



AGENDA
REGULAR MEETING OF TOWN COUNCIL
CHRISTIANSBURG TOWN HALL
100 EAST MAIN STREET
JUNE 11, 2019 – 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. Proposed ordinance to amend Chapter 42, "Zoning" of the Christiansburg Town Code for the purpose of permitting microbreweries, art galleries/studios, museums, and similar leisure and enrichment uses in the B-2, Central Business District and B-3, General Business District and to permit planned commercial developments in the B-3, General Business District.
- B. Boundary line adjustment moving 125.625 acres from the unincorporated area of the County of Montgomery into the incorporated Town of Christiansburg. The proposed boundary adjustment area is commonly known as the Meadows Golf Course and Shepherd Property and is located on the western boundary of the Town of Christiansburg adjacent to Chrisman Mill Road and Norfolk Southern Railroad right-of-way.
- C. Boundary line adjustment moving 176.374 acres from the unincorporated area of the County of Montgomery into the incorporated Town of Christiansburg. The proposed boundary adjustment area is commonly known as Crosspointe FourSquare Conference Center and Town of Christiansburg pump station and is located on the southwestern boundary of the Town of Christiansburg, adjacent to Route 8 and Interstate 81.
- D. Boundary line adjustment moving 26.043 acres from the unincorporated area of the County of Montgomery into the incorporated Town of Christiansburg. The proposed boundary adjustment area includes the property Tax Map Numbers 95-(5)-1 and 94-(5)-2 and is located on the southern boundary of the Town of Christiansburg, adjacent to Falling Branch Road and the Interstate 81 northbound entrance ramp "D" at Exit 118 B.
- E. Boundary line adjustment moving 0.360 acres from the unincorporated area of the County of Montgomery into the incorporated Town of Christiansburg. The proposed boundary

adjustment area includes a portion of property Tax Map Numbers 530-(18)- 1-7 and is located on the southern boundary of the Town of Christiansburg, near the intersection of Curtis Drive and Giles Drive.

IV. CONSENT AGENDA

- A. Council meeting minutes of May 28, 2019.
- B. Schedule Public Hearing on July 9, 2019 for an Ordinance to Amend Chapter 18, Finance and Taxation, Article I, In General to enact Section 18.3 to allow the clerk of the court to collect a \$5 fee for criminal and traffic cases in order to solely fund an electronic summons system pursuant to Code of Virginia Section 17.1-279.1.

V. INTRODUCTIONS AND PRESENTATIONS

- A. Parks and Recreation Director Brad Epperley to report on Jill's Buddy Camp
- B. Presentation of Proclamation for National Police Week
- C. Presentation of Proclamation for Emergency Services Week
- D. Presentation of Proclamation for Public Works Week

VI. CITIZEN COMMENTS

VII. COMMITTEE REPORTS

VIII. DISCUSSION AND ACTION BY MAYOR AND COUNCIL

- A. Rezoning request by Tim Lawson, agent for M&T Development, LLC for an approximately 1.48-acre property located at 825 Park Street N.E. (tax map no. 498-A-83) from the I-2, General Industrial District to the I-1, Limited Industrial District. The property is designated as Mixed Use with Buffer (Industrial) on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. The Public Hearing was held May 28, 2019.
- B. Recommendation to the Montgomery County Board of Supervisors for appointment to the Montgomery Regional Economic Development Commission (EDC) for a three-year term beginning July 1, 2019.

IX. STAFF REPORTS

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

X. COUNCIL REPORTS

XI. OTHER BUSINESS

XII. ADJOURNMENT

Upcoming Meetings of Council:

June 25, 2019, 7:00 P.M. – Regular Meeting

July 9, 2019, 7:00 P.M. – Regular Meeting



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

AGENDA LOCATION:
PUBLIC HEARING

Meeting Date:
June 11, 2019

ITEM TITLE:

Public Hearing for a proposed ordinance to amend Chapter 42, “Zoning” of the Christiansburg Town Code for the purpose of permitting microbreweries, art galleries/studios, museums, and similar leisure and enrichment uses in the B-2, Central Business District and B-3, General Business District and to permit planned commercial developments in the B-3, General Business District (CODE 2019-03).

DESCRIPTION:

The proposed ordinance amendment to Chapter 42, “Zoning” of the Christiansburg Town Code permits microbreweries, art galleries/studios, museums, and similar leisure and enrichment uses in the B-2 Central Business District and B-3, General Business District and permits planned commercial developments within the B-3, General Business district.

The proposed ordinance:

- Adds a definition for *microbrewery* and permits microbrewery in the B-2 District by-right, with production limited to 5,000 barrels per year. In the B-3 District, microbrewery is permitted by right with an annual production of 10,000 barrels and production up to 15,000 barrels can be approved by conditional use permit.
- Adds definitions for *art gallery*, *art studio*, and *leisure and enrichment service* and permits these uses by right in the B-2 and B-3 zoning districts.
- Introduces planned commercial development within the B-3 District with a conditional use permit.

The Planning Commission’s Development Subcommittee reviewed and discussed the draft ordinance on April 15, 2019 and April 29, 2019. The Planning Commission held its public hearing on May 20, 2019. At its May 20, 2019 meeting, the Planning Commission recommended approval by a vote of 6-0.

POTENTIAL ACTION:

Hold Public Hearing

DEPARTMENT(S):

Planning Department

PRESENTER:

Will Drake, Planning Director

Information Provided:

Draft Ordinance – dated May 20, 2019

Planning Commission Minutes – May 20, 2019 (Draft)

Planning Commission Resolution

Staff Report

AN ORDINANCE TO AMEND CHAPTER 42 – ZONING, ARTICLE I. – IN GENERAL, SECTION 42-1 DEFINITIONS; ARTICLE XI. – CENTRAL BUSINESS DISTRICT B-2, SECTION 42-305 PERMITTED USES; ARTICLE XII. – GENERAL BUSINESS DISTRICT B-3, SECTION 42-336 PERMITTED USES; AND ADD SECTION 42-341 PLANNED COMMERCIAL DEVELOPMENTS

WHEREAS, notice of a public hearing before the Christiansburg Planning Commission concerning this ordinance was published two consecutive weeks (May 4, 2019 and May 11, 2019) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg; and,

WHEREAS, a public hearing of the Planning Commission was held May 20, 2019 and resulted in a recommendation by the Planning Commission that the following proposed zoning ordinance amendment be adopted; and,

WHEREAS, notice of the public hearing before the Town Council concerning this ordinance was published two consecutive weeks (May 29, 2019 and June 5, 2019) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg; and,

WHEREAS, the Town Council’s public hearing was held June 11, 2019; and,

WHEREAS, Town Council has considered the following amendment to the Town’s Zoning Ordinance and found that the public necessity, convenience, and good zoning practices deem it proper to do so;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Christiansburg, Virginia, that Chapter 42 – “Zoning,” Article I – “In General,” Section 42-1 – “Definitions”; Article XI – “Central Business District B-2” Section 42-305 – “Permitted Uses”; Article XII – “General Business District B-3” Section 42-336 – “Permitted Uses” and Section 42-341 – “Planned Commercial Developments” of the *Christiansburg Town Code* be amended or added as follows:

Chapter 42 – ZONING

* * *

ARTICLE I. – IN GENERAL

* * *

Sec. 42-1. – 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:

* * *

Art gallery means an establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other works of art.

Art studio means an establishment for the production, display, and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, art photography, leather craft, hand-woven articles, and related items. Such space is primarily a working studio where such artist, artisan, or craftsperson may display and sell work, but such establishment may also include the teaching of classes in the applicable fine art or craft, including those associated with vocal or instrumental music, acting, and writing.

* * *

Leisure and enrichment service means an establishment providing structured or semi-structured programming, instruction, or activities for artistic, cultural, social, educational, or similar enrichment purposes. Uses may include but are not limited to puzzle rooms, science museums, and children's museums. The use shall be separate and distinguished from public billiard parlors and poolrooms, game rooms (including coin-operated and similar arcade gaming devices), bowling alleys, skating rinks, indoor and outdoor shooting ranges, paintball courses and similar forms of public amusement provided elsewhere in this chapter.

* * *

Microbrewery means an establishment engaged in the production, bottling, packaging, and sale of beer, and/or other malt beverages, and/or hard cider. The establishment shall contain an on-site production facility and a retail component (such as a tasting room). On or off-premise sales and distribution are permitted.

* * *

ARTICLE XI. – CENTRAL BUSINESS DISTRICT B-2

Sec. 42-305. – Permitted uses.

* * *

- (14) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities, and libraries, ~~museums and art galleries~~. Private buildings to consist of schools, recreational facilities, and libraries, ~~museums and art galleries~~, with a conditional use permit.

* * *

- (44) Leisure and enrichment service.

- (45) Microbrewery with capacity not to exceed 5,000 barrels per year.

- (46) Museums, art galleries and art studios.

* * *

ARTICLE XII. – GENERAL BUSINESS DISTRICT B-3

Sec. 42-336. – Permitted uses.

- (1) Any principal use permitted in the R-3 Multiple-Family Residential District, with a conditional use permit, except that uses permitted as conditional uses in the R-3 District, but permitted as of right in the B-3 District, shall not require a conditional use permit. Dwellings are subject to the same requirements as in the R-3 District, except that a single-family dwelling in association with a permitted office, business or commercial use, in the same building or on the same premises for use by the proprietor or an employee of said business shall be permitted, but not subject to said requirements, including a family and one unrelated individual per unit; and for multifamily dwellings, the density of development shall not exceed the ratio of 20 dwelling units per gross acre. Residential development as part of a planned commercial development shall be subject to the requirements of section. 42-341.

* * *

- (14) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities, and libraries,~~museums and art galleries~~. Private buildings to consist of schools, recreational facilities, and libraries,~~museums and art galleries~~, with a conditional use permit.

* * *

- (61) Leisure and enrichment service.

- (62) Microbrewery with capacity not to exceed 10,000 barrels per year.

- (63) Microbrewery with capacity between 10,001 and 15,000 barrels per year, with a conditional use permit.

- (64) Museums, art galleries and art studios.

- (65) Planned commercial developments, subject to the requirements of section 42-341, with a conditional use permit.

* * *

Sec. 42-341. – Planned commercial developments.

A. Purpose

Planned Commercial Developments (PCDs) are intended to provide for flexibility in the planning of certain tracts of land through the modification of certain development standards. PCDs are generally characterized by a unified or planned clustering of commercial or mixed use development served by common parking areas with shared

means of ingress and egress. PCDs allow for a mixing of commercial and residential uses but are not intended to be a tool to enable primarily residential development. PCDs are not intended to be a means to lessen development standards as would otherwise be required without providing for increased amenities, safety, and other public and private benefits. These developments should be designed to mitigate potential increases in traffic congestion through enhanced pedestrian access between uses within the PCD and to encourage best management practices for site development regarding but not limited to stormwater management and other impacts to adjacent property, including light and noise nuisances.

B. In order to encourage improved design, variety in uses and site layout, a master plan and proposed development standards shall be submitted for consideration of a planned commercial development, together with a subdivision plan, if required by this chapter or chapter 40, and such other descriptive material or conditions of development as may be necessary to fully determine the development, even though such development does not comply in all respects to the development standards of the B-3 General Business District, provided:

1. No development shall be commenced until a master plan and conditional use permit have been approved by the Town Council.
2. Before any permit shall be issued for the erection of a permanent building in a proposed planned commercial development, final site plan approval shall be required in accordance with Article XXI.
3. The maximum ratio of residential development square footage to the square footage of the overall development shall be provided as a condition of development. The applicant shall demonstrate on the master plan that an adequate balance between residential and non-residential uses shall be maintained during the period of construction/development.
4. For residential uses within a planned commercial development, the dwelling unit density shall not exceed 30 dwelling units per gross acre.
5. Required off-street parking may be decreased by no more than 20 percent. Any credit towards reduction of off-street parking requirements allowed elsewhere within this chapter shall be counted towards any reduction allowance set forth herein.
6. One or more major features of the development, such as unusual natural features, yard spaces, open spaces and building types and arrangements, are such as to justify application of this section rather than a conventional application of the other regulations of the B-3 General Business District.
7. The total development area, whether existing as a single parcel or multiple adjacent parcels is at least 10 acres and is of sufficient size in the location proposed as to permit development of an internal environment, which, if different

from designs otherwise permitted in the B-3 General Business District, will not adversely affect existing and future development in the surrounding area.

8. Materials submitted, drawings, descriptions, development standards, and the like are sufficiently detailed to ensure compliance with the purpose of this section.

9. The development is designed to promote harmonious relationships with surrounding adjacent and nearby developed properties, and, to this end, may employ such design techniques as may be appropriate to a particular case, including use of building types, heights, orientation and spacing and setback of buildings, careful use of topography, maintenance of natural vegetation, location of recreation areas, open spaces and parking areas, grading, landscaping and screening.

10. Provisions shall be made to ensure that private common areas of the development shall be maintained in a satisfactory manner without incurring public expense.

C. Procedures and general standards for approval of an application under this section shall be the same as those for a conditional use permit as provided for in Article I of this chapter.

* * *

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

Upon a call for an aye and nay vote on the foregoing ordinance at a regular meeting of the Council of the Town of Christiansburg, Virginia held June 25, 2019, the members of the Council of the Town of Christiansburg, Virginia present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBER</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel M. Bishop				
Harry Collins				
Steve Huppert				
Merissa Sachs				
Henry Showalter				
Bradford J. Stipes				
Mayor D. Michael Barber*				
*Votes only in the event of a tie.				

D. Michael Barber, Mayor

Michele M. Stipes, Town Clerk

Draft

**Christiansburg Planning Commission
Minutes of May 20, 2019**

Present: Ashley Briggs
Harry Collins
Mark Curtis
Hil Johnson, Vice-Chairperson
Ann Sandbrook
Jennifer D. Sowers, Chairperson
Will Drake, Secretary ^{Non-Voting}

Absent: Jessica Davis
Jeananne Knies

Staff/Visitors: Jared Crews, staff
Steve Semones, Balzer and Associates Inc.
Robert Fralin, F&P Land, LP
Brian McCahill, F&P Land, LP

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

Approval of Planning Commission Minutes for April 29, 2019 Meeting

Commissioner Sandbrook made a motion to approve the April 29, 2019 Planning Commission meeting minutes. Commissioner Briggs seconded the motion, which passed 4-0. Commissioner Curtis and Vice-Chairperson Johnson abstained as they were not present at the April 29, 2019 meeting.

Public Hearing for a proposed ordinance to amend Chapter 42, "Zoning" of the Christiansburg Town Code for the purpose of permitting microbreweries, art galleries/studios, museums, and similar leisure and enrichment uses in the B-2, Central Business District and B-3, General Business District and to permit planned commercial developments in the B-3, General Business District.

Chairperson Sowers opened the public hearing.

Mr. Drake presented the Commission with a summary of the proposed code changes.

Mr. Drake noted the Development Subcommittee had met twice and their recommendations were reflected in the code language as drafted.

Mr. Drake presented the Commission with the currently drafted definition of microbrewery. Mr. Drake explained the draft language would set a production capacity of 5,000 barrels per year in the B-2 district. Mr. Drake stated 10,000 barrels per year could be brewed by right and up to 15,000 barrels per year as a conditional use in the B-3 district.

Commissioner Collins asked why there would be a limit on production capacity. Mr. Drake stated the goal would be to maintain the scale of a microbrewery at an appropriate level.

Mr. Drake presented the Commission with draft definitions of art gallery, art studio, and leisure and enrichment retail service. Mr. Drake noted the leisure and enrichment service use would be considered separate and different from uses such as bowling alleys, pool halls, shooting ranges.

Mr. Drake noted the currently drafted definition referred to leisure and enrichment retail service and stated the word "retail" could be removed to clarify that a for-profit component was not necessary for the use.

Mr. Drake presented the Commission with the drafted code language allowing for Planned Commercial Developments within the B-3 district with an approved conditional use permit. Mr. Drake stated Planned Commercial Developments would allow for flexibility in development regulations in return for increased amenities provided by developers.

Mr. Drake presented the Commission with the currently drafted requirements for Planned Commercial Developments. Mr. Drake noted the Development Subcommittee had discussed maintaining balance between commercial and residential uses within a development featuring mixed use. Mr. Drake explained the drafted language would require a ratio of commercial to residential uses within a development to be set during the conditional use permit process.

Mr. Drake pointed out the currently drafted language allowed for up to 20 percent decrease in overall parking requirements based on the recommendation of the Development Subcommittee.

Mr. Drake noted the draft language would require a Planned Commercial Development, whether one parcel or a combination of adjoining parcels, to be at least 10 acres in area.

Steve Semones, Balzer and Associates Inc, stated he had attended the Development Subcommittee meetings and commended staff and the Committee for drafting the code language relating to Planned Commercial Developments. Mr. Semones stated the flexibility offered by Planned Commercial Districts would be beneficial for the Town as it would allow for creativity and noted Balzer and Associates was in support of the language as drafted.

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

Discussion/Action on a proposed ordinance to amend Chapter 42, "Zoning" of the Christiansburg Town Code for the purpose of permitting microbreweries, art galleries/studios, museums, and similar leisure and enrichment uses in the B-2, Central Business District and B-3, General Business District and to permit planned commercial developments in the B-3, General Business District.

Chairperson Sowers opened the discussion.

Commissioner Collins stated he was concerned with the ordinance limiting the production capacity of microbreweries. Chairperson Sowers noted local brewers had attended the April 29 Development Subcommittee meeting and suggested the numbers currently present in the drafted language.

Commissioner Briggs stated there would be space limitations that would keep brewers from exceeding certain capacities. Commissioner Sandbrook noted operators of microbreweries would likely be unable to exceed the production capacities set forth in the draft ordinance.

Commissioner Briggs stated she was comfortable with the drafted language. Vice-Chairperson Johnson stated he was also in support of the language as drafted.

The Commission requested the word "retail" be removed from the draft definition of "leisure and enrichment service" in order to clarify that the use would not require any for-profit services.

Vice-Chairperson motioned to recommend approval of the code change with the change as drafted. Commissioner Sandbrook seconded the motion, which passed 6-0.

Discussion/Action on a Rezoning request by F&B Land, LP for an amendment to proffers on an approximately 38-acre portion of tax map no. 525-A-4, located north of Diana Drive, N.W., east of Aldwych Avenue, N.W., and south of Kensington Way, N.W. in the Kensington residential development. The property is zoned MU-1, Mixed Use: Residential-Limited Business with proffers and the request is to amend the proffers accepted with the 2006 rezoning action by Montgomery County. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Sowers opened the discussion.

Robert Fralin, F&P Land LP, stated he was the owner of F&P Land LP but noted he was not involved directly with the development of Kensington Estates. Mr. Fralin noted the request before the Commission was for the amendment of development proffers.

Mr. Fralin noted there had been concerns from homeowners at Kensington Estates regarding landscaping and maintenance of common area within Kensington. Mr. Fralin stated F&P Land LP was planning to arrange for additional landscaping service for existing trails as well provide amenities to a playground. Mr. Fralin noted some responsibilities for upkeep of the development would be left to the homeowners association.

Mr. Semones stated the applicant had requested a delay in action on the proffer amendment because of the concerns regarding existing proffers that were raised during the Town Council public hearing. Mr. Semones stated the requested proffer amendment related to the newly proposed installation of a connector street, noting the concerns with landscaping and amenities within the development would still lie with F&P Land LP regardless of the outcome of the proffer amendment.

Mr. Semones stated the currently drafted proffer statement proffered the paving of Diana Drive by the end of 2019.

Brian McCahill, F&P Land LP, presented the Commission with a slideshow of properties developed by F&P Land Development within the Town. Mr. McCahill noted F&P Land LP has also worked with SHAH Development to build homes in the Town. Mr. McCahill presented the Commission with information regarding Kensington Estates, including a phasing plan as well as descriptions of amenities within the development.

Mr. McCahill presented the Commission with a rendering of the proffered pavilion within the development.

Mr. McCahill presented the Commission with a proposed Master Plan amendment, pointing out the proposed amended location of the street installation.

Commissioner Briggs stated she supported the proffer amendment due to the proffer statement calling for installation of sidewalk along Moose Drive.

Mr. Semones noted a section of walking trail was intended to be installed where the original street installation was proffered. Mr. Semones added a trail connection to the Middle School would be installed when further phases of Kensington Estates were developed.

Vice-Chairperson Jonson asked if all of the concerns of Town Council had been met with the current development. Mr. Semones stated the main concerns raised during the public hearing were with existing development as opposed to the proffer amendment.

Mr. Fralin explained F&P Land Development would maintain control of the homeowners association until all homes within Kensington Estates were developed and sold. Mr. Fralin noted the money used for maintenance of the development comes from community members, not from F&P Land LP.

Mr. Semones stated the original master plan for Kensington Estates was developed to leave flexibility for features such as common area as development occurred. Mr. Fralin stated he was open to any ideas for amenities from homeowners so long as the development is not negatively impacted.

Commissioner Sandbrook stated she was comfortable with the language of the proffer statement as drafted.

Commissioner Sandbrook motioned to recommend approval of the rezoning request with the proffers as drafted. Commissioner Collins seconded the motion, which passed 6-0.

With no further comment, Chairperson Sowers closed the discussion.

Other business.

Chairperson Sowers opened the discussion.

Mr. Drake stated there was no business scheduled for the June 3, 2019 Planning Commission meeting.

