

**Christiansburg Planning Commission**  
**Minutes of December 28, 2015**

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

Absent: Ann Carter  
Steve Huppert  
Hil Johnson

Staff/Visitors: Will Drake, staff

Chairperson Moore called the meeting to order at 7:02 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia.

Public Comment.

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

Approval of meeting minutes for December 14, 2015.

Chairperson Moore introduced the discussion. Vice-Chairperson Sowers made a motion to approve the December 14, 2015 Planning Commission meeting minutes. Commissioner Franusich seconded the motion, which passed 8-0.

Planning Commission public hearing on an ordinance amending Chapter 42 "Zoning" of the Christiansburg Town Code in regards to provisions for urban agriculture including the keeping of chicken hens, chicks, and beehive stands and amending Chapter 8 "Animals" regarding vicious and wild animals.

Chairperson Moore introduced the public hearing and stated he presented Planning Commission's recommendation to move forward with public hearings on the proposed ordinance change during the December 8<sup>th</sup>, 2015 Town Council Meeting.

Planning Commission public hearing on an ordinance amending Chapter 42 "Zoning" of the Christiansburg Town Code in regards to provisions for urban agriculture including the keeping of chicken hens, chicks, and beehive stands and amending Chapter 8 "Animals" regarding vicious and wild animals - (continued).

Chairperson Moore stated a letter was received from Ms. Patricia Morse, 12 Montague Street N.E., in support of the ordinance change. Ms. Morgan, Acting Secretary, noted both residents who had previously expressed support were notified about tonight's public hearing.

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

Commissioner Powers asked staff to summarize the research complied on other localities with urban chickens. Mr. Drake, staff, stated he reviewed the ordinances of localities in the New River Valley along with Roanoke County, Roanoke City, Salem, and Vinton. Mr. Drake stated the key components of the ordinances, including minimum lot size, setbacks, the number of chickens allowed, and sanitation requirements were summarized in a report provided to Planning Commission and Town Council.

Commissioner Collins asked what amount other localities charge for the urban chicken zoning permit. Mr. Drake stated the fee is \$25.

Commissioner Collins asked what type of complaints the other localities have received. Mr. Drake stated the majority of the complaints were related to dogs getting into the chicken coops. Commissioner Powers noted the proposed change to Chapter 8 "Animals" of Town Code would prevent a dog or cat that kills a chicken or chick from being considered a vicious animal.

Chairperson Moore noted the possibility of requiring a Conditional Use Permit for urban agriculture. Chairperson Moore stated the current fee for a Conditional Use Permit is \$750. Chairperson Moore clarified he is not advocating for a Conditional Use Permit but noted this was previously discussed. Chairperson Moore added the Conditional Use Permit would give adjacent neighbors the opportunity to voice their concerns and provide the Town additional oversight. Chairperson Moore stated the proposed ordinance and zoning permit grants staff and the Town considerable oversight.

Commissioner Powers stated the number of chickens is limited to six. Commissioner Franusich stated the impact of keeping six chickens is low and similar to locating a shed on a property or keeping a dog, neither of which require a Conditional Use Permit. Commissioner Collins added that a \$750 fee would not be affordable to residents. Chairperson Moore stated the need to balance the concerns of some residents against the goal of promoting an inclusive community.

Planning Commission public hearing on an ordinance amending Chapter 42 "Zoning" of the Christiansburg Town Code in regards to provisions for urban agriculture including the keeping of chicken hens, chicks, and beehive stands and amending Chapter 8 "Animals" regarding vicious and wild animals - (continued).

Commissioner Collins stated his concern with the health risk chickens may pose to some residents.

Commissioner Powers stated the proposed ordinance is an improvement over the 2011 proposal.

Chairperson Moore stated Planning Commission could take action on the recommendation tonight. Commissioner Franusich stated the item has been thoroughly discussed.

Commissioner Franusich made a motion to recommend Town Council approve the amendments to Chapter 42 "Zoning" of the Christiansburg Town Code in regards to provisions for urban agriculture including the keeping of chicken hens, chicks, and beehive stands and Chapter 8 "Animals" regarding vicious and wild animals, along with the accompanying urban agriculture zoning permit. Vice-Chairperson Sowers seconded the motion, which passed 7-1. Commissioner Collins voted no.

