate

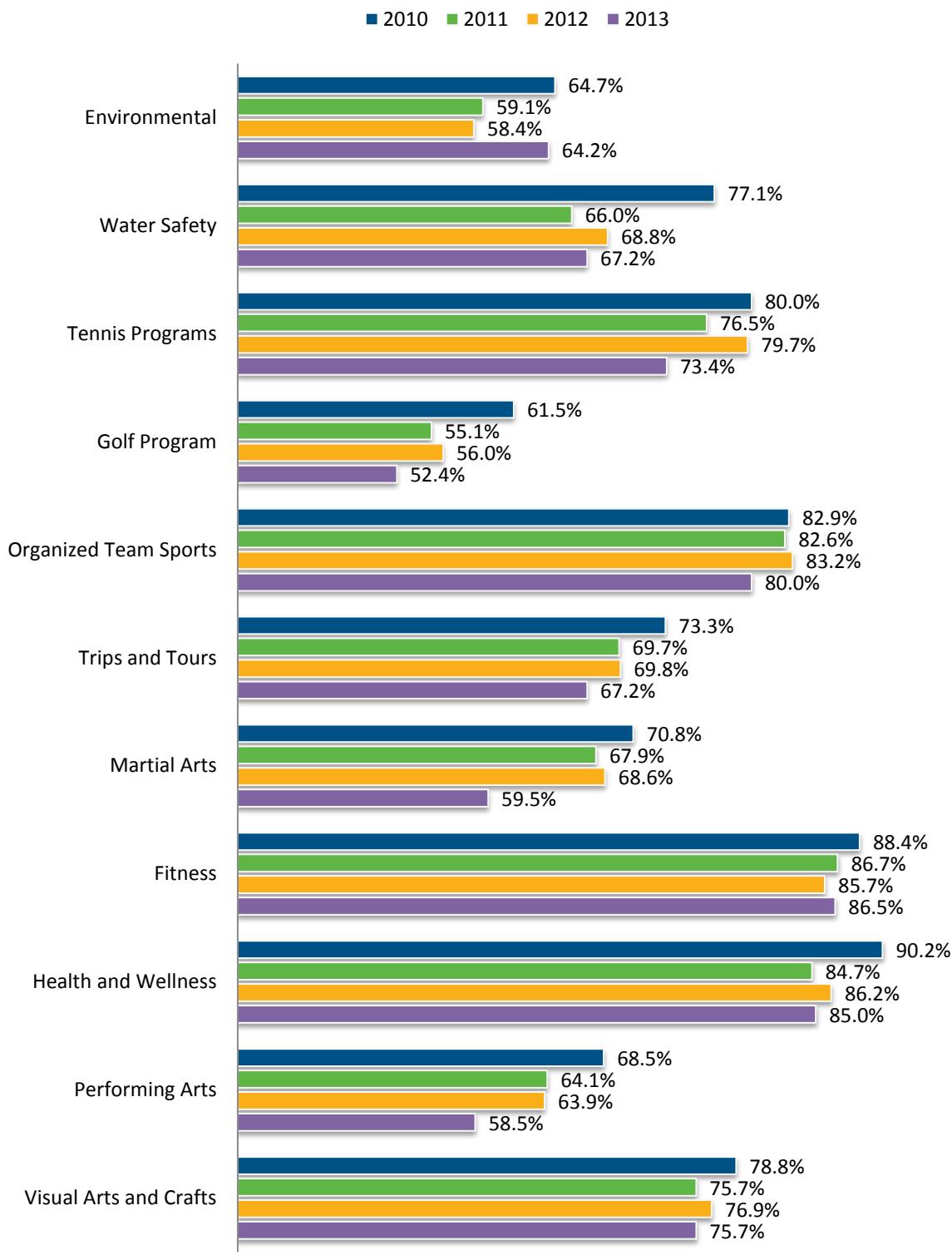
National Trends

The National Recreation and Park Association (NRPA) develops a Parks and Recreation National Database Report each year. There are several components to the report which include trends in program offerings, budgeting, operations, facility service calculations, and more. Following is a chart that details the percentage of recreation departments that offer specific types of programs. These programs include: environmental, water safety, tennis, golf, organized team sports, trips and tours, martial arts, fitness, health and wellness, performing arts, and visual arts and crafts. Christiansburg offers programs in each of these areas.



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Figure 7: National Parks and Recreation Offerings



National Recreation and Park Association, Parks and Recreation National Database Report, 2014



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The Town of Christiansburg performs well in the median population per facility according to the NRPA 2014 Report. If Montgomery County Public School (MCPS) facilities are included, Christiansburg meets and exceeds facility offerings based on population. Even if MCPS facilities are excluded from the count, all facilities meet national standards except for rectangular fields. As the population grows, the town will need to consider additional facilities to meet the needs and desires of residents.

Figure 8: Christiansburg Versus Median U.S. Facility Offerings

Facility Type	Departments Offering	Median Jurisdiction Population per Facility	Total Town/MCPS Facilities	Christiansburg Population per Facility (Includes MCPS)	Town-owned or Maintained
Playground	96.1%	3,840	14	1,533	11
Diamond Fields	92.0%	3,403	8	2,682	7
Rectangular Fields	89.1%	4,242	12	1,788	3
Tennis Court (outdoor)	85.3%	4,283	8	2,682	0
Basketball Court (outdoor)	84.6%	6,644	7	3,065	5
Recreation/Community Center	74.3%	24,645	1	21,458	1
Swimming Pool (outdoor)	59.7%	30,376	0	N/A	0
Community Gardens	47.1%	32,529	0	10,729	0
Dog Park	47.1%	50,852	0	N/A	0
Golf Course (9 holes)	34.7%	29,631	0	N/A	0
Swimming Pool (indoor)	32.8%	61,322	1	21,458	1
Tennis Court (indoor)	9.8%	22,852	0	N/A	0

Additional takeaways from the NRPA report include the individualization of recreation. Of the top ten activities performed by active Americans, all are individual sports such as walking, biking, running, and swimming. The report also calls attention to safety issues, such as concussions, that are affecting team sports like football and soccer. This could result in more flag football leagues throughout the country, but football numbers in the Town of Christiansburg continue to increase. In July 2012, the Town of Christiansburg developed a Youth Sports Concussion Policy and has taken a proactive approach by educating coaches, officials, and parents about the signs and dangers of concussions. A key policy within the document is, "when in doubt, sit them out."

Each year, the National Recreation and Park Association presents communities with awards for excellence in long-range planning, resource management, and agency recognition. There are five classes of awards based on population. The



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Town of Christiansburg falls within the 20,000-50,000 population category. Communities recognized in this category in the past five years include: Westerville, Ohio; Castle Rock, Colorado; Parker, Colorado; Gurnee, Illinois; and Lombard, Illinois. These communities developed and enhanced different areas of recreation planning. Following is a sample of their projects and activities.

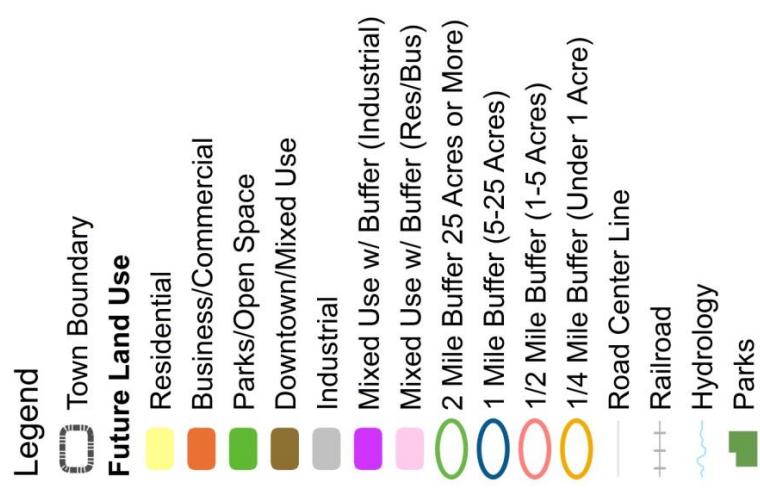
- Westerville, Ohio:
 - Parks and recreation calendar of events.
 - Online registration for classes and athletics.
 - Host videos of events and key recreation assets within the town.
- Castle Rock, Colorado:
 - Special Needs Club meets twice a month for sports, food, and fun for ages 10 and up.
- Parker, Colorado:
 - Personal trainers are on staff with fees for each session.
 - Climbing wall with classes and open climb times throughout the week.
- Gurnee, Illinois:
 - Art, dance, craft, and theater classes for several age groups.
 - Martial arts classes.
- Lombard, Illinois:
 - Picnic shelter rentals.
 - Offers advertising spaces for purchase in quarterly activities guide.

