



# Town of Christiansburg Planning Commission Monday, August 14, 2017 Agenda

## **Planning Commission**

Chairperson

Craig Moore

Vice-Chairperson

Jennifer D. Sowers

Non-Voting Secretary/

Planning Director

Andrew Warren

Other Members

Matthew J. Beasley

Harry Collins

Mark Curtis

David Franusich

Catherine Garner

Hil Johnson

Jeananne Knies

Ann Sandbrook

**Interim Town Manager**

Randy Wingfield

**Town Attorney**

Gynn &

Waddell, P.C.

***Planning  
Commission's  
Next Meeting:***

*Monday, August 28,  
2017 at 7:00 p.m.*

## **WORK SESSION**

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Monday, August 14, 2017 at 6:00 PM** to hold a work session on the proposed ordinance amending Chapter 42 – Zoning of the Town Code for the purpose of regulating the time, place, and manner of displaying signs in the Town of Christiansburg.

## **REGULAR MEETING**

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Monday, August 14, 2017 at 7:00 PM** for the purpose of allowing the full Commission to review the following:

### **PLEDGE OF ALLEGIANCE**

- 1) Public comments – 5 minute limit per citizen
- 2) Approval of Planning Commission Minutes for July 31, 2017 meeting.
- 3) Public Hearing for a rezoning request by the Montgomery County Economic Development Authority, agent for Cox Family Farms LLC, for an approximately 64.114 acre property, Tax Map No. 558-A 24. The request is to rezone the property from the A Agricultural District to the I-2 General Industrial District.
- 4) Discussion/Action for a rezoning request by the Montgomery County Economic Development Authority, agent for Cox Family Farms LLC, for an approximately 64.114 acre property, Tax Map No. 558-A 24. The request is to rezone the property from the A Agricultural District to the I-2 General Industrial District.
- 5) Discussion/Action for a proposed ordinance amending Chapter 42 – Zoning of the Town Code for the purpose of regulating the time, place, and manner of displaying signs in the Town of Christiansburg.
- 6) Other Business

For a description of the preceding item or to view the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map, please contact the Planning Department in the Christiansburg Town Hall, 100 East Main Street during normal office hours of 8:00 a.m. - 5:00 p.m. Monday through Friday. Written comments may be sent to the address below; please allow adequate mailing time. For any further assistance, please contact Andrew Warren, Planning Director at (540) 382-6120 ext. 1130 or [awarren@christiansburg.org](mailto:awarren@christiansburg.org).

**Christiansburg Planning Commission  
Minutes of July 31, 2017**

Present: Harry Collins  
Mark Curtis  
Catherine Garner  
Hil Johnson  
Jeananne Knies  
Craig Moore, Chairperson  
Ann Sandbrook  
Jennifer D. Sowers, Vice-Chairperson  
Andrew Warren, Secretary <sup>Non-Voting</sup>

Absent: Matt Beasley  
David Franusich

Staff/Visitors: Will Drake, staff  
Jared Crews, staff  
Chip Dicks, Lamar Advertising Company  
Aaron Brady, Lamar Advertising Company  
Avery Grabenstein, Montgomery County Chamber of Commerce  
Pipa Winchester, City of Lexington 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 Planning Commission Minutes for July 17, 2017 Meeting

Chairperson Moore introduced the discussion. Commissioner Johnson made a motion to approve the July 17, 2017 Planning Commission meeting minutes. Commissioner Knies seconded the motion, which passed 6-0. Commissioner Curtis and Vice-Chairperson Sowers abstained, as they were not present for the previous meeting.

Discussion for a proposed sign ordinance amending Chapter 42 – Zoning of the Town Code for the purpose of regulating the time, place, and manner of displaying signs in the Town of Christiansburg.

Mr. Warren stated he met with the Chamber of Commerce on Wednesday, July 26th and the draft ordinance was well received with no additional comments from the Chamber.

Mr. Warren stated the Planning Commission may wish to discuss three items: 1) comments and concerns previously expressed to staff and discussed by the Development Subcommittee, 2) the overlay allowing businesses in the B-3 district within 1000 feet of the I-81 Interstate at exits 118C and 114 to have additional on-premises signage, and 3) the nonconforming language for signage related to the billboards on Peppers Ferry Road, N.W. partially covered by the Renva W. Knowles Bridge. Mr. Warren stated the Development Subcommittee did not recommend to change the language regarding nonconforming signs. Mr. Warren stated there was a desire for any potential language to limit staff discretion.

Chip Dicks, Future Law, LLC, representing Lamar Advertising Company, stated the Knowles Bridge obstructs the visibility of two billboard signs and Lamar Advertising Company is requesting language be added to the nonconforming section of the code to allow a sign obstructed by a public bridge structure be raised in order to reestablish comparable visibility to its original installation. Mr. Dicks stated the bridge is one of the only ones in Virginia that was not constructed as part of a road project and therefore not subject to the applicable Code of Virginia statute which would allow the signs to be raised.

Mr. Dicks stated the language proposed by Lamar was designed to be precise in order to address the specific situation of the Knowles Bridge and would limit changes to only the height of the signs. Mr. Dicks stated the process would be completed through building permits approved by the Planning Director and include a survey showing the proposed increase of the sign height.

Chairperson Moore asked whether the six-inch clearance above the bridge railings was designed for viewing from vehicles or based on elevation. Mr. Dicks stated the language is designed to reestablish the visibility of the signs prior to the construction of the bridge structure.

Commissioner Johnson asked if other obstacles would be in the way of raising the signs. Mr. Warren stated the bridge structure is the only obstruction covered by the proposed language and no further change to the language of the non-conforming section to accommodate other structures would need to be considered.

Chairperson Moore asked whether the structural loading would be changed by the raising of the sign. Mr. Dicks stated the building permit process would apply and the Building Official would determine any necessary provisions under the Virginia

Discussion for a proposed sign ordinance amending Chapter 42 – Zoning of the Town Code for the purpose of regulating the time, place, and manner of displaying signs in the Town of Christiansburg – (continued).

Rehabilitation Building Code. Mr. Dicks stated he did not foresee a problem with raising the signs.

Commissioner Knies questioned what precedent would be set and what would happen if a new structure was constructed in front of other nonconforming signs. Mr. Warren stated a similar scenario would be unlikely but would have to be considered on a case-by-case basis.

Mr. Dicks stated the language only addresses public bridge structures and stated he did not believe a precedent would be set due to the specificity of the case and the language. Mr. Dicks stated the nonconformance of the signs would not be increased and the height would be the only change.

Commissioner Garner stated this language would allow for a nonconforming sign to remain which would be adverse to the Town's goal to bring all signs into conformance. Commissioner Garner stated legal action should have been taken but the statute of limitations had passed. Commissioner Garner suggested the height of the signs be raised by 10 or 25 percent, instead of the proposed 6 inches above the railings.

Vice-Chairperson Sowers stated both signs were larger than signs allowed under the current ordinance. Mr. Warren stated both signs are 300 square feet while the maximum size allowed under the current code is 50 square feet for an allowable off-premise sign.

Aaron Brady, Lamar Advertising Company, stated Lamar met with the Town Manager and Planning Director before the bridge was constructed and discussed the option for bringing forward a text amendment to the Planning Commission and Town Council. Mr. Dicks stated Lamar made a business decision to bring the issue before the Planning Commission instead of taking legal action when the bridge was constructed.

Mr. Dicks stated raising the signs 10 or 25 percent would not restore visibility and Lamar was not interested in such a compromise. Mr. Dicks stated steel signs like those in question will remain for a significant amount of time and all nonconforming aspects of the sign will remain the same other than their height.

Commissioner Collins asked whether the signs could be relocated. Mr. Warren stated relocation would be unlikely. Commissioner Johnson questioned if Lamar had been told by the advertisers that advertising would be removed if the signs were not raised. Mr. Dicks stated Lamar had not received any such statements.



Discussion for a proposed sign ordinance amending Chapter 42 – Zoning of the Town Code for the purpose of regulating the time, place, and manner of displaying signs in the Town of Christiansburg – (continued).

Commissioner Sandbrook stated she favored the language addressing the Planning Director's ability to make determinations on a case-by-case basis. Commissioner Sandbrook stated she saw no major appearance issues if the signs are raised as they are covered by trees on their backside but questioned the future land use plans for the area. Mr. Warren stated the sign is located on Norfolk Southern right-of-way and noted the adjoining town-owned property is the planned location of the future regional park development and connector road.

Commissioner Knies questioned whether the nonconforming signs could be taken down and a new conforming sign be installed. Mr. Warren stated one conforming sign could take their place and would be tall enough to clear the bridge.

Commissioner Johnson asked whether make-shift signs such as "no pipeline" signs put up by property owners would be covered by the draft ordinance. Mr. Warren stated these signs may be likely considered freedom of speech and a determination would have to be evaluated for regulation under the ordinance. Mr. Warren stated realtor signs would be covered by the ordinance and regulation would depend on the material used for the sign. Mr. Warren stated "for sale" signs may be classified as portable signs in certain instances.

Mr. Warren stated scrolling signs would be considered violations in the new ordinance and noted they are violations in the current ordinance. Mr. Warren stated political signs would be considered temporary signs and could be put up for 90 days before elections.

Commissioner Collins suggested the Planning Commission delay action in order to further review the draft ordinance. Commissioner Garner stated she would support a delay. Chairperson Moore stated the Planning Commission could use the Town Council public hearing on August 8, 2017 to gain additional input from citizens. Chairperson Moore stated the Planning Commission has attended Town Council public hearings in the past but have avoided Town Council discussions in order not to be swayed by Council opinion.

Vice-Chairperson Sowers asked staff to provide the Planning Commission with a map of the property surrounding the bridge and the proposed future use of the area.

Commissioner Knies suggested temporary signage could be shortened to 60 days. Mr. Warren stated all temporary signs would be considered in conformance once the draft ordinance is adopted. Mr. Warren stated violators will be given time to come into compliance via staff violation procedures.

Discussion for a proposed sign ordinance amending Chapter 42 – Zoning of the Town Code for the purpose of regulating the time, place, and manner of displaying signs in the Town of Christiansburg – (continued).

Commissioner Knies asked whether the nonconforming sign language suggested by Lamar met the content neutral requirements set forth by Reid v. Town of Gilbert. Mr. Dicks stated the proposed language came from the state highway code and noted Reed v. Town of Gilbert is generally considered not applicable to outdoor advertising signs.

Vice-Chairperson Sowers stated the Development Subcommittee was not content with the current language proposed by Lamar and believed it should be a decision made by the entire Planning Commission.

Commissioner Curtis asked if raising the signs would create a distraction for drivers. Commissioner Garner requested a photo simulation of the proposed height change. Mr. Dicks stated Lamar would provide a mock-up drawing.

Commissioner Curtis stated he was comfortable with the language but unsure if the signs should be raised. Commissioner Garner stated she desired additional parameters and questioned how the Planning Director would be able to determine whether or not to issue a building permit.

Chairperson Moore suggested striking the last sentence of the section to eliminate discretion in instances of public bridges obstructing the view of signage. Chairperson Moore suggested adding the word “public” to “bridge structure” and further specifying the language regarding the height the signs would be raised.

Mr. Dicks stated if the bridge was designed for vehicles and not pedestrians, VDOT code would apply and would allow the signs to be raised. Mr. Dicks stated if a sound wall was put in place the signs would be allowed to be raised above the sound wall. Mr. Dicks stated Virginia statute allows for signage to be raised or lowered in these instances in order to retain original visibility.

Commissioner Collins suggested a work session to further discuss the draft ordinance. The Planning Commission agreed to a work session starting at 6:00 PM on August 14, 2017. Mr. Warren stated the Planning Commission would be provided with any requested material relating to the draft ordinance prior to the work session.

Commissioner Collins made a motion to table the discussion of the draft ordinance until the work session and discussion on August 14, 2017. Commissioner Garner seconded the motion, which passed 8-0.

Other business.

Mr. Warren stated he would collect more information regarding freedom of speech and the rights of property owners to place certain signs on private property.

Mr. Warren announced a public hearing would be held on August 14, 2017 for the rezoning request of the Falling Branch property. Mr. Warren stated the acreage was lessened and adjoining property owners would be notified of the hearing. Mr. Warren stated the applicant preferred action be taken at the same meeting, if desired by the Planning Commission.

