

**Christiansburg Planning Commission
Minutes of November 24, 2014**

Present: Matthew J. Beasley
Ann Carter
Harry Collins
David Franusich
Steve Huppert
Jennifer D. Sowers
Joe Powers, Vice-Chairperson
Craig Moore, Chairperson
Nichole Hair, Secretary Non-Voting

Absent: None

Staff/Visitors: Missy Martin, staff
Sara Morgan, staff
Kevin Conner, Gay and Neel
Thom Rutledge, SHAH Development
Mike Harris, New River Baseball, Inc.
Several others

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:

Chairperson Moore proposed an amendment to the Planning Commission Agenda to strike the Public Hearing and discussion and action for a Conditional Use Permit request by Peggy A. Beasley for a flea market with an exception to paved parking at 275 Starlight Drive (tax parcel 529 – ((A)) – 13) in the B-3 General Business District.

Commissioner Carter made the motion to strike the two items from the agenda. Commissioner Beasley seconded the motion, which passed 8-0.

Public Comment.

Chairperson Moore opened the floor for public comment. There were no public comments. Chairperson Moore closed the floor for public comment.

Approval of meeting minutes for November 10, 2014.

Chairperson Moore introduced the discussion. Commissioner Collins made a motion to approve the Planning Commission meeting minutes. Commissioner Carter seconded the motion, which passed 5-0. Commissioner Sowers, Commissioner Beasley and Commissioner Franusich abstained due to being absent.

Planning Commission public hearing on Councils' intention to adopt an ordinance amending Chapter 42 "Zoning" of the Christiansburg Town Code in regards to provisions for private recreational facilities in the I-2 General Industrial District with a Conditional Use Permit.

Chairperson Moore asked for staff to discuss the ordinance amendment. Ms. Hair stated the amendment to the Zoning Ordinance is to allow recreational facilities in the I-2 General Industrial District with a Conditional Use Permit. Ms. Hair added this was also done in the I-1 Limited Industrial District previously. A CUP was then approved for the Reed's Lumber property.

Chairperson Moore asked for public comment in regards to the ordinance amendment. Mr. Mike Harris, 530 Capital Way, stated he was the President of the New River Baseball, Inc. and described how the program has currently outgrown its current facilities and would like to expand to include boy's baseball and girls' softball. Mr. Harris added he does not want to take away from the Christiansburg Recreation Center and wants the kids to be involved in local programs in their community. Mr. Harris stated he made a presentation to Town Council approximately 3 weeks earlier and had a positive response.

Mr. Harris discussed leasing the building and possibly purchasing the property in the future. This is an abandoned building and Mr. Harris feels the property is perfect for the program. Mr. Harris has over 12 teams interested in the program and New River Baseball, Inc. would like to add cages and other practice items for the kids.

Chairperson Moore thanked Mr. Harris and asked for any further comments from the public. With no further comments, the public hearing was closed.

Contingent on the above item, Public Hearing for a Conditional Use Permit request by Mike Harris (agent for property owner Raymond Myers) for a private recreational facility at 375 Bell Road (tax parcel 499 – ((A)) – 1F) in the I-2 General Industrial District.

Chairperson Moore made a correction stating the item should include that it is a Public Hearing for a Conditional Use Permit. Chairperson Moore asked the applicant to address the Planning Commission.

Mr. Harris described how the property is abandoned and the prior use of the property was the old Pepsi Plant. He also described the plans for the building for the baseball program.

Chairperson Moore asked for further comments. No further comments were made.

Discussion and action by Planning Commission on a Conditional Use Permit request by SHAH Development, LLC for residential use at 2765 Roanoke Street (tax parcel 501 – ((1)) – 26A) in the B-3 General District. The Planning Commission public hearing was held on November 10, 2014

Chairperson Moore opened the discussion. Mr. Thom Rutledge asked to address the Commission. Mr. Rutledge submitted revised concept drawings. Mr. Rutledge also apologized to the Commissioners about the previous Public Hearing meeting because he addressed the citizens directly and not the Planning Commission.

Mr. Rutledge would like to address comments from the Public Hearing meeting. Mr. Rutledge stated Commissioner Carter and Commissioner Powers wanted to see more parking even though the plan does meet the intent of the ordinance. After looking at the plan 4 additional spaces were added for overflow parking.

Mr. Rutledge discussed the concerns over landscaping and buffers brought up by neighbors on Patricia Lane and the Planning Commission. He explained the changes made to the concept plan, which addresses the concerns. Mr. Rutledge also discussed the landscaping plan, which includes bio retention areas and a buffer of trees and shrubs between the residents on Patricia Lane.

Mr. Rutledge stated Commissioner Powers had concerns about fencing along Roanoke Street. He added after further research, due to utilities within the area, he does not feel a vegetative buffer can work. The wooden fence is the best option for maintenance of the utilities.

Chairperson Moore asked if the Commissioners had any questions.

Commissioner Franusich asked if the applicant had submitted plans showing the typical elevation of the proposed townhomes. Mr. Rutledge replied no because some neighbors could not agree on the color of the vinyl. Mr. Rutledge recommended to the residents to drive by a current development in Cambria Crossing that will mirror this future development.

Commissioner Powers asked if the landscaping will be similar to the other side on Patricia Lane. Mr. Rutledge replied yes but it will take a while for the landscaping to grow. Mr. Powers also asked if the bio retention will be graded to come out toward Patricia Lane because of the slope of the property. Mr. Rutledge described how the current bio retention will be utilized so the units in the rear of the property can be routed to that existing bio retention area. A similar plan will also be used for the front of the property onto Roanoke Street.

Mr. Kevin Conner added because of the grade, the bio retention will be used before the underground retention is used. Commissioner Powers stated the bio retention would eventually drain to the corner of Roanoke Street and Patricia Lane and added a discussion was made about Engineering looking at this. Ms. Hair responded Engineering will look at it during the site plan process.

Discussion and action by Planning Commission on a Conditional Use Permit request by SHAH Development, LLC for residential use at 2765 Roanoke Street (tax parcel 501 – ((1)) – 26A) in the B-3 General District. The Planning Commission public hearing was held on November 10, 2014 (continued).

Commissioner Powers added he appreciated Mr. Rutledge looking at the berm and after looking himself he agreed with the decision. Commissioner Powers also asked how close the fence will be to the sidewalk. Commissioner Powers recommended the fence be setback from the sidewalk. Mr. Rutledge agreed and said a grass strip will be left between the fence and sidewalk so all the sidewalk can be utilized. Mr. Rutledge added the boarded side of the fence will face Roanoke Street and not the townhouse side.

Commissioner Collins verified the sidewalks do run from the entry way. Mr. Rutledge replied yes, all the way up to Patricia Lane to accommodate current residents and for possible future development. Commissioner Sowers asked if there will be walkways in front of all units on both sides. Mr. Rutledge replied yes, there will be private sidewalks the HOA will be responsible to maintain.

Commissioner Powers added the use of the property is appropriate for a transition between the designated commercial and residential areas on Roanoke per the Comprehensive Plan's Future Land Use Map.

Commissioner Carter would like to thank the applicant for finding additional parking spaces.

Chairperson Moore reviewed the parking concerns of the public hearing, even though the developer did meet the intent of the ordinance. He also added the new plan will help with those concerns and help meet the intent of the neighborhood.

Chairperson Moore asked for any further questions for the applicant.

Chairperson Moore read over conditions which are:

1. The development shall be in general conformity with the presented "Proposed Site Layout Patricia Lane Townhomes C.U.P. Concept Plan" dated August 29, 2014 with an amendment to add a revised plan date of November 14, 2014.
2. The development shall comply with all applicable stormwater regulations.

Chairperson Moore asked the Planning Commission if conditions need to be added. Commissioner Powers added he would like to see a buffer between the fence and sidewalk. Ms. Hair replied the site plan process will review this and also staff recommends the fences not be placed up to the property lines for maintenance.

Commissioner Collins made a motion to recommend Town Council approve the Conditional Use Permit request with the drafted conditions, as amended. Commissioner Sowers seconded the motion, which passed 8-0.

Discussion and action by Planning Commission on Council's intention to adopt an ordinance amending Chapter 42 "Zoning" of the Christiansburg Town Code in regards to provisions for private recreational facilities in the I-2 General Industrial District with a Conditional Use Permit.

Chairperson Moore opened the discussion.

Commissioner Carter asked if the Town had a definition of what a recreation facility means. Ms. Hair responded she does not have a definition with her but with this being a Conditional Use Permit request the Commission could make conditions on the use.

Commissioner Powers asked if all the uses would be inside the building only. Ms. Hair replied correct. Mr. Powers added he was glad the property will remain zoned industrial for future potential development because the Town has limited industrial property.

Commissioner Franusich asked if this has been allowed before in Town. Ms. Hair replied yes that Reed Lumber Company went through the same process previously for a Code amendment in the I-1 District with a Conditional Use Permit request for a recreational facility.

Commissioner Carter asked if the type of sports should be included in the conditions. Commissioner Sowers added the last request they also added timing conditions. Chairperson Moore replied these conditions are a good point and can be added in during the next section of the meeting; this discussion is for the ordinance amendment only.

Ms. Hair stated Town Council has made a request for Planning Commission to make the request tonight so hopefully this can be approved at their next meeting. The applicant wants to use the facility as soon as possible.

Commissioner Beasley made a motion to recommend Town Council approve the amendment of the Zoning Ordinance. Commissioner Collins seconded the motion, which passed 8-0.

Discussion and action by Planning Commission on a Conditional Use Permit request by Mike Harris (agent for property owner Raymond Myers) for a private recreational facility at 375 Bell Road (tax parcel 499 – ((A)) – 1F) in the I-2 General Industrial District.

Chairperson Moore read the drafted conditions.

1. This permit is valid for baseball programs only.
2. Hours of operation shall be limited to between 9:00 a.m. and 9:00 p.m.
3. There shall be no excessive noise between 11:00 p.m. and 7:00 a.m.
4. This permit is subject to inspections and approval of the facilities and equipment by the Fire Marshall, Building Official, and Rescue Squad Captain. The Town of Christiansburg requires that the applicants use and maintain the facilities and equipment in accordance with equipment manufacturer's guidelines.

Discussion and action by Planning Commission on a Conditional Use Permit request by Mike Harris (agent for property owner Raymond Myers) for a private recreational facility at 375 Bell Road (tax parcel 499 – ((A)) – 1F) in the I-2 General Industrial District – (continued).

5. This permit shall be valid for the applicants only and is nontransferable.
6. Parking for the operation shall be limited to the existing parking area immediately in front of the building on the property.
7. This permit shall be subject to review by the Planning Commission in one year.

Chairperson Moore read the drafted conditions.

Ms. Hair stated she would amend condition one to include softball. Chairperson Moore clarified item number one will include baseball and softball programs only.

Commissioner Powers asked if the applicant would like to add additional sports because this would be a good time, instead of having to come back at a later date. Mr. Harris stated he may add basketball goals, sports fitness workouts and hold corn hole tournaments the facility but will not compete with the Recreation Center. Commissioner Collins asked how number one condition can be worded. Ms. Hair replied the condition can say all recreation activities with the Towns Planning Director approval because the previous Planning Director, Randy Wingfield, worked closely with Reeds Lumber Company on the same issue.

Chairperson Moore clarified the change to number one to read this permit is valid for primarily baseball and softball but other recreational activities are permitted. Commissioner Franusich asked if number one can just be stricken from the conditions. Ms. Hair stated the condition can read this permit is valid for indoor recreational activities only.

Chairperson Moore stated on previous conditions the approval can be tied to the applicant. Mr. Hair replied she can add in the applicants association to number five.

