

Resolution of the Town of Christiansburg Planning Commission


Conditional Use Permit Application

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a request made by Patricia Cline Epperly (acting as agent for property owner Epperly Elite Training Center, LLC) for a Conditional Use Permit (CUP) for property at 100 Central Avenue (tax parcel 467 – ((18)) – 1) for a private school in the B-3 General Business District, has found following a duly advertised Joint Public Hearing with Council that the public necessity, convenience, general welfare and good zoning practices (**permit / ~~do not permit~~**) the issuance of a Conditional Use Permit (CUP) to Patricia Cline Epperly (acting as agent for property owner Epperly Elite Training Center, LLC) for property at 100 Central Avenue (tax parcel 467 – ((18)) – 1) for a private school in the B-3 General Business District.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / ~~does not recommend~~**) that the Christiansburg Town Council approve the Conditional Use Permit with the following conditions:

1. This permit is subject to inspections and approval of the facilities by the Fire Marshall and Building Official.
2. This permit shall be valid for the applicant and transferrable to Jason Watson only.

Dated this the 22nd day of February 2011.



Kevin D. Conner, Vice-Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Vanhoozier seconded by Carter at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised Joint Public Hearing on the above request on February 15, 2011. 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>
Barry Akers	X			
Mark M. Caldwell, III	X			
Ann H. Carter	X			
Kevin D. Conner, Vice-Chairperson	X			
M. H. Dorsett, AICP	X			
Craig Moore, Chairperson				X
Joe Powers	X			
Jennifer D. Sowers				X

Kevin D. Conner, Vice-Chairperson



Randy Wingfield, Secretary Non-voting

**RESOLUTION ON JOINT APPOINTMENT TO THE
NEW RIVER VALLEY EMERGENCY COMMUNICATIONS REGIONAL
AUTHORITY**

WHEREAS, the Virginia General Assembly enacted the “New River Valley Emergency Communications Regional Authority Act” permitting the formation of the New River Valley Emergency Communications Regional Authority (“Authority”); and

WHEREAS, the Act provides for the appointment of five persons, one from each participating political subdivision of the Authority, with the fifth member jointly appointed by the unanimous approval of the participating political subdivisions; and

WHEREAS, the jointly appointed member shall be appointed for an initial term of four years; and

WHEREAS, the Authority Board recommends that L. Allen Bowman serve as the jointly appointed member to serve at large, for an initial four-year term expiring March 31, 2015;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Christiansburg, Virginia that the Town Council hereby approves the appointment of L. Allen Bowman as the at-large representative to New River Valley Emergency Communications Regional Authority, effective immediately upon approval by the local governing boards, for a four-year term expiring March 31, 2015.

GIVEN under my hand this _____ day of March 2011.

Richard G. Ballengee, Mayor

ATTEST:

Michele M. Stipes, Clerk of Council

RECOMMENDATION:

That the above resolution approving L. Allen Bowman's appointment as the at-large representative to the New River Valley Emergency Communications Regional Authority be approved.



Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Engineering Fax 540-381-7238

OFFICE OF: Engineering and Public Works

February 24, 2011

First & Last Name
Street Number
Christiansburg, VA 24073

RE: Alleghany and Miller Street Utility Replacement

Dear Resident:

Beginning the first week of March, Town crews will begin Phase I of the utility replacement project scheduled for Alleghany and Miller Streets. Specifically, this will include the initial work for utilities replacement in the area of Canaan Road and Alleghany Street.

The project will consist of excavating the street pavement, installing a new sewer and water line, and installing new residential sewer and water connections to the street right-of-way line. There will be some interruption in your water and sewer service, but should be minimal. Specific notification of service interruption will be made throughout the construction process.

Alleghany and Miller Streets will also be closed to through traffic for significant portions of the project. The streets will be open only to residents living on Alleghany Street, Miller Street, Canaan Road, Epperly Drive, Harman Circle, and Miller Court. Residents living on these streets can also expect brief delays during the construction process.

Please note, this work may also result in the disturbance of some grass areas and driveway pavement. Any disturbed area will be restored to its original condition after the completion of the project.

We understand this project is disruptive and we apologize in advance for any inconvenience.

Staff will be available on Monday, March 7th between the hours of 5pm and 7pm at Town Hall, 100 E. Main St. in the Administration Conference Room (3rd floor) for residents to come by and see the design plans and ask questions concerning the project.