Mr. Warren stated there was no limitation on how the property could be developed in terms of parcel size. Mr. Warren stated the proposed development included an extension of Parkway Drive, S.E. and noted the applicant will provide a revised layout for the public hearing.

Chairperson Moore questioned whether the Town was aware of how much industrial property was unused or undeveloped. Mr. Warren stated staff would prepare information on the Christiansburg Industrial Park and the Falling Branch Corporate Park.

There being no more business, Chairperson Moore adjourned the meeting at 8:20 p.m.

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Craig Moore, Chairperson

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Andrew Warren, Secretary Non-Voting



ESTABLISHED  
NOVEMBER 10, 1792

INCORPORATED  
JANUARY 7, 1833  
MAYOR

D. MICHAEL BARBER  
COUNCIL MEMBERS  
SAMUEL M. BISHOP  
HARRY COLLINS  
R. CORD HALL  
STEVE HUPPERT  
HENRY SHOWALTER  
BRADFORD J. "BRAD" STIPES

INTERIM TOWN MANAGER  
RANDY WINGFIELD

ASSISTANT TO THE TOWN  
MANAGER  
ADAM CARPENETTI

DIRECTOR OF  
FINANCE/TOWN TREASURER  
VALERIE L. TWEEDIE,  
CPA, CFE, CGFM

CHIEF OF POLICE  
MARK SISSON

CLERK OF COUNCIL  
MICHELE M. STIPES

TOWN ATTORNEY  
GUYNN & WADDELL, P.C.

# Town of Christiansburg, Virginia 24073

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

## Planning Staff Report

<u>Planning Commission Public Hearing Date:</u>	Monday, August 14, 2017 at 7:00 p.m.
<u>Town Council Public Hearing Date:</u>	Tuesday, August 22, 2017 at 7:00 p.m.
<u>Application Type:</u>	Rezoning
<u>Applicant:</u>	Montgomery County EDA
<u>Location:</u>	Tax Parcel 558-((A))-24
<u>Application #:</u>	Rezoning 2017-02

The Town has received a rezoning request by the Montgomery County Economic Development Authority (EDA), agent for Cox Family Farms LLC, for an approximately 64.114 acre property (tax parcel 558-((A))-24) located north of Jones Street, S.E., Tanglewood Drive, S.E. and west of the intersection of Parkway Drive, S.E. and Technology Drive, S.E. The request is to rezone the property from the A Agricultural District to the I-2 General Industrial District. **The Planning Commission originally held a public hearing for this request on July 5, 2017. Following the hearing, The Montgomery County EDA received an updated boundary survey of the property, which revised the alignment and the known acreage of the property from 77.72 acres to 64.114 acres. In light of this new information, the Planning Commission is re-hearing the request.**

The property is designated as Mixed Use with Buffer (Industrial) on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. The classification is described as an area encouraging mix of uses including industrial uses with less significant external impacts necessitating "serious considerations with regard to buffering from less intense adjoining land uses."

The property is not located within the 100-Year and 500-Year Flood Hazard Areas and does not lie within a Historic District or Urban Development Area. The adjoining properties are zoned Agricultural to the west and north; I-2 General Industrial and County zone A-1 to the east; and R-1 Single Family Residential and County zone A-1 to the south. The surrounding use is primarily agricultural with several single family residential uses and two vacant parcels to the south of the property.

The Montgomery County EDA has contracted to purchase an additional 68.866 acre parcel located within the County also owned by the Cox Family Farms LLC. This is currently being reviewed as a rezoning from A-1, Agricultural to M-1, Manufacturing by the Montgomery County Planning Commission. The total acreage of the two parcels is 132.98 acres. The current Falling Branch Corporate Park is 175 acres. The proposed acreage would allow the extension of Parkway Drive, an area for stormwater management, and three development pad areas of 19.6 acres, 36.1 acres, and 3.3 acres. Parkway Drive is not proposed to connect to any existing streets on the south side of the property. The Town of Christiansburg does recognize a growing need to extend Parkway Drive to South Franklin Street and is seeking funding opportunities to help off-set the cost of the project, estimated to be nearly 12 million dollars. Town staff applied for Smart Scale funding in 2016 and while the project did not receive funding at that time, staff is prepared to apply again in 2018.

### List of attachments included with staff report

- |                         |                                  |
|-------------------------|----------------------------------|
| 1. Rezoning Application | 4. Adjoining properties          |
| 2. Aerial map           | 5. Mont. Co. EDA press release   |
| 3. Zoning map           | 6. Parkway Drive Extension Plans |



# TOWN OF CHRISTIANSBURG

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

## Rezoning Application

Landowner: Cox Family Farms, LLC Agent: Montgomery County EDA

Address: 3883 Eagle Ridge Drive Address: 755 Roanoke Street, Suite 2H  
Elgin, Illinois 60124 Christiansburg, VA 24073

Phone: 630-200-4615 Phone: 540-382-5732

I am requesting a rezoning of my property from zoning classification A to zoning classification I-2 under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at the end of Parkway Drive, Christiansburg, VA 24073

Tax Parcel(s): 030186 (Tax parcel: 558-A-24)

I understand that proffers may be made in conjunction with the request. Proffers are voluntary offers by the property owner(s) regarding the request which must be made in writing prior to the Public Hearing. Proffers are legally binding. Any proffer(s) should be attached on a separate sheet of paper and signed and dated by the property owner(s) with the statement: "I (we) hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission.".

Fee: \_\_\_\_\_

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge.

Signature of Landowner(s): \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

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

\_\_\_\_\_  
Town Manager

\_\_\_\_\_  
Date



**Montgomery County Economic Development Authority  
Application for Rezoning  
"Cox Property"  
Parcel ID 030186  
July 17, 2017**

The Montgomery County Economic Development Authority is currently out of land greater than 15 acres at the Falling Branch Corporate Park. In order to be competitive in attracting businesses, the EDA needs to find parcels that are at least 25 acres in size. After much research, the EDA has identified the Cox Property, located at the end of Parkway Drive in Christiansburg, Virginia as the best site for future expansion of the Falling Branch Corporate Park. This property totals 132.98 acres with 64.114 acres currently located in the Town of Christiansburg and 68.866 acres currently located in Montgomery County.

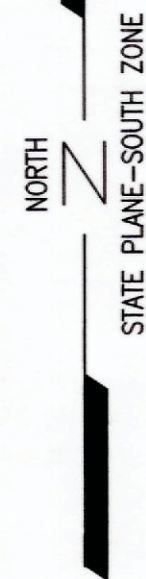
We are currently working with the County on rezoning Parcel A from A-1 to M-1, and would like this application to serve as a request for rezoning Parcel B (parcel ID 030186) from A to I-2. All utilities are currently located at the adjacent Falling Branch Corporate Park and can be extended to both of these parcels. The water and sewer will be extended to these facilities with the help of the Town of Christiansburg. The EDA submitted this property for rezoning in June of 2017, but after doing a boundary survey, it was found that the parcels were a little bigger than originally thought.



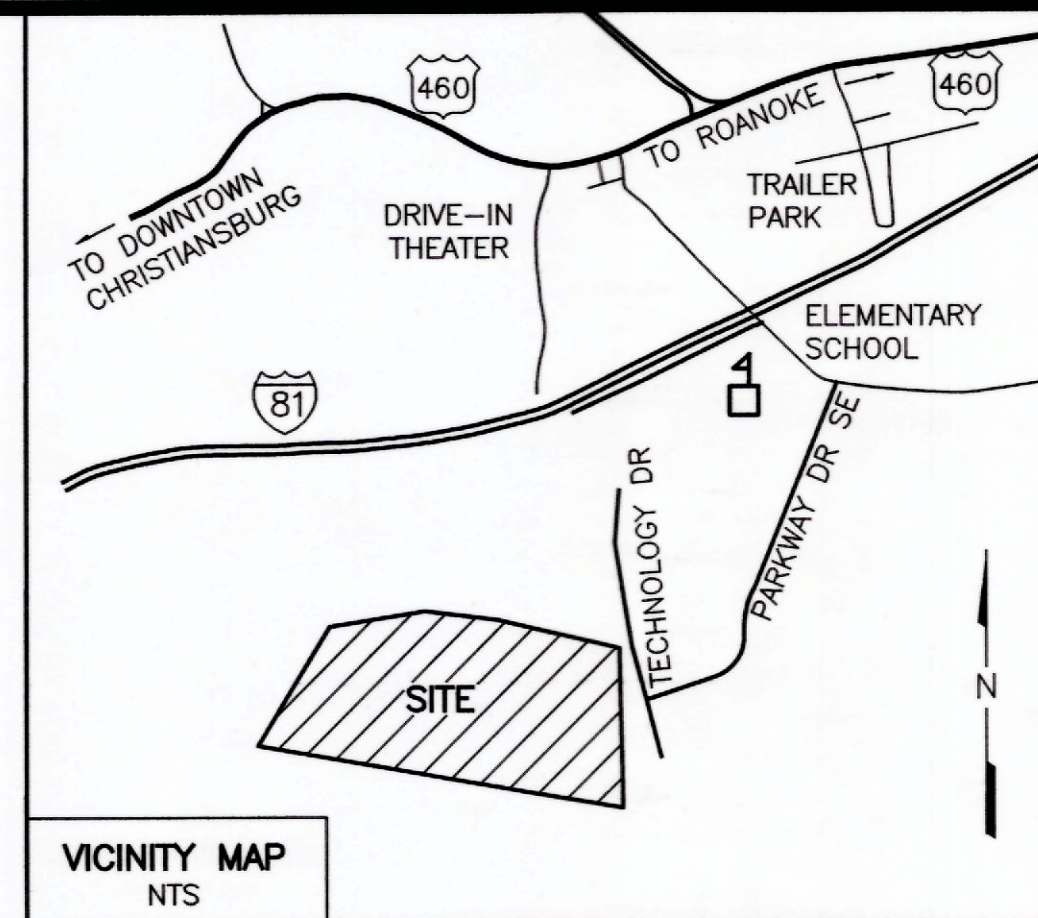
LEGEND  
BOUNDARY LINE  
EASEMENT LINE  
ADJOINER PROPERTY LINE  
RIGHT OF WAY LINE  
CORPORATE LIMIT LINE  
WATERLINE  
EDGE OF WATER  
PROPERTY CORNER

ABBREVIATIONS

IRS= IRON ROD SET  
IRF= IRON ROD FOUND  
IRFB= IRON ROD FOUND BENT  
DB= DEED BOOK  
PG= PAGE  
PB= PLAT BOOK  
INST.= INSTRUMENT  
N/F= NOW OR FORMERLY  
SL= SLIDE  
TM= TAX MAP  
AC= ACRES



**\*\*TOTAL ACREAGE OF TAX PARCELS 558-A-24(TOWN) AND 94-A-8(COUNTY)= 132.980 ACRES\*\***



**HURT & PROFFITT**  
1880 PRATT DRIVE, SUITE 2005  
BLACKSBURG, VIRGINIA 24060  
800.763.5596 TOLL FREE  
540.552.5729 FAX  
ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL  
GEO-TECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

