



# TOWN OF CHRISTIANSBURG

100 East Main Street

Christiansburg, VA 24073

Phone (540) 382-6120 Fax (540) 381-7238

## Conditional Use Permit Application

Landowner: J & M Enterprises Agent: Gilded Restorations, LLC

Address: P.O. Box 6046 Address: 930 Roanoke St.  
Christiansburg VA 24073 Christiansburg, VA 24073

Phone: 540-320-8417 Phone: 540-394-4099

I am requesting a Conditional Use Permit to allow Automobile upholstery, w/ some  
of no more than 5 inoperable vehicles.

on my property that is zoning classification I-2 under Chapter 42: Zoning of the  
 Christiansburg Town Code.

My property is located at 930 Roanoke St Christiansburg VA 24073

Tax Parcel(s): 528-(A)-36

Fee: \$750<sup>00</sup> -DA  
 11/2/15

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): [Signature] Date: 10-4-15

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 \_\_\_\_\_



**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 & WADDELL, 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 30, 2015 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, December 22, 2015 at 7:00 p.m.

Application Type: Conditional Use Permit

Applicant: Gilded Restorations, L.L.C, agent for J & M Enterprises, L.L.C.

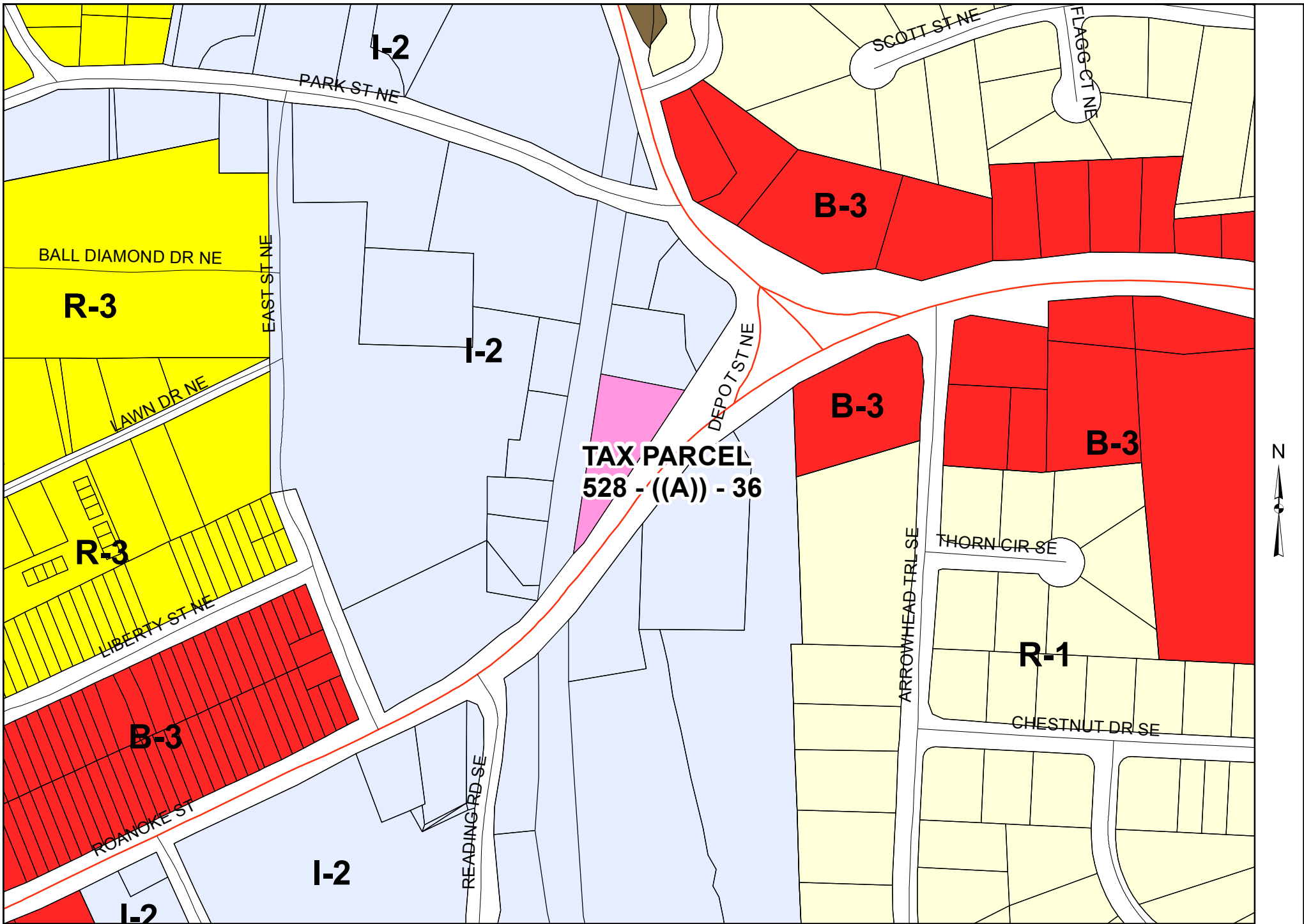
Location: 930 Roanoke Street.

The Town of Christiansburg has received a Conditional Use Permit request by Gilded Restorations, L.L.C., agents for J & M Enterprises, L.L.C., for automobile upholstery with storage of no more than five (5) inoperable vehicles at 930 Roanoke Street (tax parcel 528 – ((A)) – 36) in the I-2 General Industrial District.

The property is fully located within the 100-Year and 500-Year Flood Hazard Areas. The northwest corner of the property is located within the floodway district. The property does not lie within a Historic District. The adjoining properties are zoned I-2 General Industrial. The adjoining properties contain businesses, vacant land, and include railway.

**CUP Request: 930 Roanoke Street**

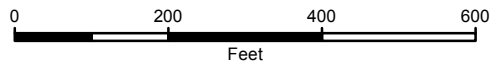
<b><u>Tax Map #</u></b>	<b><u>Owner(s)</u></b>		<b><u>Mailing Address</u></b>	<b><u>City, State, Zip</u></b>
528- A 39	BURK CLAIRE S ETAL	C/O NANCY SHOWALTER	735 SOUTHVIEW TER	CHRISTIANSBURG VA 24073
528- A 32	G N&S PROPERTIES LC		510 EAST MAIN ST	CHRISTIANSBURG VA 24073
528- A 34	G N&S PROPERTIES LC		510 EAST MAIN ST	CHRISTIANSBURG VA 24073
528- A 30A	G N&S PROPERTIES LC		510 EAST MAIN ST	CHRISTIANSBURG VA 24073
498- 12 1	HAYNES PAUL A		160 ROSEHILL DR	CHRISTIANSBURG VA 24073
528- A 36	J & M ENTERPRISES LLC	C/O MARGOT THOMPSON	105 CENTRE CT	RADFORD VA 24141
528- A 55	MOSES BRUCE A		P O BOX 2085	CHRISTIANSBURG VA 24068
528- A 35	MOSES BRUCE A		P O BOX 2085	CHRISTIANSBURG VA 24068
528- A 40	NORFOLK & SOUTHERN CORP	C/O NORFOLK SOUTHERN CORP TAX DEPT	110 FRANKLIN RD SE	ROANOKE VA 24042 28
528- A 90	POFF N THOMAS		P O BOX 6367	CHRISTIANSBURG VA 24068
528- A 37	SHOWALTER DEBORAH X	ETAL	900 DRAPER RD	BLACKSBURG VA 24060



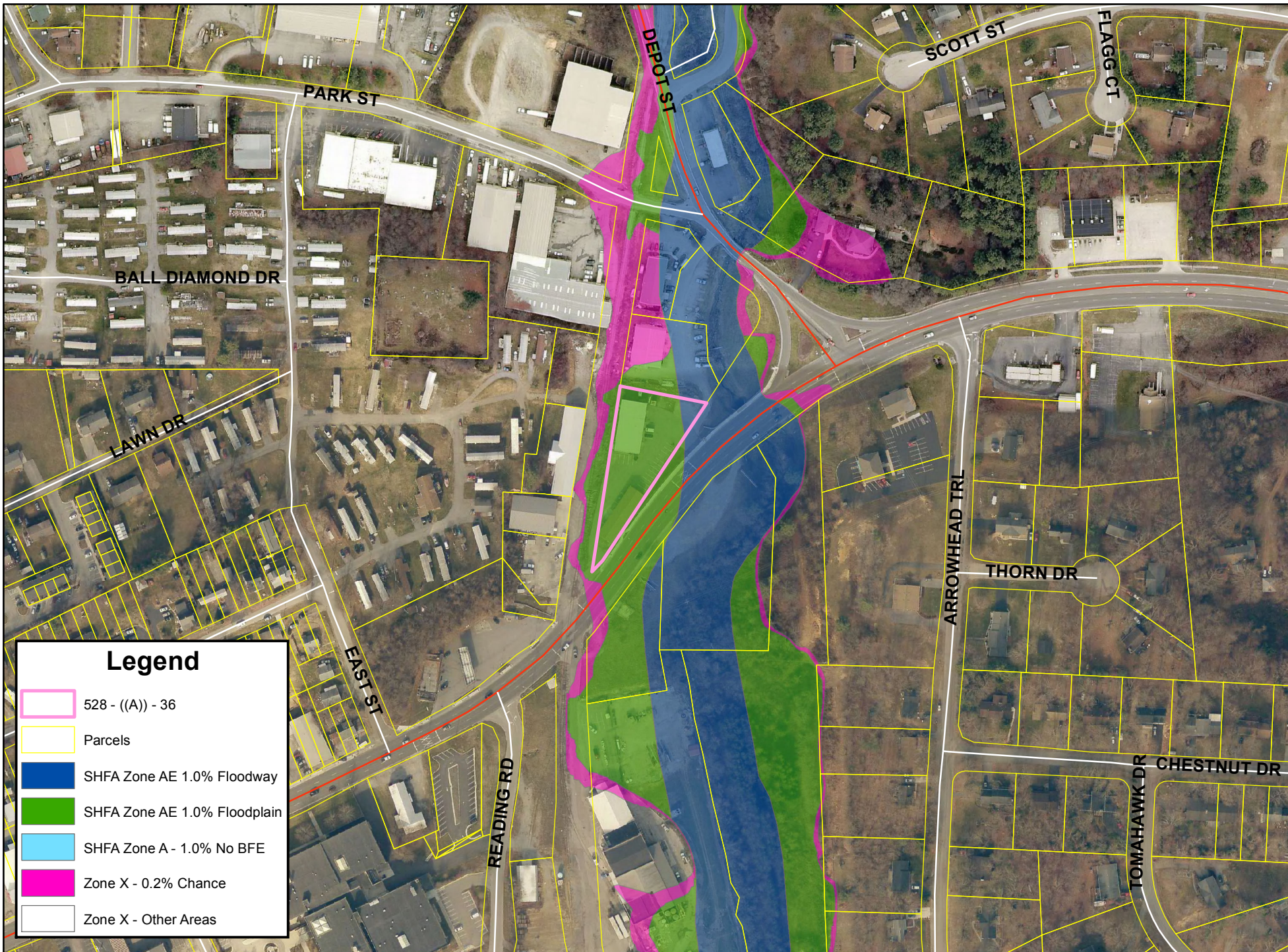
CUP REQUEST: 930 Roanoke Street

PC: November 30, 2015

TC: December 22, 2015







CUP REQUEST: 930 Roanoke Street

PC: November 30, 2015

TC: December 22, 2015



AGENDA  
REGULAR MEETING OF THE CHRISTIANSBURG TOWN COUNCIL  
**CHRISTIANSBURG AQUATIC CENTER**  
**595 NORTH FRANKLIN STREET**  
DECEMBER 22, 2015 – 7:00 P.M.

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

1. Conditional Use Permit request by Gilded Restorations, L.L.C., agents for J & M Enterprises, L.L.C., for automobile upholstery with storage of no more than five (5) inoperable vehicles at 930 Roanoke Street (tax parcel 528 – ((A)) – 36) in the I-2 General Industrial District.

