

Town of Christiansburg Planning Commission

100 East Main Street
Christiansburg, Virginia 24073-3029
Telephone: (540) 382-6128
Fax: (540) 382-7338
March 20, 2013

Planning Commission

To all concerned parties:

Chairperson

Craig Moore

Vice-Chairperson

Joe Powers

Secretary ^{Non-Voting}

Nichole Hair

Other Members

Ann H. Carter

Harry Collins

M. H. Dorsett, AICP

David Franusich

Jonathan Hedrick

Steve Huppert

Ashley Parsons

Jennifer D. Sowers

Notice is hereby given that the Christiansburg Planning Commission will be meeting in the Christiansburg Town Hall located at 100 E. Main Street, Christiansburg, Virginia on **Monday, March 25, 2013 at 7:00 p.m.** for the purpose of allowing the full Commission to review the following:

- 1) Public comments – 5 minute limit per citizen.
- 2) Approval of Planning Commission Minutes from March 11, 2013 meeting.
- 3) Planning Commission Public Hearing 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.
- 4) Planning Commission Public Hearing 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 property is scheduled as Business in the Future Land Use Map of the Christiansburg Comprehensive Plan.

Planning Director

Nichole Hair

- 5) Work Session – Comprehensive Plan.

- 6) Other business.

Town Manager

Barry Helms

The next regular Planning Commission meeting date is Monday, April 8, 2013 at 7:00 p.m.

Town Attorney

Gynn, Memmer, &
Dillon, P.C.

For a description of the preceding reviews or to view the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map contact the Planning Department in the Christiansburg Town Hall, 100 East Main Street, Christiansburg, VA 24073-3029 during normal office hours of 8:00 a.m. - 5:00 p.m. Monday through Friday. Written comments may be sent to the preceding address; please allow adequate mailing time.

Sincerely,



Nichole Hair, Secretary
Christiansburg Planning Commission

NLH: nlh

|

**Christiansburg Planning Commission
Minutes of March 11, 2013**

Present: Ann H. Carter
Harry Collins
M. H. Dorsett, AICP
David Franusich
Jonathan Hedrick
Steve Huppert
Craig Moore, Chairperson
Ashley Parsons
Joe Powers, Vice-Chairperson
Nichole Hair, Secretary ^{Non-Voting}

Absent: Jennifer D. Sowers

Staff/Visitors: Kali Casper, staff
Missy Martin, staff
Cindy Disney, Montgomery County Planning Commission Liaison
Two Virginia Tech students

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. No public comments were made. Chairperson Moore closed the floor for public comment.

Approval of meeting minutes for February 25, 2013.

Chairperson Moore introduced the discussion. Commissioner Parsons made a motion to approve the February 25, 2013 Planning Commission meeting minutes. Commissioner Carter seconded the motion which passed 7-0, with Commissioner Collins abstaining.

Review of sidewalk requirements in B-3.

Chairperson Moore opened the discussion. Ms. Hair noted she edited the draft to include all business zoned districts. The sidewalk requirement for the area on Cambria Street near the Huckleberry Trail extension was brought to Ms. Hair's attention by administration. Ms. Hair stated the properties were zoned B-1 and B-3. Ms. Hair explained the draft ordinance would allow for trails in lieu of sidewalks for the business zoned districts at the Town Manager's discretion. She added the specific location is the area from the corner of Cambria Street and Providence Blvd, which is zoned B-1, and from Cub Circle to the rear of the Recreation Center, which is zoned B-3. Commissioner Powers asked for location on the map and Ms. Casper verified location.

Review of sidewalk requirements in B-3 – (continued).

Ms. Hair indicated there is an existing trail system at 1690 Forelmont Street which goes to the Recreation Center. She stated the ordinance is under consideration to make it more agreeable to the land owner and for the aesthetics so there is not a trail and sidewalk on the same property. Ms. Hair added the mixed use and residential districts have the option of trails or sidewalks so it would carry over nicely into the business districts. Ms. Hair stated the Development Subcommittee met last month to discuss it and seemed agreeable with it. Ms. Hair has drafted a proposed ordinance that will go to public hearing at the next meeting. She wanted to bring it to the Commissioners for discussion and to consider changes.

Commissioner Franusich asked if the only changes made were to allow for a multi-use trail. Ms. Hair responded yes in lieu of sidewalks, 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. She noted the same wording was used in MU-1 and MU-2 and is being added to B-1, B-2, and B-3. Chairperson Moore asked if there was concern a trail would be put in between sidewalks on both sides because it was cheaper. Ms. Hair responded the wording requires the Town Manager's approval as he already decides on sidewalks based on consistency. She advised if there were sidewalks on both sides, the Town Manager would likely require sidewalks and curb and gutter. Chairperson Moore asked Planning Commission if they are agreeable to the Town Manager making the decision as he currently does for other districts. Ms. Hair explained the Town Manager makes the decisions now relating to the specifics of the sidewalk. Chairperson Moore asked if there were sidewalks on both sides if the Town Manager would generally require sidewalks. Ms. Hair responded yes. Chairperson Moore clarified with the other Commissioners that there is an expectation on connecting sidewalks in that situation.