**BOUNDARY SURVEY  
OF  
TAX MAP # 558-A-24 (TOWN) 94-A-8 (COUNTY)**

TOWN OF CHRISTIANSBURG & CHRISTIANSBURG MAGISTERIAL DISTRICT, MONTGOMERY COUNTY, VA

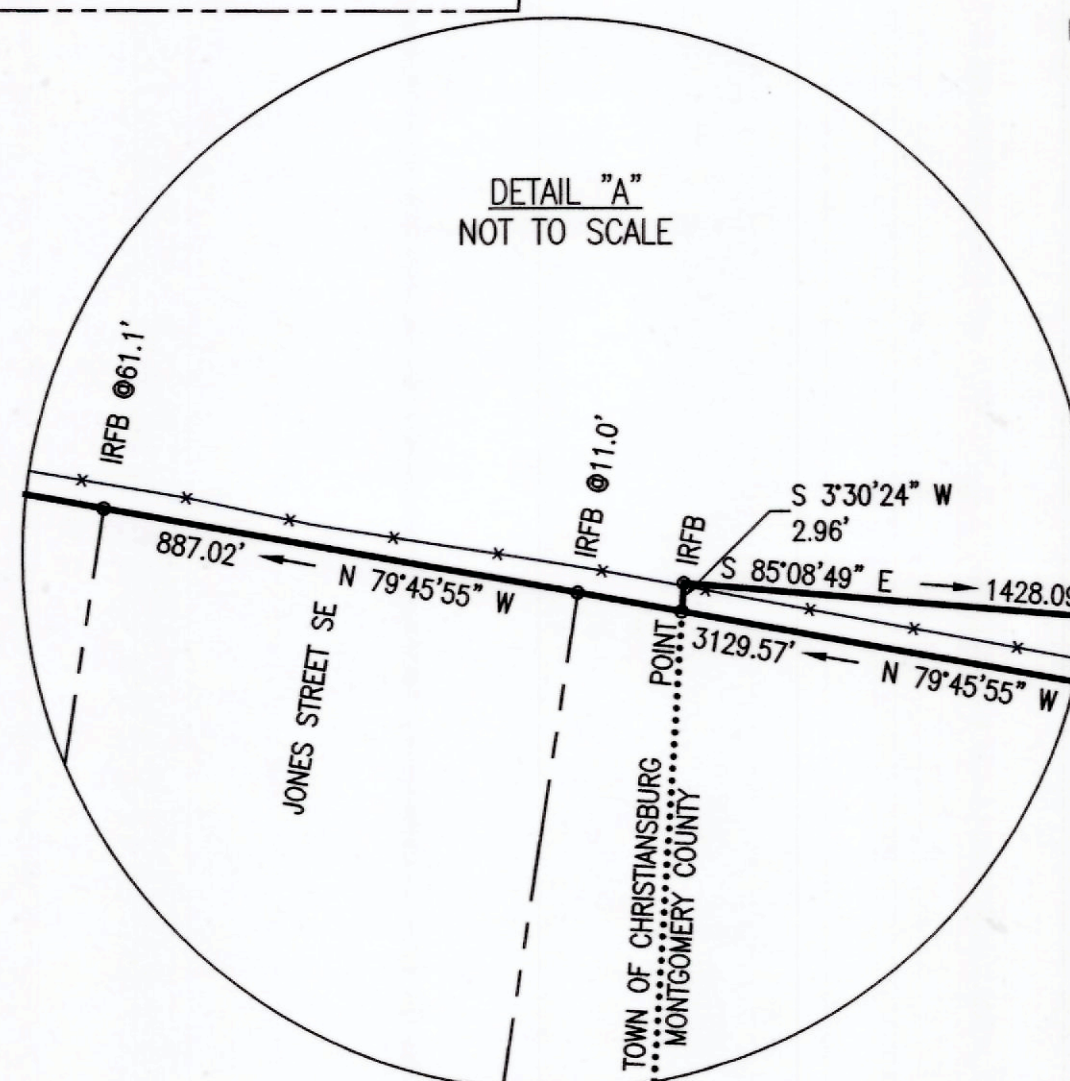
PROJECT NO. 20170863  
LAT. 37°06'49" N  
LONG. 80°23'20" W  
DATE: 26 JUNE 17  
DRAWN BY: CES  
CHECKED BY: NAM

REVISION DATE: 12 JULY 17

SHEET NO.  
20170863001

NOTES:

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND THEREFORE MAY NOT AGREE WITH DEEDS AND PLATS OF RECORD OR SHOW ALL ENCUMBRANCES UPON THE PROPERTY SURVEYED.
- THIS PROPERTY DOES NOT LIE WITHIN A H.U.D. 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE MAP NUMBER 51121C0235C, BEARING A EFFECTIVE DATE OF SEPT. 25, 2009.
- REFERENCES: INSTRUMENT# 201402637
- THIS PLAT IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED IN JUNE 2017 AND ONLY REFLECTS FIELD CONDITIONS PRESENT AT THAT TIME.
- PROPERTY IS ZONED A1 (AGRICULTURAL)
- PROPERTY ADDRESS: NO KNOWN ADDRESS
- OWNER ADDRESS: COX FAMILY FARMS LLC  
3883 EAGLE RIDGE DR  
ELGIN, IL 60124
- 5/8" RODS SET AT ALL CORNERS UNLESS OTHERWISE STATED HEREON.
- GRAVES OR PLACES OF BURIAL NOT FOUND DURING TIME OF FIELD SURVEY.
- TOWN OF CHRISTIANSBURG & MONTGOMERY COUNTY LINE IS SHOWN PER DB 351 PG 421 AND ANDERSON & ASSOCIATES DOCUMENT # 12289-02 DATED JULY 28, 1995.

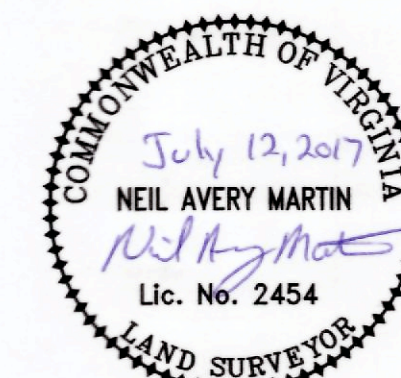


200 100 0 200 400 600  
SCALE IN FEET

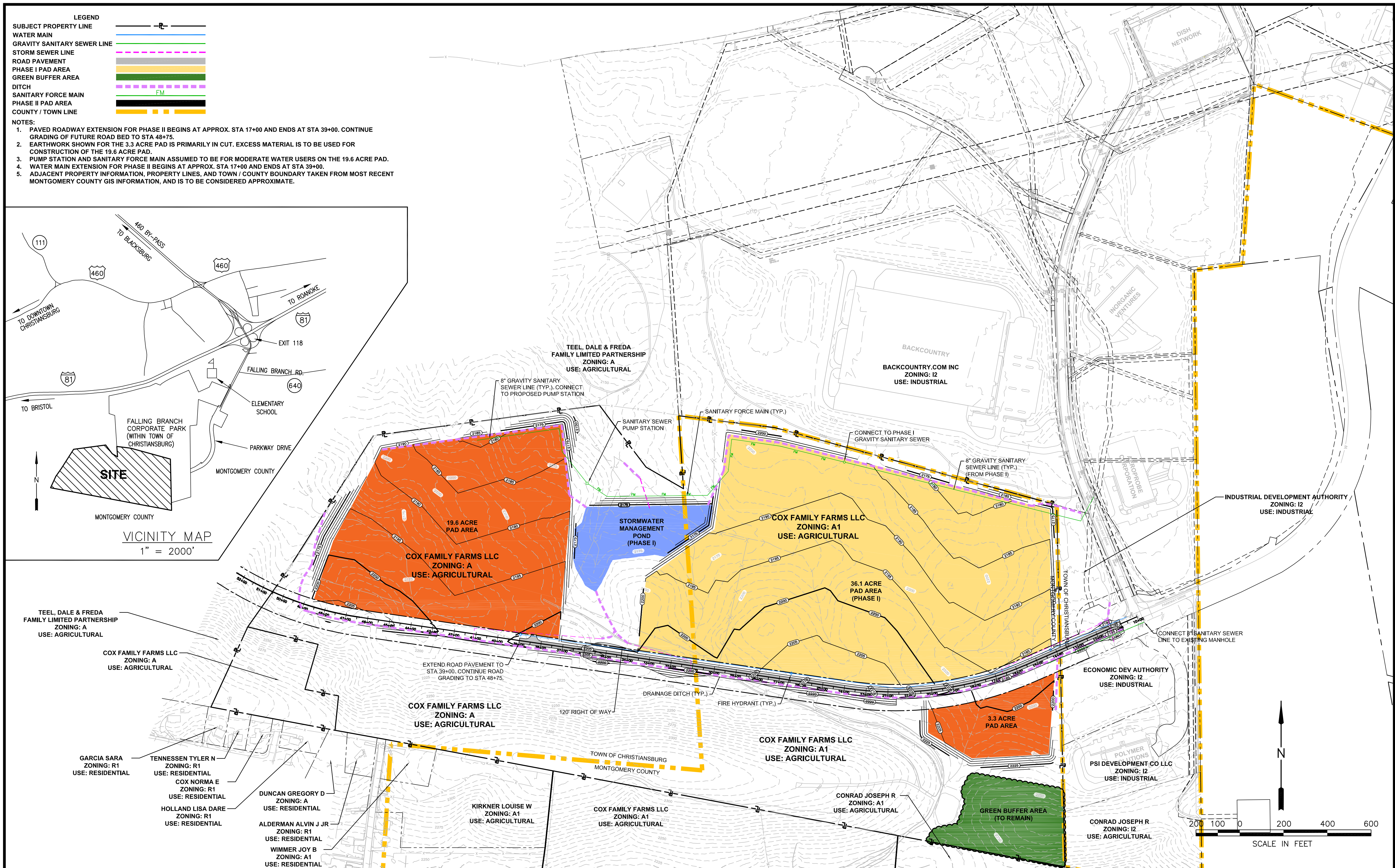
SOURCE OF TITLE:

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON IS A PORTION OF THE PROPERTY ACQUIRED BY COX FAMILY FARMS LLC BY DEED OF GIFT, RECORDED IN INSTRUMENT #201402637, WHICH IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO THE SAID PROPERTY.

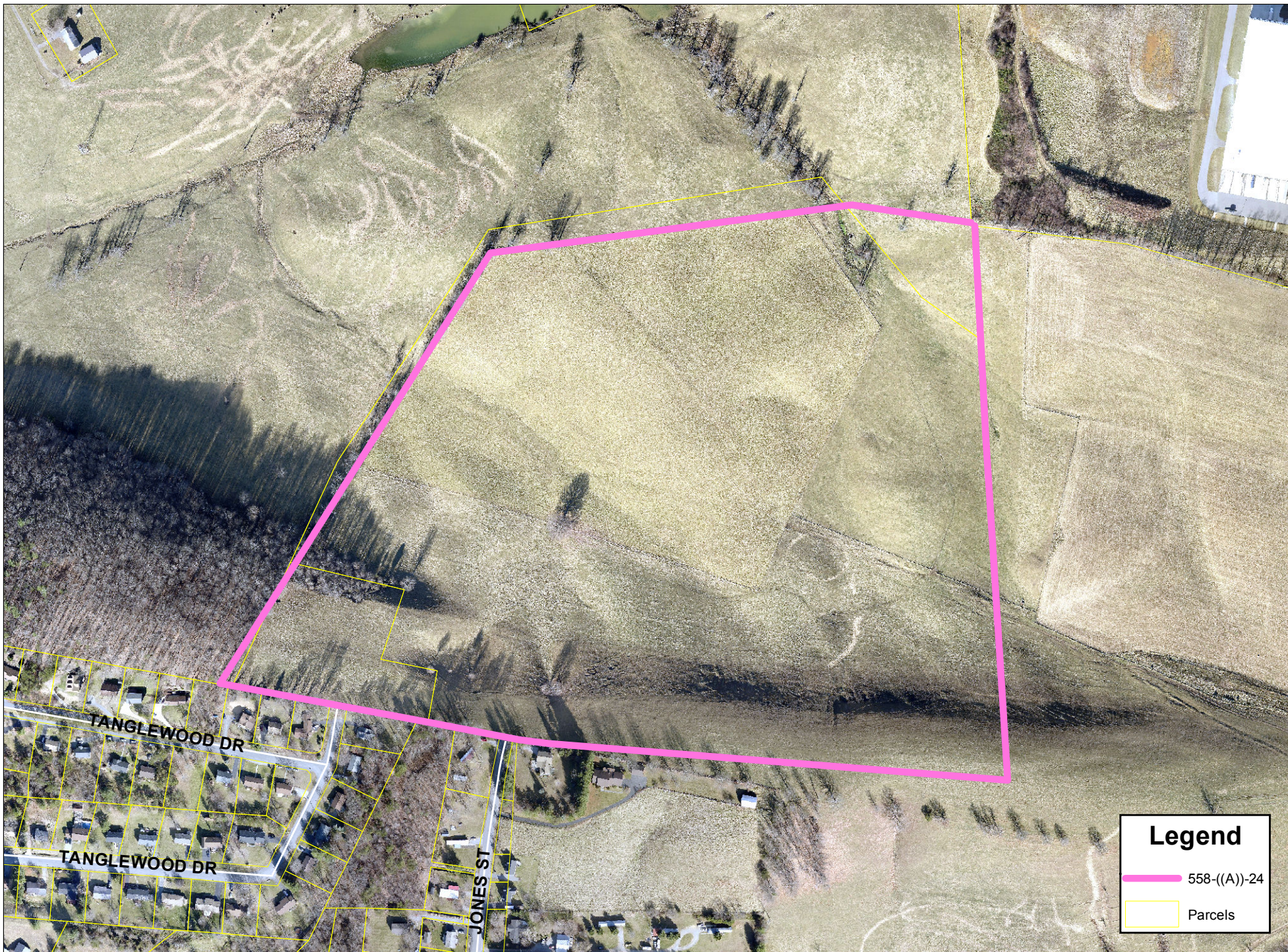
NEIL AVERY MARTIN, LS # 2454  
DATE: July 12, 2017