Commissioner Briggs stated she had enjoyed the carnival held at the New River Valley Mall.

Commissioner Sandbrook stated she had attended the Town's goat yoga event and enjoyed the experience.

Vice-Chairperson Johnson asked for an update on the Marketplace development. Mr. Semones stated the development was moving quickly and generating interest from potential tenants.

Commissioner Collins stated the Town was looking to move forward with the development of the Truman Wilson Park and noted local businesses could donate to the development.

With no further business, Chairperson Sowers adjourned the meeting at 7:58 p.m.

Resolution of the
Town of Christiansburg
Planning Commission

AN ORDINANCE TO AMEND CHAPTER 42 – ZONING, ARTICLE I. – IN GENERAL, SECTION 42-1 DEFINITIONS; ARTICLE XI. – CENTRAL BUSINESS DISTRICT B-2, SECTION 42-305 PERMITTED USES; ARTICLE XII. – GENERAL BUSINESS DISTRICT B-3, SECTION 42-336 PERMITTED USES; AND ADD SECTION 42-341 PLANNED COMMERCIAL DEVELOPMENTS

WHEREAS the Christiansburg Planning Commission has found, following a duly advertised Public Hearing on May 20, 2019, that the public necessity, convenience, general welfare and good zoning practices (**permit / ~~do not permit~~**) Council to adopt an ordinance amending the *Christiansburg Town Code*.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / ~~does not recommend~~**) to the Christiansburg Town Council that Chapter 42 “Zoning” of the *Christiansburg Town Code* be amended as follows:

Chapter 42 – ZONING

* * *

ARTICLE I. – IN GENERAL

* * *

Sec. 42-1. – 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:

* * *

Art gallery means an establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other works of art.

Art studio means an establishment for the production, display, and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, art photography, leather craft, hand-woven articles, and related items. Such space is primarily a working studio where such artist, artisan, or craftsperson may display and sell work, but such establishment may also include the teaching of classes in the applicable fine art or craft, including those associated with vocal or instrumental music, acting, and writing.

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Leisure and enrichment service means an establishment providing structured or semi-structured programming, instruction, or activities for artistic, cultural, social, educational, or similar enrichment purposes. Uses may include but are not limited to puzzle rooms, science museums, and children’s museums. The use shall be separate and distinguished from public billiard parlors and poolrooms, game rooms (including coin-operated and similar arcade gaming devices), bowling alleys, skating rinks, indoor and outdoor shooting ranges, paintball courses and similar forms of public amusement provided elsewhere in this chapter.

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Microbrewery means an establishment engaged in the production, bottling, packaging, and sale of beer, and/or other malt beverages, and/or hard cider. The establishment shall contain an on-site production facility and a retail component (such as a tasting room). On or off-premise sales and distribution are permitted.

* * *

ARTICLE XI. – CENTRAL BUSINESS DISTRICT B-2

Sec. 42-305. – Permitted uses.

* * *

- (14) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities, and libraries, ~~museums and art galleries.~~ Private buildings to consist of schools, recreational facilities, and libraries, ~~museums and art galleries,~~ with a conditional use permit.

* * *

- (44) Leisure and enrichment service.

- (45) Microbrewery with capacity not to exceed 5,000 barrels per year.

- (46) Museums, art galleries and art studios.

* * *

ARTICLE XII. – GENERAL BUSINESS DISTRICT B-3

Sec. 42-336. – Permitted uses.

- (1) Any principal use permitted in the R-3 Multiple-Family Residential District, with a conditional use permit, except that uses permitted as conditional uses in the R-3 District, but permitted as of right in the B-3 District, shall not require a conditional use permit. Dwellings are subject to the same requirements as in the R-3 District, except that a single-family dwelling in association with a permitted office, business or commercial use, in the same building or on the same premises for use by the proprietor or an employee of said business shall be permitted, but not subject to said requirements, including a family and one unrelated individual per unit; and for multifamily dwellings, the density of development shall not exceed the ratio of 20 dwelling units per gross acre. Residential development as part of a planned commercial development shall be subject to the requirements of section. 42-341.

* * *

- (14) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities, and libraries, ~~museums and art galleries.~~ Private buildings to consist of schools, recreational facilities, and libraries, ~~museums and art galleries,~~ with a conditional use permit.

* * *

- (61) Leisure and enrichment service.

(62) Microbrewery with capacity not to exceed 10,000 barrels per year.

(63) Microbrewery with capacity between 10,001 and 15,000 barrels per year, with a conditional use permit.

(64) Museums, art galleries and art studios.

(65) Planned commercial developments, subject to the requirements of section 42-341, with a conditional use permit.

* * *

Sec. 42-341. – Planned commercial developments.

A. Purpose

Planned Commercial Developments (PCDs) are intended to provide for flexibility in the planning of certain tracts of land through the modification of certain development standards. PCDs are generally characterized by a unified or planned clustering of commercial or mixed use development served by common parking areas with shared means of ingress and egress. PCDs allow for a mixing of commercial and residential uses but are not intended to be a tool to enable primarily residential development. PCDs are not intended to be a means to lessen development standards as would otherwise be required without providing for increased amenities, safety, and other public and private benefits. These developments should be designed to mitigate potential increases in traffic congestion through enhanced pedestrian access between uses within the PCD and to encourage best management practices for site development regarding but not limited to stormwater management and other impacts to adjacent property, including light and noise nuisances.

B. In order to encourage improved design, variety in uses and site layout, a master plan and proposed development standards shall be submitted for consideration of a planned commercial development, together with a subdivision plan, if required by this chapter or chapter 40, and such other descriptive material or conditions of development as may be necessary to fully determine the development, even though such development does not comply in all respects to the development standards of the B-3 General Business District, provided:

1. No development shall be commenced until a master plan and conditional use permit have been approved by the Town Council.
2. Before any permit shall be issued for the erection of a permanent building in a proposed planned commercial development, final site plan approval shall be required in accordance with Article XXI.
3. The maximum ratio of residential development square footage to the square footage of the overall development shall be provided as a condition of development. The applicant shall demonstrate on the master plan that an adequate balance between residential and non-residential uses shall be maintained during the period of construction/development.
4. For residential uses within a planned commercial development, the dwelling unit density shall not exceed 30 dwelling units per gross acre.

5. Required off-street parking may be decreased by no more than 20 percent. Any credit towards reduction of off-street parking requirements allowed elsewhere within this chapter shall be counted towards any reduction allowance set forth herein.
 6. One or more major features of the development, such as unusual natural features, yard spaces, open spaces and building types and arrangements, are such as to justify application of this section rather than a conventional application of the other regulations of the B-3 General Business District.
 7. The total development area, whether existing as a single parcel or multiple adjacent parcels is at least 10 acres and is of sufficient size in the location proposed as to permit development of an internal environment, which, if different from designs otherwise permitted in the B-3 General Business District, will not adversely affect existing and future development in the surrounding area.
 8. Materials submitted, drawings, descriptions, development standards, and the like are sufficiently detailed to ensure compliance with the purpose of this section.
 9. The development is designed to promote harmonious relationships with surrounding adjacent and nearby developed properties, and, to this end, may employ such design techniques as may be appropriate to a particular case, including use of building types, heights, orientation and spacing and setback of buildings, careful use of topography, maintenance of natural vegetation, location of recreation areas, open spaces and parking areas, grading, landscaping and screening.
 10. Provisions shall be made to ensure that private common areas of the development shall be maintained in a satisfactory manner without incurring public expense.
- C. Procedures and general standards for approval of an application under this section shall be the same as those for a conditional use permit as provided for in Article I of this chapter.
-

Dated this the 20th day of May 2019.

Jennifer D. Sowers, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Sandbrook seconded by Collins at a meeting of the Planning Commission following a duly advertised Public Hearing on the above request on May 20, 2019. 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>
Ashley Briggs	X			
Harry Collins	X			
Mark Curtis	X			
Jessica Davis				X
Hil Johnson, Vice-Chairperson	X			
Jeananne Knies				X
Ann Sandbrook	X			
Jennifer D. Sowers, Chairperson	X			

Jennifer D. Sowers, Chairperson

Will Drake, Secretary non-voting



Planning Department Staff Report

TO: Planning Commission

DATE: May 17, 2019

APPLICATION: Code Amendment [CODE-2019-03]

PROPOSAL: Permit microbreweries, art galleries/studios, museums, and similar leisure and enrichment uses in the B-2, Central Business District and B-3, General Business District and to permit planned commercial developments in the B-3, General Business District.

Purpose

By request from Town Council, the Planning Commission has been asked to review the allowance of microbreweries, art galleries/studios, museums, and similar leisure enrichment uses, and planned commercial developments within the Town.

For the convenience of the Commission, three separate staff reports have been prepared addressing each component of the overall code amendment.

Development Subcommittee

The Development Subcommittee met on April 15 and April 29, 2019 to discuss the code changes and the drafted code language reflects the recommendations of the subcommittee.

Public Hearing Dates

The Planning Commission public hearing is scheduled for Monday, May 20, 2019. The Town Council public hearing is scheduled for Tuesday, June 11, 2019.

List of attachments included with staff report:

1. Staff report – Microbrewery
2. Staff report – Art Galleries/Studios, Museums, Leisure Uses
3. Staff report – Planned Commercial Developments
4. Development Subcommittee Notes – 4/15/19
2. Development Subcommittee Notes – 4/29/19
6. Draft Ordinance – dated 5/1/2019



Planning Department Staff Report

TO: Planning Commission
SUBJECT: Microbrewery in the B-2/B-3 Districts
DATE: May 17, 2019

Purpose

Planning Commission is asked to evaluate the allowance of microbreweries in the B-2, Central Business and the B-3, General Business zoning districts. As part of its review, the Planning Commission may consider the appropriate classification of microbreweries within the Zoning Ordinance along with any reasonable regulations that may be placed on the use.

Background

The microbrewery use is intended to allow small-scale brewing with an on-site retail component and limited distribution within the Central Business and General Business zoning districts.

Based on a comparison of definitions from other localities (see attached chart) and direction from the Development Subcommittee, staff has drafted the following definition for microbrewery:

Microbrewery means an establishment engaged in the production, bottling, packaging, and sale of beer, and/or other malt beverages, and/or hard cider. The establishment shall contain an on-site production facility and a retail component (such as a tasting room). On or off-premise sales and distribution are permitted.

Based on discussion from the Development Subcommittee, the microbrewery use is listed within the zoning ordinance as follows:

- B-2 District: Microbrewery with capacity not to exceed 5,000 barrels per year.
- B-3 District: Microbrewery with capacity of not more than 10,000 barrels per year. Microbrewery with capacity between 10,001 and 15,000 barrels per year, with a conditional use permit.

Attachment included with staff report:

1. Locality Comparison Chart – dated 4/12/2019

Locality Comparison – Microbrewery

April 12, 2019

Locality	Definitions
Abingdon	<i>Microbrewery</i> means a facility for the production and packaging of malt beverages of low alcoholic content for distribution, retail, or wholesale, on or off premise, with a capacity of not more than 15,000 barrels per year. The development may include other uses such as a standard restaurant, bar or live entertainment as otherwise permitted in the zoning district.
Blacksburg	BREW PUB—A restaurant/ brewery that sells the majority of its beer on site. The beer is brewed primarily for sale in the restaurant and bar. The beer is often dispensed directly from the brewery storage tanks. Where allowed by law, brewpubs often sell beer "to go" and/or distribute to off site accounts. Off site sales is limited and not the primary use.
Charlottesville	<i>Microbrewery</i> means a facility for the production and packaging of malt beverages of low alcoholic content for distribution, retail, or wholesale, on or off premise, with a capacity of not more than 15,000 barrels per year. The development may include other uses such as a standard restaurant, bar or live entertainment as otherwise permitted in the zoning district.
Culpepper	<i>Beverage manufacturing shop</i> means a retail establishment in which ingredients for the manufacture or production of beer or wine are sold, and/or in which beer or wine is manufactured for on-premise and off-premise consumption.
Danville	<i>Microbrewery</i> . A facility for the production, bottling, packaging and sale of beer, malt beverages, and or hard cider of low alcohol content, produced on site for distribution, retail or wholesale, on or off-premises sales, with a capacity of not more than 15,000 barrels per year.
Herndon	<p><i>Brewpub</i>. A facility that prepares and serves food and alcoholic beverages for on-premises consumption and which also produces alcoholic beverages such as beer, ale, or other fermented malt beverages, liquor, cider, and wine. As an accessory retail or wholesale use, the facility may also sell alcoholic beverages that are produced on-site and intended for off-premises consumption.</p> <p><i>Alcohol production facilities, small scale</i>. A facility for the small-scale production and packaging of alcoholic beverages for retail or wholesale distribution and for on-premises or off-premises consumption. The facility may include accessory uses such as retail sales and tasting rooms. The facility shall meet all applicable laws and regulations as required by the Virginia Alcoholic Beverages Control Act. Such facilities include craft breweries, micro-distilleries, micro-cideries, and micro-wineries. Micro-wineries shall not include on-site vineyards. Also see "brewpubs."</p>

Lynchburg	
Montgomery County	
Richmond	<p><i>Food establishment</i> means any place in or from which food or food products are prepared, packaged, sold or distributed in the City, including, but not limited to, any restaurant, dining room, grill, coffee shop, cafeteria, café, snack bar, lunchcounter, convenience store, movie theater, delicatessen, confectionery, bakery, eating house, eatery, drugstore, ice cream/yogurt shop, lunch wagon or truck, pushcart or other mobile facility from which food is sold, brewery, public or private club, resort, bar, lounge, or other similar establishment, public or private, and includes private property outside of and contiguous to a building or structure operated as a food establishment at which food or food products are sold for immediate consumption.</p> <p>*Brewery use regulated by volume in districts</p>
Roanoke	<p><i>Microbrewery or microdistillery:</i> An establishment which is engaged in the manufacture of beer or spirits and which may include the retail sales and on-site consumption of beverages. The maximum building footprint for this use is fifteen thousand (15,000) square feet, thus distinguishing it from the "manufacturing-beverage or food processing" industrial use by its smaller scale.</p>
Salem	<p><i>Microbrewery.</i> An establishment engaged in the production of beer with a significant commercial component, such as a restaurant or retail store.</p>
Virginia Beach	<p><i>Craft brewery.</i> A facility, other than a farm brewery, that produces and distributes beer or other fermented malt beverages in quantities not exceeding fifteen thousand barrels (15,000 BBL) per year and at which beer, ale or other fermented beverages are served to customers for on-premises or off-premises consumption and at which food may be served.</p>



Planning Department Staff Report

TO: Development Subcommittee
SUBJECT: Art galleries, museums, and leisure in the B-2/B-3 Districts
DATE: May 17, 2019

Purpose

Planning Commission is asked to evaluate the by-right allowance of art galleries/studios, museums, and other leisure uses in the B-2, Central Business and the B-3, General Business zoning districts. As part of its review, the Planning Commission may consider the appropriate classification of the uses within the Zoning Ordinance along with any reasonable regulations that may be placed on the uses.

Background

In the B-2 and B-3 zoning districts, public museums and art galleries are currently permitted by-right but private museums and art galleries require a conditional use permit. The existing use reads as follows:

Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities, libraries, museums, and art galleries. Private buildings to consist of schools, recreational facilities, libraries, museums and art galleries, with a conditional use permit.

The recommended change would permit museums and art galleries/studios – public or private – by-right. The proposed definitions for *art gallery* and *art studio* are drafted as follows:

Art gallery means an establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other works of art.

Art studio means an establishment for the production, display, and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, art photography, leather craft, hand-woven articles, and related items. Such space is primarily a working studio where such artist, artisan, or craftsperson may display and sell work, but such establishment may also include the teaching of classes in the applicable fine art or craft, including those associated with vocal or instrumental music, acting, and writing.

Additionally, staff asked the subcommittee to consider a new use to allow for by-right entertainment and leisure-type commercial uses that are characteristically different from the public amusement uses which requires a conditional use permit. As a recent example, a conditional use permit was approved for an escape/puzzle room in the B-3 District. Based on Subcommittee discussion, a draft definition for this leisure-type use is provided below:

Leisure and enrichment retail service means an establishment providing structured or semi-structured programming, instruction, or activities for artistic, cultural, social, educational, or similar enrichment purposes. Uses may include but are not limited to puzzle rooms, science museums, and children's museums. The use shall be separate and distinguished from public billiard parlors and poolrooms, game rooms (including coin-operated and similar arcade gaming devices), bowling alleys, skating rinks, indoor and outdoor shooting ranges, paintball courses and similar forms of public amusement provided elsewhere in this chapter.



Planning Department Staff Report

TO: Development Subcommittee
SUBJECT: Planned Commercial Developments in the B-3 District
DATE: May 17, 2019

Purpose

Planning Commission is asked to evaluate the allowance of Planned Commercial Developments with a conditional use permit in the B-3, General Business zoning district. As part of its review, the Planning Commission may consider the appropriate application of Planned Commercial Developments within the Zoning Ordinance along with any reasonable regulations that may be placed on the use.

Proposed code language has been drafted by staff and updated based on direction from Planning Commission's Development Subcommittee.

Background

Planned Commercial Developments may provide increased flexibility in the development of certain, appropriate properties within the B-3, General Business zoning district. Planned Commercial Developments are intended to consist of larger commercial developments or mixed commercial/residential uses vertically and/or horizontally integrated within the site. While integrated residential uses may be a key component to planned commercial development, the development is not designed to be primarily residential in nature.

Planned Commercial Developments would function similar to Planned Housing Developments by providing for increased amenities and benefits though they may not comply in all respects to the development standards of the B-3 District. Examples of development standards that may be amended through the Planned Commercial Development process may include setbacks, building height, density, greenspace, site signage, pedestrian amenities, and parking requirements.

A Planned Commercial Development would require approval of a conditional use permit. Similar to a Planned Housing Development, a master plan and proposed development standards would be required as part of the conditional use permit application.

Attachments included with staff report:

1. Draft code language – dated 5/1/2019
2. Density of development – Visual comparisons

Sec. 42-341. - Planned commercial developments.

A. Purpose

Planned Commercial Developments (PCDs) are intended to provide for flexibility in the planning of certain tracts of land through the modification of certain development standards. PCDs are generally characterized by a unified or planned clustering of commercial or mixed use development served by common parking areas with shared means of ingress and egress. PCDs allow for a mixing of commercial and residential uses but are not intended to be a tool to enable primarily residential development. PCDs are not intended to be a means to lessen development standards as would otherwise be required without providing for increased amenities, safety, and other public and private benefits. These developments should be designed to mitigate potential increases in traffic congestion through enhanced pedestrian access between uses within the PCD and to encourage best management practices for site development regarding but not limited to stormwater management and other impacts to adjacent property, including light and noise nuisances.

- B. In order to encourage improved design, variety in uses and site layout, a master plan and proposed development standards shall be submitted for consideration of a planned commercial development, together with a subdivision plan, if required by this chapter or chapter 40, and such other descriptive material or conditions of development as may be necessary to fully determine the development, even though such development does not comply in all respects to the development standards of the B-3 District, provided:
1. No development shall be commenced until a master plan and conditional use permit have been approved by the Town Council.
 2. Before any permit shall be issued for the erection of a permanent building in a proposed planned commercial development may be issued, final site plan approval shall be required in accordance with Article XXI.
 3. The maximum ratio of residential development square footage to the square footage of the overall development shall be provided as a condition of development. The applicant shall demonstrate on the master plan that an adequate balance between residential and non-residential uses shall be maintained during the period of construction/development.
 4. For residential uses within a planned commercial development, the dwelling unit density shall not exceed 30 dwelling units per gross acre.
 5. Required off-street parking may be decreased by no more than 20 percent. Any credit towards reduction of off-street parking requirements allowed elsewhere within this chapter shall be counted towards any reduction allowance set forth herein.
 6. One or more major features of the development, such as unusual natural features, yard spaces, open spaces and building types and arrangements, are such as to justify application of this section rather than a conventional application of the other regulations of the B-3 District.
 7. The total development area, whether existing as a single parcel or multiple adjacent parcels is at least 10 acres and is of sufficient size in the location proposed as to

- permit development of an internal environment, which, if different from designs otherwise permitted in the B-3 District, will not adversely affect existing and future development in the surrounding area.
8. Materials submitted, drawings, descriptions, development standards, and the like are sufficiently detailed to ensure compliance with the purpose of this section.
 9. The development is designed to promote harmonious relationships with surrounding adjacent and nearby developed properties, and, to this end, may employ such design techniques as may be appropriate to a particular case, including use of building types, heights, orientation and spacing and setback of buildings, careful use of topography, maintenance of natural vegetation, location of recreation areas, open spaces and parking areas, grading, landscaping and screening.
 10. Provisions shall be made to ensure that private common areas of the development shall be maintained in a satisfactory manner without incurring public expense.
- C. Procedures and general standards for approval of an application under this section shall be the same as those for a conditional use permit as provided for in Article I of this chapter.



Density of Development



Twin Cities Metropolitan Area Examples



Density of
Development

Introduction

- *Visualizing Housing Density*

This presentation is designed to help visualize housing unit density in a variety of urban and suburban settings. Density is an important characteristic in relationship between land use and transportation, particularly in supporting successful transit service. However, density has many forms and applications and developments of the same density can have a very different look and feel. Density also has numerous definitions and methods of measurement. This presentation defines density by how many housing units are in a development designated for housing, dwelling units per acre (du/acre). In some cases, it is the parcels that comprise the subdivision. In others, it is area included in the development project or neighborhood block.