Future Development

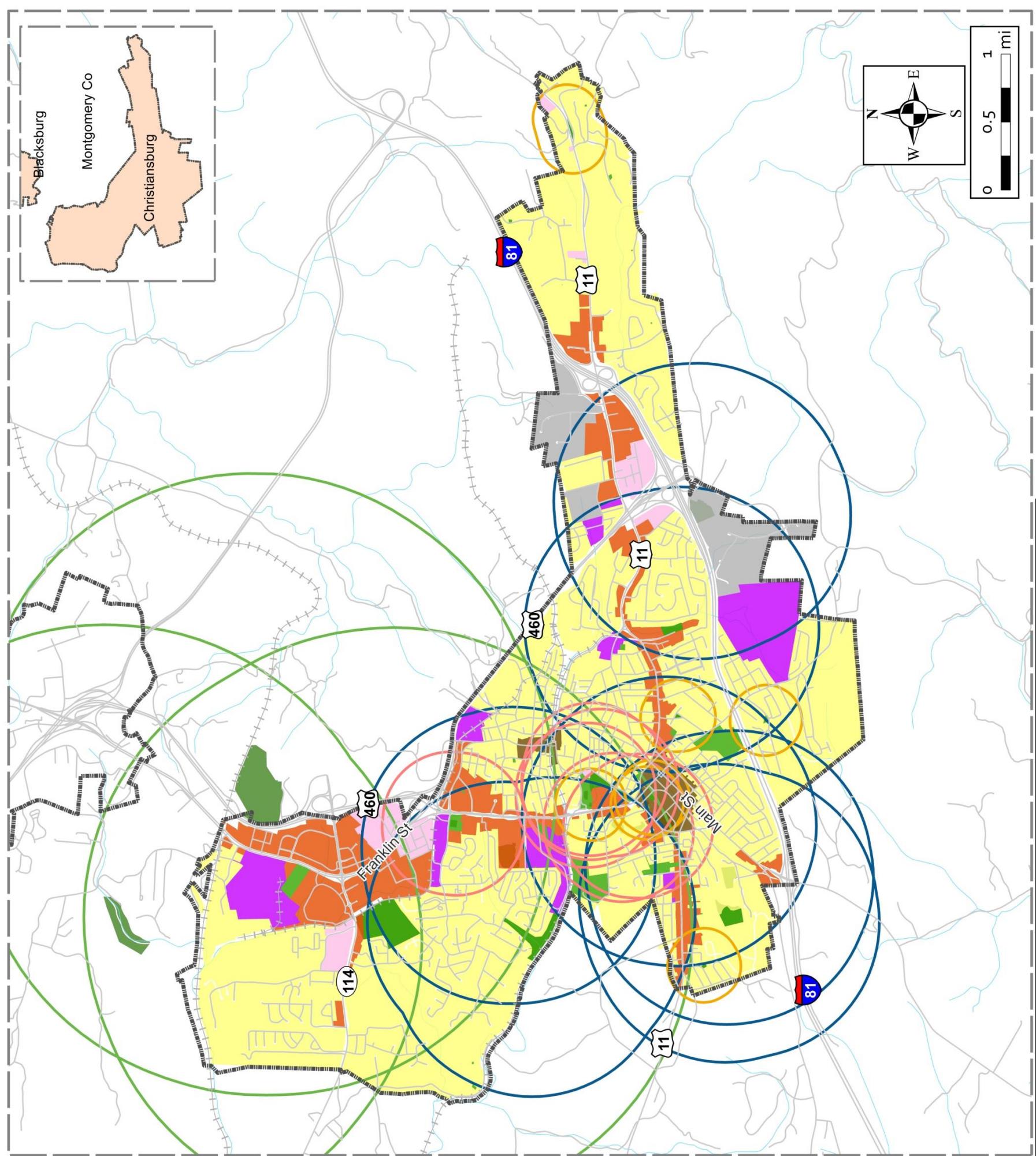
The Town of Christiansburg recently completed the 2013 Comprehensive Plan which includes future population projections developed by Weldon Cooper Center for Public Service. The plan indicates that by 2020, the town's population will grow to nearly 25,000. In 2030, the population is estimated to be over 28,000. With this increase from 21,041 in 2010, parks and recreation facilities will need to keep pace to meet the 34% increase in population over a 20 year period. This will put additional strain on the Christiansburg Recreation Center and existing facilities.

Following is a future land use map with park service area buffers. Population growth is expected to occur in the eastern, western, and northern areas of town. These areas do not have a community park or smaller facility within their service area buffer, so it is recommended to evaluate the need for future parks based on park proximity.

Map 2: Future Land Use and Current Park Service Area Boundaries



Map prepared by the New River Valley Planning District Commission, 2014.
Sources include Town of Christiansburg and local input/data.





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Chapter 5: Public Input

The Parks and Recreation Advisory Commission developed a survey, included in the appendix, as an initial form of outreach. This survey was hosted online and advertised on the Town website, the Parks and Recreation Department website, through "Notify Me" which has nearly 700 subscribers, and a link to the survey was printed on Town water bills. Paper surveys were located at Town Hall, the Recreation Center, the Christiansburg Library, and the Aquatic Center. Overall, 619 surveys were completed and comments were utilized to inform the recommendations found in this plan.

The Town of Christiansburg also hosted a community input meeting on June 2, 2014 to allow for comments on the draft of the Parks and Recreation Master Plan. Twelve citizens were present at the meeting. Comments from that meeting have been utilized in editing the Master Plan.

Trends in Public feedback:

- 77% of survey responses came from town residents
- Priorities based on additional or updated facilities and places

Figure 9: Desired Facility and Program Rankings

Rank	Responses	Percentage	Desired Facility/Program
1	198	32.0%	Trails - Paved/Concrete
2	188	30.4%	Music Venue
3	179	28.9%	Trail Running/Walking
4	170	27.5%	Town Events
5	140	22.6%	Dog Park
6	138	22.3%	Aerobics/Exercise Classes
7	124	20.0%	Picnic Shelters
8	123	19.9%	Trails - Gravel
9	118	19.1%	Playground
10	114	18.4%	Track Running/Walking
11	111	17.9%	Bicycling
12	109	17.6%	Camping/Hiking
13	106	17.1%	Soccer
14	93	15.0%	Recreation Center
15	92	14.9%	Kayaking/Canoeing/Rafting
16	80	12.9%	Fishing/Hunting
17	78	12.6%	Swimming
18	64	10.3%	Basketball
19	63	10.2%	Tennis
20	48	7.8%	Lacrosse
21	43	6.9%	Horseshoes



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22	42	6.8%	Senior Activites
23	41	6.6%	Volleyball
24	34	5.5%	Racquetball
24	34	5.5%	Softball
26	29	4.7%	Special Population Activities
27	25	4.0%	Baseball
28	9	1.5%	Pickleball
29	3	0.5%	Frisbee Golf

- “Other”: Each received one vote:
 - Dog park
 - Tennis
 - Mountain biking trail
 - Weekend special interest classes – adult
 - Inline hockey rink
 - Field trips for non-seniors
 - Rook tournament
 - Sidewalks
 - Music/food events
 - Large open spaces
 - Spin classes
 - Weightlifting
 - Children’s Classes
- People responded that they would participate more often in these activities if the town had adequate or additional facilities, by area of town (Top five):

Downtown:

1. Paved Trails
2. Music Venues
3. Town Events
4. Trail Running/Walking
5. Dog Park

Roanoke Street/East Side:

1. Music Venue
2. Town Events
3. Paved Trails
4. Trail Running/Walking
5. Playgrounds

Recreation Center:

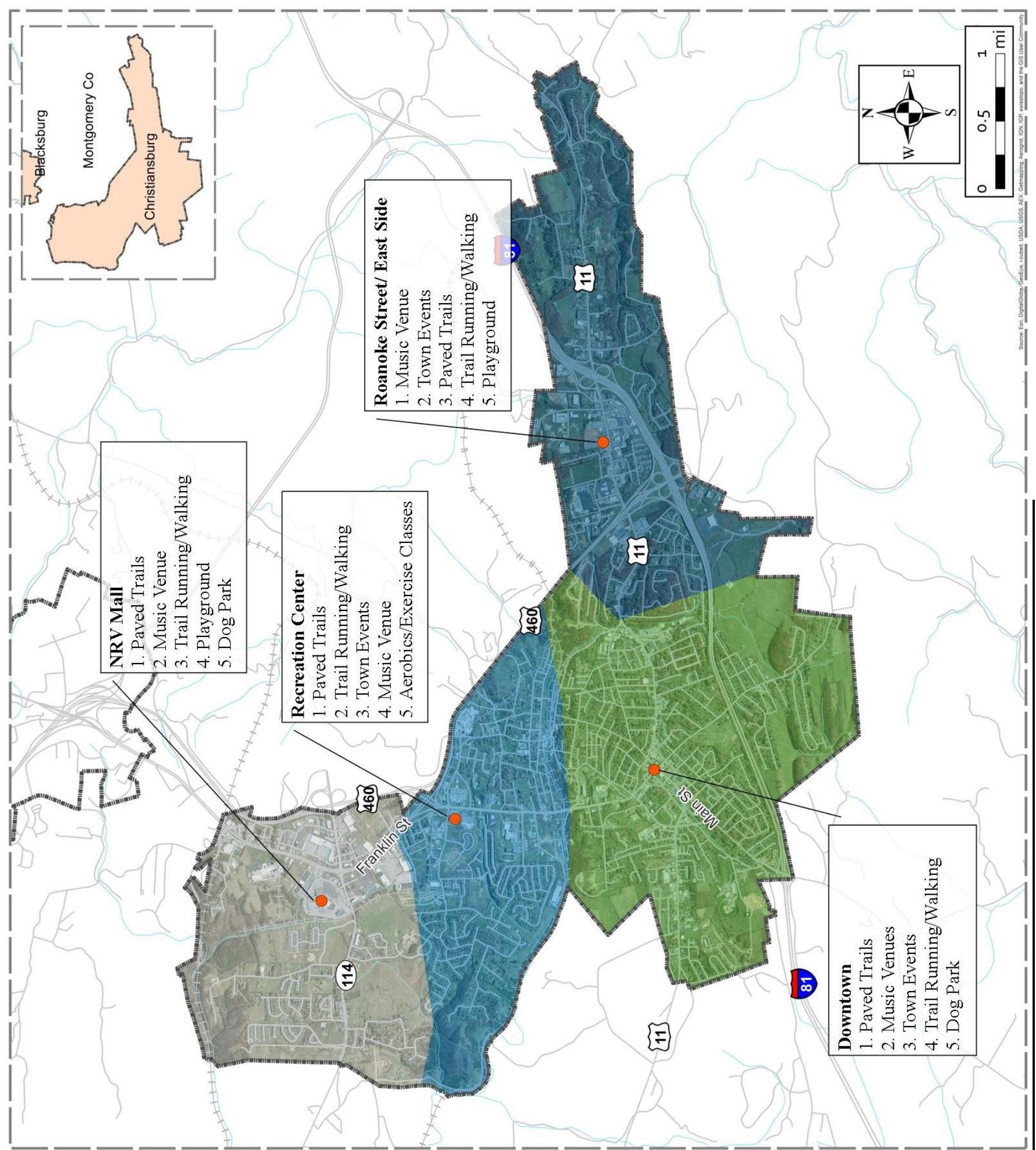
1. Paved Trails
2. Trail Running/Walking
3. Town Events
4. Music Venue
5. Aerobics/Exercise Classes

NRV Mall Area:

1. Paved Trails
2. Music Venue
3. Trail Running/Walking
4. Playground
5. Dog Park

Following is a map of these results.

Map 3:
**Public Desires for New Programs/
Facilities by Area of Town**



Map prepared by the New River Valley Planning District Commission, 2014.
Sources include Town of Christiansburg and local input/data.

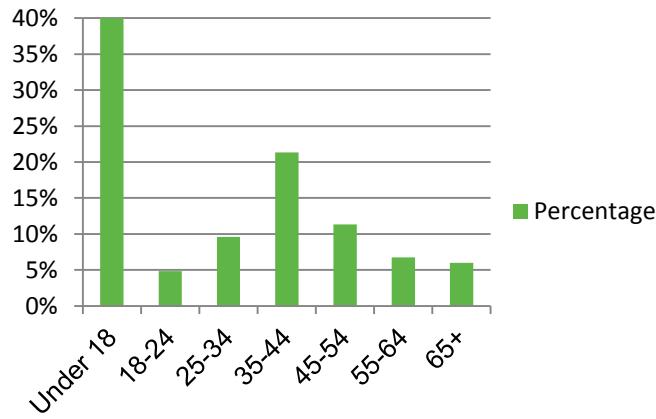


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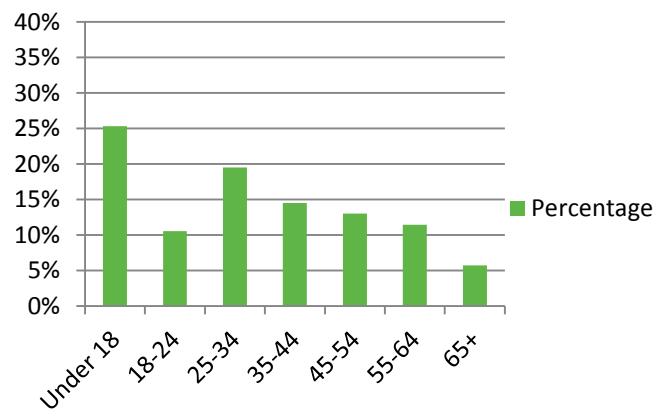
- Survey results compared to Census data:

Figure 10: Household Age Characteristics, Survey and Census

Household Statistics, Survey



Household Statistics, Census



- Survey respondents generally resembled Census data with the exception of the large 'Under 18' and smaller '25-34' age categories.
- The top five reasons that Christiansburg residents visit parks are:
 1. Playgrounds
 2. Sports
 3. Exercise
 4. Relax
 5. Town Event