Mr. Harris asked if the conditions will prohibit the kids from going outside to throw on a pretty day. Chairperson Moore responded yes it would. Mr. Harris would like to request outdoor use for the hot summer months. Commissioner Collins requested to strike the indoor use only. Commissioner Powers added the noise with the outdoor sports may be an issue for the residential neighbors. Chairperson Moore stated this is an industrial use area and it could be noisy all hours of the day. Mr. Powers inquired if a limit could be placed for the outdoor use to the adjacent residential unit. Mr. Moore stated the Commission is proposing on the north side of the property to add a 30 feet buffer from that property line.

Chairperson Moore stated this is a great opportunity for the youth. Commissioner Collins added he appreciated the applicants creating this program and need to be commended.

Discussion and action by Planning Commission on a Conditional Use Permit request by Mike Harris (agent for property owner Raymond Myers) for a private recreational facility at 375 Bell Road (tax parcel 499 – ((A)) – 1F) in the I-2 General Industrial District (continued).

Commissioner Beasley asked if number two can be conditioned to change the time from 8 a.m. to 9 p.m. because starting at 9 a.m. seems too late. Mr. Harris asked if number two can be conditioned to say outdoor time only. Chairperson Moore stated with the area is zoned Industrial, it could have noise 24 hours. Commissioner Collins asked if number 2 can be stricken all together. Ms. Hair replied the condition can be changed to limit outdoor activity only during 9 a.m. and 9 p.m. Chairperson Moore asked Ms. Hair about the conditions of time added to Reed Lumber Companies Conditional Use Permit. She replied there are numerous residential properties adjoining the property so that was the concern. Chairperson Moore would like to make the condition 8 a.m. to 9 p.m. Commissioner Collins verified no time limit on indoor use. Ms. Hair replied correct and it would follow the current noise ordinance in Town.

Ms. Hair read the amended conditions.

1. This permit is valid for recreational activities only.
2. The outdoor activities shall be limited to 8:00 a.m. and 9:00 p.m.
3. There shall be no excessive noise between 11:00 p.m. and 7:00 a.m.
4. This permit is subject to inspections and approval of the facilities and equipment by the Fire Marshall, Building Official, and Rescue Squad Captain. The Town of Christiansburg requires that the applicants use and maintain the facilities and equipment in accordance with equipment manufacturer's guidelines.
5. This permit shall be valid for New River Baseball Inc. only and is nontransferable.
6. Parking for the operation shall be limited to the existing parking area immediately in front of the building on the property.
7. This permit shall be subject to review by the Planning Commission in one year.
8. All outdoor recreational outdoor activities are to remain 30 feet from the existing residential units.

Chairperson Moore asked for any further questions. Commissioner Collins asked if the applicant will be installing signage. Mr. Harris replied yes temporary signage will be installed but not permanent. Ms. Hair stated the signs would be approved by the Planning Department.

Commissioner Beasley made a motion Town Council approve the request with the amended conditions. Commissioner Collins seconded the motion, which passed 8-0.

Commissioner Huppert added that Town Council heard from Mr. Harris approximately three weeks earlier and they were very approving of the program.

Other Business.

Ms. Hair added the Development Subcommittee meeting will be held on December 10, 2014

Ms. Hair gave an update on the Neighborhood Plan meeting held on November 20, 2014. She added only two citizens attended the meeting and for the next meeting it will be a broader event held at the Recreation Center. The Town Public Relations will work on a Newsletter to add to the January water bills.

Ms. Hair would like to thank the Planning Commissioners for approval of amending the flea market request. A joint meeting will be held on December 9, 2014 at the Aquatic Center and Ms. Hair would like the Commissioners to attend to have a quorum. Commissioner Collins asked how the meeting will work being joint. Ms. Hair responded the Planning Commission will listen during the Public Hearing and make a recommendation at their next meeting held on Monday, December 15, 2014.

Ms. Hair reminded the Commissioners their disclosure forms are due on December 15, 2014. The Commissioners can either bring them to the December 9th meeting to give to the Town Clerk or she will take them.

Commissioner Huppert added the Town Council is meeting at the Aquatic Center to tour the facility and if the Commissioners would like to attend the tour to be there by 5:45. Commissioner Beasley verified the meeting time with Ms. Hair.

Chairperson Moore asked the Commissioners to let Ms. Hair know if they cannot attend the meeting to make sure of a quorum.

Mr. Kevin Conner added they are waiting on Federal authorization to advertise for the next portion of the downtown construction.

Chairperson Moore asked Ms. Hair about the officers and bylaws for the next meeting. Ms. Hair replied the next meeting on December 15, 2014 they will discuss the officers, subcommittees and the bylaws.

Commissioner Huppert stated that Mayor Barber is very interested in starting up a farmers market in the spring and also how several people from the community. Commissioner Huppert added the Town Council appreciates the hard work the Planning Commission does.

There being no more business, Chairperson Moore adjourned the meeting at 7:50 p.m.

Craig Moore, Chairperson

Nichole Hair, Secretary Non-Voting



ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

MAYOR
D. MICHAEL BARBER

COUNCIL MEMBERS
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R. CORD HALL
STEVE HUPPERT
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES
JAMES W. "JIM" VANHOOZIER

TOWN MANAGER
BARRY D. HELMS

DIRECTOR OF
FINANCE/TOWN TREASURER
VALERIE L. TWEEDIE

CLERK OF COUNCIL
MICHELE M. STIPES

TOWN ATTORNEY
GUYNN, MEMMER &
DILLON, P.C.

Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Fax 540-382-7338

Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Tuesday, December 9, 2014 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, December 9, 2014 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: Peggy A. Beasley

Location: 275 Starlight Drive (tax parcels 529 – ((A)) – 13)

The Town of Christiansburg has received a Conditional Use Permit request by Peggy A. Beasley for a flea market with an exception to paved parking at 275 Starlight Drive (tax parcel 529 – ((A)) – 13) in the B-3 General Business District.

The property does not lie within the 100-Year and 500-Year Flood Hazard Areas. The property is not located within the Historic District. The adjoining properties are zoned B-3 General Business District. The adjoining properties contain residences.



TOWN OF CHRISTIANSBURG

100 East Main Street
Christiansburg, VA 24073
Phone (540) 382-6120 Fax (540) 381-7238

Conditional Use Permit Application

Landowner: Peggy A. Beasley Agent: _____

Address: 305 Starlight Dr Address: _____
Christiansburg VA 24073 _____

Phone: 540 230 7326 Phone: _____

I am requesting a Conditional Use Permit to allow a flea market and
waiver to parking requirements
 on my property that is zoning classification B-3 under Chapter 42: Zoning of the
 Christiansburg Town Code. 275

My property is located at 305 Starlight Dr Christiansburg VA 24073
 Tax Parcel(s): 529-(A)-13

Fee: \$150.00 dgm
10-23-14

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 Conditions may be placed on my property in regards to
 the above mentioned use/activity. I also understand that the Conditional Use Permit may be revoked
 and/or additional Conditional Use Permits required should questions regarding conformity arise.

Signature of Landowner(s): _____ Date: _____

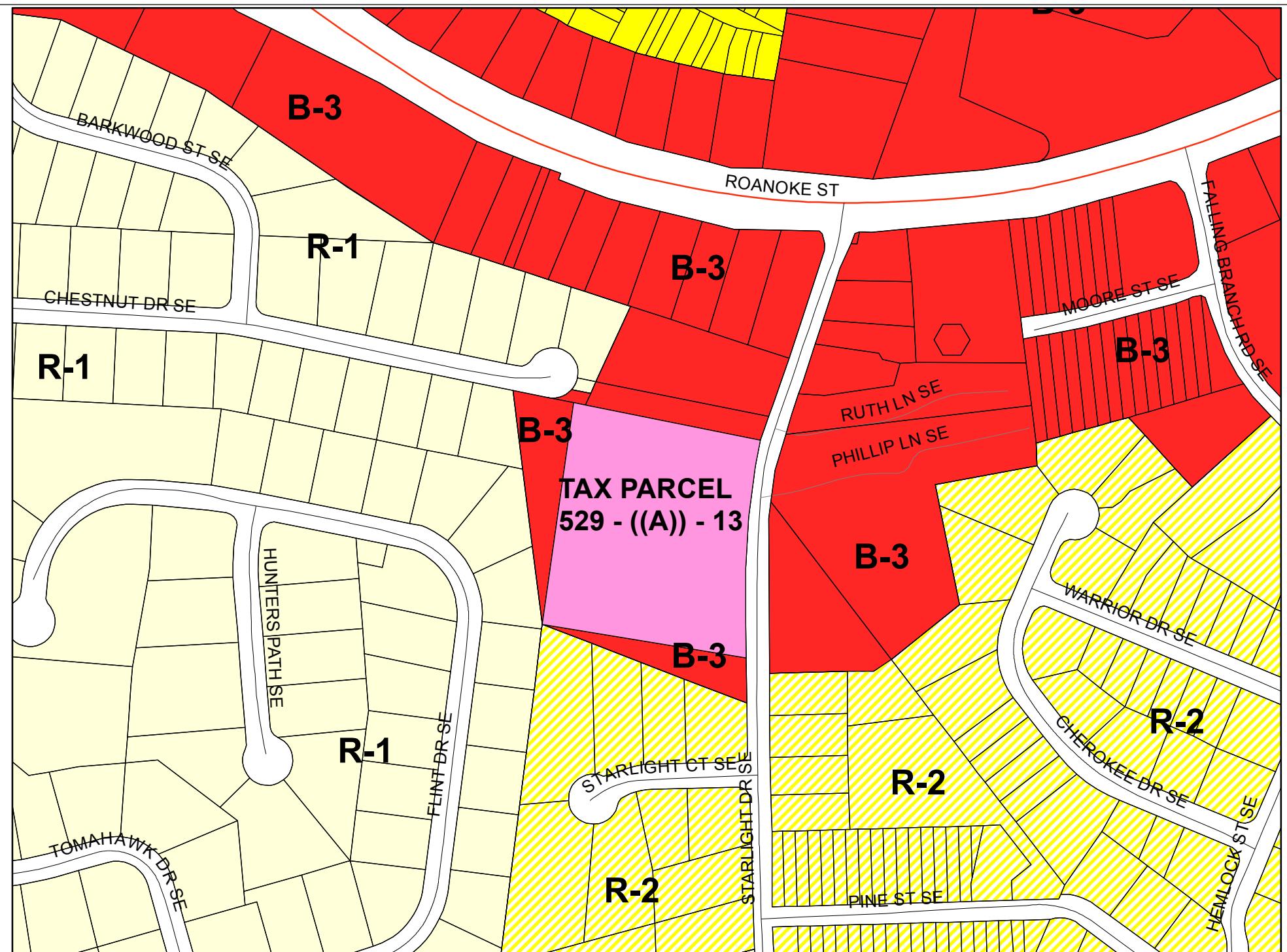
Date: _____

Date: _____

This request was approved / disapproved by a vote of the Christiansburg Town Council on
 _____ . Any Conditions attached shall be considered requirements of the above request.

