

**Christiansburg Planning Commission  
Minutes of April 8, 2013**

Present: Ann H. Carter  
Harry Collins  
M. H. Dorsett, AICP  
Jonathan Hedrick  
Steve Huppert  
Craig Moore, Chairperson  
Ashley Parsons  
Joe Powers, Vice-Chairperson  
Jennifer D. Sowers  
Nichole Hair, Secretary <sup>Non-Voting</sup>

Absent: David Franusich

Staff/Visitors: Kali Casper, staff  
Missy Martin, staff  
John Neel, Gay and Neel, Inc.  
Cliff Dowdy

Chairperson Moore called the meeting to order at 7:00 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia to discuss the following items:

Public Comment.

Chairperson Moore opened the floor for public comment. Mr. John Neel addressed the Planning Commission, presenting a proffer statement for the rezoning at 115 Farmview Road, N.W. Mr. Neel detailed the proffer statement indicating a substantial vegetative buffer exists on the mobile home property. Mr. Neel stated a 20 foot buffer yard would be maintained on the Moose Lodge property as long as the mobile home park exists. Mr. Neel stated the second proffer addresses any future plantings. Mr. Neel added as long as there is a vegetative buffer located on the mobile home park property, there will not be any additional plantings on the Moose Lodge property. Mr. Neel stated if the vegetative screening no longer exists on the mobile home park property at the time of development at 115 Farmview Road, white pine trees would be planted. Mr. Neel stated the third proffer restricts access from the mobile home park property as long as the mobile home park exists. Mr. Neel added if the mobile home park is developed into another use, connection between the properties may be considered. Commissioner Sowers arrived at the meeting at 7:07 p.m.

Chairperson Moore closed the public comment period.

Approval of meeting minutes for March 25, 2013.

Chairperson Moore introduced the discussion. Commissioner Dorsett made a motion to approve the March 25, 2013 Planning Commission meeting minutes. Commissioner Carter seconded the motion which passed 9-0 with Commissioner Hedrick abstaining.

Planning Commission discussion on Council's intention to adopt an ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to sidewalk requirements in the B-1 Limited Business, B-2 Central Business, and B-3 General Business Districts. The public hearing was held March 25, 2013.

Chairperson Moore opened the public hearing. Ms. Hair stated the amendment applies to the B-1 and B-3 districts. Ms. Hair detailed the changes indicating the addition of a trail option for properties. Ms. Hair added where sidewalks do exist on either side, sidewalks would be required for connectivity.

Commissioner Hedrick made a motion to recommend approval to Town Council. Commissioner Collins seconded the motion which passed 10-0.

Planning Commission discussion on Council's intention to adopt an ordinance in regards to a rezoning request by Loyal Order of Moose, Inc. for property located at 115 Farmview Road, N.W. (tax parcels 466-((1))-60A-64A and 436-((2))-65a-67A) from I-2 General Industrial to B-3 General Business. The public hearing was held March 25, 2013.

Chairperson Moore opened the discussion. Ms. Hair indicated a plat of Apple Acres and a deed for the Moose Lodge property were included in the Planning Commission packet for information purposes. Chairperson Moore read the three proffers provided by the applicant:

1. A 20' buffer yard will be provided along the Eastern boundary with the adjacent mobile home park as long as the mobile home park exists. Commercial development of the mobile home park would void the 20' buffer yard.
2. If, at the time of development of the property, the existing vegetative screen on the mobile home park is still in place, no additional plantings will be required. However, if the existing screening has been removed, the developer shall plant white pines with a 2" minimum caliper at 20' center to center spacing.
3. Access to the parcel will not be from the adjacent private mobile home park road as long as the adjacent property is mobile home park use. Should the mobile home park ever be redeveloped, cross access may be provided via a public street connection to the mobile home park property provided the subject parcel has not been fully developed.

Planning Commission discussion on Council's intention to adopt an ordinance in regards to a rezoning request by Loyal Order of Moose, Inc. for property located at 115 Farmview Road, N.W. (tax parcels 466-((1))-60A-64A and 436-((2))-65a-67A) from I-2 General Industrial to B-3 General Business. The public hearing was held March 25, 2013 – (conitued).

Commissioner Dorsett inquired about stormwater management. Mr. Neel indicated existing stormwater ponds located in the Spradlin Farms shopping center will handle the stormwater. Mr. Neel added the developer will be responsible for the water quantity on the property.

Commissioner Dorsett made a motion to recommend approval to Town Council with proffers. Commissioner Dorsett rescinded her motion for further discussion by the Commission.

Commissioner Collins expressed concerns over the developer not being local and not having a plan for developing the property. Mr. Cliff Dowdy indicated the applicant has two daughters attending Virginia Tech and he is also a graduate of Virginia Tech, so he does have ties to the community.

Commissioner Huppert inquired if the Moose is still using the building. Mr. Dowdy stated there is the option for the Moose to remain on the property and they are currently operating at that location.

Commissioner Dorsett made a motion to recommend approval to Town Council with proffers. Commissioner Sowers seconded the motion which passed 10-0.

Commissioner Carter inquired if there is a contract with the Moose to use building. Mr. Dowdy indicated there is a valid contract for the Moose to use the building during this due diligence period.

#### Work Session – Comprehensive Plan

Chairperson Moore opened the discussion.

Commissioner Parsons moved that the Planning Commission go into work session. Commissioner Dorsett seconded the motion which passed 10-0.

The work session on the Environment and Parks & Recreation/Aquatics chapters of the Comprehensive Plan was held.

Commissioner Carter moved that the Planning Commission close the work session. Commissioner Dorsett seconded the motion which passed 10-0.

Other Business

Chairperson Moore indicated the Other Business portion of the meeting is limited to updates and other information relevant to the Planning Commission, but not for new business or discussion of items. Chairperson Moore requested Planning Commissioners wishing to discuss business during the meetings contact Planning Department staff to be added to the agenda.

Commissioner Huppert stated the Town Council will be holding a budget work session tomorrow evening at 6:30 p.m. and invited the Planning Commission to attend.

Commissioner Powers indicated the Development Subcommittee will be meeting at 9:30 a.m. on April 24<sup>th</sup>.

There being no more business Chairperson Moore adjourned the meeting at 7:40 p.m.