Should you be unable to attend but have questions, please call me at 540-382-6120.

Sincerely,

J. Todd Walters
Assistant Engineer, Assistant Director of Public Works

ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

MAYOR
RICHARD G. BALLENGEE

COUNCIL MEMBERS
D. MICHAEL BARBER
CORD HALL
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES
JAMES W. "JIM" VANHOOZIER
STEVE HUPPERT

INTERIM TOWN MANAGER
BARRY D. HELMS

DIRECTOR OF
FINANCE/TOWN TREASURER
VALERIE L. TWEEDIE

CLERK OF COUNCIL
MICHELE M. STIPES

TOWN ATTORNEY
GUYNN, MEMMER &
DILLON, P.C.

**Report to Council
August 17, 2010**

Complaint / Concern: Low water pressure, 1235 Orchard Street, NE

Property Owner: Kathleen L. Albert c/o Angela Marie Albert Stamper

Complainant: Mr. Dexter Albert

Date of Complaint: July 20, 2010 Council Meeting

Submitted by: Wayne Nelson, Director of Engineering and Public Works

Governing Regulatory Agency: Virginia Department of Health (VDH)

Regulation: Maintain a minimum of 20 psi at all points within the public water system under all flow conditions in accordance with VDH Waterworks Regulation, 12 VAC 5-590-1200.

Background: The Town possesses a pressure recording device used to register water system pressures when connected to a fire hydrant. This device captures continuous digital pressure information at regular intervals. This information can be displayed in the form of a graph reflecting high and low system pressures.

The water system in this area consists of a series of connecting 6-inch and 8-inch water mains that are served by the 500,000-gallon Cambria water storage tank located at the intersection of Cambria Street and Yellow Sulphur Road. The subject residence is served by a 6-inch water main in Orchard Street. No other water pressure complaints for this immediate area have been documented with the exception that the Town did investigate this similar complaint at the subject residence in May, 2000. The findings then were in line with this recent investigation. A pressure reading of 32 psi was registered at the water meter.

The fire hydrant located closest to 1235 Orchard Street is at the King Street / Murray Street intersection. Please refer to the attached map, 1235 Orchard Street Water Pressure Study. The elevation difference between the subject fire hydrant and the water meter of the subject property is approximately 12 feet representing a 5 psi pressure reduction when comparing the static pressure readings at the fire hydrant. The water system experiences greater pressure loss under fire flow conditions which is understood and controlled by the Fire Department engineer.

The Town GIS data compiled from the Montgomery County Tax Assessment Office reflects the subject dwelling was built on or about 1951. Homes built at this time generally were constructed with galvanized water pipes. The interior of this type of pipe corrodes over time resulting in a reduced flow area and a greater friction loss and hence, greater pressure loss between the customer's water meter and faucet. The Town Building Official's permit records do not reflect any plumbing system upgrade to this home.

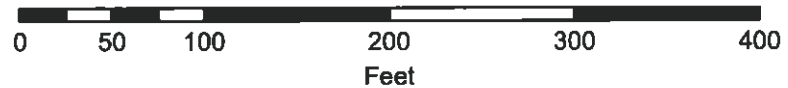
Action taken: Engineering staff installed a pressure recording device to the subject fire hydrant from the morning of July 30th to the afternoon of August 3rd.

Results: The water system static pressure at the subject fire hydrant varied from an approximate low of 35 psi to an approximate high of 38 psi. Refer to the attached corresponding graph, Water Pressure Observations. This finding is consistent with the variation of the Cambria water storage tank water surface elevation. This corresponds to a pressure variation of 30 psi to 33 psi at the subject residence water meter.

Conclusion / Options: Under normal operating conditions, the water system pressure at the subject residence exceeds the minimum amount specified by the Virginia Department of Health. These pressure levels do not satisfy all water customers. Upgrading the water piping system of the subject residence outside and inside if not already replaced would result in some increased flow and decreased pressure loss. Increased water pressure could also be accomplished by the installation of an individual booster pump system at an approximate cost to the homeowner of \$500 to \$1000. The overall neighborhood water system pressure could be improved by replacing the Cambria water storage tank at an approximate cost to the Town ranging from \$500,000 to \$1,000,000.



1235 Orchard Street Water Pressure Study



Water Pressure Observations (PSI)