Town Manager

Date



CUP REQUEST: 275 Starlight Drive

PC: DECEMBER 9, 2014

TC: DECEMBER 9, 2014

0 200 400 600
Feet



CUP REQUEST: 275 Starlight Drive

PC: DECEMBER 9, 2014

TC: DECEMBER 9, 2014

0 100 200 300
Feet

<u>TAX MAP ID</u>	<u>OWNER1</u>	<u>OWNER2</u>	<u>MAIL ADD1</u>	<u>MAIL ADD2</u>
529- 24 6	WRIGHT DANA P	WRIGHT SUK M	1390 CHESTNUT DR	CHRISTIANSBURG VA 24073
529- 24 7,7A	PEDROTTI JEROMY	PEDROTTI LALENA	1400 CHESTNUT DR	CHRISTIANSBURG VA 24073
529- 24 7,7A	PEDROTTI JEROMY	PEDROTTI LALENA	1400 CHESTNUT DR	CHRISTIANSBURG VA 24073
529- A 11A	CRAFT REAL ESTATE	HOLDINGS LLC	P O BOX 330	CHRISTIANSBURG VA 24068
529- 24 8	WHITLOCK DAVID C	WHITLOCK CARRIE B	1395 CHESTNUT DR	CHRISTIANSBURG VA 24073
529- A 13A	BEASLEY R W		36512 STARLIGHT DR	CHRISTIANSBURG VA 24073
529- A 12	BEASLEY PEGGY A		365 STARLIGHT DR	CHRISTIANSBURG VA 24073
529- A 13	BEASLEY PEGGY A		365 STARLIGHT DR	CHRISTIANSBURG VA 24073
529- A 41	STARLIGHT MHP LLC		185 TUNNEL CIR	CHRISTIANSBURG VA 24073
529- 25 2	AARON TEDDY E	AARON TERESA A	1280 FLINT DR	CHRISTIANSBURG VA 24073
529- A 15	CUPP FRANK A JR	CUPP GREGORY S	P O BOX 2574	CHRISTIANSBURG VA 24068
529- 25 1	CONNELLY H BRANCH	CONNELLY MELISSA E	1270 FLINT DR	CHRISTIANSBURG VA 24073
529- 10 4	DENNIS J KIERNAN LIVING TRUST	C/O DENNIS KIERNAN TRUSTEE	1380 STARLIGHT CT	CHRISTIANSBURG VA 24073
529- A 14	BEASLEY PEGGY A		365 STARLIGHT DR	CHRISTIANSBURG VA 24073
529- 10 3	HARRIS RONALD O	HARRIS LINDA S	1360 STARLIGHT CT SE	CHRISTIANSBURG VA 24073
529- 10 2	CHANDLER GARY LYNN	CHANDLER JASON EDWARD	1340 STARLIGHT CT	CHRISTIANSBURG VA 24073
529- A 16,17	STUMP C JEFFREY	STUMP TERESA W	302 ROANOKE ST	CHRISTIANSBURG VA 24073
529- 10 1	WOOLWINE RANDOLPH S	WOOLWINE VELVA MARIE	395 STARLIGHT DR	CHRISTIANSBURG VA 24073



ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

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Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Fax 540-382-7338

Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Monday, November 10, 2014 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, December 9, 2014 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: SHAH Development, LLC

Location: 2765 Roanoke Street (tax parcel 501 – ((1)) – 26A)

The Town of Christiansburg has received a Conditional Use Permit request by SHAH Development, LLC for residential use at 2765 Roanoke Street (tax parcel 501 – ((1)) – 26A) in the B-3 General Business District.

The property does not lie within the 100-Year and 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties are zoned B-3 General Business, and R-3 Multi-Family Residential. The adjoining properties contain residences and businesses.



TOWN OF CHRISTIANSBURG

100 East Main Street
Christiansburg, VA 24073
Phone (540) 382-6128 Fax (540) 382-7338

Conditional Use Permit Application

Landowner:	SHAH Development, LLC P.O. Box 1499	Agent:	Gay and Neel, Inc. 1260 Radford Street
Address:	Christiansburg, VA 24068	Address:	Christiansburg, VA 24073
Phone:	(540) 382-2981, ext. 1121	Phone:	(540) 381-6011

I am requesting a Conditional Use Permit to allow residential use in substantial conformance with the concept plan.

on my property that is zoning classification B3 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 2765 Roanoke Street

Tax Parcel(s): 501-1-26A

Fee: \$750

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 Conditions may be placed on my property in regards to the above mentioned use/activity. I also understand that the Conditional Use Permit may be revoked and/or additional Conditional Use Permits required should questions regarding conformity arise.

Signature of Landowner(s):

Date:

8.28.14

~~DANIEL HAGAN, Managing Member
SHAH DEVELOPMENT LLC~~

Date:

Date:

This request was approved / disapproved by a vote of the Christiansburg Town Council on _____ . Any Conditions attached shall be considered requirements of the above request.

Town Manager

Date

*C-1
10-6-2014
PSL*

RECORD NORTH
PLAT IN D.B. 731 PG. 874

TAX PARCEL 501-(1)-27
(P.I.D. #012825)
CHRISTIAN GROWTH CENTER, INC.
INST. NO. 2003005654
P.B. 20 PG. 178

ZONING DATA	
MINIMUM LOT SIZE:	1800 SF
MINIMUM LOT WIDTH	18'
SIDE SETBACK	20'
REAR SETBACK	20'
PARKING REQUIRED	24 (2/ UNIT)
PARKING PROVIDED	24



GAY AND NEEL, INC.

A QR code is located in the top right corner of the page, with the URL "gayandneel.com" written vertically next to it in a small, light blue font.

Web: www.gayandneel.com

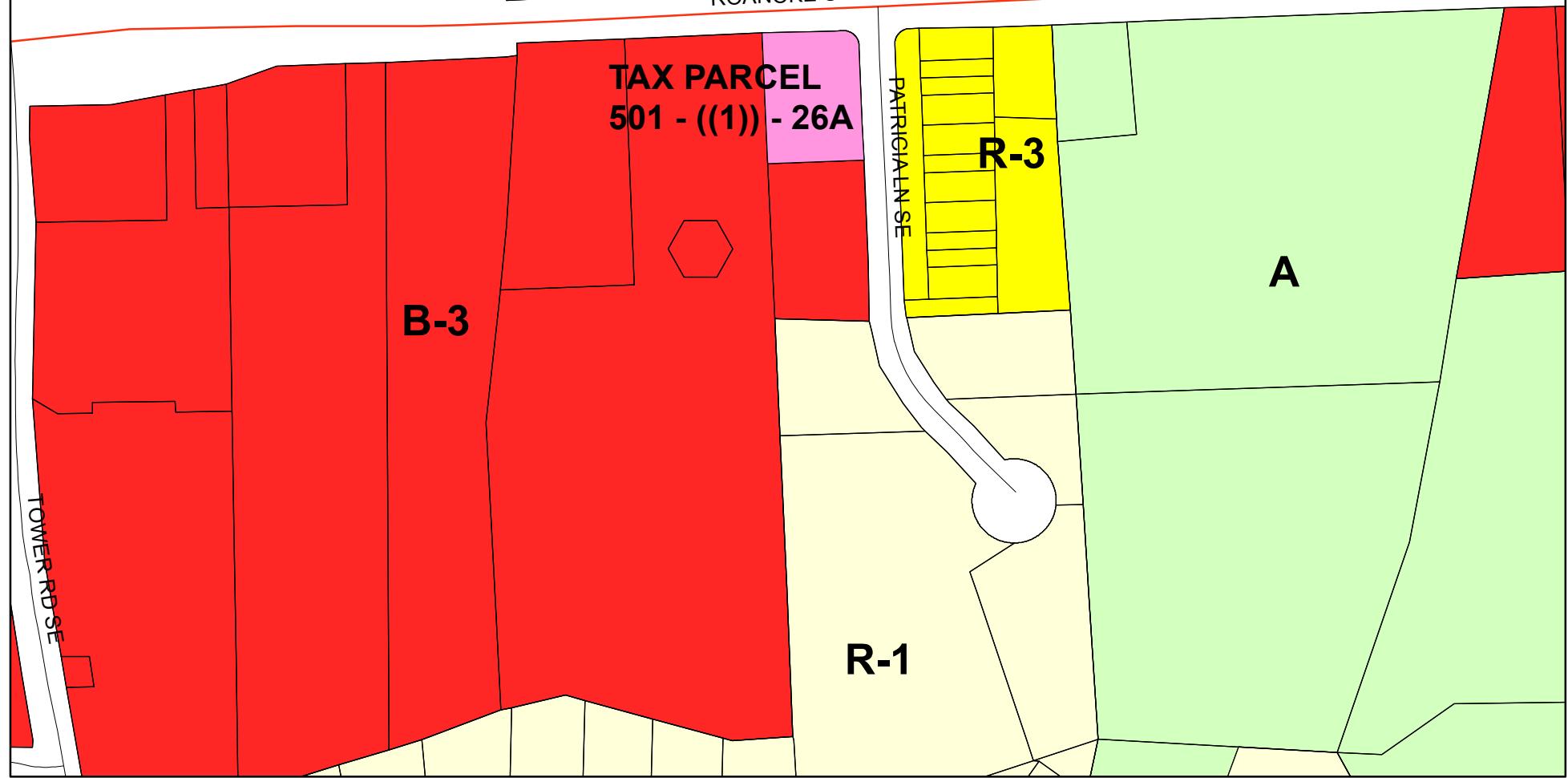
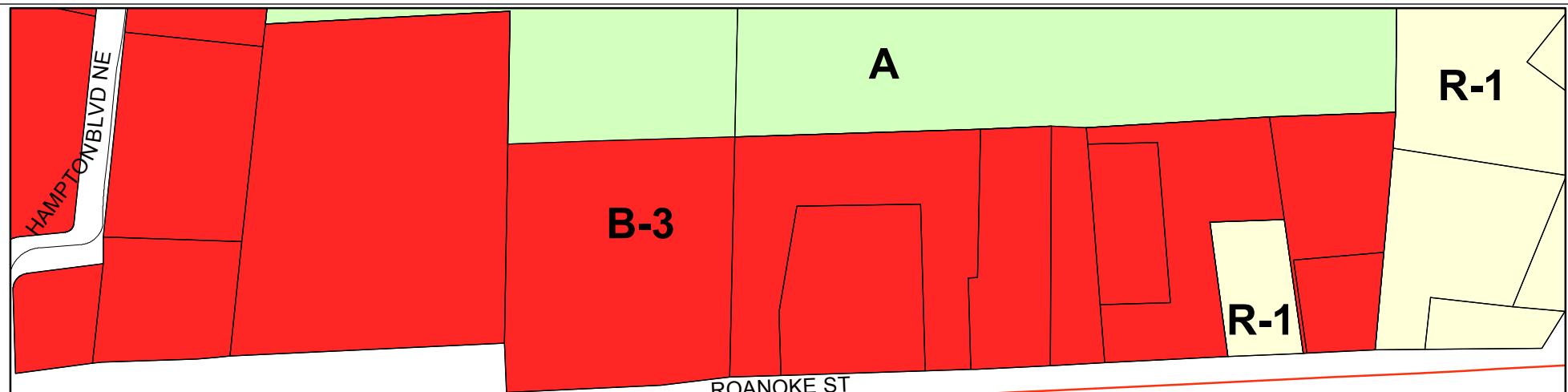
BBBPOSED SITE | AVAIL

**PATRICIA LANE TOWNHOMES
C.U.P. CONCEPT PLAN
TOWN OF CHRISTIANSBURG, VIRGINIA**

Site plan showing the layout of Lots 1 through 12, including building footprints, setbacks, and surrounding infrastructure. The plan includes a 'NEW LINE' to 'THE LEARNING LADDER' building, '6' TALL PRIVACY FENCING', 'PAVER SIDEWALK', and '5' WIDE PUBLIC SIDEWALK'. It also shows 'ROD SET' markers, utility poles (U.P.), and a 'DUMPSTER PAD w/SCREENING'. The map is bounded by 'ASPHALT ROAD' and 'CONC. DITCH' on the right, and 'CONC. S/W' and 'CONC. FLAGPOLE BASE' on the left. Various lots are labeled with their area in square feet: Lot 1 (5104 SF), Lot 2 (1818 SF), Lot 3 (1818 SF), Lot 4 (1818 SF), Lot 5 (1818 SF), Lot 6 (3837 SF), Lot 7 (5465 SF), Lot 8 (1995 SF), Lot 9 (1995 SF), Lot 10 (2000 SF), Lot 11 (2001 SF), and Lot 12 (4228 SF).