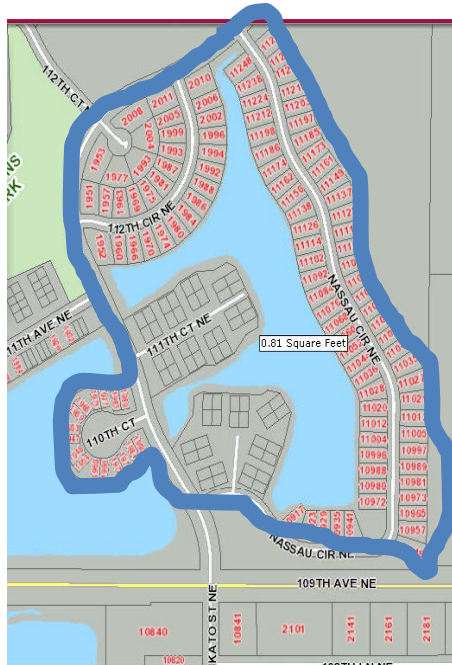
Key Points

- Density is a number of units in a given land area (project area, subdivision, parcel). In the residential developments used the land area includes all the area of the legal parcel or parcels. The maps show the land area definition for each project highlighted.
- In mixed use projects, density is the number of housing units divided by the land area of the mixed-use development (that includes area used for non-residential uses such as office or retail space).
- For questions about this presentation, contact John Kari at john.kari@metc.state.mn.us



Density of Development

Suburban 3.3 units per acre





Suburban 5 units per acre





Urban 7 units per acre





Suburban 7 units per acre





Urban 10 units per acre



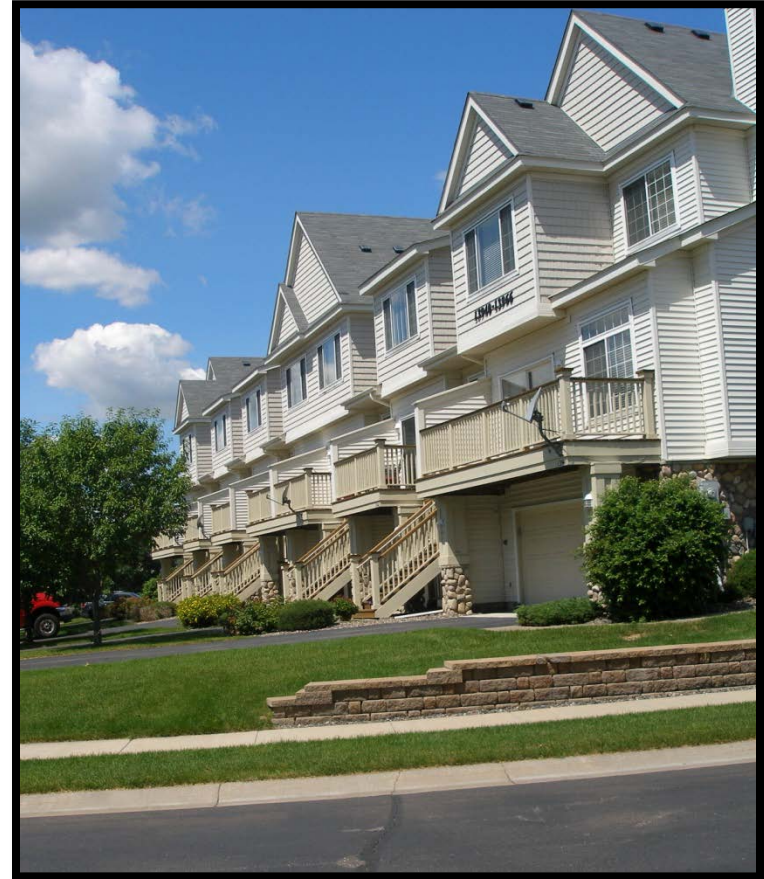


Suburban 10 units per acre





Suburban 15 units per acre





Urban 16 units per acre





Suburban 18 units per acre





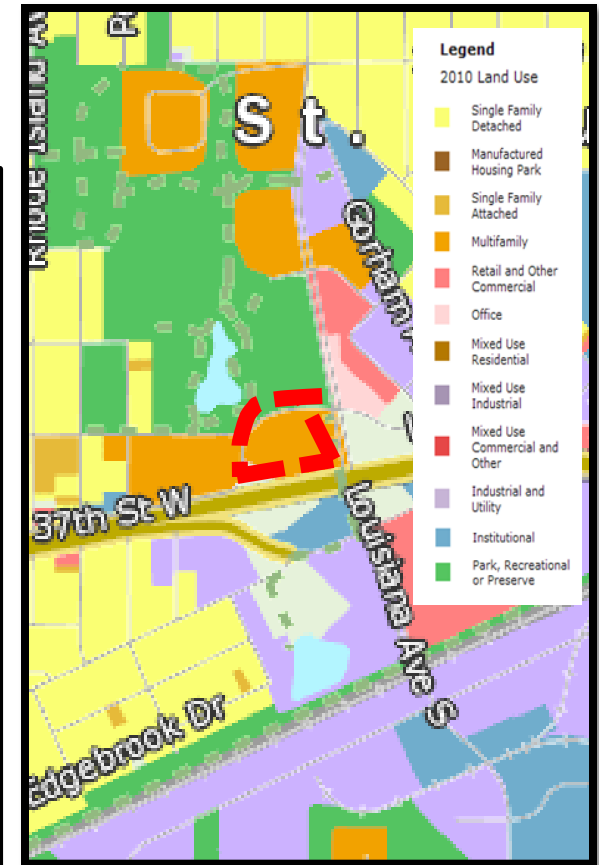
Density of
Development

**Urban 24 units per acre
mixed use**



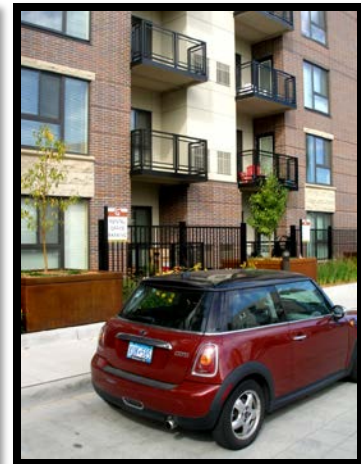
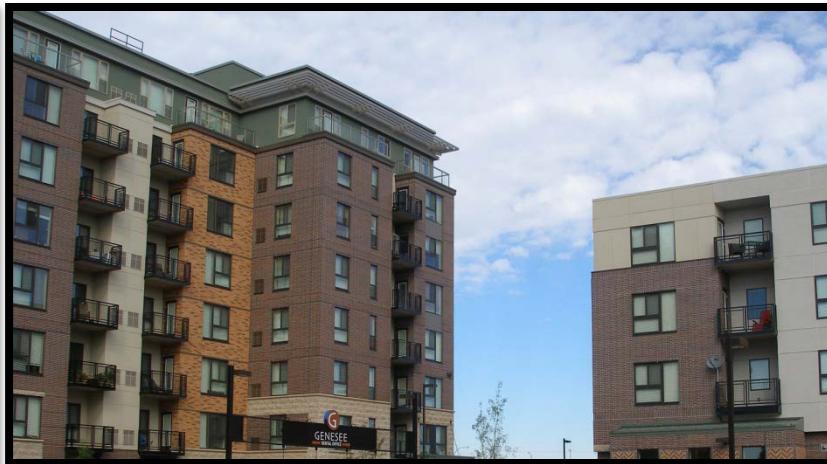
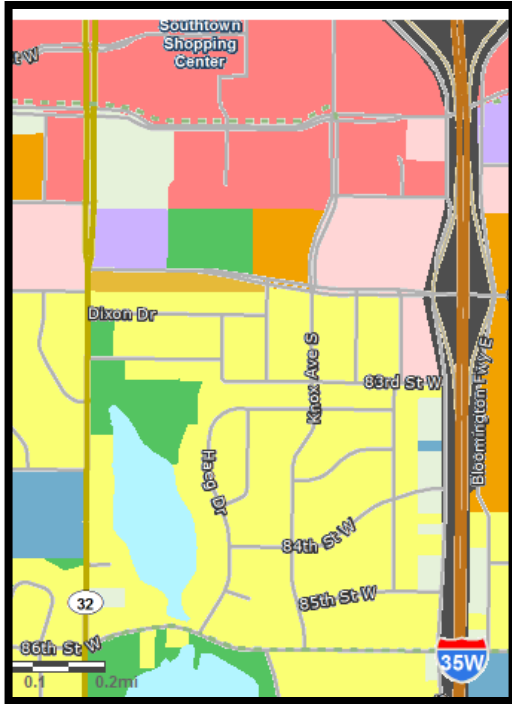


Suburban 25 units per acre



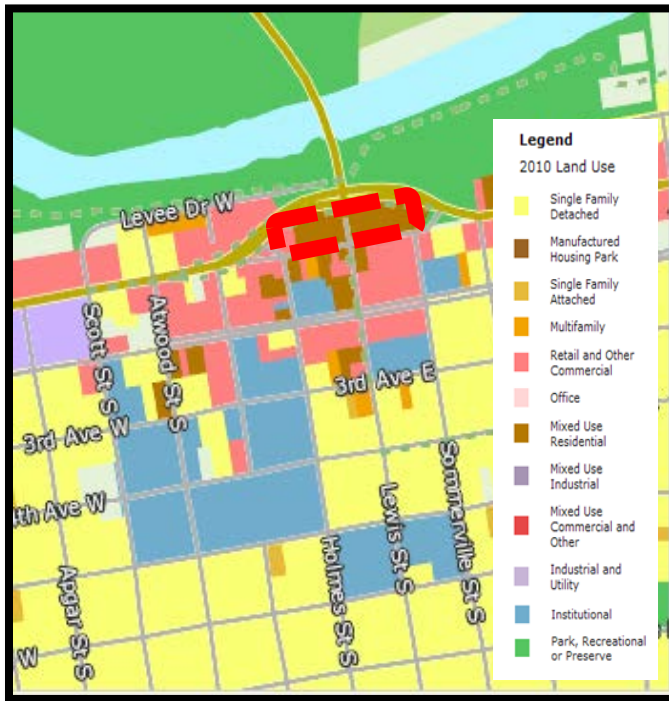


Suburban 28 units per acre mixed use





Suburban 28 units per acre mixed use



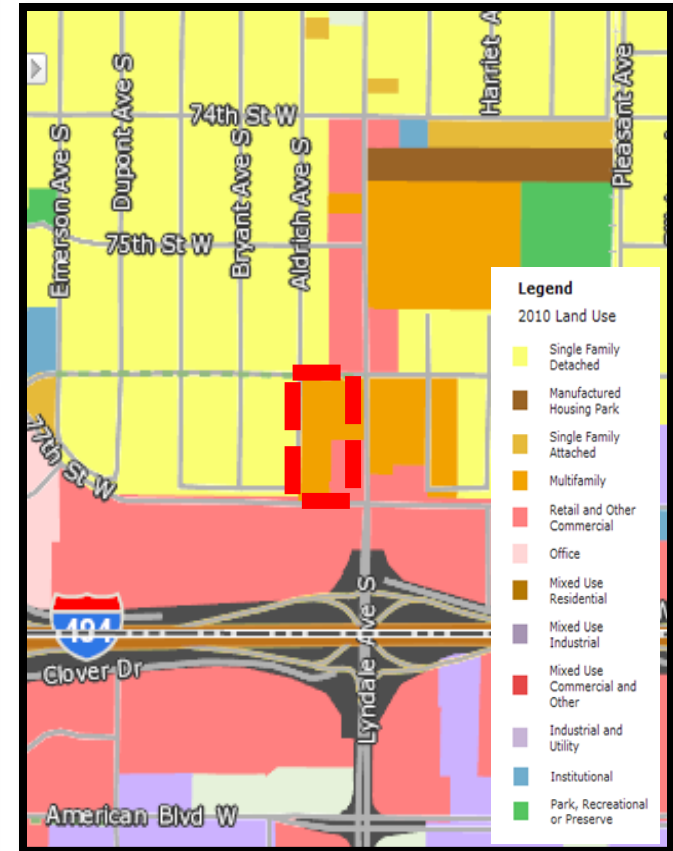


Suburban 32 units per acre (1) mixed use





Suburban 32 units per acre (2) mixed use



2010 Land Use



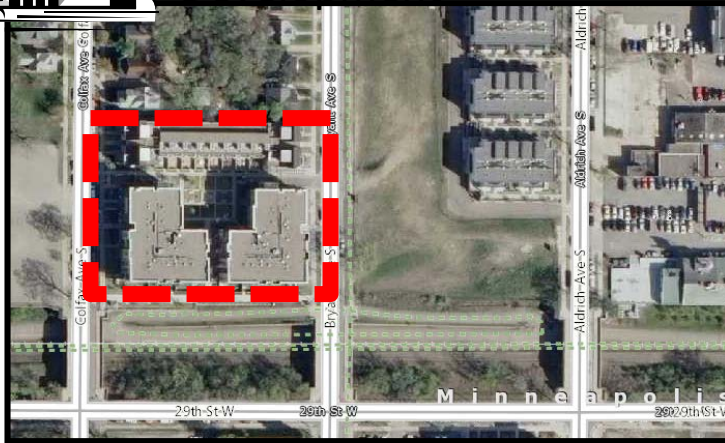
Density of
Development

Urban 40 units per acre
mixed use

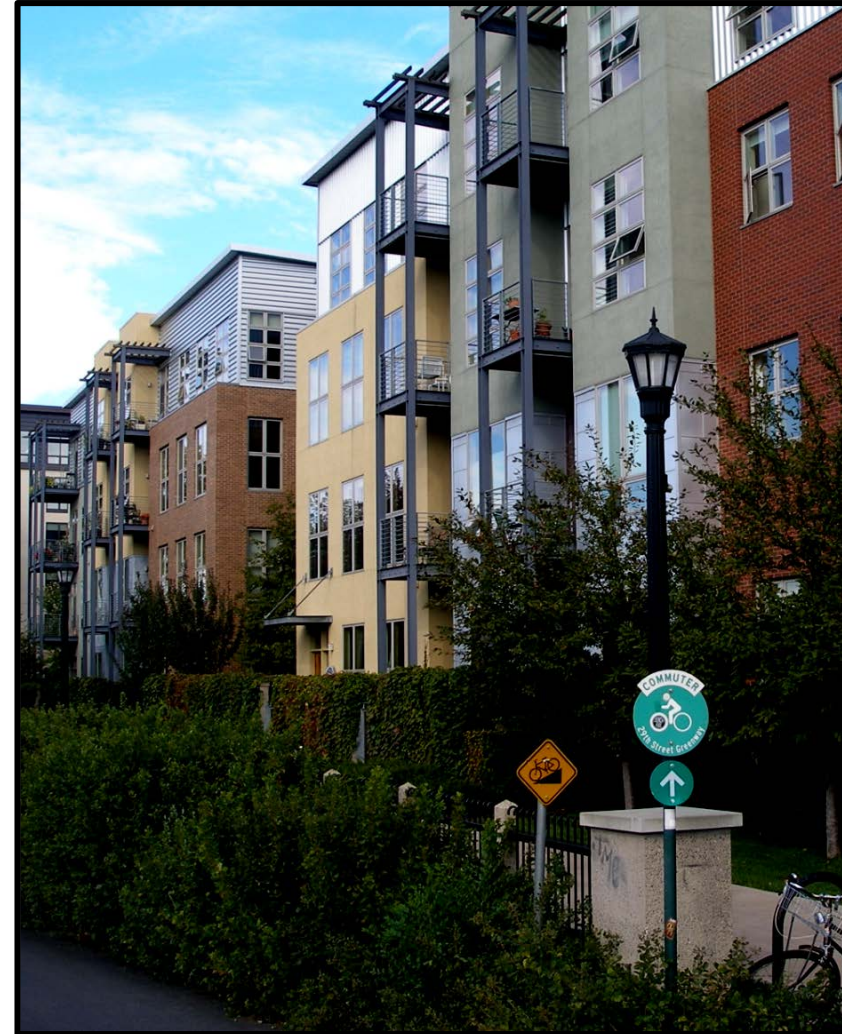




Density of Development

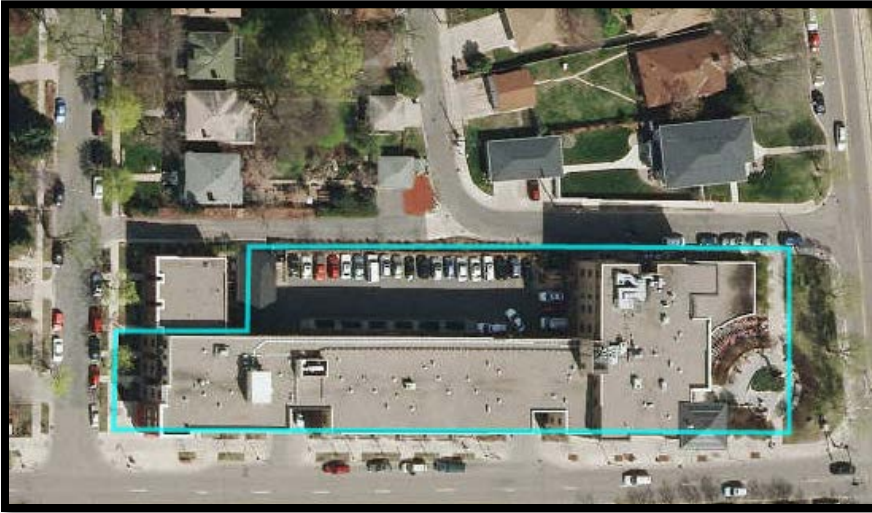


Urban 45 units per acre





Urban 46 units per acre Mixed Use





Suburban 46 units per acre Mixed Use



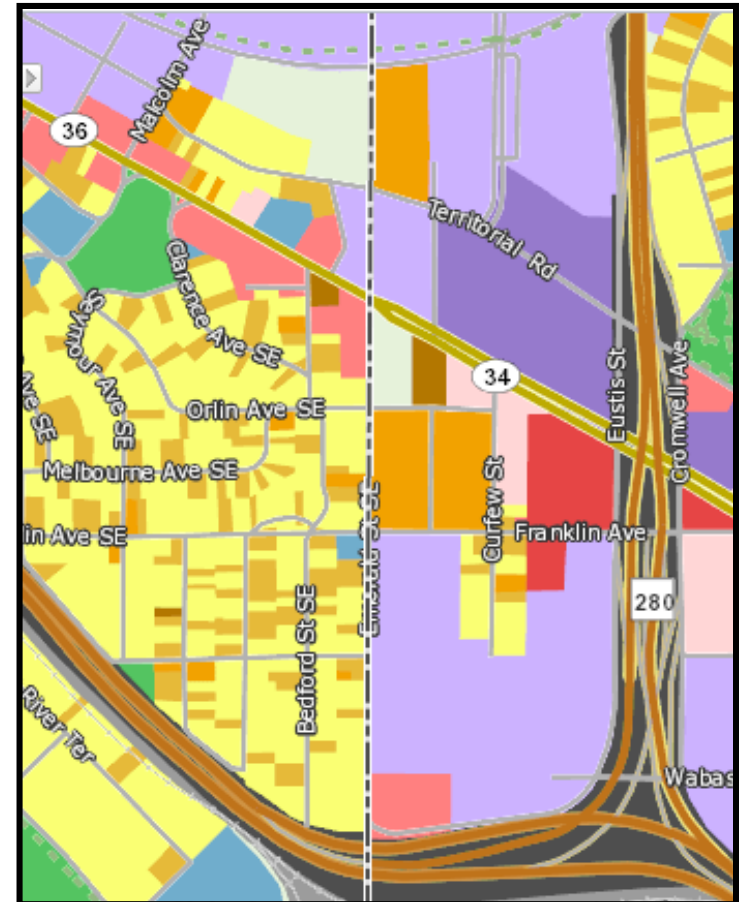


Urban 59 units per acre (1)





Urban 59 units per acre (2)



