

AGENDA

WORK SESSION OF THE CHRISTIANSBURG TOWN COUNCIL – 6:00 P.M.
REGULAR MEETING OF THE CHRISTIANSBURG TOWN COUNCIL – 7:00 P.M.
CHRISTIANSBURG TOWN HALL
100 EAST MAIN STREET
FEBRUARY 9, 2016

WORK SESSION

- I. Call to order by Mayor Barber.
- II. Discussion by Mayor and Council Members:
 1. Council Follow-up Task List
 2. Electronic Tablets for Council use
- III. Adjournment

---Recess until 7:00 P.M.---

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

1. Consideration of 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.

REGULAR MEETING

- I. CALL TO ORDER BY MAYOR BARBER
- II. CONSENT AGENDA
 1. Council meeting minutes of January 26, 2016
- III. RECOGNITIONS
- IV. CITIZENS' HEARINGS
 1. Citizen Comments
- V. STAFF REPORTS:
 1. Chief Joe Coyle of the Christiansburg Rescue Squad.
- VI. DISCUSSIONS BY MAYOR AND COUNCIL MEMBERS
 1. Consideration of personal property tax proration. This is a carryover item from January 12, 2016.
 2. 911 Call Center (Collins).

VII. CLOSED MEETING:

1. Request for a Closed Meeting under 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 Mill Lane.
2. Reconvene in Open Meeting.
3. Certification.
4. Council action on the matter.

VIII. COUNCIL REPORTS

IX. TOWN MANAGER'S REPORTS

1. Progress Reports and Announcements

X. ADJOURNMENT

The next regular Town Council meeting will be held at Christiansburg Town Hall on Tuesday, February 23, 2016 at 7:00 P.M.

**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**

WHEREAS, notice of the Planning Commission public hearing regarding the intention of the Town Council to pass said ordinance was published two consecutive weeks (_____, 2015 and _____, 2015) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg; and,

WHEREAS, notice of the intention of the Town Council to pass said ordinance was published two consecutive weeks (_____, 2015 and _____, 2015) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg; and,

WHEREAS, a public hearing of the Planning Commission of the Town was held _____, 2015 and resulted in a recommendation by the Planning Commission that the following proposed ordinance revisions be adopted; and,

WHEREAS, a public hearing of Council of the Town was held _____, 2015; and,

WHEREAS, Council deems proper so to do,

Be it ordained by the Council of the Town of Christiansburg, Virginia that Chapter 42 “Zoning” of the *Christiansburg Town Code* be amended by the addition of Sections 42-68(16), 42-93(16), 42-128(18), 42-155(26), and Sec. 42-663 Urban agriculture; permit required to Article XXII. Miscellaneous Provisions as follows:

ARTICLE III. RURAL RESIDENTIAL DISTRICT R-1A

Sec. 42-68. Permitted uses.

- (16) Urban agriculture in accordance with Section 42-663.

ARTICLE IV. SINGLE-FAMILY RESIDENTIAL DISTRICT R-1

Sec. 42-93. Permitted uses.

- (16) Urban agriculture in accordance with Section 42-663.

ARTICLE V. TWO-FAMILY RESIDENTIAL DISTRICT R-2

Sec. 42-128. Permitted uses.

- (18) Urban agriculture in accordance with Section 42-663.

ARTICLE VI. MULTIPLE-FAMILY RESIDENTIAL DISTRICT R-3

Sec. 42-155. Permitted uses.

(26) Urban agriculture in accordance with Section 42-663.

ARTICLE XXII. MISCELLANEOUS PROVISIONS

Sec. 42-663. Urban agriculture; zoning permit required.

The Town of Christiansburg may allow the keeping of no more than a total of six chicken hens or chicks and no more than two beehive stands in association with one single family residence, per parcel in Town as an allowed by right urban agriculture use with an approved urban agriculture zoning permit. The urban agriculture zoning permit shall be valid only for the keeping of no more than six chicken hens or chicks and no more than two beehive stands. Pens and beehive stands shall have setbacks of 15 feet from all property lines and 50 feet from dwellings on adjacent properties and no closer to the street right-of-way than the primary dwelling. Such permits shall be valid for chicken hens, chicks, and bees only and shall not be valid for the keeping of roosters, ducks, geese, quail, turkeys, ostriches, peacocks, or any other nondomesticated pet.

All approved urban agriculture uses are required to contain the hens and/or chicks and not allow them to roam at large. Chickens shall be kept in a fully enclosed, secure area not to exceed a total of 128 square feet, hereinafter known as a pen. Pens shall include a coop (enclosed structure) containing a minimum of two square foot per hen and an open run area containing a minimum of eight square feet per hen. The materials used for pens shall be uniform and kept in good condition in order to protect the safety of the chickens. Pens may be portable and shall meet setbacks at all times. All approved urban agriculture uses shall maintain the premises in a clean and sanitary manner and are required to present measures for food storage and containment and disposal of waste prior to approval and shall maintain compliance with all presented measures. The operation of an urban agriculture use shall not include the slaughtering or butchering of chicken hens or chicks.

All approved urban agriculture uses are subject to inspection by the Zoning Administrator or designee for compliance. All applicants for urban agriculture are responsible for obtaining permission of the property owner and approval of urban agriculture zoning permits does not constitute waiver of any restrictive covenants.

Applicants for an urban agriculture zoning permit shall submit the following for review and approval of the Zoning Administrator:

- 1) Site drawing showing the size and location of all proposed structures and use areas, the setback distances from street rights-of-way, property lines and nearby dwellings, and any provisions for screening;
- 2) Management plan addressing protection from predators, use of feeding and bedding materials, management and disposal of wastes, and other factors deemed relevant for the protection of the public health.

The Town Manager or Zoning Administrator shall have authority to approve urban agriculture zoning permits and may revoke such permits for noncompliance. A permit shall be valid for one year and require a \$25.00 fee. The permit is renewable on an annual basis, with the appropriate fee. Should the Town Manager or Zoning Administrator have questions regarding compliance with an urban agriculture zoning permit, the Town Manager or Zoning Administrator may seek an advisory opinion or recommendation from the Planning Commission regarding compliance with the permit. The keeping of a garden for the production of fruit or vegetables shall not require an urban agriculture zoning permit and shall be allowed by right in all Zoning Districts.

Be it further ordained by the Council of the Town of Christiansburg, Virginia that Section 8-1 of Chapter 8 "Animals" of the Christiansburg Town Code be amended as follows:

ARTICLE I. IN GENERAL

Sec. 8-1. Vicious and wild animals.

It shall be unlawful for any person in the town to keep any vicious animal, or any wild or nondomestic animal, unless such vicious or wild nondomestic animal is confined. **No dog or cat that kills a chicken or chick will, for that reason alone, be considered a vicious animal.**

This ordinance shall become effective upon adoption. If any part of this ordinance is deemed unlawful by a court of competent jurisdiction all remaining parts shall be deemed valid. Ordinances or parts of any ordinances of the Town whose provisions are in conflict herewith are hereby repealed.

Upon a call for an aye and nay vote on the foregoing ordinance at a regular meeting of the Council of the Town of Christiansburg, Virginia held _____, 2015, the members of the Council of the Town of Christiansburg, Virginia present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

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

Samuel M. Bishop

Harry Collins

Cord Hall

Steve Huppert

Henry Showalter

Bradford J. Stipes

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

SEAL:

Ord. 2015-__

Michele M. Stipes, Town Clerk

D. Michael Barber, Mayor

DRAFT

Christiansburg Planning Commission
Minutes of October 19, 2015

Present: Matthew J. Beasley
Ann Carter
Harry Collins
David Franusich
Hil Johnson
Craig Moore, Chairperson
T.L. Newell
Virginia Peeples
Joe Powers
Nichole Hair, Secretary ^{Non-Voting}

Absent: Steve Huppert
Jennifer D. Sowers, Vice-Chairperson

Staff/Visitors: Sara Morgan, staff
Will Drake, staff
Cindy Wells-Disney, Montgomery County Planning Commission
Tawanna Blassingame, 465 Cherokee Drive

Chairperson Moore called the meeting to order at 7:00 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 September 14, 2015.