A graphic scale bar with a horizontal line divided into three segments. The first segment is labeled '0' at its left end. The second segment is labeled '30' at its right end. The third segment is labeled '60' at its right end. Below the line, the text 'GRAPHIC SCALE' is written on the left, and 'FEET' is written on the right.

X:\Drawings\2274-1\ENGINEERING\Design\Plans\2274J_CUP_Plan.dwg
CUP LAYOUT. 09/05/2014 3:30:41 PM, Lhs, Dwg To PDF -pc3, 11



CUP REQUEST: 2765 Roanoke Street

PC: NOVEMBER 10, 2014

TC: DECEMBER 9, 2014

0 200 400 600
Feet



CUP REQUEST: 2765 Roanoke Street

PC: NOVEMBER 10, 2014

TC: DECEMBER 9, 2014

<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Mailing Address</u>	<u>City, Zip, St</u>
501- 5 1	SHREE SAI BABA LLC	DBA SUPER 8 MOTEL	2780 ROANOKE ST	CHRISTIANSBURG VA 24073
501- 5 2	HOLIDAY LODGE INC		510 B S MAIN ST	BLACKSBURG VA 24060
501- 13 11	LAWRENCE JAMES M	LAWRENCE AMALIA W	378 LAWRENCE RD	BLUEFIELD VA 24605
501- 13 A	HAMILTON PL HOMEOWNERS ASSOC			CHRISTIANSBURG VA 24073
501- 1 26A	SHAH DEVELOPMENT LLC			CHRISTIANSBURG VA 24068
501- 1 27	CHRISTIAN GROWTH CENTER INC		P O BOX 1499	CHRISTIANSBURG VA 24073
501- 13 10	JONES JEFFERSON J	JONES ROSA N	1850 ELECTRIC WAY	CHRISTIANSBURG VA 24073
501- 13 9	KENANVILLE LLC	C/O DAN DOBSON	20 PATRICIA LN	BLACKSBURG VA 24060
501- 13 8	RAKES GLENNA FAYE		220 PROFESSIONAL PARK DR	CHRISTIANSBURG VA 24073
501- 13 7	WRIGHT BETTY K		40 PATRICIA LN SE	CHRISTIANSBURG VA 24073
501- 13 6	MURPHY PAMELA J		50 PATRICIA LN	CHRISTIANSBURG VA 24073
501- 1 26B	LITTLE BIT LLC		800 SILVER LAKE RD	CHRISTIANSBURG VA 24073
			840 GEORGE EDWARD VIA	CHRISTIANSBURG VA 24073

RECORD NORTH
PLAT IN D.B. 731 PG. 874

TAX PARCEL 501-(1)-27
(P.I.D. #012825)
CHRISTIAN GROWTH CENTER, INC.
INST. NO. 2003005654
P.B. 20 PG. 178

ZONING DATA	
MINIMUM LOT SIZE:	1800 SF
MINIMUM LOT WIDTH	18'
SIDE SETBACK	20'
REAR SETBACK	20'
PARKING REQUIRED	24 (2/ UNIT)
PARKING PROVIDED	28



GAY AND NEEL, INC. ◆ LANDSCAPE ARCHITECTURE ◆ SURVEYING ◆ ENGINEERING

Engineering • Project Management
1260 Radford Street
Christiansburg, Virginia 24073
(540) 321-5511

Phone: (540) 381-0011
Fax: (540) 381-2773
Email: info@gayandneel.com
Web: www.gayandneel.com

PROPOSED SITE LAYOUT

**PATRICIA LANE TOWNHOMES
C.U.P. CONCEPT PLAN
TOWN OF CHRISTIANSBURG, VIRGINIA**

A graphic scale bar with a horizontal line divided into three segments. The first segment is labeled '0' at its left end. The second segment is labeled '30' at its right end. The third segment is labeled '60' at its right end. Below the line, the text 'GRAPHIC SCALE' is on the left and 'FEET' is on the right.

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM		
PIC	JOHN T. NEEL, P.E.	
PM	KEVIN D. CONNER, L.A.	
DESIGN	TES, LHS	

GEN JOB NO	ISSUE DATE
2274.1	11/14/2014

SHEET NUMBER	
1 OF 1	

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 SHAH Development, LLC for property located at 2765 Roanoke Street (tax parcel 501 – ((1)) – 26A) for residential use in the B-3 General Business 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 SHAH Development, LLC for property located at 2765 Roanoke Street (tax parcel 501 – ((1)) – 26A) for residential use in the B-3 General Business 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 development shall be in general conformity with the presented “Proposed Site Layout Patricia Lane Townhomes C.U.P. Concept Plan” dated August 29, 2014 and revised on November 11, 2014.
2. The development shall comply with all applicable stormwater regulations.

Dated this the 24th day of November 2014.

Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Collins seconded by Sowers 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 November 10, 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			
David Franusich	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}

**AN ORDINANCE AMENDING CHAPTER 42 “ZONING” OF THE
CHRISTIANSBURG TOWN CODE IN REGARDS TO PROVISIONS FOR
PRIVATE RECREATIONAL FACILITIES IN THE
I-2 GENERAL INDUSTRIAL DISTRICT**

WHEREAS, the Planning Commission of the Town of Christiansburg, Virginia has recommended to the Council of the Town of Christiansburg amendments to the Zoning Ordinance of the Town of Christiansburg; and,

WHEREAS, notice of the Planning Commission public hearing regarding the intention of the Town Council to pass said ordinance was published two consecutive weeks (November 8, 2014 and November 15, 2014) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg; and,

WHEREAS, notice of the intention of the Town Council to pass said ordinance was published two consecutive weeks (November 26, 2014 and December 9, 2014) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg; and,

WHEREAS, a public hearing of the Planning Commission of the Town was held November 24, 2014 and resulted in a recommendation by the Planning Commission that the following proposed ordinance revisions be adopted; and,

WHEREAS, a public hearing of Council of the Town was held December 9, 2014; and,

WHEREAS, Council deems proper so to do,

Be it ordained by the Council of the Town of Christiansburg, Virginia that Section 42-397 (13) of Chapter 42 “Zoning” of the *Christiansburg Town Code* be amended as follows:

ARTICLE XIII. GENERAL INDUSTRIAL DISTRICT I-2

Sec. 42-397. Permitted uses--Generally.

In the I-2 General Industrial District, structures to be erected or land to be used shall be for one or more of the following uses:

- (13) Public buildings to consist of fire, police and rescue squad stations and recreational facilities. **Private buildings to consist of recreational facilities with a Conditional Use Permit.**

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. Ordinances or parts of any ordinances of the Town whose provisions are in conflict herewith are hereby repealed.

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 XXXX, 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>
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



ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

MAYOR
D. MICHAEL BARBER

COUNCIL MEMBERS
SAMUEL M. BISHOP
R. CORD HALL
STEVE HUPPERT
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES
JAMES W. "JIM" VANHOOZIER

TOWN MANAGER
BARRY D. HELMS

DIRECTOR OF
FINANCE/TOWN TREASURER
VALERIE L. TWEEDIE

CLERK OF COUNCIL
MICHELE M. STIPES

TOWN ATTORNEY
GUYNN, MEMMER &
DILLON, P.C.

Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Fax 540-382-7338

Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Monday, November 24, 2014 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, December 9, 2014 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: Mike Harris (agent for property owner Raymond Myers)

Location: 375 Bell Road (tax parcels 499 – ((A)) – 1F)

Contingent on Council's intention to adopt an ordinance amending Chapter 42 "Zoning" of the Christiansburg Town Code in regards to provisions for private recreational facilities in the I-2 General Industrial District with a Conditional Use Permit, the Town of Christiansburg has received a Conditional Use Permit request by Mike Harris (agent for property owner Raymond Myers) for a private recreational facility at 375 Bell Road (tax parcels 499 – ((A)) – 1F) in the I-2 General Industrial District.

The property does not lie within the 100-Year and 500-Year Flood Hazard Areas. The property is not located within the Historic District. The adjoining properties are zoned B-3 General Business District, I-2 General Industrial District, and R-3 Multi-Family Residential District. The adjoining properties contain residences, Hubble Lighting, and other businesses.



TOWN OF CHRISTIANSBURG

**100 East Main Street
Christiansburg, VA 24073
Phone (540) 382-6120 Fax (540) 381-7238**

Conditional Use Permit Application

Landowner: Raymond and Sharon Myers Agent: Mike Harris President NEB:

Address: 375 Bell Road Address: 530 Capitol Way
Christiansburg, VA 24073 Christiansburg, VA 24073
or 506 Northview Dr.

Phone: (540) 552-9377 Phone: (540) 392-2348

I am requesting a Conditional Use Permit to allow NRBi to utilize our property above
for their baseball/softball non-profit organization
on my property that is zoning classification 1-2 under Chapter 42: Zoning of the
Christiansburg Town Code.

My property is located at 375 Bell Road Christiansburg

Tax Parcel(s): Parcel 00 4867 Tax Map ID 499-A-1F

Fee: N/A

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 Conditions may be placed on my property in regards to the above mentioned use/activity. I also understand that the Conditional Use Permit may be revoked and/or additional Conditional Use Permits required should questions regarding conformity arise.

Signature of Landowner(s): Raymond H. Myers Date: 10-29-2014

Raymond H. Myers

Date: 10-29-2014

Sharon Myers

Date: 10-29-2014

Date:

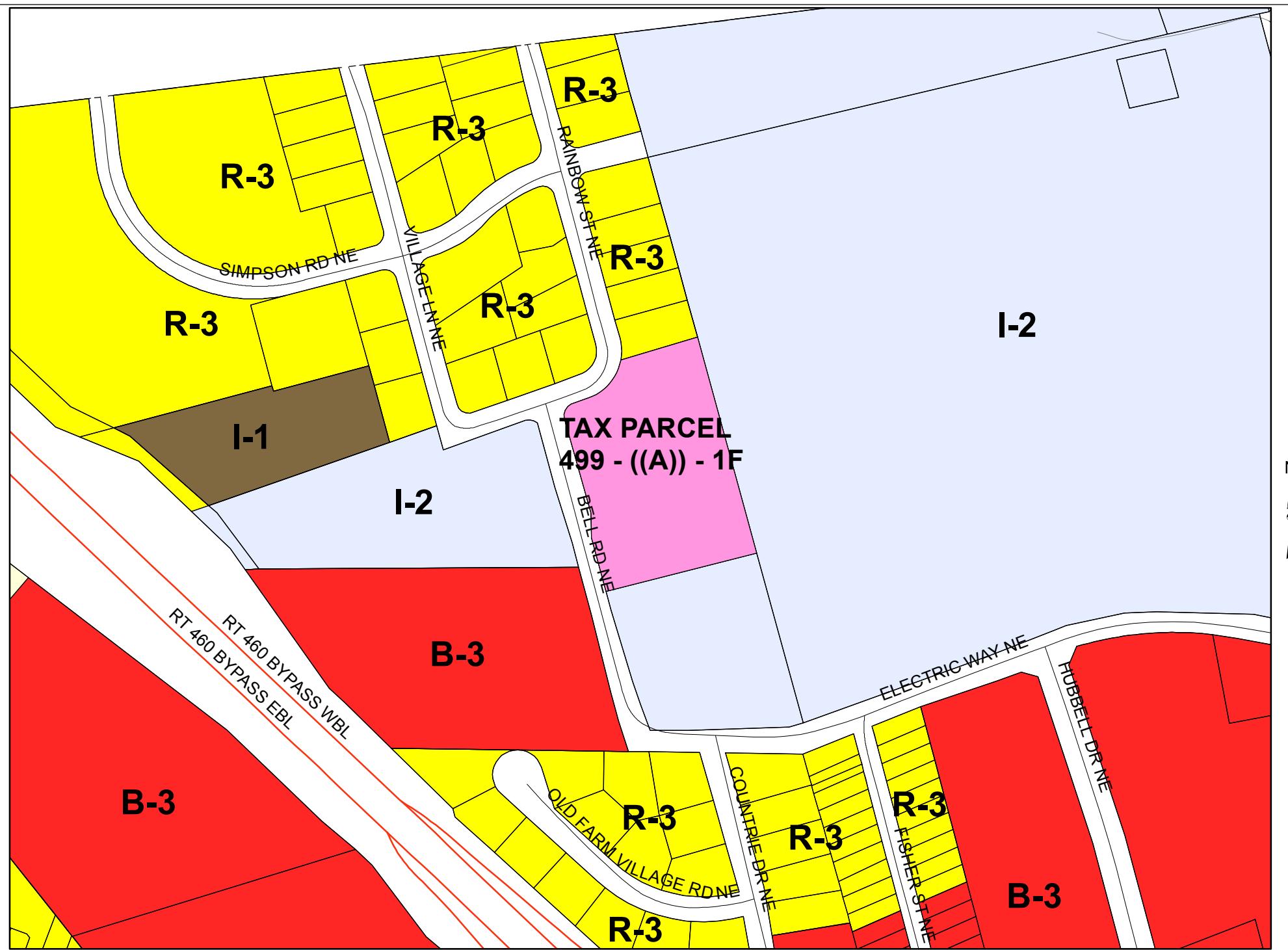
This request was approved / disapproved by a vote of the Christiansburg Town Council on _____ . Any Conditions attached shall be considered requirements of the above request.