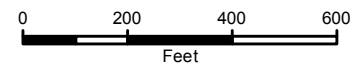
### Legend

- 558-((A))-24
- Parcels

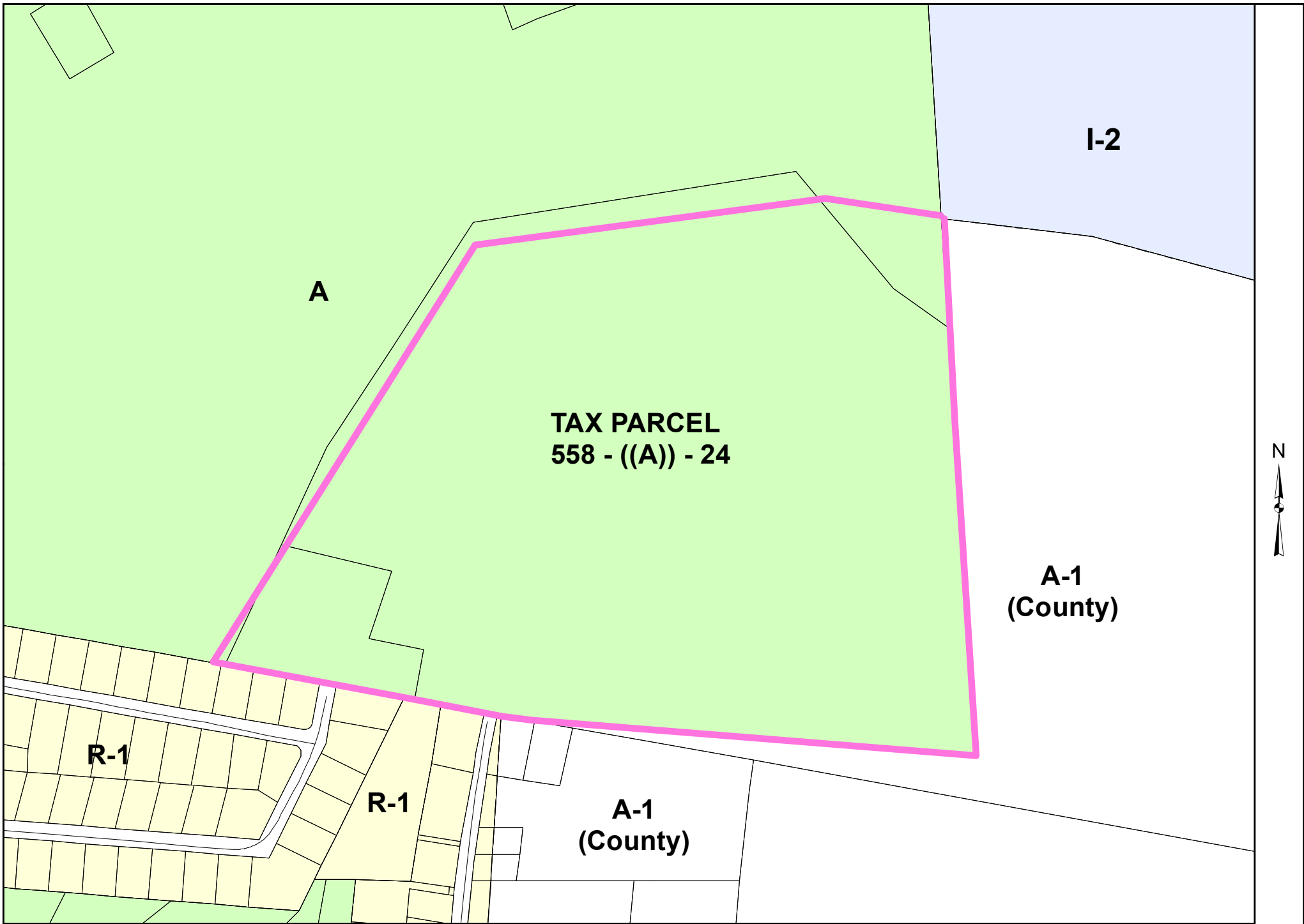
REZONE REQUEST: COX FAMILY FARMS

PC: AUGUST 14, 2017

TC: AUGUST 22, 2017

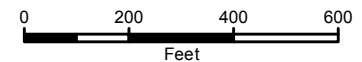






REZONE REQUEST: COX FAMILY FARMS

PC: AUGUST 14, 2017  
TC: AUGUST 22, 2017



**REZONE: Cox Family Farms LLC (558- A 24)****Adjoining Property Owners**

<u>Tax Map #</u>	<u>Owner(s)</u>		<u>Mailing Address</u>	<u>City, State, Zip</u>
558- A 12	ALDERMAN ALVIN J JR		295 JONES ST	CHRISTIANSBURG, VA 24073
559- 1 1B	BACKCOUNTRY.COM INC		1678 REDSTONE CENTER DR	PARK CITY UT 84098
558- A 24	COX FAMILY FARMS LLC		3883 EAGLE RIDGE DR	ELGIN, IL 60124
094- A 8	COX FAMILY FARMS LLC		3883 EAGLE RIDGE DR	ELGIN, IL 60124
558- 8 25	COX NORMA E	MILLS SANDRA E	335 TANGLEWOOD DR	CHRISTIANSBURG VA 24073
558- 9 4A	DUNCAN GREGORY D	STINE MARVI D	500 ROANOKE ST	CHRISTIANSBURG, VA 24073
558- 8 27	GARCIA SARA	GARCIA GREGORY	355 TANGLEWOOD DR	CHRISTIANSBURG, VA 24073
558- 8 24	HOLLAND LISA DARE		325 TANGLEWOOD DR	CHRISTIANSBURG VA 24073
558- A 1	TEEL DALE & FRED A	FAMILY LIMITED PARTNERSHIP	1010 BIRCH LN	CHRISTIANSBURG, VA 24073
558- 8 28	TEEL DALE & FRED A	FAMILY LIMITED PARTNERSHIP	1010 BIRCH LN	CHRISTIANSBURG, VA 24073
558- 8 26	TENNESSEN TYLER N	TENNESSEN JENNA R	345 TANGLEWOOD DR	CHRISTIANSBURG, VA 24073
093- A 8	WIMMER JOY B		290 JONES ST	CHRISTIANSBURG, VA 24073
093- A 9	WIMMER JOY B		290 JONES ST	CHRISTIANSBURG, VA 24073
558- A 14C	WIMMER JOY B		290 JONES ST	CHRISTIANSBURG, VA 24073

# Montgomery County EDA enters into contract to purchase 124 acres directly adjacent to Falling Branch Corporate Park

**FOR IMMEDIATE RELEASE**  
**June 7, 2017**

ShareThis

**Montgomery County, Virginia**  
**Economic Development Department**

**Montgomery County, Virginia** – On May 27, 2017, the Economic Development Authority (EDA) of Montgomery County entered into a contract with Cox Family Farms, LLC, to purchase 124 acres of property located directly adjacent to the County's Falling Branch Corporate Park at a cost of \$2.5 million (or roughly \$20,161 per acre).

Beginning May 27, the EDA has 180 days to perform due diligence on the property, which includes the rezoning request process as well as geotechnical and environmental studies. Rezoning applications with both Montgomery County and the Town of Christiansburg were filed for the property on May 30. Prior to expiration of the 180 day period, the EDA will decide whether to purchase the property and evaluate the expansion of utilities and a road to the property.

"The Board of Supervisors is committed to keeping Montgomery County a growing and competitive area that continues to attract new businesses," said Chris Tuck, Chair of the Montgomery County Board of Supervisors. "Acquiring this property is an important step in expanding our existing corporate park and a decision that will pay dividends in the future by providing the ground work to attract larger commercial businesses to the County."

Currently, the Falling Branch Corporate Park is comprised of a total of 175 acres, with 146 acres occupied by businesses to include Aeroprobe Corporate, Backcountry, Dish Network, Ferguson Enterprises, Inc., Inorganic Ventures, Polymer Solutions Inc., PreStar Packaging, leaving 29 acres divided into three separate lots available.

"This new property is valuable to Montgomery County in terms of economic development since it is directly adjacent to the County's current corporate park," said Tommy Loflin, Chair, EDA. "As of right now, the County does not have any sites over 16 acres, which makes it difficult to attract prospective business in need of larger areas."

Once the property has been purchased, the EDA will begin marketing it in an effort to attract businesses.