Chairperson Moore introduced the discussion. Commissioner Beasley made a motion to approve the September 14, 2015 Planning Commission meeting minutes. Commissioner Carter seconded the motion. Chairperson Moore opened the floor for discussion. Commissioner Collins noted on page 5 of the meeting minutes, the parking garages should be \$10,000-12,000 per space instead of \$10,000-12,000 overall. Commissioner Beasley made a motion to approve the Planning Commission meeting minutes as amended. Commissioner Collins seconded the motion, which passed 8-0. Commissioner Johnson abstained, as he was not present for the meeting.

Discussion by Planning Commission regarding urban chickens.

Chairperson Moore asked staff to explain the interest in urban chickens.

Discussion by Planning Commission regarding urban chickens (continued).

Ms. Hair noted that staff has had issues with citizens bringing chickens and rooster into residential areas.

Staff has been handling those complaints and having those animals removed. There have been a few requests from private property owners to allow chickens in residential areas. One property owner asked Town Council to revisit this idea. Town Council has directed Planning Commission and staff to revisit the urban chicken topic. Ms. Hair turned it over to Planner, Will Drake, who gathered research regarding surrounding localities allowing urban chickens.

Will Drake detailed the document provided to the Planning Commission including the benefits, concerns, and best practices of allowing urban chickens.

Benefits

- Sustainable source of chicken eggs.

Concerns

- Noise/odor from improperly maintained chicken coops.
- Coops may attract rodents (e.g., rats and mice) or other animals, including common carriers of rabies (e.g., raccoons, skunks, groundhogs, foxes, dogs, and cats).
- Chickens can carry several infectious diseases, including Salmonella, Histoplasmosis, avian influenza (bird flu), E. coli, and Campylobacter. Improper handling of chickens, eggs and bedding/waste – especially among children – can lead to illness and the spread of disease.
- Improper disposal of chicken waste, carcasses, or their slaughter can produce unsanitary conditions.

Best Practices

- Limit the number of chickens (six is a common limit) a resident may possess. Comments from the Montgomery County Health Department indicated that six chickens can easily meet the needs of a family.
- Do not allow residents to keep roosters (males). Roosters are prone to make loud noise throughout the day. Hens (females) do not need a rooster to produce eggs.
- Do not allow chickens to roam free (free-range).
- Require chickens be kept in a fully-enclosed pen and/or coop. The pen and coop should be of sufficient construction to deter animals that may be attracted to the birds and the eggs. The coop should have a roof to keep the living space dry and be well ventilated.
- Require that exterior feed be kept in sealable containers that are insect and rodent-proof.

Discussion by Planning Commission regarding urban chickens (continued).

- Promote safe handling/disposal of the birds, eggs and waste, especially among children. Chicken waste should be composted on-site or deposited at the appropriate solid waste facility. It should not be placed into trash containers for street pick-up.
- If necessary, implement a fee-based inspection/permit program to ensure compliance.

Mr. Drake detailed the localities in the surrounding area that allow urban chickens. The zoning requirements included allowance of urban chickens, bird limit, setbacks, minimum lot size, enclosure (pen and coop), sanitation standards, and administration. Some localities have an annual permit/inspection process which is detailed in Mr. Drake's research. The appendix includes the code sections that were referenced for his research. There is a lot of repetition within the zoning code in regards to the sanitation standards. Vinton's ordinance was used as a model by Salem, Roanoke County, and Narrows.

When Mr. Drake contacted the localities, he specifically asked how their urban chicken program was going. Salem mentioned a single complaint that dealt with chicken odor or noise. If localities have had trouble, they have seen an issue with dogs trying to get into the pens. Most of the complaints are for roosters which are against the code.

Participation is noted on the second page of the document. Salem has 21 permits while the other localities have had single digit participants. Roanoke County had 15 permits in the first year but have since only had three permits. Overall the localities have had a small number of participants.

Commissioner Collins asked about the number of complaints. Mr. Drake indicated that the complaints were in the single digits. Salem had one related to noise while Roanoke County had two-three complaints where dogs were involved.

Commissioner Carter noted there are few complaints and few participants. Commissioner Powers noted Salem had the most participants. Mr. Drake reiterated, Roanoke County had 15 permits in the first year but have since only had three permits.

Commissioner Johnson thanked Mr. Drake for his research. Commissioner Johnson went on to note the closer localities (i.e. Blacksburg, Radford, Dublin and Montgomery County) do not have urban chicken ordinances. Mr. Drake added Roanoke County is now allowing more chickens with a sliding scale. Mr. Drake stated if a property has over an acre of land, 12 chickens are allowed. Commissioner Power stated the majority of Montgomery County is zoned Agriculture; therefore there is not a need for an urban chicken ordinance.

Discussion by Planning Commission regarding urban chickens (continued).

Commissioner Collins asked about the Town of Christiansburg's Agriculture zoned properties. Ms. Hair stated any Agriculture properties are allowed to have chickens by right but not roosters.

Commissioner Powers referenced Salem stating the pen sizes to be too small. Mr. Drake confirmed the pen size gets into the welfare of the bird. From Mr. Drake's research of articles from the Virginia Extension office, two square feet per bird is an acceptable size.

Commissioner Johnson asked if Mr. Drake knew of any localities expanding the ordinance to include more than chickens. Mr. Drake stated he discussed this with many planning staff members and this was the initial but there are few citizens interested in keeping chickens.

Commissioner Powers noted covenants may restrict newer subdivisions.

Commissioner Carter noted the average life expectancy of a chicken is ten years and they lay only two-three years. Commissioner Carter stated this is a lot of work if only allowed a few chickens.

Commissioner Powers asked Mr. Drake to detail the application for Salem. Mr. Drake noted many localities do not monitor the chickens and enforcement is complaint driven. Mr. Drake noted when applying for the urban chicken permit a sketch required would be required to show the location of the chicken coup on the property. Mr. Drake stated the planning staff would verify the setbacks are met. Commissioner Powers discussed the renewal process and fee.

Commissioner Newell wondered if citizens still have chickens and chose not to renew in Roanoke County. Commissioner Newell would like to know the number of dogs properly registered in Montgomery County.

Commissioner Collins discussed the health concerns associated with chickens. Commissioner Collins spoke to the respiratory issues discussed by Mr. Coggins. Commissioner Collins stated it is not in his best interest to vote in favor of urban chickens. Commissioner Collins added while respiratory issues can be caused by birds flying overhead, those birds are not in one concentrated area. Commissioner Franusich noted many of those diseases can be mitigated through proper care of the chickens and coop. Commissioner Carter noted the planning departments are only monitoring the participants on a complaint basis. Commissioner Powers stated the health impacts can be mitigated through setback requirements. Commissioner Collins stated wind could spread the diseases. Commissioner Powers stated the same could happen with gardens. Commissioner Franusich stated one would have to be actively involved in the chicken operation to be exposed to the diseases. Commissioner Collins stated he does not want to take that risk.

Discussion by Planning Commission regarding urban chickens (continued).

Commissioner Newell stated she thinks there is an allure with urban agriculture. Commissioner Newell stated she would like to add more benefits to the list such as chickens are known for eating fleas and ticks and can be an educational asset for children. Commissioner Newell added she would not take urban chickens on due to medical concerns within her family but she knows where to get the free range eggs. Commissioner Collins added that there is an issue with flies associated with chickens. Commissioner Newell stated she does not think chicken would create more of a nuisance than dogs.

Chairperson Moore stated the Planning Commission could address dogs another time; right now the issue is chickens. Commissioner Franusich noted dogs were brought up for comparison sake. Chairperson Moore would like to stay focused on the pros and cons of the urban chickens.

Commissioner Powers recalled the previous draft ordinance for urban chickens had a split vote from Planning Commission and Town Council voted the draft ordinance down.

Commissioner Johnson asked how big of an issue is the urban chickens. Ms. Hair provided a history of violations and citizen discussions from staff's perspective. Ms. Hair added most of the violators remove the chickens but staff did have to pursue court in one instance. Ms. Hair stated she has been informed citizens who have asked to be updated with any discussions regarding urban chickens.

Commissioner Newell inquired about the number of residents requesting urban chickens in Town. Ms. Hair noted there were only a few. Ms. Hair added the original study took around 9 months to complete.