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Craig Moore, Chairperson

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Nichole Hair, Secretary Non-Voting

**AN ORDINANCE AMENDING CHAPTER 30 “ZONING” OF THE  
CHRISTIANSBURG TOWN CODE IN REGARDS TO SIDEWALK  
REQUIREMENT IN THE B-1 LIMITED BUSINESS AND B-3 GENERAL  
BUSINESS DISTRICTS**

WHEREAS, the Planning Commission of the Town of Christiansburg, Virginia has recommended to the Council of the Town of Christiansburg amendments to the Zoning Ordinance of the Town of Christiansburg; and,

WHEREAS, notice of the Planning Commission public hearing regarding the intention of the Town Council to pass said ordinance was published two consecutive weeks (March 9, 2013 and March 16, 2013) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg; and,

WHEREAS, notice of the intention of the Town Council to pass said ordinance was published two consecutive weeks (March 20, 2013 and March 27, 2013) 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 of the Town was held March 25, 2013 and resulted in a recommendation by the Planning Commission that the following proposed ordinance revisions be adopted; and,

WHEREAS, a public hearing of Council of the Town was held April 16, 2013; and,

WHEREAS, Council deems proper so to do,

Be it ordained by the Council of the Town of Christiansburg, Virginia that Sections 30-103(f) of Chapter 30 “Zoning” of the *Christiansburg Town Code* be amended as follows:

**ARTICLE X. LIMITED BUSINESS DISTRICT B-1**

(e) Sidewalks shall be required for all new development. **In lieu of sidewalks, an owner or developer may provide a paved multi-use trail a minimum of ten (10) feet in width connecting to the street right-of-way adjoining other properties and to each lot within the development by a hard surface connection with Town Manager approval. Where sidewalks exist on either side of the property, sidewalks shall be installed.** The Zoning Administrator/Town Manager may waive this requirement in circumstances that sidewalks do not provide desired connectivity and/or are not physically practical due to site limitations provided the owner/developer makes a contribution in an amount approximate to the sidewalk installation cost to the Town of Christiansburg to be utilized for sidewalk improvements and/or repairs in other locations. The Zoning Administrator/Town Manager may refer the decision regarding the connectivity and/or practicality to the Planning Commission should there be any doubts. The Town Manager/Town Engineer shall make the determination of the approximate sidewalk installation cost.

(Code 1972, § 30-70; Ord. of 5-2-89; Ord. of 6-20-89; Ord. of 7-2-91; Ord. of 6-2-98; Ord. 2004-4 of 9-7-04, § 30-70)

## ARTICLE XII. GENERAL BUSINESS DISTRICT B-3

### Sec. 30-103. Frontage and yards.

(f) Sidewalks shall be required for all new development. **In lieu of sidewalks, an owner or developer may provide a paved multi-use trail a minimum of ten (10) feet in width connecting to the street right-of-way adjoining other properties and to each lot within the development by a hard surface connection with Town Manager approval. Where sidewalks exist on either side of the property, sidewalks shall be installed.** The Zoning Administrator/Town Manager may waive this requirement in circumstances that sidewalks do not provide desired connectivity and/or are not physically practical due to site limitations provided the owner/developer makes a contribution in an amount approximate to the sidewalk installation cost to the Town of Christiansburg to be utilized for sidewalk improvements and/or repairs in other locations. The Zoning Administrator/Town Manager may refer the decision regarding the connectivity and/or practicality to the Planning Commission should there be any doubts. The Town Manager/Town Engineer shall make the determination of the approximate sidewalk installation cost.

(Code 1972, § 30-81; Ord. of 5-2-89; Ord. of 6-20-89; Ord. of 7-2-91; Ord. of 6-2-98; Ord. 2001-5 of 11-6-01; Ord. 2004-4 of 9-7-04, § 30-81)

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 \_\_\_\_\_, 2013, 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>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Richard G. Ballengee*				
D. Michael Barber				
Cord Hall				
Steve Huppert				
Henry Showalter				
Bradford J. Stipes				
James W. "Jim" Vanhoozier				

\*Votes only in the event of a tie vote by Council.

SEAL:

\_\_\_\_\_  
Michele M. Stipes, Town Clerk

\_\_\_\_\_  
Richard G. Ballengee, Mayor



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

**Rezoning Application**

Landowner: Loyal Order of Moose, Inc. Agent: Gay and Neel, Inc.  
 Address: 115 Farmview Road Address: 1260 Radford Street  
Christiansburg, VA 24073 Christiansburg, VA 24073  
 Phone: (757) 438-6033 Phone: (540) 381-6011

I am requesting a rezoning of my property from zoning classification I2 to zoning classification B3 under Chapter 30: Zoning of the Christiansburg Town Code.

My property is located at 115 Farmview Road, Christiansburg

Tax Parcel(s): 466-1-60A-64A\* 436-(2)-65A, 66A, 67A

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

Fee: \$750.00

**PAID** *p9L*

**MAR 07 2013**

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

Signature of Landowner(s): *[Signature]* Date: 3/6/13

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

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

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

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

Date \_\_\_\_\_



**ESTABLISHED**  
NOVEMBER 10, 1792

**INCORPORATED**  
JANUARY 7, 1833

**MAYOR**  
RICHARD G. BALLENGEE

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

**TOWN MANAGER**  
BARRY D. HELMS

**DIRECTOR OF FINANCE/**

**TOWN TREASURER**  
VALERIE L. TWEEDIE

**CLERK OF COUNCIL**  
MICHELE M. STIPES

**TOWN ATTORNEY**  
GUINN, MEMMER &  
DILLON, P.C.

# *Town of Christiansburg, Virginia 24073*

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

## Town of Christiansburg Planning Staff Report

Planning Commission Public Hearing Date: Monday, March 25, 2013 at 7:00 p.m.

Town Council Public Hearing Date: Tuesday, April 16, 2013 at 7:30 p.m.

Application Type: Rezoning Request – I-2 General Industrial to B-3 General Business

Applicant: Loyal Order of Moose, Inc.

Location: 115 Farmview Road N.W. (tax parcels 466 – ((1)) – 60A-64A and 436 – ((2)) – 65A-67A)

The Town of Christiansburg has received a rezoning request by Loyal Order of Moose, Inc. for property located at 115 Farmview Road, N.W. (tax parcels 466 – ((1)) – 60A-64A and 436 – ((2)) – 65A-67A) from I-2 General Industrial to B-3 General Business. The property contains approximately 9.29 acres. The property is scheduled as Commercial in the Future Land Use Map of the Christiansburg Comprehensive Plan.

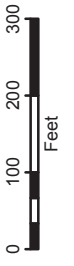
The property does not lie within the 100-Year and 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties are zoned I-2 General Industrial and B-3 General Business. The adjoining properties contain residences, businesses, railroad property and vacant land.

