



# Town of Christiansburg Planning Commission Monday, June 18, 2018 Agenda

## Planning Commission

Chairperson

Jennifer D. Sowers

Vice-Chairperson

Hil Johnson

Non-Voting Secretary/

Planning Director

Andrew Warren

Other Members

Ashley Briggs  
Catherine Clifton  
Harry Collins  
Mark Curtis  
Jessica Davis  
Jeananne Knees  
Craig Moore  
Ann Sandbrook

## Town Manager

Randy Wingfield

## Town Attorney

Guynn &  
Waddell, P.C.

**Planning  
Commission's  
Next Meeting:**  
Monday, July 2, 2018  
at 7:00 p.m.

## WORK SESSION

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Monday, June 18, 2018 at 6:00 PM** to hold a work session to discuss Conditional Use Permit requests for a loudspeaker/sound amplification/outdoor sound system to be used in excess of the Town of Christiansburg's Noise Ordinance at the following locations:

- 1) 1465 and 1495 Roanoke Street (Due South BBQ)
- 2) 2440 Roanoke Street (Fatback Soul Shack)
- 3) 255, 275, and 365 Starlight Drive, S.E. (Starlite Drive-In)

## REGULAR MEETING

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Monday, June 18, 2018 at 7:00 PM** for the purpose of allowing the full Commission to review the following:

## PLEDGE OF ALLEGIANCE

- 1) Public comments – 5 minute limit per citizen.
- 2) Approval of Planning Commission Minutes for May 29, 2018 meeting.
- 3) Discussion/Action on a Conditional Use Permit request by Peggy Beasley for a loudspeaker/sound amplification/outdoor sound system to be used in excess of the Town of Christiansburg's Noise Ordinance at 255, 275, and 365 Starlight Drive, S.E., (Tax Map Nos. 529 – A – 12; 529 – A – 13; and 529 – A – 14) in the B-3, General Business zoning district.
- 4) Discussion/Action on a Conditional Use Permit request by Marie E. March, agent for Big Bear Properties LLC/Fatback Soul Shack LLC for a loudspeaker/sound amplification/outdoor sound system to be used in excess of the Town of Christiansburg's Noise Ordinance at 2440 Roanoke Street (Tax Map Nos. 500 – A – 8A; 500 – A – 8; and 500 – A – 9B, 9C, 9D) in the B-3, General Business zoning district.
- 5) Discussion/Action on a Conditional Use Permit request by Marie E. March, agent for Big Bear Properties LLC/Due South BBQ LLC for a loudspeaker/sound amplification/outdoor sound system to be used in excess of the Town of Christiansburg's Noise Ordinance at 1465 and 1495 Roanoke Street (Tax Map No. 529 – 8 – 27) in the B-3, General Business zoning district.
- 6) Other Business.

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

**Christiansburg Planning Commission  
Minutes of May 29, 2018**

**Present:**

Ashley Briggs  
Catherine Clifton  
Harry Collins  
Mark Curtis  
Jessica Davis  
Hil Johnson, Vice-Chairperson  
Craig Moore  
Ann Sandbrook  
Jennifer D. Sowers, Chairperson  
Andrew Warren, Secretary Non-Voting

**Absent:** Jeananne Knies

**Staff/Visitors:** Will Drake, staff  
Jared Crews, staff  
Mark Sisson, staff  
Peggy Beasley, Starlite Drive-In  
Jonathon Taylor, Starlite Drive-In  
Chris Waltz, 1370 Rigby Street  
Jared March, Big Bear Properties LLC  
Marie March, Big Bear Properties LLC  
Edward Gust, 1110 Crosscreek Drive  
Patricia Sorey, 495 Houchins Road

**Work Session**

The Planning Commission met at 6:00 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia for a work session pertaining to the Conditional Use Permit request by Starlite Drive-In.

Mr. Warren and Chief Sisson explained that rattling windows in surrounding residences due to sound levels from the theater were never recorded in police reports or witnessed by officers but some residents maintain it has occurred. Mr. Drake presented information regarding the sound level at which sleep arousal can occur.

The Commission and Ms. Beasley discussed the showing season for the theater and the start and finish times of movies, with Vice-Chairperson Johnson noting the difference in the time of sunset over the showing season.