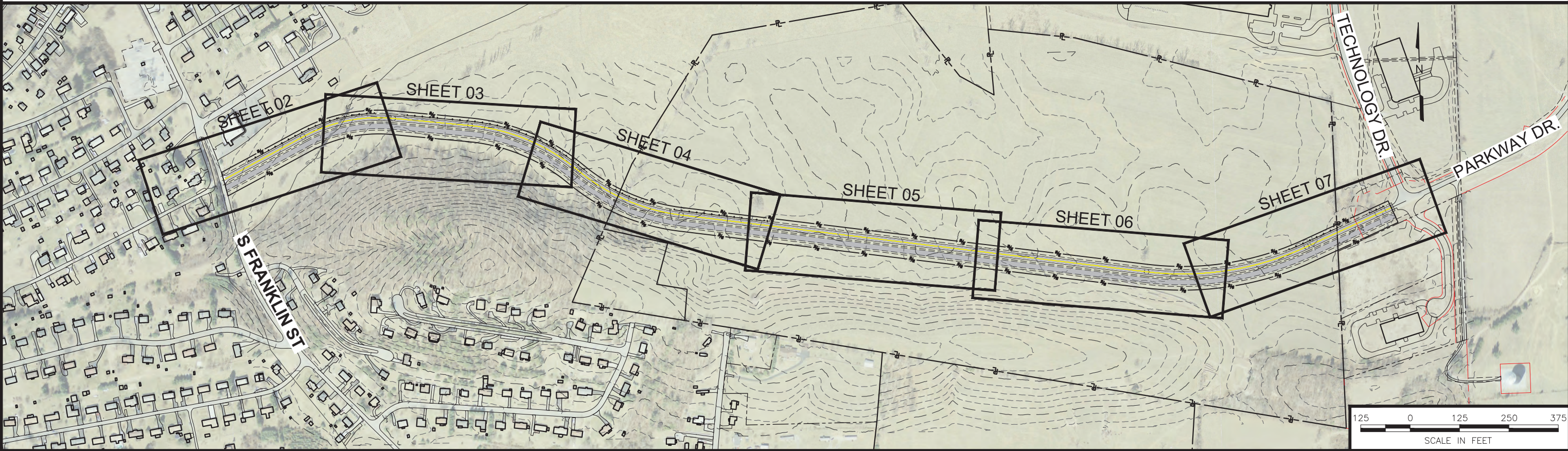
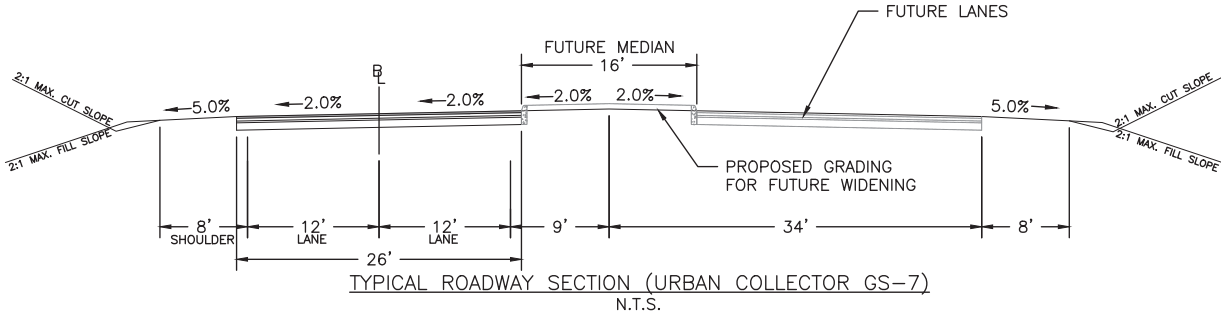
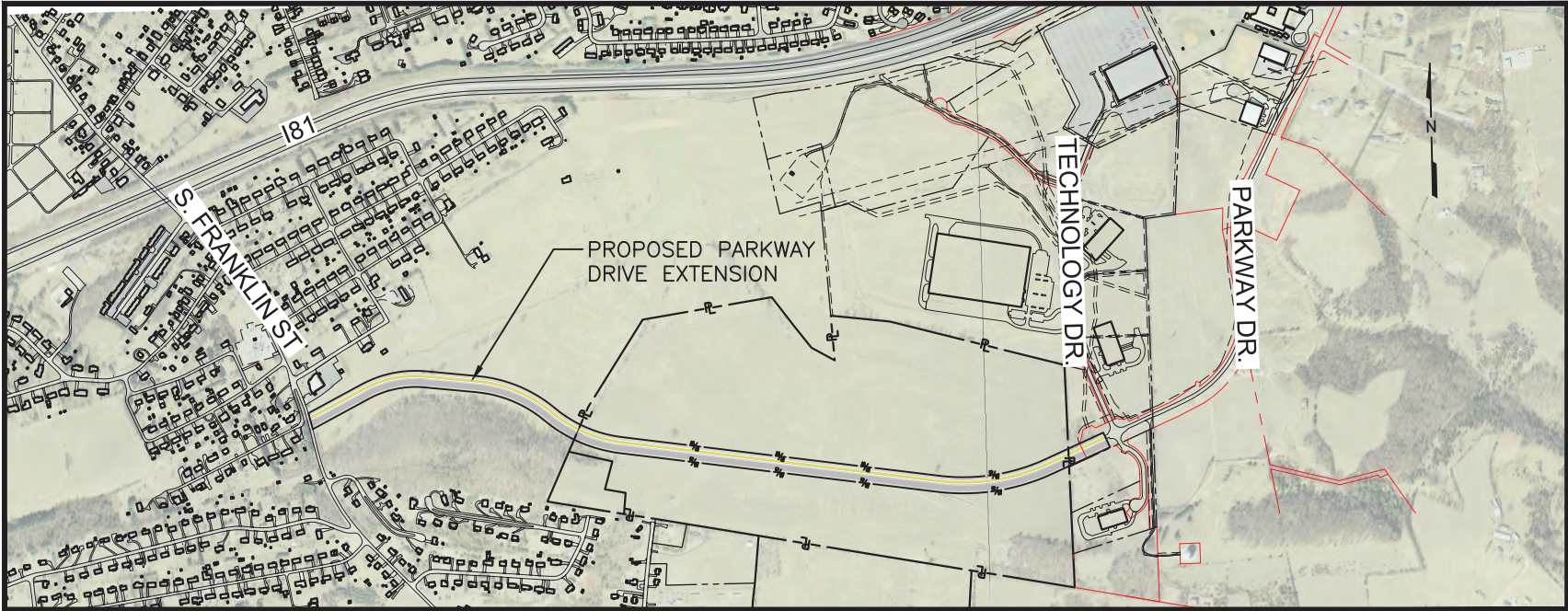
"This is a great investment by Montgomery County that will open the door to new opportunities for our region," said Charlie Jewell, Executive Director, New River Valley Economic Development Alliance. "Having a 100-plus acre site that's ready for development will allow the County to compete for much larger projects. This will allow us to better market the County to attract a wider range of businesses to the New River Valley."

Information regarding the rezoning request will be available on the Planning Commission's website on June 7 ([www.montgomerycountyvva.gov/content/15989/16031/16775/default.aspx](http://www.montgomerycountyvva.gov/content/15989/16031/16775/default.aspx)). The Montgomery County Planning Commission will have site visit on June 14. A Public Hearing with the Planning Commission related to the rezoning request will take place on July 19, followed by a Public Hearing with the Montgomery County Board of Supervisors on July 24.



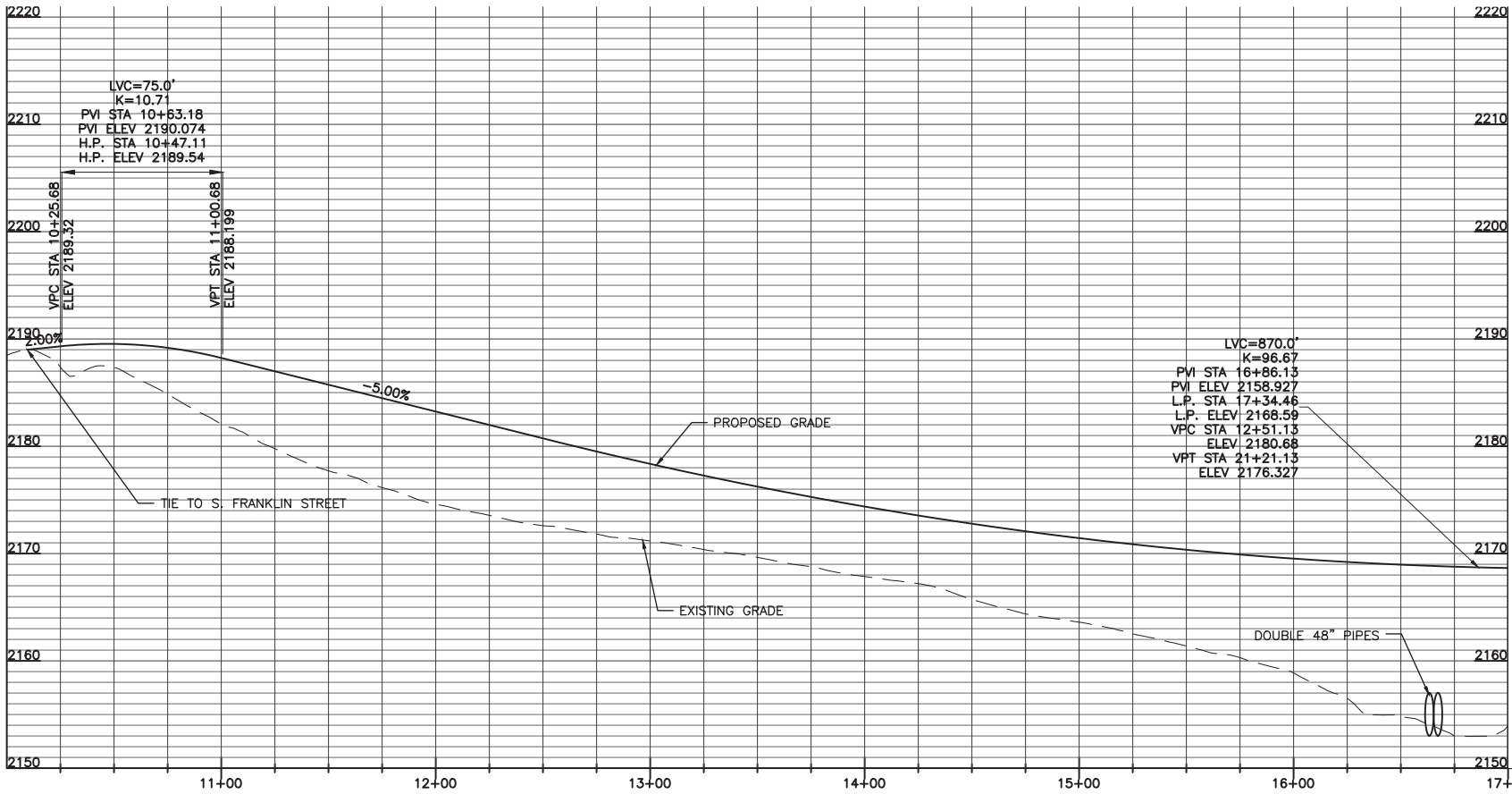
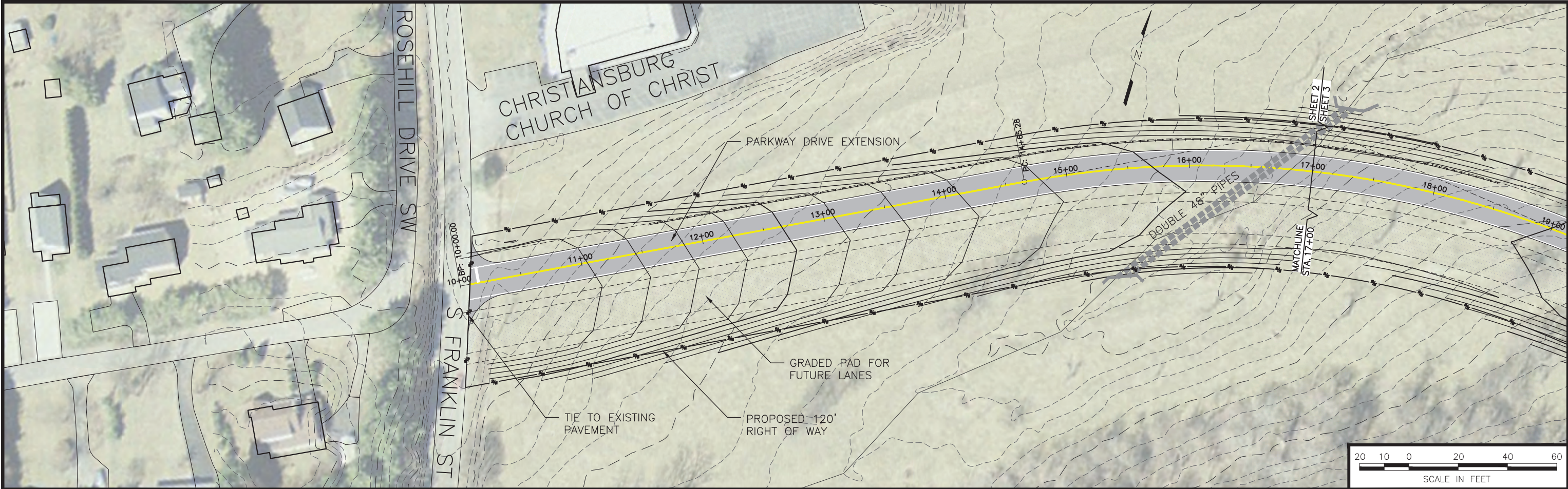
PARKWAY DRIVE EXTENSION  
CHRISTIANSBURG, VA