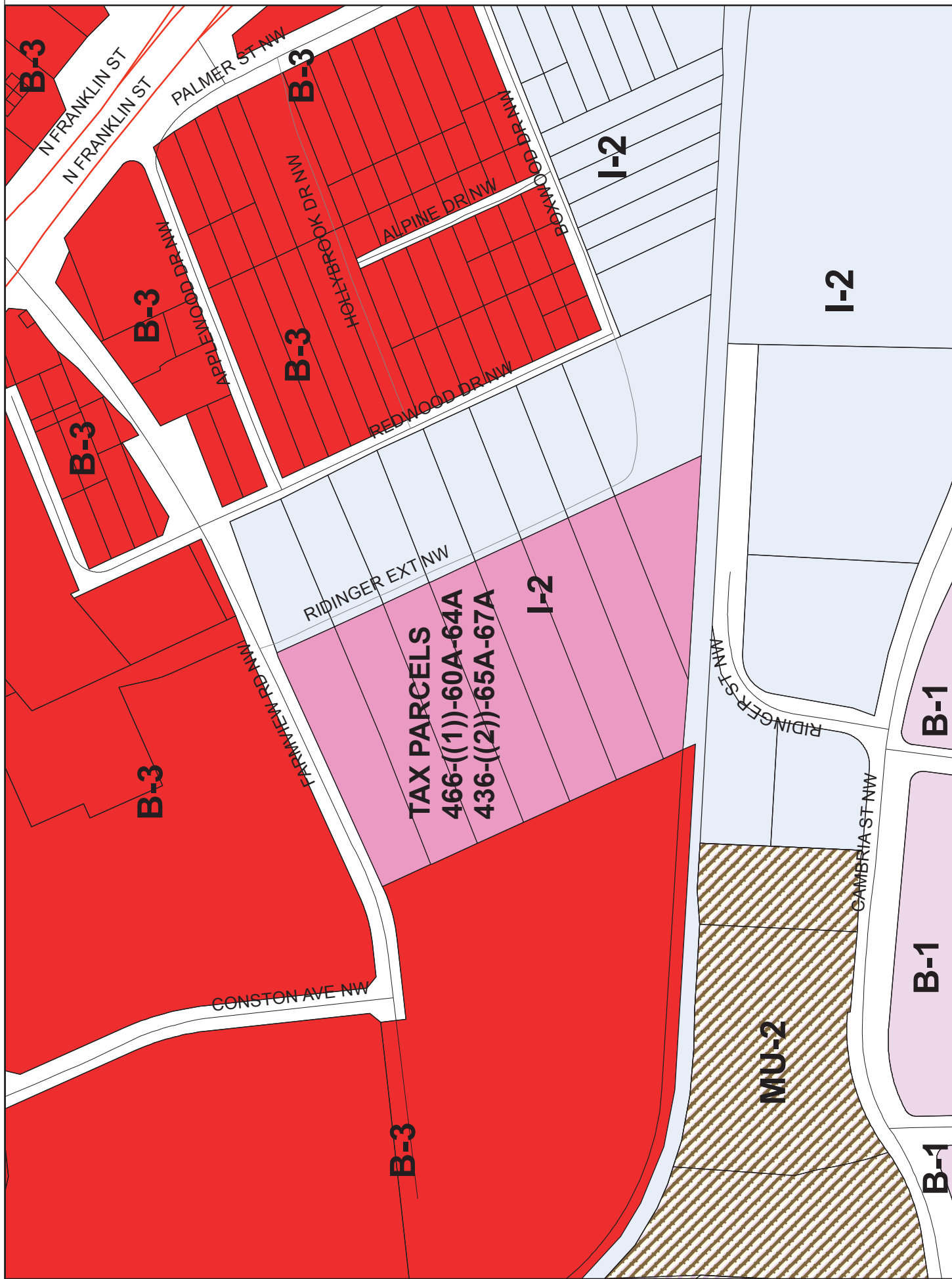


**Tax Parcels**  
**466-((1))-60A-64A**  
**436-((2))-65A-67A**

466-((1))-60A-64A & 436-((2))-65A-67A

**Legend**





REZONING REQUEST: 115 FARMVIEW ROAD NW

PC: MARCH 25, 2013

TC: APRIL 16, 2013

**REZONING: 115 Farmview Road NW**

<b>Tax Map #</b>	<b>Owner (s)</b>	<b>City,St,Zip</b>	<b>Mailing Address</b>	<b>Entity</b>
436- 7 8	DAYTON HUDSON CORP	MINNEAPOLIS MN 55440 9456	P O BOX 9456	TARGET CORP C/O PROP TAX DEPT T-1292
466- 1 60-63,436*	CARL & RAMSEY MCNEIL FAMILY	CHRISTIANSBURG VA 24068	P O BOX 6023	LIMITED PARTNERSHIP
466- 1 60A-64A; *	LOYAL ORDER OF MOOSE INC			
466- 1 60-63,436*	CARL & RAMSEY MCNEIL FAMILY	CHRISTIANSBURG VA 24068	P O BOX 6023	LIMITED PARTNERSHIP
466- 1 60-63,436*	CARL & RAMSEY MCNEIL FAMILY	CHRISTIANSBURG VA 24068	P O BOX 6023	LIMITED PARTNERSHIP
466- 1 60A-64A; *	LOYAL ORDER OF MOOSE INC			
466- 1 60-63,436*	CARL & RAMSEY MCNEIL FAMILY	CHRISTIANSBURG VA 24068	P O BOX 6023	LIMITED PARTNERSHIP
436- 7 11	SPRADLIN FARM PROPERTIES LLC	BRISTOL TN 37620	2151 VOLUNTEER PKY	
466- 1 60A-64A; *	LOYAL ORDER OF MOOSE INC			
466- 1 60-63,436*	CARL & RAMSEY MCNEIL FAMILY	CHRISTIANSBURG VA 24068	P O BOX 6023	LIMITED PARTNERSHIP
466- 1 60A-64A; *	LOYAL ORDER OF MOOSE INC			
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466- 1 60A-64A; *	LOYAL ORDER OF MOOSE INC			
466- 1 60A-64A; *	LOYAL ORDER OF MOOSE INC			

## **Environment**

Urban development patterns in Christiansburg are strongly influenced by the area's physical characteristics: topography, drainage, floodplains, sensitive soils, and the location of active agricultural and forested areas. These features help form and define the character of the man-made environment and guide future development of preservation areas, riparian zones, and green or open space. In recent years, large scale development has transformed vacant, agricultural, and wooded lands within Town. With less vacant land available, developers must now utilize infill development strategies in an effort to protect natural resources and preserve green spaces. Preserving and enhancing the Town's natural resources through education, regulation, and service provision helps to ensure appropriate growth patterns and minimize development problems over the long term.

### **Primary Environmental Goal**

Preserve and enhance the natural resources of the Town through education, regulation, and service provision.