#### Discussion of proposed Urban Development Areas.

Ms. Morgan stated the boundaries of the UDAs need to be finalized so the UDA consultants from Michael-Baker can complete their analysis. Commissioner Powers asked how UDAs can facilitate commercial and industrial development. Ms. Morgan stated UDAs can increase VDOT funding. Chairperson Moore stated UDAs increase the eligibility for funding allocations within the Virginia House Bill Two scoring system.

Commissioner Powers asked if the boundaries can be adjusted at a later time. Ms. Morgan stated the consultants would like the boundaries finalized in order to complete their analysis. Ms. Morgan stated there will be outreach to citizens and businesses within these areas to solicit their input on the development guidelines. Chairperson Moore stated staff or a future consultant may need to update the analysis if the boundaries are adjusted after the consultant's contract expires.

Planning Commission discussed the proposed boundary of the Cambria UDA. Commissioner Newell stated the Cambria District sketched by the Central Business Advisory Committee is similar to the Cambria UDA, except for the southern section. Planning Commission agreed to add the parcels along Shaffer Street N.E. up to High Street N.E., including the Old Christiansburg Industrial Institute and to exclude the large vacant parcel south of Station Lane N.E. and the adjacent garage from the Cambria UDA. Planning Commission also agreed to include the three parcels fronting Depot Street N.E., from Shaffer Street N.E., heading west.

Discussion of proposed Urban Development Areas - (continued).

Planning Commission discussed the proposed boundary of the Downtown UDA.

Planning Commission discussed the boundary of the Downtown UDA along West Main Street and the intersection with Depot Street N.W. Commissioner Newell stated this is an important entryway into town. Planning Commission agreed to extend the UDA boundary southwest to the intersection of Depot Street N.W. and West Main Street to include the parcels fronting both sides of West Main Street.

Commissioner Franusich inquired about the benefit of the UDA designation, beyond increasing the Town's ability to compete for transportation funding. Commissioner Powers stated the UDAs indicate the location where higher-density development is most appropriate. Commissioner Powers added the UDAs would be incorporated into the Comprehensive Plan and would help steer higher-density development in a proactive manner. Commissioner Newell stated the entry point at West Main Street, from Depot Street N.W and Cherry Lane S.W. may eventually transition into business uses and higher-density residential uses. Commissioner Newell stated the transition may resemble the transition along Roanoke Street, from the County Complex Building heading into downtown.

Commissioner Collins asked if the UDA project would require a rezoning. Ms. Morgan stated the project would not require a rezoning but the Comprehensive Plan would be amended to include the UDAs. Commissioner Newell stated the Comprehensive Plan will identify the UDAs. Commissioner Newell added having the UDAs identified in the Comprehensive Plan is a requirement for various grants and funding opportunities.

Commissioner Franusich stated the character of development around the Kroger shopping center does not match the B-2 Central Business District zoning downtown. Commissioner Franusich stated the entire Downtown UDA is correctly designated as an appropriate location for high-density development, but reminded Planning Commission the zoning and character of development should not be homogeneous across the entire Downtown UDA. Commissioner Power agreed with Commissioner Franusich and noted the zoning within the UDA may be variable.

Planning Commission discussed the Downtown UDA boundary along South Franklin Street. Planning Commission agreed to extend the UDA boundary along South Franklin Street out to Second Street S.E. to include the parcels fronting South Franklin Street.

Commissioner Newell suggested a map of the UDA boundaries, current zoning, historic districts and the Bikeway Walkway projects would be very useful.

Discussion of proposed Urban Development Areas - (continued).

Planning Commission discussed the northern boundary of the Downtown UDA. Commissioner Newell stated the parcels fronting N. Franklin Street along Sara Street N.W. are zoned B-3 General Business. Commissioner Newell suggested these parcels be included in the UDA. Commissioner Peeples asked if the area north of Depot Street N.E would be more appropriate in the Mall Area UDA. Commissioner Powers noted the railroad, Crab Creek, and the Aquatic Center provide a natural divide between the Mall and Downtown UDAs. Commissioner Sowers noted the terrain north of Sara Street N.W. would be prohibitive to development. Planning Commission agreed to extend the Downtown UDA boundary north to include the four commercial parcels on the corner of North Franklin Street and Sara Street N.W.