Town Manager

Date

Conditional Use Permit
375 Bell Road

<u>Tax Map #</u>	<u>Owner(s)</u>	<u>Address</u>	<u>City, St. Zip</u>
499- 2 1	HARVEY HUBLEE INC	P O BOX 1000	SHELTON CT 06484
499- 5 1	POFF LIVING TRUST	155 ARROWHEAD TRL STE B	CHRISTIANSBURG VA 24073 3163
499- 6 14	VANGORDEN RICHARD F	1790 RAINBOW ST	CHRISTIANSBURG VA 24073
499- 8 15	MCALISTER JAMES W JR	1170 FALCON RUN	CHRISTIANSBURG VA 24073
499- A 1F	MYERS RAYMOND H	506 NORTHVIEW DR	BLACKSBURG VA 24060
499- A 1G	JETR LLC	133 KIRK AVE SW	ROANOKE VA 24011
499- A 1C-2	CHRISTIAN GROWTH CENTER INC	P O BOX 2312	CHRISTIANSBURG VA 24068
499- A 13	MARINE HOLDING LTD	REPO	



CUP REQUEST: 375 Bell Road

PC: NOVEMBER 24, 2014

TC: DECEMBER 9, 2014



Legend

499-((A))-1F

Flood Hazard Area

100-YEAR

500-YEAR

CUP REQUEST: 375 Bell Road

PC: NOVEMBER 24, 2014

TC: DECEMBER 9, 2014

0 100 200 300
Feet

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 request made by Mike Harris (agent for property owner Raymond Myers) for a private recreational facility at 375 Bell Road (tax parcel 499 – ((A)) – 1F) in the I-2 General Industrial 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 Conditional Use Permit (CUP) to Mike Harris (agent for property owner Raymond Myers) for a private recreational facility at 375 Bell Road (tax parcel 499 – ((A)) – 1F) in the I-2 General Industrial District.

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

1. This permit is valid for recreational activities only.
2. Outdoor activities shall be limited to between 8:00 a.m. and 9:00 p.m.
3. There shall be no excessive noise between 11:00 p.m. and 7:00 a.m.
4. This permit is subject to inspections and approval of the facilities and equipment by the Fire Marshall, Building Official, and Rescue Squad Captain. The Town of Christiansburg requires that the applicants use and maintain the facilities and equipment in accordance with equipment manufacturer's guidelines.
5. This permit shall be valid for New River Baseball, Inc. only and is nontransferable.
6. Parking for the operation shall be limited to the existing parking area immediately in front of the building on the property.
7. This permit shall be subject to review by the Planning Commission in one year.
8. All outdoor recreational activities to remain 30 feet from the existing residential units.

Dated this the 24th day of November 2014.

Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Collins seconded by Beasley 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 November 24, 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			
David Franusich	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

AN ORDINANCE AMENDING CHAPTER 42 "ZONING" OF THE CHRISTIANSBURG TOWN CODE IN
REGARDS TO PROVISIONS FOR PRIVATE RECREATIONAL FACILITIES IN THE I-2 GENERAL
INDUSTRIAL DISTRICT

WHEREAS the Christiansburg Planning Commission has found, following a duly advertised Public Hearing on November 24, 2014, that the public necessity, convenience, general welfare and good zoning practices (**permit / do not permit**) Council to adopt an ordinance amending the *Christiansburg Town Code*.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend**) to the Christiansburg Town Council that Section 42-397 (13) of Chapter 42 "Zoning" of the *Christiansburg Town Code* be amended as follows:

ARTICLE XIII. GENERAL INDUSTRIAL DISTRICT I-2

Sec. 42-397. Permitted uses--Generally.

In the I-2 General Industrial District, structures to be erected or land to be used shall be for one or more of the following uses:

(13) Public buildings to consist of fire, police and rescue squad stations and recreational facilities.
Private buildings to consist of recreational facilities with a Conditional Use Permit.

Dated this the 24th day of November 2014.

Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Beasley seconded by Collings 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 November 24, 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			
David Franusich	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
Development Fee Schedule
Effective July 1, 2014 January 1, 2015

Subdivision and Site Plan Review Fees	
Plat review	\$50.00 per plat and \$10.00 for each lot
Subdivision Construction Drawing Review / Site Plan Review	\$250.00 plus an additional \$50.00 per acre rounded up to the nearest acre
Stormwater Management and Erosion and Sediment Control Fees	
Virginia Stormwater Management Plan Review Program (VSMP) Fee	See Design and Development Manual
Land Disturbing Permit	\$25.00 for the first acre plus an additional \$10.00 per acre rounded up to the nearest acre for each additional acre
Advertising and Building Permit Fees	
<p>(1) Residential:</p> <p>New construction, additions, remodeling, and placement of modular homes and double-wide manufactured homes, carports, decks, and garages (attached): \$0.22 per square foot of total space or area to be built including all floors and basements.</p> <p>Replacement of a mobile home: \$100.00.</p> <p>Change in mechanical equipment, heating equipment, ventilating equipment, and air conditioning equipment: \$40.00.</p>	
<p>(2) Commercial and Industrial:</p> <p>New construction, remodeling, and additions: \$3.50 per \$1,000.00 value or fraction thereof.</p>	
<p>(3) Miscellaneous fees:</p> <p>Value less than \$500.00 and no inspection required: no charge.</p> <p>Value greater than \$500.00 and inspection is required: \$40.00.</p> <p>Driveway/entrance or curbcut: \$30.00.</p> <p>Permit to install underground utilities in public property: no charge</p> <p>Work in public right-of-way/property: \$30.00</p> <p>Water or sewer line replacement: \$40.00.</p> <p>Swimming pool or spa: \$40.00.</p> <p>Accessory building (residential): \$40.00.</p> <p>Moving of a building: \$100.00.</p> <p>Demolition: \$40.00.</p> <p>Asbestos removal: \$40.00.</p> <p>Electrical service addition or upgrade: \$40.00.</p> <p>Discontinued electrical service over 30 days: \$40.00.</p> <p>Temporary outdoor advertising/sign: \$30.00.</p> <p>Permanent outdoor advertising/sign: \$50.00.</p> <p>Blasting: \$80.00.</p> <p>Backflow prevention program: \$40.00.</p> <p>Certificate of Occupancy for existing structure: \$40.00.</p> <p>Insulation: \$40.00.</p> <p>Fireworks sales setup: \$100.00.</p> <p>Temporary Certificate of Occupancy: \$100.00</p> <p>Board of Building Code Appeals hearing: \$250.00</p> <p>Working without a Permit (Residential): \$40.00 (after initial stop work order)</p> <p>Working without a Permit (Commercial/Contractor): \$100.00 (including initial stop work order)</p>	
<p>(4) Re-inspection fee (payable before re-inspection): \$100.00 per re-inspection.</p> <p>(5) Minimum: In any case, the minimum permit fee shall be \$40.00 (with any exceptions noted in this section).</p>	

**AN ORDINANCE TO AMEND CHAPTER 30 “STREETS, SIDEWALKS AND
OTHER PUBLIC PLACES” OF THE *CHRISTIANSBURG TOWN CODE* IN
REGARDS TO ENCROACHMENTS OR OBSTRUCTIONS ON PUBLIC
PROPERTY INCLUDING PROVISIONS FOR PERMITTING
ENCROACHMENTS AND OBSTRUCTIONS
AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the Town of Christiansburg owns streets, sidewalks and other public places and manages and operates facilities within same for the benefit of its citizens and encroachments or obstructions may interfere with management and operation of facilities; and,

WHEREAS, notice of the intention of the Town Council to pass said ordinance was published two consecutive weeks (November 5, 2014 and November 12, 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 November 18, 2014 and,

WHEREAS, in order to effectively and efficiently operate and maintain streets, sidewalks, and other public places and facilities within same, the Town must have appropriate regulations for encroachments and obstructions;

THEREFORE, be it ordained by the Council of the Town of Christiansburg, Virginia that it hereby amends Chapter 30 “Streets, Sidewalks and Other Public Places” of the *Christiansburg Town Code* by the repeal and readoption of Sec. 30-5 as follows:

ARTICLE I. IN GENERAL

Sec. 30-5. Encroachments or obstructions on Town property.

~~Every person who desires to construct a building, gate, porch, step or post in, or in any other manner to encroach on, any street or sidewalk in the town shall secure permission from the town council or its agent to do so. The applicant shall have a licensed professional land surveyor establish the line of such street at the place where such improvement is intended to be constructed. The town manager shall note the details and conditions of such proposed construction in his records. It shall be unlawful for any person, without obtaining such permission, to construct any such improvement in such manner as to encroach upon the street or sidewalk or interfere with the grade thereof.~~

(a) Encroachments and obstructions on Town property are unlawful. Pursuant to the authority granted in § 15.2-2009 of the Code of Virginia, as amended, it is hereby declared unlawful for any person to cause an encroachment or obstruction in, over, or upon any public right-of-way, sidewalk, street, trail, or other property of the town unless such person is issued a Driveway/Entrance

Permit, a Permit to Install Underground Utilities in Public Property, or a Permit to Work in Public Right-of-Way/Property.

(b) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them, except where the context clearly indicates a different meaning:

Encroachment means a fence, structure, personal property, trash or debris, awning, fire escape, shutter, sign, cornice, gutter, downspout, bay window, or appendage to or part of a building, existing or to be constructed in, under, upon, or over a public right-of-way, sidewalk, street, or other property of the town excluding mailboxes and landscaping under two feet in height.

Other property means any land owned by the town or on which the Town has an exclusive easement.

Owner means the person or persons holding legal title to, or who created, or are otherwise responsible for, the encroachment or obstruction.

Person means an individual or firm, association, organization, partnership, trust, company, corporation, or other entity.