REGULAR MEETING

- I. CALL TO ORDER BY MAYOR BARBER
- II. CONSENT AGENDA
  1. Council Meeting Minutes of December 8, 2015
  2. Monthly Bills
- III. RECOGNITIONS
- IV. CITIZENS' HEARINGS
  1. Update from the Bikeway-Walkway Committee.
  2. Citizen Comments
- V. STAFF REPORTS
  1. Finance Director/Treasurer Valerie Tweedie – Audit Report.
- VI. DISCUSSIONS BY MAYOR AND COUNCIL MEMBERS
  1. Council action on:
    - a. A Conditional Use Permit request by Apple Acres Properties, L.L.C. for contractor equipment storage at 1950 Palmer Street, N.W. (tax parcels 436 – ((2)) – 14,15) in the B-3 General Business District.
  2. Legislative priorities for 2016.
  3. Consideration of acquisition of property located on Roanoke Street.
  4. Consideration of a policy regarding distribution of tourism materials (Showalter).
  5. Councilman Stipes and Councilman Vanhoozier – Street Committee Report/Recommendation on:
    - a. Subdivision Plat for Radford & Radford Properties, L.L.C.; creating 2 lots; located on Falling Branch Road, S.E.
- VII. COUNCIL REPORTS

VIII. TOWN MANAGER'S REPORTS

1. Progress Reports and Announcements

IX. ADJOURNMENT

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*The next regular Town Council meeting will be held at Christiansburg Town Hall on Tuesday, January 12, 2016 at 7:00 P.M.*

**CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
REGULAR MEETING MINUTES  
DECEMBER 8, 2015 – 7:00 P.M.**

A REGULAR MEETING OF THE CHRISTIANSBURG TOWN COUNCIL, MONTGOMERY COUNTY, CHRISTIANSBURG, VA. WAS HELD AT CHRISTIANSBURG TOWN HALL, 100 EAST MAIN STREET, CHRISTIANSBURG, VA, ON DECEMBER 8, 2015 AT 7:00 P.M.

COUNCIL MEMBERS PRESENT: Mayor D. Michael Barber; Samuel M. Bishop; Steve Huppert; Henry D. Showalter; Bradford J. Stipes. ABSENT: Vice-Mayor R. Cord Hall; James W. Vanhoozier.

ADMINISTRATION PRESENT: Town Manager Barry Helms; Assistant Town Manager Randy Wingfield; Clerk of Council Michele Stipes; Town Attorney Theresa Fontana; Planning Director Nichole Hair; Finance Director/Treasurer Val Tweedie; Director of Human Resources and Public Relations Becky Wilburn; Aquatics Director Terry Caldwell; Town Planner Will Drake; Town Planner Sara Morgan; Director of Public Works Ricky Bourne; Superintendent of Public Works Jim Lancianese; Fire Chief Billy Hanks; Farmers' Market Manager Sarah Belcher.

PLEDGE OF ALLEGIANCE

**PUBLIC HEARING**

1. An ordinance amending Chapter 36 "Utilities" of the Christiansburg Town Code in regards to changes related to shifting water, sewer, and garbage billing from bi-monthly billing to monthly billing. Town Manager Helms explained the ordinance amendment that would cut the two month minimum rates and costs in half for water and sewer services to accommodate the Town's intent to begin monthly billing for these services. The Town expects to begin monthly billing for service in May or June of 2016.
2. A Conditional Use Permit request by Apple Acres Properties, L.L.C. for contractor equipment storage at 1950 Palmer Street, N.W. (tax parcels 436 – ((2)) – 14, and 15) in the B-3 General Business District. Town Manager Helms reported that the Planning Commission has studied this matter, but has not yet made a recommendation. Owner of the property at 1950 Palmer Street, and Christiansburg resident, Gary Fain, explained that he met with the Planning Commission to develop a plan that would allow his leaser to continue to use the property on Palmer Street as a storage site for heavy contractor equipment. As a result of the meeting, the Planning Commission wants him to screen the property in a manner that would effectively eliminate visibility of the large dump trucks parked on the property. Mr. Fain provided Council with photographs and video of the property from various angles along North Franklin Street to indicate the visibility of the equipment located on the property. Mr. Fain explained that screening (fencing) along the front of the property would interfere with the ingress/egress and would force the contractor business to relocate. According to Mr. Fain, the contractor serves the Christiansburg community and provides approximately ten jobs. The business has been using the property on Palmer Street for approximately one year, and he is not aware of any complaints from the community. Based on the information he has provided, Mr. Fain requested that Council modify or eliminate the Planning Commission's screening requirement for the property located at 1950 Palmer Street, and he offered to answer questions of Council. Council agreed it would discuss the request after the Planning Commission offered its recommendation.

**REGULAR MEETING**

- I. CALL TO ORDER BY MAYOR BARBER. Mayor Barber stated there was a quorum of Council present.
- II. CONSENT AGENDA:
  1. Council Meeting Minutes of November 24, 2015

Councilman Stipes made a motion to approve the consent agenda, seconded by Councilman Showalter. Council voted on the motion as follows: Bishop – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.



III. RECOGNITIONS:

1. Mayor Barber presented Planning Director Nichole Hair with a plaque recognizing her dedication to Christiansburg through her service as Planning Director and Zoning Administrator, and through her involvements on various Town committees and commissions, including the Planning Commission. Ms. Hair has accepted the position as Deputy Town Manager of Pulaski and her last day with Christiansburg will be December 31. Ms. Hair thanked Mayor Barber and Council for the recognition and expressed her appreciation for the opportunities Christiansburg has offered her through the years.

IV. CITIZEN'S HEARING:

1. CITIZEN COMMENTS:
  - a. No comments

V. STAFF REPORTS:

1. Update on the Public Relations Department by Becky Wilburn, Director of Public Relations. Becky Wilburn thanked Council for the opportunity to speak and recognized public information specialist, Allison Long, the only other full-time employee of the Public Relations Department. Ms. Wilburn reported to Council on the operations of the department since its beginning five years ago, and provided an overview of the types, and volume, of information disseminated to the public, and internally, through numerous avenues including the website, social media, local government television channel, newsletters, and other printed materials. Ms. Wilburn spoke about the importance of the working relationship the department has with local news representatives, and how it benefits the Christiansburg community during times of distressing events. The department continues to focus on meeting future goals designed to improve interoffice communication and expand on communication avenues. Ms. Wilburn offered to answer questions of Council. Councilman Huppert expressed his appreciation for the public relations bylines in the local newspapers, and for the Town's newsletter. Mayor Barber said he is pleased with the improvements to information output and communication with media and citizens since the beginning of the Public Relations Department. Councilman Stipes commented that he has noticed that community perception of local government as an "open government" has improved with the increases in transparency resulting from the efforts of the PR department. Council commended Ms. Wilburn and Ms. Long on improving communication with the community and news media, and also for their responsiveness in providing information to Council when requested.
2. Fire Chief Billy Hanks to provide a report on the Local Emergency Planning Committees. Chief Hanks presented Council with a proposal to dissolve the current Town of Christiansburg Local Emergency Planning Committee (LEPC), and to merge with the Montgomery County – Blacksburg LEPC. The Christiansburg committee is currently non-functioning, while the Montgomery County – Blacksburg LEPC is an active committee that meets on a regular basis and has active members from all over Montgomery County. Chief Hanks explained that the LEPC is responsible for developing and implementing an emergency response plan, the purpose of which is to prevent, prepare for, and respond to, emergency situations. Merging with the Montgomery County – Blacksburg LEPC would benefit Christiansburg in many ways, especially through regional collaboration and the amount of information collected and shared among LEPC members. Captain Ramsey and Terry Delaney have been attending the Montgomery County – Blacksburg LEPC meetings for the past eighteen months, and LEPC members are eager for Christiansburg to join its membership. Grant funding would not be impacted because Christiansburg would still belong to an LEPC. Chief Hanks offered to answer questions of Council. Town Manager Helms expressed his support for Chief Hanks' request.

*Councilman Stipes made a motion to add Council action on Fire Chief Hanks' request to dissolve the Christiansburg LEPC, and to join the Montgomery County – Blacksburg LEPC, seconded by Councilman Showalter. Council voted on the motion as follows: Ayes: Bishop, Huppert, Showalter, Stipes. Nays: None.*

VI. DISCUSSIONS BY MAYOR AND COUNCIL MEMBERS:

1. Report from the Central Business Advisory Committee (CBAC). Councilman Showalter provided Council with a brief background on the development of the CBAC, and introduced committee members Tacy Newell, Karen Drake, Emilie Tydings, Christina O'Conner, and Michael Thom. Other members not present are: Jamie Bond, Meghan Dorsett, Donna Speaks, and Linda Wurtzburger. Councilman Showalter then thanked the Town staff members who participate on the committee, and he expressed his appreciation for the commitment of the volunteers to promote and enhance the vibrancy of downtown Christiansburg and Cambria. Council was provided a copy of the CBAC

preliminary report dated December 2015, which was presented by Karen Drake and Tacy Newell. A copy of the report is attached herewith.

2. Craig Moore, Planning Commission Chairman, to provide Council with an update and Planning Commission recommendation on the urban agriculture study. Craig Moore thanked Council for the opportunity to speak, and noted that the Planning Commission has studied urban agriculture specific to the keeping of chickens in residential zoning; however a public hearing has not been held, and, therefore, the recommendation provided in the draft ordinance submitted is not official. Mr. Moore reported that one Planning Commission member voted against the recommendation due to health and safety concerns. Council was provided with a copy of the draft ordinance and applicable zoning permit for the keeping of chickens and beehives with restrictions, and the Planning Commission's is willing to move forward with scheduling a public hearing on the matter, if Council desires. Town Planner Will Drake assisted the Planning Commission with drafting the ordinance and is able to address questions from Council and the public. Councilman Bishop made a motion to move forward with receiving public input on the matter by scheduling a public hearing, seconded by Councilman Stipes. Council voted on the motion as follows: AYES: Bishop, Huppert, Showalter, Stipes. NAYS: None. Town Council will schedule a public hearing after the Planning Commission schedules its public hearing.
3. Appointment of Assistant Town Manager Randy Wingfield as zoning administrator. Randy Wingfield has served in this position before, and is qualified for the appointment. Councilman Huppert made a motion to appoint Randy Wingfield to serve as the Town's zoning administrator, seconded by Councilman Showalter. Council voted on the motion as follows: Bishop – Aye; Huppert – Aye; Stipes – Aye; Showalter – Aye.
4. Fire Chief Billy Hanks' request to dissolve the Christiansburg Local Emergency Planning Committee (LEPC), and to merge with the Montgomery County – Blacksburg LEPC. Councilman Huppert made a motion to approve the request, seconded by Councilman Stipes. Council was polled on the motion as follows: Bishop – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.

#### VIII. COUNCIL REPORTS

- a. Councilman Huppert reported on the Christmas tree lighting at Montgomery Regional Hospital earlier tonight. One of the light bulbs was lit in honor of Relay for Life, and he expressed his appreciation for the year-round focus on raising money for cancer research. The 2016 Relay for Life will be held at Christiansburg High School on June 3.
- b. Mayor Barber reminded Council of the Christmas parade and farmers' market on Friday and invited them to walk in the parade as a group, along with their families. Fifty-three vendors and three food trucks have applied to participate in the farmers' market, which will be held from 4 – 9 P.M. Farmers' Market Manager Sarah Belcher reported on the planning and organizing of the event.

#### IX. TOWN MANAGER'S REPORTS:

##### 1. PROGRESS REPORTS AND ANNOUNCEMENTS:

- a. Rescue Chief Joe Coyle has requested a budget amendment to provide funds for the placement of flashing yellow caution lights on Depot Street near the rescue squad and fire station to warn of rescue and fire activity. Chief Coyle recommended postponing electronic polling system, exterior sign, and simbulance, which would provide \$24,000 in revenue recovery money to fund the caution light project. Town Manager Helms recommended approving the request. Councilman Stipes made a motion to approve the request, seconded by Councilman Showalter. Council voted on the motion as follows: Bishop – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.
- b. Town Manager Helms introduced to Council Sarah Morgan, Town Planner II, who will serve as interim Planning Director.

#### VII. CLOSED MEETING:

1. Councilman Stipes made a motion to enter into a Closed Meeting under **(1)** Virginia Code Section 2.2-3711(A)(3), for the discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body. The discussion pertains to property located on Roanoke Street. And, **(2)** Virginia Code Section 2.2-3711(A)(1), for the discussion, consideration, or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of

specific public officers, appointees, or employees of any public body. The discussion pertains to the replacement of Town Manager Helms upon his retirement. Councilman Bishop seconded the motion and Council was polled as follows: Bishop – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.