Figure 11: Resident Reasons for Visiting Parks

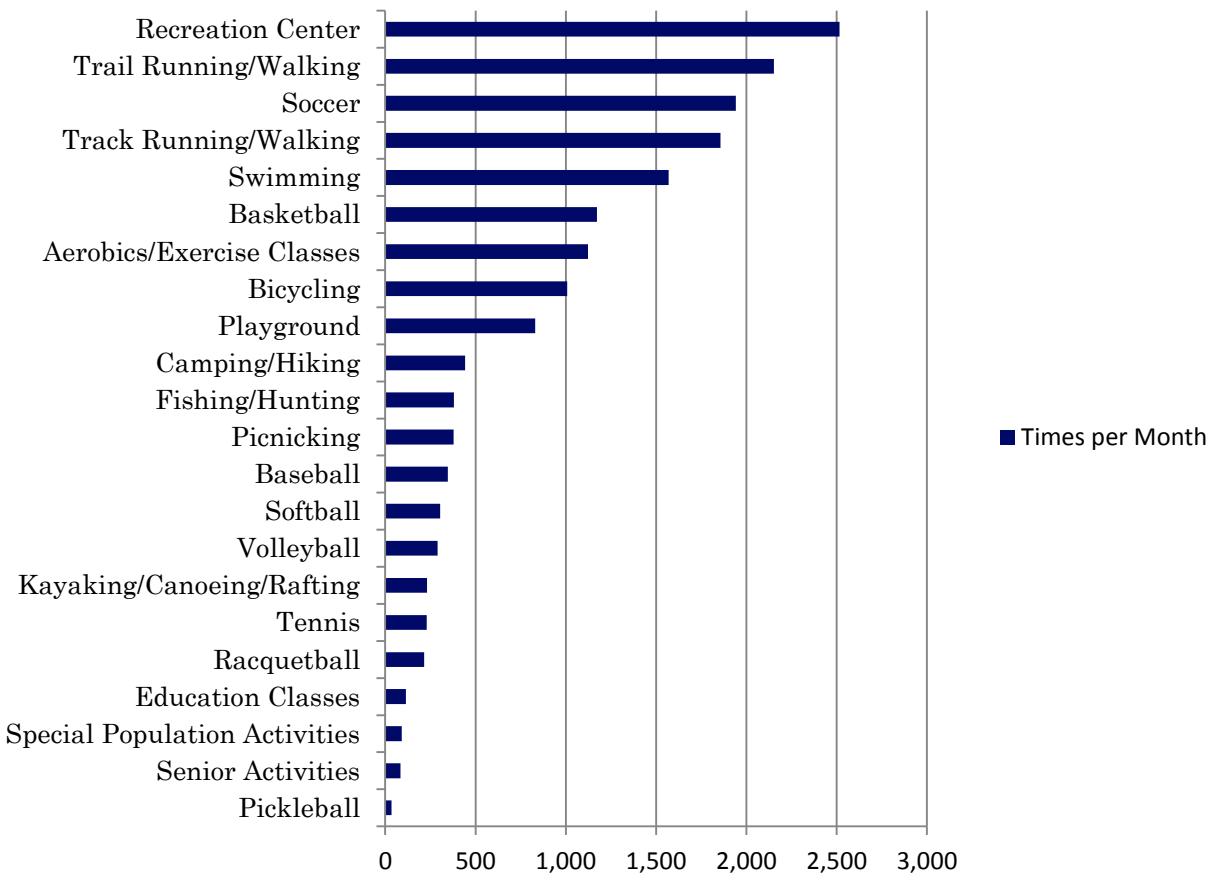
Reason for Visiting Parks Response Percentage





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Figure 12: Recreation Participation in Times per Month



- Top ten activities and places by total participation, meaning the most utilized activities/places (i.e. Christiansburg Recreation Center has many visitors that come 3-5 times/week):
 1. Recreation Center
 2. Trail Running/Walking
 3. Soccer
 4. Track Running/Walking
 5. Swimming
 6. Basketball
 7. Aerobics/Exercise Classes
 8. Bicycling
 9. Playground
 10. Camping/Hiking

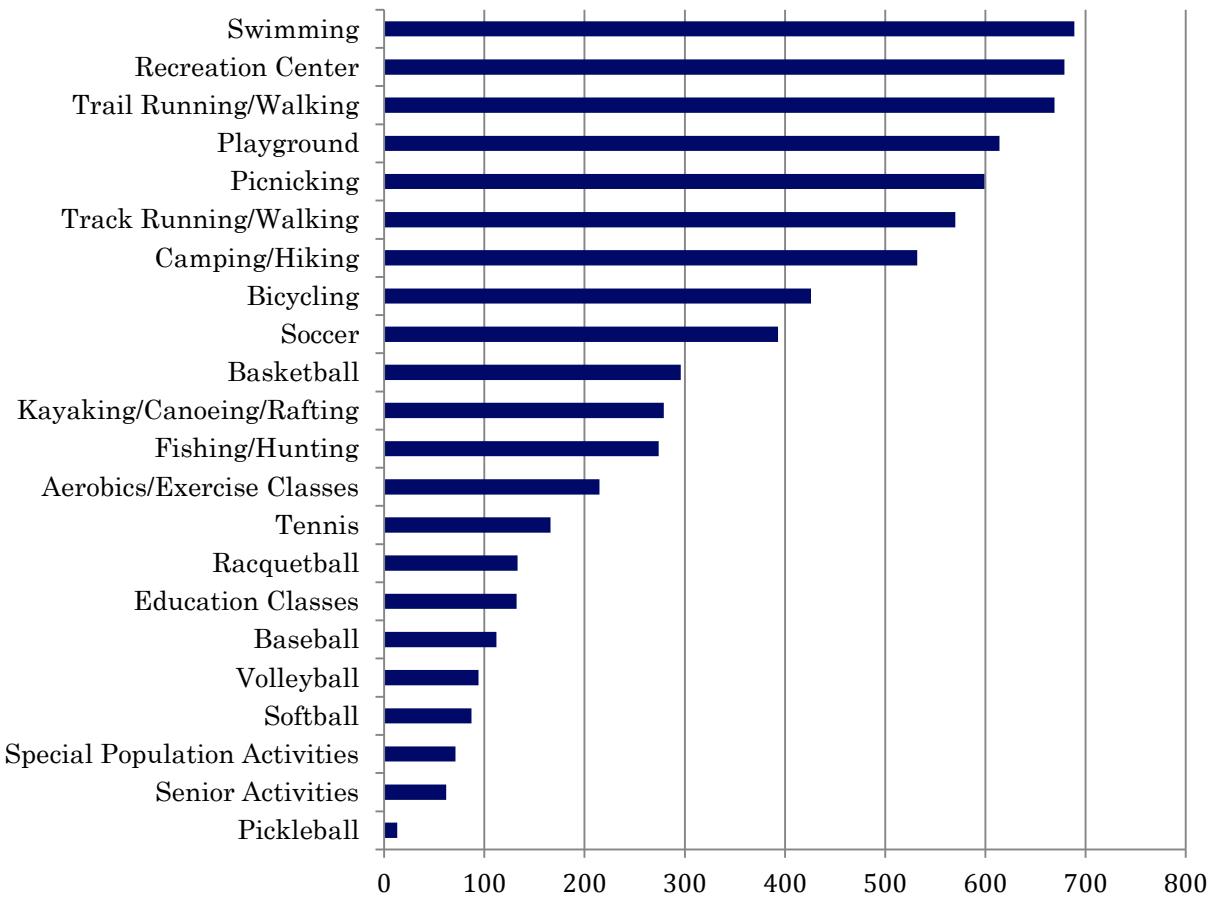


Cheerleading Camp hosted at the Recreation Center.



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Figure 13: Number of Household Participants by Activity



- Top ten activities and places visited indicates the most common form of recreation within the town with respect to total participants:
 1. Swimming
 2. Recreation Center
 3. Trail Running/Walking
 4. Playground
 5. Picnicking
 6. Track Running/Walking
 7. Camping/Hiking
 8. Bicycling
 9. Soccer
 10. Basketball



Weight Room inside the Recreation Center



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Chapter 6: Parks and Facilities Needs and Recommendations

These recommendations for parks and facilities are based on feedback from four sources: 1) public input, 2) Parks and Recreation Advisory Commission, 3) town staff, and 4) recreation industry research. Each park and facility was evaluated and recommendations are included for each park or facility. Rough cost estimates accompany each recommendation. Costs will vary as projects are designed and built.

Mini Parks

Town and Country Park:

Town and Country Park is a quiet park serving the neighborhood located on Summit Ridge Road. This tranquil park provides Miracle Recreation playground equipment, swings, and a picnic area that welcomes outings for family and friends.



Recommendations:

- Update playground equipment and swing sets to match other parks' playground equipment updates.
- Increase parking options with designated parking lot or through expanding the pull off for vehicles.

Wall Street Park:

Wall Street Park is located east of the Wall Street and Harkrader Street intersection. This quiet park, tucked away in an established residential neighborhood, offers Miracle Playsystem playground equipment, one half-size basketball court, and a shaded picnic area.

A peaceful spot located off the beaten path, Wall Street Park is tucked behind a brick maintenance building that provides a sense of privacy from the road and welcomes family outings and picnics.





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Recommendations:

- Create wayfinding signage from Route 11 to direct residents to the park.
- Increase parking options with on-street parking or small parking lot.

Circle Park:

Circle Park is located on Ellett Drive and Circle Drive. This playground, nestled in the middle of an established residential area, boasts Miracle Recreation playground equipment, swings, a picnic area and a half-court basketball court. This neighborhood park is also attractive for family outings and picnics.



Recommendations:

- Expand parking options through on-street improvements.
- Install basic fencing to provide a barrier for safety.
- Explore potential for rentable picnic shelter

Wayside Park:

Wayside Park is located at the top of Christiansburg Mountain, off Route 460. Stop at this quaint park for a quick break during your travels. Wayside Park offers picnic tables and plenty of shade for your convenience and relaxation. This park is still being considered for further future development.