### **Natural Resources**

Christiansburg lies in the Great Valley Subprovince of the Ridge and Valley Physiographic Province of the Appalachian Mountains. Its bedrock is primarily carbonates (limestone and dolostone) with lesser amounts of siltstone, shale, and sandstone. Carbonate bedrock layers are typically uneven and produce karst landscapes characterized by sinkholes, caves, and rock outcroppings. The uneven bedrock can pose complications for building site development, particularly in excavation and foundation procedures. Soil type is closely related to geology and can significantly affect development. Steep slopes, high erodibility, shallow soils, poor drainage, and ponding are soil conditions that limit suitability for future development. According to the Soil Conservation Science (SCS) Soil Survey for Montgomery County, the Groseclose-Poplimento-Duffield unit and the Caneyville-Opequon-Rock Outcrop unit are two major soils groups in Christiansburg. Sinkholes, slow permeability, high potential for shrink-swell activity, and high erosion potential in steep areas are common in the Groseclose-Poplimento-Duffield soil areas. Sinkholes, subsurface drainage, high erosion potential, and steep slope are common in the Caneyville-Opequon-Rock Outcrop soil areas. The SCS Soil Survey for Montgomery County outlines suitability characteristics for all soils present in Christiansburg. The Town currently requires submission of shrink-swell soil testing results for all new construction to ensure soil suitability.

Christiansburg's topography is characterized by broad areas of relatively low slopes of up to 15 percent; steeper portions may be found along Crab Creek and in the limited regions along the northern, southern, and eastern corporate limits. Slopes surrounding the Town can be severe, exceeding 25 percent and presenting challenges for large-scale development. Christiansburg also lies approximately 25 miles from an active seismic area in Giles County. Historic records do not indicate seismic activity in the immediate vicinity and most earthquakes to date have been minor.

### **Natural Resources Goal**

Improve the visual landscape, reduce pollution, and reduce and slow stormwater runoff by increasing the tree canopy in Town. Limit development on karst topography especially where

sinkholes are present. Limit development on steep slopes to avoid erosion, sedimentation, landslides, and increased stormwater flow. Recognize unique development opportunities and restrictions on varying soil types. Encourage or require green techniques including low-impact development.

#### **Implementation Strategies**

- Limit clear-cutting and tree removal in the development process.
- Encourage the retention of existing trees and wooded lots and the planting of additional trees during future development.
  - Create regulations regarding tree preservation and planting in the Zoning and Subdivision Ordinances.
- Protect existing trees along public streets and trails whenever possible.
- Identify karst areas using existing sinkhole data and information gathered from the public.
- Require recognition of critical features in development plans and locations for future development.
- On parcels where karst topography is present on some or part of the property, require Best Management Practices to be established pre-development to avoid karst areas throughout the construction process.
- Discourage development on parcels with mostly or all karst topography.
- Require recognition of critical features in development plans and on locations for future development.
- Limit development on sites with steep slope and prohibit development that creates steep slopes.
  - Regulate and limit development on slopes greater than 15%.
  - Closely regulate drainage and erosion on sites with steep slopes during and after the construction process.
- Ensure soil type identification for all new developments and verify the use of safe development practices.
  - Continue to require shrink-swell soil testing submission for new construction.
- Enforce regulations for developments relating to soil percolation, infiltration, and runoff.
- Examine proposed developments for methods of impact reduction.
- Create incentives for utilizing low-impact development techniques.
- Educate citizens regarding karst terrain, steep slopes, soil types, and the urban tree canopy.
- Encourage environmental education courses in rain barrel building, rain garden planting, stormwater runoff reduction, and composting methods.

#### **Stormwater, Water Quality, and Watersheds**

Approximately 63% of Christiansburg is drained by Crab Creek. The remainder of the Town is drained by Slate Branch and the North and South Forks of the Roanoke River. Crab Creek and Slate Branch are within the New River Basin which drains into the Gulf of Mexico. The North and South Forks are within the Roanoke River Basin which drains to the Atlantic Ocean.

#### **Watersheds Map**

Due to the prevalence of carbonate bedrock (limestone and dolostone), the presence of underground drainage ways in Christiansburg is widespread. These paths are highly susceptible to contamination from surface sources. This karst terrain creates the potential for rapid movement of polluted groundwater due to its relatively unimpeded flow through the underground cave system. In addition, storm drainage greatly affects this system.

Water quality within the Town is tested by the Virginia Department of Environmental Quality (DEQ) according to federal regulations. DEQ annually monitors Virginia's rivers, lakes and tidal waters for more than 130 pollutants including polychlorinated biphenyls (PCBs). PCBs are a manmade chemical domestically manufactured for use in industrial and commercial applications until their ban in 1979. According to the EPA, PCBs cause cancer in animals as well as damaging immune, reproductive, neurological, endocrine, and other biological systems. Waters that do not meet water quality standards are designated as impaired in the Virginia Water Quality Assessment Integrated Report. DEQ develops plans called Total Maximum Daily Loads (TMDLs) to restore and maintain water quality for these impaired waters, generally within 8-12 years of designation. These TMDLs report the total pollutant each water body can assimilate while still meeting standards. From these TMDLs, Wasteload Allocations (WLAs) are assigned to point sources of pollution within a jurisdiction.

Slate Branch is considered an impaired water body according to the DEQ. Crab Creek has WLAs for two sources of pollution: bacteria and sediment. DEQ is currently developing a TMDL Implementation Plan (IP) for Crab Creek. TMDL IPs are designed to address all water quality problems within a watershed and describe actions to implement WLAs noted in the TMDL. North Fork has WLAs for two sources of pollution: PCBs and bacteria. South Fork has WLAs for two sources of pollution: PCBs and sediment. In addition to meeting the WLAs associated with TMDLs, the Town must also create and implement TMDL action plans as part of MS4 permit requirements.

The Town operates a stormwater management program to control the quantity and quality of stormwater from storm events. Effective stormwater management controls flooding and erosion, protects water resources by decreasing contamination, reduces habitat destruction, and limits infrastructure damage. Stormwater management encompasses both green infrastructure practices and traditional piped infrastructure.

Green infrastructure incorporates vegetation and soil into the built environment managing stormwater onsite, at the point of contact, to mimic natural predevelopment processes. According to the Environmental Protection Agency (EPA), in addition to traditional stormwater management benefits, green infrastructure can also reduce smog and other pollutants, improve wildlife habitats, and increase property values.

Christiansburg's Municipal Separate Storm Sewer System (MS4) is used to collect, convey, detain, treat, and release stormwater runoff. The Town operates this system in order to support public health, safety, and to protect the environment. Christiansburg's MS4 facilities include both traditional piped infrastructure and green infrastructure elements. For additional information concerning the Town's MS4 program, please refer to the Infrastructure Services chapter.

Within the MS4 program, the Town implements an Erosion and Sediment Control Program to support public health and safety and protect the environment. The Erosion and Sediment Control Program primarily focuses on land disturbances created by land development and redevelopment activities.