2. Reconvene in Open Meeting.
3. Certification. Councilman Stipes moved to certify that the Town Council of the Town of Christiansburg, meeting in Closed Meeting, to the best of each member's knowledge, discussed only the matters lawfully exempt from open meeting requirements by Virginia Law and only such matters as are identified in the Resolution to enter into Closed Meeting, seconded by Councilman Showalter. Council voted on the motion as follows: Bishop – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.
4. Council action on the matter. No action taken.

X. ADJOURNMENT:

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 9:49 P.M.

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Michele M. Stipes, Clerk of Council

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D. Michael Barber, Mayor

TOWN OF CHRISTIANSBURG		
BILLS TO BE PAID FOR THE MONTHS OF	NOVEMBER AND DECEMBER	
VENDOR NAME	AMOUNT	DESCRIPTION
A CLEANER WORLD	50.00	
A-1 HEATING & COOLING	61.00	
A1 JANITORIAL SUPPLY	343.26	
ADAMS CONSTRUCTION CO.	4,047.82	ASPHALT MIX
ADVANCE SAFETY EQUIPMENT CO	136.59	
AECOM TECHNICAL SERVICES, INC	1,700.00	BRIDGE INSPECTION
AIRGAS MID-AMERICA, INC.	958.36	
ALGONQUIN PRODUCTS COMPANY	321.16	
AMELIA ELIZABETH TUCKWILLER	50.00	
AMERICAN MULCH	140.00	
AMERICAN PUBLIC WORKS ASSOC.	825.00	
AMERICAN RED CROSS-HEALTH & SAFETY SERVICES	50.00	
ANDERSON & ASSOCIATES INC	16,964.70	PROFESSIONAL SERVICES, TRAIL STUDY AND DRAINAGE PROJECTS
ANN CARTER	210.00	
ARAMARK UNIFORM SERVICES, INC.	873.98	
ARC3 GASES	411.30	
ARROW INTERNATIONAL, INC	2,249.80	SUPPLIES RESCUE
ATLANTIC EMERGENCY SOLUTIONS, INC	673.73	
ATLANTIC MACHINERY, INC.	1,022.86	
ATLANTIC UTILITY SOLUTIONS, INC	40,560.00	WATER METER PROJECT
AUTO EXPERTS, LLC	45.00	
AUTO MASTER TIRE & SERVICE	38.55	
AUTO ZONE, INC	36.43	
B & K TRUCK ACCESSORIES	64.00	
BALLPARK SIGNS	2,860.00	BOOKLET FOR AQUATICS
BANE OIL COMPANY, INC	1,995.92	OFF ROAD DIESEL
BKT UNIFORMS	814.80	
BLUE RIDGE DIESEL INJECTION	37.69	
BOB'S REFUSE SERVICE, INC.	330.00	
BOONE TRACTOR & IMPLEMENT INC.	1,630.69	PARTS FOR EQUIPMENT REPAIR
BOUND TREE MEDICAL, LLC	3,508.21	SUPPLIES RESCUE
BOXLEY ASPHALT, LLC	837.66	
BRAME SPECIALTY COMPANY INC.	1,622.26	JANITORIAL SUPPLIES
C.L. DRAUGHN DITCHING CONT. INC	3,471.00	REMOVAL OF POLES AT KIWANIS FIELD
CARDINAL BLUEPRINTERS, INC.	443.00	
CARQUEST AUTO PARTS	405.51	
CARTER MACHINERY	2,355.06	PARTS AND SUPPLIES FOR EQUIPMENT REPAIR
CARTRIDGE WORLD	180.00	
CENTRAL ELECTRONICS	46.00	
CHA CONSULTING INC	14,495.17	BIOSOLIDS MONITORING, WET TESTING INTERCEPTOR STUDY GAS MONITORING LANDFILL
CLEAR WATER SALES, INC	1,543.00	
CMC SUPPLY, INC.	908.37	
COLORADO TIME SYSTEMS	1,092.00	
CONTROL EQUIPMENT CO. INC.	189.75	
CRAIG STEWART MOORE	150.00	
CRAIG'S FIREARM SUPPLY, INC	5,344.00	EQUIPMENT PD
CUMMINS ATLANTIC LLC	87.18	
D J R ENTERPRISES	2,928.12	UNIFORMS FOR CHEERLEADING AND YOUTH BASKETBALL
DAPARAK, INC.	31,483.00	PUMP FOR LUBNA PUMP STATION
DAVID FRANUSICH	180.00	
DISPLAY SALES COMPANY	693.25	
DIVING ENTERPRISES, LTD	6,578.81	SWIFT WATER RESCUE EQUIPMENT RESCUE
DON MARK LAYNE	50.00	
DUNCAN FORD MAZDA	1,729.41	VEHICLE MAINTENANCE AND REPAIR
EASYID SOLUTIONS	30.00	
EEE CONSULTING, INC	3,240.00	PROFESSIONAL SERVICES STORM WATER FEE DEVELOPMENT
ELECTRICAL SUPPLY CO	5,840.44	STARTER MOTOR, HEATER FOR PAC UNITS AQUATICS 3039 AND MISC ELECTRICAL SUPPLIES
EMS MANAGEMENT & CONSULTANTS, INC	1,792.10	THIRD PARTY BILLING EMS
EMS TECHNOLOGY SOLUTIONS, LLC	612.00	
EMS, INC	1,520.00	
ENVIRONMENTAL LAND WASTE MANAGEMENT SERVICE, INC	15,000.00	BIOSOLID MANAGEMENT
FAMILY MEDICINE OF BLACKSBURG LLC	2,234.00	DRUG TESTING AND VACCINES



TOWN OF CHRISTIANSBURG		
BILLS TO BE PAID FOR THE MONTHS OF	NOVEMBER AND DECEMBER	
VENDOR NAME	AMOUNT	DESCRIPTION
FASTENAL COMPANY	349.42	
FERGUSON ENTERPRISES, INC.#75	11,341.15	PIPE FITTINGS ETC FOR WATER AND SEWER REPAIRS AND CONNECTIONS
FIRE SAFETY PRODUCTS, INC	154.00	
FIRST DUE GEAR LLC	48,600.00	EXTRICATION GEAR RESCUE
FITNESS CONCEPTS, INC.	90.00	
FLEET ONE, LLC	13,405.27	FUEL TOWN VEHICLES
FLEET PRIDE, INC	4,106.57	PARTS AND SUPPLIES FOR EQUIPMENT AND VEHICLE REPAIR
FULL SOURCE, LLC	237.25	
G/A SAFETY SUPPLY, INC	2,204.05	PW JACKETS
GALLS, AN ARAMARK COMPANY	4,378.93	UNIFORMS PD
GAY AND NEEL, INC.	1,965.00	PROFESSIONAL SERVICES HUCKLE BERRY TRAIL PH IIB AND SUNSET CEMETERY
GLOBAL EQUIPMENT CO.	343.84	
GODWIN MANUFACTURING CO.,INC.	278.77	
GRAINGER	640.86	
GUYNN & WADDELL, P.C.	3,022.94	LEGAL SERVICES
HALL'S GARAGE DOORS	540.00	
HAMANN, INC	300.00	
HARRY FLEISHER COLLINS, JR	210.00	
HARVEY CHEVROLET CORP.	153.34	
HAWKINS-GRAVES, INC	154.64	
HIGHWAY MOTORS, INC.	565.68	
HOLLYBROOK MULCH TRUCKING, INC	350.00	
HOSE HOUSE, INC.	22.44	
HOUGHTALING ASSOCIATES, INC	365.07	
HUNTER SMITH'S CUSTOM MILLING	576.00	
HURT & PROFFITT, INC	15,120.50	SILVER LAKE INTERCEPTOR STUDY
IES COMMERCIAL, INC	3,114.71	CAMERAS FOR PW AND PARKS AND RECREATION
INDUSTRY ELECTRIC , LLC	1,209.86	
INNOVATIVE SYSTEMS & SOLUTIONS, INC	9,828.17	MAINTENANCE CISCO
INTERSTATE BATTERY SYSTEM OF ROANOKE VALLEY, INC	391.72	
JAMES RIVER LASER & EQUIPMENT, LLC	4,639.13	RESCUE UNIT FOR WWTP
JENNIFER SOWERS	150.00	
JEREMY MADISON WILLIAMS	25.00	
JORDAN OIL CO., INC.	1,378.26	FUEL FIRE AND RESCUE
KAREN L DRAKE	50.00	
KIMBALL MIDWEST	250.65	
KING-MOORE, INC	6,080.00	IT CONSULTING
KME FIRE APPARATUS	2,806.22	LADDER TESTING FIRE DEPT
KORMAN SIGNS, INC.	2,166.66	SIGNAGE MATERIALS
KUSTOM SIGNALS, INC.	133.64	
L-3 COMMUNICATIONS-MOBILE VISION	3,548.00	MAINTENANCE AGREEMENT MOBILE VISION PD
LANDSCAPE SUPPLY INC.	2,423.18	SUPPLIES FOR ATHLETIC FIELDS RECREATION
LANGUAGE LINE SERVICES	25.60	
LASER LABS, INC.	655.80	
LAWRENCE EQUIPMENT	5,350.98	REPAIR WHELL LOADER PW
LEAGUE OF WOMEN VOTERS OF MONTGOMERY COUNTY	200.00	
LITTLE RIVER POOL AND SPA, INC	375.00	
LOWES HOME CENTERS, INC.	3,611.64	SUPPLIES FOR MAINTENACE VARIOUS DEPTS TREE OF HOPE LIGHTS EORATIONS 958.25
MARKETING ON MAIN STREET LLC	1,948.26	JACKETS , UNIFORMS PD
MATTHEW JOHN BEASLEY	210.00	
MCAFEY, INC	225.00	
MCGRADY-PERDUE HEATING & COOLING, INC	118.00	
MEADE TRACTOR	597.60	
MICHAEL B. COOKE, CPA,PC	7,000.00	ANNUAL AUDIT
MID-ATLANTIC FITNESS, LLC	796.09	
MONTGOMERY DISTRIBUTORS	1,296.55	
MOORE'S BODY & MECHANICAL SHOP, INC	3,418.79	PD VEHICLE REPAIRS
MUELLER SYSTEMS	7,545.75	WATER METER PROJECT
MUNICIPAL EMERGENCY SERVICES, INC	109.97	
MUSCO SPORTS LIGHTING, LLC	86,369.50	LIGHTS AT KIWANIS FIELD
NEW RIVER ENGRAVING	269.40	
NEW RIVER GLASS	407.54	
NEW RIVER REGIONAL DRUG TASK	4,500.00	SUPPORT FOR REGIONAL TASK FORCE

