



AGENDA

REGULAR MEETING OF TOWN COUNCIL
CHRISTIANSBURG TOWN HALL
100 EAST MAIN STREET
AUGUST 22, 2017 – 7:00 P.M.

REGULAR MEETING

I. CALL TO ORDER

- A. Moment of Reflection
- B. Pledge of Allegiance

II. ADJUSTMENT OF THE AGENDA

III. PUBLIC HEARINGS

- A. [The 2017 Community Development Block Grant Annual Action Plan.](#)
- B. [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.](#)

IV. CONSENT AGENDA

- A. [Meeting Minutes of August 8, 2017.](#)
- B. [Monthly Bills.](#)
- C. [Purchase Contracts:](#)
 - [Virginia Public Works Equipment Company Vac Truck- Vactor2100 plus 2018 Freightliner \\$399,929.](#)
 - [National Auto Fleet Group 2 2018 freightliner tandem axle trucks \\$ 217,242.](#)
 - [National Auto Fleet Group 1 2018 freightliner tandem axle trucks \\$ 117,424.](#)
- D. [Route 114 Right-of-Way, Easements and Stormwater Management Basin Conveyance](#)

V. CITIZEN COMMENTS

VI. INTRODUCTIONS AND PRESENTATIONS

- A. Introduction of New Employees:
 1. Micheal Huesman, Public Works Supervisor
 - Evan Phillips, Right-of-Way Maintenance Worker
 2. John Kirtner, Public Works Supervisor
 - Taylor Gilbert, Equipment Operator I

VII. COMMITTEE REPORTS

VIII. DISCUSSION AND ACTION BY MAYOR AND COUNCIL

- A. Conditional Use Permit request by Ashley Jones, New River Barbell and Fitness, agent for Kevin Carter, for a private recreational facility (gym) at 492 Reading Road, S.E., Unit C in the I-2 General Industrial District. The Public Hearing was held July 25, 2017.
- B. 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. The Public Hearing was held August 8, 2017.
- C. Contingent on the above ordinance, proposed ordinance amending Chapter 4 -- Advertising related to striking signage regulations in this chapter and moving regulations to Chapter 42 -- Zoning.
- D. The 2017 Community Development Block Grant Annual Action Plan.
- E. Reappointment of Al Bowman as at-large member of the Virginia Tech/Montgomery Regional Airport Authority Board. The term runs from September 1, 2017 to August 31, 2021.
- F. Reappointment of Richard Ballengee as primary appointee and Steve Huppert as alternate to the New River Valley Agency on Aging. The term will run from October 1, 2017 through September 30, 2018.
- G. Resolution Supporting the Amendment of Chapter 638 of Virginia Acts of Assembly Relating to the New River Valley Emergency Communications Regional Authority.
- H. Regulations regarding assemblies (Huppert).

IX. STAFF REPORTS

- A. Town Manager
- B. Town Attorney
- C. Other Staff

X. COUNCIL REPORTS

XI. ADJOURNMENT

- A. Closed Meeting:
 - 1. Request for a Closed meeting in accordance with Code of Virginia § 2.2-3711(3). 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 Closed Meeting pertains to discussions regarding potential acquisition of recreational property in Montgomery County
 - 2. Reconvene in Open Meeting.
 - 3. Certification.
 - 4. Council action on the matter.

The next regular Town Council meeting will be held at Christiansburg Town Hall on Tuesday, September 12, 2017 at 7:00 P.M.



**TOWN OF CHRISTIANSBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:
PUBLIC HEARING

Meeting Date:
August 22, 2017

ITEM TITLE:
2017 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL REPORT

DESCRIPTION:
Below is the link to the draft Community Development Block Grant 2017 Annual Action Plan.

POTENTIAL ACTION:
Hold Public Hearing.

DEPARTMENT:
Planning

PRESENTERS:
Andrew Warren, Planning Director

Information Provided:
Draft Annual Report



Town of Christiansburg

2017

Community Development Block Group

Annual Action Plan

Presented to
U.S. Department of Housing and Urban Development

CITIZEN COMMENT PERIOD
AUGUST 9, 2017 – August 23, 2017

DRAFT

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2017 Annual Action Plan for the Town of Christiansburg outlines the activities that will be undertaken during the 2017 program year using Federal funds granted to the Town of Christiansburg by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG). Programs and activities described in this plan are continued from prior program years. All programs and activities are intended to benefit low-income and moderate-income residents of the Town of Christiansburg, neighborhoods with high concentrations of low-income and moderate-income residents, and the Town as a whole.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Objectives:

- Ongoing development of new public infrastructure and upgrading portions of infrastructure to enhance the quality of life for citizens in the Low to Moderate Income Block Groups.

Outcomes:

- Providing usable sidewalks will provide connectivity for low to moderate income residents within the Town. Various residential areas lie adjacent to businesses, agencies that provide services, local transit and government offices. By providing the necessary links between the neighborhoods and the commercial area, an improved transportation network will be achieved.
- Rehabilitating drainage, water and sewer systems that lay under the sidewalk areas provides a better quality of life as some of these lines have never been upgraded or improved.

Accomplishments:

- Existing sidewalks have been improved to comply with ADA standards in the project area along East Main Street, Roanoke Street and Park Street.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The Town of Christiansburg 2010-2015 Consolidated Plan and now the Town of Christiansburg 2015-2020 Consolidated Plan focuses on the redevelopment of sidewalks and infrastructure in an LMI area. With the increased connectivity, staff has visibly seen frequent use of the sidewalks. Additionally, through outreach programs for other Town projects, the citizens have indicated they need connectivity to services.

Existing sidewalks have been improved to comply with ADA standards in the project area along East Main Street, Roanoke Street and Park Street. Approximately 639 feet of new sidewalk has been installed and 2,040 feet of existing sidewalk has been improved.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Annual Action Plan is available for the public review and is available on the Town's Web Site. The availability of the plan and the Town Council public hearing is also advertised in a local newspaper, The News Messenger. Staff is available to discuss the goals of the CDBG program at anytime. Most of the citizen comments have been directly related to the construction project of the drainage and sidewalk improvements along Park Street and the citizen's home or property.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments have been received to date.

6. Summary of comments or views not accepted and the reasons for not accepting them

Not Applicable

7. Summary

The Town of Christiansburg will add portions of the public infrastructure, including sidewalks, to enhance the quality of life for citizens in the Low to Moderate Income Block Groups. To facilitate the development, funds will be utilized from the Department of Housing and Urban Development's Community Development Block Grant Program. The goals and objectives of the approved Consolidated

Action Plan serve as representation of the Citizen's and Town Council's vision for the development of the community and its future. As stated in the Town of Christiansburg's Destination 2022 and 2013 Comprehensive Plan, the intention of the Town Council for future development is to provide connectivity to public places. The goal of this Annual Action Plan furthers the goals of the 2015-2020 Consolidated Plan to provide connectivity for LMI residents.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	CHRISTIANSBURG	
CDBG Administrator		Planning Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

Christiansburg's Planning Department is the lead agency overseeing the development of the Consolidated Plan and is responsible for coordinating with area organizations, citizens and other interested parties. The staff of this department consists of a Planning Director/Zoning Administrator and two Planners. The Planning Director reports directly to the Town Manager and coordinates overall project goals with the Town Manager's Office.

In addition to overseeing the development of the plan, the Town of Christiansburg will coordinate the sidewalk construction and any other infrastructure improvements through the Public Works, Engineering, and Finance Departments. The Engineering Department acts as the lead for the specifics and implementation of construction projects.

Consolidated Plan Public Contact Information

Andrew Warren, Planning Director/Zoning Administrator

Town of Christiansburg

awarren@christiansburg.org

(540) 382-6120 x 1130

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Services for extremely low to moderate income families can be obtained from various organizations within the Town of Christiansburg, Montgomery County and throughout the New River Valley. These organizations can assist with housing needs, utility payments and other emergency assistance needs for a wide range of populations.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

In addition to citizen solicitation, staff gathered information and assistance from the following organizations:

Town Managers Office

Parks and Recreation Department

Montgomery County Health Dept.

Department of Social Services

New River Valley Regional Commission

Community Housing Partners

New River Community Action

New River Family Shelter

NRV Community Services

Women's Resource Center

These participants served an important role in the development of the Consolidated Plan and continue to play an important role in consideration of need from a year to year basis. Each organization provides information from their staff and/or web pages to all interested parties. The data collected from these organizations and individuals was analyzed and developed into a series of housing and community development strategies.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

A comprehensive continuum of care system is necessary to effectively address homeless needs. This system must provide three basic components. First, there must be an immediate alternative to being unsheltered including not only emergency shelter, but an assessment of an individual's or family's needs. Second, there is a need for transitional housing and rehabilitative services. This aspect of the system should include services such as substance abuse treatment, interim mental health services, training in independent living skills, and many others dependent upon the individual needs. The final step is permanent housing that includes permanent supportive housing arrangements.

Homeless individuals and families will not necessarily need access to all of the above components, but this coordinated system is critical as an overall effort to overcome homelessness. In addition, there must be a strong homeless prevention strategy to ensure increasing numbers of homeless does not overwhelm the above system. In fact, prevention of homelessness, by stabilizing precarious housing arrangements, is significantly less costly than providing emergency shelter and food.

Though limited by local funding and dependent upon State and Federal Grant Assistance for many of our local endeavors, homelessness is a problem we would like to eliminate in our region. The Town of Christiansburg recognizes the need to assist low and moderate income households in danger of becoming homeless, and is committed to assisting those families by continued support of local agencies, the regional Housing Partnership, Continuum of Care and HOME Consortium.

Since the Town of Christiansburg does not have social service programs to directly assist the homeless, we are fortunate to have New River Community Action, a local agency that administers the Homeless Intervention Program (HIP) for the region. The HIP program prevents the displacement of low and moderate-income households who are in danger of becoming homeless, assists those who are homeless to secure permanent housing, and assists individuals to regain self-sufficiency. The program provides no interest loans for mortgages and deposit assistance, as well as rent-payment grants to eligible people in the New River Valley. Not only does New River Community Action administer the HIP program, but the agency has also taken the lead to develop a Homeless Prevention Plan for the New River Valley. Many religious institutions and the regional community services organization have combined to create a "thermal shelter" during the coldest months to house homeless men in the New River Valley.

The Town of Christiansburg will generally support applications for related programs and resources to assist in the prevention of homelessness from eligible non-profit organizations and other groups. When the Town is also an eligible applicant, it will seek to coordinate any application with other relevant organizations so program benefits will be delivered to citizens as effectively and seamlessly as possible.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Town of Christiansburg is not a recipient of ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	NEW RIVER COMMUNITY ACTION
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In late 2013, New River Community Action reached out to local governments and the New River Valley Regional Commission to develop a homeless prevention plan. Since that solicitation, NRCA has held regular meetings to develop the plan. As part of the planning process, New River Community Action has assisted with the annual Point in Time survey for the Continuum of Care. While the plan is not completed, the goal is to provide local governments with a plan as a resource to prevent homelessness. This agency and area religious institutions have taken steps to implementing a thermal shelter program for homeless men which provides long-term social services and placement services at that time. The localities and interested organizations continue to collaborate and share information through the New River Housing Partnership.

2	Agency/Group/Organization	New River Valley Community Services
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	New River Valley Community Services is the public provider of behavioral health services to residents of the New River Valley. NRVCS offers community-based programs for both children and adults who are living with mental illness, developmental disabilities and/or substance use disorders. It is recognized these all have the ability to contribute to homelessness.

Identify any Agency Types not consulted and provide rationale for not consulting

None identified.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	New River Community Action	

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The Town of Christiansburg works closely with regional partners for planning purposes. The New River Valley Housing Partnership is a valuable coordination resource in these regional efforts. The New River Valley Regional Commission provides the most valuable resource as they coordinate planning for the region as a whole.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The 2017 Action Plan is available for review for the modified 14 day review. To ensure the public is fully informed of the process and given every opportunity to provide comment and input, print copies were available at the Christiansburg Public Library, located at 125 Sheltman Street, during the review process. Additional copies can be obtained from the Christiansburg Planning Department, located at the Christiansburg Town Hall, 100 E. Main Street or on the Town's website at www.christiansburg.org. The Town of Christiansburg advertises the public review process in a local newspaper and on the Town's website. The Town also uses its social media outlets to promote citizen participation. Public input will be requested at a Town Council public hearing to solicit additional comments. Citizens unable to attend the public input meeting are invited to offer comments and suggestions to the Planning staff either by telephone, mail or email.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Persons with disabilities Non-targeted/broad community				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				
3	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The Town of Christiansburg has made great strides in FY 2016 to complete the infrastructure work on Park Street. The work continues and this year's funding will assist in completing the project.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	111,683	0	138,876	250,559	200,000	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HUD CDBG funds will be leveraged with state transportation funds. A separate application to the Virginia Department of Transportation (VDOT) has secured revenue sharing for funding sources for the current phase of drainage and sidewalk improvements along Park Street. The Town will contribute approximately a third of the funding needed for this phase of sidewalk.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastruture	2015	2020	Non-Housing Community Development Public Improvements and Infrastructure			CDBG: \$89,346	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 3925 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Infrastruture
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The 2017 Annual Action Plan for the Town of Christiansburg outlines the activities that will be undertaken during the 2017 program year using Federal funds granted to the Town of Christiansburg by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG). Programs and activities described in this plan are continued from prior program years. All programs and activities are intended to benefit low-income and moderate-income residents of the Town of Christiansburg, neighborhoods with high concentrations of low-income and moderate-income residents, and the Town as a whole.

Objectives:

- Ongoing development of new public infrastructure and upgrading portions of infrastructure to enhance the quality of life for citizens in the Low to Moderate Income Block Groups.

Outcomes:

- Providing usable sidewalks will provide connectivity for low to moderate income residents within Town. Various residential areas lie adjacent to businesses, agencies that provide services, local transit and government offices. By providing the necessary links between the neighborhoods and the commercial area, an improved transportation network will be achieved.
- Rehabilitating drainage, water and sewer systems that lay under the sidewalk areas provides a better quality of life as some of these lines have never been upgraded or improved.

Accomplishments:

- Existing sidewalks have been improved to comply with ADA standards in the project area along East Main Street, Roanoke Street and Park Street.

Projects

#	Project Name
1	Park Street Infrastructure
2	Administrative Costs

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved

needs

The primary reason for this allocation priority is to accomplish more infrastructure improvements in the Town's Low to Mod Income communities.

AP-38 Project Summary

Project Summary Information

1	Project Name	Park Street Infrastructure
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Rehabilitating improvements and infrastructure
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Administrative Costs
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Admin expenses for CDBG funding including but not limited to advertisements of public input for projects and mailing fees.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Town of Christiansburg's Park District consists of a mixture of older single family homes and rental units. The Park District is also home to lower income residents. The boundary of the Park District is Roanoke Street (U.S. Routes 11 and 460), Depot Street, N.E. and East Main Street. Park Street (which the area is named for), runs parallel to Roanoke Street, transects the Park District. Roanoke Street serves as a major connector to area shopping, medical offices and municipal buildings such as Christiansburg Town Hall, Montgomery County Courthouse and Health Department.

The Town of Christiansburg's Park District is home to lower income residents that require access to area shopping, medical offices and other businesses. A portion of Park Street and Roanoke Street do provide sidewalks; however, there is a need to fill in areas that do not have sidewalks. Christiansburg's Staff witnesses residents walking on the grassy shoulders to arrive at various destinations along Park Street from their residences within the Park District. Christiansburg intends to allot a minimum of 80% of the CDBG allocation to continue sidewalk construction, plus the rehabilitation of infrastructure along portions of Park Street and Depot Street, N.E. In order to install new sidewalks, the drainage infrastructure will need to be improved. The remaining 20% will be allocated for administrative costs, if those costs should need funding.

Geographic Distribution

Target Area	Percentage of Funds
Park Street District	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The priorities were established based on the needs of the eligible jurisdictional area so it is limited with how the CDBG dollars are allocated within the Town.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Town of Christiansburg will strive to maintain and increase the supply of affordable, sound housing through planning processes promoting affordable housing such reviewing the Town's Zoning Ordinance and Comprehensive Plan.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Due to limited funding through HUD's CDBG Program, the Town of Christiansburg will not be addressing affordable housing needs with CDBG allocations.

AP-60 Public Housing – 91.220(h)

Introduction

Due to limited funding through HUD's CDBG Program, the Town of Christiansburg will not be addressing public housing with CDBG allocations.

Actions planned during the next year to address the needs to public housing

Due to limited funding through HUD's CDBG Program, the Town of Christiansburg will not be addressing public housing with CDBG allocations.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Due to limited funding through HUD's CDBG Program, the Town of Christiansburg will not be addressing public housing with CDBG allocations.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

This area is not served by a PHA, therefore this is not applicable for the Town of Christiansburg's 2016 Annual Action Plan.

Discussion

Even though public housing is not funded through the CDBG program, the Town of Christiansburg will strive to maintain and increase the supply of affordable, sound housing through planning processes promoting affordable housing by reviewing the Town's Zoning Ordinance and Comprehensive Plan.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Town of Christiansburg recognizes the need to assist low to moderate income households in danger of becoming homeless, and is committed to assisting those families by continued support of local agencies, the regional Housing Partnership , Continuum of Care and HOME Consortium. The Town of Christiansburg has taken an active role in a regional committee to end homelessness and will continue to provide staff support.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Town of Christiansburg will generally support applications for related programs and resources to assist in the prevention of homelessness from eligible non-profit organizations and other groups. When the Town is also an eligible applicant, it will coordinate any application with other relevant organizations so program benefits will be delivered to citizens as effectively and seamlessly as possible. No CDBG funding will assist these efforts.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Town of Christiansburg will generally support applications for related programs and resources to assist in the prevention of homelessness from eligible non-profit organizations and other groups. When the Town is also an eligible applicant, it will coordinate any application with other relevant organizations so program benefits will be delivered to citizens as effectively and seamlessly as possible. No CDBG funding will assist these efforts.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Town of Christiansburg will generally support applications for related programs and resources to assist in the prevention of homelessness from eligible non-profit organizations and other groups. When the Town is also an eligible applicant, it will coordinate any application with other relevant organizations so program benefits will be delivered to citizens as effectively and seamlessly as possible. No CDBG

funding will assist these efforts.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Town of Christiansburg will generally support applications for related programs and resources to assist in the prevention of homelessness from eligible non-profit organizations and other groups. When the Town is also an eligible applicant, it will coordinate any application with other relevant organizations so program benefits will be delivered to citizens as effectively and seamlessly as possible. No CDBG funding will assist these efforts.

Discussion

As noted above, funding is not available for these activities due to the limited available monies.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Removal of barriers to affordable housing must be done with a full analysis of potential ramifications. In this regard, the Town's Zoning Ordinance will be continued to be amended to protect and strengthen residential districts. The Town's Comprehensive Plan was adopted in 2013 and as part of the continued process. Christiansburg's current zoning and regulations continue to be closely examined to ensure compatibility with the promotion of affordable housing opportunities.

In addition, Christiansburg has continued to support and participate with the New River Valley Housing Partnership as it examines opportunities in the areas of Continuum of Care and the HOME Consortium.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

No actions have been identified to date.

Discussion:

The Town's current zoning ordinance provides flexibility in the Park District to allow different housing types and has standards conducive to permitting different size lots and homes. Staff believes has assisted in providing a variety of housing options at different pricing levels to its residents.

AP-85 Other Actions – 91.220(k)

Introduction:

With limited CDBG resources and no HOME funded activities designated for the Town of Christiansburg, no other actions will be taken beyond the program goals for FY 2017.

Actions planned to address obstacles to meeting underserved needs

The Town strives in many ways to meet underserved needs. For example, the Town provides a bus service that has been successful in addressing transportation issues of our Low to Mod income communities. The Town is working with the service provider to see how routes and timing could assist even more individuals.

Actions planned to foster and maintain affordable housing

The Town is supportive in most instances of private and public efforts to provided affordable housing and the educating citizens on finding affordable housing. No other actions will be taken beyond the program goals for FY 2017 as part of the CDBG program.