Street means every public way or place of whatever nature in the town, including, but not limited to, an alley, road, highway, sidewalk, or trail.

Town Manager means the Town Manager of the Town of Christiansburg, Virginia.

(c) Existing encroachments. Every encroachment or obstruction existing prior to January 1, 2015, is conclusively presumed to have been constructed under authority of a revocable permit (unless notice otherwise has been given by the Town to the owner), which said permit may be revoked at the pleasure of the Town Manager or his designee. An existing obstruction or encroachment which has been the subject of a notice to the owner that it is unlawful or constructed without the consent of the Town Manager or his designee, must be removed immediately or be subject to removal by the Town Manager or his designee and the penalties prescribed herein. Nothing contained in this section shall be construed to relieve the owners of negligence as a result of any such encroachment or obstruction.

(d) Driveway/Entrance Permit. The Town Manager or his designee may grant a Driveway/Entrance Permit, which Driveway/Entrance Permit shall be only for installation of new driveways/entrances, widening of existing driveways/entrances, or improvements and alterations to existing driveways/entrances, upon the following conditions:

(1) The request for such permit shall be submitted in writing on a form approved by the Town Manager or his designee and signed by the applicant. Driveways/entrances shown on Town-approved site developments plans and driveways/entrances installed in conjunction

with construction of structures with Town-approved Building Permits for main structures or detached garages shall be exempt from the Driveway/Entrance Permit application requirement.

- (2) A nonrefundable processing fee as established in the latest edition of the Town Development Fee Schedule, which may be amended from time to time by Town Council, shall accompany each application for a Driveway/Entrance Permit to cover the cost of processing the application.
- (3) The application shall have attached a copy of a plat showing the exact location and extent of the encroachment or obstruction.
- (4) The application shall contain a statement that the owner for himself, his administrators, executors, heirs, devisees, successors and assigns shall keep and hold the Town free and harmless from any and all liability on account of any injury to any person or persons or damage to any property or properties growing out of or directly or indirectly resulting from such encroachment or obstruction and the construction, maintenance, operation or removal thereof; and in the event that any suit or proceeding shall be brought against the Town, at law or in equity, either independently or jointly with others on account thereof, the applicant will defend the Town in any such suit or proceeding at the cost of the applicant; and in the event of a financial judgment or decree being obtained against the town either independently or jointly with others, then the owner will pay such judgment or expenses of whatsoever nature and hold the Town harmless therefrom. The application shall also contain a statement that the encroachment or obstruction will be permitted subject to all provisions and conditions contained in the Code of Virginia, any ordinance or regulation of the Town, or regulations of any other applicable regulatory body.
- (5) The application shall also state that the applicant will accept the permit, if issued, with the knowledge that it is revocable at the pleasure of the Town Manager or his designee and that, upon revocation, the encroachment or obstruction will be promptly removed by the owner of the property; and upon the owner's failure to do so, the Town Manager or his designee may remove the same without liability to the owner for damages and with the right to recover from the owner all costs incurred by the Town in the removal of same.

(e) Permit to Install Underground Utilities in Public Property. The Town Manager or his designee may grant a Permit to Install Underground Utilities in Public Property, which Permit to Install Underground Utilities in Public Property shall be only for installation of new utilities or improvements and alterations to existing utilities, upon the following conditions:

- (1) The request for such permit shall be submitted in writing on a form approved by the Town Manager or his designee and signed by the applicant.
- (2) The application shall have attached a copy of a plat showing the exact location and extent of the encroachment or obstruction.
- (3) The application shall contain a statement that the owner for himself, his administrators, executors, heirs, devisees, successors and assigns shall keep and hold the Town free and harmless from any and all liability on account of any injury to any person or persons or damage to any property or properties growing out of or directly or indirectly resulting from such encroachment or obstruction and the construction, maintenance, operation or removal thereof; and in the event that any suit or proceeding shall be brought against the Town, at law or in equity, either independently or jointly with others on account thereof, the applicant will defend the Town in any such suit or proceeding at the cost of the applicant; and in the event of a financial judgment or decree being obtained against the town either independently or jointly with others, then the owner will pay such judgment or expenses of whatsoever nature and hold the Town harmless therefrom. The application shall also contain a statement that the encroachment or obstruction will be permitted subject to all provisions and conditions contained in the Code of Virginia, any ordinance or regulation of the Town, or regulations of any other applicable regulatory body.
- (4) The application shall also state that the applicant will accept the permit, if issued, with the knowledge that it is revocable at the pleasure of the Town Manager or his designee and that, upon revocation, the encroachment or obstruction will be promptly removed by the owner of the property; and upon the owner's failure to do so, the Town Manager or his designee may remove the same without liability to the owner for damages and with the right to recover from the owner all costs incurred by the Town in the removal of same.

(f) Permit to Work in Public Right-of-Way/Property. The Town Manager or his designee may grant a Permit to Work in Public Right-of-Way/Property, which Permit to Work in Public Right-of-Way/Property shall be only for improvements and alterations to existing structures which will not materially or unreasonably interfere with the use of any right-of-way or other property of the Town by the Town or the public, or constitute a hazard on such property, upon the following conditions:

- (1) The request for such permit shall be submitted in writing on a form approved by the Town Manager or his designee and signed by the applicant.

- (2) A nonrefundable processing fee as established in the latest edition of the Town Development Fee Schedule, which may be amended from time to time by Town Council, shall accompany each application for a Permit to Work in Public Right-of-Way/Property to cover the cost of processing the application.
- (3) The application shall have attached a copy of a plat showing the exact location and extent of the encroachment or obstruction.
- (4) The application shall contain a statement that the owner for himself, his administrators, executors, heirs, devisees, successors and assigns shall keep and hold the Town free and harmless from any and all liability on account of any injury to any person or persons or damage to any property or properties growing out of or directly or indirectly resulting from such encroachment or obstruction and the construction, maintenance, operation or removal thereof; and in the event that any suit or proceeding shall be brought against the Town, at law or in equity, either independently or jointly with others on account thereof, the applicant will defend the Town in any such suit or proceeding at the cost of the applicant; and in the event of a financial judgment or decree being obtained against the town either independently or jointly with others, then the owner will pay such judgment or expenses of whatsoever nature and hold the Town harmless therefrom. The application shall also contain a statement that the encroachment or obstruction will be permitted subject to all provisions and conditions contained in the Code of Virginia, any ordinance or regulation of the Town, or regulations of any other applicable regulatory body.
- (5) The application shall also state that the applicant will accept the permit, if issued, with the knowledge that it is revocable at the pleasure of the Town Manager or his designee and that, upon revocation, the encroachment or obstruction will be promptly removed by the owner of the property; and upon the owner's failure to do so, the Town Manager or his designee may remove the same without liability to the owner for damages and with the right to recover from the owner all costs incurred by the Town in the removal of same.

(g) Approval by the Town Manager or his designee or by Town Council; appeals. Whenever an application for a permit, as provided in this article, is received by the Town Manager or his designee, he shall determine whether or not the provisions of this article respecting the same have been complied with and shall approve or deny such application. The Town Manager may refer any application to Town Council along with any findings and may also make a recommendation to Town Council. Additional, appeals or denial by the Town Manager or his designee may be considered by Town Council. Upon referral or appeal to Town Council, Town Council shall consider the same and whether or not the granting of the permit is in the public interest and direct the Town Manager to either issue the permit or deny same. Approvals may be

subject to any conditions as deemed appropriate by the Town Manager or his designee or Town Council.

- (h) Violations; penalty. It shall be unlawful and shall constitute a Class 3 misdemeanor for any person to cause an encroachment or obstruction to exist on any street or other property of the Town except as permitted herein or authorized by the laws of the Commonwealth of Virginia. Any person violating this section shall be subject to a fine of \$50.00 per day for each day the existence of such encroachment or obstruction continues following the time period for removal set forth in the notice given pursuant to subsection (i) below.
- (i) Removal of unauthorized encroachments and obstructions. On behalf of the Town, the Town Manager or his designee is hereby authorized to order the removal of unauthorized encroachments and obstructions. Whenever the Town Manager or his designee determines that there has been a violation of this section, he shall give notice thereof to the owner of the obstruction or encroachment stating the nature of the violation and ordering the removal of the encroachment or obstruction within a reasonable period of time specified therein. Such notice shall be in writing and shall be served upon the owner or his agent and shall be deemed properly served if served upon the owner personally, or sent by certified or registered mail to the owner's last known address or the address of the property to which the encroaching structure is affixed or appended, or posted on a conspicuous place in or upon such property, or served by any other method authorized by the laws of the Commonwealth of Virginia.

Failure to comply with the order to remove the encroachment or obstruction shall subject the owner to the penalties set forth in subsection (h) above. In addition to any fine imposed hereunder, the Town Manager or his designee may, in the name of the Town, remove the encroachment or obstruction and charge the cost thereof to the owner or occupant of the property so obstructing or encroaching and may collect the cost in any manner provided by law for the collection of state and local taxes. In addition, the Town Manager or his designee may require the owner or occupant of the property so obstructing or encroaching to remove the encroachment or obstruction and, pending such removal, shall charge the owner of the property so obstructing or encroaching an amount equivalent to what the tax upon the land so occupied would be if the owner owned the land obstructed or encroached upon.

- (j) Additional remedies. In addition to the other remedies provided herein, the Town Manager or his designee may institute and prosecute a suit or action for ejectment or other appropriate proceedings to recover possession of any such public street or town property unlawfully occupied or encroached upon.
- (k) Public health and safety hazards. Notwithstanding the foregoing, the Town Manager or his designee may remove without notice any encroachment or obstruction that causes an immediate public health and safety hazard.

(Code 1972, § 25-11; Code 1992, § 25-7)

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

Counties
Floyd • Giles • Montgomery • Pulaski

City
Radford

Towns
Blacksburg • Christiansburg • Floyd •
Narrows • Pearisburg • Pulaski • Rich Creek

Universities
Virginia Tech • Radford University

New River Valley Planning District Commission



6580 Valley Center Drive, Suite 124
Radford, Virginia 24141
Tel (540) 639-9313
Fax (540) 831-6093
e-mail: nrvpdc@nrvpdc.org
Visit: www.nrvpdc.org

MEMORANDUM

To: NRV Local Government Managers
From: Kevin R. Byrd, Executive Director
Date: November 13, 2014
Re: Commission Name Change Request

The New River Valley Planning District Commission Board of Directors is requesting the member governing bodies consider the attached resolution of support to change the Commission's name to the New River Valley Regional Commission. This request is being distributed to all 14 members of the Commission following a unanimous vote of the Commission Board of Directors at their October 23, 2014 meeting. The Commission would appreciate a response to this request prior to February, 2015. I am available to attend local government meetings as needed to address any questions pertaining to this request.

The name change being proposed is a result of a recommendation from an agency assessment conducted in 2012. The assessment process engaged all Commission members and involved focus groups with leaders in all four counties, the city and higher education representatives. The assessment also included a survey distributed to over 200 people in the region. The assessment report summarized eight implementation strategies with the name change being one. Since the assessment in 2012 the Commission Board of Directors has worked diligently to implement the recommended strategies including methods to increase communication with members; convening the region on topics of interest; coordinating Mayors/Chairs meetings; revise the Annual Dinner format to include elected officials; engage Commissioners in the work of the agency through committees and participating in regional programs; and evaluate means to deliver value-added GIS services. Much progress has been made on the recommended strategies and the Commission Board of Directors determined the timing is appropriate to pursue the name change.

The Code of Virginia (15.2-4203 B.1) enables two other naming options aside from Planning District Commission which include Regional Commission or Regional Council. Seven regions out of 21 in Virginia utilize a name other than Planning District Commission.