TOWN OF CHRISTIANBURG		
BILLS TO BE PAID FOR THE MONTHS OF	NOVEMBER AND DECEMBER	
VENDOR NAME	AMOUNT	DESCRIPTION
NEW RIVER VALLEY UNWIRED, LLC	275.00	
NORFOLK SOUTHERN CORP.	501.00	
NORTHEASTERN SUPPLY INC.	876.14	
OLD DOMINION BRUSH	2,092.88	EQUIPMENT REPAIR PW
OLD TOWN PRINTING & COPYING	200.21	
O'REILLY AUTO PARTS	810.88	
PACE ANALYTICAL SERVICES, INC.	2,884.00	TESTING LANDFILL
PARKSON CORPORATION	3,000.46	PARTS FOR REPAIRS OF BAR SCREEN WWTP
PET WASTE ELIMINATOR	96.99	
PETERS AQUATICS	100.00	
PETERSEN INDUSTRIES, INC	57.45	
PHILIPS HEALTHCARE	164.45	
PILOT FASTENERS LTD	115.40	
PLAY IT AGAIN SPORTS	71.88	
POWER ZONE	289.74	
POWERS FENCE CO OF ROANOKE INC	3,300.00	FENCING A CAMBRIA RECYCLING SITE
PRESSURE WASHING SUPPLIES & SERV	1,052.75	
PRICE BUILDERS, INC	255,855.00	PD RENOVATIONS
PRO CHEM INC	558.37	
PROFESSIONAL COMMUNICATIONS	618.60	
QUALITY TIRE & BRAKE SERVICE	2,882.00	PD VEHICLE TIRE REPAIR AND MAINTENANCE
R. J. MERKEL, INC.	4,284.93	STREETS LINE PAINTING
RAKESTRAW LAWN CARE, INC	750.00	
REMINGTON ARMS CO. INC.	109.04	
REYNOLDS ARCHITECTS INC.	5,982.70	PROFESSIONAL SERVICES PD RENOVATIONS
RICHARD HILDING JOHNSON	120.00	
ROBERTS MUFFLER	168.00	
ROCAN INDUSTRIAL PRODUCTS, INC	1,316.31	
ROPHO SALES INC	116.89	
SAFE AIR SYSTEMS	636.00	
SANICO, INC	3,455.27	JANITORIAL SUPPLIES
SCHOLASTIC SPORTS, INC	199.00	
SERVICE COMMUNICATION	131.25	
SERVICEMASTER COMMERCIAL CLEANING	2,829.00	AQUATICS CLEANING
SHELOR MOTOR MILE	3,601.08	VEHICLE REPAIRS PD AND RESCUE
SHERWIN-WILLIAMS	411.05	
SHIRLEY C HALLOCK	50.00	
SHRED-IT US JV LLC	76.21	
SIGN SYSTEMS, INC	30.00	
SIGN-A-RAMA	393.00	
SIMPLEXGRINNELL LP	453.00	
SKYLINE DOOR & HARDWARE, INC	999.00	
SOUTHERN STATES	94.98	
STAPLES BUSINESS ADVANTAGE	70.54	
STATE ELECTRIC SUPPLY CO.,INC.	72.13	
STERICYCLE, INC	296.49	
STEVEN CARLYLE SIMMONS	50.00	
STULTZ TOOLS & EQUIPMENT INC	112.90	
SUBURBAN PROPANE, L.P.	1,264.50	
SUSAN SWAN CONSULTING	4,650.00	HR CONSULTING PW
TACY NEWELL	210.00	
TAYLOR OFFICE & ART SUPPLY,INC	3,039.71	OFFICE SUPPLIES VARIOUS DEPARTMENTS
TEMPLETON-VEST	1,275.00	
TENCARVA MACHINERY CO.	612.29	
TESSCO	381.81	
THE BATTERY STATION LLC	342.65	
THE EARMOLD COMPANY, LTD	35.00	
THE GUN SHOP	27,704.18	PD AMMUNITION AND SUPPLIES
THOMPSON TIRE & MUFFLER	4,695.18	VEHICLE TIRE REPAIR
TIDY SERVICES	660.00	
TRANE	7,981.30	REPAIRS AND NEW MONITORING SYSTEM FOR HEATING COOLING TOWN WIDE
TREASURER OF MONTGOMERY CO.	56,517.29	LODGING TAX REMITTANCE FOR JULY TO OCT 2015
TUNSTALL CHENAULT POWERS, JR.	270.00	

<b>TOWN OF CHRISTIANBURG</b>		
<b>BILLS TO BE PAID FOR THE MONTHS OF</b>	<b>NOVEMBER AND DECEMBER</b>	
<b>VENDOR NAME</b>	<b>AMOUNT</b>	<b>DESCRIPTION</b>
UNIFIRST CORPORATION	267.66	
UNITED RENTALS, INC.	2,665.04	TRAINING PW CONFINED SPACES AND EXCAVATION SAFETY
US FOOD SERVICE	59.88	
USA BLUE BOOK	574.67	
VA INFORMATION TECHNOLOGIES AGENCY	52.74	
VALLEY GROUNDS, INC	400.00	
VIRGINIA ANNE PEEPLES	180.00	
VIRGINIA BUSINESS SYSTEMS	860.94	
VIRGINIA TRUCK CENTER	150.00	
VIRGINIA UTILITY PROTECTION SERVICE, INC	291.90	
VIRGINIA-MARYLAND RESCUE SYSTEMS, INC	155.00	
VULCAN, INC	2,360.50	SIGN MATERIALS
WADES FOODS INC.	12,486.75	GIFT CARDS
WILSON BROTHERS INCORPORATED	783.52	
WORDSPRINT	485.09	
XEROX CORPORATION Firehouse Software	19,405.00	CAD SYSTEM FOR FIRE DEPT TO INTEGRATE WITH 911 REGIONAL AUTHORITY
ZEP MANUFACTURING CO	263.60	

**TOWN OF CHRISTIANBURG  
BILLS PAID DURING THE MONTH OF  
SPECIAL REVENUE FUNDS**

**NOVEMBER AND DECEMBER**

<b>VENDOR</b>	<b>AMOUNT PAID</b>	<b>DESCRIPTION</b>
ATLANTIC EMERGENCY SOLUTIONS	2,331.68	FD Truck repair
CARDMEMBER SERVICES	397.70	
CARQUEST	199.75	
CDW GOVERNMENT	1,314.35	Surface Pro PD
Craig's Firearm Supply	2,834.40	PD Guns
Directv	160.64	
DUNCAN	975.96	FD SUV REPAIR
MARKETING ON MAIN STREET	576.89	
Municipal Emergency Services	96.33	
OLD TOWN PRINTING	70.28	
PETROLEUM WQUIP CO OF VA	36.00	
Safeware	82.50	
THOMPSON TIRE	737.56	FD Truck Tires
TOWN OF CHRISTIANBURG	442.10	FD Fuel
VERIZON	406.64	
WADE'S FOOD	22.58	
<b>TOTAL PAID BILLS</b>	<b>10,685.36</b>	



TOWN OF CHRISTIANSBURG		
BILLS PAID DURING THE MONTH	NOVEMBER AND DECEMBER	
VENDOR	AMOUNT PAID	DESCRIPTION
ADVANCE AUTO PARTS	50.48	
AFA PROTECTIVE SYSTEMS INC	274.35	
AIRGAS NATIONAL CARBONATION	1,375.27	CARBON DIOXIDE FOR POOL
A.M. LEONARD INC	165.96	
ANTHEM BLUE CROSS AND BLUE SHIELD	92.46	
ANTHEM LIFE INSURANCE COMPANY	3,136.20	EMPLOYEE LIFE INSURANCE
APPALACHIAN POWER	79,670.28	ELECTRIC BILLS TOWN
AT & T	358.52	
ATMOS ENERGY	7,606.55	NATURAL GAS BILL TOWN
BB&T Insurance	11,428.00	Fire and rescue insurance
BMS DIRECT	7,918.73	POSTAGE AND PRINTNG WATER AND TAX BILLS
BOSTON MUTUAL LIFE INS	1,701.76	EMPLOYEE PD INSURANCE
BRIGHT SERVICES	4,190.16	FINANCE TEMP
CARDMEMBER SERVICES	28,325.17	
CHANDLER CONCRETE	520.87	CONCRETE FOR STREET REPAIRS
CHELISTA LINKOUS	100.00	
CITIZENS	1,820.00	INTERNET SERVICES
COLD STONE CREAMERY	224.00	
COLONIAL LIFE & ACCIDENT INSURANCE	1,068.26	EMPLOYEE PAID LIFE INSURANCE
COLORADO TIME SYSTEMS	163.20	
CONTROL TECHNOLOGIES	4,990.00	PEDESTRIAN SIGNAL ON HBT
CORPORATE BENEFITS CONSULTING	6,000.00	SERVICES FOR INSURANCE CONSULTING
DE LAGE LANDEN	768.00	COPIERS PD
DELL MARKETING	2,555.78	
DELTA DENTAL	6,911.89	EMPLOYEE DENTAL PLAN
DELUXE BUSINESS CHECKS AND SOLUTIONS	468.48	
DETECTABLE WARINING SYSTEMS	801.84	
DONS AUTO CLINIC	64.00	
DUES AND MEMBERSHIP	268.00	rescue 228 BUILDING 40
EDIBLE ARRANGEMENTS	124.93	
ELIZABETH RIVER TUNNELS	6.00	
EXXON MOBILE	101.68	
FED EX	373.35	
FIDELITY POWER SYSTEMS	293.62	
GENWORTH LIFE INSURANCE COMPANY	459.15	
GOV DEALS	170.67	
HI-D-HO DOG TRAINING INC	710.00	
HOME DEPOT	534.90	REPAIR AND MAINTENANCE
HUMES, ALVIN	250.00	
IMAGE TREND INC	4,312.50	LICENSING SOFTWARE AND INSTALL FOR RESCUE
KEY RISK INSURANCE	86,489.28	WORKMANS COMPENSATION 2 MONTHS
LINKOUS, CHELISTA	100.00	
LUCI MERLO	240.00	
LUMOS NETWORKS INC	925.21	
MID-ATLANTIC CUSTOMER CHARGES	1,806.82	KROGER FOOD AND SUPPLIES FIRE RESCUE
MOLLY MCCLINTOCK	405.00	
MOYE, JESSICA	960.00	FIREARMS SAFETY CLASSES
MONTGOMERY PUBLISHING LLC	862.50	
MONTGOMERY REGIONAL SOLID WASTE AUTHORITY	32,547.42	TIPPING CHARGES
MOTION PICTURE LICENSING CORP	803.10	FOR AQ CENTER
NEW RIVER VALLEY PIZZA LLC	518.80	
PCM-G	4,405.79	VMWARE MAINTENANCE AND LICENSE
PEPSI BOTTLING GROUP	858.95	
PETTY CASH	253.68	
PITNEY BOWES	329.00	

TOWN OF CHRISTIANBURG		
BILLS PAID DURING THE MONTH	NOVEMBER AND DECEMBER	
VENDOR	AMOUNT PAID	DESCRIPTION
PROJECT LIFESAVER	10.14	
PROLINE TRAILERS	2,823.00	TRAILER RESCUE
RADWELL INTERNATIONAL INC	1,092.00	REPAIRS WWTP
REFUND FEES REC DEPT	270.00	
REFUND WATER	347.07	
REFUND TAXES	42.77	
REIMBURSEMENTS EMPLOYEES	62.13	
ROANOKE TIMES	1,406.62	JOB AND MEETING POSTINGS LEGAL AND BUDGET POSITNGS
ROBERTS MUFFLER	50.00	
ROCKY HOLLER CRAFTS	749.00	PD UNIFORMS
SALEM STONE	1,780.11	SAND GRAVEL PEPPERS FERRY ROAD
SAMS CLUB	449.26	HARKRADER CONCESSIONS REC PROGRAMS
SCHNEIDER ELECTRIC	294.00	
SCHOOLS	5,200.00	CDL TRAINING PW 1000 planning PD 3000
SELECTIVE INSURANCE	28,477.00	LIABILITY INSURANCE
SHENTEL	325.00	
SISSON & RYAN LLC	2,435.27	STONE, GRAVEL, SAND VARIOUS TOWN PROJECTS
SOUTHEASTERN SECURITY CONSULTANTS	690.00	BACKGROUND INVESTIGATIONS
SOUTHERN REFRIDGERATION	172.78	PARTS FOR AQUATICS MAINTENANCE
SPRINT	400.93	
STAND ENERGY	8,103.95	GAS AQUATICS
TRANE	6,828.80	
TRAVEL	2,553.33	
TRACTOR SUPPLY	372.91	
TREASURER OF VIRGINIA	604.00	FEE LEVY BLDING PERMITS 1233 DNV STOPS 520
TRI-CITIES/SOUTHWEST VIRGINIA REGIONAL	75.00	
TWIST AND TURN MANUFACTURING	1,750.00	BENCHES
TYLER TECHNOLOGIES INC	2,574.00	SCENE SOFTWARE PD
US CELLULAR	526.25	
VERIZON	5,674.22	PHONE SERVICE
VERIZON WIRELESS	5,038.67	
VACORP	452.62	
WEST PUBLISHING	137.92	
TOTAL SPECIAL REVENUE BILLS PAID	.	
TOTAL PAID BILLS	393,629.31	
BILLS TO BE PAID	916,487.50	
GRAND TOTAL	1,310,116.81	

# Resolution of the Town of Christiansburg Planning Commission

## *Conditional Use Permit*

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a Conditional Use Permit (CUP) request by Apple Acres Properties, LLC, for property at 1950 Palmer Street, N.W. (tax parcels 436 – ((2)) – 14 and 15) for a contractor equipment storage 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**) issuance of a Conditional Use Permit (CUP) to Apple Acres Properties, LLC, for property at 1950 Palmer Street, N.W. (tax parcels 436 – ((2)) – 14 and 15) for a contractor equipment storage 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 conditions:

1. The property is to be maintained in a clean, sanitary, and sightly manner.
2. All equipment is to be screened from N. Franklin Street. Screening shall be made.
3. All waste petroleum products and/or chemicals are to be disposed of properly and are not to accumulate upon the premises. Provisions are to be made for the capture of leaking petroleum products and/or chemicals.
4. There are to be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
5. There are to be no discernible noises to residential properties in the nearby vicinity between 7:00 p.m. and 7:00 a.m.
6. This permit shall be revocable for violations of Chapter 4 “Advertising” of the Christiansburg Town Code occurring on the property.
7. This permit shall be subject to administrative review on an annual basis.
8. This permit shall be valid for the applicant only and is nontransferable.