The Town's Floodplain Ordinance governs the use of land within the floodplain. The floodplain boundaries are based upon Flood Insurance Studies prepared by the Federal Emergency Management Agency (FEMA) for Montgomery County. Although development within the floodplain is discouraged, a number of properties developed prior to FEMA floodplain regulation exist along Crab Creek, Town Branch, and Walnut Branch. Most of the commercial and industrial floodplain properties are located along Reading Road and Depot Street while most of the residential properties are located along the south side of Montgomery Street. The 100-year floodplain is unsuitable for development and is targeted for green space protection and recreational uses.

### **Floodplain Map**

### **Water Quality, Watersheds, and Stormwater Management Goal**

Preserve and improve water quality within Town. Protect the quality and reliability of the regional water supply system. Protect the designated floodplain areas from erosion, sedimentation, and pollution. Preserve fragile habitats such as wetlands. (For more information on wetlands see Appendix X) Expand the use of green infrastructure Best Management Practices (BMPs) for stormwater management. Operate and maintain existing stormwater management infrastructure in a manner that reduces flooding and stormwater pollution. Execute the MS4 Program Plan in accordance with the state permit including the operation of an effective Erosion and Sediment Control Program. Improve and replace existing stormwater management infrastructure according to an adopted and updated capital improvement plan. Construct new stormwater management infrastructure in a manner that reduces stormwater runoff, reduces stormwater pollution, and protects the environment.

#### **Implementation Strategies**

- Meet individual WLAs for each watershed according to appropriate TMDLs.
  - Create and implement TMDL action plans as part of MS4 permit requirements.
- Expand the use of green infrastructure BMPs in the land development process.
  - Encourage the use of rain gardens, permeable pavements, green roofs, and urban tree canopy to reduce stormwater runoff.
  - Encourage on-site water infiltration systems using natural vegetation and natural filtration systems for new developments.
- Encourage natural plantings on critical slopes to reduce erosion and runoff and promote water quality.
- Preserve and improve water quality and protect the quality and reliability of the regional water supply system.
  - Encourage stream restoration projects.
  - Establish stricter standards for buffers between water bodies and impervious surfaces and structures.
- Adhere to the Regional Water Supply Plan and update it as needed.

- Ensure the Regional Water Supply Plan accounts for estimated quantities and impacts of outside demand for Town water supplies in the future.
- Create comprehensive watershed-based stormwater models to assess infrastructure needs.
  - Utilize the watershed models to identify system weaknesses and analyze proposed modifications to and improvements of system infrastructure.
- Maintain a capital improvement plan, accounting for system needs identified by modeling, improvements to reduce existing flooding, and improvements needed as a result of aging infrastructure.
- Develop a stormwater taskforce with staff and citizens to address stormwater issues.
- Create a permanent funding mechanism for stormwater management.
  - Consider the creation of a stormwater utility.
- Maintain standards and specifications for design and construction of stormwater management infrastructure.
- Consider adoption of more stringent stormwater regulations.
- Actively oversee and inspect construction of new stormwater management infrastructure.
- Reduce stormwater runoff and prevent flooding at existing sites by requiring upgrades with redevelopment or rezoning.
- Encourage improvements to stormwater facilities for existing neighborhoods through BMPs such as bioretention, rain gardens, and rain barrels.
- Enforce Town Code regarding illicit discharges in the stormwater system in an effort to keep storm drains free of debris and operating at maximum capacity.
- Identify new strategies and resources to maintain maximum stormwater system capacity and operations.
- Retain and expand the urban tree canopy to reduce stormwater runoff.
  - Limit clear-cutting and tree removal in the development process.
  - Encourage the retention of existing trees and wooded lots and the planting of additional trees during future development.
    - Create regulations regarding tree preservation and planting in the Zoning and Subdivision Ordinances.
  - Protect existing trees along public streets and trails whenever possible.
- Minimize private sewage facilities to the extent practical.
- Encourage the County to limit development outside the Town limits to large lots unless the developer can connect to the municipal sewage system.
- Restrict improper development in the floodplain through the enforcement of the Floodplain Ordinance.
- Implement Riparian buffers to assist in water infiltration, soil stabilization, and bank restoration along rivers and creeks.
- Cooperate with state and federal agencies in the preservation of wetland areas.
- Identify fragile habitat areas within forested and open land.
- Educate the public in methods of recognizing and protecting fragile habitats.
- Designate fragile habitats and prohibit development within them.

## Open Space

Christiansburg is committed to the creation, preservation, and maintenance of open space including parkland. Open space is generally considered any unimproved area of land set aside for public or private use. Open space may also include active recreational facilities such as playground equipment, multi-purpose fields and swimming pools that are a portion of the overall open space. Additionally, open space may include incidental parking and access roads. While the Department of Parks and Recreation and the Department of Aquatics serve the recreational needs of Town citizens with parks, programs, and facilities, open space is managed publicly and privately by multiple groups. Through development guidelines and strategic investment, the Town can link open spaces to create neighborhood parks in underserved areas.

### **Open Space Goal**

Preserve and expand open space within Town.

#### **Implementation Strategies**

- Require dedicated open space for all new developments and for changes in land use.
- Encourage the addition of open space in neighborhoods where open space is currently limited.
  - Establish an ecological park and passive recreation area near the Historic Cambria District and Crab Creek.
- Interconnect open space areas. **See Transportation chapter.**
- Transform underutilized gray space into open space.
  - Return underutilized parking lots to open space.
- Require and enforce maintenance of open spaces.
- Expand public ownership of open spaces and greenways within the Town.
- Accept and encourage conservation easements within the Town.
- Plan for a trail network to connect public places, recreation areas, and other open spaces. **See Transportation chapter.**

### **Pollution Control**

Preservation of air quality, reduction of noise and light pollution, and litter control are vital to protect the environment and maintain quality of life.

### **Pollution Control Goal**

Preserve and improve air quality. Reduce noise and light pollution. Reduce litter in Town.

#### **Implementation Strategies**

- Enforce regulations to limit vehicle idling.
- Monitor air quality periodically.
  - Acquire appropriate equipment for air quality testing.
- Strengthen regulations in the noise ordinance prohibiting noise pollution.
- Require developments with high noise pollution risk to use noise reduction strategies during construction.
- Require developments with high noise pollution risk to implement permanent noise reduction strategies.
- Develop uniform standards/regulations for outdoor lighting.
- Install low-impact, low-glare street lights for public projects.
  - Consider requiring International Dark-Sky Association Fixture Seal of Approval lighting to minimize glare and reduce light trespass.

- Increase signage prohibiting litter.
- Increase enforcement of laws concerning littering.
- Encourage adopt-a-highway and other litter clean-up programs.
- Create designated pet walking zones with bags and trash cans for clean-up.