2010 Land Use

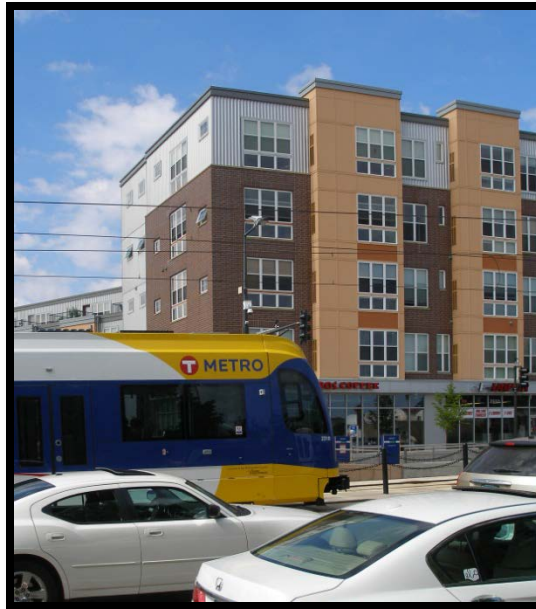


Suburban 64 units per acre



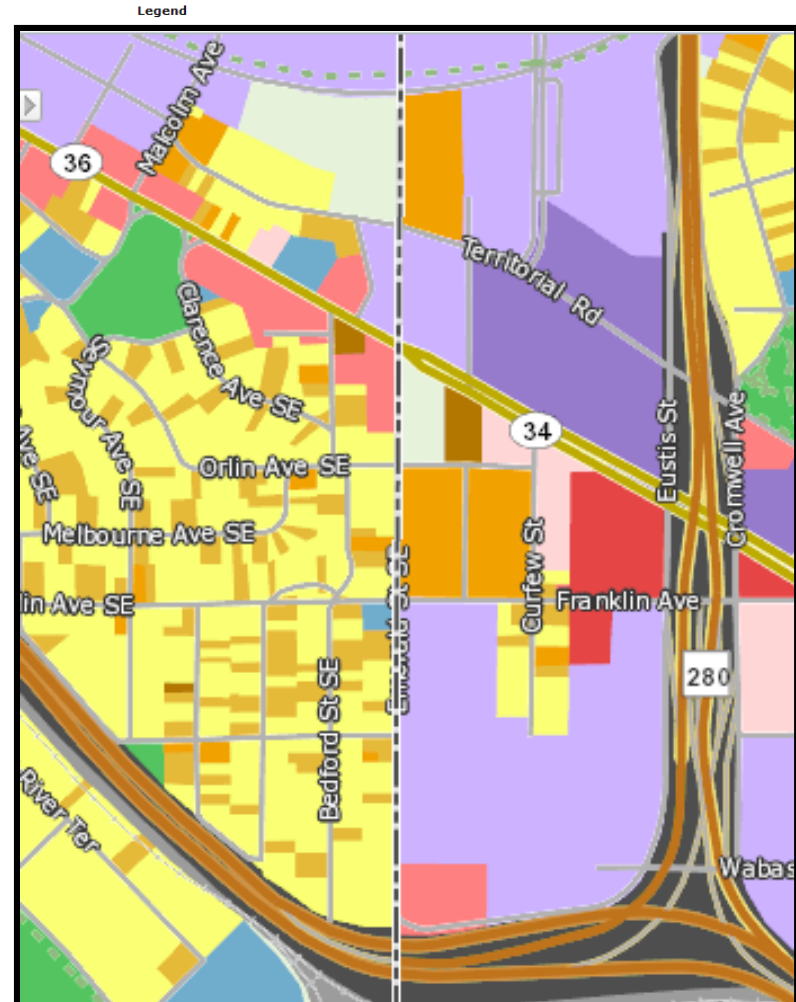


Urban 74 units per acre (1)





Urban 74 units per acre (2)



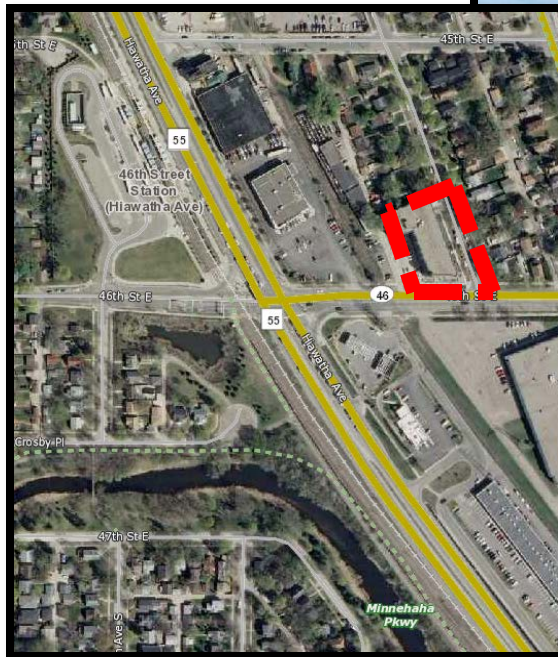
2010 Land Use





Urban 79 units per acre





**46th Street
Station**





Density of
Development

Suburban 90 units per acre





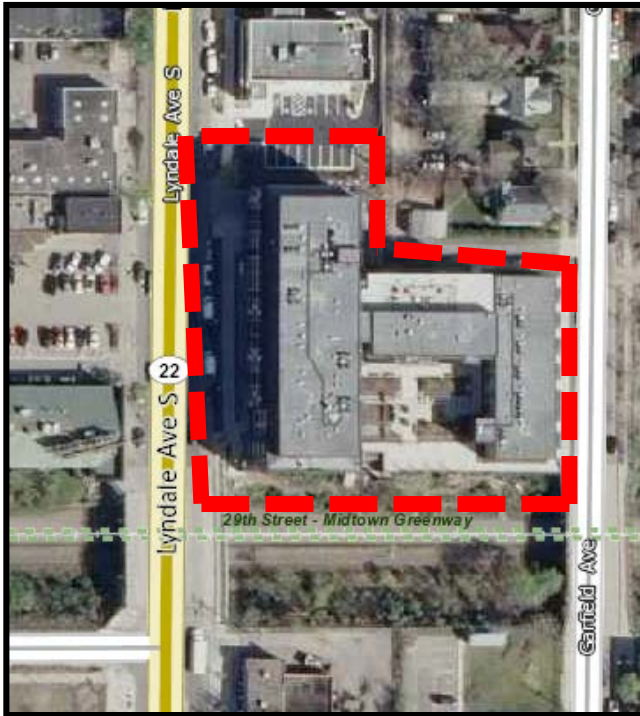
Urban 97 units per acre





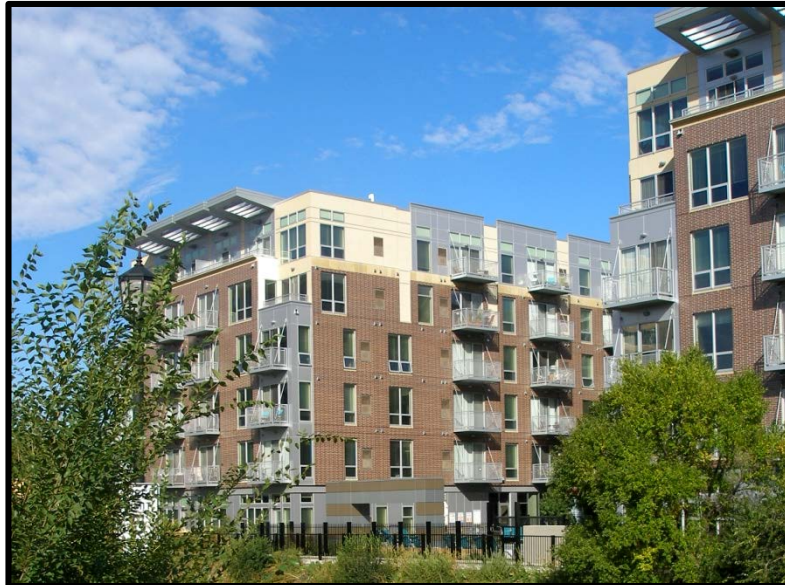
Density of Development

Urban 108 units per acre



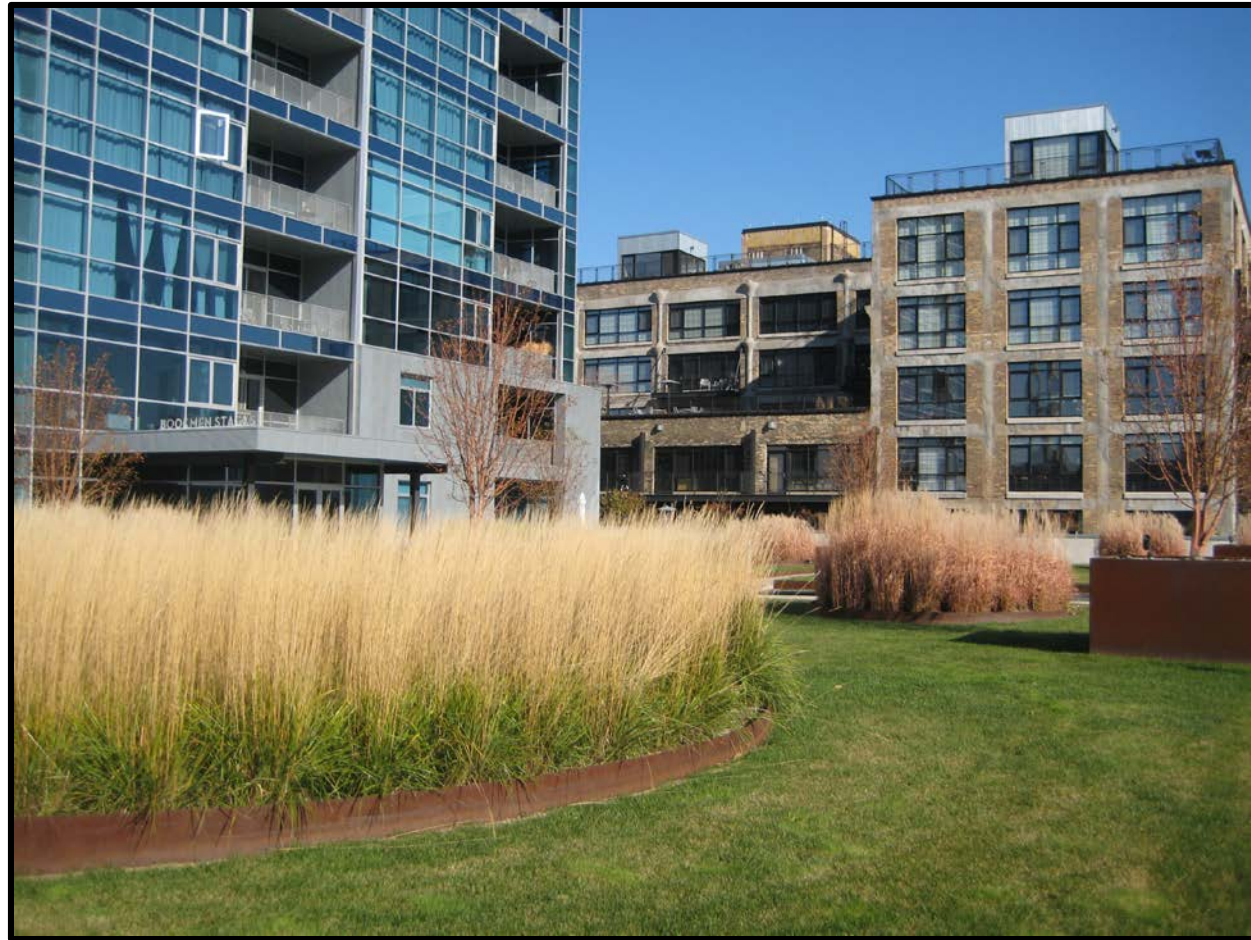
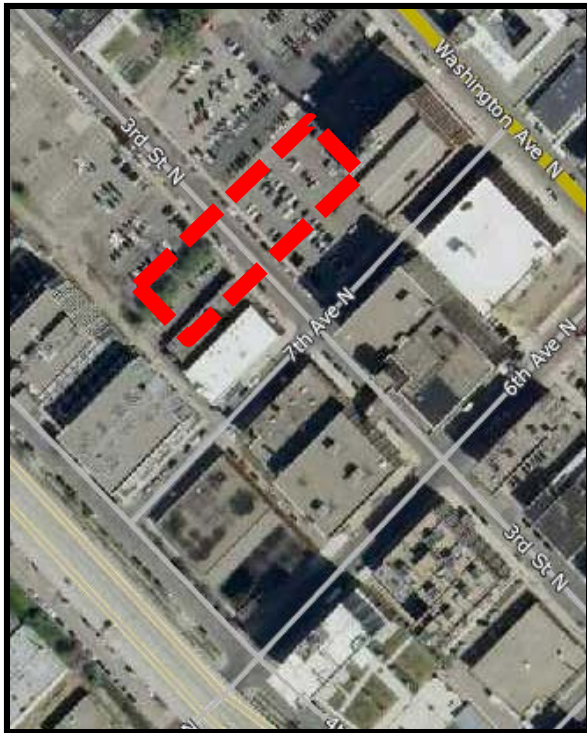


Urban 119 units per acre





Urban 135 units per acre



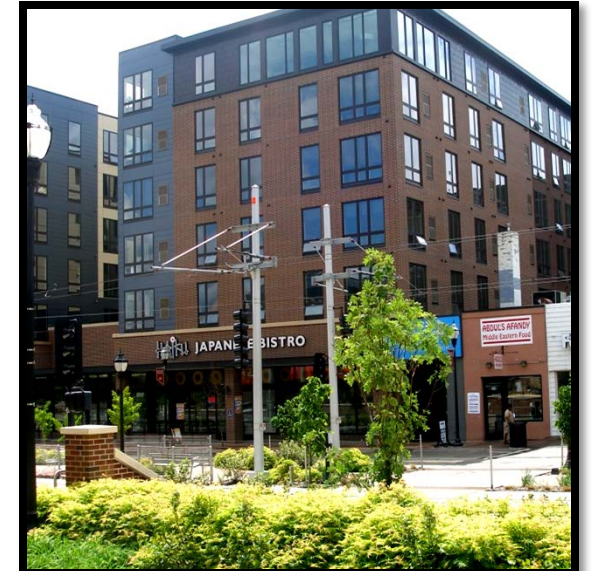


Urban 140 units per acre





Urban 196 units per acre Mixed use



Development Subcommittee Meeting Notes – April 15, 2019

Member Attendees:

Ashley Briggs
Hill Johnson
Jeananne Knies
Ann Sandbrook
Jennifer Sowers
Will Drake (staff)
Jared Crews (staff)
Andrew Warren (staff)

Items for discussion:

1. Discussion on potential amendments to Chapter 42, "Zoning" of the Christiansburg Town Code for the purpose of amending the permitted uses in the B-2, Central Business and B-3, General Business zoning districts to permit microbreweries, art galleries, museums, and similar leisure and entertainment uses.
2. Discussion on potential amendments to Chapter 42, "Zoning" of the Christiansburg Town Code for the purpose of permitting Planned Commercial Development, with a conditional use permit in the B-3, General Business zoning district.

Microbreweries

- The Committee reviewed draft definitions presented by staff.
- The Committee determined the draft language should not address alcohol content levels.
- The Committee determined that a production limit of 15,000 barrels per year should be set in the definition.
- The Committee discussed a possible requirement for microbreweries to feature a retail component and determined a retail component such as a tasting room would be appropriate.
- The Committee discussed existing microbreweries in the region and determined a microbrewery would likely not be able to operate at a large scale within the commercial districts of Christiansburg due to size constraints.
- The Committee requested updated draft definitions featuring a limit on production as well as language relating to a retail component such as a tasting room to review at the next meeting.

Museums

- Mr. Drake explained art galleries and museums are currently conditional use permits if private owned.
- Mr. Drake explained the draft ordinance amendment would provide definitions for "art gallery" and "art studio" as well as for "leisure and enrichment retail service".
- Mr. Drake noted museum was not currently defined.
- The Committee discussed leisure and enrichment services and considered which uses should be listed as by-right.
- The Committee discussed using clearer language to define what a game room is.
- The Committee suggested providing more detail to the draft definition of "leisure and retail service" provide clarity as to the allowed uses.

Planned Commercial Developments

- Mr. Crews presented the Committee with draft language relating to the allowance of Planned Commercial Developments within the B-3 district.
- Mr. Crews explained Planned Commercial Districts would function similar to Planned Housing Developments in that development standards for developments could be amended through a conditional use permit process featuring an approved concept plan.
- The Committee discussed the need for balance between residential and commercial uses within Planned Commercial Developments and the possibility of requiring a certain portion of the development to be commercial in nature.
- The Committee discussed setting a minimum area requirement in order for a site to apply for a Planned Commercial Development.
- The Committee discussed the possibility of lessening parking requirements for Planned Commercial Developments. The Committee determined a limit for the amount of decrease in required parking may be necessary.
- Vice-Chairperson Johnson requested imagery of mixed-use developments to give the Committee an idea of the intent of the code change.
- Vice-Chairperson Johnson requested
- Commissioner Briggs stated she would like to see more restrictions put in place within the draft language.
- Vice-Chairperson Johnson requested information on regulations that other localities had in place for Planned Commercial Developments and Districts.

Development Subcommittee Meeting Notes – April 29, 2019

Member Attendees:

Ashley Briggs
Ann Sandbrook
Jennifer Sowers
Will Drake (staff)
Jared Crews (staff)

Items for discussion:

1. Discussion on potential amendments to Chapter 42, "Zoning" of the Christiansburg Town Code for the purpose of amending the permitted uses in the B-2, Central Business and B-3, General Business zoning districts to permit microbreweries, art galleries, museums, and similar leisure and entertainment uses.
2. Discussion on potential amendments to Chapter 42, "Zoning" of the Christiansburg Town Code for the purpose of permitting Planned Commercial Development, with a conditional use permit in the B-3, General Business zoning district.

Microbreweries

- Mr. Drake introduced Scott Rockafellow who is looking to potentially locate a microbreweries in the Town.
- Mr. Drake presented an updated definition of microbrewery to the Committee based on their comments from the last meeting.
- Mr. Drake explained Staff had discussed amending the yearly output allowance for microbreweries, possibly setting a limit at 10,000 barrels per year as a by-right use with production of up to 15,000 barrels per year as a conditional use.
- Mr. Rockafellow explained that most microbreweries nationwide do not reach output of 10,000 barrels per year.
- Mr. Rockafellow stated traffic and utility concerns could be created if a brewery with a high level of production were located downtown. Mr. Rockafellow stated some B-3 properties could accommodate higher levels of output but most B-2 properties could not.
- Mr. Rockafellow suggested a limit of 5,000 barrels per year in the B-2 district.
- Mr. Drake stated different capacities could be set for the B-2 and B-3 districts.
- The Committee agreed that it would be sensible to set a higher limit for production in the B-3 district than the B-2.
- The Committee decided that a capacity of 5,000 barrels per year would be appropriate in the B-2 district while 10,000 barrels by right and up to 15,000 conditionally would be appropriate in the B-3 district.

Museums

- Mr. Drake presented an updated definition of leisure and enrichment retail service, pointing out that examples of activities had been added to the definition.
- The commission asked that "game room" be clarified to state "coin operated games."

Planned Commercial Developments

- Mr. Drake presented the Committee with the updated draft code language.

- Mr. Drake noted limits on residential use within a development may be best handled on a case – by-case basis as requests for PCDs were reviewed.
- Steve Semones, Balzer and Associates, stated bigger sites suited to more residential use would likely be proposed for Planned Housing Developments rather than PCDs.
- Mr. Drake pointed out the density for residential uses within PCDs was proposed as 30 units per acre, which is the density standard for multi-family in the B-2 district.
- Mr. Drake stated the minimum area requirement for a PCD had been proposed as 10 acres.
- Commissioner Briggs stated she was concerned with parking standards and suggested setting parking ratio based on residential to commercial uses within a PCD.
- Mr. Drake stated parking requirements are determined according to different uses in the zoning ordinance and developments would be held to these standards unless alternative standards were approved. Mr. Drake noted there are also residential occupancy standards within the zoning ordinance.
- Mr. Drake stated the parking for each development could be set during the master planning and conditional use permit processes.
- Commissioner Briggs suggested setting a threshold by which parking requirements could not be less than.
- Steve Semones stated developers did not want to create too much parking and stated the flexibility in parking standards of PCDs would be beneficial to developers.
- The Committee requested research regarding a parking requirements within mixed-use developments.

AN ORDINANCE TO AMEND CHAPTER 42 – ZONING, ARTICLE I. – IN GENERAL, SECTION 42-1 DEFINITIONS; ARTICLE XI. – CENTRAL BUSINESS DISTRICT B-2, SECTION 42-305 PERMITTED USES; ARTICLE XII. – GENERAL BUSINESS DISTRICT B-3, SECTION 42-336 PERMITTED USES; AND ADD SECTION 42-341 PLANNED COMMERCIAL DEVELOPMENTS

WHEREAS, notice of a public hearing before the Christiansburg Planning Commission concerning this ordinance was published two consecutive weeks (May 4, 2019 and May 11, 2019) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg; and,

WHEREAS, a public hearing of the Planning Commission was held May 20, 2019 and resulted in a recommendation by the Planning Commission that the following proposed zoning ordinance amendment be adopted; and,

WHEREAS, notice of the public hearing before the Town Council concerning this ordinance was published two consecutive weeks (May 29, 2019 and June 5, 2019) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg; and,

WHEREAS, the Town Council’s public hearing was held June 11, 2019; and,

WHEREAS, Town Council has considered the following amendment to the Town’s Zoning Ordinance and found that the public necessity, convenience, and good zoning practices deem it proper to do so;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Christiansburg, Virginia, that Chapter 42 – “Zoning,” Article I – “In General,” Section 42-1 – “Definitions”; Article XI – “Central Business District B-2” Section 42-305 – “Permitted Uses”; Article XII – “General Business District B-3” Section 42-336 – “Permitted Uses” and Section 42-341 – “Planned Commercial Developments” of the *Christiansburg Town Code* be amended or added as follows:

Chapter 42 – ZONING

* * *

ARTICLE I. – IN GENERAL

* * *

Sec. 42-1. – 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:

* * *

Art gallery means an establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other works of art.

Art studio means an establishment for the production, display, and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, art photography, leather craft, hand-woven articles, and related items. Such space is primarily a working studio where such artist, artisan, or craftsperson may display and sell work, but such establishment may also include the teaching of classes in the applicable fine art or craft, including those associated with vocal or instrumental music, acting, and writing.