Planning Commission discussed the boundary of the Downtown UDA along Depot Street N.E. Planning Commission agreed to add the parcels along Depot Street N.E. from Stone Street N.E. south to Pepper Street N.E.

Planning Commission discussed the boundary of the Downtown UDA along Roanoke Street. Planning Commission agreed to extend the UDA boundary east along Roanoke Street to include the NRV Free Clinic and the adjoining parcel to the south, which will feature a bikeway access point.

Planning Commission discussed the boundaries of the Mall Area North and Mall Area South UDAs. Commissioner Peeples asked what benefit was achieved by breaking the Mall UDA into two sections. Ms. Morgan stated the growth patterns for the North and South areas are very different. Ms. Morgan stated the regulations can be written to better fit the respective areas if they are identified as separate UDAs.

Planning Commission agreed to create a Mall Area North UDA and an abutting Mall Area South UDA. Commissioner Franusich proposed switching the section of the Mall Area North UDA south of the Railroad tracks along Cambria Street N.W. into the Mall Area South UDA. Planning Commission agreed to switch the section of the Mall Area North UDA south of the Railroad tracks along Cambria Street N.W. into the Mall Area South UDA.

Chairperson Moore asked if Planning Commission would like to change the name of the Mall Area South UDA. Commissioner Newell suggested Christiansburg Institute Area. Commissioner Newell noted the name would recognize the history of the area. Planning Commission agreed to rename the Mall Area South UDA the Christiansburg Institute Area. Planning Commission agreed to rename the Mall Area North UDA the Mall Area UDA.

Commissioner Newell stated the consultants should consider whether the growth patterns in the Downtown UDA necessitate a break in the boundary around Depot Street N.E.

Discussion of proposed Urban Development Areas - (continued).

Commissioner Newell asked if the Corning property should be included in the Mall Area UDA. Commissioner Powers stated the Corning property should not be considered developable. Commissioner Powers stated the parcels around the Corning plant serve as a necessary buffer to the industrial use.

Commissioner Newell asked if there is potential for a road in the northwest corner of the Mall Area UDA. Commissioner Powers stated there may be an opportunity in the future to connect to Virginian Drive N.W. and create a loop between Peppers Ferry N.W. and North Franklin Street. Commissioner Newell stated a new road in this area would allow flexibility for future development. Commissioner Franusich stated the topography at the norther boundary of the Mall UDA is steep. Chairperson Moore asked Planning Commission and staff to make note in the Comprehensive Plan update that the northern section of the Mall UDA is not suited for higher density development until it has an adequate road network. Planning Commission agreed not to modify the northern boundary of the Mall UDA. Commissioner Powers stated the Corning property will be excluded from the developable acreage tabulations.

Ms. Morgan stated the UDA boundaries could be adjusted up until the public hearings if any adjustments were necessary after receiving public input.

Other Business.

Commissioner Powers stated the Development Subcommittee's main task in the coming year will be work to incorporate the UDAs into the Comprehensive Plan and any necessary ordinance changes. Commissioner Powers proposed scheduling the subcommittee meeting before or after the Planning Commission meeting in order to include more Planning Commission members in the process. Ms. Morgan stated she could incorporate the UDA work into the Planning Commission agenda. Chairperson Moore stated the Subcommittee meetings are scheduled between 8 a.m. and 5 p.m. to accommodate the working schedules of staff and Planning Commission members. Chairperson Moore agreed with Commissioner Powers that there is going to be a lot of work required by the subcommittees. Chairperson Moore suggested the schedule does not need to be set tonight.

Commissioner Newell stated the subcommittees are useful and help projects move along. Chairperson Moore acknowledged the work the subcommittees are able to accomplish.

Ms. Morgan stated she will ask Mr. Kalbag for a general timeline of deliverables to allow Planning Commission to plan their workload.

Commissioner Powers asked Ms. Morgan to present the Bikeway Walkway update presentation to Planning Commission at an upcoming meeting.

Other Business - (continued).