The Commission is requesting the change to better reflect the overall mission and actions of the agency as a regional body serving the New River Valley. The Commission routinely provides services beyond planning and the name is often mistaken for local government Planning Commissions. Lastly, the purpose and function of the Commission will not change, while the new name offers better alignment with the intended purpose of regional collaboration, convening, visioning and service delivery.

TOWN OF CHRISTIANSBURG

Established November 10, 1792

Incorporated January 7, 1833



RESOLUTION SUPPORTING CHANGING THE NAME OF THE NEW RIVER VALLEY PLANNING DISTRICT COMMISSION TO THE NEW RIVER VALLEY REGIONAL COMMISSION

WHEREAS, the New River Valley Planning District Commission was established by the local governments within the region on September 15, 1969 and chartered the Commission with the aforementioned name, and

WHEREAS, the Commission conducted an assessment of the agency in 2012 which identified eight implementation priorities, one of which included changing the name to the New River Valley Regional Commission, and

WHEREAS, the Commission Board of Directors conducted a vote that secured unanimous support at their meeting on October 23, 2014 to pursue changing the name to the New River Valley Regional Commission, and

WHEREAS, changing the name of the Commission necessitates an amendment to the Commission's Charter which must secure a majority of affirmative support from its members (8 out of 14) to be implemented, and

WHEREAS, the Commission is seeking unanimous support from its members to change the name, and

WHEREAS, the Commission is pursuing the name change to better reflect the overall mission and actions of the agency as a regional body serving the New River Valley, while recognizing the Commission routinely provides services beyond planning to its members, and the name Planning District Commission is often mistaken for local government Planning Commissions, and

WHEREAS, the purpose and function of the Commission will remain unchanged, while the new name offers better alignment with the intended purpose/function of regional collaboration, convening, visioning and service delivery.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Christiansburg, Virginia fully supports the New River Valley Planning District Commission changing the name of the agency to the New River Valley Regional Commission.

Upon a call for an aye or nay vote on the foregoing resolution at a regular meeting of the Council of the Town of Christiansburg, Virginia held _____, 2014, members of the Council stood as indicated opposite their names as follows:

AYE

NAY

ABSTAIN

ABSENT

Samuel M. Bishop

R. Cord Hall

Steve Huppert

Henry D. Showalter

Bradford J. Stipes

James W. Vanhoozier

D. Michael Barber, Mayor*

*Votes only in the event of a tie.

D. Michael Barber, Mayor

ATTEST:

Michele M. Stipes, Clerk of Council

Cemetery Master Plan

<http://www.nrvpdc.org/InteractivePubs/CemeteryPlan2014/>

Town of Christiansburg Cemetery Advisory Committee
Minutes of October 16, 2014

Present: Ann Carter, Rex Germany, Pamela Hale, Kevin Poff (Cemetery Manager), Adam Carpenetti (staff), Kenny Franklin (cemetery staff), Elijah Sharpe (Planning Commission)

Absent: Spencer Hall and Alice Jones

Roll Call: Secretary Pamela Hale

Petitions and Communications: None **Consideration of Minutes:** Minutes were not discussed.

This was the regular meeting of the Advisory Committee although the Committee had met in a special meeting on October 8; minutes of that meeting were sent on October 13 and are copied below as information.

Unfinished Business:

- The focus of this meeting was to preview Elijah Sharpe's Master Plan presentation scheduled for the November 18, 7:00 p.m. meeting of the Town Council. Members thanked Eli for his work with the Committee and expressed appreciation that he would be making the presentation. All members were encouraged to attend the Town Council meeting.
- Regarding priorities: It was again noted that the FY 2015 Town Budget already includes \$25,000 for a columbarium and \$25,000 for a survey to assist in the development of new sections. Following action by the Town Council regarding the Master Plan, the Advisory Committee will establish a priorities time line for continued activities.

Other Business:

- Rex Germany asked that the Domain Name (linked to the Town website) be assigned to Town administration. He said that the cost would be about \$15. Committee members thanked Rex for his role on the cemetery domain site.
- In the months ahead, Shirley Hallock and Sam Bower will be invited to a meeting. They may have helpful information about Kyle Cemetery.
- It was decided to cancel the November 20 meeting due to the November 18 presentation at the Town Hall. The next regularly scheduled meeting would be December 18 at 2:00 p.m.

Adjournment: Motion to adjourn.

Committee Members	Appointment Term	Contact
Steve Huppert	Council Liaison	382-6593, shuppert@christiansburg.org
Adam Carpenetti	Staff	382-6128, ext 1163, acarpenetti@christiansburg.org
Kevin Poff	Cemetery Manager	382-4308, kpoff@christiansburg.org
Ann Carter	3 years (2013)	382-8752, annharter@aol.com
Rex Germany	1 year (reappointed 2014)	381-7569, 840-808-7445, rexgermany@gmail.com
Pamela Hale	3 years (2013)	250-2351, 382-6965 x 14, phale@mfrl.org
Spencer Hall	2 years (2013)	382-7843, shall64@verizon.net
Alice Jones	2 years (2013)	382-6537, Ali5jn@aol.com

Town of Christiansburg Cemetery Advisory Committee
Minutes of Special Meeting Held on October 8, 2014

Present: Ann Carter, Rex Germany, Pamela Hale, Spencer Hall, Kevin Poff (Cemetery Manager), Adam Carpenetti (staff), Kenny Franklin (cemetery staff), Elijah Sharpe (Planning Commission), Craig Helvey (Horne Funeral Services) **Absent:** Alice Jones

Call to Order: Chairman Spencer Hall **Roll Call:** Secretary Pamela Hale

Petitions and Communications: None **Consideration of Minutes:** Minutes were not discussed.

Unfinished Business:

- This meeting was called to further discuss the Master Plan with Elijah Sharpe.
- Elijah provided copies of the revised draft Master Plan. He directed attention to changes that had been made to the wording based on input from the September 18 meeting and noted that the maps had not been revised to reflect roadway discussions held at that meeting due to expense involved.
 - Members expressed concerns that roadway changes depicted on the maps do not reflect the feeling of most of the committee members, i.e. roads remain roads.
 - Due to cost of redoing the maps and since the Plan presents a vision of possibilities and potential improvements rather than presenting a directive of specific activities, it was concluded that the maps could remain as they are. Elijah considered some changes in wording that could be made prior to presentation to the Town Council.
 - A concern that was expressed at the September 18 meeting, that cost projections were much higher than the project size or scope seemed to warrant, was addressed in spreadsheets that Rex had emailed to members and which Adam used in slides. These cost projections more realistically reflected possible projects and were based on a series of two-year phases.
 - Rex moved to approve the Master Plan. Pamela seconded. Discussion concluded that the Plan's Executive Summary must include, "Advisory Committee reserves the right to amend the Plan as needed." The motion was remade with that adjustment and carried unanimously.
 - Adam will seek to schedule a Master Plan presentation at the November 18 Town Council meeting. Elijah will present the Plan and all committee members are urged to attend.
- Regarding priorities: It was noted that the FY 2015 Town Budget already includes \$25,000 for a columbarium and \$25,000 for a survey to assist in the development of new sections.

Other Business:

- The next meeting will be on Thursday, October 16, 2:00 p.m. at Town Hall.

Adjournment: Motion to adjourn.

Committee Members	Appointment Term	Contact
Steve Huppert	Council Liaison	382-6593, shuppert@christiansburg.org
Adam Carpenetti	Staff	382-6128, ext 1163, acarpenetti@christiansburg.org
Kevin Poff	Cemetery Manager	382-4308, kpoff@christiansburg.org
Ann Carter	3 years	382-8752, annhcarter@aol.com
Rex Germany	1 year (reappointed)	381-7569, 840-808-7445, rexgermany@gmail.com
Pamela Hale	3 years	250-2351, 382-6965 x 14, phale@mfrl.org
Spencer Hall	2 years	382-7843, shall64@verizon.net
Alice Jones	2 years	382-6537, Ali5jn@aol.com

BID FORM

FOR A NAMING RIGHTS AGREEMENT WITH GLOBAL SPECTRUM, L.P. FOR NAMING, ADVERTISING, AND SPONSORSHIP AT THE ROANOKE CIVIC CENTER FACILITY

RESPONSIBILITY OF BIDDER: It is the sole responsibility of the bidder to assure that its bid is delivered to the place designated for receipt of bids and prior to the day and hour set for receipt of bids. No bids received after the day and hour designated for receipt of bids will be considered.

BID DAY, HOUR, AND DELIVERY LOCATION OF BID: All bids are due on or before Noon, 12:00 p.m., local time, Monday, August 18, 2014, and all bids are to be delivered to the address listed below. The completed Bid Form, together with information requested in Attachment A and Attachment B, and any other documents the bidder wishes to submit, shall be enclosed in a sealed envelope and addressed as follows:

Council of the City of Roanoke
c/o Office of the City Clerk, Room 456
Noel C. Taylor Municipal Building
215 Church Avenue, S.W.
Roanoke, VA 24011

Place in front lower left-hand corner of envelope and on the back of the envelope in bold letters the following title: **Bid for Naming Rights Agreement with Global Spectrum, L.P. for Naming, Advertising, and Sponsorship at the Roanoke Civic Center Facility, Not to Be Opened Until the City Council Meeting at 2:00 p.m. on August 18, 2014.**

Date: _____

(Legal Name of Bidder) proposes and agrees, if its Bid is accepted, to enter into and be bound by the Naming Rights Agreement for Naming, Advertising, and Sponsorship at the Roanoke Civic Center Facility with Global Spectrum, L.P. (Naming Rights Agreement), a copy of which is on file in the Office of the City Clerk for the City of Roanoke, Room 456, Noel C. Taylor Municipal Building, 215 Church Avenue, S.W., Roanoke, VA 24011. Furthermore, the undersigned bidder warrants that it can and will comply with the provisions of the Naming Rights Agreement.

Bid: The minimum acceptable aggregate amount payable to Global Spectrum, L.P. over the ten (10) year term of the Naming Rights Agreement is \$1,400,000.00 Bidder agrees to pay the aggregate amount of \$_____ over the ten (10) year term of the Naming Rights Agreement.

Bid: The minimum acceptable annual payment for Year 1 (10/01/2014 to 09/30/2015) of the Naming Rights Agreement is \$300,000.00. Bidder must make annual payments for each year of the term of the Naming Rights Agreement. Bidder agrees to make annual payments to Global Spectrum, L.P. in the following amounts:

Year 1 (10/01/2014 to 09/30/2015)	\$ _____ (must be at least \$300,000.00)
Year 2 (10/01/2015 to 09/30/2016)	\$ _____
Year 3 (10/01/2016 to 09/30/2017)	\$ _____
Year 4 (10/01/2017 to 09/30/2018)	\$ _____
Year 5 (10/01/2018 to 09/30/2019)	\$ _____
Year 6 (10/01/2019 to 09/30/2020)	\$ _____
Year 7 (10/01/2020 to 09/30/2021)	\$ _____
Year 8 (10/01/2021 to 09/30/2022)	\$ _____
Year 9 (10/01/2022 to 09/30/2023)	\$ _____
Year 10 (10/01/2023 to 09/30/2024)	\$ _____
TOTAL \$ _____ (must be at least \$1,400,000.00)	

Bid: Bidder agrees the annual payments will be paid in accordance with the schedule of payments set forth in Section 4 of the Naming Rights Agreement.

Bid Term: The term of the Naming Rights Agreement is ten (10) years, commencing October 1, 2014 and ending on September 30, 2024.

Bid: Bidder is engaged in the primary business of _____ and this primary business will constitute bidder's Product Category for all purposes in the Naming Rights Agreement. The term "primary business" is defined in the Naming Rights Agreement.