## **Parks and Recreation/Aquatics**

Recreation and parks are vital to the health of a community. These programs and places protect watersheds and wildlife habitats, preserve open space, increase property value, and enhance quality of life. The Department of Parks and Recreation and the Department of Aquatics are responsible for the provision of public recreational opportunities in Town. The Department of Parks and Recreation exists to promote and implement leisure programs and services that enhance the quality of life for all ages. The Christiansburg Aquatic Center seeks to provide a state-of-the-art aquatic facility that enhances the health, fitness, recreational, and competitive needs throughout the region and to increase health, water safety, and the aquatic education of Christiansburg citizens and aquatic organizations. Other localities, organizations, and agencies also provide recreational opportunities to Town residents and visitors. There are over 180 acres of land for public recreational enjoyment serving the Town's residents and visitors.

As noted in the proposed FY2013-2014 Budget, the Department of Parks and Recreation will draft and adopt a Parks and Recreation Master Plan. The Master Plan will provide a long-range vision for Christiansburg's recreational parks, facilities, and programs. It will include an inventory of existing facilities, programs, and parks. It will identify future needs to serve the full community and include priorities for budget purposes. It will identify short-term and long-term improvements and include recommendations to create a fully integrated park system. The Master Plan will be a working document requiring regular updates to maintain consistency with the needs of the community.

### **Primary Parks and Recreation/Aquatics Goal**

Provide and maintain diverse, safe, accessible parks, facilities, and recreation programs and promote health and wellness for citizens of all ages according to the Parks and Recreation Master Plan.

#### **Parks and Facilities Map**

#### **Parks**

Six neighborhood parks serve the residents and visitors in addition to a number of other local parks including Kiwanis Park, the skate park, Montgomery County Mid-County Park, and the Montgomery County Coal Mining Heritage Park and Loop Trail. Amenities at neighborhood parks include playground equipment, athletic fields, basketball courts, horseshoe pits, trails, and picnic areas. Several undeveloped vacant parcels are flagged for future park development including approximately 60 acres along Route 114 (Peppers Ferry Road NW). The needs of the full community regarding future park space must be considered in the development of the Parks and Recreation Master Plan.

### **Primary Parks Goal**

Implement the Parks and Recreation Master Plan to guide the growth of the park system. Increase the number and diversity (location and type) of parks within and near Town. Create multi-modal connections between parks within the system. Enhance existing parks through regular maintenance and improvements.

#### **Implementation Strategies**

- Ensure new park space is designed for safety and accessibility.
- Inventory existing park space to ensure safety and accessibility.
- Develop a dog park.
  - Include water access, separate areas for large and small dogs, benches, and waste cleanup.
- Develop a large central park for general use as well as events and festivals.
- Develop additional park space to serve specific neighborhoods based on an inventory of existing parks.
- Create park space along the 460 Bypass corridor and along Crab Creek.
- Construct outdoor amphitheaters and/or other appropriate venues for large-scale cultural events.
- Construct picnic shelters for community use at parks and facilities.
- Analyze development applications for park space.
- Require dedication of private land for public open space and park space and create incentives for increased dedication. **See Environment Strategies.**
  - Consider density bonuses for planned developments.
  - Utilize publicly dedicated land for passive and active recreation.
- Prepare a comprehensive strategy for developing and promoting community parks throughout the Town.
- Continue to promote the Huckleberry Trail and coordinate regionally for future extension of the Trail. **See also Transportation.**
- Connect public sites including recreation centers and neighborhood parks through the use of bicycle and pedestrian facilities.
  - Connect Rosa Peters Playground with the Depot Park and the Aquatic Center.
  - Connect the future park along 114 with the rest of the Town.
- Create consistent design standards for public parks and facilities.
  - Include signage, landscaping, lighting, benches, shelters, and restrooms in these design standards.
- Create maintenance standards for parks including landscaping, upkeep of trails, and equipment.
  - Ensure maintenance standards are upheld using cost-effective and environmentally sound measures.

## **Facilities**

Christiansburg and its partners operate a variety of facilities which offer both indoor and outdoor recreational opportunities. Indoor facilities include the Christiansburg Recreation Center, the Christiansburg Aquatic Center, the Senior Citizens Center which is housed inside the Recreation Center, and the National Guard Armory which is utilized for programs and classes. The Christiansburg Recreation Center, located at 1600 North Franklin Street, houses the Department of Parks and Recreation and the Senior Citizens Center as well as athletic courts, an indoor track, fitness rooms, a weight room, multiple meeting and multi-purpose rooms. The Christiansburg Aquatic Center, located at 595 North Franklin Street, houses the Department of Aquatics as well as a leisure pool, competition pool with diving boards, therapy pool, locker rooms, wet classrooms, observation deck, fitness areas, and multi-purpose rooms. The Christiansburg Aquatic Center is home to the Virginia Tech Men's and Women's Swimming and Diving teams and the Christiansburg High School Blue Demon Swimming and Diving teams.

Outdoor facilities serving Christiansburg include multi-purpose fields and playground equipment at the public schools, neighborhood parks, multi-purpose field with walking loop trail at Depot Park, baseball fields, multi-purpose fields, and a walking track at Harkrader Sports Complex, multi-purpose fields and equipment at Kiwanis Park, the Skate Park adjacent to the Aquatic Center, the Huckleberry Trail, the multi-use mountain biking Coal Mining Loop Trail, the College Street Downtown Trail, and US Bike Route 76 (as mentioned in the Transportation chapter). In addition, private recreational facilities serving the Town include the Meadows Golf and Country Club, 118 acres owned by the Izaak Walton League of America, the Ridgewood Swim Club, Crimper's Climbing Gym, and the Rosa L. Peters Playground.

Other regional recreational facilities serving Christiansburg include the Jefferson National Forest with Pandapas Pond and Cascades Waterfall, the Appalachian National Scenic Trail, the Blue Ridge Parkway, Claytor Lake State Park, and the New River with the New River Trail State Park.

### **Primary Facilities Goal**

Implement the Parks and Recreation Master Plan to guide the development of recreation facilities. Update and maintain existing recreation facilities and provide new recreational facilities sufficient to meet the needs of the full community.

#### **Implementation Strategies**

- Continue to maintain and update equipment as needed at the Christiansburg Recreation Center.
- Continue to maintain and update equipment as needed at the Christiansburg Aquatic Center.
- Encourage development of on-site recreational facilities within new residential developments appropriate to the needs of the residents.
- Accept proffers for off-site recreation construction and expansion from developers.
- Encourage location of compatible small-scale cultural, recreation and entertainment facilities in or near the Town limits.
- Identify locations and/or develop social centers for events and meeting places within the Town.
- Identify locations within the Town that are appropriate for elderly social gatherings.
- Encourage more open use of community centers for social needs of the community.
- Encourage development of softball fields and rectangular multi-purpose fields for football and soccer.
- Ensure indoor and outdoor facilities are aesthetically pleasing and maintained for residents and visitors.