Commissioner Franusich asked if concerns with street improvements should be brought to Planning Commission or the Street Committee. Chairperson Moore stated the formal route would be through the Street Committee, although it could certainly be brought before Planning Commission's attention. Commissioner Franusich discussed the congestion issues with the Roanoke Street/460 interchange. Planning Commission discussed the problems with traffic light sequencing along this section of Roanoke Street. Commissioner Franusich suggested a diverted diamond interchange would be more appropriate. Commissioner Collins asked Commissioner Franusich to bring this suggestion to the Street Committee. Commissioner Newell stated the congestion issue needs to be addressed, especially in light of the Town's plan for increased development. Planning Commission also agreed there are sequencing issues with the traffic lights on North Franklin Street along the mall area.

Commissioner Powers suggested they invite Mr. Wingfield, Assistant Town Manager, to speak to Planning Commission about transportation issues.

There being no more business, Chairperson Moore adjourned the meeting at 8:47 p.m.

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Craig Moore, Chairperson

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Sara Morgan, Acting-Secretary Non-Voting

# **Town of Christiansburg Planning Commission By-Laws**

## Definitions

“Commission” refers to the Town of Christiansburg Planning Commission.

“Town” refers to the Town of Christiansburg.

“Town Council” refers to the Town of Christiansburg Town Council, which is the governing body of the locality.

## Authority for Planning Commission

### *State Authority*

The Town of Christiansburg Planning Commission operates under authority of Code of Virginia § 15.2-2210.

### *Town Authority*

The authority for the Town of Christiansburg Planning Commission is found in Article VI. Planning Commission of Chapter 2 “Administration” of the Christiansburg Town Code.

## Authority for Creation of By-laws:

According to Code of Virginia § 15.2-2217, the Commission shall adopt rules for the transaction of business and shall keep a record of its transactions which shall be a public record.

## Composition/Membership

The Commission shall consist of not fewer than five (5) members nor more than fifteen (15) members, appointed by the Town Council, all of whom shall be residents of the Town, qualified by knowledge and experience to make decisions on questions of community growth and development; provided that at least one-half (1/2) of the members so appointed shall be owners of real property.

One member of the Commission may be a member of the Town Council. The term of this member shall be coextensive with the term of office to which he has been elected, unless the Town Council, at the first regular meeting each year, appoints another to serve as its representative. Members of the Commission shall be appointed for terms of four (4) years each.

Any vacancy in the membership of the Commission shall be filled by appointment by the Town Council and such appointment in the case of an appointed member shall be for the unexpired term.

With the consent of Town Council or the Commission, the Planning Director, the Zoning Administrator, or similar official (staff member) may serve as Secretary of the Commission as a non-voting member; otherwise, the Secretary shall be selected from the voting membership.

All members of the Commission may be compensated for their services at the discretion of the Town Council.

Any appointed member of the Commission may be removed by the Town Council for neglect of duty or malfeasance in office; provided, that such removal may be made only after a public hearing at which such member shall be given an opportunity to appear and be heard on the charges against him.

According to Code of Virginia § 15.2-2212, a member of the Commission may be removed from office by Town Council without limitation in the event that the member is absent from any three consecutive meetings of the Commission, or is absent from any four meetings of the Commission within any 12-month period.

### Powers and Duties

The Commission shall act in accordance with Article VI. Planning Commission of Chapter 2 “Administration” of the Christiansburg Town Code.

In the case of any conflict between these by-laws and Article VI. Planning Commission of Chapter 2 “Administration” of the Christiansburg Town Code, Article VI shall supersede these by-laws.

In the case of any conflict between these by-laws and Code of Virginia, Code of Virginia shall supersede these by-laws.

According to Code Virginia § 15.2-2221 and § 15.2-2223, local planning commission duties shall include:

1. Exercise general supervision of, and make regulations for, the administration of its affairs;
2. Prescribe rules pertaining to its investigations and hearings;
3. Supervise its fiscal affairs and responsibilities, under rules and regulations as prescribed by the Town Council;
4. Keep a complete record of its proceedings; and be responsible for the custody and preservation of its papers and documents;
5. Make recommendations and an annual report to the Council concerning the operation of the Commission and the status of planning within its jurisdiction;
6. Prepare, publish and distribute reports, ordinances and other material relating to its activities;

7. Prepare and submit an annual budget in the manner prescribed by the Town Council;
8. If deemed advisable, establish an advisory committee or committees; and
9. Prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and the Town Council shall adopt a comprehensive plan for the territory under its jurisdiction.