Actions planned to reduce lead-based paint hazards

Beyond education and guidance provided by the Town's Building Department, no other actions will be taken beyond the program goals for FY 2017 as part of the CDBG program.

Actions planned to reduce the number of poverty-level families

No other actions will be taken beyond the program goals for FY 2017 as part of the CDBG program.

Actions planned to develop institutional structure

No other actions will be taken beyond the program goals for FY 2017 as part of the CDBG program.

Actions planned to enhance coordination between public and private housing and social service agencies

No other actions will be taken. Town Staff is always open to conversations with area agencies and moving toward possibly supporting or implementing new programs in future years.

Discussion:

While other opportunities to address important issues such as the ones listed above are not available this year, Staff is committed to possibly supporting efforts in the future. It is important to complete the infrastructure goals that have been set out as a priority for almost 10 years, before reevaluating a shift in CDBG program goals.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The Town of Christiansburg will continue to strive to complete the sidewalk project set forth in the Consolidated Plan. The sidewalk project has been listed as the highest priority for the Goals and Objectives. Additional improvements to drainage, water and sewer infrastructure are included in this project list. These infrastructures have not needed attention at this time.

Over 55% of the residents of the Census Block Group 020800-02 are low-moderate income persons. These residents have direct access to the new sidewalks and rehabilitated sidewalks. Rehabilitating sidewalks and installing new sidewalks will encourage a walkable community providing access to public transportation, grocery stores, doctor's offices including a free clinic and municipal buildings.

While the Town has focused on needed infrastructure in the Park Street District to serve its low to moderate income residents, the Town is interested in future years to explore other ways to leverage funds to assist its low to moderate income population--and the community as a whole.



**TOWN OF CHRISTIANSBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:
PUBLIC HEARING

Meeting Date:
August 22, 2017

ITEM TITLE: 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

DESCRIPTION:
The request is to rezone the property from the A Agricultural District to the I-2 General Industrial District. 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 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, advertising and notification of additional adjacent property owners was required and the Planning Commission re-heard the request.

Planning Commission recommended approval by a vote of 8 to 0 at its August 14th meeting. The applicant committed to two proffers during the meeting and Planning Commission recommended the applicant finalize its proffer statement prior to Council. The first proffer discussed was to provide a 200 foot buffer on the south side of the property and the second proffer discussed was to not provide industrially related traffic through Jones Street or Tanglewood Drive. Mr. Brian Hamilton of the EDA will be providing a proffer statement to Council.

POTENTIAL ACTION:
Hold Public Hearing.

DEPARTMENT:
Planning

PRESENTERS:
Andrew Warren, Planning Director

Information Provided:
Staff Report
<https://christiansburg.box.com/s/8fhpgosql0d95j8d9jfbybgv2rxnpi2>

Planning Commission Resolution dated August 14, 2017
<https://christiansburg.box.com/s/0akkpvlhr4pbmltba43cnzgqhhahv1e>

Draft Ordinance
<https://christiansburg.box.com/s/g3b8x26ai2cd9onnmvj8yfdhe0q2wyty>

**CHRISTIANSBURG TOWN COUNCIL
CHRISTIANSBURG, MONTGOMERY CO., VA.
REGULAR MEETING MINUTES
AUGUST 8, 2017 – 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 AUGUST 8, 2017 AT 7:00 P.M.

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

ADMINISTRATION PRESENT: Town Manager Randy Wingfield; Clerk of Council Michele Stipes; Town Attorney Theresa Fontana; Director of Public Relations Melissa Powell; Finance Director/Treasurer Val Tweedie; Director of Engineering Wayne Nelson; Planning Director Andrew Warren; Building Official Jerry Heinline; Police Chief Mark Sisson; Rescue Chief Joe Coyle.

I. CALL TO ORDER

- A. Moment of Reflection
- B. Pledge of Allegiance

II. ADJUSTMENT OF THE AGENDA

- 1. Request to add the reappointment of Al Bowman as an at-large member of the Virginia Tech/Montgomery Regional Airport Authority Board. The matter was added to item G under Discussions and Action by Mayor and Council Members.

III. PUBLIC HEARINGS

- 1. 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.

Planning Director Andrew Warren provided Council with a brief overview of the revisions to the sign ordinance, which were provided in the agenda packet. The goal of the proposed revisions was to bring the ordinance into compliance after a Supreme Court ruling that signage regulations should be content neutral, and a model ordinance was provided by the state and used by Town staff in working with the Planning Commission Development Subcommittee, the Montgomery County Chamber of Commerce, and several business/property owners, in drafting the proposed revisions. In addition, the working group adjusted regulations to allow more flexibility for businesses, and moved the ordinance to the zoning ordinance for ease in enforcement. Mr. Warren reviewed with Council the differences in sign regulations between zoning districts, and summarized efforts to streamline the ordinance by removing outdated and duplicate definitions and sections. Mr. Warren noted that the county registrar's office has been notified of pending changes. There were no public comments during the Planning Commission Public Hearing on July 17; however, Mr. Warren presented Council with comments from the business community regarding nonconforming signage, including a request to raise the height of two adjacent billboards on Peppers Ferry Road that are impeded by the Renna Knowles Bridge. Town Council expressed appreciation for the efforts of the working group in drafting the proposed ordinance amendment. Several Planning Commission members were present at the Public Hearing in support of the proposed amendment.

Chip Dicks of Future Law, representing Lamar Advertising Company, commended Town staff and the Planning Commission on the proposed sign ordinance amendment. He then addressed Council regarding the two billboard signs on Peppers Ferry Road, mentioned by Planning Director Warren, that had extremely limited visibility due to the Renna Knowles Bridge. The reduced visibility has affected the company's ability to rent

the sign spaces. Mr. Dicks noted that Lamar had raised these concerns during construction of the bridge, and he stressed that Lamar wanted to find a peaceful resolution to the situation, rather than taking adverse action through the courts. Lamar has brought the matter to the attention of the Town again for consideration during the revision process. Mr. Dicks stated that the bridge railings completely blocked visibility of the billboards, and Lamar is requesting it be allowed to raise the poles of the signs to 35 feet under the nonconforming use provisions. Mr. Dicks said he appreciated the provisions written into the ordinance that provided flexibility for businesses, and asked that the Town consider incorporating Lamar's request into the sign ordinance.

IV. CONSENT AGENDA

- A. Meeting Minutes of July 25, 2017.
- B. Schedule Public Hearing on September 26, 2017 for a Conditional Use Permit request for an electronic readerboard in the B-2, Central Business District at 190 North Franklin Street (Pizza Inn) by J. Stuart and Jill Arbuckle.
- C. Schedule Public Hearing on Tuesday, August 22, 2017 for the Community Development Block Grant Annual Action Plan.
- D. Approval of the contract and purchase of a new ambulance for the Rescue Squad.

Councilman Hall made a motion to approve items B, C, and D of the consent agenda, seconded by Councilman Collins. Council voted on the motion as follows: Bishop – Absent; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.

Councilman Showalter made a motion to approve the meeting minutes of July 25, 2017 as presented, seconded by Councilman Huppert. Council voted on the motion as follows: Bishop – Absent; Collins – Aye; Hall – Abstain (absent from July 25th meeting); Huppert – Aye; Showalter – Aye; Stipes – Aye.

VI. CITIZEN COMMENTS

- A. Dr. Sharon Scott, 40 Sapphire Avenue, addressed Council on behalf of the Montgomery County Chamber of Commerce regarding the chamber's efforts to bolster brick and mortar businesses by supporting legislation to begin charging Virginia sales tax for online purchases. Mrs. Scott talked about the amount of money spent by consumers annually in online shopping, and how that negatively impacted brick and mortar businesses through loss of revenue, and the state and its localities through loss of sales tax revenue. Council was provided information outlining the Chamber's proposal via email. The Chamber has sent the proposal to state legislators for consideration, and Mrs. Scott requested that Christiansburg support the effort by contacting local legislators. Mrs. Scott noted that the program has received the support of the New River Valley Regional Commission.
- B. Jonathon Taylor, 685 School Lane, addressed Council regarding ongoing storm water issues on School Lane. Using Google Maps, Mr. Taylor described to Council the flow of storm water from East Main Street onto School Lane, that flooded culverts and yards, and resulted in loss of personal property. Mr. Taylor said he brought the matter to the attention of the Town in 2014 and 2015, with no results, and he requested the Town review the problem again and determine a resolution.
- C. Chris Waltz of 1370 Rigby Street addressed Council with concerns regarding the ordinance amendment to Chapter 34 of the Town Code, in reference to interference with traffic by pedestrians, which was on the agenda for Council discussion and action. Mr. Waltz said he believed the proposed amendment, and the ordinance it replaced, to be unconstitutional by violating a person's rights under the First Amendment to the Constitution to assist an individual in need, with the exception of assisting with a disabled vehicle. Mr. Waltz reviewed the First Amendment in comparison with the proposed amendment and the current ordinance. Council was provided with a copy of the First Amendment, along with Scriptures addressing the treatment of those in need, as well as quotes by Council and others.

VII. INTRODUCTIONS AND PRESENTATIONS

1. Building Official Jerry Heinline to present on the blighted structures program.

Using PowerPoint, Mr. Heinline reported to Council on the twelve blighted structures that had been taken down, or were in the process of demolition, in 2017, the majority of which had been, or would be, demolished by the property owner. Mr. Heinline described the due process of the blighted structures program, and talked about the difficulties in addressing some of the properties, including a property with no living heirs, and the occasional need for vermin-control. Council was shown before and after photographs of the properties that had been demolished, and current photographs of properties scheduled for future demolition. Mr. Heinline noted that all the structures had been vacant for more than five years. Town Attorney Fontana reviewed with Council the process to place a lien on property in situations where the Town incurred, but was unable to re-coop, costs of demolition. Mr. Heinline stressed that the Town makes every effort to work with property owners, and to encourage repairs when possible. The blighted structures program is a new initiative that will be included in future budgets, according to Mr. Heinline. Council thanked Mr. Heinline for the update.

2. Engineering Director Wayne Nelson and Planning Director Andrew Warren to present on Huckleberry Trail extension.

Mr. Nelson reported on Phase III of the Huckleberry Trail extension that would run through Oak Tree Boulevard to North Franklin Street, along Christiansburg High School property, to Independence Boulevard. The extension would tie into Phase II D, which is currently under construction. Council was shown slides indicating various routes considered, and the route ultimately selected with the assistance of the school administration. Mr. Nelson explained the considerations in determining the appropriate route that included not interfering with future high school renovations and existing gas lines. Council discussed with Mr. Nelson considerations for improving pedestrian/vehicle safety in an area between the high school and Horne Funeral home, that included possibly eliminating an existing entrance onto high school property. Mr. Nelson also reported on the progress being made on the North Franklin Street upgrades that would complement the extension of the Huckleberry Trail to Independence Boulevard. Funding is in place for Phase III of the extension and bids are expected to go out before December 2017. The Town has received approval from Montgomery County School Board for the trail route along high school property to Independence Boulevard. Mr. Nelson said he has been working with Christiansburg Institute to plan for a trail head on CI property during the next trail expansion. Council thanked Mr. Nelson for the update.

VIII. COMMITTEE REPORTS

A. Finance Committee Report:

1. Policy regarding pay for Council meeting attendance.

Councilman Stipes reported that the Finance Committee was asked to consider a policy that would provide pay to Council members for attendance at various committee meetings. After studying the request, the Finance Committee recommended that no changes be made to any policy at this time in regards to payment to Council members for meeting attendance, noting that council committees were a part of Council duties, and that many community/regional committees/boards/authorities that Council members served on paid a stipend for attendance. Councilman Showalter noted that this matter had been placed in the 2017-18 Annual Budget, which prompted the review.

IX. DISCUSSION AND ACTION BY MAYOR AND COUNCIL

A. Deed of vacation of a 15-foot stormwater easement located on Church Street NE (Tax Parcel 497 - 32 - 6). Councilman Stipes made a motion to approve the deed of vacation, seconded by Councilman Showalter. Council voted on the motion as follows: Bishop – Absent; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.

- B. Conditional Use Permit request by Jeff Holland of Network Building + Consulting, LLC (representing Shentel), agent for Schaeffer Memorial Baptist Church, for a 110-foot tall steel monopole-style communications tower at 570 High Street, N.E. in the R-3 Multi-Family Residential District. The Applicant requests two waivers for: (1) the allowable height of monopoles in a residential district; and (2) the minimum setbacks from all property lines of no less than the height of the tower. The Public Hearing was held July 25, 2017. Councilman Stipes stated that Council had a responsibility to listen to the voice of citizens when considering requests for special permissions and special uses, like the CUP request before Council, and that many neighboring property owners had spoken out in opposition to the request. Councilman Hall said that, while Council had not been made aware of the community meeting held in March, it had heard from a number of residents with concerns and tremendous opposition to the request. Councilman Hall made a motion to deny the CUP request due to nonconformity pertaining to setback requirements. Councilman Stipes seconded the motion. Councilman Huppert commented that the existing cell tower was a wooden telephone pole and the proposed steel monopole would structurally be more reliable and safe, which could be better for the community. Councilman Hall reminded Council that it faced a similar issue several years ago with the Villas at Peppers Ferry community and was able to reach an agreeable solution. However, the main issue with the current request was that the proposed monopole placement was in a residential area and the neighbors were very opposed to it. Council voted on the motion as follows: Bishop – Absent; Collins – Aye; Hall – Aye; Huppert – Nay; Showalter – Nay; Stipes – Aye.
- C. Conditional Use Permit request by Ashley Jones, New River Barbell and Fitness, agent for Kevin Carter, for a private recreational facility (gym) at 492 Reading Road, S.E., Unit C in the I-2 General Industrial District. The Public Hearing was held July 25, 2017. The matter died for lack of motion.
- D. Discussion of I-1 and I-2 Zoning in Town, Especially Comparing Current Uses and Permitted Uses (Stipes). Noting the number of recent requests before Council in regards to industrial park property, Councilman Stipes recommended the Town inventory the current land uses on all property zoned industrial, to compare with permitted uses, with the intent of updating the industrial zoning district's permitted uses and definitions if deemed necessary. Councilman Showalter recommended assigning the project to the Planning Commission, and further recommended comparing Christiansburg's industrial zoning uses with the uses in other localities. Planning Director Warren agreed there was a need for a zoning ordinance review and offered to begin by working with the Planning Commission to develop an analysis of the Town's industrial zoning districts for Council consideration. Councilman Hall recommended a future work session between Town Council and the Planning Commission to discuss objectives in moving forward with the industrial zoning district review and any potential amendments.
- E. Resolution Supporting the Amendment of Chapter 638 of Virginia Acts of Assembly Relating to the New River Valley Emergency Communications Regional Authority. Councilman Hall made a motion to table the request until the Emergency Services Committee could meet. Councilman Stipes seconded the motion and Council voted as follows: Bishop – Absent; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.
- F. Ordinance amending Chapter 34 "Traffic and Motor Vehicles" in regards to interference with traffic. Councilman Collins made a motion to approve the ordinance amendment as presented in the agenda packet, seconded by Councilman Huppert. Council voted on the motion as follows: Bishop – Absent; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.
- G. Reappointment of Ann Carter to the Virginia Tech/Montgomery Regional Airport Authority Board. The term runs from September 1, 2017 to August 31, 2021. Mayor Barber stated that Michael St. Jean, Director of the VT/Montgomery Regional Airport Authority Board, had requested the reappointment of Ann Carter and the reappointment of Al Bowman as an at-large member. Ann Carter had called Mayor Barber and each Council member to let them know she would not be present at the meeting due to medical reasons, but was interested in continuing to serve. Councilman Showalter said that because Ann Carter was so well-known, and had an excellent attendance record, he was comfortable voting to reappoint her in her absence. Town Manager Wingfield noted that Mr. Bowman had not been contacted about the reappointment and was not present at the meeting. Councilman Hall made a motion to reappoint Ann Carter to serve on the Virginia Tech/Montgomery Regional Airport Authority Board, and to table the reappointment of Al Bowman until the August 22 meeting to allow him the opportunity to be present.

Councilman Collins seconded the motion and Council voted as follows: Bishop – Absent; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye. Councilman Hall clarified that he supported the reappointment of Mr. Bowman, but wanted to give him the opportunity to be present for the reappointment.

X. STAFF REPORTS

A. Town Manager Wingfield:

- Clean-up of the Diamond Hills Park waterline break was scheduled to begin next week.
- The Town received one application for the Board of Zoning Appeal vacancy. The applicant is a town employee and may be open to claims of a conflict if he were to serve on the BZA. The Town will re-advertise the position.

B. Town Attorney:

C. Other Staff:

XI. COUNCIL REPORTS

- Councilman Collins commended Anaika Miller, Public Relations Specialist, on the development of the Fiscal Year 2017-18 Budget Summary, which presented budget information in a condensed, easy-to-read, format. He then pointed out the number of Town staff present at the meeting and stated that Christiansburg staff was first in all areas and that he was proud to work with them.
- Councilman Hall echoed the comments of Mr. Collins regarding the budget summary and the dedicated service of Town staff. He then announced that the Parks and Recreation 9 & 10-year-old girls' softball team recently played in the state championship and represented the Town well. He then informed Town Manager Wingfield of a complaint at a obscured stop sign in the Sleepy Hollow area.
- Councilman Stipes- No report.
- Councilman Showalter – No report.
- Councilman Huppert reported on the three swim meets held at the aquatic center in July, including the Roanoke City Championship, and noted the aquatic center would be closed for maintenance from August 14 – 25. He then reported that Don Simpkins, owner of Angle Florist, had expressed appreciation for the efforts of the Town to provide parking for downtown retail, specifically mentioning Councilman Stipes and Police Chief Sisson.
- Mayor Barber said a representative of CrossPointe had met with him to invite the Town to partner with CrossPointe in working with Habitat for Humanity in framing walls for a house that was under construction. CrossPointe has requested Town participation by providing entertainment for children of volunteers for two hours from 11:00 A.M. to 1:00 P.M. Mayor Barber suggested possibly opening the aquatic center and asked Council if it wanted to pursue the request. Also, the Town has received a request from the Montgomery/Radford/Floyd branch of the NAACP to sponsor the Freedom Fund Banquet on October 7 at Virginia Tech. Several Council members expressed interest in attending the banquet.

XII. CLOSED MEETING:

A. Councilman Hall made a motion to enter into a Closed Meeting in accordance with the Virginia Code Section 2.2-3711(A)(5), for discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community. The Closed Meeting is being held to discuss an economic development prospect. Councilman Stipes seconded the motion and Council voted as follows: Bishop – Absent; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.

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

XIII. ADJOURN

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 10:00 P.M.