* * *

Leisure and enrichment retail service means an establishment providing structured or semi-structured programming, instruction, or activities for artistic, cultural, social, educational, or similar enrichment purposes. Uses may include but are not limited to puzzle rooms, science museums, and children's museums. The use shall be separate and distinguished from public billiard parlors and poolrooms, game rooms (including coin-operated and similar arcade gaming devices), bowling alleys, skating rinks, indoor and outdoor shooting ranges, paintball courses and similar forms of public amusement provided elsewhere in this chapter.

* * *

Microbrewery means an establishment engaged in the production, bottling, packaging, and sale of beer, and/or other malt beverages, and/or hard cider. The establishment shall contain an on-site production facility and a retail component (such as a tasting room). On or off-premise sales and distribution are permitted.

* * *

ARTICLE XI. – CENTRAL BUSINESS DISTRICT B-2

Sec. 42-305. – Permitted uses.

* * *

- (14) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities, and libraries, ~~museums and art galleries~~. Private buildings to consist of schools, recreational facilities, and libraries, ~~museums and art galleries~~, with a conditional use permit.

* * *

- (44) Leisure and enrichment retail service.

- (45) Microbrewery with capacity not to exceed 5,000 barrels per year.

- (46) Museums, art galleries and art studios.

* * *

ARTICLE XII. – GENERAL BUSINESS DISTRICT B-3

Sec. 42-336. – Permitted uses.

- (1) Any principal use permitted in the R-3 Multiple-Family Residential District, with a conditional use permit, except that uses permitted as conditional uses in the R-3 District, but permitted as of right in the B-3 District, shall not require a conditional use permit. Dwellings are subject to the same requirements as in the R-3 District, except that a single-family dwelling in association with a permitted office, business or commercial use, in the same building or on the same premises for use by the proprietor or an employee of said business shall be permitted, but not subject to said requirements, including a family and one unrelated individual per unit; and for multifamily dwellings, the density of development shall not exceed the ratio of 20 dwelling units per gross acre. Residential development as part of a planned commercial development shall be subject to the requirements of section. 42-341.

* * *

- (14) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities, and libraries, ~~museums and art galleries~~. Private buildings to consist of schools, recreational facilities, and libraries, ~~museums and art galleries~~, with a conditional use permit.

* * *

- (61) Leisure and enrichment retail service.

- (62) Microbrewery with capacity not to exceed 10,000 barrels per year.

- (63) Microbrewery with capacity between 10,001 and 15,000 barrels per year, with a conditional use permit.

- (64) Museums, art galleries and art studios.

- (65) Planned commercial developments, subject to the requirements of section 42-341, with a conditional use permit.

* * *

Sec. 42-341. – Planned commercial developments.

A. Purpose

Planned Commercial Developments (PCDs) are intended to provide for flexibility in the planning of certain tracts of land through the modification of certain development standards. PCDs are generally characterized by a unified or planned clustering of commercial or mixed use development served by common parking areas with shared

means of ingress and egress. PCDs allow for a mixing of commercial and residential uses but are not intended to be a tool to enable primarily residential development. PCDs are not intended to be a means to lessen development standards as would otherwise be required without providing for increased amenities, safety, and other public and private benefits. These developments should be designed to mitigate potential increases in traffic congestion through enhanced pedestrian access between uses within the PCD and to encourage best management practices for site development regarding but not limited to stormwater management and other impacts to adjacent property, including light and noise nuisances.

B. In order to encourage improved design, variety in uses and site layout, a master plan and proposed development standards shall be submitted for consideration of a planned commercial development, together with a subdivision plan, if required by this chapter or chapter 40, and such other descriptive material or conditions of development as may be necessary to fully determine the development, even though such development does not comply in all respects to the development standards of the B-3 General Business District, provided:

1. No development shall be commenced until a master plan and conditional use permit have been approved by the Town Council.
2. Before any permit shall be issued for the erection of a permanent building in a proposed planned commercial development, final site plan approval shall be required in accordance with Article XXI.
3. The maximum ratio of residential development square footage to the square footage of the overall development shall be provided as a condition of development. The applicant shall demonstrate on the master plan that an adequate balance between residential and non-residential uses shall be maintained during the period of construction/development.
4. For residential uses within a planned commercial development, the dwelling unit density shall not exceed 30 dwelling units per gross acre.
5. Required off-street parking may be decreased by no more than 20 percent. Any credit towards reduction of off-street parking requirements allowed elsewhere within this chapter shall be counted towards any reduction allowance set forth herein.
6. One or more major features of the development, such as unusual natural features, yard spaces, open spaces and building types and arrangements, are such as to justify application of this section rather than a conventional application of the other regulations of the B-3 General Business District.
7. The total development area, whether existing as a single parcel or multiple adjacent parcels is at least 10 acres and is of sufficient size in the location proposed as to permit development of an internal environment, which, if different

from designs otherwise permitted in the B-3 General Business District, will not adversely affect existing and future development in the surrounding area.

8. Materials submitted, drawings, descriptions, development standards, and the like are sufficiently detailed to ensure compliance with the purpose of this section.

9. The development is designed to promote harmonious relationships with surrounding adjacent and nearby developed properties, and, to this end, may employ such design techniques as may be appropriate to a particular case, including use of building types, heights, orientation and spacing and setback of buildings, careful use of topography, maintenance of natural vegetation, location of recreation areas, open spaces and parking areas, grading, landscaping and screening.

10. Provisions shall be made to ensure that private common areas of the development shall be maintained in a satisfactory manner without incurring public expense.

C. Procedures and general standards for approval of an application under this section shall be the same as those for a conditional use permit as provided for in Article I of this chapter.

* * *

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

Upon a call for an aye and nay vote on the foregoing ordinance at a regular meeting of the Council of the Town of Christiansburg, Virginia held June 25, 2019, 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:

MEMBER

AYE

NAY

ABSTAIN

ABSENT

Samuel M. Bishop

Harry Collins

Steve Huppert

Merissa Sachs

Henry Showalter

Bradford J. Stipes

Mayor D. Michael Barber*

*Votes only in the event of a tie.

D. Michael Barber, Mayor

Michele M. Stipes, Town Clerk



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

AGENDA LOCATION:
PUBLIC HEARINGS

Meeting Date:
June 11, 2019

ITEM TITLE:

Public Hearings for four (4) separate boundary line adjustments from unincorporated areas of Montgomery County into the incorporated Town of Christiansburg.

DESCRIPTION:

Town and Montgomery County staffs have been working on the four boundary line adjustments listed below. Each property owner has requested their property be brought into Town with the total of all requests being 328.402 acres. The County public hearings are scheduled for Monday, June 10. Town Council is scheduled to take on Tuesday, June 25. If approved by both bodies, all properties will be zoned Agriculture when first brought into Christiansburg with town-initiated rezoning petitions to follow later in the summer to better reflect the current and/or surrounding land uses. Staff anticipates one additional boundary line adjustment for County-owned land within the Falling Branch Corporate Park to be submitted in the next month.

- A. **Meadows Golf Course and Shepherd Property** – Moving 125.625 acres into the town. The property is located along the western boundary of town between Chrisman Mill Road and Norfolk Southern Railroad right-of-way.
- B. **Crosspointe FourSquare Conference Center and other properties under common ownership; Town of Christiansburg pump station lot** -- Moving 176.374 acres into town. The parcels are located on the southwestern boundary of the Town of Christiansburg, adjacent to Route 8 and Interstate 81.
- C. **Property adjacent to Falling Branch Road and Exit 118 B at I-81** - Moving 26.043 acres into the town. The area includes the property Tax Map Numbers 95-(5)-1 and 94-(5)-2 and is located on the southern boundary of the Town of Christiansburg, adjacent to Falling Branch Road and the Interstate 81 northbound entrance ramp "D" at Exit 118 B.
- D. **A Portion of Reagans Pointe Subdivision** - Moving 0.360 acres from the town. The proposed boundary adjustment area includes a portion of several lots within the subdivision and is located on the southern boundary of the Town of Christiansburg, near the intersection of Curtis Drive and Giles Drive.

POTENTIAL ACTION:
Hold Public Hearing

DEPARTMENT(S):
Town Manager

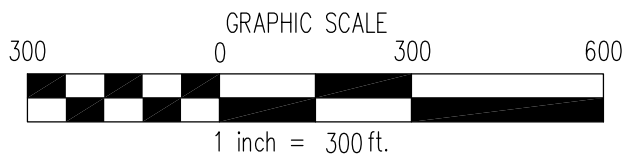
PRESENTER:
Randy Wingfield

Information Provided:

Boundary Line Adjustment Plats
Boundary Line Adjustment Agreements

NOTES:

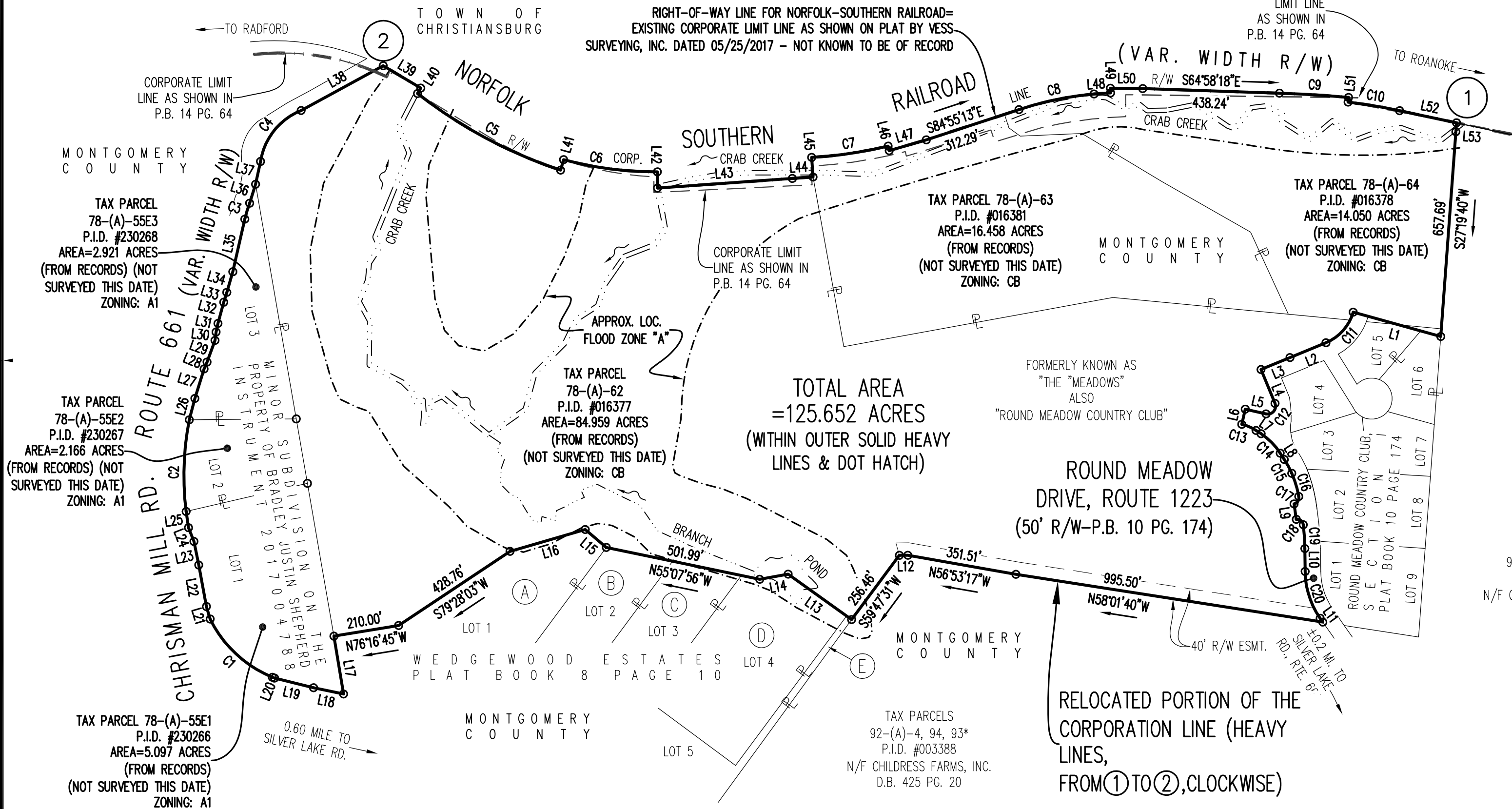
- THIS PLAT FROM RECORDS WAS PREPARED FOR: SHAH DEVELOPMENT, LLC
- CURRENT OWNER & LEGAL REFERENCES: SHAH DEVELOPMENT, LLC
P.O. BOX 1499, CHRISTIANBURG, VA. 24068
TAX PARCEL NO. 78-(A)-62; P.I.D. #016377; INST. 2017008367
TAX PARCEL NO. 78-(A)-63; P.I.D. #016381; INST. 2017008367
TAX PARCEL NO. 78-(A)-64; P.I.D. #016378; INST. 2017008367
TAX PARCEL NO. 78-(A)-55E1; P.I.D. #230266; INST. 2017007467; PLAT IN INST. 2017004788
TAX PARCEL NO. 78-(A)-55E2; P.I.D. #230267; INST. 2017007467; PLAT IN INST. 2017004788
TAX PARCEL NO. 78-(A)-55E3; P.I.D. #230268; INST. 2017007467; PLAT IN INST. 2017004788
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
- THIS PLAT WAS PREPARED FROM RECORDS AT THE OWNERS REQUEST. IT DOES NOT REPRESENT NOR PURPORT TO BE THE RESULT OF AN ACTUAL FIELD SURVEY.
- THE BOUNDARIES OF TAX PARCEL NO.'S 78-(A)-55E1, 78-(A)-55E2 & 78-(A)-55E3 ARE BASED ON A PLAT TITLED "MINOR SUBDIVISION PLAT OF THE PROPERTY OF BRADLEY JUSTIN SHEPHERD" PREPARED BY NRV LAND SURVEYORS, INC. DATED 04/12/2017, BEING JOB NO. 52916, RECORDED IN INSTRUMENT NO. 2017004788.
- THE EXISTING CORPORATION LINE, AROUND EXTERIOR OF TAX PARCELS 78-(A)-62, 63 & 64, IS SHOWN HEREON BASED ON A PLAT PREPARED BY VESS SURVEYING, INC. DATED 05/25/2017 - NOT KNOWN TO BE OF RECORD.



RECORD NORTH - PLAT BY VESS SURVEYING, INC.
DATED 05/25/2017 - NOT KNOWN TO BE OF RECORD

BOUNDARY CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	41°25'07"	385.90'	278.96'	145.89'	272.93'	N 23°45'59" W
C2	18°06'34"	934.00'	295.21'	148.84'	293.98'	N 25°04'36" E
C3	7°41'25"	396.36'	53.20'	26.64'	53.16'	N 39°47'00" E
C4	59°19'18"	211.00'	218.46'	120.16'	208.83'	N 61°38'54" E
C5	19°42'12"	1520.00'	522.71'	263.96'	520.14'	S 38°40'46" E
C6	15°22'36"	1133.00'	304.07'	152.95'	303.16'	S 59°29'52" E
C7	10°28'47"	1355.00'	247.84'	124.27'	247.49'	S 75°17'01" E
C8	13°27'58"	1048.00'	246.31'	123.73'	245.74'	S 78°40'49" E
C9	3°19'26"	3827.16'	222.03'	111.05'	222.00'	S 63°18'35" E
C10	5°19'14"	1802.00'	167.33'	83.73'	167.27'	S 57°28'38" E
C11	52°05'04"	149.43'	135.84'	73.02'	131.21'	S 64°42'04" W
C12	125°14'46"	24.90'	54.44'	48.09'	44.23'	S 63°21'34" W
C13	20°41'00"	138.90'	50.14'	25.35'	49.87'	S 43°40'56" E
C14	23°38'57"	213.01'	87.92'	44.59'	87.30'	S 21°30'56" E
C15	8°58'05"	322.00'	50.40'	25.25'	50.35'	S 05°12'31" E
C16	13°50'09"	322.13'	77.79'	39.08'	77.60'	S 06°11'29" W
C17	9°12'16"	19.92'	31.72'	20.35'	28.47'	S 55°42'36" W
C18	90°50'45"	19.92'	31.59'	20.22'	28.38'	S 29°11'42" E
C19	6°18'54"	693.41'	76.43'	38.25'	76.39'	S 19°23'07" W
C20	34°29'00"	265.64'	159.88'	82.44'	157.48'	S 05°18'04" W

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 51°20'26" W	291.40'
L2	N 89°15'26" W	124.80'
L3	N 89°15'26" W	100.25'
L4	S 00°44'34" W	117.37'
L5	N 54°01'26" W	68.56'
L6	S 35°58'34" W	49.81'
L7	S 33°20'26" E	19.41'
L8	S 09°41'27" E	24.01'
L9	S 14°38'34" W	49.81'
L10	S 22°32'34" W	73.51'
L11	S 11°56'26" E	15.08'
L12	N 67°24'38" W	27.15'
L13	N 31°16'59" W	249.92'
L14	N 77°08'59" W	92.84'
L15	N 26°30'18" W	88.66'
L16	N 83°02'45" W	250.95'
L17	S 13°42'50" W	187.86'
L18	N 55°01'29" W	98.19'
L19	N 53°04'59" W	128.54'
L20	N 45°05'53" W	7.75'
L21	N 06°34'56" E	41.72'
L22	N 12°33'53" E	135.34'
L23	N 11°34'09" E	77.06'
L24	N 01°47'36" E	47.35'
L25	N 14°41'50" E	52.50'
L26	N 37°43'40" E	70.77'
L27	N 40°33'14" E	98.85'
L28	N 45°55'58" E	24.08'
L29	N 43°19'06" E	74.02'
L30	N 30°27'17" E	26.88'
L31	N 35°45'58" E	28.33'
L32	N 38°17'30" E	70.34'
L33	N 40°27'59" E	33.12'
L34	N 39°32'08" E	68.83'
L35	N 35°56'18" E	173.05'
L36	N 40°37'22" E	63.64'
L37	N 35°22'15" E	74.70'
L38	N 84°30'49" E	299.75'
L39	S 36°01'32" E	140.01'
L40	S 54°00'06" W	20.00'
L41	N 38°43'11" E	35.01'
L42	S 22°49'15" W	51.99'
L43	S 70°56'12" E	433.48'
L44	S 70°56'12" E	66.45'
L45	N 19°07'20" E	63.04'
L46	S 09°28'35" W	15.00'
L47	S 83°06'43" E	123.74'
L48	S 70°29'42" E	53.12'
L49	N 20°57'27" E	15.00'
L50	S 66°14'45" E	103.71'
L51	S 29°14'38" W	15.00'
L52	S 54°49'50" E	186.45'
L53	S 27°19'40" W	28.85'



TAX PARCELS
92-(A)-4, 94, 93*
P.I.D. #003388
N/F CHILDRESS FARMS, INC.
D.B. 425 PG. 20

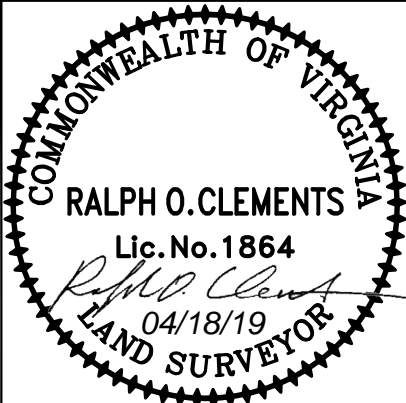
GAY AND NEEL, INC.
ENGINEERING ♦ LAND PLANNING ♦ SURVEYING

1260 Radford Street
Christiansburg, Virginia 24073

Email: info@gayandneel.com
Web: www.gayandneel.com

Phone: (540) 381-6011
Fax: (540) 381-2773

PLAT PREPARED FROM RECORDS SHOWING
CORPORATE LIMITS
BOUNDARY ADJUSTMENT
BETWEEN THE
TOWN OF CHRISTIANBURG
AND
MONTGOMERY COUNTY, VIRGINIA
RIVER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA



REVISIONS

PROJECT TEAM

PM ROC

TECH MTM,KJD

CREW N/A

GNI JOB NO. 2811.00

ISSUE DATE 04/18/19

SHEET NUMBER

1 OF 1

WEDGEWOOD ESTATES ADJOINING OWNERS

(A)	(B)	(C)	(D)	(E)
TAX PARCEL 078-(2)-1 LOT 1 P.I.D. #007495 N/F ROSS BRADFORD JENNINGS & RONDA T. JENNINGS D.B. 1263 PG. 491; P.B. 8 PG. 10	TAX PARCEL 078-(2)-2 LOT 2 P.I.D. #016985 N/F KAREN W. SHELOR INST. NO. 2005010128; PLAT IN INST. NO. 2018000270	TAX PARCEL 92-(5)-3 LOT 3 P.I.D. #003645 N/F BONNIE A. COCHRAN D.B. 1065 PG. 22; PLAT IN INST. NO. 2018000270	TAX PARCEL 92-(5)-4A LOT 4A P.I.D. #010373 N/F PAUL D. WILLS & LAURA F. WILLS INST. NO. 2003010295; P.B. 8 PG. 10	TAX PARCEL 92-(5)-5A LOT 5A P.I.D. #009642 N/F CARMEN E. RECUPERO LIVING TRUST INST. NO. 2018007179; PLAT IN D.B. 820 PG. 61