According to Code of Virginia § 15.2-2239, the Commission may, and at the direction of the Town Council shall, prepare and revise annually a capital improvement program based on the comprehensive plan of the Town for a period not to exceed the ensuing five years. The Commission shall submit the program annually to the Town Council, or to the chief administrative officer or other official charged with preparation of the budget for the Town, at such time as it or he/she shall direct. The capital improvement program shall include the Commission's recommendations, and estimates of cost of the facilities, including any road improvement and any transportation improvement the Town chooses to include in its capital improvement plan and as provided for in the comprehensive plan, and the means of financing them, to be undertaken in the ensuing fiscal year and in a period not to exceed the next four years, as the basis of the capital budget for the Town. In the preparation of its capital budget recommendations, the Commission shall consult with the chief administrative officer or other executive head of the Town, the heads of departments and interested citizens and organizations and shall hold such public hearings as it deems necessary.

According to Code of Virginia § 15.2-2253, the Commission on its own initiative may or at the request of the Town Council shall prepare and recommend amendments to the subdivision ordinance. The procedure for amendments shall be the same as for the preparation and recommendation and approval and adoption of the original ordinance; provided that no amendment shall be adopted by the Town Council without a reference of the proposed amendment to the Commission for recommendation, nor until sixty days after such reference, if no recommendation is made by the Commission.

According to Code of Virginia § 15.2-2285, the Commission may, and at the direction of Town Council shall, prepare a proposed zoning ordinance including a map or maps showing the division of the territory into districts and a text setting forth the regulations applying in each district. The Commission shall hold at least one public hearing on a proposed ordinance or any amendment of an ordinance, after notice as required by § 15.2-2204, and may make appropriate changes in the proposed ordinance or amendment as a result of the hearing. Upon the completion of its work, the Commission shall present the proposed ordinance or amendment including the district maps to the governing body together with its recommendations and appropriate explanatory materials.

According to Code of Virginia § 15.2-2286, a zoning ordinance may include, among other things, reasonable regulations and provisions as to the following matters: For the amendment of the regulations or district maps from time to time, or for their repeal. Whenever the public necessity, convenience, general welfare, or good zoning practice requires, Town Council may by ordinance amend, supplement, or change the regulations, district boundaries, or classifications of property. Any such amendment may be initiated (i) by resolution of Town Council; (ii) by motion of the Commission; or (iii) by petition of the owner, contract purchaser with the owner's

written consent, or the owner's agent, of the property which is the subject of the proposed zoning map amendment, addressed to Town Council or the Commission, who shall forward such petition to Town Council; however, the ordinance may provide for the consideration of proposed amendments only at specified intervals of time, and may further provide that substantially the same petition will not be reconsidered within a specific period, not exceeding one year. Any such resolution or motion by Town Council or the Commission proposing the rezoning shall state the above public purposes.

The Commission retains all other duties and powers as set out in the Code of Virginia.

## Officers

According to Code of Virginia § 15.2-2217, the Commission shall elect from the appointed members a chairperson and a vice-chairperson, whose terms shall be for one year. If authorized by the Town Council, the Commission may (i) create and fill such other offices as it deems necessary; (ii) appoint such employees and staff as it deems necessary for its work; and (iii) contract with consultants for such services as it requires. The expenditures of the Commission, exclusive of gifts or grants, shall be within the amounts appropriated for such purpose by the Town Council.

Elections for officers shall be held at the first regular Commission meeting in December. Nomination of officers from the floor shall be permitted. A candidate receiving a majority vote of the membership present and voting shall be declared elected. The elected Commission member shall take office January 1<sup>st</sup> and serve for one (1) year.

With the consent of Town Council or the Commission, the Planning Director, the Zoning Administrator, or similar official (staff member) may serve as Secretary of the Commission as a non-voting member; otherwise, the Secretary shall be selected from the voting membership.