Recommendations:

- Provide a scenic open space through landscaping and design to enhance the park, and explore the potential to fill and grade the park.
- Explore options to acquire or utilize land for a neighborhood or community park on the east side of town.



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Downtown Park:

Downtown Park is located on College Street beside the armory. Conveniently located in Town, the park offers a paved walking trail leading to the library that passes the fire department and rescue and lifesaving building. Downtown Park offers Miracle Recreation playground equipment, swings, horseshoe pits, a full basketball court, and a shaded picnic area.



Recommendations:

- Addition of a rentable picnic shelter for town-residents
- Replace older equipment adjacent to College Street to match newer equipment in the park.

Neighborhood Parks

Depot Park:

Depot Park, located on Depot Street, offers Miracle Recreation playground equipment, two basketball courts, a tee-ball field, soccer field, and jogging / walking path. This popular park is an enjoyable place for family outings and picnics and is within walking distance of the aquatic center and skate park.



Recommendations:

- Install handicap accessible swing on existing swing set.
- Post distance markings on or beside the trail.



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Community Parks

Diamond Hills Park (Future):

Diamond Hills Park was acquired by the town and has been undergoing a stream restoration project. This park will also have a passive recreation component for people to enjoy the open space and natural surroundings of the park.



Recommendations:

- Incorporate and maintain open space within the park.
- Develop nature information stations.
- Complete a small, permeable loop trail for park visitors.

Harkrader Sports Complex:

Harkrader Sports Complex opened in 2006 and is located behind the Christiansburg Middle School. The complex has three lighted, multipurpose fields, two of which have 300 foot dimensions and are used for tournament play.

A central tower houses a concession stand and restrooms on the main level. The upper part of the tower has an umpire room, office, and room for scorekeepers, scoreboard operators, media, and staff. There is also a walking path, tennis and basketball courts, picnic tables, and two playground areas.



Harkrader Sports Complex is heavily used from spring to fall and is often the host site for local baseball tournaments. Harkrader Sports Complex has hosted the Dixie Boys World Series in 2010 and 2012. Harkrader was also the host of the 2013 USSSA Baseball World Series. The Harkrader Sports Complex and the Town of Christiansburg will host the 2014 Nations Baseball World Series and the 2014 USSSA Baseball World Series.

Recommendations:

- Explore options to add outdoor exercise equipment to develop exercise stations around the trail.
- Incorporate pavement distance markings for walkers and runners.



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Kiwanis Park:

Kiwanis Park is located off Roanoke Street, behind Southern States. This popular park has two lighted multipurpose baseball / softball fields, a picnic shelter, and new Miracle Playsystem playground equipment. Kiwanis Park and the Kiwanis Community Picnic Shelter are sponsored by the Christiansburg Kiwanis Club.



Recommendations:

- Develop restroom and concession facility between the baseball/softball fields.
- Build permanent scorer's area for both baseball/softball fields.
- Continue to cultivate relationships with the Christiansburg Kiwanis Club.
- Replacement of lights to the baseball/softball fields.
- Construct loop trails around both fields that interconnect into a figure eight.

Falling Branch Elementary School:

Falling Branch Elementary softball and rectangular fields are maintained by the Town of Christiansburg and are available for town use during non-school hours. This partnership has benefitted recreation program offerings and minor improvements will greatly enhance the property.



Recommendations:

- Build new dugouts for softball/baseball fields.
- Designate and build a scorers area.
- Replace fencing on and around fields.



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Regional Parks

Truman Wilson Property (Future):

The Truman Wilson Property presents a significant opportunity to meet the parks and recreation needs of town residents. The Town of Christiansburg has benefitted recently from hosting United States Specialty Sports Association (USSSA) and Nations baseball tournaments. These tournaments bring teams from across Virginia, as well as the east coast, that spend money on hotels, restaurants, and other attractions throughout the area. The Truman Wilson property can aid the effort to bring in additional tournaments in sports, depending how the park site is programmed.



Recommendations:

- Incorporate cultural attractions to meet desires for town events and a music venue (i.e. amphitheater).
- Dedicate a portion of the property to passive recreation uses that do not include active ballfields.
- Develop rectangular fields (i.e. soccer, football, lacrosse etc.) to meet increasing demand for facilities.
- Develop a signature playground for children of all abilities.
- Develop softball/baseball enclosed park with ticket booth and concessions, similar to the Harkrader Complex.
- Incorporate a fenced dog park into the design of the site.
- Safely connect the park to the Huckleberry Trail to connect prime town assets.
- Develop a paved loop trail to connect recreation assets.
- Incorporate croquet and shuffleboard areas into the park design.
- Add a beach volleyball court.



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Linear Parks:

Huckleberry Trail:

The Huckleberry Trail is an asphalt-paved bike/pedestrian path that connects the towns of Blacksburg and Christiansburg. Distance markers are placed every half-mile and benches are placed along the trail so that users may rest and enjoy the scenery.

The Huckleberry trail crosses the road to Warm Hearth Village retirement community, as well as Hightop and Merrimac Roads.

Parking is available at both ends of the trail, with additional parking available at the crossings of Warm Hearth, Hightop, and Merrimac. The total distance of the trail, from the Blacksburg Public Library to the intersection of Rte. 114/Peppers Ferry Road, is just over 6 miles.

In the fall of 2013, the trail was extended from Rte. 114 to the Christiansburg Recreation Center. The completion of the Renva W. Knowles Bridge will connect the trail over Rte. 114. Once the bridge is completed, the trail will extend from the Blacksburg Public Library to the Christiansburg Recreation Center.

Recommendations:

- Explore extending the trail to downtown Christiansburg and to other major population centers within town.
- Incorporate outdoor exercise stations along the trail.
- Develop an annual run/walk event that features the Huckleberry Trail.





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Facilities

Christiansburg Recreation Center:

The Christiansburg Recreation Center, located on 1600 North Franklin Street, is a 62,000 square foot, multipurpose facility that provides a wide range of recreational and leisure opportunities for the community.

It has a weight room, cardio room, two racquetball courts, senior area, and walk / run track surrounding four full-court basketball courts. Community rooms are also available for rent.



Recommendations:

- Maintain existing equipment for weight room, cardio room, and sporting equipment.
- Perform an energy efficiency audit to determine energy saving strategies that lead to cost savings.
- Paint, replace floors, and renovate the Recreation Center on an as needed basis.

Additional Recommendations

Website Recommendations:

- Create a calendar of events with detailed information.
- Allow online registration for facility rentals.

New Park Recommendations:

- Utilize town property or acquire additional property for development of a neighborhood park east of Interstate 81.
- Evaluate potential for acquisition of the old Christiansburg Middle School.
- Utilize town property or acquire additional property for development of a mini or neighborhood park near Peppers Ferry Road on the northwest side of the town.

Signage and Branding Recommendations:

- Develop signage to bring a brand to Christiansburg parks.
- Create wayfinding signage for all parks.



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Chapter 7: Program and Event Recommendations

Programming in parks and recreation poses a unique challenge. Youth and adult programs, especially exercise, follow national trends that change each year. The Parks and Recreation Department must continually monitor these national trends in order to meet future demand for classes and programs.

Program desires, according to the survey, include town events, exercise classes, camping/hiking classes, water sport classes, fishing/hunting classes, and classes for seniors and special populations.

Programs focused on outdoor recreation scored highly in the survey and should be a key priority. The addition of fishing, hunting, and water sport classes will diversify the department offerings, reaching different residents within the town.

Trails were the clear preference for future desires within the town, followed closely by town events and music venues. Events and music allow a community to show its culture, and offer opportunities for residents to participate in that culture. The Town of Christiansburg currently hosts events throughout the year. These events serve youth, adults, and seniors and include:

- 4th of July Celebration
- Christiansburg Alumni Return
- Heritage Day
- Wilderness Trail Festival
- Ghouls Gathering
- Lion's Club Craft Fair
- Christmas Parade
- Breakfast with Santa
- Home Expo
- Great Easter Egg Hunt

These events have been successful, but more events are desired based on survey responses.