Commissioner Carter stated she attended the Town Council meeting where the gentleman asked Town Council to revisit urban chickens. Commissioner Carter noted there was not an outcry from the community but from a single man. Commissioner Carter stated she believes the research done four years ago by the Planning Commission went in depth and there was a lot of work that went in the draft ordinance. Commissioner Carter added it would not be beneficial to the Planning Commission's time to redo the draft ordinance.

Ms. Hair reviewed the ordinance that was denied by Town Council. Commissioner Franusich asked if there were any lot size restrictions in the denied ordinance. Commissioner Powers stated the Planning Commission chose to regulate through setbacks rather than lot size. Commissioner Newell asked if any language was included regarding covenants or home owners associations. Ms. Hair stated that language was not included as the Town does not regulate covenants.

Discussion by Planning Commission regarding urban chickens (continued).

Commissioner Carter noted the Health Department may help us. Ms. Hair added it is her understanding any help would require compensation and she does not what that fee would be. Ms. Hair stated she felt staff would perform the inspections.

Commissioner Powers stated he supports having a fee associated with the permit as it shows the seriousness of the applicant. Ms. Hair stated she would like to see an annual renewal with fee.

Commissioner Franusich noted Salem's program seems to be successful. Mr. Drake stated Salem has a minimum and maximum coop size.

Chairperson Moore provided an overview of the recent discussion, noting the Planning Commission would like to see a renewable application and fee. Commissioners Powers and Franusich would also like to see a coop size regulation.

Chairperson Moore and Commissioner Franusich would like educational information regarding chickens to be included in the application process.

Commissioner Collins asked Mr. Drake if Blacksburg provided a reason for not adopting an urban chicken ordinance. Mr. Drake did not contact Blacksburg and only contacted localities that had urban chicken ordinances. Commissioner Powers asked Ms. Wells-Disney where the Montgomery County Planning Commission stood on urban chickens. Ms. Wells-Disney stated their Planning Commission is still researching urban chickens.

Chairperson Moore noted that the Vinton ordinance states "no cat or dog that kills a chicken, would not be considered a vicious animal." He would like to include hen and chicks.

Commissioner Powers stated Ms. Hair would be able to deny a permit if the sketch and permit does not look like a lot of thought has gone into it. Ms. Hair confirmed this would be within her powers as the Zoning Administrator.

Chairperson Moore brought up the idea of a portable coop. Ms. Hair would be willing to work with applicants who would like to have a portable coop while still meeting the requirements of the ordinance. Commissioner Carter expressed concern with regulating coops that are moving all over the yard. Ms. Hair stated she would receive a complaint from neighbors if the coop is no longer meeting the requirements.

Commissioner Collins discussed the aesthetics of the coop and its relation to property values. Ms. Hair stated the Town cannot regulate the aesthetics. Ms. Hair stated she also receives complaints about metal storage buildings and carports; however those structures serve a need.

Discussion by Planning Commission regarding urban chickens (continued).

Commissioner Powers noted that some Home Owners Associations regulate this. Commissioner Johnson stated some of the nicer subdivisions have a limit on the number of structures a property can have and this might regulate the chicken coops.

Ms. Hair asked the Planning Commission if they would like to keep the regulations regarding the beehives in the proposed ordinance. Commissioner Powers stated the original intent was to include the beehives so they were not left to interpretation. Chairperson Moore stated adequate shelter was addressed by another locality's ordinance and he would like to see this addressed in the proposed ordinance. Commissioner Carter stated she would like the proposed ordinance to require covered coops so the chickens do not become free roaming. Commissioner Carter added she would like "adequate" to be defined. Commissioner Powers stated these regulations would aid staff in approving permits and inspecting the properties.

Commissioner Franusich asked if the slaughter of chickens is addressed in the draft ordinance. Ms. Hair replied the slaughter of chickens is addressed.

Commissioner Powers stated the Planning Commission can go further in depth in issues much easier than Town Council can and this has been noted by Commissioner Huppert many times in the past.

Chairperson Moore explained any concern from a citizen is important to the Planning Commission. Ms. Hair stated a public hearing would be held if Town Council wished to pursue the ordinance. Chairperson Moore thanked citizens attending the meeting.

Ms. Hair stated a 2015 draft ordinance will be created with a draft application. Ms. Hair stated the Planning Commission will review the documents and make a recommendation to Town Council. Ms. Hair stated the Town Council will make the decision to hold public hearings.

Chairperson Moore closed the discussion.

Other Business.

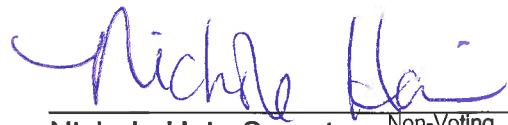
Mr. Collins expressed concerns over the length of the median at N. Franklin St and Patrick's Way. Ms. Hair indicated the Town has applied for funding to improve that intersection.

There will not be a Development Subcommittee meeting this month. The UDA consultant will present for the Planning Commission meeting on November 2nd. Commissioner Collins thanked the Planning Department for their work on obtaining the UDA Grant.

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



Craig Moore, Chairperson



Nichole Hair, Secretary

Non-Voting

**Christiansburg Planning Commission
Minutes of November 2, 2015**

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

Absent: David Franusich
Steve Huppert
T.L. Newell
Virginia Peeples

Staff/Visitors: Sara Morgan, staff
Will Drake, staff
Gary Hanson, 300 East Main Street.
Glenn and Karen Smith, 305 East Main Street.
Cindy Wells-Disney, Montgomery County Planning Commission

Chairperson Moore called the meeting to order at 7:00 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 October 19, 2015.

Chairperson Moore introduced the discussion. Commissioner Collins made a motion to approve the October 19, 2015 Planning Commission meeting minutes. Commissioner Beasley seconded the motion, which passed 6-0. Commissioner Sowers abstained, as she was not present for the last meeting.

Review of conditional use permit for a bed and breakfast at 305 E. Main Street. The conditional use permit was approved by Town Council on October 14, 2014.

Chairperson Moore stated that this was Planning Commission's one-year review of the conditional use permit.

Review of conditional use permit for a bed and breakfast at 305 E. Main Street. The conditional use permit was approved by Town Council on October 14, 2014 – (continued)

Ms. Hair noted the applicants were in attendance. Ms. Hair added that the applicants have not fully completed their site plan and therefore the property is not currently in operation as a bed and breakfast. Ms. Smith stated they plan to open in the next three to four months. Ms. Smith added the renovations were more extensive than anticipated. Ms. Smith stated they currently have a single bedroom available for rent. Commissioner Collins commended the applicants on their hard work.

Commissioner Powers asked Ms. Hair if the applicants' actions and renovations to date are substantial enough to put the conditional use permit into effect. Ms. Hair stated that the conditional use permit is in effect, based on the applicant's actions. Chairperson Moore reiterated for the record that this is an on-going operation. Chairperson Moore asked Ms. Hair if there were any other issues. Ms. Hair stated that the Smith's are advertising the single room they have available through Airbnb (web-based listing service). Ms. Hair stated their property is zoned R-3 Multi-Family Residential, which allows for two unrelated persons to stay in the home. Ms. Hair stated they are in compliance with Zoning.

Mr. Hanson, 300 East Main Street, stated that there are three bed and breakfast establishments located along a block of East Main Street. Mr. Hanson added the residents in this neighborhood want to ensure that all of the conditions set forth in the conditional use permits are met before the establishments are open for business. Chairperson Moore encouraged Mr. Hanson to bring those issues before Planning Commission during the public comment section of the meeting. Chairperson Moore reiterated Planning Commission's interest in hearing concerns or issues from residents. Ms. Hair advised Mr. Hanson the Town office and the Planning Department specifically are always available to respond to complaints or concerns from residents.

Ms. Smith asked if parking was prohibited on the street. Ms. Hair responded that the applicants are allowed to park on the street, but one of the conditions presented in their site plan requires them to provide on-site parking so that guests of their bed and breakfast do not park on the street.