Dated this the 14<sup>th</sup> day of December 2015.

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Craig Moore, Chairperson  
Christiansburg Planning Commission

The above Resolution was adopted on motion by Newell seconded by Carter at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Public Hearing on the above request on November 16, 2015. 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
Hil Johnson	X			
T.L. Newell	X			
Virginia Peeples	X			
Craig Moore, Chairperson	X			
Joe Powers	X			
Jennifer D. Sowers, Vice-Chairperson	X			

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 Craig Moore, Chairperson

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 Sara Morgan, Acting Secretary <sup>Non-voting</sup>



# TOWN OF CHRISTIANSBURG

*Established November 10, 1792*

*Incorporated January 7, 1833*



## RESOLUTION SETTING FORTH THE TOWN OF CHRISTIANSBURG'S 2016 LEGISLATIVE POSITIONS

WHEREAS, the Council of the Town of Christiansburg, Virginia desires to adopt a legislative resolution containing the Town's proposals and positions for the upcoming General Assembly sessions;

WHEREAS, the Council of the Town of Christiansburg, Virginia requests the General Assembly to protect revenue sources, to maintain local government's land use decision making powers, and provide greater authority for creative solutions to local issues.

NOW, THEREFORE, BE IT RESOLVED by the Council of Town of Christiansburg, Virginia that the following constitutes the Town of Christiansburg's legislative resolution for the 2016 General Assembly:

- 1) The Town of Christiansburg opposes the adoption of unfunded mandates on local government.
- 2) The Town of Christiansburg supports protection of local governments' taxing authority for current revenue sources.
- 3) The Town of Christiansburg endorses the Virginia Municipal League's 2016 Legislative Program ([http://www.vml.org/sites/default/files/16VMLLegProgram\\_web1.pdf](http://www.vml.org/sites/default/files/16VMLLegProgram_web1.pdf)) and in particular their program for the following:
  - a) State Assistance to Local Police Departments (HB 599)
  - b) State and Local Government Fiscal Relationship
  - c) Transportation Funding
  - d) Water Quality Funding
  - e) Wastewater Discharge/Pollutant Allocation Limits
  - f) Local Fines and Fees to Remain Local
  - g) First Day Introduction for Bills with Local Fiscal Impact
  - h) Fines and Costs Collections by Treasurers
  - i) Line of Duty Act
  - j) Price Floor for Regional Gas Taxes
  - k) Taxing, Licensing and Regulating Internet-based Businesses & Services
  - l) State Corporation Commission Jurisdiction over Local Utilities
  - m) Non-partisan Redistricting that Preserves Jurisdictional Boundaries
  - n) Municipal Net Metering
  - o) Synthetic Plastic Microbeads

Upon a call for an aye and nay vote on the foregoing resolution on a motion by \_\_\_\_\_ seconded by \_\_\_\_\_ at a regular meeting of the Council of the Town of Christiansburg, Virginia held \_\_\_\_\_, 201\_, 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

**Christiansburg Planning Commission  
Minutes of December 14, 2015**

Present: Matthew J. Beasley  
Ann Carter  
Harry Collins  
David Franusich  
Hil Johnson  
Craig Moore, Chairperson  
T.L. Newell  
Virginia Peeples  
Joe Powers  
Jennifer D. Sowers, Vice-Chairperson  
Sara Morgan, Acting Secretary<sup>Non-Voting</sup>

Absent: Steve Huppert

Staff/Visitors: Nichole Hair, Planning Director  
Will Drake, staff  
Gary Fain, 3543 Country Meadows Drive

Chairperson Moore called the meeting to order at 7:01 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia.

Public Comment.

Chairperson Moore stated during the December 8, 2015 Town Council public hearing for his Conditional Use Permit request, Gary Fain, 3543 Country Meadows Drive, presented a video. Chairperson Moore stated this video would be additional information for Planning Commission to take into consideration. Chairperson Moore suggested the video be presented during Planning Commission's discussion of the Conditional Use Permit and not during the public comment section of the meeting. There were no objections.

Chairperson Moore opened the floor for public comment. With no comments, Chairperson Moore closed the floor for public comment.

Approval of meeting minutes for November 30, 2015.

Chairperson Moore introduced the discussion. Vice-Chairperson Sowers made a motion to approve the November 30, 2015 Planning Commission meeting minutes. Commissioner Peeples seconded the motion, which passed 8-0. Commissioners Johnson and Carter abstained, as they were not present for the last meeting.

Discussion by Planning Commission regarding a Conditional Use Permit request by Apple Acres Properties, L.L.C. for contractor equipment storage at 1950 Palmer Street, N.W. (tax parcels 436 - ((2)) - 14,15) in the B-3 General Business District. The Planning Commission public hearing was held on November 16, 2015.

Mr. Fain stated he has a court date on January 8, 2016 with his tenant who is renting the front half of the property. Mr. Fain stated he offered the tenant a modified lease that would allow him to tow vehicles in violation. Mr. Fain added the tenant declined the modified lease. Mr. Fain provided a chart that documented the violation history with his tenant on the front half of the property.

Ms. Morgan stated staff inspected the property before tonight's meeting. Ms. Morgan added there were five inoperable vehicles on the property, which is below the threshold for a junkyard.

Mr. Fain stated the dump trucks operated by his tenant with the paving business are 11 feet high. Mr. Fain stated it would require a 12-foot fence to screen the vehicles. Mr. Fain added the tenant needs to be able to pull through the lot because the vehicles are large and that a fence would be prohibitive.

Mr. Fain stated he assembled a video to illustrate the visibility of the dump trucks from North Franklin Street. Mr. Fain presented his video, which included views of the property from North Franklin Street, facing perpendicular to the direction of travel. The video included the northbound and southbound vantage points. Mr. Fain stated the northbound view is pretty well blocked. Mr. Fain stated the trucks are more visible from the southbound view, but the view is brief. Mr. Fain added the northbound view is totally obscure and the southbound view lasts for a couple of seconds. Mr. Fain stated the top of the truck is barely visible.

Mr. Fain stated the lot is not large enough to add a gated fence and maintain the pull-through access that the trucks require. Mr. Fain added he reviewed the proposed conditions with the tenant and the tenant indicated they would not rent the property with a gated fence. Mr. Fain stated the proposed use has a low risk. Mr. Fain stated the tenant has been on the property for a year and he has not received any complaints and he is not aware that the Town has received complaints. Mr. Fain added the Town can revoke the Conditional Use Permit if there are problems. Mr. Fain stated contractor equipment storage is not the long term use for this property. Mr. Fain noted he received frequent inquiries on the property for retail space before 2008. Mr. Fain added the long term use for the whole area surrounding and including the property will likely be a different use.

Discussion by Planning Commission regarding a Conditional Use Permit request by Apple Acres Properties, L.L.C. for contractor equipment storage at 1950 Palmer Street, N.W. (tax parcels 436 - ((2)) - 14,15) in the B-3 General Business District. The Planning Commission public hearing was held on November 16, 2015 - (continued).

Mr. Fain stated the proposed use of contractor equipment storage fits the current building very well. Mr. Fain stated he could add some vegetation to screen the view from North Franklin Street for the two seconds the equipment is visible. Commissioner Powers asked Mr. Fain if the tenant of the proposed use was only renting the back half of the property. Mr. Fain stated that was correct.

Commissioner Carter stated there are residential units adjacent to the property. Commissioner Fransich added there is a mobile home on the property, located directly behind the area where the dump trucks park. Commissioner Powers asked if the dump trucks park in front of the mobile home located on the property. Mr. Fain stated that was correct. Mr. Fain added the building is too large to market to a single tenant. Mr. Fain stated the tenant with the contractor equipment occupies the rear half of the building and parks the dump trucks in the rear half of the parking lot. Mr. Fain added the trucks face North Franklin Street and the tenant pulls through onto Palmer Street to exit the property.

Chairperson Moore asked if the tenant with the dump trucks drives across the other tenant's section of the property to exit. Mr. Fain stated the driveway to exit onto Palmer Street is a shared driveway. Mr. Fain stated he has had occasional problems with the front tenant blocking the driveway and encroaching onto the paving tenant's space.

Commissioner Beasley stated the mobile home on the property is very close to the dump trucks. Commissioner Beasley asked if there had been any complaints from this unit. Mr. Fain stated he had not received a complaint. Mr. Fain added the resident of the mobile home had complained about the front tenant, but he has not had a complaint about the dump trucks.

Commissioner Fransich asked if the building north of the property is residential. Mr. Fain stated it is a residential unit that he rents out.

Vice-Chairperson Sowers asked if all the surrounding units are rentals. Mr. Fain stated the residents own their mobile homes and rent the lots.



Discussion by Planning Commission regarding a Conditional Use Permit request by Apple Acres Properties, L.L.C. for contractor equipment storage at 1950 Palmer Street, N.W. (tax parcels 436 - ((2)) - 14,15) in the B-3 General Business District. The Planning Commission public hearing was held on November 16, 2015 - (continued).

Commissioner Powers stated the property is zoned B-3 General Business. Commissioner Powers asked what type of landscaping would be required if the property was not zoned B-3 General Business and Mr. Fain were requesting a rezoning to B-3 General Business. Ms. Morgan stated a site plan with interior parking landscaping and 20% greenspace would be required.

Commissioner Newell asked if the paving tenant utilizes the building. Mr. Fain stated the tenant uses the back half of the building to store smaller equipment including tools and pavers. Commissioner Newell stated the tenant exits the property by pulling out onto Palmer Street and then turning onto North Franklin Street. Commissioner Newell added to enter the property, the paving tenant has to come around the neighborhood and down Farmview Road. Mr. Fain stated the tenant comes down the private street, Hollybrook Drive, and is very respectful to the residents. Mr. Fain added the tenants have been good neighbors.

Mr. Fain stated the paving tenant used to park the equipment in various parking lots around town. Mr. Fain added the tenant cannot find a place to rent. Mr. Fain stated this is a service that is needed in the community but the tenants cannot find an accommodating property. Mr. Fain added he would not be pursuing the Conditional Use Permit if the tenant had another option.

Commissioner Powers asked if the paving tenant had a Christiansburg business license. Ms. Hair stated she was not aware of the tenant having a business license.

Commissioner Collins asked if the paving tenant would rent the front half the property if it became available. Mr. Fain said it was possible but he did not know. Ms. Morgan presented a series of pictures showing the view of the property from numerous vantage points. Ms. Morgan presented a picture taken from Hollybrook Drive, demonstrating the trucks shielded by the trees. Ms. Morgan presented a picture taken on Palmer Street, heading towards Sheetz, in which the trucks were not visible.

Chairperson Moore clarified the trucks were not visible when the picture was taken. Chairperson Moore added the Conditional Use Permit would apply to the entire property and the visibility of dump trucks in the future could be subject to change if the trucks were located on the front half of the property.

Discussion by Planning Commission regarding a Conditional Use Permit request by Apple Acres Properties, L.L.C. for contractor equipment storage at 1950 Palmer Street, N.W. (tax parcels 436 - ((2)) - 14,15) in the B-3 General Business District. The Planning Commission public hearing was held on November 16, 2015 - (continued).

Ms. Morgan presented a picture taken from the Sheetz parking lot showing that the trucks were not visible. Chairperson Moore clarified the trucks were not visible when the picture was taken. Chairperson Moore added the Conditional Use Permit would apply to the entire property and the visibility of dump trucks in the future could be subject to change if the trucks were located on the front half of the property. Commissioner Powers stated the Conditional Use Permit would cover the entire property unless Planning Commission added a condition limiting contractor equipment storage to the back half of the property.

Ms. Morgan presented a picture taken from the stop sign on Palmer Street, after exiting Sheetz. Ms. Morgan stated on that day the trees were shielding the view of the trucks.