Recommendations:

- Develop phased, 1-2 programs per year, pilot programs for camping, hiking, water sport education, hunting, and fishing.
- Plan and construct amphitheater at Truman Wilson Property to host cultural and music events.
- As trails develop, organize 5K and other events with themes developed by town stakeholders.
- Host an annual downtown music and arts festival, showcasing local talent.



Tap Class at the Recreation Center.



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Chapter 8: Accessibility and Connectivity

The Huckleberry Trail is a significant benefit to recreation users within the Town of Christiansburg, and is one of only a few walking and biking options within town. Limited sidewalk networks serve the downtown area, and the Huckleberry Trail serves the north side of town while providing an option for commuters to Blacksburg. A need exists to connect residential areas such as the cambria area to points of interest within town; such as, businesses, parks, other trails, and other attractions.

Trails and Sidewalks:

Trail running and walking was a key priority according to the survey responses. The New River Valley Metropolitan Planning Organization (NRVMPO) is currently working on a Bicycle and Pedestrian Master Plan. Included in this analysis is a network of multiuse pathways throughout the town. These trails can connect parks to neighborhoods, and neighborhoods to employment and activity centers.

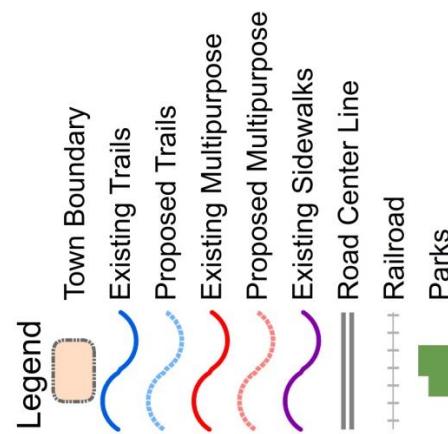
Cost for trails and sidewalks is often the prohibitive factor when evaluating cost versus benefit. Multi-use, 12 foot wide asphalt, typically cost \$80 per linear foot or \$422,400 per mile while sidewalks cost \$40 per linear foot or \$211,200 per mile. These costs include materials, engineering, right-of-way acquisition, drainage, etc. It is important to recognize trails have a direct link to economic development. According to a 2004 study by the U.S. Department of Agriculture, the Virginia Creeper Trail connecting Damascus to Abingdon, VA accounts for an economic impact of \$1.59 million and supports approximately 27 jobs. Exploring additional opportunities for trail expansion can add quality of life and economic value to the Town of Christiansburg.

Following is a map of existing and proposed trails and sidewalks throughout the town.

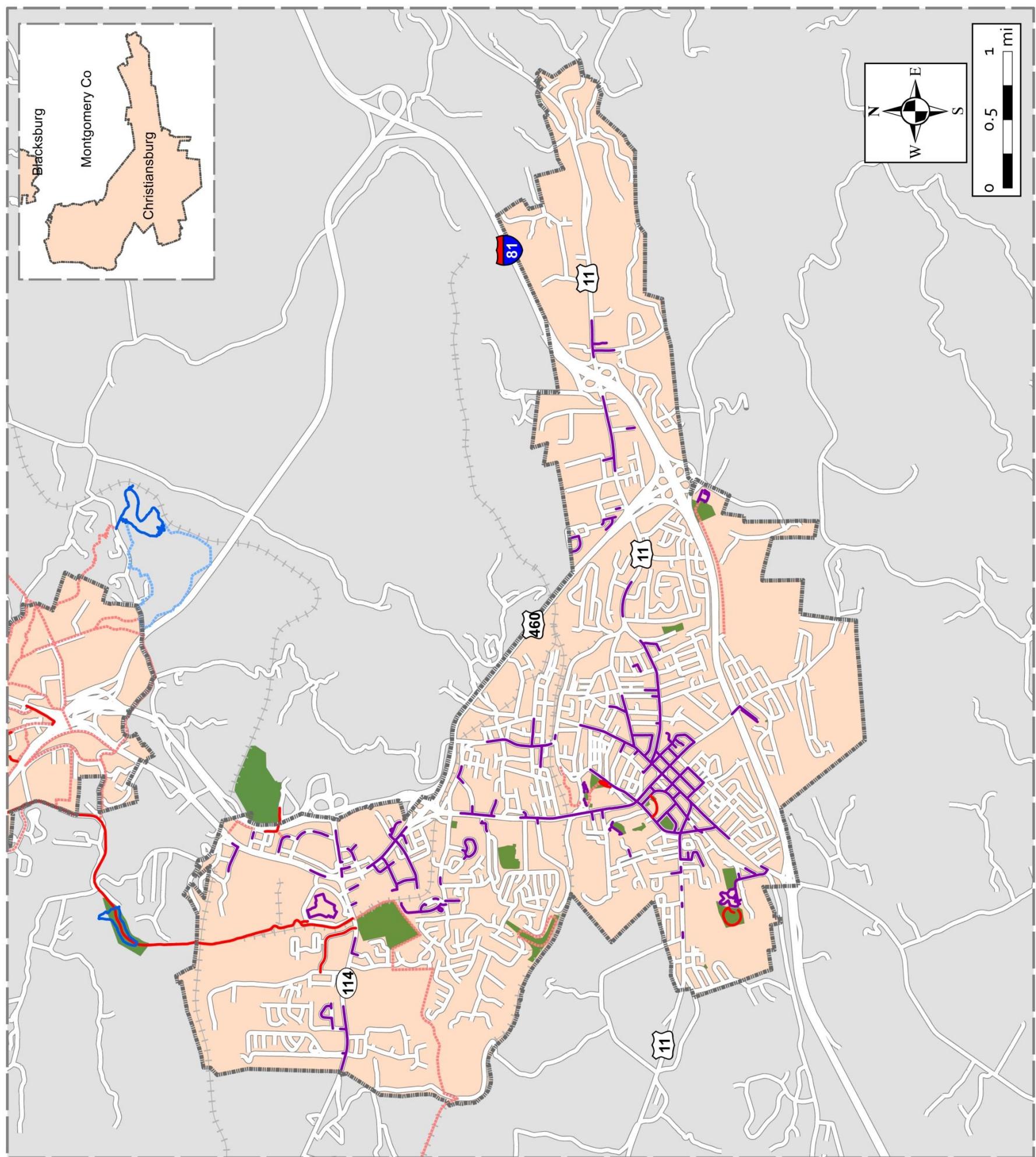
Recommendations:

- Develop an interlinked trail and sidewalk network to connect major population, recreation, and retail areas.
- Create signaled crossings of major roadways/intersections for bicycle and pedestrian traffic, such as the North Franklin/Wades Lane intersection.
- Extend the Huckleberry Trail to the downtown area.

Map 4:
Existing and Potential Trail
and Sidewalk Network



Map prepared by the New River Valley Planning District Commission, 2014.
Sources include New River Valley Metropolitan Planning Organization and
local input/data.





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Chapter 9: Implementation of the Master Plan

Recommendations contained in the Christiansburg Parks and Recreation Master Plan were identified by the Parks and Recreation Advisory Commission, town staff, through the public outreach survey, or by recreation industry research. The steady growth of the Town of Christiansburg will present new challenges and opportunities for facilities, parks, and may dictate the need to broaden offerings within town.

The development of the Truman Wilson property is the top priority of this Plan. The public survey clearly indicated trails and cultural events are the highest priority. The 62 acre Truman Wilson site will allow for many of these desires to be addressed. Developing the park with cultural amenities first, such as an amphitheater, and linking the Huckleberry Trail to the park will begin to meet the expressed desires.

Sport tourism, such as hosting athletic tournaments, benefits the town through meals and lodging purchased by outside teams and spectators. As stated previously, the two USSSA and Dixie World Series tournaments resulted in a combined impact of nearly \$570,000. Maintaining current tournament relationships, developing relationships with additional sports tournament organizations, and marketing any new facilities developed on the Truman Wilson site will allow these numbers to grow and bring greater benefits to the town from teams and spectators.



Over the next ten years, the Parks and Recreation Department will need additional financial resources to develop new, and maintain existing, properties and facilities. These efforts will bring additional revenue through sports tourism, increasing property values through quality of life improvements, and will allow the town to serve a more diverse population through the department. The town can develop events that will become part of the culture of being a resident of the Town of Christiansburg, helping connect the town to individuals. This plan, as implemented, will strengthen the town's parks and recreation brand as, "The Only Place to Play; Christiansburg, Virginia."