Commissioner Powers inquired about the parking restrictions on East Main Street. Ms. Hair stated that the intent of the Smith's Conditional Use Permit was to prevent the guests of the bed and breakfast from parking on the street. Ms. Hair stated this is why the site plan detailing added parking was included with the Conditional Use Permit. Ms. Hair stated the site plan details four additional spaces added to the property through the use of pervious pavers.

Review of conditional use permit for a bed and breakfast at 305 E. Main Street. The conditional use permit was approved by Town Council on October 14, 2014 – (continued)

Commissioner Powers inquired about the number of unrelated guests that are allowed to stay with a resident under Town Code. Ms. Hair stated that R-1 Single Family Residential allows for one unrelated person per unit and the other zoning districts allow for two unrelated persons per unit. Chairperson Moore noted that renting out a room, as the Smith's are currently doing, to no more than two unrelated persons is allowed under their property's R-3 Multi-Family Residential zoning. Chairperson Moore stated these current actions are not part of the bed and breakfast use, and so the parking restrictions put in place through the Conditional Use Permit do not apply. Chairperson Moore encouraged the Smith's to be conscious and aware of their Conditional Use Permit and the parking concerns raised by neighbors.

Ms. Hair asked about next steps for future review. Chairperson Moore suggested that the Conditional Use Permit be reviewed again in one year. Commissioner Sowers agreed that this would give the Smith's time to open and begin operating the bed and breakfast. With no objections, Chairperson Moore stated the conditional use permit will be reviewed a year from now and reminded the Smith's to remain aware of the conditions outlined in their permit.

Chairperson Moore stated Planning Commission is interested in hearing any issues that neighbors are having. Chairperson Moore added Town staff performs monthly checks on Conditional Use Permits, but there may be issues they are not aware of. Chairperson Moore stated active involvement from affected residents is appreciated.

Discussion by Planning Commission regarding urban chickens.

Chairperson Moore reviewed the documents assembled by staff relating to urban chickens. This included the ordinance comparison report from neighboring localities, a draft ordinance, and a draft zoning permit. Chairperson Moore noted the ordinance and permit were updated to include the items requested by Planning Commission at the previous meeting.

Commissioner Collins stated that Council wants to vote on this issue. Ms. Hair added that Town Council wants a formal recommendation from Planning Commission for next steps. Chairperson Moore stated that Town Council wants to move forward on this issue. Commissioner Powers suggested Planning Commission make a recommendation on the proposed draft ordinance and zoning permit and give Town Council the opportunity to set a public hearing.

Ms. Hair reminded Planning Commission that the proposed zoning ordinance and proposed zoning permit were amended by staff to reflect the changes Planning Commission requested at the last meeting.

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

Chairperson Moore inquired about the permit fee being placed within the ordinance. Ms. Hair stated it was necessary to place the fee in the ordinance, since fees are set by Town Council. Ms. Hair added this fee is a recommendation.

Chairperson Moore suggested the Planning Commission wait until they have more commissioners present before voting on the recommendation.

Commissioner Johnson inquired about the relationship between the zoning ordinance and the zoning permit. Ms. Hair stated that Town Council wants to consider this use for all residential districts. Ms. Hair added the change in the zoning code would allow residents in the R-1, R-1A, R-2 and R-3 residential zoning districts to keep chickens, provided they meet the conditions set forth. Ms. Hair stated residents would be required to obtain an annual, renewable permit. Ms. Hair added the permit will give staff the ability to review the proposed use and ensure residents are in compliance.

Chairperson Moore stated that a Conditional Use Permit had been considered when Planning Commission addressed this topic in 2011, but Planning Commission determined the fee would have been cost prohibitive. Chairperson Moore stated the zoning permit is more reasonable, while still allowing for the appropriate amount of oversight.

Chairperson Moore inquired about Ms. Hair's authority to address issues of non-compliance. Ms. Hair stated chicken keeping would be handled no differently than any other zoning violation. Ms. Hair stated this would include the standard notification process for a zoning violation and a thirty-day window for the resident to come into compliance. Ms. Hair stated if non-compliance persisted after thirty days, the zoning ordinance would allow for the birds to be removed. Ms. Hair stated staff would be willing to work with residents if more time was needed to relocate the birds and ensure their well-being.

Chairperson Moore commented that he would like the permit to include a reference to the non-compliance procedures of the zoning code. Chairperson Moore stated it would be ideal for residents to be aware of the actions the Town may take if chickens are not kept in compliance with the zoning ordinance.

Commissioner Powers stated that a zoning permit, in general, is very common practice. Ms. Hair agreed. Ms. Hair stated a zoning permit for chickens would be new subject material, but the permit process itself would not be new to staff.

Chairperson Moore asked if there would be value in a higher fee for the initial permit to account for the additional time staff will spend with the applicant to ensure compliance. Ms. Hair indicated that while a new permit may require more staff time, she views this as part of staff's duty to serve the public.

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

Commissioner Collins asked Ms. Hair if she was concerned with the amount of time staff will have to dedicate to the permitting process. Commissioner Sowers stated her belief that participation was going to be very limited. Ms. Hair agreed and stated that the proposed setback requirements will limit the number of residents who can locate a coop on their property.

Ms. Hair indicated that staff will make some minor revisions based on the discussion tonight and will share the updated draft zoning ordinance and zoning permit with Planning Commission by the next meeting, even if this is not discussed again until the November 30, 2015 meeting.

Chairperson Moore stated that during the November 30, 2015 meeting, Planning Commission will vote on a recommendation of moving this forward to Town Council. Ms. Hair responded that if this is Planning Commission's wish, they may vote on a recommendation that Town Council hold a public hearing with this proposed draft ordinance. Chairperson Moore would present the recommendation to Town Council. Ms. Hair stated that she will confer with the Mayor about scheduling and a public hearing would likely take place in December.

Other Business.

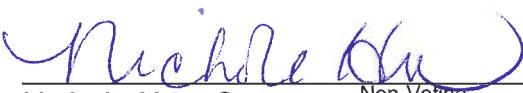
Ms. Hair provided the Commissioners with information packets she acquired during a recent training course. The packets contained information on parliamentary procedures, the Virginia Freedom of Information Act, the Virginia Conflict of Interests Act, and the Virginia Public Records Act.

Ms. Hair informed Planning Commission that she has recommended a joint meeting between the Comprehensive Plan Subcommittee and the Development Subcommittee during the week of December 7-11. This will give the two groups an opportunity to discuss their work with respect to the UDAs. Commissioner Powers suggested that the UDA's are broader and will encompass areas beyond downtown and Cambria. Ms. Hair agreed and stated there is still a great deal of overlap between the subcommittees' on-going projects and the UDA project. Ms. Hair affirmed the necessity to have the overall UDA discussion brought before Planning Commission. Ms. Hair reminded Planning Commission that the UDA consultants will present their progress at the Planning Commission meeting on November 16th.

There being no more business, Chairperson Moore adjourned the meeting at 7:39 p.m.



Craig Moore, Chairperson



Nichole Hair, Secretary Non-Voting

**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 8th, 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.



Craig Moore, Chairperson



Sara Morgan, Acting-Secretary Non-Voting

Dear Planning Commission and Town Council Members:

I am a resident of Christiansburg who is very excited about the future approval of keeping chickens within town limits. In the past, I have kept chickens at my in-law's property since chickens were previously not allowed in Christiansburg's R3 zones.

I have prepared a packet of information that I believe will be helpful to you while researching the benefits of keeping backyard chickens. I address several misconceptions about chickens while also addressing possible issues. I think a clear town code is necessary to enforce the responsible keeping of chickens.

Throughout the packet I have inserted "proposed ordinances" which address and minimize any possible issues. At the closure of the packet you will find a summary of the proposed ordinances as well as Roanoke's new code allowing chickens within city limits.

It would be my pleasure to be involved with any future planning meetings. Thank you for taking the time to review this information.

Sincerely,
Robert Breinich
750 East Main St
Christiansburg, VA

Backyard Chicken Keeping



**Prepared for the Christiansburg Planning Commission
and Town Council**

Myths and Facts

Myth: Chickens are noisy.