Mr. Fain stated that none of the pictures were taken from North Franklin Street. Mr. Fain added the concern expressed by Planning Commission related to the view from North Franklin Street. Ms. Morgan stated pictures from North Franklin Street will be presented.

Ms. Morgan presented a series of pictures from North Franklin Street southbound. Ms. Morgan explained the trucks become more visible as a vehicle approaches the property.

Chairperson Moore asked if screening is required in the industrial districts. Ms. Morgan stated contractor equipment storage is allowed by-right in the industrial districts and screening is required.

Commissioner Fransich stated after watching the video and viewing the pictures he is less concerned with the screening from North Franklin Street, but very concerned with how close the equipment is to the residential uses. Commissioner Fransich added there is a lot of impact to the residential units located directly next to the equipment.

Commissioner Beasley stated he was concerned with the dump trucks driving down the residential roads. Commissioner Beasley added the paving tenants may drive carefully, but the presence of children is a concern.

Ms. Morgan stated Ms. Conner, the owner of the mobile homes along the back portion of Redwood Drive had called her and expressed concern with the trucks driving on Redwood Drive.

Discussion by Planning Commission regarding a Conditional Use Permit request by Apple Acres Properties, L.L.C. for contractor equipment storage at 1950 Palmer Street, N.W. (tax parcels 436 - ((2)) - 14,15) in the B-3 General Business District. The Planning Commission public hearing was held on November 16, 2015 - (continued).

Commissioner Newell expressed concern that the Conditional Use Permit would go with the property and not the tenant.

Commissioner Johnson inquired where the other paving companies park that service Christiansburg. Ms. Carter stated she believes the other companies are located in Montgomery County. Commissioner Carter stated the Town would be aware if this equipment was parked illegally around Christiansburg.

Chairperson Moore stated that the Conditional Use Permit is tied to the property, not the tenant. Chairperson Moore added the surrounding properties are owned by the same entity, but Planning Commission should consider how this proposed use may affect these properties in the future. Chairperson Moore stated the issue of screening had been brought forth. Chairperson Moore added a Conditional Use Permit generally includes all the requirements of what would be required in the by-right district.

Commissioner Powers stated the large monetary investment in screening may prohibit the property from transitioning to a commercial use in the future. Commissioner Franusich stated if the equipment is too large to be screened than this is probably not the appropriate use for this property. Commissioner Carter stated the large screening may not be appropriate to a future tenant.

Commissioner Johnson asked if the property might eventually transition to residential use. Ms. Morgan stated the Future Land Use Map designates the property for mixed use. Commissioner Powers stated the future land use designation is mixed use with buffer, residential and business. Commissioner Powers noted the area currently has a mix of residential and business uses.

Commissioner Beasley stated he was concerned where the tenant would relocate if the Conditional Use Permit was denied.

Commissioner Collins asked if the tenant had a business license. Ms. Hair stated she did not believe the tenant had a business license. Ms. Hair stated the tenant was operating out of his mother's home prior to renting the property in question. Ms. Hair added the tenant was in violation of the zoning ordinance by keeping the equipment at his mother's residence and the Town had received complaints. Ms. Hair clarified the applicant attempted to apply for a business license after locating to Mr. Fain's property and this triggered the Conditional Use Permit process. Ms. Hair added the tenant would be eligible for a business license with an approved location.

Discussion by Planning Commission regarding a Conditional Use Permit request by Apple Acres Properties, L.L.C. for contractor equipment storage at 1950 Palmer Street, N.W. (tax parcels 436 - ((2)) - 14,15) in the B-3 General Business District. The Planning Commission public hearing was held on November 16, 2015 - (continued).

Commissioner Collins stated he would prefer to see well-kept dump trucks in the front of the property over the current use as automobile storage. Commissioner Collins stated the screening may not be necessary. Commissioner Carter noted paving is not done year-round. Chairperson Moore stated the dump trucks are kept in good condition, but that may not always be the case. Chairperson Moore added the Planning Commission cannot stipulate how the trucks look or are kept up. Ms. Morgan stated fencing also helps reduce the potential for vandalism to the equipment.

Commissioner Collins asked if there were similar properties in Christiansburg that are not screened. Ms. Hair stated she was not aware of any. Ms. Hair stated all of the properties with contractor lots that she has dealt with have screening. Chairperson Moore stated screening has been an important condition of this type of Conditional Use Permit in the past. Ms. Hair added screening in the industrial districts must be a fence. Chairperson Moore asked if the language of "screening" needed to be clarified. Commissioner Beasley stated based on the use, the type of screening needs to be specific. Ms. Hair stated she suggested several types of fencing to Mr. Fain but he did not agree with those suggestions.

Commissioner Carter stated the available space on the property would make it difficult to install screening. Vice-Chairperson Sowers and Commissioner Beasley noted the issue with locating screening next to the mobile home on the property. Commissioner Newell stated the mobile home residents own their home but rent the land. Commissioner Newell added this form of tenancy would make it difficult for the residents to move if they were unhappy with the conditions on the property. Commissioner Newell added there are not a lot of properties that allow for mobile homes to be brought in.

Mr. Fain stated the mobile home within the property is owned by the resident and they rent the space from him. Commissioner Newell noted during the Town Council public hearing the applicant had stated that fencing would result in the property being unsuitable for the dump trucks. Commissioner Powers stated the entire perimeter of the property would need to be fenced. Commissioner Beasley noted this would also fence in the mobile home on the property. Chairperson Moore suggested an opening on the side of the property to allow the resident access to the property.

Discussion by Planning Commission regarding a Conditional Use Permit request by Apple Acres Properties, L.L.C. for contractor equipment storage at 1950 Palmer Street, N.W. (tax parcels 436 - ((2)) - 14,15) in the B-3 General Business District. The Planning Commission public hearing was held on November 16, 2015 - (continued).

Commissioner Powers stated that Planning Commission had asked Mr. Fain to work with staff to devise a proposal for screening during the last Planning Commission meeting. Commissioner Powers stated the applicant has indicated it is not feasible to screen the property. Commissioner Peeples stated the Planning Commission has required screening for previous Conditional Use Permits. Commissioner Peeples added the Planning Commission needs to be consistent with the screening requirements.

Commissioner Newell stated a lot of staff time is required for proactive enforcement when the screening condition allows for the applicant to install a screening material of their choice. Commissioner Johnson suggested Leyland cypress trees would be preferable to a 12-foot fence. Commissioner Johnson asked if the trees would eventually hinder access to the property. Mr. Fain stated trees could be planted along the front of Palmer Street, facing North Franklin Street.

Chairperson Moore asked how much time Planning Commission could give Mr. Fain to propose a specific screening provision. Ms. Hair stated it would delay Town Council, although Town Council could act without a recommendation from Planning Commission. Commissioner Peeples asked how specific the screening requirement should be worded. Commissioner Peeples asked if the trucks would be fully screened from view. Ms. Hair stated the condition was worded in a general nature when it was presented during the Town Council public hearing because Mr. Fain had indicated that he did not believe screening needed to be added. Chairperson Moore asked if there was any desire to reword the screening provision. Commissioner Collins suggested adding trees to the front of the property along Palmer Street.

Commissioner Fransich stated he is concerned that the Conditional Use Permit is not tied to the current tenant and the close proximity of the use to the residential units. Commissioner Newell added vegetative screening would take time to grow.

Commissioner Newell made a motion to deny the Conditional Use Permit as presented. Commissioner Carter seconded the motion.

Commissioner Newell stated she was concerned with the proximity to residential units, the fact that the property is not located in an industrial district, and that the Conditional Use Permit is not tied to the current tenant. Commissioner Powers stated the Comprehensive Plan identifies this area for business and residential uses and not as an industrial area. Commissioner Fransich stated the proposed use does not match the Comprehensive Plan. The motion passed 9-1, with Commissioner Collins voting against the motion.

Discussion by Planning Commission regarding a Conditional Use Permit request by Apple Acres Properties, L.L.C. for contractor equipment storage at 1950 Palmer Street, N.W. (tax parcels 436 - ((2)) - 14,15) in the B-3 General Business District. The Planning Commission public hearing was held on November 16, 2015 - (continued).

Chairperson Moore advised Mr. Fain the Planning Commission will recommend that Town Council deny the Conditional Use Permit request. Chairperson Moore added the Town Council may review the meeting minutes of this discussion. Chairperson Moore stated the public hearing portion has concluded, but Town Council may have additional questions for Mr. Fain. Chairperson Moore stated a detailed screening plan may have been an important condition for some Commissioners. Chairperson Moore stated this is Planning Commission's recommendation but Town Council will make its own decision. Ms. Hair stated if Town Council were to deny the Conditional Use Permit Mr. Fain would have to apply for a new Conditional Use Permit if he wanted to modify his request and try again.

Other Business.

Ms. Morgan stated Chairperson Moore presented Planning Commission's recommendation regarding the urban agriculture draft ordinance and zoning permit at the Town Council meeting on December 8, 2015. Ms. Morgan added Town Council has decided to move ahead with the public hearing process. Ms. Morgan stated the Planning Commission public hearing is scheduled for December 28, 2015 and advertisements for the public hearing have been sent out.

Commissioner Powers requested staff to notify the interested citizens through email. Ms. Hair stated there were two residents who had requested to be notified and staff would send them email notification.

Commissioner Powers suggested postponing the joint meeting between the Development and Comprehensive Plan Subcommittees scheduled for Wednesday, December 16<sup>th</sup> at 8:30 a.m. Planning Commission agreed to add the UDA updates to the agenda of an upcoming Planning Commission meeting.

Chairperson Moore requested the Commissioners to notify himself, Vice-Chairperson Sowers and Ms. Morgan if they cannot attend the December 28<sup>th</sup> Planning Commission meeting. Chairperson Moore added the Planning Commission will need to ensure it has a quorum for the urban agriculture public hearing.

Commissioner Collins asked Ms. Hair if this was her last Planning Commission meeting. Ms. Hair stated this was her last Planning Commission meeting. Ms. Hair added that December 31, 2015 will be her last day working for Christiansburg.

Other Business - (continued).

Commissioner Collins and the rest of Planning Commission expressed their gratitude to Ms. Hair for her work and service.

Chairperson Moore stated the Planning Commission and staff have provided a lot of information for Town Council to consider for the Conditional Use Permit that was discussed earlier. Chairperson Moore thanked Planning Commission and staff for the way they conducted themselves throughout the process.

There being no more business, Chairperson Moore adjourned the meeting at 8:06 p.m.

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Craig Moore, Chairperson

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Sara Morgan, Acting-Secretary <sup>Non-Voting</sup>

**Christiansburg Planning Commission  
Minutes of November 30, 2015**

Present: Matthew J. Beasley  
Harry Collins  
David Franusich  
Craig Moore, Chairperson  
T.L. Newell  
Virginia Peebles  
Joe Powers  
Jennifer D. Sowers, Vice-Chairperson  
Sara Morgan, Acting Secretary<sup>Non-Voting</sup>

Absent: Ann Carter  
Steve Huppert  
Hil Johnson

Staff/Visitors: Nichole Hair, Planning Director/Zoning Administrator  
Will Drake, staff  
Gary Fain, 3543 Country Meadows Drive  
John Jones, 564 Jerry Lane, Check VA  
Steve Velarde, 1265 Flint Drive  
Cindy Wells-Disney, Montgomery County Planning Commission

Chairperson Moore called the meeting to order at 7:01 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia.

Public Comment.

Chairperson Moore opened the floor for public comment. Steve Velarde, 1265 Flint Drive, stated that he was pleased with the draft ordinance and zoning permit for urban agriculture. Mr. Velarde asked if the permit would need to be issued before both the structure and the chickens were located on the property. Ms. Hair stated the wording on the permit would be adjusted to make it clear that the permit will need to be granted before the structure can be placed on the property.

Mr. Velarde also inquired about the inspection process for the urban agriculture permit. Ms. Hair stated this is a zoning permit, not a building permit. Ms. Hair added staff will perform an inspection to ensure setbacks and size limitations are met in the same manner they do for other accessory structures requiring a zoning permit.

With no further comments Chairperson Moore closed the floor for public comment.



Approval of meeting minutes for November 16, 2015.

Chairperson Moore introduced the discussion. Commissioner Collins made a motion to approve the November 16, 2015 Planning Commission meeting minutes.