The Commission discussed their site visit to Starlite Drive-In and surrounding areas to test noise levels. The Commission agreed the visit was helpful and noted readings on site were generally between 60 and 65 decibels with loud bursts registering at 68 or 69 decibels while readings off site registered around 49 decibels. The Commission made note that the sound meter used during the site visit was not calibrated in accordance with the reader purchased by the Town and suggested Chief Sisson meet with Mr. Taylor to ensure readings taken during the site visit were consistent with Town equipment. Mr. Warren stated the Commission could wait to take action on the Conditional Use Permit request until this meeting occurred.

The Commission discussed the proposed condition requesting short bursts of loud noise not exceeding 65 decibels in volume and 60 seconds in duration and Chief Sisson noted this condition would be hard to enforce. Vice-Chairperson Johnson suggested amending the condition to state that 65 decibels would not be exceeded on a receiving property at any time.

The Commission and Mr. Taylor discussed the consistency of volume levels during movies and Mr. Taylor explained a controller attached to the loudspeaker equalizes sound to compensate for large spikes in volume.

#### Regular Meeting

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

#### Public Comment

Chairperson Sowers opened the floor for public comment.

Chris Waltz, 1370 Rigby Street, stated he attended the work session prior to the meeting and felt that topics covered during the meeting could have been handled earlier. Mr. Waltz stated he feels research and effort from the Planning Commission related to the Noise Ordinance was not evident in the emails he has read due to a Freedom of Information Act request. Mr. Waltz stated no substantive changes were made to the draft of the Noise Ordinance by the Commission.

Mr. Waltz expressed concern that the Conditional Use Permit process was being used to account for mistakes in the Noise Ordinance and pointed out residential areas are allowed to project more noise onto industrial and business districts than those districts are allowed to project into residential districts. Mr. Waltz stated police have no authority in civil matters according to the Town Charter.

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

#### Approval of Planning Commission Minutes for May 14, 2018 Meeting

Chairperson Sowers introduced the discussion. Commissioner Moore made a motion to approve the May 14, 2018 Planning Commission meeting minutes. Commissioner Clifton seconded the motion, which passed 7-0. Chairperson Sowers and Commissioner Curtis abstained as they were not present for the May 14, 2018 meeting.

Public Hearing on a Conditional Use Permit request by Marie E. March, agent for Big Bear Properties LLC/Fatback Soul Shack LLC for a loudspeaker/sound amplification/outdoor sound system to be used in excess of the Town of Christiansburg's Noise Ordinance at 2440 Roanoke Street (Tax map nos. 500 - A – 8A; 500 – A – 8; and 500 – A – 9B, 9C, 9D) in the B-3, General Business zoning district.

Chairperson Sowers opened the public hearing.

Jared March, Big Bear Properties LLC, stated Fatback Soul Shack is requesting the Conditional Use Permit due to difficulty compensating for ambient noise from Roanoke Street and Interstate 81, noting the sound level varies between 65 and 90 decibels. Mr. March stated the business is trying to provide for patrons, citizens, and tourists.

Mr. March explained Fatback Soul Shack held an outdoor concert attended by 400-500 people including members of Town administration. Mr. March stated a Town Police Sergeant came out before 10:00 p.m. on the night of the concert, showing aggression and halting the concert by threatening criminal charges.

Mr. March stated he and his wife have taken multiple blighted structures and properties within the Town and made them profitable sources of revenue, noting they were planning to open and operate a homeless shelter. Mr. March stated his family's investment in Christiansburg is tenuous at this point. Mr. March stated Due South BBQ had received a letter from the Town regarding a painting of a pig on its wall.

Mr. March explained they were requesting a noise allowance of 85 decibels on receiving properties so that patrons can hear the music without the noise disturbing neighbors. Mr. March added the Econo Lodge hotel behind Fatback Soul Shack is supportive of their request and is informally partnering with Fatback Soul Shack for promotion. Mr. March noted Fatback Soul Shack is surrounded by businesses as well as I-81 and noted he feels 85 decibels will not be an issue.

Mr. March stated Fatback Soul Shack is also requesting there be no maximum noise allowance level for receiving properties in business or industrial districts. Mr. March stated most businesses around Fatback Soul Shack are not open when concerts are held. Mr. March explained he can hear music from Shelor as clearly as music from his own establishment when standing on his property. Mr. March stated if people do not approve of what a business is doing, they will stop supporting that business.