Facts: The main rule for keeping urban chickens is “NO ROOSTERS ALLOWED.” Hens do not make a ruckus in the morning like their male counterparts and they are fast asleep in their coop by the time the sun goes down. (As you probably know, hens do lay eggs without the aid of a rooster. Roosters are only needed if you want to have fertilized eggs for baby chicks.) Hens make a soft clucking noise that is less noisy than a barking dog or a leaf blower.

Proposed ordinance: Roosters and crowing hens are prohibited. No Roosters Allowed!

Myth: Chickens are messy and smelly.

Facts: Chickens themselves do not smell. This is a fact. It is only their feces that has the potential to smell which is also true of feces from dogs, cats, rabbits or any other animal that is outside. A 4-pound laying hen produces 0.0035 cu ft of manure per day. According to FDA, an average dog generates $\frac{3}{4}$ of a pound of manure a day that cannot be composted because of the harmful bacteria and parasites (hookworms, roundworms and tapeworms) that can infect humans. This waste is considered a major source of bacterial pollution in urban watersheds.

Source:<http://www.pacshell.org/projects/petwasteinfo.htm#facts>.

Dog waste contains higher concentrations of nitrogen and phosphorus than cows, chickens or pigs and is a major contributor of excessive nutrients that flow into ground and surface waters through runoff from city sidewalks and lawns.

Source:www.csld.edu/Downloads/Sussman_2008_DogParks.pdf.

The reason people fear an odor problem is because their only experience with chickens, if they have any at all, is on a farm or commercial poultry operation. Under these circumstances, hundreds if not thousands of chickens are sometimes kept in crowded conditions with poor ventilation and without proper cleaning. As a result, ammonia can build up and these facilities can stink. There is a huge difference between these environments and the very popular and rapidly growing hen movement. A backyard chicken coop housing 6-8 hens does not create the odor issue that is concerning some residents.

Proposed ordinance: Maximum number of chickens allowed per residential lot is no more than 8 chickens. Coops must be kept clean, sanitary and free from standing water at all times.

Myth: Chickens attract rodents/predators.

Facts: The truth is that rodents already exist and are attracted to any unprotected food source like birdseed, dog food, cat food, open trash cans, fruit trees, and even koi ponds.

There are preventative measures (chicken feed containers and coop designs) to nearly eliminate this concern.

Proposed ordinance: Feed and any other food sources provided to the chickens shall be stored in predator-proof containers. Coops shall be designed and maintained in such a way as to be impermeable to rodents, wild birds, and predators, including, but not limited to, cats, coyotes, dogs, raccoons and skunks.

Myth: Backyard chickens will decrease property value.

Facts: There is absolutely no evidence that keeping pet hens within the ordinance guidelines would have any affect on property values. This is a property rights issue and while it is necessary to protect neighbors from any potential nuisance, homeowners should have as much freedom as possible with minimal government interference. If property values decreased with backyard chicken keeping, why would major cities like Atlanta, New York, Chicago, Raleigh, Chapel Hill, Durham and our neighbor Roanoke support backyard chicken keeping? Urban chicken keepers, like all good pet owners, are concerned about how their chickens might be affecting their neighborhood. They want their chickens to be a positive experience for everyone and they make an effort to keep an open dialog with their immediate neighbors to ensure any concerns or issues are addressed. The American Poultry Association advises that the rights of neighbors must be considered when raising chickens in the city, and that structures and materials used should blend into the neighborhood's existing structures. Actually, chickens can be kept in a yard so inconspicuously, that it may not be apparent that chickens are even around. There are eggs to share, and a chicken coop in the neighborhood can actually be a conversation starter, and thus it can enhance a neighborhood community.

Myth: Chickens will create a health hazard.

Facts: In the U.S. there is no need at present to remove a flock of chickens because of concerns regarding avian influenza. The U.S. Department of Agriculture monitors potential infection of poultry and poultry products by avian influenza viruses and other infectious disease agents. H5N1 virus (Avian Flu) does not usually infect people, but since November 2003, nearly 400 cases of human infection with highly pathogenic avian influenza A (H5N1) viruses have been reported by more than a dozen countries in Asia, Africa, the Pacific, Europe and the Near East. Highly pathogenic avian influenza A (H5N1) viruses have NEVER been detected among wild birds, domestic poultry, or people in the United States. Source: www.cdc.gov/flu/avian/

Research shows that there are actually more diseases that can be spread from dogs and cats than from chickens. Dogs and cats can spread parasites, bacteria, fungi and viruses to humans. Rabies is an example of a viral infection that can be transmitted to people from the saliva or bite of a dog. Cat Scratch Fever is a bacterial infection passed to people by cats. Each year, 25,000 cases are diagnosed in the U.S. Ringworm, a highly contagious fungal infection, can be transmitted to humans by touching an infected animal's fur or skin and is common in cats that roam freely. Roundworm, hookworm, tapeworm and Giardia are intestinal parasites that can be passed to humans from pet

waste. There are also a number of tick-borne diseases that can be brought home from dogs and cats like Lyme disease and Rocky Mountain spot- ted fever. Chickens can actually keep your yard healthier because they eat ticks and insects.

Myth: A chicken coop is an eyesore.

Facts: City coops are typically small, clean and attractive because people love their pets and live in close proximate- rily to them. Attractive and inexpensive coop designs are available on various websites for those who are not able to build their own. There are many books and websites available on coop construction.

Proposed ordinance: Coops shall not exceed 6 ft in height above grade and must allow for a footprint of at least 2 sq. ft per chicken housed in the coop. The maximum single coop footprint size is 40 square feet. Coops must be located in the rear yard of the lot.



This is a well-designed chicken coop I currently build and sell here in Christiansburg.

Myth: Backyard Chicken Keeping is a fad.

Facts: Chickens have been domesticated since 10,000 BC and have played an important part of life ever since. Many of our grandparents had victory gardens and knew how to grow vegetables, can food, and raise their own chickens. This valuable knowledge seems to have skipped a generation (or two) and we are anxious to bring it back on a smaller

scale so that our children will not be so far removed from these basic skills that they think food comes only from the grocery store. Raising 6-8 hens in the backyard is a tremendous opportunity for parents to teach their children about the responsibility that comes with caring for a pet and because of chickens' small size and friendly demeanor, young children can easily handle hens without the fear of being bitten. Backyard chicken keeping requires extensive planning and preparation. You can't just go to the pet store to get chickens like a dog or cat or any other pet. It takes a great deal of time to conduct all the research, build a coop, acquire all the necessary feeding and watering supplies and then to finally get the chickens themselves.

Benefits of Chickens and Sustainability

Sustainability, though a broad concept, can best be thought of for our purposes here as an effort to minimize our impact on the resources of the earth. As regards the new urban backyard chicken movement, several outcomes are desired:

1. Better food source for eggs. While the nutritional superiority of organic and homegrown eggs vs. conventional store-bought eggs may be debatable, it is certainly true that any harmful affects of antibiotics, hormones, or other chemical additives would be avoided with homegrown eggs. Anecdotally, those who keep chickens may boast about happier chickens yielding happier eggs, but the growing sustainable and humane food movement has exploded—organic groceries in the US going from about \$14 billion in 2005 to an estimated \$24 billion in 2010.
2. Compost/fertilizer. Chicken manure is a sought after fertilizer, and chicken litter (the wood shavings on the bottom of a chicken coop to absorb droppings) provide a weekly addition of about 4 pounds of organic material from the average backyard flock of 6 hens.
3. Even if there is no compost pile, chicken droppings or chicken litter may be placed directly around trees, shrubs, flowers, vegetables, or other plants as a general organic fertilizer. When chickens are allowed to visit a compost pile, they will perform needed labor: toss the compost pile, shred leaves, and remove unwanted grubs or maggots.
3. Food waste consumption. Backyard chickens delight in eating vegetable scraps from the kitchen. All types of fruit and vegetable discards such as apple cores, peelings, stalks, etc., can be diverted to the chickens instead of to the trashcan or garbage disposal. In many cases, it may be preferable to feed such veggie discards to chickens rather than composting them (where they may attract rodents).
4. Insect and weed control. If chickens are allowed to roam a small backyard lawn even for a short period, they can perform the useful tasks of weed and insect removal. Weeds with seeds are a prime target for chicken grazing. In the spring chickens will feast especially on dandelions, chickweed, and other low seed-bearing weeds to help the lawn. During the winter, warm-season grass lawns can benefit from chicken grazing since the birds will select out the green weeds in an otherwise brown winter lawn. Similarly, chickens spending a short time in the yard will help rid it of many unwanted insects and grubs. Mosquitoes have reduced chance in shallow water exposed to chickens since the birds will eat on the insects in addition to disturbing the larvae. This “animal” solution to weeds and insects is considered more sustainable as pesticides and herbicides could be (and indeed should be) avoided if the birds have access to a lawn area.
5. Low impact pet. Contrary to their commercially raised counterparts, backyard chickens are a decidedly easy to care for “low impact” pet. A two-gallon water supply will last almost a week in average weather (for a flock of six), and chicken feed is, well, as cheap as chicken feed. Typically these are the only resources required once an

adequate coop is built. Backyard chickens should not require soaps, chemicals, medicines or other intrusive products. Their nesting material is hay (wheat straw), and a single bale will supply more than enough for the season. In terms of the commercial feed used, it is generally made from leftover animal, soy, and corn meal, commonly mixed without hormone or antibiotic additives.