Michele Stipes, Clerk of Council

D. Michael Barber, Mayor

TOWN OF CHRISTIANSBURG			
BILLS TO BE PAID FOR THE MONTHS OF		JULY AND AUGUST	
A. M. LEONARD, INC.	182.62		
ADAMS CONSTRUCTION CO.	5,951.45	ASPHALT MIX	
AIRGAS MID-AMERICA, INC.	49.15		
ALGONQUIN PRODUCTS COMPANY	257.74		
ALL PEST CONTROL, INC	185.00		
ALL TRAFFIC SOLUTIONS	3,000.00	SOFTWARE APP FOR PD	
AQUALAW PLC	237.50		
ARC3 GASES	328.00		
AUTO EXPERTS, LLC	90.00		
AW DIRECT, INC.	165.64		
B & T LAWN CARE LLC	7,920.00	LAWN SERVICE TOWN WIDE	
BANE OIL COMPANY, INC	2,536.86	OFF ROAD DIESEL FOR EQUIPMENT AND GENERATORS	
BLACKSBURG POWER EQUIPMENT	11.95		
BOB'S REFUSE SERVICE, INC.	330.00		
BOUND TREE MEDICAL, LLC	873.11		
BOXLEY ASPHALT, LLC	1,103.49		
BRAME SPECIALTY COMPANY INC.	232.63		
BRIAN'S LOCK & KEY	74.75		
BSN SPORTS COLLEGIATE PACIFIC	406.68		
CARTER MACHINERY	3,939.80	PARTS AND EQUIPMENT REPAIRS	
CAVALIER EQUIPMENT CORPORATION	624.11		
CDW LLC	6,483.75	ADOBE SOFTWARE LICENSES	
CHA CONSULTING INC	1,412.59		
CHANNING BETE COMPANY, INC	441.50		
CIVIC PLUS	28,701.10	WEBSITE HOSTING AND WEB REDESIGN	
CMC SUPPLY, INC.	2,088.49	PARTS AND FITTINGS WATER AND SEWER	
COPPERHEAD GRAPHICS	1,680.00	GRAPHICS ON AMBULANCE	
CRAIG'S FIREARM SUPPLY, INC	2,387.00	POLICE SUPPLIES	
D J R ENTERPRISES	2,345.51	FOOT BALL AND VOLLEY BAL TSHIRTS RECREATION CENTER	
DATA NETWORK SOLUTIONS, INC	10,513.70	WIRELESS CONTROLLERS AND SOFTWARE	
DCI/SHIRES, INC	125,414.69	DOWNTOWN PROJECT 76641.69 INDEPENDENCE TURN LANE 48773	
DETAILING BY RAYMOND	675.00		
DLT SOLUTIONS, INC.	3,447.70	AUTOCAD SOFTWARE ENGINEERING	
DUNCAN FORD MAZDA	793.08		
EAST COAST EMERGENCY VEHICLES, LLC	300.81		
EASYID SOLUTIONS	138.00		
ELECTRICAL SUPPLY CO	1,511.03	VARIOUS SUPPLY PARTS FOR BUILDING MAINTENANCE AND REPAIR	
ELEVATING EQUIPMENT INSPECTION SERVICE	100.00		
ELEVEN WEST, INC.	201.00		
EMS TECHNOLOGY SOLUTIONS, LLC	640.00		
EMS, INC	1,840.00	SUPPLIES FOR WWTF	
ENVIRONMENTAL LAND WASTE MANAGEMENT SERVICE, INC	15,000.00	BIOSOLID MANAGEMENT WWTF	
ENVIRONMENTAL SCIENCE APPLICATIONS, INC	750.00		
EVIDENT INC	283.40		
EXCEL TRUCK GROUP	381.70		
FERGUSON ENTERPRISES, INC.#75	12,085.38	40 NEW METER YOKES AND VARIOUS SUPPLIES FOR WATER AND SEWER CONNECTIONS	
FIRE ENGINEERING	40.00		
FIRE RESCUE AND TACTICAL, INC	933.77		
FIRST DUE GEAR LLC	1,167.50	EQUIPMENT FOR WATER RESCUE	
FISHER AUTO PARTS, INC.	2.66		
FITNESS CONCEPTS, INC.	6,276.17	PREVENTATIVE MAINTENANCE FITNESS EQUIPMENT RECREATION	
FLEET ONE, LLC	21,066.26	FUEL FOR ALL TOWN VEHICLES	
FLEET PRIDE, INC	2,271.05	VARIOUS PARTS FOR EQUIPMENT REPAIRS AND MAINTENANCE PUBLIC WORKS	
FLINT TRADING, INC.	4,698.00	STREET MARKING SUPPLIES	
FULL SOURCE, LLC	389.89		
G/A SAFETY SUPPLY, INC	1,115.46	SAFETY SUPPLIES FOR PUBLIC WORKS	
GALLS, AN ARAMARK COMPANY	2,151.64	POLICE DEPT SUPPLIES AND UNIFORMS	
GATES FLOWERS AND GIFTS, LLC	79.00		
GEMPLER'S INC.	153.63		
GILDAY ENTERPRISES, INC	114,902.84	PARK STREET SIDEWALK PROJECT	
GRAINGER	1,055.88		
HAMANN, INC	8,100.00	MOWING SERVICES CEMETERY	
HANDY RENTALS, INC	1,175.00		
HARPER AND COMPANY INC.	3,505.00	POOL SUPPLIES AQUATICS	
HARVEY CHEVROLET CORP.	790.25		
HARVEY CHRYSLER DODGE JEEP, INC	269.55		
HIGHWAY MOTORS, INC.	2,341.93	VEHICLE AND EQUIPMENT REPAIR PW	

TOWN OF CHRISTIANSBURG			
BILLS TO BE PAID FOR THE MONTHS OF		JULY AND AUGUST	
HOSE HOUSE, INC.		545.68	
HURT & PROFFITT, INC		1,334.70	
HY-TEST, INC		40.00	
INTERSTATE BATTERY SYSTEM OF ROANOKE VALLEY, INC		64.74	
JAMES RIVER LASER & EQUIPMENT, LLC		716.01	
JAMES T DAVIS AUTO FINISHES		195.13	
JAMISON'S SHARPENING, INC		524.55	
JOSHUA B. COOK		249.99	
KIMBALL MIDWEST		158.88	
KING-MOORE, INC	3,040.00	IT CONSULTING	
KINGS TIRE SERVICE, INC	1,226.31		
KUSTOM SIGNALS, INC.	1,645.00		
LANCASTER, INC.	781.23		
LANDSCAPE SUPPLY INC.	988.00		
LASER LABS, INC.	336.00		
LIBERTY FIRE SOLUTIONS, INC	225.00		
LINKOUS LAWN SERVICE	65.00		
LITTLE RIVER POOL AND SPA, INC	67.96		
LOWES HOME CENTERS, INC.	4,393.41	VARIOUS SUPPLIES AND REPAIR AND MAINTENANCE ITEMS ALL DEPTS	
MARKETING ON MAIN STREET LLC	736.01		
MCGRADY-PERDUE HEATING & COOLING, INC	1,435.00		
MEADE TRACTOR	244.72		
METRO HEAVY-DUTY, INC.	132.25		
MID ATLANTIC WASTE SYSTEMS	240.92		
MONTGOMERY COUNTY CHRISTMAS STORE	5,000.00	ANNUAL SUPPORT	
MONTGOMERY DISTRIBUTORS	65.24		
MOORE MEDICAL CORP.	134.16		
MOORE'S BODY & MECHANICAL SHOP, INC	100.00		
MSC EQUIPMENT INC.	6,419.86	NEW PUMP FOR SEWER PUMP STATION	
NATIONAL POOLS OF ROANOKE, INC.	767.00		
NETWORKFLEET INC	551.02		
NEVCO SCOREBOARD CO.	361.74		
NEW RIVER ENGRAVING	939.90		
NEW RIVER FIRE EXTINGUISHERS	276.00		
NEW RIVER VALLEY AIRPORT COMMISSION	22,140.00	ANNUAL SUPPORT	
NEW RIVER VALLEY MPO	9,900.00	ANNUAL SUPPORT	
NORTH CAROLINA LEAGUE	155.00		
NORTHWEST HARDWARE CO INC	321.18		
NRV CARES	5,000.00	ANNUAL SUPPORT	
ONE CALL NOW	33.07		
O'REILLY AUTO PARTS	2,320.59	VEHICLE AND EQUIPMENT REPAIR	
P B ELECTRONICS	290.00		
PADDOCK CONSTRUCTION INC	2,800.00	REBUILD UV SYSTEM AT WWTF	
PC LAND, INC.	75.00		
PETERS AQUATICS	30.00		
PILOT FASTENERS LTD	688.37		
POWER ZONE	678.20		
PRECISION GLASS & UPH. INC.	216.07		
PRO SPORT INC	79.98		
PROFESSIONAL COMMUNICATIONS	5,454.35	4375 MAINTENANCE CONSOLES PD AND NEW RADIOS	
QUALITY TIRE & BRAKE SERVICE	2,604.00	VEHICLE TIRE REPAIR AND REPLACEMENT	
RAKESTRAW LAWN CARE, INC	275.00		
REI CONSULTANTS, INC	109.00		
RIDDELL/ALL AMERICAN SPORTS CORP.	2,094.94	RECREATION YOUTH FOOTBALL EQUIPMENT	
ROBERTS OXYGEN COMPANY, INC	772.28		
ROCAN INDUSTRIAL PRODUCTS, INC	960.25		
ROPHO SALES INC	7.56		
S.J. CONNER & SONS INC.	1,385.15		
SANICO, INC	7,623.72	JANITORIAL SUPPLIES	
SCENARIO LEARNING, LLC	2,400.00	HR ONLINE TRAINING SOFTWARE	
SCHOLASTIC SPORTS, INC	139.00		
SEPI ENGINEERING & CONSTRUCTION, INC	15,434.18	PROJECT MANAGEMENT PARK STREET PROJECT	
SERVICEMASTER COMMERCIAL CLEANING	7,258.00	CLEANING AQUATIC CENTER	
SHELOR MOTOR MILE	2,387.13	VEHICLE REPAIRS AND MAINTENANCE	
SHERWIN-WILLIAMS	11.38		
SHI INTERNATIONAL CORP	24,752.00	33 DESKTOP COMPUTER REPLACEMENTS	
SHRED-IT US JV LLC	159.65		

TOWN OF CHRISTIANSBURG			
BILLS TO BE PAID FOR THE MONTHS OF		JULY AND AUGUST	
SIGN-A-RAMA	248.23		
SIGNSPOT	48.00		
SOUTHERN STATES	835.67		
SPRINGSTED INCORPORATED	3,000.00	TOWN MANAGER HIRING CONSULTANT	
STATE ELECTRIC SUPPLY CO.,INC.	1,152.46		
STONER, INC	81.74		
SUNAPSYS, INC	1,760.80		
TAYLOR OFFICE & ART SUPPLY,INC	7,338.66	OFFICE SUPPLIES AND EQUIPMENT TOWN WIDE	
TEMPLETON-VEST	2,217.50	REPAIR READERS AT RESCUE BUILDING	
TENCARVA MACHINERY CO.	34.99		
TESSCO	105.10		
THE BATTERY STATION LLC	497.65		
THE JACK-MAN, LLC	1,674.50	MAINTENANCE ON AERATION BLOWERS WWTF	
THOMAS & MEANS LAW FIRM, LLP	1,010.00	SEMINAR FOR PD	
THOMPSON & LITTON, INC	8,585.20	ENGINEERING SERVICES, CHURCH, RIGBY ELLETT	
THOMPSON TIRE & MUFFLER	969.24		
TDY SERVICES	70.90		
TOTER, LLC	5,362.09	100 NEW GARBAGE CARTS	
TRANE	1,904.00		
TREASURER OF MONTGOMERY CO.	32,825.58	LODGING 85% OF 1% TO TOURISM FOR APR, MAY AND JUNE	
TREASURER OF MONTGOMERY COUNTY	205,258.25	QUARTERLY 911 AUTHORITY PAYMENT	
TREASURER OF VIRGINIA	756.00		
UNIFIRST CORPORATION	4,370.18	UNIFORMS PW	
UPS	53.99		
USA BLUE BOOK	940.15		
VA ASSOC OF MUNICIPAL WASTEWATER AGENCIES, INC	1,675.80	ANNUAL DUES	
VEST'S SALES & SERVICE, INC.	459.00		
VIRGINIA BUSINESS SYSTEMS	457.77		
VIRGINIA UTILITY PROTECTION SERVICE, INC	330.75		
WADES FOODS INC.	331.21		
WILLIAMS SUPPLY INC.	391.40		
WILSON BROTHERS INCORPORATED	1,042.47	REAPIR AND MAINTENANCE PARTS	
TOTAL BILLS TO BE PAID AUGUST 31, 2017	858,947.13		

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

JULY AND AUGUST

VENDOR	AMOUNT PAID	DESCRIPTION
CHASE CARD SERVICES	6,094.44	Lodging Southwest Firefighters Assoc Conference Roanoke, VA
CHRISLEY, KEVIN	225.25	VA State Firefighters Assoc. Conf. Advance Travel
COOKS CLEAN CENTER	18.00	
DUNCAN FORD MAZDA LINCOLN MERCURY	183.31	
FLOYD COUNTY SHERIFF'S OFFICE	525.00	NRVCIT 7/8, 9 & 21
GILES COUNTY ADMINISTRATION	150.00	NRVCIT 7/11
HUTCHINSON, MICHAEL	225.25	VA State Firefighters Assoc. Conf. Advance travel
MITCHELL, CLARK	79.06	Abingdon Fire Officer Academy Advance travel
MONTGOMERY COUNTY SHERIFF'S OFFICE	1,762.50	NRVCIT - 6/1, 14, 15, 19 & 7/1, 21
NAFECO	66.50	
PEARISBURG POLICE DEPARTMENT	175.00	NRVCIT 7/7 & 9
POWER ZONE	7.99	
RADFORD CITY POLICE DEPARTMENT	150.00	NRVCIT - 7/5
REDD, ROY	225.25	VA State Firefighters Assoc. Conf. Advance Travel
SIMMONS, BARRY	225.25	VA State Firefighters Assoc. Conf. Advance Travel
TOWN OF CHRISTIANSBURG	458.26	
VERIZON	298.86	
WILLIAMS, JEREMY	225.25	VA State Firefighters Assoc. Conf. Advance travel
WILSON'S AUTO AND SUPPLY	100.64	
TOTAL PAID BILLS	11,195.81	

TOWN OF CHRISTIANSBURG			
BILLS PAID DURING THE MONTH		JULY AND AUGUST	
VENDOR	AMOUNT PAID	DESCRIPTION	
ANTHEM LIFE INSURANCE COMPANY	2,968.13	EMPLOYEE LIFE INSURANCE	
APPALACHIAN POWER	73,076.77	UTILITY BILLS	
AT & T	108.76		
ATMOS ENERGY	1,774.72	ENERGY BILLS	
BALLPARK SIGNS	35.00		
BMS DIRECT	5,000.00	POSTAGE AND PRINTING FOR MONTHLY UTILITY BILLS	
CAPITAL LIGHTING	172.70		
CALDWELL BRUCE	257.00	FARMERS MARKET	
CHANDLER CONCRETE	2,774.91	CONCRETE FOR PW PROJECTS	
CHRISTIANSBURH HIGH SCHOOL	1,380.00	TOUCH DOWN CAMP	
COLD STONE CREAMERY	32.00		
CRYSTAL SPRINGS	12.00		
CITIZENS	3,175.00	INTERNET SERVICES	
DE LAGE LANDEN	806.40		
DELL MARKETING	6,381.74	LAPTOPS AND UPS BACKUPS	
DELTA DENTAL	8,278.45	EMPLOYEE DENTAL INSURANCE	
DETAILED BY RAYMOND	225.00		
DONS AUTO CLINIC	274.00	VEHICLE REPAIRS AND MAINTENANCE	
DUES AND MEMBERSHIPS	80.00	pd 80	
EMS MANAGEMENT & CONSULTANTS	1,321.31	THIRD PARTY BILLING EMS	
EXPRESS SERVICES	2,864.60	PW TEMP STAFFING	
GENWORTH LIFE INSURANCE COMPANY	346.35	EMPLOYEE WITHHELD INSURANCE	
HOME DEPOT CREDIT SERVICES	116.73	MISC SUPPLIES FOR REPAIRS AND MAINTENANCE OF FACILITIES	
HOSE HOUSE	43.87		
KERESTES-MARTIN ASSOCIATES INC	1,680.10		
LUMOS NETWORKS INC	1,007.87	PHONE SERVICE	
MONTGOMERY REGIONAL SOLID WASTE AUTHORITY	34,897.87	SOLID WASTE DISPOSAL TIPPING FEES	
OTIS ELEVATOR	996.06		
REFUND EMS THIRD PARTY	74.67		
REFUND FEES AQUATICS	260.00		
REFUND FEES REC DEPT	370.00		
REFUND TAXES	463.86		
REFUND WATER/SEWER	865.46		
REIMBURSEMENTS EMPLOYEES	12.45		
R.E. MICHAELS	57.53		
SALEM STONE	784.45		
SAMS CLUB	1,093.69		
SANICO	661.65		
SCHOOLS AND REGISTRATIONS	6,105.52	WWTF 3495 RESCUE 1400 PD 295 aq 895.52 rec 20	
SCI-MED WASTE SYSTEMS INC	45.00		
SELEX ES INC	995.00	SOFTWARE LICENSING PD	
SISSON&RYAN LLC	15,857.49	STONE AND GRAVEL STREETS	
SHENTEL	305.16		
SHI INTERNATIONAL	8,830.00	SOFTWARE LICENSING	
SOUTH EASTERN SECURITY CONSULTANTS	375.00		
SOUTHERN REFRIGERATION CORP	793.26		
SPRINT	68.94		
STUMP RIDGE FARM LLC	79.00	FARMERS MARKET	
TEMPLETON VEST	75.00		
TRACTOR SUPPLY	24.98		
TRAVEL	5,019.23		
TREASURER OF VIRGINIA	325.53		
U.S. BANK /VRA	363,608.26	WWTF LOAN BAL AFTER PAYMENT 2,376,050	
UNITED MUFFLER	223.81		
US CELLULAR	418.93		
VDH WATERWORKS TECHNICAL ASST FUND	30,095.90	ANNUAL LICENSING FEE AS UTILITY PROVIDER	

TOWN OF CHRISTIANSBURG		
BILLS PAID DURING THE MONTH		JULY AND AUGUST
VENDOR	AMOUNT PAID	DESCRIPTION
VIRGINIA ASSOCIATION OF COUNTIES SELF INSURANCE RISK POOL	2,399.01	
VERIZON	1,180.94	PHONE BILLS
VIRGINIA ASSOCIATION OF VOLUNTEER RESCUE	225.00	
VIRGINIA DEPARTMENT OF TREASURY	4,381.33	BUILDING FEE LEVY 1940.44 dmv stops 460. unclaimes property 1970.89 SPEC IDS 10
VIRGINIA MEDIA	345.00	ADVERTISING
VIRGINIA RETIREMENT SYSTEM	133,676.80	
WEST PUBLISHING CO	224.40	
TOTAL SPECIAL REVENUE BILLS PAID	11,195.81	
TOTAL PAID BILLS	964,185.99	
BILLS TO BE PAID	858,947.13	
GRAND TOTAL	1,834,328.93	



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

MEMORANDUM

TO: Town Council

From: Valerie Tweedie

Date 8-22-2017

Re: Purchase Contracts

Virginia Public Works Equipment Company Vac Truck-Vactor2100 plus 2018 Freightliner \$399,929.

<https://christiansburg.box.com/s/s2bv7kkoflgahhy2bklnzdp3svglodg>

National Auto Fleet Group 2 2018 freightliner tandem axle trucks \$217,242.

<https://christiansburg.box.com/s/2y567oclx0sw09mhs0bszg4u4jylwwg>

National Auto Fleet Group 1 2018 freightliner tandem axle trucks \$117,424.

<https://christiansburg.box.com/s/ak88vxemlj279yfzwadd264prm4au33m>



**TOWN OF CHRISTIANSBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:
CONSENT AGENDA

Meeting Date:
August 22, 2017

ITEM TITLE:
Route 114 Right-of-Way, Easements and Stormwater Management Basin Conveyance

DESCRIPTION:
Conveyance of VDOT's Route 114 Right-of-Way, Easements and Stormwater Management Basin operation and maintenance responsibilities to the Town of Christiansburg.

POTENTIAL ACTION:
Vote acceptance by Town Council and authorization to issue letter to VDOT.

DEPARTMENT:
Engineering

PRESENTER:
Wayne Nelson, Engineering Director

ITEM HISTORY:
As a final action to complete the Route 114 Improvement Project, it is procedure for Council to accept operation and maintenance responsibilities

Date:
August 22, 2017

Action Taken:

Information Provided:
Acceptance letter from the Town of Christiansburg to VDOT.



ESTABLISHED
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TOWN ATTORNEY
GUYNNE & WADDELL, P.C.

Town of Christiansburg, Virginia 24073

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

August 23, 2017

Mr. Neil Hord
Right of Way and Utilities Division
Virginia Department of Transportation
1401 E. Broad Street, Annex Building
Richmond, Virginia 23219

Re: VDOT Project No. 0114-154-101, RW-201, C-501 and 0114-154-103, C-501;
UPC 8746 and UPC 71586
Right-of-way, Easements and Stormwater Management Basin Conveyance

Dear Mr. Hord,

Please be advised that at a regularly scheduled Town Council meeting on August 22, 2017, the Christiansburg Town Council voted upon and agreed to accept the right-of-way, the storm drainage easements for maintenance of the stormwater system, and the stormwater management basin easements for maintenance of the stormwater management basins as indicated on the referenced project construction plans. Specifically, the stormwater management basins are referenced by parcel identification numbers 100767, 110093, and 110869 on the Montgomery County Tax Assessment Map.