Mr. March stated Fatback Soul Shack is proposing noise levels on receiving properties be measured indoors when complaints are received as opposed to testing whether the noise is plainly audible. Mr. March added they are requesting that dwellings only be considered enclosed if windows and doors are closed.

Mr. March stated his business has a high turnover rate and disgruntled former employees often issue complaints about the business in attempts at retaliation. Mrs. March added that their businesses have experienced issues with racist neighbors who may complain to cause trouble. Mr. March stated Fatback Soul Shack is requesting enforcement of the Noise Ordinance be complaint-based and the name and address of anyone who makes a complaint about noise levels be considered public record to ensure legitimacy. Mr. March stated the business would be unable to rectify any noise-based issue if they are not aware of where complaints come from.

Edward Gust, 1110 Crosscreek Drive, stated he is not opposed to someone trying to run a business but he is concerned with the level of noise that could reach his home. Mr. Gust asked what recourse would be available if the Conditional Use Permit is granted and noise becomes an issue for neighbors. Mr. Gust stated people may be afraid to complain if their name is revealed when a complaint is made but added it is helpful to be aware of where the complaint came from. Mr. Gust noted he has not heard any noise from Fatback Soul Shack at his home in the past

Patricia Sorey, 495 Houchins Road, stated her family has not been affected by noise from Fatback Soul Shack in the past but she is worried that her neighborhood may be affected in the future. Ms. Sorey asked how late music would be played into the night. Ms. Sorey stated the business was aware of the ambient noise of the interstate when it chose its location. Ms. Sorey added she would also like to know what recourse is available if the Conditional Use Permit is approved. Ms. Sorey explained that she is not familiar with decibel levels and is unsure what effect additional noise allowances for Fatback Soul Shack may have, but noted she wanted to speak at the public hearing to voice concerns in case they are warranted. With no further comments, Chairperson Sowers closed the public hearing.

Public Hearing on a Conditional Use Permit request by Marie E. March, agent for Big Bear Properties LLC/Due South BBQ LLC for a loudspeaker/sound amplification/outdoor sound system to be used in excess of the Town of Christiansburg's Noise Ordinance at 1465 and 1495 Roanoke Street (Tax Map No. 529 – 8 – 27) in the B-3, General Business zoning district.

Chairperson Sowers opened the Public Hearing.

Mr. March explained the same conditions discussed in the previous public hearing were being requested for Due South BBQ.

Mrs. March stated the conditions requested would apply Thursday, Friday, Saturday, and Sunday until Midnight and Mr. March stated music at the venues will not be any louder than it has been at events held in the past.

With no further comments, Chairperson Sowers closed the Public Hearing.

Discussion on a Conditional Use Permit request by Peggy Beasley for a loudspeaker/sound amplification/outdoor sound system to be used in excess of the Town of Christiansburg's Noise Ordinance at 255, 275, and 365 Starlight Drive, S.E., (Tax map nos. 529 - A - 12; 529 - A - 13; and 529 - A - 14) in the B-3, General Business zoning district.

Mr. Warren explained the Planning Commission had discussed two possible conditions during their work session earlier in the evening:

1. Allow for sounds for the full run on the first movie on Thursday, Friday, Saturday, and Sunday nights during the months of April through October to not exceed 65 dB(A) in residential zoning districts and 65 dB(A) in business zoning districts. The permitted C-weighted decibels shall not exceed 70dB(C) during the first full run of the movie.
2. Allow for up to five concerts per year not to exceed the noise standards detailed in condition #1 and ending by 11:00 p.m.

Commissioner Moore asked whether some sort of indicator could be put in place to signify whether the first or second movie of the night was currently playing at Starlite Drive-In. Mr. Taylor stated the operation of the ticket booth is generally an indication as the booth closes early into the second movie. Vice-Chairperson Johnson suggested putting the approximate time of the second movie on Starlite Drive-In's billboard.

Vice-Chairperson Johnson stated he felt the work session prior to the meeting was successful and noted the Noise Ordinance was designed in the interest of the entire Town and did not target any specific businesses. Vice-Chairperson Johnson stated the Commission worked hard on the ordinance and is using the Conditional Use Permit process to work with both residents and businesses.