6. Flock role in a backyard ecosystem. Backyard chickens can be part of a larger backyard ecosystem not only in their feeding, grazing, and waste recycling roles, but also by being a component in a symbiotic relationship with other pets, namely dogs. All herding dogs and many other mixed breed dogs gain great pleasure and purpose in watching over backyard chickens, whether they are in the coop or out on the occasional graze. "Guarding" the flock can be perceived as a job and for the herding dog and can distract those hyperactive herding dog from other annoying behaviors. In return, the dogs will definitely deter crows, hawks or other predators from lighting in the yard. In summary, the raising of backyard chickens yields several bona fide and scientifically demonstrable ways to open the eyes of the average citizen to the world of sustainable behaviors as it provides for a safe source of eating.

Summary of proposed ordinances:

1. Roosters and crowing hens are prohibited.
2. Maximum number of chickens allowed per residential lot is no more than 8 chickens. Coops must be kept clean, sanitary and free from standing water at all times.
3. Feed and any other food sources provided to the chickens shall be stored in predator-proof containers. Coops shall be designed and maintained in such a way as to be impermeable to rodents, wild birds, and predators, including, but not limited to, cats coyotes, dogs, raccoons and skunks.
4. Coops shall not exceed 6 ft in height above grade and must allow for a footprint of at least 2 sq. ft per chicken housed in the coop. The maximum single coop footprint size is 40 square feet. Coops must be located in the rear yard of the lot.

You may also be interested in the recent approval of chickens in Roanoke City. The current Roanoke code reads:

Sec. 6-95. Limitations on keeping.

No person shall keep, place or maintain more than ten (10) poultry birds on any parcel of real property which contains area less than twenty thousand (20,000) square feet in any area of the city not zoned for agricultural use. No person shall keep, place or maintain more than forty (40) poultry birds on any parcel of real property in any area of the city, except an area zoned for agricultural use or a farm five (5) acres or larger in size. As used in this section, "farm" shall be defined as a parcel of land devoted to production for sale of plants or animals or to the production for sale of plant or animal products useful to man.(Ord. No. 2443, Ch. 5, § 2, 12-11-78)

Sec. 6-96. Fencing; roaming at large.

All poultry shall be kept in securely and suitably fenced areas, and no fenced area or pen for poultry shall be permitted closer than fifty (50) feet to any house or other building used for residential purposes by anyone other than the person maintaining such poultry or his immediate family. No poultry shall be permitted to roam at large.

Sec. 6-97. Maintenance of area where kept.

Every person maintaining any area for keeping poultry shall keep it clean, sanitary and free from refuse. All poultry feed or other material intended for consumption by poultry shall be kept in containers impenetrable by rats or other rodents, and such containers shall be equipped with tightly fitting caps or lids. The presence of rats in an area used for the keeping of poultry shall be *prima facie* evidence that such area is maintained in violation of this section.

2 November 2015



Town of Christiansburg
Planning Commission
100 East Main St.
Christiansburg, VA 24073
Fax: 540-382-7338

Dear Planning Commission:

I live at 12 Montague Street, Christiansburg and would like to address the discussion of allowing chickens in the town.

I moved here from Atlanta, where many jurisdictions allow chickens. I fully support that you vote to allow chickens within the town limits, with a few restrictions:

1. No roosters
2. Hens must be kept on your property

Other than that, they should be allowed. They are quieter than most dogs, help keep bugs down, control weeds in your yard, keep food waste out of the system, and provide organic food for your family.

I hope that you join the growing ranks of urban areas that are forward thinking in their planning requirements.

Sincerely,

Patricia B. Morse
12 Montague St.
Christiansburg, VA 24073
770-846-8567

FACSIMILE COVER SHEET

DEPARTMENT OF ENGLISH
VIRGINIA TECH

323 Shanks Hall
Blacksburg, Virginia 24061-0112
USA

Telephone: (540) 231-6501
Fax: (540) 231-5692

To: Town of Christiansburg

Company: _____

Telephone: _____

Fax: 500-332-7338

From: Patty Morse

Date: _____

Office: _____

Pages: _____

Comments: _____



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

Permit No.: _____

Application for Urban Agriculture Zoning Permit

NOTE:

All applications must be accompanied by:

1. A sketch of the property (and adjoining properties, if necessary) showing:
 - a. A fully enclosed, secure area (pen) not to exceed a total of 128 square feet.
 - b. Location, dimensions, and materials of the pen and coop. An enclosed coop with minimum of two square foot per hen and an open run area containing a minimum of eight square feet per hen is required. It should be noted if the pen and/or coop are portable.
 - c. Setbacks: 15 feet from all property lines and 50 feet from dwellings on adjacent properties and no closer to the street right-of-way than the primary dwelling.
2. Management plan addressing protection from predators, use of feeding and bedding materials, management and disposal of wastes, and other factors deemed relevant for the protection of the public health.
3. Annual fee of \$25.00.

Applicant Name: _____ Phone: _____

Property Owner (if different from applicant): _____ Email: _____

Site Address: _____

Property owner's address (if different): _____

Tax Map #: _____ Parcel Number: _____ Zoning District: _____

For Chickens:

Number of chicken hens or chicks: _____ (no more than 6 total)

Dimensions of pen: _____ ft. x _____ ft. Area _____ (sq. ft.) Weight _____ lbs. Material _____

Dimensions of coop: _____ ft. x _____ ft. Area _____ (sq. ft.) Weight _____ lbs. Material _____ Portable _____

Total Height above grade: _____ ft.

For Beehive Stands:

Number of beehive stands: _____ (no more than 2)

Dimensions of beehive stands: _____ ft. x _____ ft. Area _____ (sq. ft.) Weight _____ lbs. Material _____

Supports: Number _____ Size _____ Material _____

Total Height above grade: _____ ft.

The undersigned applicant hereby applies for Urban Agriculture Zoning Permit as stated above and/or within supplemental attachments and certifies that he/she is duly authorized by the owner(s) to make such application. Applicant further certifies that all relevant Building, Zoning, and Outdoor Advertising restrictions and regulations of the Town of Christiansburg and Commonwealth of Virginia pertaining to this application have or will be met. It shall be the responsibility of the applicant to notify the Zoning Administrator in advance of anticipated work to make or cause to be made any necessary inspections. Applicant shall be responsible for locating any and all underground utilities or structures, easements, and rights-of-way. Applicant certifies that the use shall comply with all private deed restrictions and/or covenants. All submitted materials shall be in compliance with regulations of the Virginia Statewide Uniform Building Code, the Christiansburg Town Code, and the Virginia Department of Transportation. By causing this permit to be issued applicant assumes all responsibility and liability for insuring that the enclosure and all supporting structures are constructed/installed in compliance with all applicable

regulations. Omission or misrepresentation of relevant facts or materials by the applicant shall constitute a falsified permit application and shall be cause for revocation of any permits and/or approvals. Should any of the above information be incorrect or change, the applicant will notify the Town of Christiansburg immediately. Enclosures shall not be within 10 feet of the nearest overhead electrical wires. Enclosures as noted herein refer to the enclosure, supporting structures, footers, etc.. Applicant refers to the person(s) making application or persons representing the property owner(s) or the property owner(s) themselves. **The coop, pen and chickens shall not be located on the property until final approval has been given. Miss Utility shall be contacted at (800) 552-7001 at least 48 hours prior to any underground work. This permit is invalid unless construction and operation is begun within 180 days of approval.**

Violations shall be handled in accordance with Section 42-14 of the Christiansburg Town Code:

Sec. 42-14. Penalties for violations of chapter.