VICINITY MAP

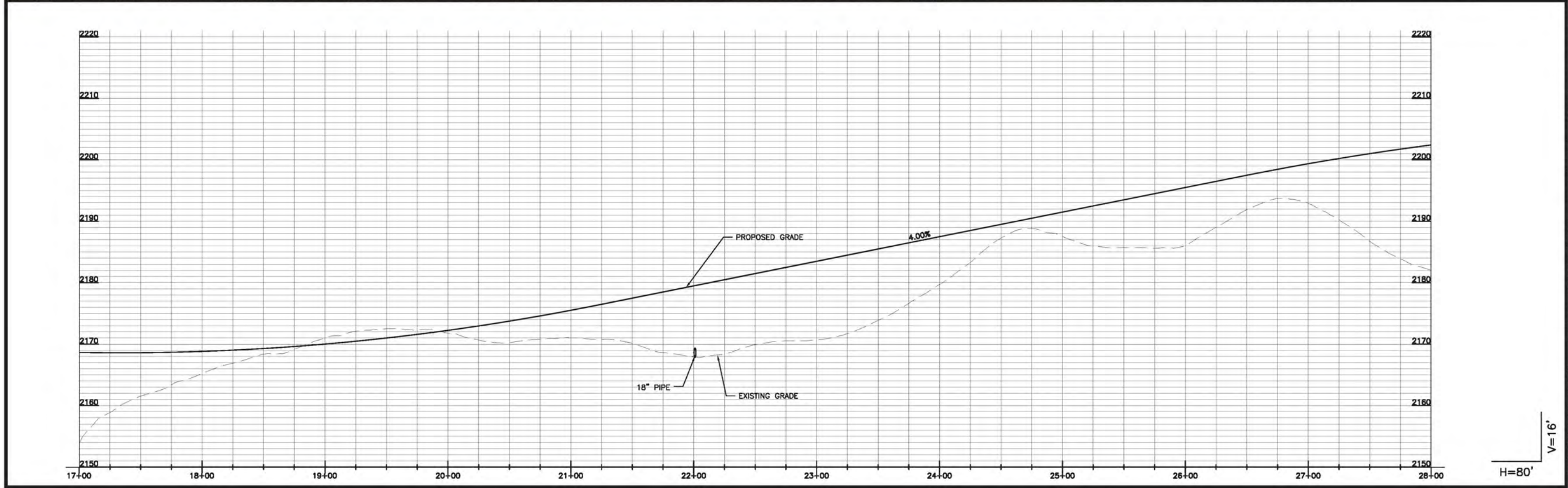
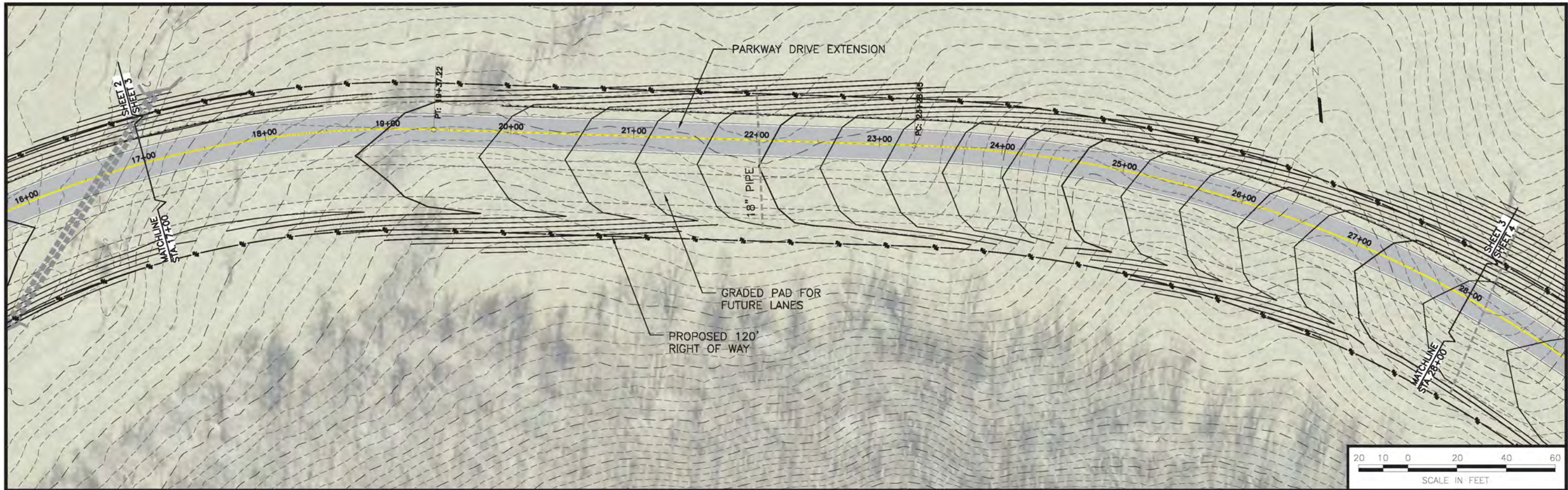


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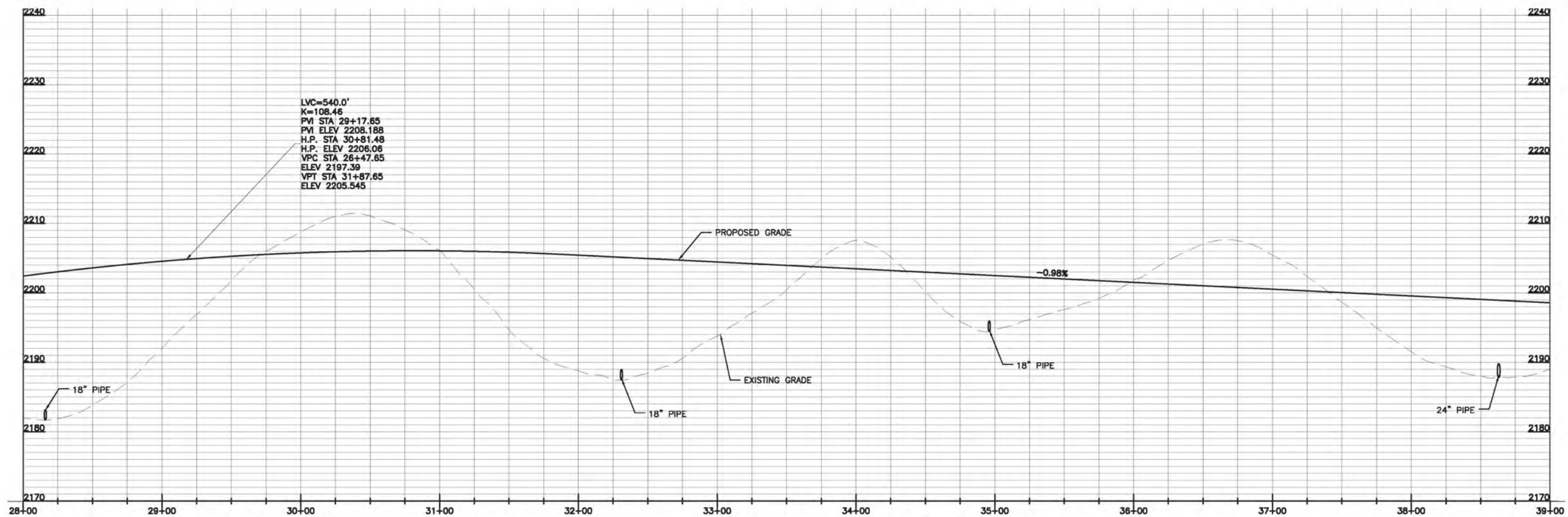
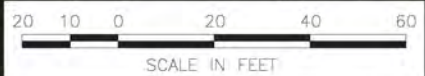
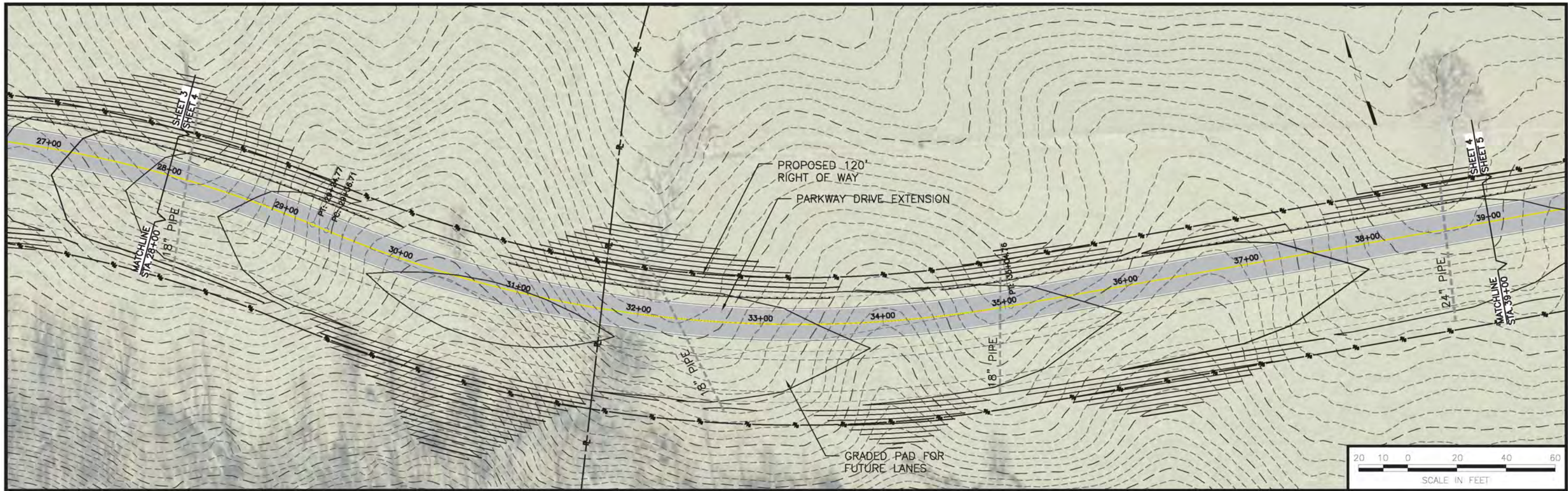






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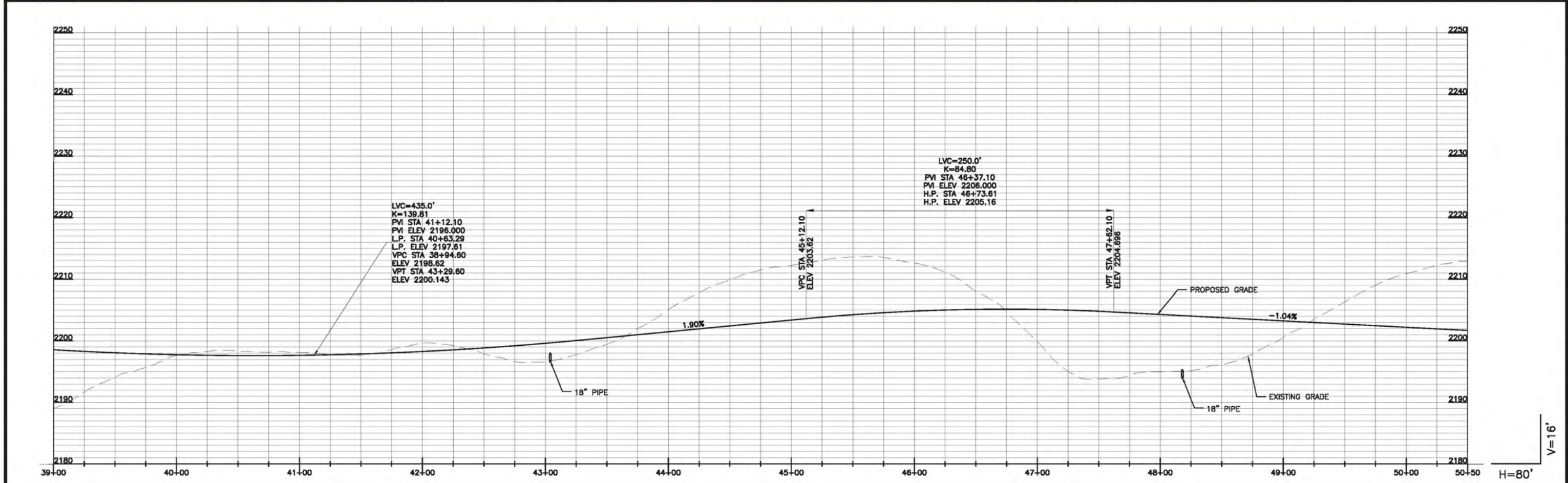
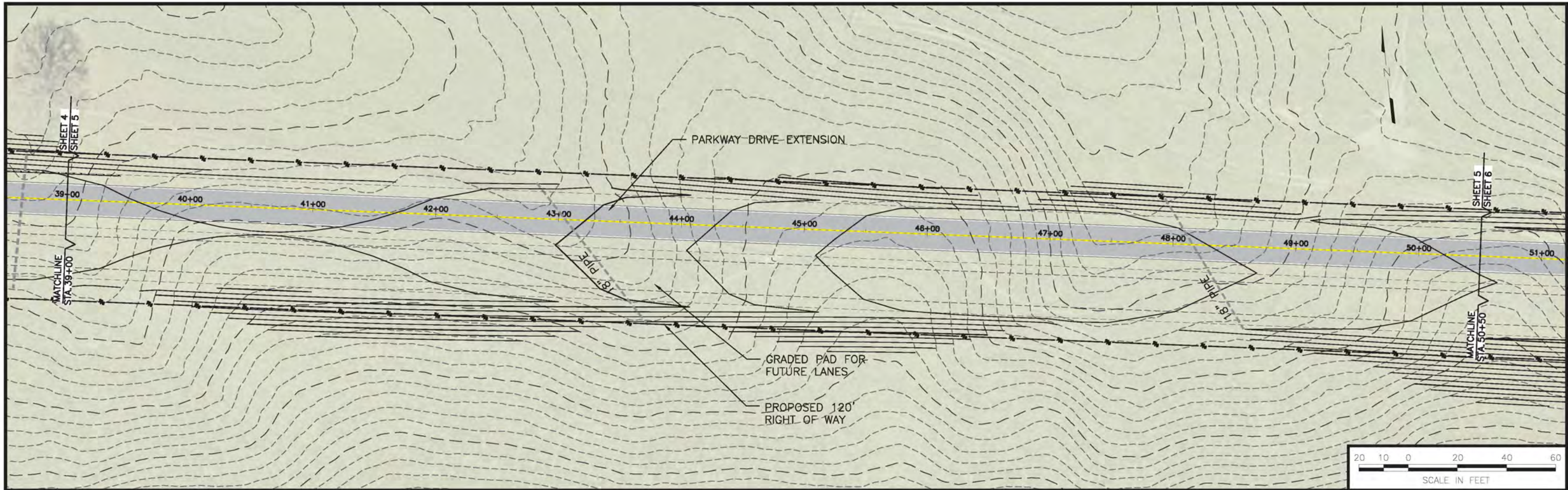