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Appendix

Summary of Open-Ended Comments – Survey

- Comments centered on the following items, in rank order:
 - Fields and Facilities
 - Trails and Connectivity
 - Operations and Staff
 - Programs
 - Parks
 - Girls Sports
 - Marketing and Communications
 - Events, Arts, and Culture
 - Fees for the Recreation Center and Aquatic Center
 - Safety
- Lacrosse and soccer were the most requested facilities in the open-ended comments
 - Lacrosse – 14 comments
 - Soccer – 12 comments

Summary of Comments – June 2, 2014 Public Meeting at the Christiansburg Recreation Center

- Explore the potential for expanding the Parks and Recreation Advisory Commission to include more representatives, specifically youth, civic organizations (i.e. Rotary Club)
- Mr. Epperley was asked about why the Aquatic Center and Skate Park were not included in the Master Plan. Mr. Epperley explained that the Aquatic Center was its own department whose scope covered the Skate Park as well.
- Music events would be welcomed.
- The Christiansburg Soccer Club donated \$5,000 to help with the addition of the soccer field. They were appreciative of the new look of Depot Park and commented on the now more frequent use.
- Purchasing combo soccer/football goal posts can aid in multi-use rectangular fields.
- Field space for youth is important to keep them involved in the community. References were made to studies linking youth sport participation to better performance in school.



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Cost Estimates for Parks and Facilities

These estimates are based solely on equipment and materials and meant only to provide a basic idea of costs associated with park and facility development. Grading, stormwater management, and other costs will be added to these totals. As the town seeks proposals for park and facility development, more detailed figures will be submitted.

Item	Cost Estimate
Playground Equipment	\$35,000-40,000
Parking Spaces	\$1,000 per space
Wayfinding Signage	\$500 per sign
Picnic Shelter	\$50 per square foot 20 x 30 ft = \$30,000
900 Square foot Concession Facility with Restrooms	\$90,000
Baseball/Softball Dugouts	\$4,000 each
Amphitheater	
Basic – Wood benches and stage area	\$50,000
Intermediate – Terraced seating and stage area	\$250,000
Top Tier – Terraced seating, precast stage and sound wall	\$350,000-400,000
Rectangular Field Complex (Soccer, Lacrosse, Football, etc.) 4-6 Fields	\$300,000-500,000 per grass field \$500,000-750,000 per turf field
Four Field Softball Complex	\$900,000-1,000,000
Chain Link Fence – dog park, ball park, etc.	\$18 per linear foot
Shuffleboard Court	\$7,500
Beach Volleyball Court	\$10,000
Field Lighting	\$100,000 per field, reduced for adjacent fields to \$80,000 per field
Press Box/Scorer's Box	\$10,000

Town of Christiansburg Parks and Recreation Survey

The results of the following survey will inform the Christiansburg Recreation Master Plan process. Please fill out this survey so that the Town can better meet your parks and recreation needs. Please complete every question and return by mail or drop off at Christiansburg Parks and Recreation Department (Recreation Center), 1600 N. Franklin St., Christiansburg, VA 24073. Thank you! An **online version** of the survey can be taken at www.surveymonkey.com/s/Christiansburg_Parks_and_Recreation_Survey

1. Is your residence located within the town limits of Christiansburg? (circle one)

Yes No Don't Know

2. Please write the number of people in your household within each age category:

Under 18 18-24 25-34 35-44 45-54 55-64 65+

3. Which of the following do you live closest to? (check one)

NRV Mall Christiansburg Recreation Center Downtown Shelor Motor Mile

4. How would you rate how often you participate in Christiansburg parks and recreation programs/activities? (circle one)

Never 0 1 2 3 4 5 Very Often

5. How many times PER MONTH do you visit a town park? (circle one)

None 1-2 3-4 5+

5.1-What is the main reason you would visit a town park? (check only one)

Playground Picnic Town Event Exercise
 Relax Sport Other (list): _____

6. How many people in your household use the Recreation Center? (circle one)

None 1 2 3+

6.1-How many times PER MONTH do you visit the Christiansburg Recreation Center? (circle one)

None 1-4 5-8 9-12 12+

7. How many people in your household use trails (i.e. Huckleberry) within town? (circle one)

None 1 2 3+

7.1. How many times PER MONTH do you use trails within town? (circle one)

None 1-4 5-8 9-12 12+

8. How many people in your household participate in youth recreation organized by the Town of Christiansburg? (circle one)

None 1 2 3+

9. How many people in your household participate in youth recreation organized by any other organization? (circle one)

None 1 2 3+

10. How many people in your household participate in adult recreation organized by the Town of Christiansburg?

None 1 2 3+

11. How many people in your household participate in adult recreation organized by any other organization? (circle one)

None 1 2 3+

12. What do you feel are critical needs in/for PARKS within the Town of Christiansburg?

13. What do you feel are critical needs for SPORTS FACILITIES within the Town of Christiansburg?

14. What do you feel are critical needs for PROGRAMS/CLASSES within the Town of Christiansburg?

15. How many people in your household participate in, or visit, the following activities/places? (write number next to each activity, leave blank if "0")

<input type="text"/> Aerobics/Exercise Classes	<input type="text"/> Baseball	<input type="text"/> Basketball
<input type="text"/> Bicycling	<input type="text"/> Fishing/Hunting	<input type="text"/> Kayaking/Canoeing/Rafting
<input type="text"/> Pickleball	<input type="text"/> Picnicking	<input type="text"/> Playground
<input type="text"/> Racquetball	<input type="text"/> Special Population Activities	<input type="text"/> Soccer
<input type="text"/> Softball	<input type="text"/> Swimming	<input type="text"/> Tennis
<input type="text"/> Track Running/Walking	<input type="text"/> Trail Running/Walking	<input type="text"/> Volleyball
<input type="text"/> Recreation Center	<input type="text"/> Education Classes	<input type="text"/> Senior Activities
<input type="text"/> Camping/Hiking		

16. How many times PER MONTH TOTAL do people in your household participate in, or visit, the following activities/places? (Please enter the total for all that apply to your household. Example: If you play tennis 2X per month and your spouse plays 6X per month, enter 8)

<input type="text"/> Aerobics/Exercise Classes	<input type="text"/> Baseball	<input type="text"/> Basketball
<input type="text"/> Bicycling	<input type="text"/> Fishing/Hunting	<input type="text"/> Kayaking/Canoeing/Rafting
<input type="text"/> Pickleball	<input type="text"/> Picnicking	<input type="text"/> Playground
<input type="text"/> Racquetball	<input type="text"/> Special Population Activities	<input type="text"/> Soccer
<input type="text"/> Softball	<input type="text"/> Swimming	<input type="text"/> Tennis
<input type="text"/> Track Running/Walking	<input type="text"/> Trail Running/Walking	<input type="text"/> Volleyball
<input type="text"/> Recreation Center	<input type="text"/> Education Classes	<input type="text"/> Senior Activities
<input type="text"/> Camping/Hiking		

17. Check any that your household would participate in, or visit, MORE OFTEN if Christiansburg had adequate or additional facilities:

<input type="checkbox"/> Aerobics/Exercise Classes	<input type="checkbox"/> Baseball	<input type="checkbox"/> Basketball
<input type="checkbox"/> Bicycling	<input type="checkbox"/> Fishing/Hunting	<input type="checkbox"/> Kayaking/Canoeing/Rafting
<input type="checkbox"/> Pickleball	<input type="checkbox"/> Picnic Shelters	<input type="checkbox"/> Playground
<input type="checkbox"/> Racquetball	<input type="checkbox"/> Special Population Activities	<input type="checkbox"/> Soccer
<input type="checkbox"/> Softball	<input type="checkbox"/> Swimming	<input type="checkbox"/> Tennis
<input type="checkbox"/> Track Running/Walking	<input type="checkbox"/> Trail Running/Walking	<input type="checkbox"/> Volleyball
<input type="checkbox"/> Recreation Center	<input type="checkbox"/> Dog Park	<input type="checkbox"/> Trails – Gravel
<input type="checkbox"/> Trails – Paved/Concrete	<input type="checkbox"/> Music venue	<input type="checkbox"/> Town events
<input type="checkbox"/> Senior Activities	<input type="checkbox"/> Horseshoes	<input type="checkbox"/> Camping/Hiking
<input type="checkbox"/> Other: (please specify) _____		

Additional Comments:



TOWN OF CHRISTIANSBURG

**100 East Main Street
Christiansburg, VA 24073**

Easement / Subdivision Vacation Application

Landowner: Christopher Catron

Agent: Matthew Osborne

Address: 425 church St.
Christiansburg

Address: 1889 Taylor Hollow Rd
Blacksburg VA 24060

Phone: 540 392-6095

Phone: 540-250-6038

I am requesting that the following easement(s) / subdivision(s) be vacated:
The 15 Feet on Left of House

The property is located at 425 church st Christiansburg

Tax Parcel(s):

Fee: 750.00

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge. I understand that Town Council is not obligated to vacate any easements or subdivisions.