### **Programs and Activities**

The Town operates a variety of recreational programs and activities to accommodate the needs of the full community. These programs and activities are held at facilities throughout Town including the Recreation Center, Aquatic Center, National Guard Armory, and the public schools. Parks and Recreation Department programs include youth athletics and community programs, adult athletics and community programs, special interest programs, senior programs, and special population programs. Youth and adult athletic programs include t-ball, softball,

baseball, volleyball, football, basketball, cheerleading, and wiffleball. Community programs include tumbling and gymnastics, art, zumba, martial arts, horsemanship, and aerobics. Special interest programs include dog obedience classes, body fat testing, blood drives, book swaps, and homebuyer education classes. Senior and special population programs include basket weaving, blood pressure screenings, pickleball, photography, nutrition, and bingo. Aquatics Department programs include swimming and water safety, water fitness, lifeguard training, scuba diving, and birthday parties. Christiansburg is also served by neighboring jurisdictions and private organizations offering recreational programs and activities.

Large-scale indoor and outdoor programs also boost tourism and economic development in the community. According to the Virginia Department of Conservation and Recreation (DCR) 2007 Virginia Outdoors Plan, communities can attract investment and boost tourism through recreation, tourism, and conservation of open space. Attracting and marketing local, state, and national events increases visitors' support of local businesses and builds local tourism.

### **Primary Programs and Activities Goal**

Implement the Parks and Recreation Master Plan to guide the development of recreational programs and activities. Maintain existing programs and activities and provide new programs and activities sufficient to meet the needs of the full community.

#### **Implementation Strategies**

- Increase the number of evening activities and events to accommodate families.
- Increase the diversity of cultural activities in Town.
- Increase communication of events to citizens through creation of a community events calendar.
- Coordinate with neighboring jurisdictions to ensure complementary programs and facilities, avoid duplication, and discourage conflicting or overlapping events.
- Provide adequate and accessible programs for our aging population.
- Provide adequate and accessible programs for the physically handicapped.
- Work with the local schools to develop youth programs and activities.
- Continue to attract local, state, and national athletic and aquatic events to the community to further develop tourism and increase economic impact.

**Virginia Municipal League  
2013 Policy Committee Meeting Schedule  
July 25, 2013  
Greater Richmond Convention Center**

**9:30 a.m. to 12:30 p.m.**

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Community & Economic Development	Room E11-b
Environmental Quality	Room E11-a
Human Development & Education	Room E11-c
Breakout session for members not attending a morning committee meeting*	Room TBA

**12:30 - 1:10 p.m.**

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Lunch for all policy committee attendees	Room E10-cd
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**1:15 – 4:15 p.m.**

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General Laws	Room E11-c
Finance	Room E11-b
Transportation	Room E11-a
Breakout session for members not attending an afternoon committee meeting*	Room TBA

\*This breakout session (new this year) gives members who 1) carpool with colleagues whose meeting times are opposite theirs, or 2) wants to come early or stay after their own committee meeting the opportunity to participate in an educational session in addition to attending their own policy committee meeting. The session topic will be announced soon.

The Greater Richmond Convention Center is located on Broad Street between 3 <sup>rd</sup> and 5 <sup>th</sup> Streets. The Center's parking deck is located at 301 N. 3 <sup>rd</sup> Street (3 <sup>rd</sup> and Marshall Streets). Our meeting rooms are on the Exhibit Hall level (first floor of the center), just across Marshall Street from the parking deck.
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Appalachian Power  
PO Box 2021  
Roanoke, VA 24022-2121

Charles Patton  
President & COO  
crpatton@aep.com



April 1, 2013

Mr. Jim Guynn Jr.  
Town Attorney  
Town of Christiansburg  
c/o Guynn, Mesmmer & Dillon  
415 South College Avenue  
Salem, VA 24153

Dear Mr. Guynn:

As we settle into 2013, I'd like to offer an update on what you can expect from Appalachian Power this year. The most important piece of information you need to know is that our Virginia rates have changed little since mid-2012 and we expect them to remain stable this year.

There are several reasons that rates are expected to remain relatively flat in the near term. Chief among them is the fact that Gov. Bob McDonnell signed a bill that pushed Appalachian Power's required biennial base rate review from this year to next. We supported this bill, largely because it affords Appalachian time to complete some of the activities I'll detail below before regulators review our rate structure. This should help provide a more accurate regulatory review.

Our ability to keep rates stable is also due to a strategic initiative in which we examined all of our processes and procedures throughout the company to squeeze out costs and operate more efficiently. This process will continue this year. While we strongly believe that we must effectively invest in the business as part of providing reliable service to our customers, we also recognize that customers are facing challenging economic times of their own.

There are other steps we're taking this year that focus on reliability and rate stability in the future:

- We are very excited about a vegetation management pilot program that the Virginia State Corporation Commission recently approved. This four-year cycle-trimming program is expected to demonstrate improved efficiency and reliability, and we expect to learn things that will translate into improved savings and customer satisfaction in the future.
- We will continue the process of closing our older, smaller coal-fired generating units at four plants as announced in 2011. These plants, which include units in Giles and Russell counties, run only a few days a year and by spring 2015 will fully close.
- We plan to replace that lost generating capacity through two major initiatives:
  - First, we plan to convert two units of the Clinch River Plant in Russell County from coal-burning to natural gas-burning. This will further enhance our fuel diversity and provide a low-cost solution for adding much-needed capacity.

(continued)

- Second, we are seeking regulatory approval to transfer to Appalachian some Ohio Power generation located in West Virginia. These generating units are fully compliant with all EPA emissions requirements. We have purchased power from these plants for many years, so in effect, this transfer allows us to move from being a renter to an owner.

The transfer is not expected to have a significant impact on rates. It is the least cost, least risk option to meet our power generation needs

In sum, in 2013 we are looking forward to completing many projects that have been in the works for some time, all in an effort to provide more reliable service to you now and in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles Patton". The signature is written in a cursive, flowing style with a large initial "C".

# Aquatic Center Revenue Report

## March 1-31 2013

<b>Days of Operation</b>	24
Facility Closed for Meets	6
Holiday Closings	1
Meets Held (without Facility Closure)	1

## Memberships

Non-Resident Membership	71
Resident Membership	40
Total Memberships	111

## Attendance

Daily Resident Pass	1,366
Daily Non-Resident Pass	590
Dry Pass	349
Member Scan	2,677
Programs, Rentals	2,107
Total Attendance	7,089
Daily Average	295

## Revenue

Facility Revenue	\$3,683
Daily Admission	7,616
Program Revenue	10,546
Retail Revenue	559
Food Concessions	186
Membership Revenue	7,593
Gift Certificates	-
Competitive Meet Revenue	24,446
Refund	-
Over/Short	-
Total Revenue	\$54,629

<b>Birthday Parties</b>	29
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# Christiansburg Aquatic Center



## Monthly Report: March 2013

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### **Terry Caldwell, Director**

- Meeting with RU students in regards to skate park competition which will be held Saturday, April 27<sup>th</sup>
- Advisory Board meeting preparation.
- Tourism Strategic Planning meeting.
- Meeting with HR department employees concerning hiring process.
- Capital budget preparation.
- Meeting with RU Marketing intern, results of swim meet survey have been compiled and will be used for marketing information as needed.
- 10,000 CAC brochures have been mailed to the following welcome centers in cooperation with Virginia Tourism, Bristol (181N), Clear Brook (181S), Covington (164E) and Lambsburg (177N).
- Discussion with Public Works in relation to the placement of outdoor restroom at the skate park.
- Continue review and implementation of safety committee accident/incident reporting.