ABBREVIATIONS:

&=AND
(TYP.)=TYPICAL
@=AT
±=PLUS OR MINUS
AC.=ACRE(S)
APPROX.=APPROXIMATE
D.B.=DEED BOOK
DR.=DRIVE
E=EAST
ESMT.=EASEMENT
EX. / EXIST.=EXISTING
F.E.M.A.=FEDERAL EMERGENCY
MANAGEMENT AGENCY
F.I.R.M.=FLOOD INSURANCE
RATE MAP
INC.=INCORPORATED
INST.=INSTRUMENT
L.S.=LAND SURVEYOR
LIC.=LICENSE
LOC.=LOCATION
MI.=MILE(S)

N/F=NOW OR FORMERLY
N=NORTH
NO. / #=NUMBER
P.B.=PLAT BOOK
P.I.D.=PARCEL IDENTIFICATION
PG. / PGS.=PAGE/PAGES
R/W=RIGHT-OF-WAY

RD.=ROAD
RTE.=ROUTE
S=SOUTH
ST.=STREET
U.S.=UNITED STATES
VA.=VIRGINIA
VAR.=VARIABLE
W=WEST

LEGEND:

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- DISTANCE
- R/W ROAD / STREET RIGHT-OF-WAY
- EXISTING EASEMENT
- WATER FEATURE / FLOW
- EXISTING CORPORATE LIMITS
- FLOOD ZONE BOUNDARY (APPROX.)
- BOUNDARY CORNER SYMBOL

PLAT PREPARED FROM RECORDS
SHOWING
**CORPORATE LIMITS
BOUNDARY ADJUSTMENT**
BETWEEN THE
**TOWN OF CHRISTIANBURG
AND
MONTGOMERY COUNTY, VIRGINIA**
SITUATED IN THE RIVER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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SHT 1, 05/22/2019 3:58:19 PM, MTM, AutoCAD PDF (General Documentation).pc3, 1:1

CURRENT OWNERS AND LEGAL REFERENCES:

PARCEL DESIGNATOR:	OWNERSHIP DATA:
[A]	TAX PARCEL 106-(7)-9; P.I.D. #023758 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL INST. NO. 2016005914; P.B. 10 PG. 128 (LOT 9)
[B]	TAX PARCEL 106-(A)-73; P.I.D. #006859 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL INST. NO. 2016005914
[C]	TAX PARCEL 106-(7)-10; P.I.D. #023759 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL INST. NO. 2007006548; P.B. 10 PG. 128 (LOT 10)
[D]	TAX PARCEL 106-(A)-56; P.I.D. #017175 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL INST. NO. 2007006548; PLAT IN D.B. 408 PG. 300
[E]	TAX PARCEL 106-(8)-4A; P.I.D. #027226 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL INST. NO. 2007006548; P.B. 13 PG. 77
[F]	TAX PARCEL 106-(8)-4; P.I.D. #030068 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL INST. NO. 2007006548; P.B. 13 PG. 77
[G]	TAX PARCEL 106-(A)-72; P.I.D. #003541 ICFG INST. NO. 2005012299; PLAT IN D.B. 1073 PG. 477
[H]	TAX PARCEL 106-(A)-72A; P.I.D. #002228 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL INST. NO. 2009010682
[I]	TAX PARCEL 106-(A)-71; P.I.D. #002227 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL INST. NO. 2009010682
[J]	TAX PARCEL 106-(A)-70; P.I.D. #002226 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL INST. NO. 2009010682
[K]	TAX PARCEL 106-(6)-1; P.I.D. #071250 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL INST. NO. 2006003559; P.B. 8 PG. 126 (LOT 1) ALSO SEE P.B. 10 PG. 193
[L]	TAX PARCEL 107-(2)-2; P.I.D. #071251 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL INST. NO. 2006003559; P.B. 8 PG. 126 (LOT 2) ALSO SEE P.B. 10 PG. 193
[M]	TAX PARCEL 107-(2)-3; P.I.D. #071252 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL INST. NO. 2006003559; P.B. 8 PG. 126 (LOT 3) ALSO SEE P.B. 10 PG. 193
[N] [O]	TAX PARCELS 107-(2)-4A1, 4B1; P.I.D. #034312 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL INST. NO. 2006003559; PLAT IN D.B. 977 PG. 710
[P]	TAX PARCEL 93-(A)-1; P.I.D. #071232 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL INST. NO. 2006003559
[Q]	TAX PARCEL 93-(A)-3; P.I.D. #071231 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL INST. NO. 2006003559; PLAT IN D.B. 440 PG. 78
[R]	TAX PARCEL 93-(A)-2A; P.I.D. #071235 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL INST. NO. 2006003559; PLAT IN D.B. 470 PG. 739
[S]	TAX PARCEL 93-(A)-2; P.I.D. #071234 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL INST. NO. 2006003559; PLAT IN D.B. 470 PG. 739
[T]	TAX PARCEL 93-(A)-1A; P.I.D. #071233 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL INST. NO. 2006003559; PLAT IN D.B. 470 PG. 739
[U]	TAX PARCEL 93-(A)-4; P.I.D. #071277 TOWN OF CHRISTIANSBURG D.B. 650 PG. 146; P.B. 15 PG. 159

SHEET INDEX:

SHEET 1 OF 2:	SUBJECT AND ADJOINING PARCEL INFORMATION, LINE AND CURVE TABLES
SHEET 2 OF 2:	PLAT OF SURVEY, NOTES, LEGEND, ABBREVIATIONS, AREA SUMMARY

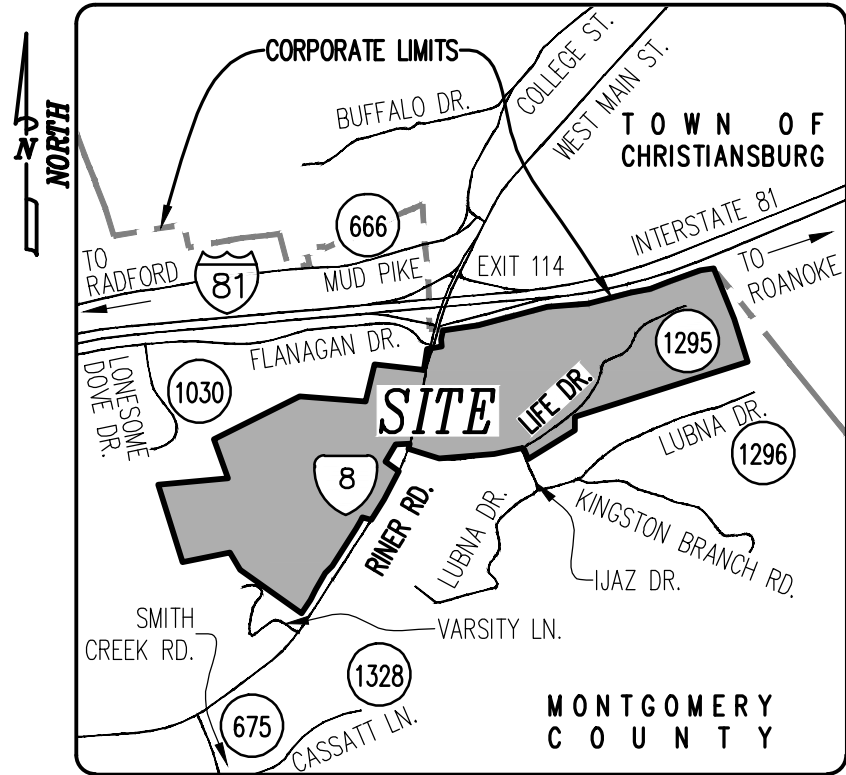
BOUNDARY LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 22°48'35" E	562.36'	
L2	S 17°23'32" E	473.34'	
L3	S 13°31'59" E	134.41'	
L4	N 22°13'40" W	76.80'	
L5	S 69°50'40" W	28.62'	
L6	S 80°48'12" W	479.92'	
L7	N 76°16'41" W	191.74'	
L8	N 74°04'41" W	99.70'	
L9	N 14°59'14" E	14.14'	
L10	N 75°00'46" W	59.18'	
L11	N 90°00'00" W	150.00'	
L12	S 23°21'15" W	210.00'	
L13	S 19°46'31" E	200.00'	
L14	S 26°30'20" W	152.43'	
L15	S 37°32'52" W	199.15'	
L16	S 25°39'23" W	187.63'	
L17	S 30°15'27" W	11.00'	
L18	S 34°32'44" W	90.90'	
L19	S 32°36'23" W	457.41'	
L20	S 43°54'59" W	101.98'	
L21	S 31°10'27" W	200.06'	
L22	S 24°04'32" W	101.12'	
L23	S 32°58'08" W	18.76'	
L24	S 33°03'45" W	169.51'	
L25	N 31°13'11" W	210.27'	
L26	S 78°38'02" W	501.66'	
L27	N 14°03'39" E	393.36'	
L28	S 83°36'59" E	474.46'	
L29	N 10°31'45" E	217.24'	
L30	N 13°53'57" E	232.89'	
L31	S 83°06'30" E	146.44'	
L32	N 81°18'14" E	366.99'	
L33	N 75°56'21" E	29.00'	
L34	N 79°58'03" E	204.75'	
L35	N 68°28'06" E	204.17'	
L36	N 81°26'20" E	134.92'	

PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
BETWEEN
THE TOWN OF CHRISTIANSBURG &
MONTGOMERY COUNTY, VIRGINIA
PREPARED FOR
CROSSPOINTE FOURSQUARE CONFERENCE CENTER
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

BOUNDARY CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	87°55'40"	77.16'	118.41'	74.42'	107.13'	N 66°11'30" W
C2	9°55'50"	549.01'	95.16'	47.70'	95.04'	S 76°06'21" W
C3	22°55'05"	470.03'	188.01'	95.28'	186.76'	S 87°44'09" E
C4	89°04'44"	25.00'	38.87'	24.60'	35.07'	N 29°32'44" W
C5	3°29'47"	5822.58'	355.31'	177.71'	355.26'	N 70°37'32" E

ADJOINING PROPERTY INFORMATION:

PARCEL DESIGNATOR:	OWNERSHIP DATA:	PARCEL DESIGNATOR:	OWNERSHIP DATA:
(A)	TAX PARCEL 106-(A)-73A; P.I.D. #006853 N/F CHRISTOPHER L. SHEPPARD & AMANDA J. SHEPPARD D.B. 1270 PG. 805	(Q)	TAX PARCEL 106-(8)-3; P.I.D. #026797 N/F HILEY C. DICKERSON, JR. D.B. 555 PG. 542; P.B. 13 PG. 77 (LOT 3)
(B)	TAX PARCEL 92-(7)-8; P.I.D. #023757 N/F HUMANE SOCIETY OF MONTGOMERY COUNTY, INC. D.B. 769 PG. 834; P.B. 15 PG. 646 (LOT 8A)	(R)	TAX PARCEL 107-(2)-4A; P.I.D. #007659 N/F JAMES M. MONTGOMERY & LINDA N. MONTGOMERY INST. NO. 2016003254; PLAT IN INST. NO. 2017004890
(C)	TAX PARCEL 106-(7)-7; P.I.D. #023756 N/F JAMES K. THOMPSON D.B. 848 PG. 110; P.B. 22 PG. 270 (LOT 7AA-1)	(S)	TAX PARCEL 107-(2)-5A; P.I.D. #004029 N/F GARY C. OVERSTREET & JOYCE H. OVERSTREET INST. NO. 2006010503; PLAT IN INST. NO. 2017004890
(D)	TAX PARCEL 106-(7)-7A; P.I.D. #033304 N/F MARGIE H. WOODS INST. NO. 2009000218; P.B. 22 PG. 270 (LOT 7BB-1)	(T)	TAX PARCEL 107-(2)-5B; P.I.D. #035062 N/F KEVIN T. KING & CHRYSAL D. KING INST. NO. 2006014308; P.B. 19 PG. 23 (LOT 5B)
(E)	TAX PARCEL 106-(7)-6; P.I.D. #023755 N/F MARGIE H. WOODS INST. NO. 2009000218; P.B. 10 PG. 128 (LOT 6)	(U)	TAX PARCEL 107-(2)-5C; P.I.D. #035063 N/F DARYL TITUS & JENNIFER CARROLL INST. NO. 2018003900; P.B. 19 PG. 23 (LOT 5C)
(F)	TAX PARCEL 106-(7)-5; P.I.D. #023754 N/F MARGIE H. WOODS INST. NO. 2009000218; P.B. 10 PG. 128 (LOT 5)	(V)	TAX PARCEL 107-(2)-6A; P.I.D. #007660 N/F WILLIAM T. GENTRY & SHIRLEY M. GENTRY INST. NO. 2013011434; P.B. 19 PG. 13 (LOT 6A)
(G)	TAX PARCEL 106-(7)-4; P.I.D. #023753 N/F MARGIE H. WOODS D.B. 445 PG. 784; P.B. 10 PG. 128 (LOT 4)	(W)	TAX PARCEL 107-(2)-6B; P.I.D. #035055 N/F SAUNDRA S. BOWLER INST. NO. 2005010712; P.B. 19 PG. 13 (LOT 6B)
(H)	TAX PARCEL 106-(7)-3; P.I.D. #023752 N/F MARGIE H. WOODS D.B. 445 PG. 784; P.B. 10 PG. 128 (LOT 3)	(X)	TAX PARCEL 107-(2)-7A; P.I.D. #017447 N/F GREG MORGAN & MALINDA MORGAN INST. NO. 2017004999; P.B. 20 PG. 116 (LOT 7A)
(I)	TAX PARCEL 106-(7)-2; P.I.D. #023751 N/F DIANA L. DAVIS D.B. 609 PG. 118; P.B. 14 PG. 143 (LOT 2)	(Y)	TAX PARCEL 107-(2)-7B; P.I.D. #036113 N/F REECE E. NEEL & AUDREY E. NEEL D.B. 1272 PG. 829; P.B. 20 PG. 116 (LOT 7B)
(J)	TAX PARCEL 106-(7)-1A; P.I.D. #023848 N/F SHIRLEY JEAN MARTIN INST. NO. 2008000024; P.B. 10 PG. 128 (LOT 1A)	(Z)	TAX PARCEL 107-(2)-8A; P.I.D. #007661 N/F TIMOTHY B. RUTHERFORD & LAURA S. RUTHERFORD INST. NO. 2009005292; P.B. 19 PG. 13 (LOT 8A)
(K)	TAX PARCEL 106-(10)-2; P.I.D. #031697 N/F STEPHEN M. DAVIS & KAREN T. DAVIS INST. NO. 2018005527; P.B. 16 PG. 46 (LOT 2)	(AA)	TAX PARCEL 107-(2)-8B; P.I.D. #035056 N/F CHARLES HOUSTON TEATERS & JODIE M. TEATERS INST. NO. 2016007759; PLAT IN D.B. 1122 PG. 132 (LOT 8B)
(L)	TAX PARCEL 106-(10)-3; P.I.D. #031698 N/F JAMES E. SIMPKINS & IRIS W. SIMPKINS D.B. 814 PG. 103; P.B. 16 PG. 46 (LOT 3)	(BB)	TAX PARCEL 107-(2)-9A; P.I.D. #007662 N/F JERRY B. SUMPTER & JUSTINA L. SUMPTER INST. NO. 2018001742; P.B. 19 PG. 13 (LOT 9A)
(M)	TAX PARCEL 106-(10)-4; P.I.D. #031699 N/F JAMES E. SIMPKINS & IRIS W. SIMPKINS D.B. 814 PG. 103; P.B. 16 PG. 46 (LOT 4)	(CC)	TAX PARCEL 107-(2)-9B; P.I.D. #035057 N/F LUBNA2055, LLC INST. NO. 2018002646; P.B. 19 PG. 13 (LOT 9B)
(N)	TAX PARCEL 106-(10)-5; P.I.D. #031700 N/F JAMES E. SIMPKINS & CHRISTINE M. WHITELAW D.B. 814 PG. 103; P.B. 16 PG. 46 (LOT 5)	(DD)	TAX PARCEL 93-(A)-5; P.I.D. #016004 N/F CASTLE FARM, LLC INST. NO. 2017009904
(O)	TAX PARCEL 106-(10)-6; P.I.D. #031701 N/F EDWIN L. WHITELAW & CHRISTINE M. WHITELAW INST. NO. 2003002760; P.B. 17 PG. 247 (REVISED LOT 6)	(EE)	TAX PARCEL 93-(A)-6; P.I.D. #0160135 N/F WNR HOMEPLACE, LLC INST. NO. 2011005644; P.B. 4 PG. 85
(P)	TAX PARCEL 106-(8)-1; P.I.D. #026798 N/F FRANCES J. EVERHART INST. NO. 2009007413; P.B. 18 PG. 79 (REVISED LOT 1)		



VICINITY MAP:
SCALE: 1"=±2,000'

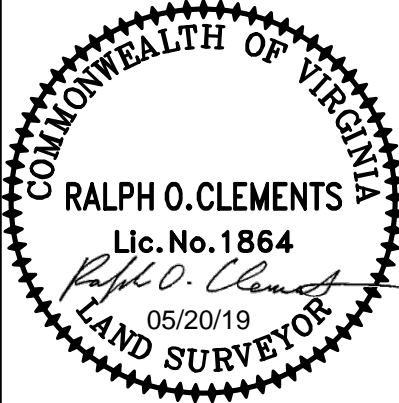
GAY AND NEEL, INC.
ENGINEERING ♦ LAND PLANNING ♦ SURVEYING

1260 Radford Street
Christiansburg, Virginia 24073

Email: info@gayandneel.com
Web: www.gayandneel.com

Phone: (540) 381-6011
Fax: (540) 381-2773

PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
BETWEEN
THE TOWN OF CHRISTIANSBURG &
MONTGOMERY COUNTY, VIRGINIA
PREPARED FOR
CROSSPOINTE FOURSQUARE CONFERENCE CENTER
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA



REVISIONS	
PROJECT TEAM	
PM	ROC
TECH	MTM
CREW	APP, KFS
GNU JOB NO.	ISSUE DATE
2946.00	05/20/19
SHEET NUMBER	
1 OF 2	

NOTES:

- THIS PLAT WAS PREPARED FOR: CROSSPOINTE FOURSQUARE CONFERENCE CENTER
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
- THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY, USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD.
- THE SUBJECT PROPERTIES LIE IN "ZONE 'X' - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 51121C0235C, EFFECTIVE DATE OF SEPTEMBER 25, 2009. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
- NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE OBSERVED ON THE SUBJECT PROPERTY DURING THE COURSE OF THIS SURVEY.
- HIGHWAY PLAN REFERENCES:
ROUTE 8: PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, MONTGOMERY COUNTY, FROM 1.410 MILES NORTH OF RIVER TO 0.383 MILE NORTH OF SOUTH CORPORATE LIMIT CHRISTIANSBURG, PROJECT NO. 139-J, DATED 10/25/1938, SHEETS 7 & 8.
INTERSTATE 81: PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, MONTGOMERY COUNTY, FROM 4.57 MILES EAST OF PULASKI COUNTY LINE TO 2.09 MILES EAST OF INTERSECTION OF ROUTE 8, PROJECT NO. 0081-060-101, RW-202, G-302, P-402, SHEETS 20 & 20-B, ALSO OF RECORD IN HIGHWAY P.B. 2 PGS. 181 & 183.