(a) Any person, whether as principal, agent, employed or otherwise, violating, or causing or permitting the violation of, any of the provisions of this chapter shall be guilty of a misdemeanor and, upon conviction thereof, may be fined not less than \$10.00 nor more than \$1,000.00. Such person shall be deemed to be guilty of a separate offense for each and every day during which any portion of any violation of this chapter is committed, continued or permitted by such person, and shall be punishable as provided in section 1-11.

Date

Applicant Signature / Acknowledgement of Conditions

FOR OFFICE USE ONLY:

Remarks: _____

Provided: Site Drawing(s): _____ Management Plan: _____

Call for Inspection: yes / no

Expiration Date: _____

This application is approved / disapproved and Permit granted subject to the preceding requirements/conditions.

Date

Town Manager / Zoning Administrator

TO ATTACH: Educational Materials

Additional Information:

The limited keeping of chickens and bee hives may be permitted as an accessory use to in association with one single family residence, per parcel subject to the following conditions:

1. No more than two beehive stands shall be allowed.
2. Chickens are defined herein as domestic female chicken hens. Roosters are prohibited.
3. Chickens shall be kept for the household's personal consumption only. Commercial use such as selling eggs or chickens for meat shall be prohibited.
4. There shall be no slaughtering or processing of chickens.
5. No more than 6 chicken hens or chicks shall be allowed.
6. Adequate shelter, care and control of the chickens are required. Any person permitted to keep chickens shall comply with all the provisions and requirements of the Town and State Code regarding care, shelter, sanitation, health, rodent control, cruelty, neglect, noise, reasonable care and another requirements pertaining to, but not limited to, the adequate care and control of animals in the Town.
7. The owner of the chickens shall take necessary action to reduce the attraction of predators and rodents and the potential infestation of insects and parasites. Chickens found to be infested with insects and parasites that may result in unhealthy conditions may be removed by an animal control officer.
8. Chickens shall not be allowed to roam free. They shall be kept in an enclosed secure area not to exceed a total of 128 square feet hereinafter known as a pen. Pens shall include a coop (enclosed structure) containing a minimum of two square foot per hen and an open run area containing a minimum of eight square feet per hen.
9. The materials used for pens shall be uniform and kept in good condition in order to protect the safety of the chickens.
10. Pens may be portable and shall meet setbacks at all times.
11. Pens and beehive stands shall have setbacks of 15 feet from all property lines and 50 feet from dwellings on adjacent properties and no closer to the street right-of-way than the primary dwelling.
12. All pens shall be located away from any drainage areas that could allow fecal matter to enter a storm drainage system or stream.
13. All pens shall be constructed and maintained so as to be impermeable to rodents, wild birds, and predators, including dogs and cats, and to prevent such animals or other pests from being harbored underneath, inside, or within the walls of the enclosure. All pens must be kept dry, well-ventilated, and in sanitary condition at all times, and must be cleaned on a regular basis to prevent offensive odors. All manure not used for composting or fertilizing shall be removed promptly. Odors from chickens, manure, or other chicken-related substances shall not be detectable at the property boundaries.
14. All approved urban agriculture uses shall maintain the premises in a clean and sanitary manner and are required to present measures for food storage and containment and disposal of waste prior to approval and shall maintain compliance with all presented measures.
15. No dog or cat that kills a chicken or chick will, for that reason alone, be considered a vicious animal.

Salmonella awareness

Salmonella bacteria have been isolated from nearly all vertebrates, and Salmonella infections have been associated with animal and human disease. Shedding of Salmonella bacteria in poultry often occurs in the absence of clinical signs, sometimes for extended periods. In some cases, human illness caused by Salmonella has been attributed to the handling of live poultry or the consumption of poultry products. Typical signs of Salmonella infection in humans include fever and diarrhea. Salmonellosis in humans is typically self-limiting, with most people recovering within 1 week. Rarely, severe cases can result in death. Hand washing is an important measure for preventing the transmission of Salmonella from poultry to humans.

Urban chicken flocks might provide eggs for home; therefore, it is important that urban chicken flock owners be familiar with food safety precautions. The Centers for Disease Control provides the following guidelines to prevent foodborne illness from poultry products:

- Poultry should be cooked to an internal temperature of 165°F before consumption. Use a meat thermometer to ensure foods are cooked to a safe temperature.
- Egg shells should be washed and sanitized to remove microorganisms such as Salmonella. Discard eggs that are cracked, broken, or leaking.
- Keep raw foods (meats, poultry, and eggs) separate from cooked foods in the refrigerator.
- Store eggs at 40°F or lower to reduce bacterial growth.
- Wash hands and slaughter/cooking surfaces often.

Retrieved from:

https://www.aphis.usda.gov/animal_health/nahms/poultry/downloads/poultry10/Poultry10_is_Human-chicken.pdf

How do I reduce the risk of a Salmonella infection from live poultry?

DO

- Wash hands thoroughly with soap and water right after touching live poultry or anything in the area where they live and roam. Use hand sanitizer if soap and water are not readily available.
- Adults should supervise hand washing for young children.
- Wash hands after removing soiled clothes and shoes.
- If you collect eggs from the hens, thoroughly cook them, as Salmonella can pass from healthy looking hens into the interior of normal looking eggs.
- Clean any equipment or materials associated with raising or caring for live poultry outside the house, such as cages or feed or water containers.
- If you have free-roaming live poultry, assume where they live and roam is contaminated

DON'T

- Don't let children younger than 5 years of age, older adults, or people with weak immune systems handle or touch chicks, ducklings, or other live poultry.
- Don't eat or drink in the area where the birds live or roam.
- Don't let live poultry inside the house, in bathrooms, or especially in areas where food or drink is prepared, served, or stored, such as kitchens or outdoor patios.
- In recent outbreaks of Salmonella infections linked to contact with live poultry, ill people reported bringing live poultry into their homes.

Retrieved from: <http://www.cdc.gov/Features/SalmonellaPoultry/index.html>

**CHRISTIANSBURG TOWN COUNCIL
CHRISTIANSBURG, MONTGOMERY CO., VA.
REGULAR MEETING MINUTES
JANUARY 26, 2016 – 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, VIRGINIA, ON JANUARY 26, 2016 AT 7:00 P.M.

COUNCIL MEMBERS PRESENT: Mayor D. Michael Barber; Vice-Mayor Henry Showalter; Samuel M. Bishop; R. Cord Hall; Harry Collins; Steve Huppert; Bradford J. Stipes. ABSENT: None.

ADMINISTRATION PRESENT: Assistant Town Manager Randy Wingfield; Clerk of Council Michele Stipes; Town Attorney Theresa Fontana; Finance Director/Treasurer Val Tweedie; Aquatics Director Terry Caldwell; Police Chief Mark Sisson; Farmers' Market Manager Sarah Belcher. ABSENT: Town Manager Barry Helms.

PLEDGE OF ALLEGIANCE

REGULAR MEETING

I. CALL TO ORDER BY MAYOR BARBER. Mayor Barber stated there was a quorum of Council present.

Councilman Hall made a motion to amend the agenda to include a request by Police Chief Sisson regarding the Mutual Aid Agreement between Christiansburg and Montgomery County. Councilman Bishop seconded the motion and Council was polled as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye. The matter was placed as item 1 under Staff Reports.