The Town of Christiansburg appreciates the time, effort and funds expended by VDOT to successfully complete this project.

Best regards,

Randy W. Wingfield
Interim Town Manager

cc: File
Wayne Nelson, PE, TOC
Paul Brown, PE, VDOT



**TOWN OF CHRISTIANSBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

DISCUSSION AND ACTION BY MAYOR AND COUNCIL

Meeting Date:

August 22, 2017

ITEM TITLE:

Revisions to signage standards - amending Chapter 42 – Zoning of the Town Code for the purpose of regulating the time, place, and manner of displaying signs.

DESCRIPTION:

At its meeting on August 14, 2017, Planning Commission recommended approval of the draft sign ordinance (dated 7/28/17) by a vote of 9 to 0.

The Commission held a work session prior to its regular meeting largely to discuss language changes to the non-conforming section proposed by Lamar Advertising Company. The change would principally affect two billboard signs located off of Peppers Ferry Road allowing the signs to be raised to a height clearing the ramp of the Renna W. Knowles Bridge. After discussion at the work session followed by further consideration at the meeting, the Commission decided not to amend the current draft primarily citing the importance for the code not to permit substantial changes to existing non-conforming signs.

POTENTIAL ACTION:

Adoption of the revised sign ordinance.

DEPARTMENT:

Planning

PRESENTER:

Andrew Warren, Planning Director

Information Provided:

Planning Commission Resolution dated August 14, 2017

Planning Commission Minutes dated July 31, 2017

Planning Commission Minutes dated August 14, 2017

Sign Ordinance Draft dated July 28, 2017

AN ORDINANCE AMENDING CHAPTER 42 – ZONING, BY ADOPTING ARTICLE XXIV. – SIGNS, FOR THE PURPOSE OF REGULATING THE TIME, PLACE, AND MANNER FOR DISPLAYING SIGNS IN THE TOWN OF CHRISTIANSBURG; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, signs obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation; and

WHEREAS, the Town Council determines that it is in the best interest of the Town and its citizenry to amend its zoning ordinance to regulate the time, place, and manner for displaying signs in the Town of Christiansburg for the purpose of protecting property values; protecting motorists and pedestrians from the hazards of distracting signage; protect the character of the Town and its neighborhoods; while allowing for adequate communication through signs; and

WHEREAS, notice of public hearings concerning the proposed changes were advertised pursuant to Virginia Code § 15.2-2204 and the public hearings were held on _____ and _____; public comments having been considered by the Planning Commission and Town Council;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Christiansburg that Chapter 42 – Zoning, Article XXIV is hereby adopted and enacted, regulating the time, place, and manner of displaying signs within the Town of Christiansburg as follows:

Chapter 42 – ZONING

* * *

ARTICLE XXIV. - SIGNS

Sec. 42-700. - Findings, purpose, and intent; interpretation.

(a) Signs obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation. The purpose of this article is to regulate the size, color, illumination, movement, materials, location, height, and condition of all signs placed on private property for exterior observation to: protect property values and the character of neighborhoods; create a convenient, attractive and harmonious community; protect against the destruction of or encroachment upon areas of historic significance; and ensuring the safety and welfare of pedestrians and wheeled traffic while providing convenience to citizens and encouraging economic development. This article allows adequate communication through signage while encouraging aesthetic quality in the design, location, size, and purpose of all signs. This article shall be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this article is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this article which shall be given effect without the invalid provision.

- (b) Signs not expressly permitted as being allowed by right or by conditional use permit under this article, by specific reference in another provision of this chapter or the town's code, or otherwise expressly allowed by law, the Virginia Constitution, or the Constitution of the United States, are forbidden.
- (c) A sign placed on land or on a building for the purpose of identification, protection, or directing persons to a use conducted therein shall be deemed to be an integral but accessory and subordinate part of the principal use of land or building. Therefore, the intent of this article is to establish limitations on signs in order to ensure they are appropriate to the land, the building, or the use to which they are appurtenant, and are adequate for their intended purpose while balancing the individual and community interests identified in subsection (a) of this section.
- (d) These regulations are intended to promote signs that are compatible with the use of the property to which they are appurtenant and the landscape and architecture of surrounding buildings, are legible and appropriate to the activity to which they pertain, are not distracting to motorists, and are constructed and maintained in a structurally sound and attractive condition.
- (e) These regulations distinguish between portions of the town designed for primarily vehicular access and portions of the town designed for primarily pedestrian access.
- (f) These regulations do not entirely eliminate all of the harms that may be created by the installation and display of signs. Rather, they strike an appropriate balance that preserves ample channels of communication by means of visual display while still reducing and mitigating the extent of the harms caused by signs.

Sec. 42-701. - Definitions.

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

Animated sign means a sign or part of a sign that is designed to rotate, move or appear to rotate or move. Such a sign is sometimes referred to as a “moving sign.”

Banner means a temporary sign of flexible material designed to be installed with attachments at each of four corners. Banner signs also include feather-type signs.

Changeable copy sign means a sign or part of a sign that is designed so that characters, letters or illustrations can be changed or rearranged without altering the face or surface of the sign. This includes electronic messaging signage.

Combined area sign means a sign used by more than one (1) tenant or property owner located on the same property on which the sign is erected or on a contiguous property that shares a common drive.

Comprehensive sign plan means a plan approved as a conditional use for the signage of a property or properties that in most instances includes multiple tenants or owners with shared parking or other facilities.

Directional sign means a sign which provides onsite directional information for the convenience of the public.

Flag means a piece of cloth or similar material, typically oblong or square, attached by one edge to a pole or rope and used as a national, state, local, or other symbol or decoration.

Flashing sign means a sign that includes lights that flash, blink, or turn on and off intermittently.

Freestanding sign means any non-portable sign supported by a fence, retaining wall, or by upright structural members or braces on or in the ground and not attached to a building.

Ground mounted sign means a sign that is supported by structures or supports in or upon the ground and independent of any support from any building or wall.

Height means the maximum vertical distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the existing grade at the time of the installation of the sign, exclusive of any filling, berming, mounding or excavating primarily for the purpose of mounting or elevating the sign.

Home Occupation sign means a sign directing attention to a home occupation on the premises upon which the sign is located.

Illegal sign means any sign erected without a required permit or which otherwise does not comply with any provisions of this article.

Illuminated sign means a sign that is backlit, internally lighted, or indirectly lighted.

Marquee means a structure generally designed and constructed to provide protection against the weather projecting from and supported by the building and extending beyond the building wall, building line, or street line. It includes an attached awning or canopy or a freestanding covering structure such as a gas station, drive-thru, or carwash canopy.

Marquee sign means a sign attached to and made a part of a marquee from a building, with changeable, fixed, or both types of lettering in use.

Minor sign means a permanent wall or freestanding sign not exceeding two square feet in area, not exceeding four feet in height, and not illuminated.

Neon sign means a sign containing exposed tubes filled with light-emitting gas.

Nonconforming sign. Any sign which was lawfully erected in compliance with applicable regulations of the town and maintained prior to the effective date of this article which fails to conform to standards and restrictions set forth herein.

Off-premises sign means a sign that directs attention to a location other than the premises on which the sign is erected.

On-premises sign means a sign that is an accessory use to the primary use of the property.

Portable sign means any sign that may be displayed more than ninety (90) days in a twelve (12) month period that is typically a rigid material such as metal or wood, and not permanently affixed to a building, structure, vehicle, or the ground. It includes, but is not limited to, A-frame signs (or sandwich boards), wall signs that are removed periodically, and removable ground mounted signs.

Projecting sign means any sign, other than a wall or marquee (including awning or canopy) sign, affixed to a building and supported only by the wall on which it is mounted.

Roof sign means a sign erected or constructed, in whole or in part, upon or above the highest point of a building with a flat roof, or the lowest portion of a roof for any building with a pitched roof.

Sign means any object, device, display, or structure, or part thereof, visible to the public from a public right-of-way which is designed and used to attract attention by means involving words, letters, figures, designs, symbols, fixtures, logos, colors, illumination, or projected images. The term "sign" does not include flags as defined herein.

Sign face means the portion of a sign structure bearing the words or images designed to attract attention.

Sign structure means any structure bearing a sign face.

Temporary sign means a sign neither permanently installed in the ground nor permanently affixed to a building or structure that is displayed no more than ninety (90) days in a twelve (12) month period. Examples include paper or corrugated plastic yard signs and banners.

Vehicle or trailer sign means any sign attached to or displayed on a vehicle, if the vehicle or trailer is used for the primary purpose of displaying the sign. Any such vehicle or trailer shall, without limitation, be considered to be used for the primary purpose of displaying signage if it fails to display current license plates, inspection sticker, or municipal decal, if the vehicle is inoperable, if evidence of paid-to-date local taxes cannot be made available, or if the sign alters the standard design of such vehicle or trailer.

Wall means an entire outside wall of a structure, including wall faces, parapets, fascia, windows, and doors, of one complete elevation.

Wall Sign means any sign attached to a wall or painted on or against a flat vertical surface of a structure. A marquee (including an awning or canopy) and projecting sign shall be counted as a wall sign for the wall of the structure for which it is attached, unless otherwise provided herein.

Sec. 42-703. - Permit required.

(a) *In general.* A sign permit is required prior to the display and erection of any sign except as provided in section 42-704 of this article.

(b) *Application for permit.*

- (1) An application for a sign permit shall be filed with the town's planning department on forms furnished by the department. The applicant shall provide sufficient information to determine if the proposed sign is permitted under this article or other applicable law, regulation, or ordinance.
- (2) The zoning administrator or designee shall promptly process the sign permit application and approve the application, reject the application, or notify the applicant of deficiencies in the application within ten (10) business days after receipt. Any application that complies with all provisions of this zoning ordinance, the building code, and other applicable laws, regulations, and ordinances shall be approved.
- (3) If the application is rejected, the town shall provide the reason(s) for the rejection in writing. An application shall be rejected for non-compliance with the terms of this article, building code, or other applicable law, regulation, or ordinance.

(c) *Permit fee.* A nonrefundable fee as set forth in the fee schedule adopted by the town council shall be paid upon submittal of the sign permit application for permanent signs.

(d) *Duration and revocation of permit.* If a sign is not installed within six (6) months following the issuance of a sign permit, the permit shall be void. The town may revoke a sign permit under any of the following circumstances:

- (1) The town determines that information in the application was materially false or misleading;
- (2) The sign as installed does not conform to the sign permit application; or
- (3) The sign violates this article, the building code, or other applicable law, regulation, or ordinance.

(e) *Comprehensive sign plans.* Comprehensive sign plans may be approved by conditional use permit in the MU-1, MU-2, B-1, B-2, B-3, I-1, and I-2 districts. The comprehensive sign plan shall establish the time, manner, and placement of signs, frequency of display changes, construction materials, the hours of lighting, height of signs, the total number of square feet of sign surface, and the number of signs to be placed on a site.

Sec. 42-704 Permit not required

A sign permit is not required for:

- (a) Signs owned or erected by a governmental body or required by law. Such signs are exempt from the regulations of this article.
- (b) Flags.
- (c) The changing of messages on marquees, changeable copy, and the repair of an existing permitted sign, except that repair of a nonconforming sign must comply with § 42-708.
- (d) One or more temporary signs per tax map parcel with a total area not exceeding twelve (12) square feet in size in the A, R1-A, R-1, R-2, R-3, and MU-1 zoning districts and twenty (20) square feet in size in the B-1, B-2, B-3, MU-2, I-1, and I-2 zoning districts removed within ninety (90) days after being erected.
- (e) Not more than two (2) minor signs per parcel.
- (f) One or more portable signs per tax map parcel not exceeding twelve (12) square feet in size in the A, R1-A, R-1, R-2, R-3, and MU-1 zoning districts and twenty (20) square feet in size in the B-1, B-2, B-3, MU-2, I-1, and I-2 zoning districts.
- (g) Signs on the inside of store windows, except those signs specified as "Prohibited Signs" in this article.

Sec. 42-705. - Prohibited signs

In addition to signs prohibited elsewhere in the town code or by applicable state or federal law, the following signs are prohibited:

- (a) General prohibitions:
 - (1) Signs that violate any law of the Commonwealth of Virginia relating to outdoor advertising.
 - (2) Signs attached to natural vegetation.
 - (3) Signs simulating, or which are likely to be confused with, a traffic control sign or any other sign displayed by a public authority. Any such sign is subject to immediate removal and disposal by an authorized Town official as a nuisance.
 - (4) Vehicle or trailer signs as defined herein.
 - (5) Any sign displayed without complying with all applicable regulations of this chapter.
- (b) Prohibitions based on materials:
 - (1) Animated signs. This subsection does not apply to flags expressly permitted under this article or the changing of the message content no more often than once every four (4) seconds.

- (2) Flashing signs or other signs displaying flashing, scrolling or intermittent lights or lights of changing degrees of intensity, except where such signs are expressly permitted within this article.
- (3) Signs that emit smoke, flame, scent, mist, aerosol, liquid, or gas.
- (4) Signs that emit sound.
- (5) Any electronic sign except as expressly permitted herein.

(c) Prohibitions based on location:

- (1) Off-premises signs unless specifically permitted by this chapter.
- (2) Signs erected on public land or within the public right-of-way unless approved by an authorized town official in writing. Any sign not so authorized is subject to immediate removal and disposal by any authorized official. Removal of the sign under this provision does not preclude prosecution of the person responsible for the sign.
- (3) Roof signs unless approved as part of a comprehensive sign plan by conditional use permit.
- (4) Any sign located in the vision triangle formed by any two (2) intersecting streets, as regulated by the provisions of Section 30-14.
- (5) Signs at or near any curve in a street in such a manner as to obstruct the clear vision of traffic from any one point on such curve to any other point on such curve or to any other point not more than 400 feet apart, as measured between each point from the nearest edge of the pavement.
- (6) Side and rear wall signs facing and within 100 feet of a residential district.

Sec. 42-706. – Measurement/calculation of sign area.

- (a) Supports, uprights, or structure on which any sign is supported shall not be included in determining the sign area unless such supports, uprights or structure are designed in such a way as to form an integral background of the display. When a sign is placed on a fence, wall, planter, or other similar structure that is designed to serve a separate purpose other than to support the sign, the entire area of such structure shall not be computed. In such cases, the sign area shall be computed in accordance with other provisions of this section.
- (b) Allowable wall sign area.
 - (1) The area of the wall is calculated by multiplying the width by height of the wall. The height shall be measured by calculating the vertical distance from grade to the top of the wall of a flat roof, or to the eave line of a gable, hip, or gambrel roof.

- (2) In cases where the height of the building cannot be determined the average height shall be twelve (12) feet per story.
- (3) In instances where there are multiple tenants or users in a building, the measurement of wall area shall be determined for each individual establishment.

(c) Sign area.

- (1) Sign area is calculated under the following principles:
 - a. With signs that are regular polygons or circles the area can be calculated by the mathematical formula for that polygon or circle. With signs that are not regular polygons or circles, the sign area is calculated using all that area within a maximum of three abutting or overlapping rectangles that enclose the sign face.
 - b. The support for the sign face, whether it is columns, a pylon, or a building, or part thereof, shall not be included in the sign area.
 - c. The area of a cylindrical or spherical sign shall be computed by multiplying one-half of the circumference by the height of the sign.
 - d. For a marquee sign, only the area of the message shall be used in sign area computation.
 - e. The permitted area of a double-faced sign shall be considered to be the area on one side only. If one face contains a larger sign area than the other, the larger face shall be used in calculating the sign area. A double-faced sign must have an internal angle between its two faces of no more than 45 degrees.
 - f. For projecting signs with a thickness of four inches or more, the sign area also includes the area of the visible sides of the sign, calculated as a rectangle enclosing each entire side view.
 - g. A combined area sign may have up to four faces, joined at the corners at 90 degree or less angles with no face exceeding the area normally allocated a single ground/freestanding sign face.

Sec. 42-707. - Maintenance and removal.

- (a) All signs shall be constructed and mounted in compliance with the Virginia Uniform Statewide Building Code.
- (b) All signs and components thereof shall be maintained in good repair and in a safe, neat, and clean condition. Signs showing visible signs of wear, fading, chipped paint, rotting or rusting

structure, or non-working components, must be repaired or be subject to code enforcement as a nuisance.

(c) The building official may cause to have removed or repaired immediately without written notice any sign which, in his opinion, has become insecure, in danger of falling, or otherwise unsafe, and, as such, presents an immediate threat to the safety of the public. If such action is necessary to render a sign safe, the cost of such emergency removal or repair shall be at the expense of the owner or lessee thereof.

(d) The owner of any commercial sign advertising a use or business that has ceased operating shall, within 60 days of the cessation of use or business operation, replace the sign face with a blank face until such time as a use or business has resumed operating on the property.

(e) Nuisance abatement.

(1) Any sign requiring maintenance or removal shall be repaired or removed within thirty (30) days of a written notice to the owner and/or permit holder.

(2) Any sign which constitutes a nuisance may be abated by the town under the applicable provisions of the town code or Virginia Code §§ 15.2-900, 15.2-906, and/or 15.2-1115.

Sec. 42-708. - Nonconforming signs.

(a) Signs lawfully existing on the effective date of this article or prior ordinances, which do not conform to the provisions of this article, and signs which are accessory to a nonconforming use shall be deemed to be nonconforming signs and may remain except as qualified below. The burden of establishing nonconforming status of signs and of the physical characteristics/location of such signs shall be that of the owner of the property. Upon notice from the zoning administrator, a property owner shall submit verification that sign(s) were lawfully existing at time of erection. Failure to provide such verification shall be cause for order to remove sign(s) or bring sign(s) into compliance with the current ordinance.

(b) No nonconforming sign shall be enlarged nor shall any feature of a nonconforming sign, such as illumination, be increased.

(c) Nothing in this section shall be deemed to prevent keeping in good repair a nonconforming sign. Nonconforming signs shall not be extended or structurally reconstructed or altered in any manner, except a sign face may be changed so long as the new face is equal to or reduced in height and/or sign area.

(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.

(e) A nonconforming sign that is destroyed or damaged by any casualty shall be subject to Section 42-475.

(f) A nonconforming sign which is changed to becoming conforming or is replaced by a conforming sign shall no longer be deemed nonconforming, and thereafter such sign shall be in accordance with the provisions of this article.

(g) A nonconforming sign structure shall be subject to the removal provisions of Section 42-707.

(h) A nonconforming sign structure shall be removed if the use to which it is accessory has not been in operation for a period of two years or more. Such sign shall be removed by the owner or lessee of the property. If the owner or lessee fails to remove the sign structure, the zoning administrator or designee shall give the owner fifteen (15) days written notice to remove it. Upon failure to comply with this notice, the zoning administrator or designee may enter the property upon which the sign is located and remove any such sign or may initiate such action as may be necessary to gain compliance with this provision. The cost of such removal shall be chargeable to the owner of the property.

Sec. 42-709. – Electronic messaging permitted as changeable copy sign.

(a) Electronic messaging signage (including the primary message and any and all secondary messages, backgrounds, etc.) is required to remain static for at least four (4) seconds and may not flash or change intensity by pulsing or pulsating.

(b) Electronic messaging signage shall require conditional use permit approval within historic districts as designated by the Virginia Landmarks Register or within the B-2, Central Business zoning district. Within the B-2 zoning district, this shall not apply to electronic monochromatic, static numerals for uses such as but not limited to a gas price display or time and temperature information.

Sec. 42-710. – General requirements.