Commissioner Peebles seconded the motion, which passed 7-0. Commissioner Sowers abstained, as she was not present for the last meeting.

Planning Commission public hearing on a Conditional Use Permit request by Gilded Restorations, L.L.C, agents for J & M Enterprises, L.L.C., for automobile upholstery with storage of no more than five (5) inoperable vehicles at 930 Roanoke Street (tax parcel 528 - ((A)) - 36) in the I-2 General Industrial District.

Chairperson Moore opened the public hearing. The applicant, John Jones, 564 Jerry Lane, Check VA, introduced his Conditional Use Permit. Mr. Jones stated he recently relocated his upholstery business from Floyd, VA. Mr. Jones stated his business will upholster a wide range of items, including furniture, guitar cases, and vehicles. Mr. Jones stated he was seeking a Conditional Use Permit in order to perform automotive upholstery on the property.

With no further public comments, Chairperson Moore moved to close the public hearing. With no objections, Chairperson Moore closed the public hearing.

Chairperson Moore stated that Planning Commission will discuss the Conditional Use Permit at the end of the meeting.

Discussion by Planning Commission regarding a Conditional Use Permit request by Apple Acres Properties, L.L.C. for contractor equipment storage at 1950 Palmer Street, N.W. (tax parcels 436 - ((2)) - 14,15) in the B-3 General Business District. The Planning Commission public hearing was held November 16, 2015.

Chairperson Moore read the proposed conditions of the Conditional Use Permit.

1. The property is to be maintained in a clean, sanitary, and sightly manner.
2. All equipment is to be screened from adjoining properties and rights-of-way.
3. All waste petroleum products and/or chemicals are to be disposed of properly and are not to accumulate upon the premises. Provisions are to be made for the capture of leaking petroleum products and/or chemicals.
4. There are to be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
5. There are to be no discernible noises to residential properties in the nearby vicinity between 7:00 p.m. and 7:00 a.m.
6. This permit shall be revocable for violations of Chapter 4 "Advertising" of the Christiansburg Town Code occurring on the property.
7. This permit shall be subject to administrative review on an annual basis.

Discussion by Planning Commission regarding a Conditional Use Permit request by Apple Acres Properties, L.L.C. for contractor equipment storage at 1950 Palmer Street, N.W. (tax parcels 436 - ((2)) - 14,15) in the B-3 General Business District. The Planning Commission public hearing was held November 16, 2015 – (continued).

Commissioner Beasley inquired how long the tenants have been storing their equipment on the property. The applicant, Gary Fain, 3543 Country Meadows Drive, stated the tenants have been on the property for more than a year. Mr. Fain stated he did not realize the storage of contractor equipment required a Conditional Use Permit. Ms. Hair stated she has not received a complaint on this property. Ms. Hair explained the violation was brought to her attention when the tenants applied for a business license.

Commissioner Powers inquired about the inoperable vehicles located on the front of the property. Mr. Fain explained the cars are being stored by a separate tenant and he is working with the tenant to remove the vehicles. Mr. Fain stated his second tenant received a violation notice from the Town and cleaned up the cars for a while. Mr. Fain explained he is working with this tenant to remove the vehicles. Commissioner Powers asked Ms. Hair if she is satisfied with the condition of the property. Ms. Hair stated the tenant was given 30 days to bring the property in compliance and the final violation notice was sent on November 27<sup>th</sup>. Ms. Hair stated if the property is not brought into compliance by the 30-day deadline the Town will pursue legal action. Mr. Fain stated he wants to fully comply with the Town, but that he also has legal requirements between him and his tenant.

Commissioner Powers stated his concern is the property is located in a residential area. Commissioner Powers added he is concerned with the issue of noise. Commissioner Powers noted the proposed requirement prohibiting discernible noise between 7:00 p.m. and 7:00 a.m. Ms. Hair added noise is a nuisance issue and residents may call the police department if they have a problem.

Commissioner Beasley asked Mr. Fain if he was comfortable with the proposed conditions. Mr. Fain stated all of the conditions were sensible. Mr. Fain added he was unsure about the ability to fully screen the property. Mr. Fain outlined the natural screening he has already added to the property. Mr. Fain stated the equipment would be visible from North Franklin Street. Mr. Fain added the topography and elevation of the property would make it difficult to fully screen the property from North Franklin Street while maintaining reasonable access.

Commissioner Franusich asked if the dump trucks are the contractor equipment at issue. Ms. Hair confirmed the dump trucks are the contractor equipment. Commissioner Powers asked why the applicant needed a Conditional Use Permit. Ms. Hair stated storage of contractor equipment is allowed by-right in the industrial districts but requires a Conditional Use Permit in the B-3 General Business District.

Discussion by Planning Commission regarding a Conditional Use Permit request by Apple Acres Properties, L.L.C. for contractor equipment storage at 1950 Palmer Street, N.W. (tax parcels 436 - ((2)) - 14,15) in the B-3 General Business District. The Planning Commission public hearing was held November 16, 2015 – (continued).

Commissioner Powers noted the vagueness of the term “screening”. Ms. Hair stated it was left general to allow Planning Commission to determine the appropriate degree and location of any required screening.

Mr. Fain stated a storage building and trees block the view of his property from the Go Race parking lot.

Mr. Fain stated he owns the mobile home park surrounding the property. Mr. Fain stated he has not received a complaint from the residents of the mobile home park. Mr. Fain added if the contractor equipment storage became a problem for his mobile home park tenants he would fix the problem.

Commissioner Newell stated she visited the site. Commissioner Newell added the property does not appear sightly from North Franklin Street, northbound. Commissioner Newell stated the unsightly nature of the property could be partially attributed to the noncompliant tenant storing inoperable vehicles. Commissioner Newell stated the dump trucks are clearly visible from the mobile home located directly behind the equipment. Commissioner Newell added the signs on the property did not appear to be representative of the business. Commissioner Newell stated the property looked incongruent with residential development, from North Franklin Street, southbound. Commissioner Newell noted the proposed use looks more industrial, whereas the Future Land Use Map identifies this area for mixed-use and residential development. Commissioner Newell stated screening with landscaping can take time for the vegetation to develop. Commissioner Newell stated a slatted fence is an appropriate material for screening contractor equipment. Commissioner Newell reiterated screening should hide the equipment from the street.

Commissioner Newell stated her desire to add a condition that would make the Conditional Use Permit non-transferable. Chairperson Moore inquired if the screening requirement can apply to the entire property. Commissioner Newell stated that the large dump trucks are visible from North Franklin Street. Commissioner Newell and Mr. Fain discussed the extent to which the dump trucks are parked towards the front of the property.

Chairperson Moore stated there are potential views from North Franklin Street. Chairperson Moore added that Planning Commission has required slat-type screening fences for similar Conditional Use Permits in the past. Commissioner Franusich asked if the Conditional Use Permit could be limited to one tenant, on the back half of the building. Chairperson Moore stated the Conditional Use Permit could be arranged this way, if desired by Planning Commission. Commissioner Franusich stated he would like to include a condition that only allows contractor storage on the back half of the building, for a single tenant.

Discussion by Planning Commission regarding a Conditional Use Permit request by Apple Acres Properties, L.L.C. for contractor equipment storage at 1950 Palmer Street, N.W. (tax parcels 436 - ((2)) - 14,15) in the B-3 General Business District. The Planning Commission public hearing was held November 16, 2015 – (continued).

Commissioner Franusich stated the equipment should be screened from North Franklin Street.

Chairperson Moore inquired about the access for the mobile home located next to the storage building. Mr. Fain stated the mobile home does share the driveway access with the building and property for which he is seeking the Conditional Use Permit.

Mr. Fain stated he is requesting a conditional use permit for contractor storage for the entire building. Mr. Fain stated the building is designed for an industrial use. Mr. Fain added the property is not well-suited for general business.

Chairperson Moore asked if it would be possible to create an L-shape fence across the middle of the building to screen the view from North Franklin Street.

Commission Powers suggested the applicant continue to work with staff to refine the screening provisions. Commissioner Franusich stated that if the applicant seeks a Conditional Use Permit for the entire building the language will need to reflect that the screening will be adjusted as needed. Ms. Hair suggested a condition that would require screening from North Franklin Street. Commissioner Franusich agreed with this suggestion.

Chairperson Moore stated the vote will be postponed. Chairperson Moore stated the applicant will work with staff to come up with screening that is reasonable. Chairperson Moore reiterated the importance of finding a solution that is reasonable for Mr. Fain and the business while still maintaining a view from the street that fits with the residential identity of the area.

Commissioner Newell requested staff to provide an update on the other tenant with the inoperable vehicles when this Conditional Use Permit returns to Planning Commission for a vote. Ms. Hair stated staff will provide an update when this item is brought back to Planning Commission.

Commissioner Powers asked if Planning Commission was satisfied with the other conditions, outside of the screening provision. Chairperson Moore asked if Planning Commission would consider allowing the equipment to be moved earlier than 7 a.m. to accommodate the contractor's work schedule. Ms. Hair stated the 7:00 a.m. start time is part of the Town Code regulating noise.

Chairperson Moore stated that a condition will be added to make this Conditional Use Permit non-transferable and Mr. Fain will work with staff to draft a more detailed screening condition.

Discussion by Planning Commission regarding a Conditional Use Permit request by Apple Acres Properties, L.L.C. for contractor equipment storage at 1950 Palmer Street, N.W. (tax parcels 436 - ((2)) - 14,15) in the B-3 General Business District. The Planning Commission public hearing was held November 16, 2015 – (continued).

Commissioner Powers asked if the non-transferable condition would apply to the property owner or the tenant. Ms. Hair stated it would apply to the property owner since the property owner has applied for the Conditional Use Permit.

Commissioner Peeples made a motion to postpone action on a recommendation to Town Council until the next Planning Commission meeting. Commissioner Newell seconded the motion, which passed 8-0.

Discussion by Planning Commission regarding urban agriculture.

Commissioner Franusich stated an email address should be added to the zoning permit. Commissioner Franusich asked why the weight of the coop is relevant. Ms. Hair stated the weight allows staff to determine that the coop will not blow away. Commissioner Franusich stated the permit should note if the coop is portable. Ms. Morgan relayed a concern from Commissioner Carter that residents with portable coops will locate the coop within the setbacks. Commissioner Franusich suggested residents with portable coops identify the entire area on their site plan where the coop can be located. Commissioner Franusich also stated that the newspaper publication should be updated on the draft ordinance.

Chairperson Moore stated Planning Commission is not making a recommendation on this exact ordinance and permit. Chairperson Moore stated Planning Commission is voting on a recommendation to present this information to Town Council and suggesting Town Council move forward with a public hearing process that may result in a change to Town's ordinance.

Commissioner Collins stated his concern about safety and the presence of chicken coops in residential areas.

Commissioner Peeples stated the parameters laid out in the proposed ordinance and zoning permit cover many of her initial concerns. Commissioner Peeples added she believes this is a program Christiansburg should look forward to.

Chairperson Moore stated the controls and the costs are enough to deter casual practitioners.

Commissioner Newell made a motion that Planning Commission present the updated information to Town Council and request that Town Council decide whether or not it is appropriate to move forward with the public hearing process, understanding that the draft documents reflect the scope of an ordinance change Planning Commission is comfortable putting forward. Commissioner Franusich seconded the motion. Commissioner Collins stated staff did a good job with the project. Commissioner Collins added that a "No" vote does not reflect the work done by staff.

Discussion by Planning Commission regarding urban agriculture – (continued).

The motion passed 7-1, with Commissioner Collins voting no due to health and safety concerns.

Chairperson Moore thanked staff and Planning Commission for their effort on this project.

Other Business.

Chairperson Moore opened the floor for discussion by Planning Commission regarding a Conditional Use Permit request by Gilded Restorations, L.L.C., agents for J & M Enterprises, L.L.C., for automobile upholstery with storage of no more than five (5) inoperable vehicles at 930 Roanoke Street (tax parcel 528 - ((A)) - 36) in the I-2 General Industrial District. The Planning Commission public hearing was held during tonight's meeting.

Commissioner Newell asked why inoperable vehicles would be stored for upholstery services. Mr. Jones stated customers do not always license the vehicles if they are in disrepair.

Ms. Hair stated Mr. Jones could store no more than five inoperable vehicles with the Conditional Use Permit. Ms. Hair clarified automobile upholstery requires a Conditional Use Permit because of the storage of vehicles, some of which may be inoperable.