II. CONSENT AGENDA:

1. Council Meeting Minutes of January 12, 2016 as amended.
2. Monthly Bills

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

III. RECOGNITIONS:

1. Proclamation naming the week of February 21-27, 2016 *Lions Club of Christiansburg Week* in recognition of the club's 75th anniversary. Mayor Barber introduced Doug Kanney, a local minister and president of the Christiansburg Lions Club, and presented him with a proclamation declaring February 21-27, 2016 *Lions Club of Christiansburg Week* in recognition of the club's 75th anniversary. Mr. Kanney expressed appreciation for the support the club has received from Christiansburg and Montgomery County over the years. Mr. Kanney said the support the club receives allows it to meet its motto "We Serve" every day. In celebration of the club's 75th anniversary, Mr. Kanney announced that the Christiansburg Lions Club will make a financial contribution to Christiansburg's emergency services. Councilman Hall thanked the Lions Club for its commitment to serving the children of Christiansburg, stating that he has personally seen a benefit to the children he has worked with.

IV. CITIZEN'S HEARING:

1. Sue Farrar, Executive Director of Montgomery Museum and Lewis Miller Regional Art Center, to address Council. Ms. Farrar introduced the members of museum board who were present: Jean Galloway, Nancy Miller, Marg Modlin, Marvi Stine, Dewey Rodenberry, and council representative Steve Huppert. She began her presentation by thanking Town Council for its continued support of the museum, and she

expressed her gratitude for the Town's willingness to partner with the museum in hosting community events. The Town's partnership, along with other community partnerships, including the Kiwanis Club in Christiansburg and the Rotary Club in Blacksburg, were vital to the success of the museum and have led to grant opportunities including a recent grant secured from the National Endowment for the Arts for a digitization program. Ms. Farrar then provided an overview of the events held at the museum in 2015, and was pleased to announce the proposed events for 2016, several of which would expand into the downtown area. New to the museum in 2015 are off-site galleries for artwork, including a sculpture exhibit in front of the New River Valley Mall. Ms. Farrar recognized Montgomery County Tourism Director, Lisa Bleakley, who has been working with the museum to promote and advertise events. Councilman Huppert said he is pleased with the way the museum follows through in using the funds provided through donations for organizing events and making downtown a place to visit. Council thanked Ms. Farrar for her report.

2. Citizen Comments:
 - a. No comments.

V. STAFF REPORTS:

1. Police Chief Mark Sisson regarding the Mutual Aid Agreement between Christiansburg and Montgomery County. Police Chief Sisson requested that Council approve an updated Mutual Aid Agreement between Christiansburg and Montgomery County, which was changed to replace the former sheriff's name with the name of the newly-elected sheriff, Hank Partin. The Montgomery County Sheriff's Office and the Christiansburg Police Department have reviewed the revised document and approve of the administrative name change. Councilman Stipes made a motion to approve the document as requested by Chief Sisson, seconded by Councilman Hall. Council was polled on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye. Council requested it be provided a copy of the revised document once finalized.

Mayor Barber recognized Assistant Town Manager Randy Wingfield who was acting-Town Manager in Barry Helms absence.

VI. DISCUSSIONS BY MAYOR AND COUNCIL MEMBERS:

1. Discussion regarding purchase of electronic tablets for Council use. Assistant Town Manager Randy Wingfield reported that Assistant to the Town Manager Adam Carpenetti would provide Council with a presentation on electronic tablet options during the February 9 council meeting. Mr. Carpenetti sent a survey to Council to gather information on each member's expectation regarding tablets, and Mr. Wingfield asked that each council member complete the survey, if not done so already. Council decided to discuss this matter during the work session scheduled for February 9, prior to the regular council meeting.
2. Planning Commission reappointment for Jennifer Sowers, whose term expires February 6, 2016. Jennifer Sowers was present. Councilman Collins reported that members of the Planning Commission unanimously voted to appoint Ms. Sowers to serve as vice-chairperson of the commission. Mayor Barber reported that Ms. Sowers' meeting attendance was good. Councilman Hall made a motion to reappoint Jennifer Sowers to serve another term on the Planning Commission, seconded by Councilman Collins. Council was polled on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.

VIII. COUNCIL REPORTS

- a. Councilman Huppert commended the Public Works Department crews for a job well done during recent snow removal and he asked that his comments be passed along to the Public Works Department. He reported that the aquatic center was scheduled to host five swim meets in February, with approximately 1,000 swimmers expected to participate. Also, the aquatic center will be offering paddleboarding classes and Council was invited to participate.

- b. Councilman Showalter reported on the Central Business Advisory Commission meeting held today, noting he was impressed with attendance that included: Tacy Newell, Steve Huppert, Harry Collins, Randy Wingfield, and Lisa Bleakley. He then encouraged Council to attend the swim meets at the aquatic center.
- c. Councilman Stipes provided an update on legislative House Bill 2 (HB2). Over 300 projects were requested under the HB2 process with five from Christiansburg. The Salem District has \$109 million available for inclusion in the Six-Year Improvements Program in a district with twelve counties and fourteen cities and towns. Last week VDOT announced that of the 400 projects submitted, three areas in Christiansburg were identified for placement in the 6-year plan, which will be presented to the Commonwealth Transportation Board for consideration. Final action on the 6-year plan is expected in June 2016, and he is hopeful that the Christiansburg projects will be included on the final list.
- d. Councilman Hall commended town crews on the recent snow removal, but reported that he had heard concerns from numerous citizens about the Town's lack of road preparation prior to the snowstorm last week. He said he understands that temperature is a factor in determining the type of road preparation, but noted that neighboring communities benefited from chemically treating the roads prior to the snowfall. He then reported that the Recreation Advisory Commission would hold its next meeting on February 1, where discussions will continue regarding the Truman Wilson property. Lastly, he noted that he received an email from a citizen regarding town involvement with county affairs, specifically noting issues that involve Montgomery County schools. He said he hopes that town residents are comfortable approaching council concerning issues that affect them, regardless of jurisdiction.
- e. Councilman Collins reported that since Councilman Huppert stepped down as representative on the Planning Commission, the commission is down to ten members. He then expressed his concern with limits to ordinance enforcement regarding personal properties in disrepair that negatively affect, and devalue, neighboring properties. He requested that the building official, Jerry Heinline, come before Council to discuss ordinances pertaining to this issue and to discuss its enforcement options.
- f. Mayor Barber reported that he would be traveling to Richmond to help with the planning for the next VML conference. He asked Council to provide him with ideas they want presented during the planning phase. Councilman Hall requested that sessions pertain to hot topics, topics that are relevant to current times and applicable to communities.

IX. TOWN MANAGER'S REPORTS:

- 1. PUBLIC HEARING REQUEST: Assistant Town Manager Randy Wingfield presented the following request and recommended setting the Public Hearing for March 8, 2016:
 - 1. Conditional Use Permit for a commercial garage and towing service in the I-2 General Industrial District, 980 Roanoke Street.On motion by Councilman Hall, seconded by Councilman Huppert, Council voted to set the Public Hearings for March 8, 2016, as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.
- 2. PROGRESS REPORTS AND ANNOUNCEMENTS:
 - The House Bill 2 (HB 2) applications included the Franklin Street/Cambria Street intersection improvement, and Assistant Town Manager Randy Wingfield explained the different phases included in the project. The phases could be modified depending on final funding. He reported that the town did very well on a regional level securing grant funding. The MPO applied for a grant to construct the ramp coming off the 460 Bypass into Christiansburg north of the Cambria Street intersection.
 - Christiansburg received a Local Foods, Local Places grants, which provides funds to be centered around farmers' markets and downtown areas. The grant recommended a steering committee of four to six members and Mayor Barber recommended appointing Tacy Newell, Randy Wingfield, Sarah Belcher, and Pamela Ray, to serve on the committee. Councilman Showalter recommended appointing someone from Downtown Christiansburg, Inc. (DCI) to also serve on the

steering committee. Mayor Barber asked Council to provide him with emails recommending additional appointees; the steering committee will be appointed at a future council meeting.

- Regarding HB 2, Councilman Stipes recommended that Assistant Town Manager Randy Wingfield and staff develop a resolution in support of the three Christiansburg projects included in the preliminary announcements, with signatures from each council member, to be sent to the Commonwealth Transportation Board, prior to its review of the proposed 6-year plan. Council supported the recommendation and determined it would also request local delegates to do the same.

X. ADJOURNMENT:

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 8:08 P.M.

Michele M. Stipes, Clerk of Council

D. Michael Barber, Mayor