(a) *Placement.*

- a. Except as otherwise permitted, permanent freestanding signs shall be set back a minimum of ten (10) feet from any public right-of-way and a minimum of three (3) feet from all other property lines.
- b. Second and all additional permanent ground/freestanding signs on any premises must either: (1) have a separation of 150 linear feet from any other permanent ground/freestanding sign; or (2) meet the front yard setback requirements of the zoning district in which the premises is located.
- c. Except as otherwise permitted, freestanding temporary and portable signs shall be set back a minimum of five (5) feet from any public right-of-way and a minimum of three (3) feet from all other property lines.

d. Home occupation signs in residential districts, if permitted, shall be wall-mounted in close proximity to the front door.

(b) *Illumination. All permitted signs may be backlit, internally lighted, or indirectly lighted, unless such lighting is specifically prohibited in this article.*

(1) *In the case of indirect lighting, the source shall be shielded so that it illuminates only the face of the sign. However, projecting signs shall be indirectly illuminated or have shielded direct lighting, unless otherwise prohibited within this chapter. Indirect lighting shall consist of full cut-off or directionally shielded lighting fixtures that are aimed and controlled so that the directed light shall be substantially confined to the sign to minimize glare and light trespass. The beam width shall not be wider than that needed to light the sign.*

(2) *The illumination from any sign resulting in any internal or external artificial light source that adversely affects surrounding properties, causes offensive glare, or creates a traffic hazard shall be prohibited. Furthermore, no sign shall be permitted to affect highway safety or shine directly into a residential dwelling unit.*

(c) *The following tables set forth the sign type, number, sign area, and maximum sign height allowed in each zoning district. In lieu of the following, a comprehensive sign plan may be submitted for a tax map parcel subject to approval by conditional use permit.*

<u>Zoning District</u>	<u>Sign Type</u>	<u>Maximum Number of Signs Permitted</u>	<u>Maximum Area</u>	<u>Max. Height</u>
<u>Agricultural/Residential Districts(A, R1-A, R-1, R-2, R-3, R-MS)</u>	<u>Ground/Freestanding (on-premises)</u>	<u>One (1) sign as an accessory use to a permitted use.</u>	<u>32 sq. ft.</u>	<u>15 ft.</u>
	<u>Changeable copy (on-premises)</u>	<u>One (1) sign as part or whole of one (1) ground/freestanding sign or wall sign (not exceeding allowed wall signage).</u>	<u>18 sq. ft.</u>	<u>15 ft.</u>
	<u>Wall</u>	<u>Not limited except side and rear wall signs facing and within 100 feet of a</u>	<u>5% of wall area to a maximum of 50 sq. ft.</u>	<u>May not project above roof line.</u>

		<u>residential use are prohibited.</u>		
	<u>Combined (on-premises)</u>	<u>Not Permitted</u>	<u>Not Permitted</u>	<u>Not Permitted</u>
	<u>Portable</u>	<u>Not limited</u>	<u>12 sq. ft.</u>	<u>6 ft.</u>
	<u>Minor</u>	<u>Two</u>	<u>2 sq. ft.</u>	<u>4 ft.</u>
	<u>Temporary</u>	<u>Not limited</u>	<u>12 sq. ft.</u>	<u>6 ft.</u>

<u>Zoning District</u>	<u>Sign Type</u>	<u>Maximum Number of Signs Permitted</u>	<u>Maximum Area</u>	<u>Max. Height</u>
<u>MU-1, Mixed Use: Residential/Limited Business</u>	<u>Ground/Freestanding (on-premises)</u>	<u>One (1) sign with less than 200' of frontage.</u> <u>One (1) sign per 200' of additional frontage.</u>	<u>50 sq. ft.</u>	<u>20 ft.</u>
	<u>Changeable copy (on-premises)</u>	<u>One (1) sign as part or whole of one (1) ground/freestanding sign or wall sign (not exceeding allowed wall signage).</u>	<u>18 sq. ft.</u>	<u>20 ft.</u> <u>Wall sign may not project above roof line.</u>
	<u>Wall</u>	<u>Not limited.</u>	<u>10% of wall area to a maximum of 200 sq. ft.</u>	<u>May not project above roof line.</u>
	<u>Combined (on-premises)</u>	<u>One, if there is no other ground/freestanding sign</u>	<u>100 sq. ft.</u>	<u>20 ft.</u>

	<u>Portable</u>	<u>Not limited</u>	<u>12 sq. ft.</u>	<u>6 ft.</u>
	<u>Minor</u>	<u>Two</u>	<u>2 sq. ft.</u>	<u>6 ft.</u>
	<u>Directional (on-premises)</u>	<u>Two (2) signs per entrance or exit</u>	<u>6 sq. ft.</u>	<u>7 ft.</u>
	<u>Temporary</u>	<u>Not limited.</u>	<u>50 sq. ft.</u>	<u>20 ft.</u>

<u>Zoning District</u>	<u>Sign Type</u>	<u>Maximum Number of Signs Permitted</u>	<u>Maximum Area</u>	<u>Max. Height</u>
	<u>Ground/Freestanding (on-premises)</u>	<u>One (1) sign with less than 200' of frontage.</u> <u>One (1) sign per 200' of additional frontage.</u>	<u>50 sq. ft.</u>	<u>20 ft.</u>
	<u>Changeable copy (on-premises)</u>	<u>One (1) sign as part or whole of one (1) permitted ground/freestanding sign or a wall sign (not exceeding allowed wall signage).</u>	<u>18 sq. ft.</u>	<u>20 ft.</u>
MU-2, Mixed Use: Residential/Limited Business/Limited Industrial	<u>Wall</u>	<u>Not limited except side and rear wall signs facing and within 100 feet of a residential use are prohibited.</u>	<u>10% of wall area to a maximum of 200 sq. ft.</u>	<u>May not project above roof line.</u>
	<u>Combined (on-premises)</u>	<u>One, if there is no other ground/freestanding sign</u>	<u>100 sq. ft.</u>	<u>20 ft.</u>
	<u>Portable</u>	<u>Not limited</u>	<u>20 sq. ft.</u>	<u>8 ft.</u>
	<u>Minor</u>	<u>Two</u>	<u>4 sq. ft.</u>	<u>6 ft.</u>

	<u>Directional (on-premises)</u>	<u>Two (2) signs per entrance or exit</u>	<u>6 sq. ft.</u>	<u>7 ft.</u>
	<u>Temporary</u>	<u>Not limited</u>	<u>100 sq. ft.</u> <u>Max. 50 sq. ft. per sign</u>	<u>20 ft.</u> <u>(freestanding)</u> <u>Wall sign may not project above roof line.</u>

<u>Zoning District</u>	<u>Sign Type</u>	<u>Maximum Number of Signs Permitted</u>	<u>Maximum Area</u>	<u>Max. Height</u>
<u>B-1, Limited Business</u>	<u>Ground/Freestanding (on-premises)</u>	<u>One (1) sign with less than 200' of frontage.</u> <u>One (1) sign per 200' of additional frontage.</u>	<u>50 sq. ft.</u>	<u>35 ft.</u>
	<u>Changeable copy (on-premises)</u>	<u>One (1) sign as part or whole of one (1) permitted ground/freestanding sign or wall sign (not exceeding allowed wall signage).</u>	<u>18 sq. ft.</u>	<u>35 ft.</u> <u>Wall sign may not project above roof line.</u>
	<u>Marquee (on-premises)</u>	<u>One per side.</u>	<u>Length of marquee times one foot, to a maximum of 200 sq. ft.</u>	<u>May not project above marquee or below 8 ft.</u>
	<u>Combined (on-premises)</u>	<u>One, if there is no other ground/freestanding sign</u>	<u>150 sq. ft. (100 sq. ft. if only 2 businesses)</u>	<u>35 ft.</u>

	<u>Portable</u>	<u>Not limited</u>	<u>20 sq. ft.</u>	<u>8 ft.</u>
	<u>Minor</u>	<u>2</u>	<u>4 sq. ft.</u>	<u>6 ft.</u>
	<u>Wall</u>	<u>Not limited</u>	<u>10% of wall area to a maximum of 200 sq. ft.</u>	<u>May not project above roof line.</u>
	<u>Directional (on-premises)</u>	<u>Two (2) signs per entrance or exit</u>	<u>6 sq. ft.</u>	<u>7 ft.</u>
	<u>Temporary</u>	<u>Not limited</u>	<u>100 sq. ft.</u> <u>Max. 50 sq. ft. per sign</u>	<u>20 ft.</u> <u>(freestanding)</u> <u>Wall sign may not project above roof line.</u>

<u>Zoning District</u>	<u>Sign Type</u>	<u>Maximum Number of Signs Permitted</u>	<u>Maximum Area</u>	<u>Max. Height</u>
<u>B-2, Central Business</u>	<u>Ground/Freestanding (on-premises/off-premises)</u>	<u>One (1) sign with less than 200' of frontage.</u> <u>One (1) sign per 200' of additional frontage.</u>	<u>50 sq. ft.</u>	<u>35 ft.</u>
	<u>Wall</u>	<u>Not limited.</u>	<u>10% of wall area to a maximum of 200 sq. ft.</u>	<u>May not project above roof line.</u>
	<u>Changeable copy (on-premises)</u>	<u>One (1) sign as part or whole of one (1) ground/freestanding sign or wall sign (not exceeding allowed</u>	<u>18 sq. ft.</u>	<u>35 ft.</u> <u>Wall sign may not project above roof</u>

	<u>wall signage).</u>		<u>line.</u>
<u>Marquee (on-premises)</u>	<u>One (1) per side.</u>	<u>Length of marquee times one foot, up to a maximum of 200 sq. ft.</u>	<u>May not project above marquee or below 8 ft.</u>
<u>Combined (on-premises)</u>	<u>One, if there is no other ground/freestanding sign</u>	<u>150 sq. ft. (100 sq. ft. if only 2 businesses)</u>	<u>35 ft.</u>
<u>Portable</u>	<u>Not limited</u>	<u>20 sq. ft.</u>	<u>8 ft.</u>
<u>Minor</u>	<u>2</u>	<u>4 sq. ft.</u>	<u>6 ft.</u>
<u>Directional (on-premises)</u>	<u>Two (2) signs per entrance or exit</u>	<u>6 sq. ft.</u>	<u>7 ft.</u>
<u>Temporary</u>	<u>Not limited</u>	<u>100 sq. ft. Max. 50 sq. ft. per sign</u>	<u>20 ft. (freestanding) Wall sign may not project above roof line.</u>

<u>Zoning District</u>	<u>Sign Type</u>	<u>Maximum Number of Signs Permitted</u>	<u>Maximum Area</u>	<u>Max. Height</u>
<u>B-3, General Business</u>	<u>Ground/Freestanding (on-premises/off-premises)</u>	<u>One (1) sign with less than 200' of frontage. One (1) sign per 200' of additional frontage.</u>	<u>75 sq. ft.</u>	<u>35 ft.</u>

<u>Changeable copy (on-premises)</u>	<u>One (1) sign as part or whole of a ground/freestanding sign or wall sign (not exceeding allowed wall signage).</u>	<u>32 sq. ft.</u>	<u>35 ft. (freestanding)</u> <u>Wall sign may not project above roof line.</u>
<u>Marquee (on-premises)</u>	<u>One (1) per side.</u>	<u>Length of marquee times 1 foot, up to a maximum of 200 sq. ft.</u>	<u>May not project above marquee or below 8 ft.</u>
<u>Wall</u>	<u>Not limited</u>	<u>10% of wall area to a maximum of 200 sq. ft.</u>	<u>May not project above roof line.</u>
<u>Combined (on-premises)</u>	<u>One, if there is no other ground/freestanding sign</u> <u>Max. of one (1) additional combined area sign as replacement for one (1) additional ground/freestanding sign as permitted.</u>	<u>200 sq. ft. (150 sq. ft. if only 2 businesses)</u>	<u>35 ft.</u>
<u>Interstate Exit Ground Sign</u>	<u>Max of one (1) ground/freestanding sign located within a 1000 foot radius from the center of the interchange at I-81 Exit 114 and Exit 118C.</u>	<u>150 sq. ft.</u>	<u>75 ft.</u>

	<u>Portable</u>	<u>Not limited</u>	<u>20 sq. ft.</u>	<u>8 ft.</u>
	<u>Minor</u>	<u>2</u>	<u>4 sq. ft.</u>	<u>6 ft.</u>
	<u>Directional (on-premises)</u>	<u>Two (2) signs per entrance or exit</u>	<u>6 sq. ft.</u>	<u>7 ft.</u>
	<u>Temporary</u>	<u>Not limited</u>	<u>100 sq. ft.</u> <u>Max. 50 sq. ft. per sign for a freestanding /ground sign</u>	<u>35 ft.</u> <u>(freestanding)</u> <u>Wall sign may not project above roof line.</u>

<u>Zoning District</u>	<u>Sign Type</u>	<u>Maximum Number of Signs Permitted</u>	<u>Maximum Area</u>	<u>Max. Height</u>
<u>I-1, Limited Industrial</u>	<u>Ground/Freestanding (on-premises or off-premises)</u>	<u>One (1)</u>	<u>50 sq. ft.</u>	<u>15 ft.</u>
	<u>Changeable copy (on-premises)</u>	<u>One (1) sign as part or whole of one (1) permitted ground/freestanding sign or wall sign (not exceeding allowed wall signage)</u>	<u>32 sq. ft.</u>	<u>15 ft.</u> <u>Wall sign may not project above roof line.</u>
	<u>Wall</u>	<u>Not limited</u>	<u>10% of wall area up to a maximum of 200 sq. ft.</u>	<u>May not project above roof line.</u>
	<u>Combined (on-</u>	<u>One, if there is no other</u>	<u>150 sq. ft.</u>	<u>15 ft.</u>

	<u>premises)</u>	<u>ground/freestanding sign</u>	<u>(100 sq. ft. if only 2 businesses)</u>	
	<u>Marquee (on-premises)</u>	<u>One per side.</u>	<u>Length of marquee times 1 foot, up to a maximum of 200 sq. ft.</u>	<u>May not project above marquee or below 8 ft.</u>
	<u>Portable</u>	<u>Not limited</u>	<u>20 sq. ft.</u>	<u>8 ft.</u>
	<u>Minor</u>	<u>2</u>	<u>4 sq. ft.</u>	<u>6 ft.</u>
	<u>Directional (on-premises)</u>	<u>Two (2) signs per entrance or exit</u>	<u>6 sq. ft.</u>	<u>7 ft.</u>
	<u>Temporary</u>	<u>Not limited</u>	<u>100 sq. ft.</u> <u>Max. 50 sq. ft. per ground/freestanding sign</u>	<u>15 ft.</u> <u>(freestanding)</u> <u>Wall sign may not project above roof line.</u>

<u>Zoning District</u>	<u>Sign Type</u>	<u>Maximum Number of Signs Permitted</u>	<u>Maximum Area</u>	<u>Max. Height</u>
<u>I-2, General Industrial</u>	<u>Ground/Freestanding (on-premises or off-premises)</u>	<u>One (1) sign with less than 200' of frontage.</u> <u>One (1) sign per 200' of additional frontage.</u>	<u>50 sq. ft.</u>	<u>35 ft.</u>
	<u>Changeable copy (on-premises)</u>	<u>One (1) sign as part or whole of one (1) permitted ground/freestanding sign or wall sign (not</u>	<u>32 sq. ft.</u>	<u>35 ft.</u>

	<u>exceeding allowed wall signage).</u>		
<u>Marquee (on-premises)</u>	<u>One per side.</u>	<u>Length of marquee times 1 foot, up to a maximum of 200 sq. ft.</u>	<u>May not project above marquee or below 8 ft.</u>
<u>Wall</u>	<u>Not limited</u>	<u>10% of wall area up to a maximum of 200 sq. ft.</u>	<u>May not project above roof line.</u>
<u>Combined (on-premises)</u>	<u>One, if there is no other ground/freestanding sign</u>	<u>150 sq. ft. (100 sq. ft. if only 2 businesses)</u>	<u>35 ft.</u>
<u>Portable</u>	<u>Not limited</u>	<u>20 sq. ft.</u>	<u>8 ft.</u>
<u>Minor</u>	<u>2</u>	<u>4 sq. ft.</u>	<u>6 ft.</u>
<u>Directional (on-premises)</u>	<u>Two (2) signs per entrance or exit</u>	<u>6 sq. ft.</u>	<u>7 ft.</u>
<u>Temporary</u>	<u>Not limited</u>	<u>100 sq. ft. Max. 50 sq. ft. per ground/free standing sign</u>	<u>20 ft. (freestanding) Wall sign may not project above roof line.</u>

This ordinance shall become effective upon adoption. If any part of this ordinance is deemed unlawful by a court of competent jurisdiction all remaining parts shall be deemed valid.

Upon a call for an aye and nay vote on the foregoing ordinance at a regular meeting of the Council of the Town of Christiansburg, Virginia held _____, 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:

	Aye	Nay	Abstain	Absent
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:

Michele M. Stipes, Town Clerk

D. Michael Barber, Mayor

Christiansburg Planning Commission
Minutes of July 31, 2017

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

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 Kries 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 Kries 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 Kries 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 *Reid 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.

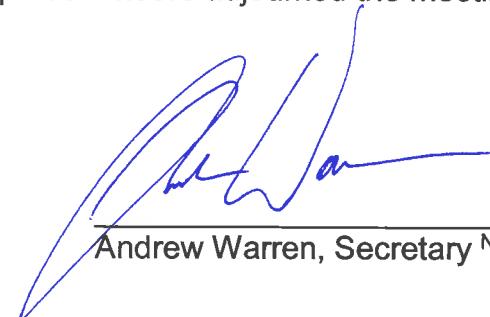
Mr. Warren announced a public hearing would be held on August 14, 2017 for the rezoning request of the Falling Branch property. Mr. Warren stated the acreage was lessened and adjoining property owners would be notified of the hearing. Mr. Warren stated the applicant preferred action be taken at the same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


Craig Moore, Chairperson


Andrew Warren, Secretary Non-Voting

**Christiansburg Planning Commission
Minutes of August 14, 2017**

Present: Harry Collins
Mark Curtis
David Franusich
Catherine Garner
Hil Johnson
Jeananne Kries
Craig Moore, Chairperson
Ann Sandbrook
Jennifer D. Sowers, Vice-Chairperson
Andrew Warren, Secretary Non-Voting

Absent: Matt Beasley

Staff/Visitors: Will Drake, staff
Jared Crews, staff
Brian Hamilton, Montgomery County Economic Development Authority
John Zeckoski, 370 Tanglewood Drive, SE
Marilyn Zeckoski, 370 Tanglewood Drive, SE
Lisa Holland, 325 Tanglewood Drive, SE
Lorraine Spaulding, 315 Tanglewood Drive, SE
Chip Dicks, Lamar Advertising Company
Steve Huppert, Town Council

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

Public Comment

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

Approval of Planning Commission Minutes for July 31, 2017 Meeting

Chairperson Moore introduced the discussion. Vice-Chairperson Sowers made a motion to approve the July 31, 2017 Planning Commission meeting minutes. Commissioner Johnson seconded the motion, which passed 8-0. Commissioner Franusich abstained, as he was not present for the previous meeting.

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.

Chairperson Moore introduced the public hearing. Commissioner Garner recused herself from the public hearing and subsequent discussion. Brian Hamilton, Montgomery County Economic Development Authority, (EDA) stated GIS information used in the initial public hearing for the rezoning request on July 5, 2017 was incorrect and an additional parcel adjoining Tanglewood Drive (referred to as Lot C), does not exist and is part of the subject property.

Mr. Hamilton stated the EDA plans to develop a 36-acre site and a 20-acre site due to Falling Branch Corporate Park's market demand for a parcel over 25 acres in size. Mr. Hamilton stated Parkway Drive will be extended and no other roads would be utilized for the development, which would retain an approximately 500-foot buffer zone between the development and road.

John Zeckoski, 370 Tanglewood Drive, stated he desired clear language be used to ensure Tanglewood Drive would never be used for access to the industrial park. Mr. Zeckoski asked for a clear description of the buffer area and suggested trees be used to protect residents of Tanglewood Drive from sights and sounds produced by the industrial park.

Lisa Holland, 325 Tanglewood Drive, asked the Planning Commission to consider the slope of the land and the erosion that could occur as a result of development.