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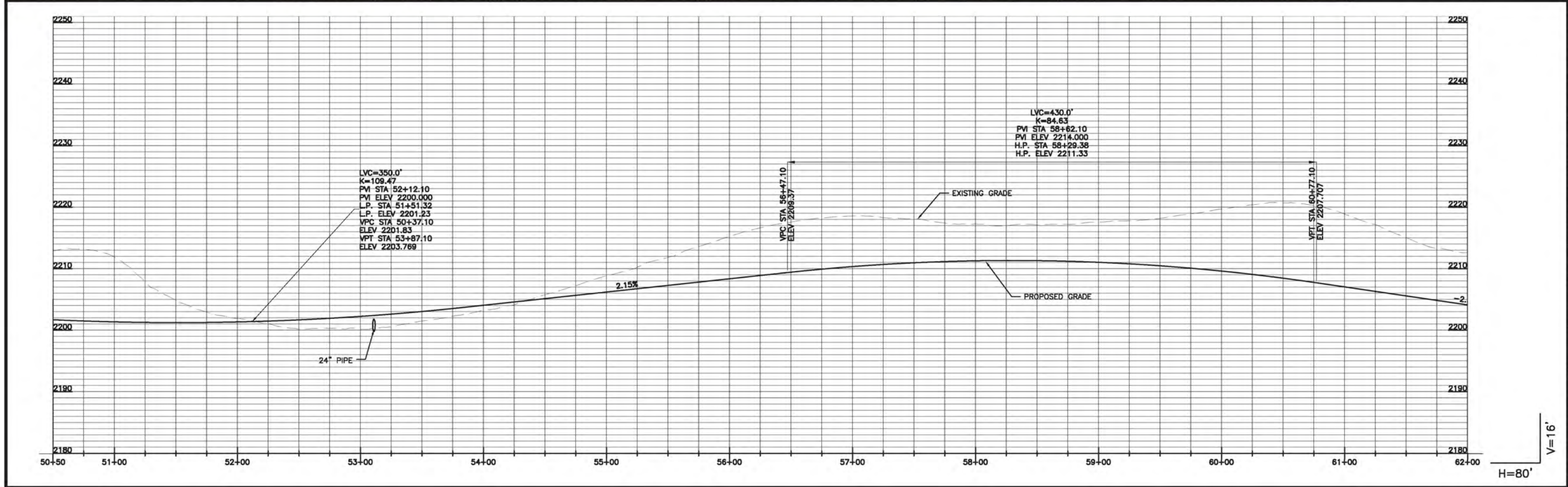
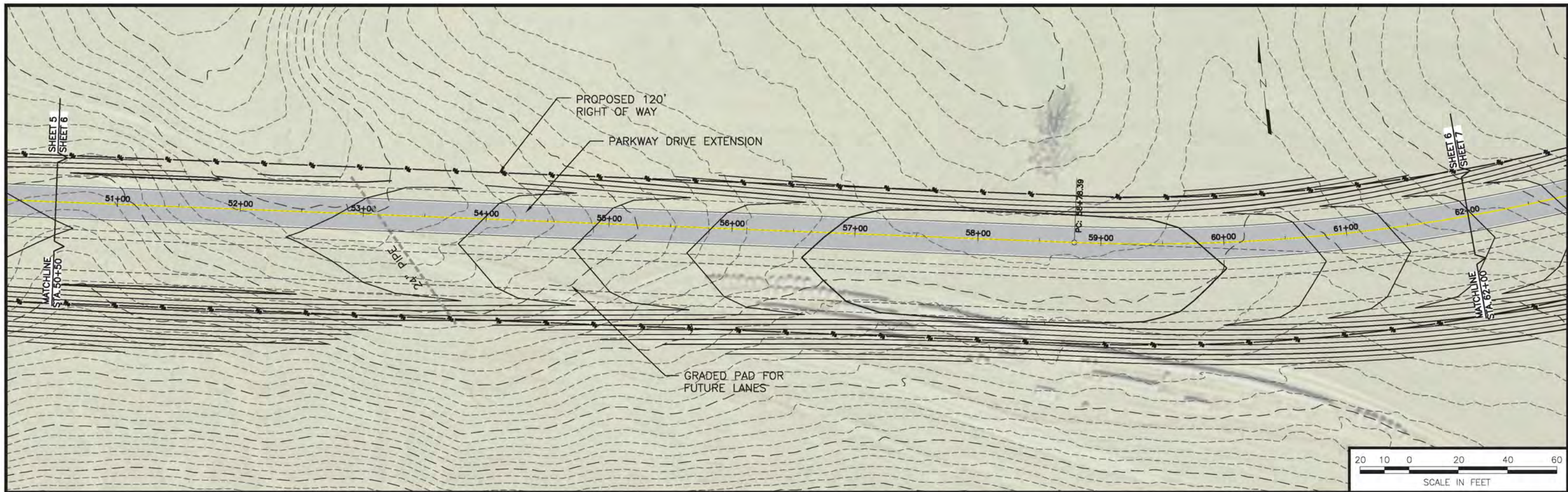
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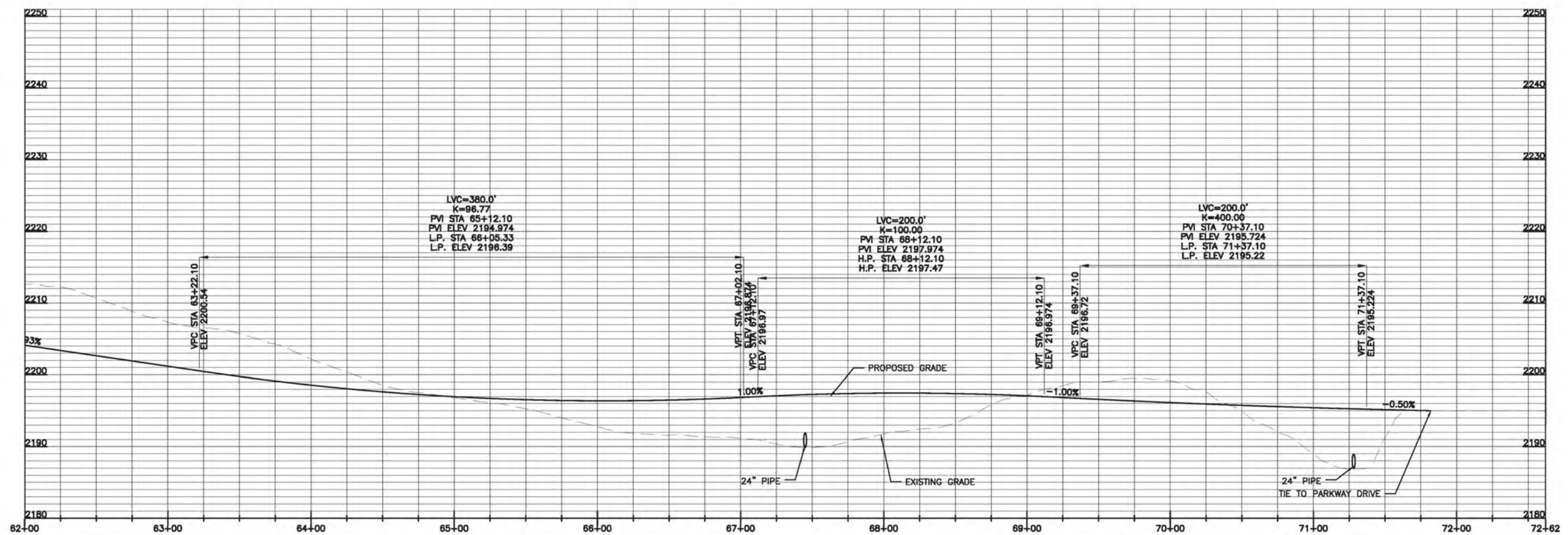
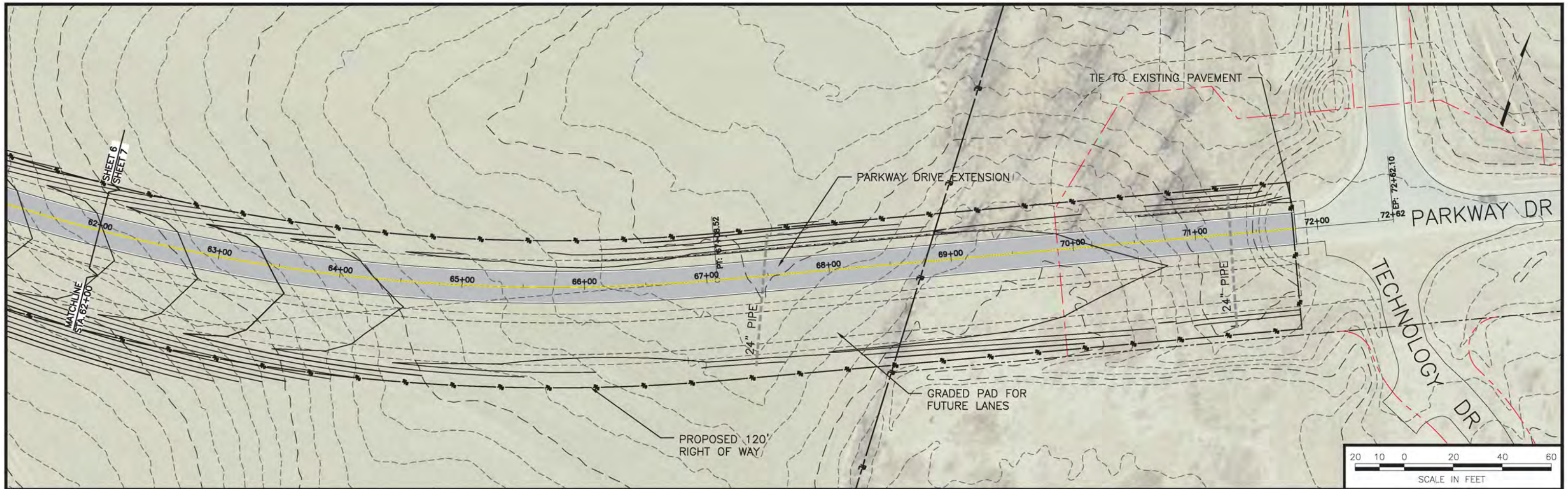


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FIELD 3

FIELD 2

FIELD 1

MEADOW

SPLASH PAD

MEADOW

SMALL PAVILION

SAND VOLLEYBALL FACILITY  
STORMWATER POND

COMMERCIAL OUT PARCEL 2  
≈2.5 ACRES

COMMERCIAL OUT PARCEL 1  
≈2.5 ACRES

STORMWATER POND

Norfolk Southern R/W

approximate billboard location

EXISTING GAS LINE EASEMENT

FIELD CONNECTOR ROAD



## **FutureLaw, L.L.C.**

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August 3, 2017

Andrew Warren  
Planning Director/Zoning Administrator  
Town of Christiansburg  
100 E. Main St.  
Christiansburg, VA 24073

Re: Proposed Amendment to Sign Ordinance Revisions Under Consideration  
(the "Proposed Amendment")

Dear Andrew:

This letter confirms that we represent Lamar Advertising Company ("Lamar"). We appreciate the opportunity to discuss the Proposed Amendment with the Planning Commission this past Monday night, July 31, 2017, and previously with the Development Committee of the Planning Commission (the "Development Committee") on Monday night, July 24. We value the input from the members of the Planning Commission and the Development Committee and have further revised our proposed language to address concerns of the Planning Commission raised in those discussions. We also appreciate the investment of time by Staff in working to build consensus on the Sign Ordinance Revisions.