Commissioner Hedrick stated it seemed too broad for a specific purpose and would like specific locations be presented to the Planning Commission before Town Manager approval. He questioned if trails would be appropriate in locations such as Wal-Mart and downtown businesses. Commissioner Powers questioned whether trails are appropriate in the B-2 Central Business District even if they are appropriate in the B-1 and B-3 Districts. Commissioner Powers suggested advertising the draft ordinance as is and changes can be made with the public hearing. Ms. Hair indicated yes and she will get more clarification from Barry or possibly have the Engineering Department speak about the trail extension.

Commissioner Franusich commented it may not be appropriate for the Central Business District. He added he cannot think of a place where there are not sidewalks in the Central Business District or a place where there is space for a trail. Commissioner Dorsett arrived at 7:07 p.m. Commissioner Dorsett replied a trail could be brought down College Street and have a rear entrance to the trail system. She advised a survey had been completed by Montgomery County when a trail system was being developed and it was recommended College Street be tied in with trails.

Review of sidewalk requirements in B-3 – (continued).

Commissioner Franusich asked if Commissioner Dorsett was referring to the library side of College Street and indicated only one small portion was zoned Central Business. Commissioner Dorsett asked if all of College Street was in the Central Business District. She indicated the sidewalks needed to be widened for accessibility due to the planters. Commissioner Franusich responded sidewalks are a necessity downtown but that a trail does not make sense.

Chairperson Moore stated the ordinance will be left as is and advertised for the public hearing. After the public hearing the Planning Commission will vote on a recommendation to Town Council. He added there will be further discussion and expressed appreciation for the Development Subcommittee and the staff.

Commissioner Dorsett asked if all of B-2 is Central Business. Ms. Hair responded yes. Commissioner Dorsett stated Cambria is Central Business and has few sidewalks. Ms. Hair noted Cambria is zoned B-3.

Ms. Hair reviewed the discussion regarding the Huckleberry Trail extension and consideration of trails for business districts. She added that the main issue is having an existing trail and also requiring the landowner to give property for a sidewalk. Chairperson Moore asked who would be responsible for snow removal and maintenance. Ms. Hair said the Town would be responsible since they maintained the Huckleberry now.

Commissioner Franusich asked for confirmation that the developer pays for sidewalks in any new development. He asked who is responsible for the upkeep of sidewalks. Ms. Hair answered the homeowners would be responsible for snow removal and keeping them unobstructed and the Town usually repairs or replaces sidewalks. Chairperson Moore stated the developer would be responsible for their trail system and it would tie into the Huckleberry. Ms. Hair indicated yes.

Commissioner Dorsett asked about the trail extension from the Recreation Center to downtown area. Ms. Hair answered there is a proposed connection all the way to the High School. She noted that is as far as it goes at this point but they are looking at other options. Ms. Hair added there is sidewalk on one side of N. Franklin Street which provides a natural tie to walking downtown. Commissioner Franusich added to make sure that sidewalks be continued from adjoining properties.

Work Session – Comprehensive Plan

Chairperson Moore opened the discussion. Commissioner Dorsett made a motion to go into work session regarding the Comprehensive Plan. Commissioner Parsons seconded the motion which passed 9-0.

Commissioner Carter made a motion to close the work session. Commissioner Hedrick seconded the motion. Chairperson Moore asked for further discussion.

Work Session – Comprehensive Plan – (continued).

Commissioner Dorsett asked if the draft Government chapter of the Comprehensive Plan has been emailed to the Commissioners. Ms. Casper indicated no. Commissioner Dorsett asked Planning Commission to review the draft and send comments to Ms. Casper. Ms. Hair stated if the Commissioners cannot open PDFs to please let the staff know.

With no further discussion, Chairperson Moore called for the vote to close work session. The motion passed 9-0.

Other Business

Chairperson Moore introduced other business. Chairperson Moore asked Ms. Hair for other business and she replied she had no other business for discussion.