Lorraine Spaulding, 315 Tanglewood Drive, stated she and other residents of Tanglewood Drive were concerned with the road being used as an access point to the industrial park.

With no further comment, Chairperson Moore closed the public hearing.

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.

Chairperson Moore introduced the discussion. Chairperson Moore noted the Planning Commission could not place conditions on the rezoning but the use of proffers was possible, if offered by the applicant. Vice-Chairperson Sowers asked whether any action could be taken to limit construction from occurring within a certain distance of the adjoining residential property. Mr. Hamilton stated Tanglewood Drive and Jones Street would not be used for access to the industrial park and noted industrial traffic on these roads would be nearly impossible.

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 – (continued).

Commissioner Curtis asked whether construction would occur within the view of residents of Tanglewood Drive and Jones Street. Mr. Hamilton stated the residents adjoining the property in question would only be able to see the construction from the Cox Family Farm property adjoining their own.

Vice-Chairperson Sowers asked whether Tanglewood Drive and Jones Street could be permanently closed off from further extension. Mr. Warren explained it was impractical for those roads to be extended but he was unsure what action could be taken to formally prevent extension outside of vacating right-of-way.

Mr. Hamilton noted Cox Family Farms would retain ownership of the Lot C area of the development adjoining Tanglewood Drive and stated it would likely be sold for residential use in the future. Chairperson Moore noted this issue was not being considered as a part of the present rezoning request.

Chairperson Moore asked if the EDA would be willing to proffer a certain portion of the development as guaranteed buffer area. Mr. Hamilton stated 200 feet of land was all he felt comfortable agreeing to proffer as buffer without his engineers present.

Chairperson Moore asked the applicant to consider an additional proffer ensuring the industrial park would prohibit industrial traffic from using residential roads if a connection between Tanglewood Drive or Jones Street and Parkway Drive was established in the future. Mr. Hamilton stated he did not anticipate a connection ever being established and restated Cox Family Farms will retain ownership of the area formerly known as lot C adjoining Tanglewood Drive. Chairperson Moore suggested the language restricting industrial-related traffic would allow for residential traffic.

Commissioner Curtis asked where the planned Parkway Drive extension would connect to South Franklin Street. Chairperson Moore stated an extension was proposed by the Town as a Smart Scale project that would extend Parkway Drive through the Cox Family Farms property and the undeveloped parcel at Tax Map: 558-((A))-1, owned by Dale and Freda Teel and connect to South Franklin Street below the Christiansburg Church of Christ.

Mr. Warren noted this project was currently unfunded but was intended to provide relief to residential streets in the area by providing a connection to I-81. Chairperson Moore stated the Smart Scale project may be more positively received if the development of the property occurs, based on his understanding of the scoring criteria for project consideration.

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 – (continued).

Chairperson Moore stated erosion and stormwater requirements were not typically addressed by the Planning Commission and erosion concerns could be handled through the Town ordinance and regulations passed down by the Virginia Department of Environmental Quality and the Environmental Protection Agency.

Commissioner Curtis asked whether the development would increase traffic near Falling Branch Elementary School. Chairperson Moore stated any development in the industrial park would likely result in increased traffic.

Mr. Hamilton committed to pursuing a proffer statement with the two proffers discussed earlier and to have it available for Town Council's consideration.

Commissioner Franusich made a motion to recommend Town Council approve the rezoning with consideration of the two forthcoming proffers related to establishing a buffer zone and barring industrial traffic from Jones Street and Tanglewood Drive. Vice-Chairperson Sowers seconded the motion, which passed 8-0. Commissioner Garner abstained.

With no further comment, Chairperson Moore closed the discussion.

Discussion/Action 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.

Chairperson Moore introduced the discussion and explained the current draft ordinance does not include the language proposed by Lamar Advertising Company and that a motion would be required for that language, or any other changes, to be added. The language proposed addressed the nonconforming billboards on Peppers Ferry Road, N.W. that are partially screened by the Renva W. Knowles Bridge.

Commissioner Knies stated she believed no additional language should be added and the draft ordinance should be voted on as-is, based on the Planning Commission's desire for nonconforming signs to come into conformance. Mr. Warren stated the current draft of the ordinance is dated July 28, 2017.

Commissioner Knies noted Lamar Advertising Company was permitted to take down the two existing nonconforming signs and replace them with one conforming sign tall enough to be viewable above the bridge. Mr. Warren stated a new sign under the draft ordinance could be 35 feet tall and 75 square feet in area.

Discussion/Action 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 Franusich asked whether two billboards on one signpost would be considered one sign or two. Mr. Warren stated he would need to examine the language of the draft ordinance but typically the same copy would be on both sides of a sign and considered one sign.

Commissioner Collins asked if there was interest in creating a conditional use permit for nonconforming signs. Chairperson Moore explained the usage of conditional use permits would lead to the continued use of nonconforming signs.

Commissioner Johnson stated Lamar Advertising Company's situation was unique but that legal action should have been pursued before the statute of limitations ran out.

Commissioner Johnson made a motion to recommend Town Council approve the sign ordinance as drafted on July 28, 2017 with no additional language. Commissioner Knies seconded the motion, which passed 9-0.

Mr. Warren stated Town Council will hold discussion and is scheduled to take action on the ordinance on Tuesday, August 22, 2017.

Other business.

Commissioner Collins announced Commissioner Franusich would be leaving the Planning Commission to pursue a graduate degree. The Planning Commission congratulated Commissioner Franusich and thanked him for his service.

Commissioner Johnson asked Commissioner Collins to elaborate on Town Council's decision not to approve Shentel's request for a conditional use permit to replace a monopole on High Street. Commissioner Collins stated the community members had complained about the new tower and come forward with fears and concerns about the impacts to their residential properties and neighborhood overall.

Commissioner Johnson stated the new tower would have likely been safer than the existing monopole. Mr. Warren stated the request was rejected by a vote of 3-2 and the residential impacts of the decision were based on the reaction of community members to Shentel's requested waivers.

Chairperson Moore discussed the importance of keeping deliberations regarding on-going Planning Commission business to meetings and work sessions only.

Other business – (continued).

Mr. Warren stated there would be a public hearing for a conditional use permit for an electronic reader board for Pizza Inn at 190 North Franklin Street on August 28, 2017.

Mr. Warren presented a Town of Christiansburg budget summary booklet prepared by Anaika Miller of the Public Relations Department.

Mr. Warren stated the Lidl site would soon stop construction. Mr. Warren stated the development encountered excessive rock and may consider an alternative store design within the next 4-8 months. Mr. Warren stated the Aldi and Hobby Lobby projects are aiming to be done by next summer.

Mr. Warren stated a trail plan and a broadband study would be brought before the Planning Commission in the near future.

There being no more business, Chairperson Moore adjourned the meeting at 8:13 PM.

Craig Moore, Chairperson

Andrew Warren, Secretary Non-Voting

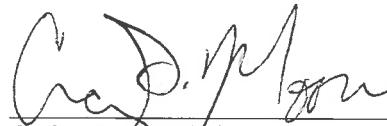
Resolution of the
Town of Christiansburg
Planning Commission

PROPOSED ORDINANCE AMENDING CHAPTER 42 – ZONING, BY ADOPTING
ARTICLE XXIV. – SIGNS, FOR THE PURPOSE OF REGULATING THE TIME, PLACE,
AND MANNER FOR DISPLAYING SIGNS IN THE TOWN OF CHRISTIANSBURG;
PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the Christiansburg Planning Commission has found, following a duly advertised Public Hearing on July 17, 2017, that it is recommended to Council to adopt an ordinance amending the *Christiansburg Town Code* for the reasons of public necessity, convenience, general welfare and good zoning practices.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / does not recommend**) the approval of the draft sign ordinance, dated July 28, 2017.

Dated this the 14th day of August 2017.



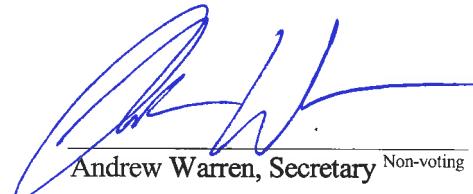
Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Johnson seconded by Knies at a meeting of the Planning Commission following a duly advertised Public Hearing on the above request on July 17, 2017. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBERS</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Matthew J. Beasley				X
Harry Collins	X			
Mark Curtis	X			
David Franusich	X			
J. Catherine Garner	X			
Hil Johnson	X			
Jeananne Knies	X			
Craig Moore, Chairperson	X			
Ann Sandbrook	X			
Jennifer D. Sowers, Vice-Chairperson	X			



Craig Moore, Chairperson



Andrew Warren, Secretary Non-voting



**TOWN OF CHRISTIANSBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

DISCUSSION AND ACTION BY MAYOR AND COUNCIL

Meeting Date:

August 22, 2017

ITEM TITLE:

Strike Chapter 4 - Advertising

DESCRIPTION:

Contingent upon the approval of the new signage regulations in Chapter 42 of the Town Code, the old signage regulations needs to be removed from Chapter 4. In addition, the Town Attorney recommends striking the remaining sections of this chapter since legal counsel believes the sections--such as one on "Handbills"--not to follow the content neutral standard handed down in the Reed v. Gilbert decision. Replacement options for these sections will be discussed with Council at a later date.

POTENTIAL ACTION:

Consideration to adopt the revised sign ordinance.

DEPARTMENT:

Town Attorney/Planning

PRESENTERS:

Theresa Fontana, Town Attorney
Andrew Warren, Planning Director

Information Provided:

Draft Ordinance

**AN ORDINANCE
REPEALING CHAPTER 4, "ADVERTISING,"
OF THE *CHRISTIANSBURG TOWN CODE*;
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Town Council has approved and enacted a new sign ordinance designed to be content neutral and comply with the First Amendment to the United States Constitution; and

WHEREAS, the new sign ordinance will be a part of the Town's Zoning Code; and

WHEREAS, the Town Council now desires to repeal the former sign ordinance and other similar provisions contained in Chapter 4, "Advertising," of the Town Code;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Christiansburg that Chapter 4, "Advertising," of the *Christiansburg Town Code* is hereby repealed in its entirety as follows:

Chapter 4 – ADVERTISING RESERVED.

ARTICLE I. IN GENERAL

Sec. 4.1. Policy.

~~In order to promote the safety, convenience and enjoyment of travel on and protection of the public investment in streets within the town, to attract tourists and promote the prosperity, economic well being and general welfare of the town and to preserve and enhance the natural scenic beauty or aesthetic features of the streets and adjacent areas, the town council declares it to be the policy of this town that the erection and maintenance of outdoor advertising in areas adjacent to the rights of way of the streets and otherwise visible within this town shall be regulated in accordance with the terms of this chapter.~~

Sec. 4.2. Definitions.

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

~~*Advertisement* means any writing, printing, picture, painting, display, emblem, flag, pennant, drawing, sign or similar device which is posted or displayed outdoors on real property and is intended to invite or to draw the attention or to solicit the patronage or support of the public to any goods, merchandise, property, real or personal, business, services, entertainment or amusement manufactured, produced, bought, sold, conducted, furnished or dealt in by any person or for any political party or for the candidacy of any individual for any nomination or office. The term "advertisement" shall also include any part of an advertisement recognizable as such.~~

~~*Advertising structure* means any rigid or semirigid material, with or without any advertisement displayed thereon, situated upon or attached to real property outdoors, primarily or principally for the purpose of furnishing a background or base or support upon which an advertisement may be posted or displayed.~~

~~*Business of outdoor advertising* means the erection, use or maintenance of advertising structures or the posting or display of outdoor advertisements by any person who receives profit~~

~~gained from rentals or any other compensation from any other person for the use or maintenance of such advertising structures or the posting or display of such advertisements, except reasonable compensation for materials and labor used or furnished in the actual erection of advertising structures or the actual posting of advertisements. The business of outdoor advertising shall not include the leasing or rental of advertising structures or advertisements used to advertise products, services or entertainment sold or provided on the premises where the advertising structures or advertisement is located.~~

Centerline of the street means a line equidistant from the edges of the median separating the main traveled ways of a divided street, or the centerline of the main traveled way of a nondivided street.

Distance from edge of a right of way means the horizontal distance measured along a line normal or perpendicular to the right of way line.

Handbill means any leaflet, flier, handout or other such advertisement or informational sheet posted or otherwise intended for distribution to the general public.

Legible means capable of being read without visual aid by a person of normal visual acuity.

Maintain means to allow to exist.

Main traveled way means the traveled way of a street on which through traffic is carried. In the case of a divided street, the traveled way of each of the separated roadways for traffic in opposite directions is a main traveled way. The term "main traveled way" does not include such facilities as frontage roads, turning roadways or parking areas.

Post means to post, display, print, paint, burn, nail, paste or otherwise attach.

Primary roof means a roof which is erected or constructed to cover an enclosed main or primary portion of a building.

Real property means any property physically attached or annexed to real property in any manner whatsoever.

Road frontage means the width of a lot or parcel of land along the street upon which it abuts.

Secondary roof means a roof which is erected or constructed to cover an enclosed portion of a building which is at a lower elevation than the highest point of the primary building roof (such as may cover an entranceway, addition or annex) and does not exceed 20 feet in height.

Sign means any outdoor sign, display, device, figure, flag, pennant, painting, drawing, message, placard, poster, billboard or other thing which is designed, intended or used to advertise or inform, any part of the advertising or informative contents of which is visible from any street or from any nearby or adjacent property.

Sign, accessory, means a sign relating only to uses of the premises on which the sign is located, or products sold on the premises on which the sign is located, or indicating the name or address of a building or the occupants or management of a building on the premises where the sign is located; a business sign.

Sign, business, means a sign which directs attention to a product, commodity or service which is available on the premises upon which the sign is erected; an accessory sign.

Sign, changeable copy, means a sign, exclusive of flags, designed so that characters or letters can be changed or rearranged without altering the face or size of the sign as with 'reader or menu boards.'

Sign, combined area, means a sign advertising the products, commodities or services of three or more businesses located on the same premises on which the sign is erected.

Sign, construction, means a sign intended to be maintained for a short duration located on a construction site and which sign is intended to explain the nature of the construction project.

Sign, development, means a sign located within a subdivision or housing development, farm or estate which displays the name of the development, farm or estate.

Sign, directional, means a traffic directional sign, including regulatory, warning and street name signs.

Sign, double faced, means a sign with two parallel, or nearly parallel, faces, back to back, and located not more than 24 inches from each other.

Sign, electronic changeable copy, means a sign, or portion thereof, that displays electronic, non pictorial, text information in which each alphanumeric character, graphic or symbol is defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs or other illumination devices within the display area. Electronic changeable copy signs include computer programmable, microprocessor controlled electronic displays.

Sign, electronic graphic display, means a sign, or portion thereof, that displays electronic, static images, static graphics or static pictures, with or without information, defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, pixelation, repixelation or dissolve modes. Electronic graphic display signs include computer programmable, microprocessor controlled electronic or digital displays. Electronic graphic display signs include projected images or messages with these characteristics onto buildings or other objects.

Sign, electronic messaging means an electronic changeable copy sign, an electronic graphic display sign or video display sign.

Sign, freestanding, means a sign supported by uprights or braces in or upon the ground surface and the term "freestanding sign" shall include and have the same meaning as a 'ground sign'; a portable sign on its own support or a sign attached to a flat surface such as a fence or wall which fence or wall is not a part of a building shall be considered as a freestanding sign.

Sign, general advertising, means a sign which is not an accessory sign or which directs attention to a product, commodity or service not necessarily available on the premises upon which the sign is erected; a billboard not related to a use conducted on the premises is a general advertising sign.

Sign, ground, means a sign supported by uprights or braces in or upon the ground surface and the term "ground sign" shall include and have the same meaning as a 'freestanding sign'; a portable sign on its own support or a sign attached to a flat surface such as a fence or wall which fence or wall is not a part of a building shall be considered as a ground sign.

Sign height means the vertical distance from the street grade or the average lot grade at the front setback line, whichever produces the greater vertical distance, to the highest point of the sign.

Sign, home occupation, means a sign either single faced or double faced directing attention to products, commodities or services available on the premises upon which the sign is located, but the provision or sale of such products, commodities or services is a secondary use of the premises upon which the sign is erected.

Sign, location, means an off premises sign which directs attention to the approximate location of an establishment on other premises from which an advertised product, or products, may be obtained.

Sign, marquee, means a sign attached to, hung from or part of a marquee, awning, canopy or other such structure, projecting from and supported by the building and extending beyond the building wall, building line or street line (but not covering an enclosed structure) or a freestanding covering structure such as a gas station, drive thru or carwash canopy.

Sign, multiple, means a ground/freestanding sign structure on which more than one single-faced or more than one double faced sign may be mounted within an overall frame.

Sign, nonconforming, nonconforming advertisement or nonconforming advertising structure means one which was lawfully erected, but which does not comply with the provisions of this chapter or which later fails to comply with an ordinance or ordinances adopted by the council.

Sign, off premises, means a sign which is not an accessory sign or which directs attention to a product, commodity or service not available on the premises upon which the sign is erected; any sign not related to a use conducted on the premises is an off premises sign.

Sign, on premises, means a sign which is an accessory sign or which directs attention to a product, commodity or service available on the premises upon which the sign is erected.

Sign, portable, means a sign not permanently anchored to the ground or to a building or structure and which is constructed in such a manner as to permit its easy removal, as for example a sign mounted upon a carriage or fixed supports or on an axle and wheels.

Sign, projecting, means a sign which is attached directly to a building wall and extends more than 18 inches outward from such wall.

Sign, roof, means a sign which is erected or constructed and maintained from the roof of a building, but shall not include secondary roof signs.

Sign, secondary roof, means a sign which is erected or constructed and maintained from a roof of a building which is at a lower elevation than the highest point of the primary roof and which secondary roof does not exceed 20 feet in height.

Sign, single faced, means a sign on which a message is displayed on one side thereof only.

Sign, temporary, means a sign constructed of light material, with or without a frame, the use of which sign is intended for a limited period of display and the term "temporary sign" shall apply to a sign advertising a seasonal or activity such as holiday displays, special sales events and auction sales.