### *Duties of Officers*

The Chairperson shall:

1. Preside at all meetings.
2. Appoint committees, special and/or standing, and liaisons.
3. Rule on all procedural questions or shall defer procedural questions to the Secretary. Rulings on all procedural questions may be subject to a reversal by a majority vote of the members present and voting.
4. Be informed immediately of any official communication and report same at the next regular meeting.
5. Represent the Commission before the Town Council and other public bodies except when this responsibility has been delegated to an appropriate official or other Commission member.
6. Carry out other duties as assigned by the Commission.

The Vice-Chairperson shall:

1. Act in the absence or inability of the Chairperson to act.
2. Perform such duties and possess such powers as are conferred upon the Chairperson.
3. Perform such other duties as may from time to time be assigned to him/her by the Chairperson or by the Commission.

The Secretary shall:

1. Maintain a written record of all Commission business.
2. Record attendance at all Commission meetings.
3. Give notice to Commission members and the public of all hearings and meetings.
4. Attend to the correspondence of the Commission.
5. Perform such other duties as may from time to time be assigned to him/her by the Chairperson or by the Commission.
6. Delegate certain duties and responsibilities to available Town staff as appropriate.

## Meetings

### *Regular Meetings*

Regular Commission meetings shall be held eight (8) days prior to regularly scheduled Town Council meetings. If the regular meeting date falls on a Town holiday, the meeting will be held the following business day. The Chairperson may reschedule or cancel regular meetings, if deemed necessary. The Commission agenda shall be set by the Chairperson and/or Secretary and shall be published by the Commission Secretary.

All meetings of the Commission shall be open to the public and records of the Commission shall be a public record as required by the Virginia Freedom of Information Act. The Commission may meet in closed sessions only for the purposes stated in that Act.

Regular meetings of the Commission may be continued to a following date if the Chairperson, or Vice-Chairperson (if the Chairperson is unable to act), finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting. Such finding shall be communicated to the members and by Town agenda notification as promptly as possible. All hearings and other matters previously advertised for such meeting shall be conducted at the continued meeting and no further advertisement is required.

Each regular meeting shall begin with a period of public comment, allowing for five (5) minutes per each citizen. If the Chairperson deems it necessary, the time limit may be extended. Public comment may also be heard throughout the agenda at the discretion of the Chairperson.

### *Public Hearings*

The Commission shall hold such public hearings as are required by law. The purpose, time, and place of such public hearings shall be published according to Code of Virginia §15.2-2204. In addition to those required by law, the Commission may hold public hearings on any matter which it deems to be in the public interest.

### *Quorum & Voting*

A majority of the voting-eligible membership of the Commission shall constitute a quorum. Voting shall not occur without the presence of a quorum. Recommendations and decisions of the Commission shall be deemed as affirmative by the majority vote of those present and voting. Abstentions are not considered voting.

### *Procedure*

The Commission shall conduct business according to Article VI. Planning Commission of Chapter 2 “Administration” of the Christiansburg Town Code and shall utilize Robert’s Rules of Order as guidance in questions of procedure.

### Committees

The Commission may establish special and standing committees for advisory, technical, or other purposes as it shall deem necessary for the transaction of its affairs. The Chairperson may appoint special committees for the purposes and under the terms determined by the Commission. Each committee shall include at least one member of the Commission.

### Amendments or Suspension of By-laws

These by-laws may be changed by a two-thirds (2/3) vote of the total voting-eligible Commission membership. The Commission may temporarily suspend any of these rules by a two-thirds (2/3) vote of the membership present.

January 2016						
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# 2016

## January

01: New Year's Day

15: Lee-Jackson

18: Martin Luther King Day

## February

15: President's Day

## March

## April

## May

30: Memorial Day

## June

## July

04: Independence Day

## August

## September

05: Labor Day

## October

## November

11: Veteran's Day

24 & 25: Thanksgiving

## December

23: Christmas

April 2016						
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August 2016						
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September 2016						
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November 2016						
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December 2016						
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## **Planning Commission Subcommittees 2016**

### **Development Standards**

Joe Powers  
Ann Carter  
Jennifer Sowers  
Matthew Beasley  
Town staff – Planning, Engineering and Building Departments

### **Comprehensive Plan**

Joe Powers  
Harry Collins  
Town staff – Planning and Engineering Departments