Bid: Bidder's proposed name of the Roanoke Civic Center Facility is: _____.

Bid: Bidder has the financial ability to perform the Naming Rights Agreement and submits the following information in Attachment A to establish that bidder has the amount of the first annual payment in an account that is subject to no restrictions and constitutes immediately available

funds of the United States. (Information attached may include a certification from bidder's financial institution that identifies the account and the amount in such account).

Bid: Bidder submits the following information in Attachment B to (i) demonstrate the character, judgment, integrity, experience, and reputation of the bidder in conducting its business and performance of its contracts and agreements, and (ii) demonstrates the bidder's ability and commitment to collaborate with Global Spectrum, L.P. and the City in the promotion of the Roanoke Civic Center facility.

Bid: Bidder agrees, if its bid is accepted, to execute, deliver, and perform all terms and conditions of the Naming Rights Agreement, a copy of which Naming Rights Agreement is on file in the Office of the City Clerk, Room 456, Noel C. Taylor Municipal Building, 215 Church Avenue, S.W., Roanoke, VA 24011. Review of the Naming Rights Agreement, prior to the submittal date and time, is the responsibility of the Bidder.

Bid: Bidder agrees, if its bid is accepted, to reimburse the City for the costs of any advertisements for this matter.

Bid: Bidder acknowledges that this matter is subject to the provision of Section 15.2-2100, et seq, Code of Virginia (1950), as amended. Bidder acknowledges that the City has the right to reject any and all bids in accordance with Section 15.2-2100, et seq. The Bidder agrees, if its bid is accepted, will post a bond with sureties in favor of the City as required by Section 15.2-2104, Code of Virginia (1950), as amended.

Consideration of all bids received shall be made in accordance with Section 15.2-2102 which provides, in part, as follows:

The presiding officer shall receive recommendations from the staff relative to any bids received in advance and staff's recommendations, if any, on any bids received at the advertised council meeting. After such other investigation as the council sees fit to make, the council shall accept the highest bid from a responsible bidder and shall adopt the ordinance as advertised, without substantial variation, except to insert the name of the accepted bidder. However, the council, by a recorded vote of a majority of the members elected to the council, may reject a higher bid and accept a lower bid from a responsible bidder and award the franchise, right, lease, or privilege to the lower bidder, if, in its opinion, some reason affecting the interest of the city or town makes it advisable to do so, which reason shall be expressed in the body of the subsequent ordinance granting the franchise, right, lease or privilege.

Please direct any questions or inquiries to Sherman Stovall, Assistant City Manager for Operations, at (540)853-2333 or sherman.stovall@roanokeva.gov

State bidder's complete legal name, exactly as it is recorded with the Virginia State Corporation Commission (SCC), or the complete legal name of bidder if it is not a corporation.

LEGAL NAME OF BIDDER: _____

BY: _____ TITLE: _____
(Printed Title)

(Printed Name)

STREET ADDRESS: _____

MAILING ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: (_____) _____ FAX: (_____) _____

Bidder's SCC Identification Number: _____

ATTACHMENT A
TO
BID FORM FOR A NAMING RIGHTS AGREEMENT
WITH GLOBAL SPECTRUM, L.P. FOR NAMING,
ADVERTISING, AND SPONSORSHIP AT
THE ROANOKE CIVIC CENTER FACILITY

Information to establish Bidder's ability to pay the annual payment for the first year of the Naming Rights Agreement (10/01/2014 to 09/20/2015) is attached.

ATTACHMENT B
TO
BID FORM FOR A NAMING RIGHTS AGREEMENT
WITH GLOBAL SPECTRUM, L.P. FOR NAMING,
ADVERTISING, AND SPONSORSHIP AT
THE ROANOKE CIVIC CENTER FACILITY

Bidder submits the following information to (i) demonstrate the bidder's character, judgment, integrity, experience, and reputation in conducting its business and performance of its contracts and agreements, and (ii) demonstrate the bidder's ability and commitment to collaboration with Global Spectrum, L.P. and the City in the promotion of the Roanoke Civic Center facility (attach additions sheets if necessary):

ADVERTISEMENT FOR INVITATION FOR BIDS
AND
NOTICE OF PUBLIC HEARING

Before the Council of the City of Roanoke
for Execution of a Naming, Advertising, and Sponsorship Agreement
with Global Spectrum, L.P.
for Naming, Advertising, and Sponsorship at the
Roanoke Civic Center Facility

Pursuant to the requirements of Sections 15.2-2100, 15.2-2101, 15.2-2102, et seq., Code of Virginia (1950), as amended, the City of Roanoke, Virginia (City) hereby gives notice that the City is inviting bids from qualified bidders to enter into a Naming, Advertising, and Sponsorship Agreement (Naming Rights Agreement) with Global Spectrum, L.P. and the City under which Naming Rights Agreement the successful bidder will have the right to have its name on the facilities at the Roanoke Civic Center complex located at 710 Williamson Road, N.E., Roanoke, Virginia (Official Tax Map No. 3024004), subject to certain terms and conditions of such Naming Rights Agreement. The term of the Naming Rights Agreement shall be ten (10) years, starting on the October 1, 2014 and ending September 30, 2024. The term of the Naming Rights Agreement is also subject to termination as set forth in the Naming Rights Agreement or in accordance with the law.

The Naming Rights Agreement will also allow the successful bidder to have certain exclusive advertising rights at the Roanoke Civic Center Facility within the successful bidder's Product Category, as that term is defined in the Bid Form and Naming Rights Agreement.

Global Spectrum, L.P., entered into a Management Agreement with the City dated as of January 1, 2014, for the operation and management of the Roanoke Civic Center (Management Agreement). That Management Agreement allows Global Spectrum, L.P. to enter into an agreement regarding the naming of the Roanoke Civic Center Facility. Any such agreement is subject to the approval of the City.

If the City elects to award a Naming Rights Agreement for this matter, City Council will be requested to adopt an ordinance granting such an award which will provide in substance for a Naming Rights Agreement as set forth above. A copy of the full text of the proposed Ordinance and a draft of the proposed Naming Rights Agreement are on file and may be reviewed in the Office of the City Clerk, Room 456, Noel C. Taylor Municipal Building, 215 Church Avenue, S.W., Roanoke, Virginia 24011.

Any interested entity is invited to submit a written bid, including a completed bid form, for a Naming Rights Agreement as set forth above. Each bidder shall submit at a minimum the following information:

1. The legal name of the entity submitting the bid, including the Identification Number issued to it by the Virginia State Corporation Commission.
2. The aggregate amount of the annual payments for the naming right to be made to the Global Spectrum, L.P. for such Naming Rights Agreement. The minimum acceptable amount is \$1,400,000.00
3. The amount of the payments for each year of the term of the Naming Rights Agreement. The minimum acceptable amount for the first year of the term of the Naming Rights Agreement is \$300,000.00
4. The agreement of the bidder to make payments during each year in accordance with the schedule of payments set forth in the Naming Rights Agreement.
5. The identification of the bidder's primary business which primary business shall be the Product Category for all purposes in the Naming Rights Agreement. The term "primary business" is defined in the Naming Rights Agreement.
6. The name proposed by the bidder for the Roanoke Civic Center Facility.
7. The financial ability of the bidder to make the payments that will be due during the first year of the term of the Naming Rights Agreement.
8. Information that (i) demonstrates the character, judgment, integrity, experience, and reputation of the bidder in the conduct of its business and performance of its contracts and agreements, and (ii) demonstrates the bidder's ability and commitment to collaborate with Global Spectrum, L.P. and the City in the promotion of the Roanoke Civic Center facility.
9. The agreement of the bidder to execute the Naming Rights Agreement.
10. The bidder agrees to pay for the costs of advertisements incurred by the City if the bidder's bid is accepted.
11. The bidder acknowledges that this process is subject to 15.2-2100, et seq, Code of Virginia (1950), as amended, the bidder agrees, if its bid is accepted, to post a bond with surety in favor of the City pursuant to Section 15.2-2104, Code of Virginia (1950), as amended.
12. Other information as the bidder deems appropriate.

Bids are to be submitted in a sealed envelope or container to the City Clerk at the address noted herein on or before Noon, 12:00 p.m., local time, Monday, August 18, 2014. The outside of the bid envelope should be marked as follows: **"Bid for Naming Rights Agreement with Global**

Spectrum, L.P. for Naming, Advertising, and Sponsorship at the Roanoke Civic Center Facility, Not to Be Opened Until the City Council Meeting at 2:00 p.m. on August 18, 2014.” The bid should be addressed to the Council of the City of Roanoke, c/o Office of the City Clerk, Room 456, Noel C. Taylor Municipal Building, 215 Church Avenue, S.W., Roanoke, Virginia, 24011. All bids received will be held by the City Clerk, unopened, until 2:00 p.m., local time, on Monday, August 18, 2014, at which time they will be delivered to the Council Chamber, Room 450, Noel C. Taylor Municipal Building, 215 Church Avenue, S.W., Roanoke, Virginia, 24011, and thereafter be publicly opened and read aloud in accordance with Section 15.2-2102, Code of Virginia (1950), as amended.

The City reserves the right to cancel this Invitation for Bids and/or to reject any and all bids, to waive any informality or irregularity in the bids received, and to accept the bid which is deemed to be in the best interest of the City.

The entity to whom any Naming Rights Agreement may be awarded shall reimburse the City for the costs of any advertisements for this matter.

The bidder to whom the Naming Rights Agreement is awarded will be required to execute a bond with surety in favor of the City in accordance with the provisions of Section 15.2-2104, Code of Virginia (1950), as amended.

The necessary bid form, a copy of the proposed Naming Rights Agreement, and the proposed Ordinance may be obtained from the City Clerk’s Office at the above address on and after Monday, August 4, 2014.

Pursuant to the requirements of Sections 15.2-2100, et seq., Code of Virginia (1950), as amended, notice is hereby given that the Council of the City of Roanoke will hold a public hearing on the above matter at its regular meeting to be held on Monday, August 18, 2014, at 7:00 p.m., local time, or as soon thereafter as Council is available, in the Council Chamber, Room 450, Noel C. Taylor Municipal Building, 215 Church Avenue, S.W., Roanoke, Virginia, 24011. For further information on this matter, you may contact the Office of the City Clerk at (540) 853-2541.

All parties and interested persons may appear on the above date and time and be heard on the matter.

If you are a person who needs accommodations for this hearing, please contact the City Clerk’s Office at (540) 853-2541 before 12:00 noon on the Thursday before the date of the hearing listed above.

GIVEN under my hand this ____ day of July, 2014.

Stephanie M. Moon Reynolds, City Clerk

Note to Publisher:

Please publish twice in the Roanoke Times, legal notices, once on Monday, August 4, 2014, and once on Monday, August 11, 2014.

Please send bill to:

Sherman Stovall
Assistant City Manager
Operations
364 Noel C. Taylor Municipal Building
215 Church Avenue, S.W.
Roanoke, VA 24011
(540) 853-2333

Please send affidavit of publication to:

Stephanie M. Moon Reynolds
City Clerk's Office
456 Noel C. Taylor Municipal Building
215 Church Avenue, S. W.
Roanoke, VA 24011
(540) 853-2541



Christiansburg Volunteer Fire Department
110 Depot Street
CHRISTIANSBURG, VIRGINIA 24073



2015 Fire Officers

Asst. Chief Mike Dickerson

Captain Gratton Thompson

1st Lieut. Danny Yopp

2nd Lieut. Chris Slusser

Sec./Tres. Donnie Reed

Asst. Sec. / Tres. David Akers

Training Officer

Scott Phillips

Engineers

Roy Redd

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