Signature of Landowner(s): Christopher Cotman

Date: 7/16/2014

Pauline Catton

Date: 7/16/2014

Date:

This request was approved / disapproved by a vote of the Christiansburg Town Council on

Town Manager

Date

1975
RECORD MERIDIAN

SOURCE OF TITLE

The property embraced within the limits of the hereon shown map of the Mark Subdivision, dated 21 June, 1976, is part of the same land which was acquired by Phillips Brothers, a partnership from Kermit O. Songer by deed dated 24 February, 1976, and recorded in Deed Book 368, page 309, in the Clerk's Office of the Circuit Court of Montgomery County, Christiansburg, Virginia.

Joe C. Draper
Joseph C. Draper, CLS 946 & 161

NOTES:

- 1 Posts set at all lot corners
- 2 15' PUE on all inside lot lines
- 3 Total Area: 55,318 sq. ft.
1.270 acres

OWNERS' STATEMENT

This is to certify that the hereon shown map of the Mark Subdivision, dated 21 June, 1976, has been prepared in strict accordance with the wishes and desires of the undersigned owners, and the dedication to the public of the streets and easements for the extent and direction as is more particularly shown hereon, is hereby made.

Given under our hands and seals this

28th day of July, 1976

V.C. Phillips

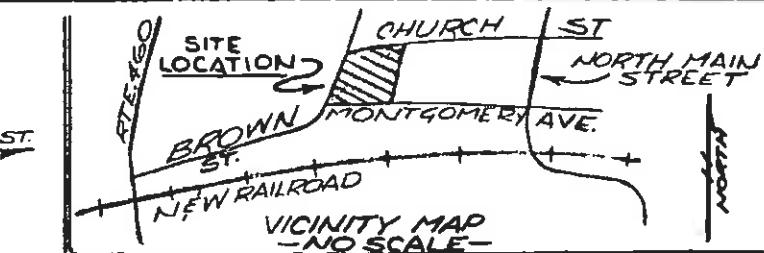
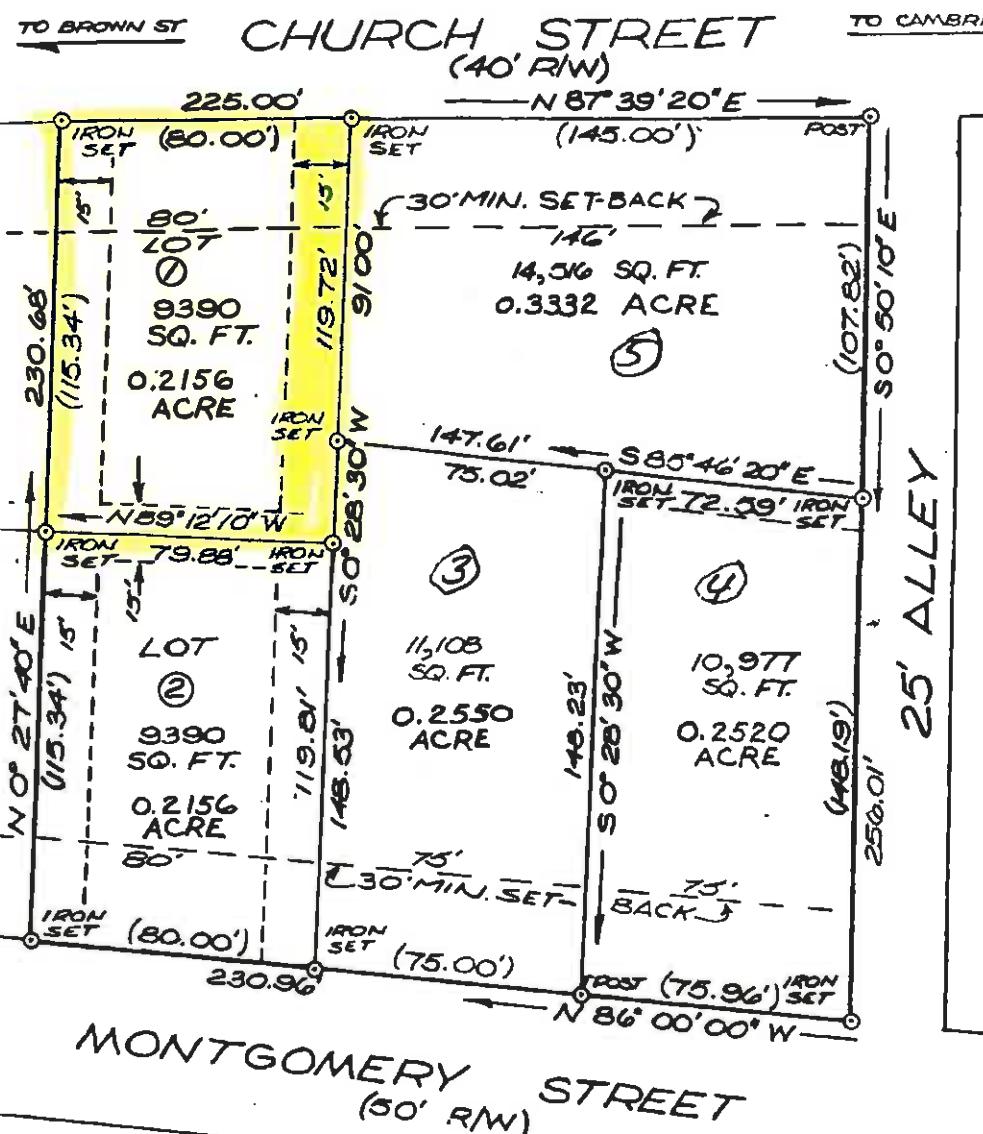
V. C. Phillips

J.D. Phillips

J. D. Phillips

Draper - Adan Associates, Inc.
Engineers - Surveyors - Planners
P. O. Box 927
BLACKSBURG, VIRGINIA 24060

CALCULATED: JCD



NOTARY'S STATEMENT

State of Virginia

County of Montgomery, to wit:

I, *Shirill B. Lytton*, a notary public in and for the state and county aforesaid do hereby certify that V. C. Phillips and J. D. Phillips, partners, whose names are signed to the foregoing writings, have personally appeared before me and acknowledged the same.

My commission expires June 16, 1980
Given under my hand this 28th day of
July, 1976.

Shirill B. Lytton
Notary Public

APPROVAL AND ACCEPTANCE

The hereon shown map of the Mark Subdivision, dated 21 June, 1976, has been submitted to and approved for acceptance and recordation by the town of Christiansburg, Virginia.

John E. Lemley 28/6/76
John E. Lemley, Town Manager Date

Ellis P. Bucklen 7/28/76
Ellis P. Bucklen, Mayor,
Town of Christiansburg Date

Plat of Property
VIRGINIA: In the Clerk's Office of the Circuit Court of Montgomery County of
9th day of August 19⁷⁶ The foregoing instrument was
this day presented in said Office and with certificate annexed admitted to MARK SUBDIVISION
record at 1:30 o'clock P. M.
Teste: JOHN B. MYERS, JR., CLERK Located in
town of Christiansburg
Shawsville, Registerial District
Montgomery County, Virginia

PLAN NO. S75-312

#6164

551-8