Vice-Chairperson Johnson noted the sound meter used during the Commission's site visit to Starlite Drive-In was not calibrated and suggested the Commission wait to make a recommendation on the Conditional Use Permit until Chief Sisson was able to take readings with the Town-owned meter. Ms. Beasley stated she would like the Town meter readings to be taken before agreeing to the conditions drafted.

Vice-Chairperson Johnson made a motion to postpone taking action on the Conditional Use Permit until the June 18, 2018 meeting. Commissioner Moore seconded the motion, which passed 9-0.

Discussion on a Conditional Use Permit request by Marie E. March, agent for Big Bear Properties LLC/Fatback Soul Shack LLC for a loudspeaker/sound amplification/outdoor sound system to be used in excess of the Town of Christiansburg's Noise Ordinance at 2440 Roanoke Street (Tax map nos. 500 - A - 8A; 500 - A - 8; and 500 - A - 9B, 9C, 9D) in the B-3, General Business zoning district.

Commissioner Briggs inquired about the distance between Fatback Soul Shack and the nearest residential properties. Mr. Warren stated the nearest residences are approximately half a mile from Fatback Soul Shack. Commissioner Briggs stated sound coming from an amplification device registering at 100 decibels one meter away from that device registers at 58 decibels a quarter of a mile away.

Commissioner Briggs suggested a site visit to measure sound at the residential areas closest to Fatback Soul Shack. Vice-Chairperson Johnson suggested doing multiple tests of sound levels at various areas and times.

Vice-Chairperson Johnson stated he felt the business could be told where complaints came from but the names and addresses of complainants should not become public record. Mr. March pointed out multiple factors change the readings of sound meters. Mr. March stated subjectivity will still be used to determine the source of and level of noise.

Mrs. March stated their business would be held accountable to the Conditional Use Permit and questioned why a complainant would not be held accountable as well. Mr. March stated he would prefer complainants to address issues face-to-face with himself or Mrs. March.

Mark Sisson, Christiansburg Police Chief, stated he would not tolerate officers targeting and negatively affecting citizens or businesses in the Town. Chief Sisson stated the role of the Police Department in the case of a complaint would be to go to the scene where the complaint originated and take a reading of the noise levels. Chief Sisson explained complaints alone will not result in charges.

Commissioner Clifton expressed concern with the possibility of Walnut Creek residences being affected by noise from Fatback Soul Shack but not being protected by the Conditional Use Permit regulations as the community is outside of Town limits. Commissioner Clifton stated Walnut Creek should be considered when levels are determined and suggested taking readings from that area during a site visit. Chief Sisson stated there may be jurisdictional issues between Town and County law enforcement due to a portion of Walnut Creek property lying outside the Town. Commissioner Briggs asked staff to contact Montgomery County in regards to the properties outside Christiansburg that may be affected by noise from Fatback Soul Shack.

Commissioner Clifton asked what steps had been taken to mitigate noise from I-81. Mrs. March stated VDOT owns the fence line along Roanoke Street and noted Fatback Soul Shack was planning a fencing project but is awaiting VDOT approval.

Mrs. March explained there is concern that heavier fencing may cause noise to reflect behind the restaurant and towards the Econo Lodge hotel. Mrs. March added another fence may be run along the rear of the property once determinations are made regarding the reflection of noise.

Mrs. March stated information about fencing was not included in their Conditional Use Permit application because they did not want to be held to set standards before the impacts of the fence installation were determined. Mrs. March stated she believes the business was exempt under the Town's former Noise Ordinance and stated the stage for outside music was approved by the Town. Mr. March stated the outdoor stage is oriented away from residences and towards the Shelor Motor Mile.

Vice-Chairperson Johnson suggested a site visit to Fatback Soul Shack and surrounding areas while music is being played to determine the level of sound. Vice-Chairperson Johnson also suggested a work session prior to the June 18, 2018 Planning Commission meeting. Vice-Chairperson Johnson acknowledged it may be difficult to test the noise levels before a Conditional Use Permit was granted to allow for noise above levels permitted by the Noise Ordinance. Commissioner Briggs asked whether any assurance could be given to Fatback Soul Shack so that noise levels could be measured without the threat of a violation. Chief Sisson explained violations would be complaint based and no violation would be issued while tests on noise were conducted by Town officials.