ABBREVIATIONS:

&=AND
 APCO=APPALACHIAN POWER COMPANY
 CONC.=CONCRETE
 D.B.=DEED BOOK
 DR.=DRIVE
 ESMT.=EASEMENT
 F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY
 F.I.R.M.=FLOOD INSURANCE RATE MAP
 FND.=FOUND

INC.=INCORPORATED
 INST.=INSTRUMENT
 JR.=JUNIOR
 LLC=LIMITED LIABILITY COMPANY/CORPORATION
 L.S.=LAND SURVEYOR
 LIC.=LICENSE
 LN.=LANE
 MON.=MONUMENT
 N/F=NOW OR FORMERLY
 NAD=NORTH AMERICAN DATUM
 NO. / #=NUMBER
 P.B.=PLAT BOOK

P.I.D.=PARCEL IDENTIFICATION
 PG. / PGS.=PAGE/PAGES
 R/W=RIGHT-OF-WAY
 R+C=CAPPED ROD
 RD.=ROAD
 RTE.=ROUTE
 ST.=STREET
 T.O.C.=TOWN OF CHRISTIANSBURG
 VA.=VIRGINIA
 VAR.=VARIABLE
 VHC=VIRGINIA HIGHWAY COMMISSION
 VDH=VIRGINIA DEPARTMENT OF HIGHWAYS

TO ROANOKE

GRID NORTH - VA. STATE PLANE COORDINATE SYSTEM
 (SOUTH ZONE, NAD 83(NAD2011) EPOCH 2010.00)

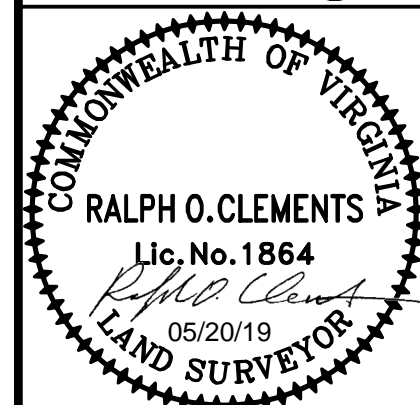
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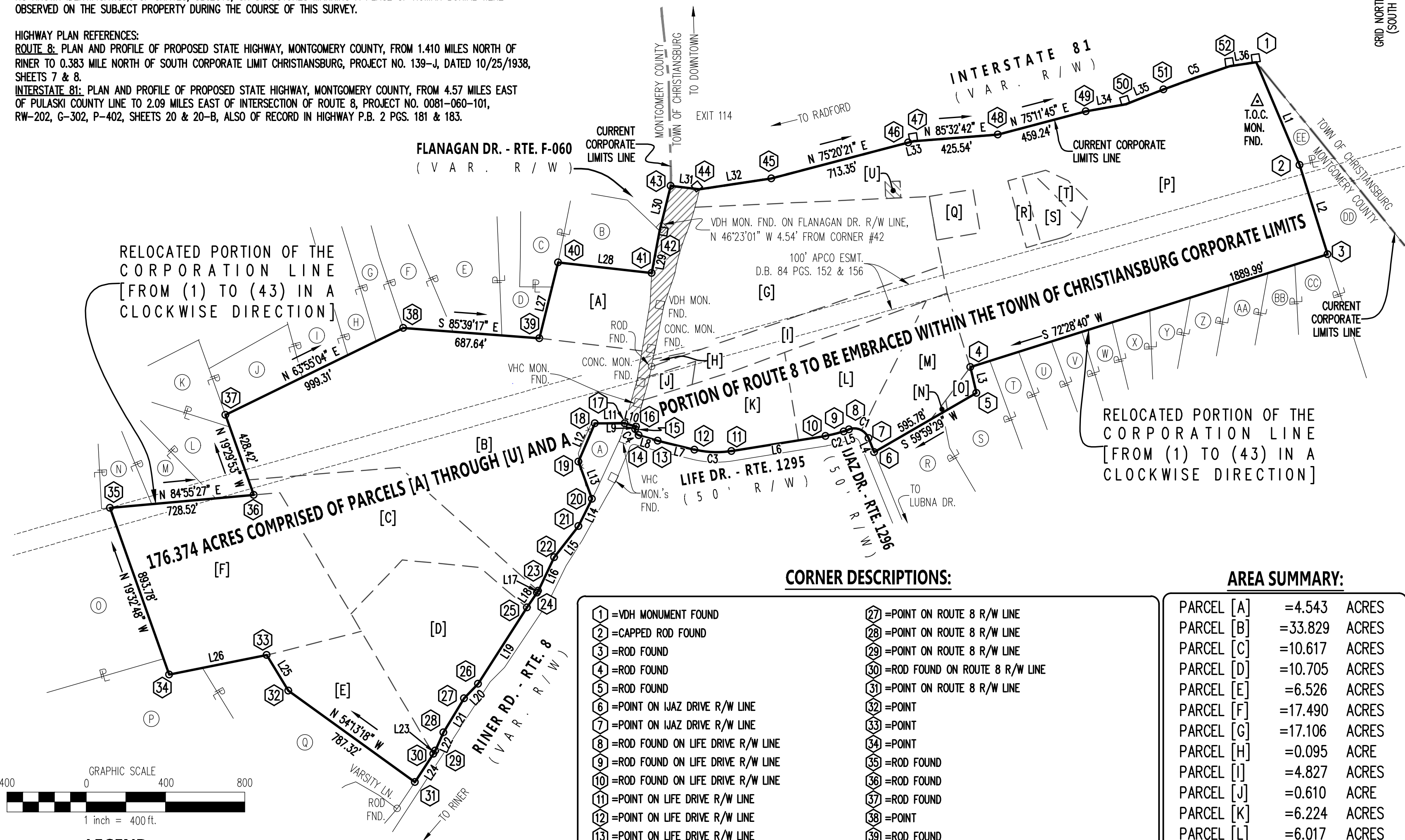
Phone: (540) 381-6011
 Fax: (540) 381-2773

PLAT SHOWING
 BOUNDARY LINE ADJUSTMENT
 BETWEEN
**THE TOWN OF CHRISTIANSBURG &
 MONTGOMERY COUNTY, VIRGINIA**
 PREPARED FOR
CROSSPOINTE FOURSQUARE CONFERENCE CENTER
 RIVER MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA



REVISIONS

PROJECT TEAM	
PM	ROC
TECH	MTM
CREW	APP, KFS
GNI JOB NO.	ISSUE DATE
2946.00	05/20/19
SHEET NUMBER	
2 OF 2	



CORNER DESCRIPTIONS:

- | | |
|--|---|
| 1 =VDH MONUMENT FOUND | 27 =POINT ON ROUTE 8 R/W LINE |
| 2 =CAPPED ROD FOUND | 28 =POINT ON ROUTE 8 R/W LINE |
| 3 =ROD FOUND | 29 =POINT ON ROUTE 8 R/W LINE |
| 4 =ROD FOUND | 30 =ROD FOUND ON ROUTE 8 R/W LINE |
| 5 =ROD FOUND | 31 =POINT ON ROUTE 8 R/W LINE |
| 6 =POINT ON IJAZ DRIVE R/W LINE | 32 =POINT |
| 7 =POINT ON IJAZ DRIVE R/W LINE | 33 =POINT |
| 8 =ROD FOUND ON LIFE DRIVE R/W LINE | 34 =POINT |
| 9 =ROD FOUND ON LIFE DRIVE R/W LINE | 35 =ROD FOUND |
| 10 =ROD FOUND ON LIFE DRIVE R/W LINE | 36 =ROD FOUND |
| 11 =POINT ON LIFE DRIVE R/W LINE | 37 =ROD FOUND |
| 12 =POINT ON LIFE DRIVE R/W LINE | 38 =POINT |
| 13 =POINT ON LIFE DRIVE R/W LINE | 39 =ROD FOUND |
| 14 =POINT ON LIFE DRIVE R/W LINE | 40 =POINT |
| 15 =POINT ON LIFE DRIVE R/W LINE | 41 =POINT ON ROUTE 8 R/W LINE |
| 16 =POINT ON LIFE DRIVE R/W LINE | 42 =VDH MONUMENT FOUND ON ROUTE 8 R/W LINE |
| 17 =POINT ON ROUTE 8 R/W LINE | 43 =POINT; CORNER OF EXISTING CORPORATE LIMITS |
| 18 =POINT | 44 =VDH MONUMENT FOUND ON INTERSTATE 81 R/W LINE |
| 19 =POINT | 45 =POINT ON INTERSTATE 81 R/W LINE |
| 20 =POINT ON ROUTE 8 R/W LINE | 46 =POINT ON INTERSTATE 81 R/W LINE |
| 21 =POINT ON ROUTE 8 R/W LINE | 47 =CONCRETE MONUMENT FOUND ON INTERSTATE 81 R/W LINE |
| 22 =POINT ON ROUTE 8 R/W LINE | 48 =POINT ON INTERSTATE 81 R/W LINE |
| 23 =CAPPED ROD FOUND ON ROUTE 8 R/W LINE | 49 =POINT ON INTERSTATE 81 R/W LINE |
| 24 =POINT ON ROUTE 8 R/W LINE | 50 =VDH MONUMENT FOUND ON INTERSTATE 81 R/W LINE |
| 25 =ROD FOUND ON ROUTE 8 R/W LINE | 51 =POINT ON INTERSTATE 81 R/W LINE |
| 26 =POINT ON ROUTE 8 R/W LINE | 52 =VDH MONUMENT FOUND ON INTERSTATE 81 R/W LINE |

AREA SUMMARY:

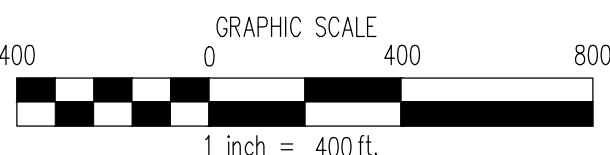
PARCEL [A]	=4.543	ACRES
PARCEL [B]	=33.829	ACRES
PARCEL [C]	=10.617	ACRES
PARCEL [D]	=10.705	ACRES
PARCEL [E]	=6.526	ACRES
PARCEL [F]	=17.490	ACRES
PARCEL [G]	=17.106	ACRES
PARCEL [H]	=0.095	ACRE
PARCEL [I]	=4.827	ACRES
PARCEL [J]	=0.610	ACRE
PARCEL [K]	=6.224	ACRES
PARCEL [L]	=6.017	ACRES
PARCEL [M]	=4.833	ACRES
PARCEL [N]	=0.052	ACRE
PARCEL [O]	=0.335	ACRE
PARCEL [P]	=46.265	ACRES
PARCEL [Q]	=1.139	ACRE
PARCEL [R]	=0.607	ACRE
PARCEL [S]	=1.193	ACRE
PARCEL [T]	=0.630	ACRE
PARCEL [U]	=0.148	ACRE
AREA WITHIN ROUTE 8 R/W	=2.583	ACRES
TOTAL AREA	=176.374	ACRES

[F] = SUBJECT PARCEL DESIGNATOR

10 = CORNER NUMBER

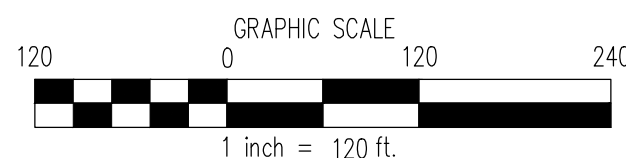
CC = ADJOINING PROPERTY DESIGNATOR

= PORTION OF ROUTE 8 WITHIN NEW CORPORATE LIMITS
 = TOWN OF CHRISTIANSBURG PARCEL WITHIN NEW CORPORATE LIMITS



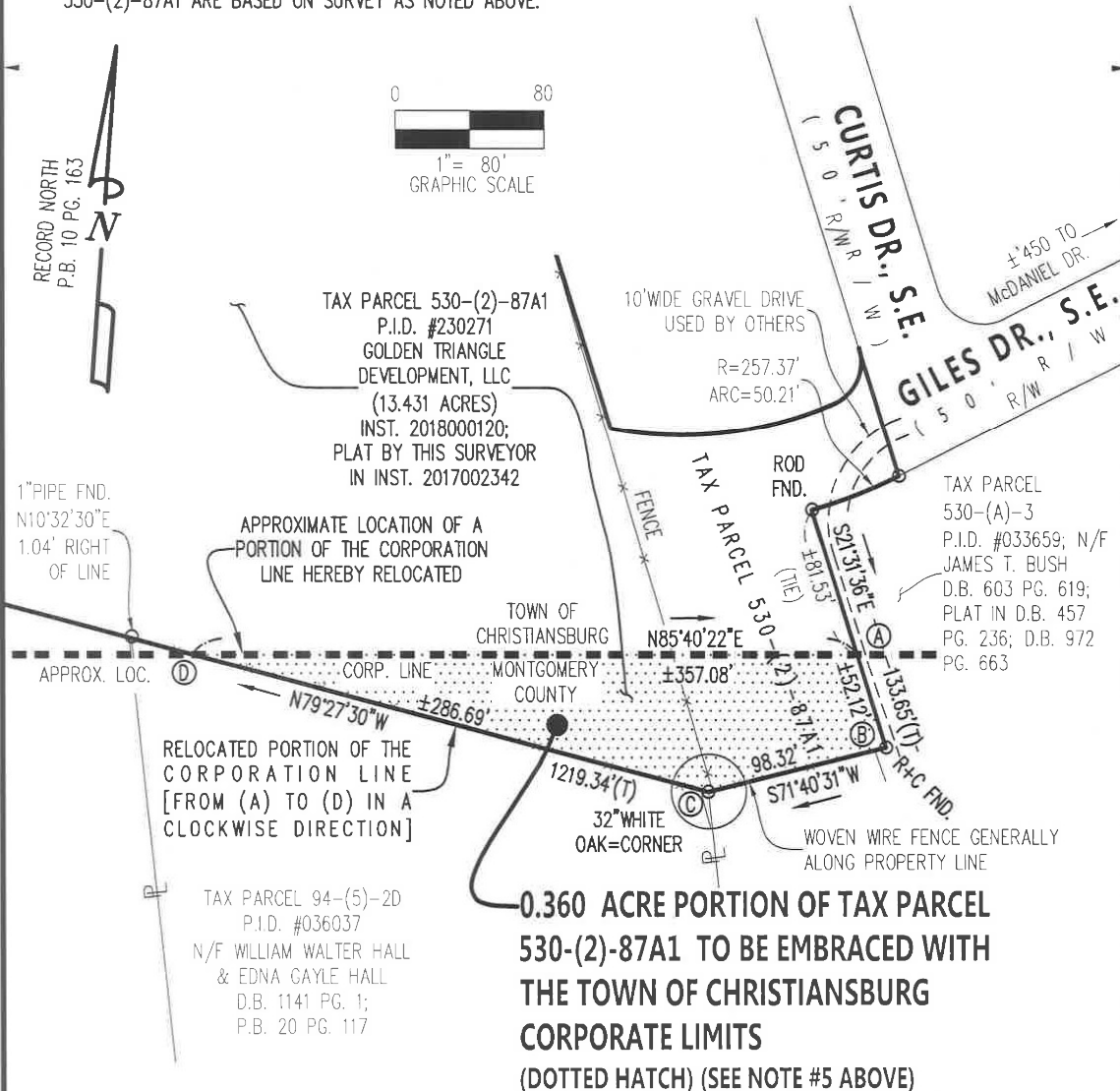
LEGEND:

- RELOCATED CORPORATION LIMIT LINE
- EXISTING CORPORATION LIMITS
- ADJOINING PROPERTY LINE
- DISTANCE
- SPECIFIC DISTANCE
- ROAD / STREET RIGHT-OF-WAY
- EXISTING EASEMENT
- TRACT LINE
- FENCE
- PROPERTY CORNER
- HIGHWAY RIGHT-OF-WAY MONUMENT
- T.O.C. CONTROL POINT MONUMENT



NOTES:

- THIS EXHIBIT SKETCH WAS PREPARED FOR: GOLDEN TRIANGLE DEVELOPMENT, LLC
- CURRENT OWNER & LEGAL REFERENCES: GOLDEN TRIANGLE DEVELOPMENT, LLC
#140 WINDSONG LANE, CHRISTIANBURG, VA. 24073
TAX PARCEL NO. 530-(2)-87A1; P.I.D. #230271; INST. 2018000120; PLAT IN INST. 2017002342
- THIS EXHIBIT SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
- THE BOUNDARIES OF TAX PARCEL 530-(2)-87A1 ARE BASED ON AN ACTUAL FIELD SURVEY PREPARED BY GAY AND NEEL, INC. USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD.
- THE EXISTING CORPORATION LINE, AS SHOWN HEREON, IS SHOWN IN ITS APPROXIMATE LOCATION BASED ON RECORD INFORMATION AND HAS NOT BEEN LOCATED IN THE FIELD. SOUTHERN PROPERTY BOUNDARY OF TAX PARCEL 530-(2)-87A1 ARE BASED ON SURVEY AS NOTED ABOVE.



1260 Radford Street
Christiansburg, Virginia 24073

Phone: (540) 381-6011

Fax: (540) 381-2773

Email: info@gayandneel.com

Web: www.gayandneel.com

PROJECT TEAM

PM ROC

TECH KJD

CREW SBU

DATE

06/22/18

2721.10

SHEET

1 OF 1

X:\Drawings\2721-1\SURVEY\Drawings\Plats\2721-1-ELA.dwg
BLA - 09/18/2018 9:57:37 AM KJD DWG To Plot.pc3, 1:1

**BOUNDARY ADJUSTMENT AGREEMENT BETWEEN
THE COUNTY OF MONTGOMERY, VIRGINIA AND
THE TOWN OF CHRISTIANSBURG, VIRGINIA**

THIS AGREEMENT, is made and entered into this _____ day of _____, 2019, by and between the County of Montgomery, Virginia (“the County”), a County of the Commonwealth of Virginia and the Town of Christiansburg, Virginia (“the Town”), a Municipal Corporation of the Commonwealth of Virginia.

W I T N E S S E T H :

WHEREAS, the County and Town hereunto have entered into negotiations regarding a voluntary change of the boundary line between the Town incorporated boundary and the unincorporated portion of the County for the purpose of incorporating within the Town approximately 125.652 acres, the property formerly known as “the Meadows” and “Round Meadow County Club”, adjacent to Chrisman Mill Road and the Norfolk Southern Railroad right-of-way in the Riner Magisterial District; and

WHEREAS, the incorporation of the 125.652 acres into the Town will not adversely affect the ability of the County and/or the Town to meet the needs of its residents; and

WHEREAS, there is one current property owner of the 125.652 acres and they support the proposed property being incorporated into the Town; and

WHEREAS, the County and the Town have each held a public hearing and approved this Agreement as required by Virginia Code Section 15.2-3107.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, the parties agree as follows:

1. The County and Town agree that a new incorporated boundary line shall be established between the County and the Town by incorporating within the Town approximately 125.652 acres, the property formerly known as “the Meadows” and “Round Meadow Country Club”, adjacent to Chrisman Mill Road and the Norfolk Southern Rail Road right-of-way in the Riner Magisterial District.

The 125.625 acres to be incorporated into the Town is shown more particularly on the plat entitled "PLAT PREPARED FROM RECORDS SHOWING CORPORATE LIMITS BOUNDARY ADJUSTMENT BETWEEN THE TOWN OF CHRISTIANBURG AND MONTGOMERY COUNTY, VIRGINIA SITUATED IN THE RINER MAGISTERIAL DISTRICT MONTGOMERY COUNTY, VIRGINIA"; dated 04/18/19, a copy of which plat is attached thereto as "Exhibit A" and made a part of this Boundary Adjustment Agreement.

2. The Town and the County have agreed to be responsible for their own expenses for notices of the public hearings required to be held by the Town Council and Board of Supervisors for the consideration of this Agreement.
3. The Parties anticipate that the initial Town Zoning for the 125.652 acres once incorporated into the Town shall be _____.
4. Pursuant to Section 15.2-3108 of the 1950 Code of Virginia, as amended, the Town and the County shall promptly petition the Circuit Court of Montgomery County, Virginia to have this common boundary line changed as agreed herein.
5. The new Town corporate boundary line shall become effective once a final Order has been entered by the Circuit Court of Montgomery County, Virginia or other Court on final appeal.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date written above.

County of Montgomery, Virginia

By: _____
M. Todd King, Chair

Town of Christiansburg, Virginia

By: _____
D. Michael Barber, Mayor

COMMONWEALTH OF VIRGINIA
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
2019, by M. Todd King, Chair of the Board of Supervisors of Montgomery County, Virginia.

Notary Public

My commission expires: _____

Registration Number: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
2019, by D. Michael Barber, Mayor of the Town of Christiansburg, Virginia.

Notary Public

My commission expires: _____

Registration Number: _____

**BOUNDARY ADJUSTMENT AGREEMENT BETWEEN
THE COUNTY OF MONTGOMERY, VIRGINIA AND
THE TOWN OF CHRISTIANSBURG, VIRGINIA**

THIS AGREEMENT, is made and entered into this _____ day of _____, 2019, by and between the County of Montgomery, Virginia (“the County”), a County of the Commonwealth of Virginia and the Town of Christiansburg, Virginia (“the Town”), a Municipal Corporation of the Commonwealth of Virginia.

W I T N E S S E T H :

WHEREAS, the County and Town hereunto have entered into negotiations regarding a voluntary change of the boundary line between the Town incorporated boundary and the unincorporated portion of the County for the purpose of incorporating within the Town approximately 176.374 acres, the property commonly known as Crosspointe FourSquare Conference Center, adjacent to Route 8 and Interstate 81 in the Riner Magisterial District; and

WHEREAS, the incorporation of the 176.374 acres into the Town will not adversely affect the ability of the County and/or the Town to meet the needs of its residents; and

WHEREAS, the current property owner of the Crosspointe FourSquare Conference Center property support the proposed property being incorporated into the Town; and

WHEREAS, the County and the Town have each held a public hearing and approved this Agreement as required by Virginia Code Section 15.2-3107.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, the parties agree as follows:

1. The County and Town agree that a new incorporated boundary line shall be established between the County and the Town by incorporating within the Town approximately 176.374 acres, the property commonly known as Crosspointe FourSquare Conference Center, adjacent to Route 8 and Interest 81 in the Riner Magisterial District.

The 176.374 acres to be incorporated into the Town is shown more particularly on the plat entitled “PLAT SHOWING BOUNDARY LINE ADJUSTMENT

BETWEEN THE TOWN OF CHRISTIANSBURG AND MONTGOMERY COUNTY, VIRGINIA PREPARED FOR CROSSPOINTE FOURSQUARE CONFERENCE CENTER RINER MAGISTERIAL DISTRICT MONTGOMERY COUNTY, VIRGINIA”; dated 05/20/19, a copy of which plat is attached thereto as “Exhibit A” and made a part of this Boundary Adjustment Agreement.

2. The Town and the County have agreed to be responsible for their own expenses for notices of the public hearings required to be held by the Town Council and Board of Supervisors for the consideration of this Agreement.
3. The Parties anticipate that the initial Town Zoning for the 174.374 acres once incorporated into the Town shall be _____.
4. Pursuant to Section 15.2-3108 of the 1950 Code of Virginia, as amended, the Town and the County shall promptly petition the Circuit Court of Montgomery County, Virginia to have this common boundary line changed as agreed herein.
5. The new Town corporate boundary line shall become effective once a final Order has been entered by the Circuit Court of Montgomery County, Virginia or other Court on final appeal.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date written above.