By way of background, Lamar owns two existing outdoor advertising signs (the "Signs") in the Town of Christiansburg (the "Town"). A few years ago, the Town constructed a pedestrian bridge which substantially impaired the visibility of the advertisements on the sign faces of the Signs (the "Problem") to motorists traveling on Pepper's Ferry Road. Instead of pursuing litigation against the Town, Lamar raised the Problem with the previous Planning Director with a request that it be addressed as part of a future sign ordinance revision. This is the first revision of the sign ordinance since the construction of the pedestrian bridge.

I am enclosing an updated version of the Proposed Amendment to Sec. 42-708 (v3) which would resolve the Problem, while at the same time address concerns raised by the Planning Commission. The language of the Proposed Amendment is more precise and is limited simply to allowing Lamar to increase the height of the poles on the Signs to the

## **FutureLaw, L.L.C.**

Andrew Warren  
Planning Director/Zoning Administrator  
Town of Christiansburg  
August 3, 2017  
Page 2

height permitted for off-premise signs in business and industrial zoning districts, which is 35 feet. The current height of the Signs is 21 feet. In order for the advertisements on the Signs to be visible to motorists traveling on Pepper's Ferry Road like they were before the construction of the pedestrian bridge, the poles on the Signs would need to be increased in height by 14 feet. Each of the other provisions of Sec. 42-708 relating to nonconforming signs would be applicable.

I am enclosing some updated photos which help to demonstrate the situation and the resolution of the Problem. The enclosed photos are as follows:

Photo #1 View of Mock-Up Sign at height of 35 feet from a motor vehicle at stoplight.

Photo #2 View of Mock-Up Sign at height of 35 feet from a motor vehicle closer to Sign.

Photo #3 View of Mock-Up Sign at height of 35 feet from a motor vehicle approaching pedestrian bridge.

Photo # 4. View of existing Signs from back of Signs.

Photo #5. View from existing Signs looking across the railroad tracks towards the Town's property intended for an active park.

Photo #6. Aerial photo showing the existing Signs.

I will appear before the Town Council at its meeting on Tuesday, August 8 to offer comments in support of this request and to answer any questions members of Council may have. I will also appear before the Planning Commission on Monday, August 14 in Work Session to hopefully build consensus on the approach of v3 of the Proposed Amendment and to request favorable consideration of the Proposed Amendment by the Commission in its Regular Session.

**FutureLaw, L.L.C.**

Andrew Warren  
Planning Director/Zoning Administrator  
Town of Christiansburg  
August 3, 2017  
Page 3

I would appreciate you including this letter, the Proposed Amendment and the photos in the package to the Town Council and the Planning Commission.

Thank you and with warm regards, I am,

Very truly yours,

A handwritten signature in black ink, appearing to read 'JG Dicks', written over the printed name.

John G. "Chip" Dicks

Cc: Lamar Advertising Company

Proposed Amendments to Sec 42-708

V3

**Sec. 42-708. - Nonconforming signs.**

(d) No nonconforming sign shall be moved for any distance on the same lot or to any other lot unless such change in location will make the sign conform in all respects to the provisions of this article, except if the construction of a public bridge structure has impaired the visibility of the sign faces of a nonconforming outdoor advertising sign existing as of the date of the adoption of this ordinance, upon approval an application for a sign permit under Sec. 42-703, the sign poles of any such sign may be increased in height only to the extent that such sign does not exceed the maximum height permitted in the B-3 zoning district under Sec. 42-710. Such sign shall comply with each of the provisions of this section.



Photo # 1



Photo #2





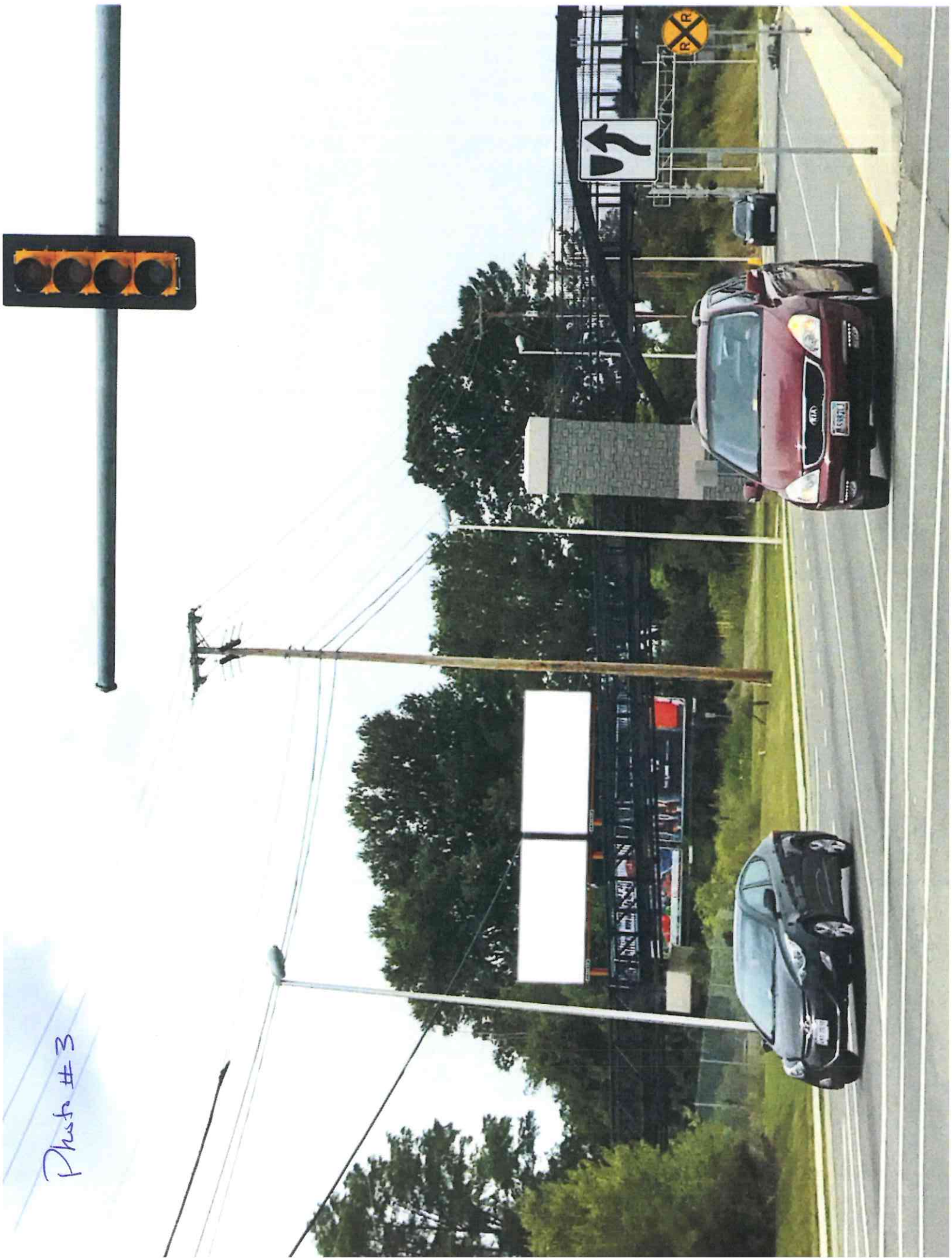


Photo #3





Photo #4

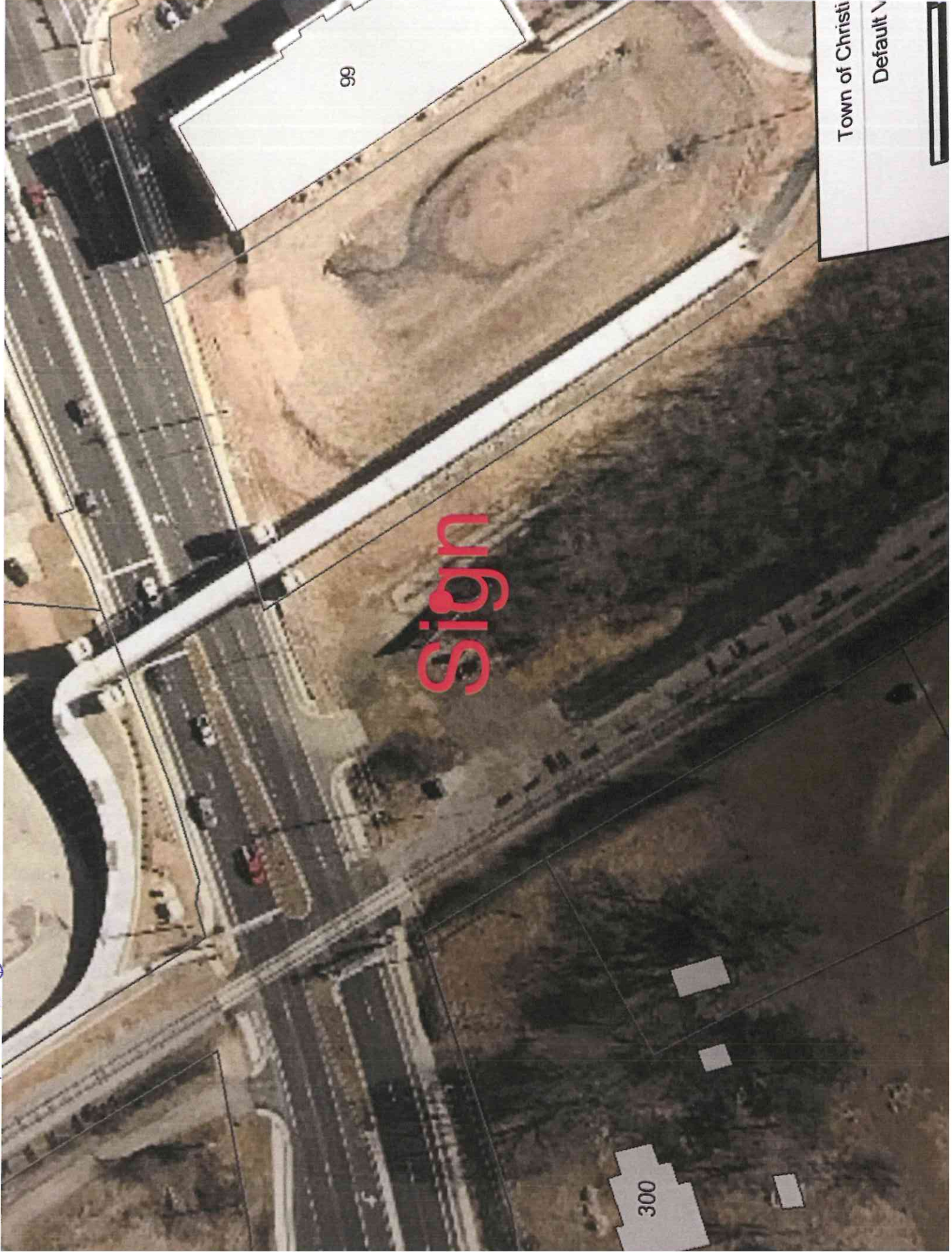


Photo#5





Photo # 6



99

300

Town of Christi  
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