Mrs. March stated there have been outdoor music events held at Fatback Soul Shack that have not resulted in any noise complaints. Mrs. March stated there are outdoor events scheduled that the Commission could attend and test noise levels. Mr. Warren stated June 18 would be the next Planning Commission meeting.

Commissioner Clifton stated it would be more useful to conduct the site visit at night as concerns are generally focused on nighttime noise levels.

Discussion a Conditional Use Permit request by Marie E. March, agent for Big Bear Properties LLC/Due South BBQ LLC for a loudspeaker/sound amplification/outdoor sound system to be used in excess of the Town of Christiansburg's Noise Ordinance at 1465 and 1495 Roanoke Street (Tax Map No. 529 – 8 – 27) in the B-3, General Business Zoning district

Commissioner Sandbrook expressed concern with the request for allowance of sounds up to 85 decibels as hearing damage can be caused at 80 decibels according to the National Health Association. Mrs. March provided the Commission with information from the National Institute of Health stating that hearing damage begins at 85 decibels. Commissioner Sandbrook asked staff for information regarding the duration of sound at certain levels and its effect.

Mrs. March explained music is played at Due South BBQ Wednesday, Thursday, Friday, Saturday and Sunday of most weeks. Mrs. March stated music is usually

played indoors but during the summer music is played in the "pig pen" area. Mrs. March stated the performances are generally acoustic and amplification equipment is rarely used.

Mrs. March stated there have been no complaints regarding noise at Due South BBQ up to this point. Mrs. March stated the Conditional Use Permit would provide for legal protection against people wishing to harm the business through complaints. Mrs. March added musicians usually play until around 9:00 to 9:30 p.m.

Commissioner Moore noted Conditional Use Permits are granted to a property rather than a business and therefore remain in place if tenants change. Commissioner Moore stated the Commission must be cautious that conditions are designed so that potential future tenants cannot abuse them and cause adverse effects. Mr. March stated the market will determine what businesses are viable in certain areas. Mrs. March stated she hopes the Commission will be considerate of the needs of her businesses because she feels their rights were infringed upon by the new Noise Ordinance.

Other business.

Mr. Warren announced that a work session would be held prior to the June 18, 2018 Planning Commission meeting.

With no other business, Chairperson Sowers adjourned the meeting at 8:16 p.m.

---

Jennifer D. Sowers, Chairperson

---

Andrew Warren, Secretary Non-Voting



ESTABLISHED  
NOVEMBER 10, 1792

INCORPORATED  
JANUARY 7, 1833

MAYOR  
D. MICHAEL BARBER

COUNCIL MEMBERS  
SAMUEL M. BISHOP  
HARRY COLLINS  
STEVE HUPPERT  
MERISSA SACHS  
HENRY SHOWALTER  
BRADFORD J. "BRAD" STIPES

TOWN MANAGER  
RANDY WINGFIELD

ASSISTANT TO THE TOWN  
MANAGER  
ADAM CARPENETTI

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

CHIEF OF POLICE  
MARK SISSON

CLERK OF COUNCIL  
MICHELE M. STIPES

TOWN ATTORNEY  
GUYNN & WADDELL, P.C.

# Town of Christiansburg, Virginia 24073

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

## Planning Department Staff Report Update – June 15, 2018

Application Type: Conditional Use Permit

Applicant: Marie March, agent for Big Bear Properties LLC

Location: 2440 Roanoke Street.

Proposal: Loudspeaker/sound amplification/outdoor sound system to be used in excess of the Town of Christiansburg's Noise Ordinance.

### Update

Based on requests from the Planning Commission during its meeting on May 29, 2018, the following items are included for consideration:

1. A map depicting distances from Fatback Soul Shack to the nearest residential areas.
2. Reference sources regarding safe noise exposure levels. Sources include the National Institute of Health (NIH), OSHA, and the American Speech-Language Hearing Association. The NIH and the American Speech-Language Hearing Association both state that noise levels at or above 85 decibels can lead to hearing damage and note louder noises can cause damage over a shorter exposure period.
3. Decibel level readings around Fatback Soul Shack - measured by the Christiansburg Police Department - on June 1, 2018 and June 10, 2018. The readings on June 1 measured ambient noise levels and the readings on June 10 were taken during a live music performance on the outdoor stage. Readings were also taken on June 2 during a performance inside with the garage doors open but those measurements were not substantially different from the ambient levels.