Sign, video display, means a sign that changes its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include

~~text, and depicts action or a special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression of frames which give the illusion of motion, including, but not limited to, the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes, not including electronic changeable copy signs. Video display signs include projected images or messages with these characteristics onto buildings or other objects.~~

~~Sign, wall, means a sign which is painted on or attached directly to an outside building wall, the face of which is parallel to and extends not more than 18 inches from the wall.~~

~~Street means every way or place of whatever nature open to the use of the public for purposes of vehicular travel in this town.~~

~~Tourist attraction means a business or activity destination with specific cultural, recreational, or other potential draw due to unique appeal for travelers from other localities such as museums, art galleries, antique malls and wineries. Such destinations shall have a substantial portion of its products or services being of substantial interest to tourists and derive its major portion of income or visitors during the normal business season from road users not residing in the area of the facility defined as within 15 miles.~~

~~Traveled way means the portion of a roadway for the movement of vehicles, exclusive of shoulders.~~

~~Turning roadway means a connecting roadway for traffic turning between two intersection legs of an interchange.~~

~~Visible means capable of being seen (whether or not legible) without visual aid by a person of normal visual acuity.~~

~~Secs. 4 3 - 4 22. Reserved.~~

~~ARTICLE II. HANDBILLS, POSTERS AND BANNERS~~

~~Sec. 4 23. Posting advertisements, etc.~~

~~It shall be unlawful for any person to post, stick or fasten any card, poster or advertisement upon any building, premises, wall, fence, post or pole without having first secured the permission of the owner of such building, premises, wall, fence, post or pole.~~

~~Sec. 4 24. Tearing down authorized advertisements or posters.~~

~~It shall be unlawful for any person to tear down any advertisement or poster put up without the consent of the owner of the property whereupon the same is posted or to alter or mutilate the same.~~

~~Sec. 4 25. Painting signs on sidewalks.~~

~~It shall be unlawful for any person to paint signs on sidewalks.~~

~~Sec. 4 26. Placing advertising sign or banner across street or alley.~~

~~It shall be unlawful for any person to place any advertising sign or banner across any street or alley of the town; provided, however, that the town manager may grant temporary permission to~~

~~so place any such banner advertising an event for charitable purposes or county or town affairs or occurrences of a similar nature.~~

~~Sec. 4-27. Handbills—Permit prerequisite to distribution.~~

~~It shall be unlawful for any person to distribute or hand out any handbills, circulars or other advertising matter in the town without first having secured a permit therefor from the town manager. This section shall not be construed to apply to handbills, circulars or other advertising matter relative to judicial sales or religious or political expression.~~

~~Sec. 4-28. Same—Deposit on private residences.~~

~~It shall be unlawful for any person to distribute, or cause to be distributed, handbills, dodgers, circulars, cards or other advertising matter by depositing or casting the same on the porches, in the vestibules or in the yards of private residences in the town.~~

~~Sec. 4-29. Same—Deposit in or upon motor vehicles.~~

~~It shall be unlawful for any person to place any handbill, dodger, circular, card or other advertising material in or upon any automobile or other motor vehicle.~~

~~Secs. 4-30—4-46. Reserved.~~

~~ARTICLE III. OUTDOOR ADVERTISING IN SIGHT OF PUBLIC STREETS~~

~~DIVISION 1. GENERALLY~~

~~Sec. 4-47. Enforcement of provisions by town manager.~~

~~The town manager shall administer and enforce the provisions of this article. He may, in the performance of his duties, hereunder assign to other town employees such duties other than discretionary powers as he may think appropriate.~~

~~Sec. 4-48. Territory to which article applies.~~

- ~~(a) The territory under the jurisdiction of the town manager for the purposes of this article shall include all areas within the corporate limits of the town.~~
- ~~(b) The town manager and all employees under his direction may enter upon such lands as may be necessary in the performance of their functions and duties, as prescribed by this article. Any person who shall hinder or obstruct the town manager or any assistant or agent of the town manager in carrying out such functions and duties shall be guilty of a Class 4 misdemeanor.~~

~~Sec. 4-49. Construction of article.~~

~~This article shall be liberally construed with a view to the effective accomplishment of its purposes.~~

~~Sec. 4-50. Excepted signs, advertisements and advertising structures.~~

~~The following signs and advertisements, if securely attached to real property or advertising structures, and the advertising structures, or parts thereof, upon which they are posted or displayed, are excepted from all the provisions of this article, except those enumerated in sections 4-54 and 4-60:~~

- (1) ~~Signs limited in area to 32 square feet erected or maintained, or caused to be erected or maintained, on any farm by the owner or lessee of such farm and relating solely to farm products, merchandise, services or entertainment sold, produced, manufactured or furnished on such farm.~~
- (2) ~~Signs of 25 square feet or less upon real property posted or displayed by the owner or by the authority of the owner stating that the property upon which the sign is located, or a part of such property, is for sale or rent or stating any data pertaining to such property and its appurtenances, and the name and address of the owner and the agent of such owner. This provision shall not be applicable to real property upon which are situated miniwarehouses, bed and breakfast inns, guest homes, hotels and motels for the purpose of advertising the accommodations of such in an ordinary course of business.~~
- (3) ~~Official notices or advertisements posted or displayed by or under the direction of any public or court official in the performance of his official or directed duties or by trustees under deeds of trust, deeds of assignment or other similar instruments.~~
- (4) ~~Danger or precautionary signs relating to the premises or signs warning of the condition of or dangers of travel on a street, erected or authorized by the town manager; or forest fire warning signs erected under authority of the United States forestry service.~~
- (5) ~~Notices of any telephone company, electric power company, telegraph company, gas company, railroad or other transportation company necessary in the discretion of the town manager for the safety of the public or for the direction of the public to such utility or to any place to be reached by it.~~
- (6) ~~Historical markers erected by duly constituted and authorized public authorities.~~
- (7) ~~Highway markers and signs erected, or caused to be erected, by the Virginia Department of Transportation or other authorities in accordance with law.~~
- (8) ~~Signs erected upon property warning the public against hunting, fishing or trespassing thereon.~~
- (9) ~~Signs erected by Red Cross authorities relating to Red Cross emergency stations. Authority is hereby expressly given for the erection and maintenance of such signs upon the right of way of all streets in this town at such locations as may be approved by the town manager.~~
- (10) ~~A sign of six square feet or less or one sign structure containing more than one sign with aggregate area of six square feet or less which denotes only the name of the civic services club or church, location and directions for reaching same and time of meeting of such organization.~~
- (11) ~~A sign for identification purposes giving the name of the owner or occupant and/or the address of the property on which it is placed and not exceeding two square feet in area.~~
- (12) ~~Changing of the copy on a bulletin board, poster board, display encasement or marquee.~~

- (13) ~~Temporary nonilluminated paper signs in show windows in a business district.~~
- (14) ~~Temporary nonilluminated election campaign signs not exceeding six square feet in area, provided such signs are removed within seven days after the election.~~
- (15) ~~All portable signs existing on May 15, 1989 shall be included in the measurement of permitted sign area.~~
- (16) ~~Sign on a truck, bus or other vehicle, while in use in the normal course of business. This subsection should not be interpreted to permit parking for display purposes of a vehicle to which signs are attached in a district where such signs are not permitted.~~
- (17) ~~Church bulletin boards, located on church property, not exceeding 32 square feet and located ten feet from street right of way.~~
- (18) ~~Governmental flags.~~
- (19) ~~Garage and/or yard sale signs in accordance with chapter 20, Flea Markets and Garage and/or Yard Sales, provided that such signage is limited to a maximum of six square feet in area and one sign per parcel.~~
- (20) ~~Tourist attraction signs in accordance with the state logos participation criteria. When doubt arises as to whether a business or activity destination meets the definition of tourist attraction, the town manager may refer the decision to town council.~~
- (21) ~~Community base curbside recycling collection service signage limited to a maximum of 14 days at initiation of service on properties utilizing the service at a maximum area of six square feet.~~
- (22) ~~Signage erected by the town under the direction of the town manager or town council.~~

Sec. 4 51. Removal of construction signs.

~~Construction signs shall be removed within 30 days after construction of the project advertised thereby has been completed.~~

Sec. 4 52. Area of advertising structure or sign.

- (a) ~~The area of an advertising structure or sign shall include that area within a line including the outer extremities of all letters, figures, characters and delineations, or within a line including the outer extremities of the framework or background of the sign, whichever line includes the larger area. The support for the sign background, whether it is columns, a pylon or a building, or part thereof, shall not be included in the sign area. Only one side of a double faced sign shall be included in a computation of sign area; for other signs with more than one face, each side shall be included in a computation of sign area. The area of a cylindrical or spherical sign shall be computed by multiplying one half of the circumference by the height of the sign. For an awning sign, only the area of the message shall be used in sign area computation.~~
- (b) ~~Signs shall conform to the size, number, height and location, as provided for in division 4.~~

Sec. 4 53. Identification of advertising structure or advertisement.

~~The town manager may require that each advertising structure and each advertisement not posted or displayed on an advertising structure shall bear an identification number, furnished by~~

~~the town manager, and if erected, maintained or displayed by a licensed outdoor advertiser shall also bear his name. The town manager may make suitable provisions for the details thereof.~~

See. 4-54. Certain advertisements or structures prohibited.

~~No advertisement or advertising structure shall be erected, maintained or operated:~~

- ~~(1) Which involves motion or rotation of any part of the structure, moving reflective disks, running animation or displays an intermittent light, or lights, visible from any roadway; provided, however, that the prohibition of this subsection shall not apply to moving or rotating parts of structures, or to the displays of intermittent lights, when such structures or displays are located along streets in this town when the moving or rotating parts of such structures or such displays convey solely public information. Public information shall include all or any of the following information: date, time, temperature, weather, community events and other similar information.~~
- ~~(2) Which uses the word "stop" or "danger" prominently displayed or presents or implies the need or requirement of stopping or the existence of danger on any highway, or which is a copy or imitation of official highway signs.~~
- ~~(3) Which, within visible distance of any street, advertises any county, city, town, village, historical place or shrine without the consent, in writing, of such county, city, town or village or of the owner of such historical place or shrine.~~
- ~~(4) Which is mobile and is designed to, and effectively does, distract the attention of passing motorists on any street by flashing lights, loud and blatant noises or movable objects.~~
- ~~(5) Which involves red, green or amber lights or reflective material and which resembles traffic signal lights or traffic control signs and is within the visible distance of any street.~~
- ~~(6) At any public street intersection in such manner as would obstruct the clear vision in either direction between a point on the centerline of the side street 20 feet from the nearest edge of the pavement of the main street and points on the main street 400 feet distant, measured along the nearest edge of the pavement of the main street.~~
- ~~(7) At any grade intersection of a public street and a railroad in such manner as would obstruct the clear vision in either direction within triangular areas formed by:
 - a. A point at the center of the railroad public street intersections;
 - b. A point on the public street 400 feet from the center of the railroad public street intersection, as measured along the center of the public street; and
 - c. A point on the railroad 500 feet from the center of the railroad public street intersection, as measured along the center of the railroad.~~
- ~~(8) At or near any curve in a street in such a manner as to obstruct the clear vision of traffic from any one point on such curve to any other point on such curve or to any other point not more than 400 feet apart, as measured between each point from the nearest edge of the pavement.~~
- ~~(9) Which advertises activities which are illegal under state or federal laws or regulations in effect at the location of such sign or advertisement or at the location of such activities.~~

- (10) Which is obsolete or inconsistent with this article or regulations adopted by the Commonwealth Transportation Board pursuant to Code of Virginia, § 33.1-351 et seq.
- (11) Which is designed to be mobile or portable in nature, except permitted temporary portable signs 32 square feet or less owned or leased by civic, governmental or public organizations and located within a business or industrial district.
- (12) Illuminated signs positioned and unshielded so as to impair the vision of any motor vehicle operator.
- (13) Alley signs projecting beyond the alley lot line.
- (14) Signs in violation of the Statewide Fire Code or State Building Codes.
- (15) Any sign greater than 200 square feet in total area.
- (16) Off premises signs greater than 50 square feet in total area.
- (17) On premises ground/freestanding signs, other than combined area signs, greater than 50 square feet, excluding changeable copy area. See section 4-116 for combined area sign provisions.

Sec. 4-55. Pasting advertisements prohibited in certain instances.

No advertisement shall be pasted or glued on any building, fence, wall, tree, rock or other similar structure or object, unless the same is an advertising structure for which a permit has been issued and is in effect.

Sec. 4-56. Advertising on rocks, poles, etc., within limits of street.

Any person who in any manner paints, prints, places, puts or affixes any sign or advertisement upon or to any rock, stone, tree, fence, stump, pole, mile board, milestone, danger sign, guide-sign, guidepost, highway sign, historical marker, building or other object lawfully within the limits of any street shall be assessed a civil penalty of \$100.00. Each occurrence shall be subject to a separate penalty.

Sec. 4-57. Harmony of regulations.

No zoning board or commission or any other public officer or agency shall permit any sign, advertisement or advertising structure which is prohibited under the provisions of this article, nor shall the town manager permit any sign, advertisement or advertising structure which is prohibited by any other public board, officer or agency in the lawful exercise of its or his powers.

Sec. 4-58. Nonconforming signs.

A nonconforming sign, advertisement or advertising structure, as defined in this article, and any supporting structures may be maintained in their then structural condition, but shall not be replaced, reconstructed, moved, structurally altered, lighted or relighted, except in compliance with the provisions of this article and may continue in use unless subject to removal under other provisions of this article. Removal, replacement, reconstruction, moving or structural alteration for any cause whatsoever shall be considered as loss of nonconforming status. Change of message or change of ownership shall not affect nonconforming status. Supporting structures for nonconforming signs may continue in use for a conforming sign, if the supporting structures

~~comply in all respects to the applicable requirements of these regulations and other codes and ordinances. No permits for additional signs shall be issued for any premises on which there are any nonconforming signs.~~

~~Sec. 4-59. Disposition of fees.~~

~~All monies received by the town manager under the provisions of this article shall be paid by him into the town treasury.~~

~~Sec. 4-60. Violation a nuisance; abatement.~~

~~Any sign, advertisement or advertising structure which is erected, used, maintained, operated, posted or displayed in violation of this article, or for which no permit has been obtained where such is required, or after revocation or more than 30 days after expiration of a permit, or which, whether or not excepted under the provisions of this article, is not kept in a good general condition and in a reasonably good state of repair and is not, after 30 days' written notice to the person erecting, using, maintaining, posting or displaying the same, put into good general condition and in a reasonably good state of repair, is hereby declared to be a public and private nuisance and may be forthwith removed, obliterated or abated by the town manager or his representatives. The town manager may collect the cost of such removal, obliteration or abatement from the person erecting, using, maintaining, operating, posting or displaying such sign, advertisement or advertising structure.~~

~~Sec. 4-61. Penalty for violation.~~

~~Any person violating any provision of this article for which violation no other penalty is prescribed by this article shall be guilty of a misdemeanor and, upon conviction thereof, shall be fined not less than \$10.00 nor more than \$50.00. Each day during which such violation is continued after conviction may be treated for all purposes as a separate offense.~~

~~Secs. 4-62 - 4-80. Reserved.~~

~~DIVISION 2. PERMITS~~

~~Sec. 4-81. Required.~~

- ~~(a) Except as in this article otherwise provided, no person, whether engaged in the business of outdoor advertising or not, shall erect, use, maintain, post or display any advertisement or advertising structure in this town without first obtaining a permit therefor from the town manager and paying the fee therefor as herein provided.~~
- ~~(b) No permit shall be required for the posting or display of any advertisement posted or displayed on any advertising structure or space for which a permit has been issued unless such permit has been revoked.~~

~~Sec. 4-82. Applications; fees.~~

- ~~(a) A separate application for a permit shall be made for each separate advertisement or advertising structure on a form furnished by the town manager, which application shall be filed by the applicant or his representative duly authorized in writing to act for him and shall describe and set forth the size, shape and the nature of the advertisement or advertising~~

~~structure it is proposed to post, display, erect or maintain and its actual or proposed location with sufficient accuracy to enable the town manager to identify such advertisement or advertising structure and to find its actual or proposed location.~~

- ~~(b) Each application shall be accompanied by an application and inspection fee in the amount as established in the latest edition of the town development fee schedule which may be amended from time to time by the town council. Churches, nonprofit or not for profit organizations, and election campaigns shall be exempt from inspection fees and shall be eligible for blanket permits for multiple locations.~~
- ~~(c) Each application shall be accompanied by the written consent, or in lieu thereof a copy certified by an official authorized to take acknowledgments to deeds in this state, of the owner of the real property upon which such advertisement or advertising structure is to be erected, used, maintained, posted or displayed, or of such other persons having the legal right to grant such consent, or of the duly authorized agent of such owner, or other person.~~

Sec. 4-83. Temporary permits.

~~The town manager, upon application as required in section 4-82, may issue temporary permits for signs and displays when, in his opinion, the use of such signs and displays would be in the public interest and would not result in damage to private property. Temporary sign permits are valid for a period of 30 calendar days unless otherwise specified by the town manager and include the following:~~

- ~~(1) Signs advertising a special civic or cultural event such as a fair or exposition, play, concert or meeting, sponsored by a governmental, civic or charitable organization.~~
- ~~(2) Special decorative displays used for holidays, public demonstrations or promotion for nonpartisan civic purposes.~~
- ~~(3) Special sales promotion displays in a district where such sales are permitted, including displays incidental to the opening of a new business.~~

Sec. 4-84. Unusual displays.

~~Applications for unusual signs or displays which give rise to questions of interpretation of this article may be referred by the town manager to the town council for the purpose of interpretation by the council and recommendation for action on the application by the town manager. If, in the opinion of the council, the application is not adequately covered by this article, the council may make recommendations for amendment of this article.~~

Sec. 4-85. Refusal to grant permit; revocation.

- ~~(a) The town manager may deny or refuse to grant any permit under this article in any case in which it shall appear to the town manager that the application for the permit contains knowingly false or misleading information or that the application would be in violation of any of the provisions of this article, unless such permittee shall correct all false or misleading information, or make the necessary changes to the application that such advertisement or advertising structure shall comply with the provisions of this article, as the case may be.~~
- ~~(b) The town manager may, after 30 days' notice in writing to the permittee, revoke any permit under this article in any case in which it shall appear to the town manager that the application~~

~~for the permit contains knowingly false or misleading information, that the permittee has failed to keep in a good general condition and in a reasonable state of repair the advertisement or advertising structure for which such permit was issued or that the permittee has violated any of the provisions of this article, unless such permittee shall before the expiration of such 30 days correct all false or misleading information, or make the necessary repairs or improvements in the general condition of such advertisement or advertising structure or comply with the provisions of this article, as the case may be.~~

- (e) ~~If the permittee does not correct the false or misleading information or make the necessary repairs or improvements in the general condition of such advertisement or advertising structure or otherwise comply with the provisions of this article, the application fee for such advertisement or advertising structure shall be returned by the town manager and the permit revoked. However, one half of the application fee shall be retained by the town if, upon the erection of an advertising structure or the display of an advertisement, an inspection by the town manager or his representative was performed.~~
- (d) ~~If the permit has been revoked, as above provided, for the erection, maintenance and display of any advertisement or advertising structure for which a permit is issued by the town manager, issuance of a permit by any zoning board, commission or other public agency which also has jurisdiction over the proposed advertisement or advertising structure or its site shall be prohibited.~~

Sec. 4-86. Appeal from refusal or revocation of permit.

~~Any person aggrieved by any action by the town manager in refusing to grant or revoking a sign permit may, within 30 days from the date of such refusal or revocation appeal from the decision of the town manager to the circuit court of the county by presenting to the court or the judge thereof in vacation, after five days' notice in writing to the town manager, an affidavit made by such person or his duly authorized agent or attorney, setting forth the fact of such refusal or revocation as the case may be and that the action of the town manager was without just or lawful cause.~~

Sec. 4-87. Transfer of permits to successor concerns.

~~Any permit issued pursuant to this article may be transferred to any person who acquires as a successor the business of the person for whom such permit was issued.~~

Secs. 4-88 - 4-100. Reserved.

DIVISION 3. FALSE AND MISLEADING SIGNS

Sec. 4-101. Prohibited.

~~It shall be unlawful for any person to erect or maintain alongside, or in plain view of, any public street any false or misleading sign of any kind or character purporting to furnish travel information relating to place or direction.~~

Sec. 4-102. Penalty; existing signs.

~~Any person who shall violate any of the provisions of section 4-88 shall, upon conviction thereof, be guilty of a Class 4 misdemeanor, and it shall be deemed a separate offense for the same person to erect, or permit to be erected, a similar sign at each of two or more places.~~

Sec. 4-103. Removal by town manager.

~~The town manager, whenever he shall ascertain that any sign gives incorrect information in violation of this division, shall notify the person who erected the same, and the person on whose property it is located, in writing, to remove it forthwith, and if it is not removed within ten days after receipt of such notice, the town manager shall remove and destroy the same, or cause it to be removed and destroyed, without liability for damages therefor, and, if any person convicted of erecting or maintaining any such sign, or of permitting the same to be erected or maintained, as hereinabove provided, shall fail or refuse to remove the same within ten days after such judgment of conviction, the town manager shall remove and destroy such sign, or cause the same to be removed and destroyed, without liability for damages therefor.~~

Secs. 4-104 - 4-115. Reserved.

~~DIVISION 4. PERMITTED SIZE, NUMBER, HEIGHT AND LOCATION OF SIGNS~~

Sec. 4-116. Generally.