Commissioner Newell stated her concern that vehicles may be in the floodplain and the potential for pollution. Commissioner Newell also expressed concern with this area being an entry corridor into town and the impact inoperable vehicles may have on aesthetics.

Commissioner Sowers stated screening is not a feasible option with the size and layout of the property. Commissioner Newell agreed.

Commissioner Powers stated this is a good business and he is glad this business has come to Christiansburg.

Chairperson Moore asked if the limit of five vehicles is a total, including vehicles stored indoors and outside. Mr. Jones stated he was comfortable with five vehicles total. Chairperson Moore suggested a time limit for storing an inoperable vehicle on the property. Mr. Jones stated 90 days would be an acceptable time period. Mr. Jones asked if a time limit is applied to vehicle storage, he would like a record of the cars that are being tracked. Chairperson Moore suggested the time limit should only apply to the vehicles stored outside. Commissioner Collins asked if it was worthwhile to track the cars. Commissioner Collins stated five cars is still five cars, regardless of how long they have been stored. Commissioner Sowers stated the nature of the applicant's business would not be conducive to storing the same vehicle for a long period of time.

Other Business – (continued).

Mr. Jones asked how liberally “vehicle” can be defined. Mr. Jones stated a carnival ride folded up can be a commercial vehicle. Mr. Jones also stated some larger vehicles will not fit in the garage. Mr. Jones stated he would like the language regarding “work being done inside” to be more precise.

Commissioner Newell suggested upholstery work will be conducted inside the building. Chairperson Moore stated the removal of items that need to be upholstered will not be considered mechanical work.

Mr. Jones asked what constitutes automotive work. Mr. Jones stated the business includes replacing convertible tops. Mr. Jones asked if this would be considered mechanical work. Ms. Hair stated work incidental to upholstery, including convertible top, window, and door panel replacement is allowed. Ms. Hair clarified work typically performed at a commercial garage, including brake or engine work would not be allowed. Ms. Hair stated mechanical work typical of a commercial garage would require a separate Conditional Use Permit. Mr. Jones asked if he could perform mechanical work on his personal vehicles. Ms. Hair stated Mr. Jones can perform mechanical work only on his personal vehicles.

Mr. Jones asked if his business can perform electrical wiring. Ms. Hair stated would be allowed. Chairperson Moore clarified the applicant is not advertising all of these incidental services. Chairperson Moore stated the cosmetic and incidental services that a customer may need are allowed, so long as they are related to the upholstery work.

Commissioner Newell stated the phrase “work incidental to an automobile upholstery shop” is an appropriate qualifier to what encompasses the work the applicant can conduct.

Commissioner Newell asked if staff will inspect the property. Ms. Hair stated staff will perform monthly checks to ensure the conditions of the Conditional Use Permit are being met. Commissioner Newell suggested when the permit comes up for annual review, Planning Commission can look to the term “incidental” to gauge if their intent is being met.

Chairperson Moore asked Planning Commission if there were other items they would like to add. Commissioner Beasley stated he was comfortable with the conditions.

Chairperson Moore asked Mr. Jones if he was comfortable with the proposed conditions. Mr. Jones stated he was.

Mr. Jones asked about the proper disposal of waste materials. Ms. Hair advised Mr. Jones to speak with the Fire Marshall.

Other Business – (continued).

Chairperson Moore read through the proposed conditions.

1. The property is to be maintained in a clean, sanitary, and sightly manner.
2. This permit is for an automobile upholstery shop and applicable incidental work; however, this permit is not for a commercial garage or towing service and not a body shop or for conducting bodywork. An additional Conditional Use Permit application shall be required for a commercial garage or towing service (if desired).
3. All parts, including faulty parts, tires, etc. are to be kept inside a fully enclosed building (including a roof) until disposal.
4. All waste petroleum products and chemicals are to be disposed of properly and are not to accumulate upon the premises. Provisions are to be made for the capture of leaking petroleum products and chemicals for all towed vehicles and vehicles left for repair.
5. There will be no storage of vehicles upon the premises except for vehicles occasionally left for repair. All vehicles left for repair are to be kept on-premises and not within any public right-of-way or adjacent property. All vehicles not stored within the building are to have a current license and shall have a valid state inspection (if required), except for the five (5) inoperable vehicles permitted.
6. Storage of vehicles outside of the building shall be limited to 90 days.
7. Upholstery work is to be done inside the building and not outside.
8. There are to be no loud offensive noises so as to constitute a nuisance to the residential properties in the vicinity.
9. There are to be no discernible noises to residential properties in the nearby vicinity before 7:00 a.m. and after 7:00 p.m.
10. This permit shall be revocable for violations of Chapter 4 "Advertising" of the Christiansburg Town Code occurring on the property.
11. This permit is subject to inspections and approval of the facilities by the Fire Marshall and Building Official.
12. This permit shall be valid for the applicant only and is nontransferable.
13. This permit is subject to administrative review in 12 months.

Mr. Jones asked if picking up and transporting an inoperable vehicle to be upholstered would constitute a towing service. Ms. Hair stated this would not be considered towing.

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

Chairperson Moore stated that Planning Commission has recommended the Conditional Use Permit for approval to Town Council. Chairperson Moore added Town Council will hold a public hearing and take a vote. Chairperson Moore thanked Mr. Jones and advised him to attend the Town Council meetings.



Other Business – (continued).

Chairperson Moore stated that Ms. Hair will be leaving the Town of Christiansburg to begin a new position as Deputy Town Manager for the Town of Pulaski. Planning Commission congratulated Ms. Hair. Ms. Hair added Ms. Morgan will be the acting secretary until a new Planning Director is hired and Mr. Randy Wingfield will be the acting Zoning Administrator.

Commissioner Newell asked Ms. Morgan to follow up on the necessary commissioner training for herself and Commissioner Peebles.

Ms. Morgan stated the Central Business Advisory Committee will present to Town Council on Tuesday, December 8<sup>th</sup> at 7:00 p.m. Ms. Morgan encouraged Planning Commission to attend because there will be overlap with the UDA project. Ms. Morgan added Chairperson Moore will also be presenting the urban agriculture information to Town Council at this meeting.

Ms. Morgan stated the joint meeting between the Development and Comprehensive Plan Subcommittees will take place on Wednesday, December 16<sup>th</sup> at 8:30 a.m.

There being no more business, Chairperson Moore adjourned the meeting at 8:32 p.m.

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Craig Moore, Chairperson

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Sara Morgan, Acting Secretary <sup>Non-Voting</sup>

# Aquatic Center Revenue Report

## November 1-30 2015

<b>Days of Operation</b>	27
Facility Closed for Meets	1
Holiday Closings	1
Meets Held (without Facility Closure)	1
Maintenance Closings	0

## Memberships

Non-Resident Membership	255
Resident Membership	121
Total Memberships	376

## Attendance

Daily Resident Pass	951
Daily Non-Resident Pass	530
Dry Pass	256
Member Scan	3,158
Programs, Rentals	1,055
Total Attendance	5,950
Daily Average	220

\$1 Late Admission	27
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## Revenue

Facility Revenue	3,203.00
Daily Admission	4,366.50
Program Revenue	4,078.75
Retail Revenue	268.48
Food Concessions	390.78
Membership Revenue	10,077.58
Competitive Meet Revenue	1,922.00
Refund	-
Over/Short	17.00
Total Revenue	24,324.09

<b>Birthday Parties</b>	19
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# Christiansburg Aquatic Center



## Monthly Report: November 2015

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### **Terry Caldwell, Director of Aquatics**

- Completion of yearly town staff evaluations
- Meeting with Christiansburg High School “Save the Next Girl” Committee to discuss a special event
- Attended the Virginia Recreation and Parks Conference and the state directors meeting. The CAC was the recipient of the Best Marketing Award in our population for the aquatic center’s vehicle wrap
- Interviewing candidates for open positions
- LTI committee meeting
- Attended the Tourism Summit in Richmond
- Advisory Board meeting; Web domain names, ADA compliance/family changing rooms, Splash & Dash shuttle service, Black Friday specials, Christmas parade, marketing banners and stocking stuffer passes

### **Allison Zuchowski, Aquatic Services Manager**

- Attended National Recreational Park Association Supervisor Management School 11/1 – 4.
- Facilitated Lifeguard in-service meeting 11/8.
- Collected 50 coats with our “Give a Kid a Coat” drive and donated them to the Montgomery County Christmas Store



## Chrystal Jones, Aquatic Supervisor

- Wrote and distributed the December 2015 Splash Flash.
- Prepared and helped facilitate the November lifeguard in-service.
- Helped set up for and facilitate a VT swim meet vs Notre Dame and Queens College and a weekend long H2Okie Invitational meet.
- Meet with Christiansburg High School representatives for the chapter of Save the Next Girl, regarding a fundraiser to be held at the CAC; “Swim for the Next Girl”.

## Scott Coppock, Customer Service Supervisor

**Prior Membership Monthly reports have been distributed by current, renewing memberships. This report and future reports will reflect the memberships sold in the month of November.**

- Total Memberships Sold:
  - Resident: **121**
  - Non Resident: **255**
- Attendance:
  - Daily Resident Passes: **951**
  - Daily Non-Resident Passes: **530**
  - Dry Passes: **256**
  - Members Scanned: **3,158**
  - \$1 Admissions: **27**

### **Birthday parties & room rentals**

- Had **19** birthday parties in November
- Had **6** room rentals in November



## Wayne Hunter, Maintenance Superintendent

- Dominion Door replaced door hinges
- Cleaned gutters on comp pool side
- Replaced bad light switch in family change room
- Replaced light bulb on projector
- Repaired tiles on comp pool
- Repaired water fountain
- Installed inverter on truck
- Ran cables for front desk computers
- Repaired floor tiles on leisure pool deck
- Fitness equipment serviced
- Drink machine repaired at skate park



## Bill Beecher, Competitive Coordinator

- Set up and ran Virginia Tech's meet with Notre Dame and Pittsburg; two days, 181 athletes, 226 spectators
- Set up and oversaw the H2OKIE Thanksgiving Invitational- 755 swimmers from 5 states (Maryland, North Carolina, Tennessee, Florida and Virginia) 943 estimated spectators.
- Worked with Christiansburg and Pulaski High Schools on details of their December Invitational.
- Worked with the Virginia Independent Schools Athletic Association on details of their meet in February.
- Oversaw Fins Youth Swim Club program and the Fitness swimming program.

## Program Supervisor

- |                         |            |
|-------------------------|------------|
| • Learn to Swim classes | 36         |
| • Morning Fit           | 7 + passes |
| • Evening Fit           | passes     |
| • Warm Water Workout    | 14         |
| • Ai chi                | 3+ passes  |
| • Rolling in the Deep   | 1+ passes  |
| • Aqua Yoga             | 1+ passes  |
| • Yoga                  | 4+passes   |
| • Private lessons       | 14 uses    |
| • Water fitness passes  | 53 uses    |





**Christiansburg Volunteer Fire Department**  
110 Depot Street  
CHRISTIANSBURG, VIRGINIA 24073



## **2016 Fire Officers and Membership**

### **Line Officers**

**Chief Billy Hanks**  
**Assistant Chief Mike Dickerson**  
**Captain Gratton Thompson**  
**1<sup>st</sup> Lieutenant Danny Yopp**  
**2<sup>nd</sup> Lieutenant Chris Slusser**

**Training Officer Todd Chrisley**

**Donnie Reed Sec/Tres**  
**David Akers Asst. Sec/Tres**

### **Engineers**

**Forest Redd**  
**Brandon Turner**  
**William Sheppard**  
**John Linkous**  
**Danny Wilson**  
**Pete Haislip**  
**Scott Phillips**

### **Firefighters**

**Nathan Brewbaker**  
**Floyd Childress**  
**Jeremy Compton**  
**David Flinchum**  
**Dickie Horne**  
**Billy Linkous**  
**Clark Mitchell**  
**Roy Redd**  
**Don Shaw**  
**Potsie Smith**  
**Jeremy Williams**  
**Brad Woolwine**

**Scott Canada**  
**Lee Cochran**  
**Jimmy Epperly**  
**Brian Horne**  
**Mike Hutchison**  
**Kevin Meredith**  
**Mike Moore**  
**Alan Shaw**  
**Barry Simmons**  
**Bobby Sowder**  
**Jimmy Williams**  
**Frank Wright**