In regards to the decibel levels measured around Fatback Soul Shack on June 10, the police officer who performed the measurements provided the following notes:

- The music was not audible at 471 Houchins Road.
- The music was audible at Exxon (2390 Roanoke Street), but appeared to be within the noise level ranges expected by the business owners.
- The music was audible at the rear lot of the Econo Lodge (2430 Roanoke Street), but the levels were not high.
- In the front lot of the Econo Lodge, the dBA ranged from 71.3 to 74.2 and the dBC ranged from 82.1 to 93.1.
- In front of the Shayona Inn (100 Bristol Drive), the dBA ranged from 55.6 to 72.8 and the dBC ranged from 69.7 to 90.3.
- For the higher noise level readings in front of the Shayona Inn and the Econo Lodge, the officer noted the music was the source of the peak dBA/dBC measurements.

Additional measurements for the Starlite Drive-In will be taken by the Christiansburg Police Department on June 15 and those measurements will be provided to the Planning Commission at its June 18, 2018 meeting.

## Approximate Distance: Fatback Soul Shack to Nearest Residential Areas



## Noise Induced Hearing Loss – References

### 1. National Institute of Health (NIH) – National Institute on Deafness and Other Communication Disorders (NIDCD)

- “Sounds of less than 75 decibels, even after long exposure, are unlikely to cause hearing loss”.
- “Long or repeated exposure to sounds at or above 85 decibels can cause hearing loss”.

Source: <https://www.nidcd.nih.gov/health/noise-induced-hearing-loss>

### 2. Occupational Safety and Health Administration (OSHA)

Permissible Noise Exposure Levels

Duration per day, hours	Sound level dBA slow response
8	90
6	92
4	95
3	97
2	100
1.5	102
1	105
0.5	110
0.25 or less	115

Source: <https://www.osha.gov/SLTC/noisehearingconservation/standards.html>

General Industry Standards: Occupational Noise Exposure (Code of Federal Regulations – Title 29 §1910.95)

### 3. American Speech-Language Hearing Association

- “You can listen to sounds at 70 dBA or lower for as long as you want. Sounds at 85 dBA can lead to hearing loss if you listen to them for more than 8 hours at a time”.

Source: <https://www.asha.org/public/hearing/Loud-Noise-Dangers/>

JUNE 01, 2018

## Ambient Noise Testing at Fat Back Soul Shack

LOCATION	TIME	DBA RANGE	MAX DBA	SOURCE OF MAX
Exxon	830-835 PM	55-62	63.2	Motorcycle on Roanoke Street
Econo Lodge-front parking lot	845-850 PM	55-62	63.9	Vehicle at Fat Back
Econo Lodge-back parking lot	855-900 PM	48-52	53.2	Vehilce on Hochins
Houchins Drive near first home on left	910-915 PM	40-43	50.2	Vehicle on Hochins
Shayonna Inn-front facing Roanoke Street	920-925 PM	54-59	60.6	Tractor Trailer brakes

JUNE 10 2018

## Live Band Sound Testing at Fat Back Soul Shack

LOCATION	TIME	DBA/DBC RANGE	MAX	SOURCE OF MAX
Exxon	1453-1458	A- 55.0 - 64.5 C- 66.4 - 84.9	64.5 84.9	Car Music
Econo Lodge-front parking lot	1501-1506	A- 71.3 - 74.2 C- 82.1 - 93.1	74.2 93.1	Music Music
Econo Lodge-back parking lot	1508-1513	A- 53.2 - 60.5 C- 65.1 - 76.1	60.5 76.1	Truck in Lot Music
Houchins Drive near first home on left	1517-1522	A- 45.1 - 68.0 C- 54.4 - 74.5	68.0 74.5	Car Car
Shayonna Inn-front facing Roanoke Street	1611-1616	A- 55.6 - 72.8 C- 69.7 - 90.3	72.8 90.3	Music Music