~~Section 4-117 contains regulations for the size, number, height and location of permitted signs. In addition, the following regulations shall apply:~~

- ~~(1) Reference in the table to zoning districts means zoning districts as established in chapter 42, Zoning.~~
- ~~(2) Structural and safety features and electrical systems shall be in accordance with the requirements of the applicable codes and ordinances. No sign shall be approved for use unless it has been inspected by the building inspections department and is found to be in compliance with all the requirements of this article and applicable technical codes.~~
- ~~(3) A group of three or more contiguous businesses or uses may combine permitted ground/freestanding sign area to provide a single ground/freestanding sign advertising the group if there are no other ground/freestanding signs and if total ground/freestanding sign area does not exceed 150 square feet. In mixed use districts, combined area signs shall not exceed 100 square feet. It shall be the responsibility of the property owner to allocate sign areas to the businesses. Should any sign created under this provision cease to advertise three or more contiguous businesses for a period of 90 days then such sign shall be made to conform to the provisions of this article or be removed.~~
- ~~(4) A shopping center or cluster of businesses on one tract of land, as identified on a current subdivision plat of record, having enough street frontage to allow more than one ground/freestanding sign may combine ground/freestanding sign areas and number of faces to create one permanent multifaced freestanding business sign having no more than four faces, joined at the corners at 90 degree or less angles, with no face exceeding the area normally allocated a single ground/freestanding sign face provided as follows:~~
 - ~~a. There shall be no ground/freestanding signs upon the premises other than the one multifaced ground/freestanding sign.~~

- b. The multifaced ground/freestanding sign shall not advertise any off premises activity or use.
- c. Should future subdivisions reduce the amount of frontage required for the multifaced ground/freestanding sign, then the sign shall be removed at the owner's expense.

Sec. 4 117. Permitted size, number, height and location of signs.

The setbacks for advertisements shall be as follows:

- (1) Advertisements in all zoning districts other than B-2 shall be subject to the following provisions:
 - a. The first ground/freestanding, location, and/or general advertising sign on any premises must remain a minimum of ten feet from any street right of way.
 - b. The second and all additional ground/freestanding, location, and/or general advertising signs on any premises must meet the front yard setback requirements of the zoning district in which they are located. See chapter 42, Zoning, for front yard setback requirements.
 - c. Advertisement must remain a minimum of three feet from all other property lines.
 - d. On all corner lots, a sight triangle formed by a 20 foot measurement down both rights of way shall be maintained.
 - e. Side and rear wall signs facing and within 100 feet of a residential district are prohibited.
 - f. Marquee signs for buildings with zero front yard setbacks and fronting on a public sidewalk shall meet the setback requirements of the B-2 Central Business district.
- (2) In the B-2 Central Business district, advertisements have no setbacks other than following provisions:
 - a. Sign may project a maximum of 42 inches over public property.
 - b. Sign must remain a minimum of two feet from the back of the street curb.
 - c. On all corner lots a sight triangle formed by a 20 foot measurement down both rights of way shall be maintained.
 - d. Side and rear wall signs facing and within 100 feet of a residential district are prohibited.
- (3) The type, number, size and height of signs allowed in each zoning district shall be as follows:

Zoning District	Sign Type	Maximum Number of Signs Permitted	Maximum Area of Signs	Max./Min. Height

All districts	Construction (off-premises)	1 for each principal participant.	32 sq. ft. per face.	10 ft. max.
All districts	Development (on-premises)	1 per entrance.	32 sq. ft. per face.	10 ft. max.
All districts	Directional (on-premises)	2 per entrance or exit.	6 sq. ft. per face.	7 ft. max.
A, Agricultural	Home occupation (on-premises)	1 wall mounted in close proximity to the front door.	2 sq. ft. per face.	5 ft. max.
R-1A, Rural Residential	None other than those allowed in all districts (Construction, Development or Directional). See beginning of table.			
R-1, Single Family Residential	None other than those allowed in all districts (Construction, Development or Directional). See beginning of table.			
R-2, Two Family Residential	Home occupation (on-premises)	1 wall mounted in close proximity to the front door.	2 sq. ft. per face.	5 ft. max.
R-3, Multiple Family Residential	Home occupation (on-premises)	1 wall mounted in close proximity to the front door.	2 sq. ft. per face.	5 ft. max.
R-MS, Residential Manufactured Home Subdivision	Home occupation (on-premises)	1 wall mounted in close proximity to the front door.	2 sq. ft. per face.	5 ft. max.
MU-1, Mixed Use- Residential/Limited Business	Ground/Freestanding (on-premises)	1 single faced or 1 double faced per lot with less than 200' frontage. Lots having in excess of 200' frontage shall be permitted 1 such sign on each 200' of frontage, but no	50 sq. ft. per face.	20 ft. max.

		fractional distance shall increase the number of signs permitted. Not allowed if a location sign exists.		
MU 1, Mixed Use: Residential/Limited Business	Changeable copy (on-premises)	1, as part of a permitted ground/freestanding sign or as a substitute for 1 permitted ground/freestanding sign.	18 sq. ft. per face.	20 ft. max.
MU 1, Mixed Use: Residential/Limited Business	Marquee (on-premises)	1 per side, if there are no roof or projecting signs.	Length of marquee times one foot, up to a maximum of 200 sq. ft.	May not project above marquee or below 8 ft.
MU 1, Mixed Use: Residential/Limited Business	Secondary roof (on-premises)	1 per secondary roof to occupy no more than half the width of the secondary roof, if there are no roof or projecting signs.	Length of secondary roof times one foot, up to a maximum of 200 sq. ft.	May not project above primary roof; more than 4 feet above the lowest point of the secondary roof; or below 8 ft.
MU 1, Mixed Use: Residential/Limited Business	Wall (on-premises or off-premises)	Not limited other than side and rear wall signs facing and within 100	Total signage area may not exceed 10% of wall area	May not project above roof line, parapet

		feet of a residential district are prohibited.	on which placed up to a maximum of 200 sq. ft.	wall or top of other supporting structure.
MU 1, Mixed Use: Residential/Limited Business	Temporary (on-premises or off-premises)	Same as for permanent signs depending on type and subject to approval by town manager for structure and placement.		
MU 2, Mixed Use: Residential/Limited Business/Limited Industrial	Ground/Freestanding (on-premises)	1 single-faced or 1 double-faced per lot with less than 200' frontage. Lots having in excess of 200' frontage shall be permitted 1 such sign on each 200' of frontage, but no fractional distance shall increase the number of signs permitted. Not allowed if a location sign exists.	50 sq. ft. per face.	20 ft. max.
MU 2, Mixed Use: Residential/Limited Business/Limited Industrial	Changeable copy (on-premises)	1, as part of a permitted ground/freestanding sign or as a substitute for 1 permitted ground/freestanding sign.	18 sq. ft. per face.	20 ft. max.
MU 2, Mixed Use: Residential/Limited	Marquee (on-premises)	1 per side, if there are no roof or projecting signs.	Length of marquee times one foot, up to a	May not project above

Business/Limited Industrial			maximum of 200 sq. ft.	marquee or below 8 ft.
MU-2, Mixed Use: Residential/Limited Business/Limited Industrial	Secondary roof (on-premises)	1 per secondary roof to occupy no more than half the width of the secondary roof, if there are no roof or projecting signs.	Length of secondary roof times one foot, up to a maximum of 200 sq. ft.	May not project above primary roof; more than 4 feet above the lowest point of the secondary roof; or below 8 ft.
MU-2, Mixed Use: Residential/Limited Business/Limited Industrial	Wall (on-premises or off premises)	Not limited other than side and rear wall signs facing and within 100 feet of a residential district are prohibited.	Total signage area may not exceed 10% of wall area on which placed up to a maximum of 200 sq. ft.	May not project above roof line, parapet wall or top of other supporting structure.
MU-2, Mixed Use: Residential/Limited Business/Limited Industrial	Temporary (on-premises or off premises)	Same as for permanent signs depending on type and subject to approval by town manager for structure and placement.		
B-1, Limited Business	Ground/Freestanding (on-premises)	1 single faced or 1 double faced per lot with less than 200' frontage. Lots having in excess of 200' frontage shall be permitted 1 such sign	50 sq. ft. per face.	35 ft. max.

		on each 200' of frontage, but no fractional distance shall increase the number of signs permitted. Not allowed if a location sign exists.		
B-1, Limited Business	Changeable copy (on-premises)	1, as part of a permitted ground/freestanding sign or as a substitute for 1 permitted ground/freestanding sign.	18 sq. ft. per face.	35 ft. max.
B-1, Limited Business	Location (off-premises)	1 single-faced or 1 double-faced per lot with not less than 200' of public street frontage provided there is no ground/freestanding sign.	50 sq. ft. per face.	35 ft. max.
B-1, Limited Business	Marquee (on-premises)	1 per side, if there are no roof or projecting signs.	Length of marquee times one foot, up to a maximum of 200 sq. ft.	May not project above marquee or below 8 ft.
B-1, Limited Business	Secondary roof (on-premises)	1 per secondary roof to occupy no more than half the width of the secondary roof, if there are no roof or projecting signs.	Length of secondary roof times one foot, up to a	May not project above primary roof; more than 4 feet above the

			maximum of 200 sq. ft.	lowest point of the secondary roof; or below 8 ft.
B-1, Limited Business	Roof (on premises)	1 per side, if there are no marquee, secondary roof, projecting or wall signs.	50 sq. ft. per face if erected within 75' from street right-of-way. 75 sq. ft. per face if erected in excess of 75' from street right-of-way. 100 sq. ft. if erected in excess of 150' from street right- of-way. 200 sq. ft. per face if erected in excess of 300' from street right- of-way.	May not project above peak of a sloping roof or parapet wall of a flat roof.
B-1, Limited Business	Wall (on premises or off premises)	Not limited other than side and rear wall signs facing and within 100 feet of a residential district are prohibited.	Total signage area may not exceed 10% of wall area on which placed up to	May not project above roof line, parapet wall or top of other

			a maximum of 200 sq. ft.	supporting structure.
B-1, Limited Business	Temporary (on-premises or off-premises)	Same as for permanent signs depending on type and subject to approval by town manager for structure and placement.		
B-2, Central Business	Ground/Freestanding (on-premises)	1 single-faced or 1 double-faced per lot with less than 200' frontage. Lots having in excess of 200' frontage shall be permitted 1 such sign on each 200' of frontage, but no fractional distance shall increase the number of signs permitted. Not allowed if a location sign exists.	50 sq. ft. per face.	35 ft. max.
B-2, Central Business	Changeable copy (on-premises)	1, as part of a permitted ground/freestanding sign or as a substitute for a permitted ground/freestanding sign.	18 sq. ft. per face.	35 ft. max.
B-2, Central Business	Location (off-premises)	1 single-faced or 1 double-faced per lot with not less than 200' of public street frontage, provided there is no ground/freestanding sign.	50 sq. ft. per face.	35 ft. max.

B-2, Central Business	Marquee (on-premises)	1, if there are no roof or projecting signs.	Length of marquee times one foot, up to a maximum of 200 sq. ft.	May not project above marquee or below 8 ft.
B-2, Central Business	Secondary roof (on-premises)	1 per secondary roof to occupy no more than half the width of the secondary roof, if there are no roof or projecting signs.	Length of secondary roof times one foot up to a maximum of 200 sq. ft.	May not project above primary roof; more than 4 feet above the lowest point of the secondary roof; or below 8 ft.
B-2, Central Business	Roof (on-premises)	1 per side, if there are no marquee, secondary roof, projecting or wall signs.	50 sq. ft. per face if erected within 75' from street right-of-way. 75 sq. ft. per face if erected in excess of 75' from street right-of-way. 100 sq. ft. if erected in excess of 150' from street right-of-way. 200 sq. ft. per face if	May not project above peak of a sloping roof or parapet wall of a flat roof.

			erected in excess of 300' from street right-of-way.	
B-2, Central Business	Projecting (on-premises)	1, if there are no marquee or roof signs.	50 sq. ft. per face.	Minimum height to bottom of sign shall be 9 ft.
B-2, Central Business	Wall (on-premises or off-premises)	Not limited other than not permitted if there is a roof sign and that side and rear wall signs facing and within 100 feet of a residential district are prohibited.	Total signage area may not exceed 10% of wall area on which placed up to a maximum of 200 sq. ft.	May not project above roof line, parapet wall or top of other supporting structure.
B-2, Central Business	Temporary (on-premises or off-premises)	Same as for permanent signs depending on type and subject to approval by town manager for structure and placement.		
B-3, General Business	Ground/Freestanding (on-premises)*	1 single-faced or 1 double-faced per lot with less than 200' of public street frontage. Lots having in excess of 200' of public street frontage shall be permitted 1 such sign on each 200' of frontage, but no fractional distance shall increase the number of signs permitted. Not allowed	50 sq. ft. per face.	35 ft. max.

		if a general advertising sign exists.		
B-3, General Business	Changeable copy (on-premises)*	1, as part of a permitted ground/freestanding sign or as a substitute for 1 permitted ground/freestanding sign.	32 sq. ft. per face.	35 ft. max.
B-3, General Business	General Advertising (on-premises or off-premises)*	1 single faced or 1 double faced per lot with not less than 200' of public street frontage, provided there is no ground/freestanding sign.	50 sq. ft. per face.	35 ft. max.
B-3, General Business	Marquee (on-premises)	1 per side, if there are no roof or projecting signs.	Length of marquee times 1 foot, up to a maximum of 200 sq. ft.	May not project above marquee or below 8 ft.
B-3, General Business	Secondary roof (on-premises)	1 per secondary roof to occupy no more than half the width of the secondary roof, if there are no roof or projecting signs.	Length of secondary roof times 1 foot, up to a maximum of 200 sq. ft.	May not project above primary roof; more than 4 feet above the lowest point of the secondary roof; or below 8 ft.

B-3, General Business	Roof (on-premises)	<p>1 per side, if there are no marquee, secondary roof, projecting or wall signs.</p>	<p>90 sq. ft. per face if erected within 75' from street right-of-way. 140 sq. ft. per face if erected in excess of 75' from street right-of-way. 170 sq. ft. if erected in excess of 150' from street right-of-way. 200 sq. ft. if erected in excess of 300' from street right-of-way.</p>	<p>May not project more than 4 ft. above peak of a sloping roof or parapet wall of a flat roof.</p>
B-3, General Business	Wall (on-premises or off-premises)	<p>Not limited other than not permitted if there is a roof sign and that side and rear wall signs facing and within 100 feet of a residential district are prohibited.</p>	<p>Total signage area may not exceed 10% of wall area on which placed up to a maximum of 200 sq. ft.</p>	<p>May not project above roof line, parapet wall or top of other supporting structure.</p>
B-3, General Business	Temporary (on-premises or off-premises)	<p>Same as for permanent signs depending on type and subject to approval by town</p>		

		manager for structure and placement.		
I-1, Limited Industrial	Ground/Freestanding (on-premises)	1, provided there is no location sign.	50 sq. ft. per face.	15 ft. max.
I-1, Limited Industrial	Location (off-premises)	1 single-faced or 1 double-faced per lot with not less than 200' of public street frontage, provided there is no ground/freestanding sign.	50 sq. ft. per face.	15 ft. max.
I-1, Limited Industrial	Marquee (on-premises)	1 per side, if there are no roof or projecting signs.	Length of marquee times 1 foot, up to a maximum of 200 sq. ft.	May not project above marquee or below 8 ft.
I-1, Limited Industrial	Secondary roof (on-premises)	1 per secondary roof to occupy no more than half the width of the secondary roof, if there are no roof or projecting signs.	Length of secondary roof times 1 foot, up to a maximum of 200 sq. ft.	May not project above primary roof; more than 4 feet above the lowest point of the secondary roof; or below 8 ft.
I-1 Limited Industrial	Roof (on-premises)	1 per side, if there are no marquee, secondary roof, projecting or wall signs.	90 sq. ft. per face if erected within 75' from street	May not project more than 4 ft. above peak of a

			right of way. 140 sq. ft. per face if erected in excess of 75' from street right of way. 170 sq. ft. if erected in excess of 150' from street right- of way. 200 sq. ft. if erected in excess of 300' from street right- of way.	sloping roof or parapet wall of a flat roof.
I-1 Limited Industrial	Wall (on-premises or off-premises)	1, provided there is no roof sign. Side and rear wall signs facing and within 100 feet of a residential district are prohibited.	Total signage area may not exceed 10% of wall area on which placed up to a maximum of 200 sq. ft.	May not project above roof line, parapet wall or top of other supporting structure.
I-1 Limited Industrial	Temporary (on-premises or off-premises)	Same as for permanent signs depending on type and subject to approval by town manager for structure and placement.		
I-2, General Industrial	Ground/Freestanding (on-premises)*	1 single faced or 1 double faced per lot with less than 200' of public street frontage. Lots having in excess of 200' of public street	50 sq. ft. per face.	35 ft. max.

		frontage shall be permitted 1 such sign on each 200' of frontage, but no fractional distance shall increase the number of signs permitted. Not allowed if a general advertising sign exists.		
I-2, General Industrial	Changeable copy (on premises)*	1, as part of a permitted ground/freestanding sign or as a substitute for 1 permitted ground/freestanding sign.	32 sq. ft. per face.	35 ft. max.
I-2, General Industrial	General Advertising (on premises or off premises)*	1 single-faced or 1 double-faced per lot with not less than 200' of public street frontage provided there is no ground/freestanding sign.	50 sq. ft. per face.	35 ft. max.
I-2, General Industrial	Marquee (on-premises)	1 per side, if there are no roof or projecting signs.	Length of marquee times 1 foot, up to a maximum of 200 sq. ft.	May not project above marquee or below 8 ft.
I-2, General Industrial	Secondary roof (on-premises)	1 per secondary roof to occupy no more than half the width of the secondary roof, if there	Length of secondary roof times 1 foot, up to a	May not project above primary roof; more

		are no roof or projecting signs.	maximum of 200 sq. ft.	than 4 feet above the lowest point of the secondary roof; or below 8 ft.
I-2, General Industrial	Roof (on-premises)	1 per side, if there are no marquee, secondary roof, projecting or wall signs.	90 sq. ft. per face if erected within 75' from street right-of-way. 140 sq. ft. per face if erected in excess of 75' from street right-of-way. 170 sq. ft. if erected in excess of 150' from street right-of-way. 200 sq. ft. if erected in excess of 300' from street right-of-way.	May not project more than 4 ft. above peak of a sloping roof or parapet wall of a flat roof.
I-2, General Industrial	Wall (on-premises or off-premises)	Not limited other than not permitted if there is a roof sign and that side and rear wall signs facing and within 100	Total signage area may not exceed 10% of wall area on which placed up to	May not project above roof line, parapet wall or top of other

		feet of a residential district are prohibited.	a maximum of 200 sq. ft.	supporting structure.
I-2, General Industrial	Temporary (on-premises or off-premises)	Same as for permanent signs depending on type and subject to approval by town manager for structure and placement.		

(4) Common private access subdivisions in B-3 General Business and I-2 General Industrial shall be limited to one combined area sign (up to 150 square feet total, subject to the provisions of section 4-116) or one general advertising sign (subject to the property having at least 200 feet of street frontage) for the entirety of the subdivision. This provision shall not restrict marquee, roof, wall and temporary signs.

(5) Common private access subdivisions in MU-1 Mixed Use: Residential-Limited Business and MU-2 Mixed Use: Residential-Limited Business-Limited Industrial shall be limited to one combined area sign (up to 100 square feet total, subject to the provisions of section 4-109) for the entirety of the subdivision. This provision shall not restrict marquee, wall and temporary signs.

See 4-118. Electronic messaging signs.

(a) Electronic messaging signage (including the primary message and any and all secondary messages, backgrounds, etc.) is required to remain static for at least four seconds and may not flash or change intensity by pulsing or pulsating with the exception that such displays conveying solely public information such as date, time, temperature, weather, community events and other similar information may scroll but may not flash or change intensity by pulsing or pulsating.

(b) Electronic messaging signs shall require conditional use permit approval per section 4-2-8 for all signs that are located in areas that are within historic districts as designated by the Virginia Landmarks Register or within the central business district, except those signs that display only public information such as date, time, temperature, weather, community events and other similar information and signs that display drive through menus of four square feet or less.

This ordinance shall become effective upon adoption. If any part of this ordinance is deemed unlawful by a court of competent jurisdiction all remaining parts shall be deemed valid.

Upon a call for an aye and nay vote on the foregoing ordinance at a regular meeting of the Council of the Town of Christiansburg, Virginia held August 22, 2017, 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:

Ord. 2017 - _____

Aye

Nay

Abstain

Absent

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:

Michele M. Stipes, Town Clerk

D. Michael Barber, Mayor