County of Montgomery, Virginia

By: _____
M. Todd King, Chair

Town of Christiansburg, Virginia

By: _____
D. Michael Barber, Mayor

COMMONWEALTH OF VIRGINIA
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
2019, by M. Todd King, Chair of the Board of Supervisors of Montgomery County, Virginia.

Notary Public

My commission expires: _____

Registration Number: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
2019, by D. Michael Barber, Mayor of the Town of Christiansburg, Virginia.

Notary Public

My commission expires: _____

Registration Number: _____

**BOUNDARY ADJUSTMENT AGREEMENT BETWEEN
THE COUNTY OF MONTGOMERY, VIRGINIA AND
THE TOWN OF CHRISTIANSBURG, VIRGINIA**

THIS AGREEMENT, is made and entered into this _____ day of _____, 2019, by and between the County of Montgomery, Virginia (“the County”), a County of the Commonwealth of Virginia and the Town of Christiansburg, Virginia (“the Town”), a Municipal Corporation of the Commonwealth of Virginia.

W I T N E S S E T H :

WHEREAS, the County and Town hereunto have entered into negotiations regarding a voluntary change of the boundary line between the Town incorporated boundary and the unincorporated portion of the County for the purpose of incorporating within the Town approximately 26.043 acres, Tax Map Numbers 94-(5)-1 and 94-(5)-2, adjacent to Falling Branch Road Reagan’s Pointe Subdivision and Interstate 81 North Bound Entrance Ramp D at Exit 118-B in the Shawsville Magisterial District (“the Property”); and

WHEREAS, the incorporation of the 26.043 acres into the Town will not adversely affect the ability of the County and/or the Town to meet the needs of its residents; and

WHEREAS, Elizabeth Stanziale and Michael Foster are the current owners of the 26.043 acres and they requested that the Property be incorporated into the Town; and

WHEREAS, the County and the Town have each held a public hearing and approved this Agreement as required by Virginia Code Section 15.2-3107.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, the parties agree as follows:

1. The County and Town agree that a new incorporated boundary line shall be established between the County and the Town by incorporating within the Town approximately 26.043 acres, Tax Map Numbers 94-(5)-1 and 94-(5)-2, adjacent to Falling Branch Road Reagan’s Pointe Subdivision and Interstate 81 North Bound Entrance Ramp D at Exit 118-B in the Shawsville Magisterial District.

The 26.043 acres to be incorporated into the Town is shown more particularly on the plat entitled "PLAT SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN THE TOWN OF CHRISTIANSBURG AND MONTGOMERY COUNTY, VIRGINIA LYING PARTICULARLY WITHIN THE TOWN OF CHRISTIANSBURG AND THE SHAWSVILLE MAGISTERIAL DISTRICT MONTGOMERY COUNTY, VIRGINIA"; dated 04/16/19, a copy of which plat is attached thereto as "Exhibit A" and made a part of this Boundary Adjustment Agreement.

2. The Town and the County have agreed to be responsible for their own expenses for notices of the public hearings required to be held by the Town Council and Board of Supervisors for the consideration of this Agreement.
3. The Parties anticipate that the initial Town Zoning for the 26.043 acres once incorporated into the Town shall be _____.
4. Pursuant to Section 15.2-3108 of the 1950 Code of Virginia, as amended, the Town and the County shall promptly petition the Circuit Court of Montgomery County, Virginia to have this common boundary line changed as agreed herein.
5. The new Town corporate boundary line shall become effective once a final Order has been entered by the Circuit Court of Montgomery County, Virginia or other Court on final appeal.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date written above.

County of Montgomery, Virginia

By: _____
M. Todd King, Chair

Town of Christiansburg, Virginia

By: _____
D. Michael Barber, Mayor

COMMONWEALTH OF VIRGINIA
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
2019, by M. Todd King, Chair of the Board of Supervisors of Montgomery County, Virginia.

Notary Public

My commission expires: _____

Registration Number: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
2019, by D. Michael Barber, Mayor of the Town of Christiansburg, Virginia.

Notary Public

My commission expires: _____

Registration Number: _____

**BOUNDARY ADJUSTMENT AGREEMENT BETWEEN
THE COUNTY OF MONTGOMERY, VIRGINIA AND
THE TOWN OF CHRISTIANSBURG, VIRGINIA**

THIS AGREEMENT, is made and entered into this _____ day of _____, 2019, by and between the County of Montgomery, Virginia (“the County”), a County of the Commonwealth of Virginia and the Town of Christiansburg, Virginia (“the Town”), a Municipal Corporation of the Commonwealth of Virginia.

W I T N E S S E T H :

WHEREAS, the County and Town hereunto have entered into negotiations regarding a voluntary change of the boundary line between the Town incorporated boundary and the unincorporated portion of the County for the purpose of incorporating within the Town the 0.360 acres portion of Lots 1-7, Reagan’s Pointe Subdivision Tax Map Numbers 530-18 1, 2, 3, 4, 5 6, 7 respectively currently not within the Town of Christiansburg adjacent to Giles Drive S.E. and Curtis Drive S. E. in the Shawsville Magisterial District (“the Property”); and

WHEREAS, the incorporation of the 0.360 acre into the Town will not adversely affect the ability of the County and/or the Town to meet the needs of its residents; and

WHEREAS, Kristopher D. Smith with Golden Triangle Development, LLC, is the current owner of the 0.360 acre portion of Lots 1-7, Reagan’s Pointe Subdivision and has requested that the Property be incorporated into the Town; and

WHEREAS, the County and the Town have each held a public hearing and approved this Agreement as required by Virginia Code Section 15.2-3107.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, the parties agree as follows:

1. The County and Town agree that a new incorporated boundary line shall be established between the County and the Town by incorporating within the Town 0.360 acre portion of Lots 1-7, Reagan’s Pointe Subdivision Tax Map Numbers 530-18 1, 2, 3, 4, 5 6, 7, respectively currently not within the Town of Christiansburg adjacent to Giles Drive S.E. and Curtis Drive S. E. in the Shawsville Magisterial District.

The 0.360 acre to be incorporated into the Town is shown more particularly on the plat entitled "EXHIBIT SKETCH SHOWING THE BOUNDARY LINE ADJUSTMENT BETWEEN THE TOWN OF CHRISTIANSBURG & MONTGOMERY COUNTY, VIRGINIA LYING PARTIALLY WITHIN THE TOWN OF CHRISTIANSBURG AND SHAWSVILLE MAGISTERIAL DISTRICT MONTGOMERY COUNTY, VIRGINIA"; dated 05/24/2019, a copy of which plat is attached thereto as "Exhibit A" and made a part of this Boundary Adjustment Agreement.

2. The Town and the County have agreed to be responsible for their own expenses for notices of the public hearings required to be held by the Town Council and Board of Supervisors for the consideration of this Agreement.
3. The Parties anticipate that the initial Town Zoning for the 0.360 acres once incorporated into the Town shall be _____.
4. Pursuant to Section 15.2-3108 of the 1950 Code of Virginia, as amended, the Town and the County shall promptly petition the Circuit Court of Montgomery County, Virginia to have this common boundary line changed as agreed herein.
5. The new Town corporate boundary line shall become effective once a final Order has been entered by the Circuit Court of Montgomery County, Virginia or other Court on final appeal.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date written above.

County of Montgomery, Virginia

By: _____
M. Todd King, Chair

Town of Christiansburg, Virginia

By: _____
D. Michael Barber, Mayor

COMMONWEALTH OF VIRGINIA
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
2019, by M. Todd King, Chair of the Board of Supervisors of Montgomery County, Virginia.

Notary Public

My commission expires: _____

Registration Number: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
2019, by D. Michael Barber, Mayor of the Town of Christiansburg, Virginia.

Notary Public

My commission expires: _____

Registration Number: _____

**CHRISTIANSBURG TOWN COUNCIL
CHRISTIANSBURG, MONTGOMERY CO., VA.
REGULAR MEETING MINUTES
MAY 28, 2019 – 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 MAY 28, 2019 AT 7:00 P.M.

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

ADMINISTRATION PRESENT: Town Manager Randy Wingfield; Assistant Town Manager Andrew Warren; Clerk of Council Michele Stipes; Town Attorney Mark Popovich; Finance Director/Treasurer Val Tweedie; Public Relations Director Melissa Demmitt; Aquatics Director Terry Caldwell; Public Works Director Jim Lancianese; Director of Human Resources Dave Brahmstadt; Planning Director Will Drake; Aquatic Center Operations Supervisor Chrystal Jones.

I. CALL TO ORDER

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

II. ADJUSTMENT OF THE AGENDA

- A. Mayor Barber amended the agenda to strike introduction of Michael "Shea" Hudson under Introductions and Presentations, since Mr. Hudson was not in attendance.

III. PUBLIC HEARING

- A. Rezoning request by Tim Lawson, agent for M&T Development, LLC for an approximately 1.48-acre property located at 825 Park Street N.E. (tax map no. 498-A-83) from the I-2, General Industrial District to the I-1, Limited Industrial District. The property is designated as Mixed Use with Buffer (Industrial) on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Marty Muscatello, property owner of 825 Park Street, and business partner of Tim Lawson, explained the rezoning request from I-2 General Industrial to I-1 Limited Industrial, which would allow the property and existing facility to be operated as a church. The property has adequate parking for this use and I-1 zoning would be consistent with the surrounding area.

Tony Johnson, Blacksburg, pastor of the church interested in leasing the property on Park Street, explained that churches were not permitted in the I-2 General Industrial District, and he encouraged Council to approve the rezoning.

- B. Public-Private Education and Infrastructure Act of 2002 (PPEA) proposals for development of a park on the former Truman Wilson property located on Peppers Ferry Road, N.W.

Christine Waltz, 1370 Rigby Street, expressed concern with the privacy of the PPEA process, and stressed that she felt several of her questions pertaining to costs and the potential need for additional employees had not been adequately addressed by town staff. She questioned how the Town would pay for development and operation of the proposed park.

Jason Dowdy of the Montgomery County Tourism Development Council, member of the Chamber of Commerce Board, and local small business owner, expressed complete support of the proposed town park on behalf of Lisa Bleakley and the Tourism Development Council as a major boost for hospitality in Christiansburg.

Chris Waltz, 1370 Rigby Street, said he shared the concerns of his wife, and protested holding a Public Hearing on the matter until the full PPEA information had been provided to the public. Mr. Waltz stated his disagreement with Town Attorney Popovich's legal advice that the PPEA process remain private for negotiating purposes until a bid had been awarded.

- C. Proposed Annual Budget for FY 2019-2020.

Town Manager Wingfield noted the budget had been appropriately advertised and offered to answer questions of Council.

IV. CONSENT AGENDA

- A. Council meeting minutes of May 7, 2019 and May 14, 2019.

- B. Monthly bill list.

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

V. INTRODUCTIONS AND PRESENTATIONS

- A. Introduction of New Employees

1. Chrystal Jones, Aquatic Center Operations Supervisor
 - Jillian Kowalcik, Program Coordinator
2. Melissa Demmitt, Public Relations
 - Amy Southall, Public Relations Specialist

- B. Executive Director Chris Sanchez to present on the Christiansburg Institute, Inc. roof restoration project for the Edgar A. Long Building.

Mr. Sanchez reported on Phase 1 of the Edgar A. Long building roof renovation that included an overview of the 2017 renovation budget proposal by Snyder and Associates, aggressive fundraising efforts to cover costs, and a signed contract with Snyder and Associates for pre-construction services. Mr. Sanchez noted the attendance of several CI alumni and introduced

Ms. Kathryn King, president of CI Alumni Association. He also introduced Ms. Debbie Sherman Lee, president of Christiansburg Institute Inc. who talked about the importance of the Edgar A. Long building as a historical landmark, and the guidelines surrounding preservation due to that designation. She then provided an overview of CI's fundraising portfolio. Phil Callicott, contractor with Snyder and Associates provided an explanation of projected costs of the roof renovation due to the historic status of the building and existing fire and water damage. Mr. Callicott noted the next step in the renovation process was to obtain drawings from a structural engineer to determine a cost estimate and move forward with the bid process for construction. Mr. Sanchez noted CI would continue with grant writing, Facebook campaigns, and crowdsourcing to raise needed funds once the cost estimate was available. Currently, approximately \$36,000 has been secured through private donations and local governments, and Mr. Sanchez encouraged Christiansburg to partner in CI's preservation efforts. Councilman Stipes recalled prior discussions with CI regarding the possibility of forming an authority to oversee restoration efforts and questioned the status of this matter. Mr. Sanchez commented that CI would be interested in further discussing this matter with the Town. Councilman Showalter agreed an authority would be beneficial, and questioned how much longer the Long building could stand without roof renovations. Mr. Callicott reported that past repairs to the roof were substandard and, due to fire and water damage, repairs were critical and needed to occur soon.

C. Director of Human Resources Dave Brahmstadt to present wellness program information.

Dave Brahmstadt presented to Council a proposal for an employee wellness program that would encourage employees to invest in their health through various activities and health presentations as well as health testings and screenings. Mr. Brahmstadt offered three program models with various costs, explained the details of each model, and reviewed ADA and EEOC protections regarding this type of employee benefit. Of the three models offered, Mr. Brahmstadt recommended the "Lunch and Learn" program, which, in his opinion, offered the lowest risk benefit under the government guidelines, and also had the lowest cost. The "Lunch and Learn" program was included in the FY 2019-2020 budget. Councilman Showalter recommended employee input on the three program models.

VI. CITIZEN COMMENTS

- A. Mike Miller, 475 Harkrader Street, addressed Council regarding decreasing water pressure in the Grand View Estates neighborhood, and asked if something could be done to restore pressure to an acceptable level. Mr. Miller noted that the road from the water tower to town limits was scheduled to be paved soon, and recommended the town investigate the matter prior to paving. Town Manager Wingfield will work with Engineering and Public Works on this issue.
- B. Chris Waltz, 1370 Rigby Street, said it was his understanding that Finance Director Val Tweedie said during a work session that funds were not available to support capital projects in the future, and that projects would need to be cut or a tax increase of two cents imposed in a year or two.
- C. Robert Fralin, Roanoke, addressed Council regarding the rezoning request by F&B LAND, LP for an amendment to proffers on an approximately 38-acre portion of tax map no. 525-A-4, located north of Diana Dr. N.W., east of Aldwych Ave. N.W., and south of Kensington Way, N.W. in the Kensington Subdivision, up for Council action tonight. Mr. Fralin explained the rezoning request and noted that concerns raised by residents of Kensington had been satisfactorily addressed during the recent Planning Commission meeting. Mr. Fralin stated his commitment to fully complete the Kensington neighborhood according to the amended proffers, if approved by Council. Steve Semones of Balzer and Associates noted that some of the residents' concerns were rectified through the HOA, and he provided a brief explanation of the requested proffer

amendments that pertained to stormwater management and roadway configuration. Mr. Semones further noted that the developer continued to actively work on development of a pavilion and trail connections, with two pocket parks completed. Mr. Semones stressed that all proffers would be met before the last house was sold. Councilman Huppert requested a tour of the Kensington neighborhood upon completion.

VII. COMMITTEE REPORTS

- A. Councilman Collins - No report.
- B. Councilman Bishop expressed appreciation for Council attendance at the Farmers' Market.
- C. Councilman Showalter – No report.
- D. Councilman Stipes commended Public Works Director Jim Lancianese and Landscaping/Right-of-Way Crew Supervisor Micheal Huesman for the professionalism of the landscaping along the Huckleberry Trail bridge area.
- E. Councilman Huppert agreed with Mr. Stipes' comments, noting his wife's memorial bench was placed near the bridge and always looked nice with the landscaping. Mr. Huppert then contrasted the budgeted costs of the aquatic center with the facility's benefits to the community and surrounding areas with regards to health, recreation, and water safety. Councilman Showalter noted that Mr. Huppert was Council liaison to the Aquatic Center Advisory Board, and that the facility had the support of Council.
- F. Councilwoman Sachs asked Town Manager Wingfield to explained the Public Private Education and Infrastructure Act (PPEA) process for the benefit of the public. Mr. Wingfield explained that the cost and design details received by proposers were proprietary, and revealing the information prematurely could result in a compromised process and negatively affect the Town's negotiation position if an offeror knew the separation in them and the other offerors, that the finalized agreement will be made available to the public. Ms. Sachs then referred to Assistant Town Manager Andrew Warren for a brief update on the Façade Grant program through which four full and two partial grants were recently awarded. Mr. Warren shared photos/renderings of current properties and proposed façade renovations. Ms. Sachs invited all to attend the next Central Business District Committee meeting with Councilman Bishop and herself.

VIII. DISCUSSION BY MAYOR AND COUNCIL

- A. Rezoning request by F&B LAND, LP for an amendment to proffers on an approximately 38-acre portion of tax map no. 525-A-4, located north of Diana Drive N.W., east of Aldwych Avenue, N.W., and south of Kensington Way, N.W. in the Kensington Subdivision. The property is zoned MU-1 with proffers and the request is to amend the proffers accepted with the 2006 rezoning action. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. The Public Hearing was held March 12, 2019.

Councilman Stipes made a motion to approve the rezoning as requested and recommended by the Planning Commission on a vote of 6-0. Councilman Collins seconded the motion and Council voted as follows: Bishop – Aye; Collins – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

- B. Resolution to adopt an ordinance setting the rates for water and sewer fees for fiscal year 2019-2020. The Public Hearing was held May 14, 2019.

Councilman Showalter made a motion to adopt the resolution as presented, seconded by Councilman Collins. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

- C. Resolution to adopt an ordinance setting the real estate tax rate at \$0.16 per \$100 for calendar year 2019. The Public Hearing was held May 14, 2019.

Councilman Showalter made a motion to adopt the resolution as presented, seconded by Councilman Collins, who clarified for the record that the rate is remaining the same. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

- D. Resolution to adopt an ordinance setting the personal property tax rate at \$0.45 per \$100 for calendar year 2019.

Councilman Showalter made a motion to adopt the resolution as presented, seconded by Councilman Collins. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

IX. STAFF REPORTS

A. Town Manager Wingfield:

- \$2,500 was included in the FY 2018-2019 budget for Wonder Universe: A Children's Museum, contingent on its relocation to Christiansburg. The museum has closed its location in Blacksburg and has signed a lease for space in the NRV Mall, which it is actively remodeling, with plans to open late summer. Council authorized Mr. Wingfield to release the funds to the museum.
- Council has been registered for the Annual VML Conference in October. Cancellation requests should be directed to the Clerk.
- Council scheduled a work session for June 4, 5:30 PM to discuss the FY 2019-2020 Annual Budget.

B. Town Attorney:

C. Other Staff:

X. COUNCIL REPORTS

- A. Mayor Barber reported on the success of the new Take 60 event, hosted by the Town to draw people downtown during their lunch hour. He then announced, with regret, that Lowell Wade, owner of Wades Supermarket and former Town council member, passed away yesterday.

XI. OTHER BUSINESS

XII. ADJOURN

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 8:42 P.M.



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

AGENDA LOCATION:
CONSENT AGENDA

Meeting Date:
June 11, 2019

ITEM TITLE:
Schedule Public Hearing for July 9, 2019 for an Ordinance to Amend Chapter 18, Finance and Taxation, Article I, In General to enact Section 18.3.

DESCRIPTION:
In accordance with Code of Virginia Section 17.1-279, the proposed ordinance would add a new section to Chapter 18, Finance and Taxation of the Town Code to allow the clerk of the court to collect a \$5 fee for criminal and traffic cases and remit those fees to the Town Treasurer. The funds are required by state code to be used solely for the purchase and maintenance of software and hardware for an electronic summons system for the police department. The new system would allow officers to issue tickets in the field and save time on completing paperwork afterward. While it is not anticipated that more tickets will be issued, it is anticipated that this more efficient process will provide officers additional time for completing other duties. It is estimated that approximately \$20,000 per year in traffic and criminal court fees would be collected. It will cost \$50,000 to \$60,000 for the system to become operational, so it is likely that it will take two to three years to fund this program with the court fees alone. Locally, the City of Radford has amended its code to allow the fee assessment.

POTENTIAL ACTION:
Schedule Public Hearing

DEPARTMENT(S):
Police Department
Town Manager's Office



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

AGENDA LOCATION:

Discussion and Action by Mayor and Town Council

Meeting Date:

June 11, 2019

ITEM TITLE:

Public Hearing for a Rezoning request by Tim Lawson, agent for M&T Development, LLC for an approximately 1.48 acre property located at 825 Park Street N.E. (tax map no. 498-A-83) from the I-2, General Industrial District to the I-1, Limited Industrial District. The property is designated as Mixed Use with Buffer (Industrial) on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan (RZN 2019-03).

DESCRIPTION:

The applicant requests to rezone the property located at 825 Park Street, N.W. from the I-2, General Industrial District to the I-1, Limited Industrial District.

Planning Commission held its public hearing on April 29, 2019. At its April 29, 2019 meeting, the Planning Commission recommended approval by a vote of 5-0.

The Town Council public hearing was held May 28, 2019.

POTENTIAL ACTION:

Take action on request.

DEPARTMENT(S):

Planning Department

PRESENTER:

Will Drake, Planning Director

Information Provided:

The Planning Commission rezoning resolution, Planning Commission minutes, staff report with application and maps, and draft rezoning ordinance were provided in the May 28, 2019 agenda packet.