## **Allison Zuchowski, Aquatic Services Manager**

- Facilitated Lifeguard Instructor training
- Revised the lifeguard evaluation
- Created a new hire lifeguard orientation program

The CAC hosted three meets which the entire staff, helped in many aspects during these meets.



## **Ethen Phillips, Aquatic Supervisor**

- Set-up and worked Age Group swim meet, NCAA DIVING, (used scissor lift to hang NCAA signs), Eastern Zone Sectionals.
- Assisted with Lifeguard Training and re-cert class.
- Performed lifeguard duties for open shifts.
- Teamed up with Stephanie to design a lifeguard schedule to accommodate foreseen breaks.

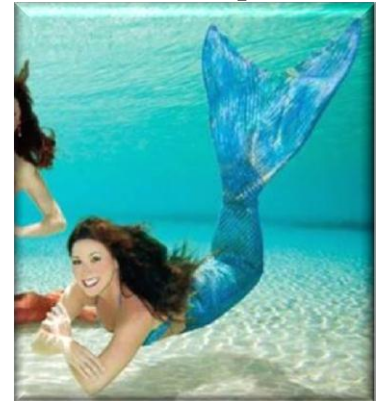
## Melissa Callahan, Facility Coordinator

Prior Membership Monthly reports have been distributed by current, renewing memberships. This report and future reports will reflect the memberships sold in the month of March.

- Total Membership Sold: **111**
  - Resident: **40**
  - Non Resident: **71**
- Attendance:
  - Daily Resident Passes: **1,366**
  - Daily Non-Resident Passes: **590**
  - Dry Passes: **349**
  - Member's Scanned: **2,677**

We have had a busy month with lots of swim meet but were still able to work on the following:

- Still learning the ropes here at the CAC
- Started booking all the birthday parties. We have increased the Not Your Average Tuna Party to \$180.00 and started planning for the Whale of a Tale Party for \$250.00 which we hope to start in May.
- Had **29** birthday parties in March.
- Had 4 room rentals in March.
- Still working with *Little Sinks*. In March we sold 6 towels at the front desk. The front desk staff is having a contest to see how many towels they can sell in the month of April.
- Had meeting with both front desk staff and party host.
- Assisted cleaning staff during swim meets.
- Goals for April
  - 1) Evaluate Party Host and Front Desk staff.
  - 2) Train new staff: Amanda Grove (front desk) , Camille Beck (Party Host) and Sarah Cupp (Party Host)
  - 3) Hire more staff for the summer
  - 4) Organize and promote to OBGYN offices upcoming aquatic prenatal class “h20 for 2”.
  - 5) Put new birthday party concept into effect.
    - a. Update flyers
    - b. Have a mermaid's first day out event to promote the “Whale of a Tale” birthday parties.
    - c. Put out pizza bids for birthday parties
  - 6) Help with planning Family Fun Night! So far we have 2 food vendors, Texas Roadhouse and Hethwood Market.



## Lauren Woodcock, Program Supervisor

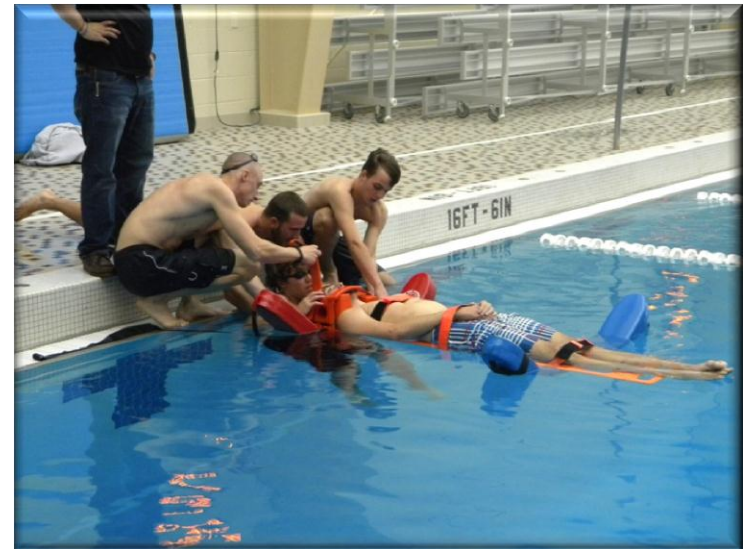
- Swim Gym 20
- Ai Chi 1+passes
- Morning Fit 2+passes
- Warm Water Workout 11+passes
- Aqua Boot Camp 4+passes
- Aqua Zumba 4+passes
- Private lessons 7 unique members (16 uses)
- Water fitness passes 25 unique members (109 uses)
- **Total participants for February 74(167)**

### March Events

- LGT class March 28-30
- LGT recert 28 & 29
- March 2<sup>nd</sup> last day of LTS Winter Session 2 (Sat am classes)
- March 28<sup>th</sup> last day of LTS Winter Session 3
- March 16<sup>th</sup> registration for LTS Spring Session 1
- March 28<sup>th</sup> registration for LTS Spring Session 2
- Updated big screen slides
- Brochure to printer-proof received

### Upcoming April Events

- Summer brochure distributed
- LGT class April 26-28
- AEA certification coming to the CAC
- AFO certification coming to the CAC
- LTS classes begin April 6



## **Bill Beecher, Competitive Coordinator**

- Setup and hosted Virginia Age Group Championship- 650 swimmers and 1,000 spectators
- Setup and hosted the NCAA Zone “A” Diving Meet – 90 divers, 200 spectators
- Setup and hosted the Eastern Zone Southern Sectional Meet – 1,200 swimmers and 1,000 spectators
- Coached Masters

## **Wayne Hunter, Maintenance Superintendent**

- Installed soc duct on P A C unit #1
- Repaired lights comp pool
- Repaired support hanger soc duct leisure pool
- Backwashed added chemicals comp pool
- Changed air filters
- Exterminator here
- Rebuilt comp pool pumps #1 & #2
- Installed motors on comp pool pumps #1 & #2
- Installed curtain for Virginia tech
- Rewire boiler fan motors
- Repaired broken tiles pool deck
- Repaired fan motor on P A C unit #1