Commissioner Huppert explained the Town's purchase of land was the biggest thing he has been involved with as a Councilman during his 10 years. He commented in January, the Town Council considered purchasing some property for a Town Park. Commissioner Powers noted the Town does not have a municipal park. Commissioner Huppert stated the Town purchased approximately 67 acres off of Route 114 behind Merchant's Tire. He added two or three weeks ago the Town purchased this property for \$2.5 million with the money coming from reserves. Commissioner Huppert added the Town is considering a series of different parks, green areas, and multipurpose fields that will be constructed over a period of time. He noted the convenience on how close the land was to the Huckleberry Trail. Commissioner Collins stated 67 acres was a lot of land for a park. Commissioner Huppert responded soccer fields and dog parks have been discussed. He also referred to a soccer complex in Martinsville which is very popular and brings a lot of tournaments. Mr. Huppert added the Town has restaurants and hotels for accommodation of these tournaments. Commissioner Dorsett asked if this was the property that backs up to Cambria Crossing and it is a nice piece of property. She stated comments from Comprehensive Plan surveys said the Town needed parks, playgrounds, picnic areas, dog parks but did not bring up ball fields. Commissioner Dorsett advised Commissioner Huppert to think of this during the planning process. Ms. Hair added the Parks and Recreation has contracted with the PDC to develop the Recreation Master Plan and Brad Epperly really wants to move forward with the plan and she is sure the design and development will come through that process. Commissioner Fransich asked if the Master Plan will come through the Planning Commission. Ms. Hair replied no but is sure it would have to be approved through a public process and if she gets a copy she will share with the Commissioners. Commissioner Dorsett stated the plan would have to come to the Planning Commission because the Town cannot build anything unless it's included in the Capital budget. She also stated the plan should be included in the Recreation chapter of the Comprehensive Plan.

Other Business – (continued).

Commissioner Huppert discussed the progress on Depot Park. He stated the Town was hoping to get an arrangement worked out with Rosa Peters tied in but it does not look like that will work at this time. He added the Town has graded off the field and the field will be ready by this fall and the playground equipment is being upgraded. The Town is also working on a trail, which is $\frac{3}{4}$ completed. Commissioner Huppert stated the only problem is Kroger will be expanding so he is not sure how much land they will be using. He added in the spring, the Town crews will clean up the brush around the park to tie in the skate park and the Aquatic Center. Commissioner Collins added he thought the park was a great idea and how he has to take his grandson to Blacksburg now to enjoy a park. Commissioner Hedrick added living across the street from the property the Town has purchased will be a nice atmosphere to be a part of. Commissioner Huppert added the Depot Park has a small parking area that will be redone and will double the parking spaces and the Town will also install a major light.

Commissioner Powers asked if any information can be provided on the Recreation Master Plan. Ms. Hair replied there is no information available at this point. Ms. Hair stated the PDC sends out requests for projects to all localities and she had suggested to the Town Manager about some of the plans for the Master Plan at the Recreation Center and for the Cemetery. She added Mr. Brad Epperly met with Kevin Byrd and will be obtaining a contract. Ms. Hair said once the plan has started she can give the Commissioners more information. Commissioner Powers added that he would be interested to see if the Plan will include bikeways and walkways and will the plan tie into all the different parks. Ms. Hair stated she is not sure what will be included but once the Planning Commission reviews the Parks and Recreation chapter they could invite Mr. Epperly to discuss these items. Commissioner Powers stated the Town seems to be developing things along the Huckleberry Trail and added that other citizens are not convenient to these locations.

Commissioner Dorsett asked if the Town will be purchasing the vacant lot that citizens have been using for a sandlot baseball field in Cambria section off of Murray Street. Commissioner Huppert said not at this time.

Chairperson Moore asked if any other business needed discussing.

There being no more business Chairperson Moore adjourned the meeting at 7:36 p.m.

Craig Moore, Chairperson

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, B-2 CENTRAL 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.** 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 XI. CENTRAL BUSINESS DISTRICT B-2

Sec. 30-98. Frontage, yards and height.

There shall be no minimum frontage, side yard setback, or rear yard regulations except that no building or structure shall be located closer than ten feet to the boundary of a Residential District. However, no building or structure shall be located within any easement or right-of-way. Additionally, gas station pump island locations shall comply with Virginia Department of Transportation setbacks. There shall be no height regulation with the exception that structures greater than 70 feet shall require Conditional Use Permit approval. Town water tanks shall be exempt from the Conditional Use Permit requirement.

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.** 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, § 30-76; Ord. of 6-20-89; Ord. of 6-2-98; Ord. 2004-4 of 9-7-04, § 30-76; Ord. 2012-6 of 6-19-12)

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.** 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 xx, 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

**AN ORDINANCE AMENDING CHAPTER 30 “ZONING” OF THE
CHRISTIANSBURG TOWN CODE IN REGARDS TO SIDEWALK
REQUIREMENT IN THE B-1 LIMITED BUSINESS, B-2 CENTRAL BUSINESS
AND B-3 GENERAL BUSINESS DISTRICTS**

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ARTICLE XI. CENTRAL BUSINESS DISTRICT B-2

Sec. 30-98. Frontage, yards and height.

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(Code 1972, § 30-76; Ord. of 6-20-89; Ord. of 6-2-98; Ord. 2004-4 of 9-7-04, § 30-76; Ord. 2012-6 of 6-19-12)

ARTICLE XII. GENERAL BUSINESS DISTRICT B-3

Sec. 30-103. Frontage and yards.

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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 xx, 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 *pgl*

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

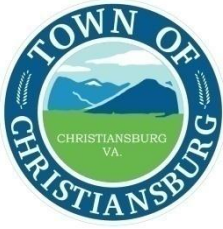
Date: _____

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
GUYNN, 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.

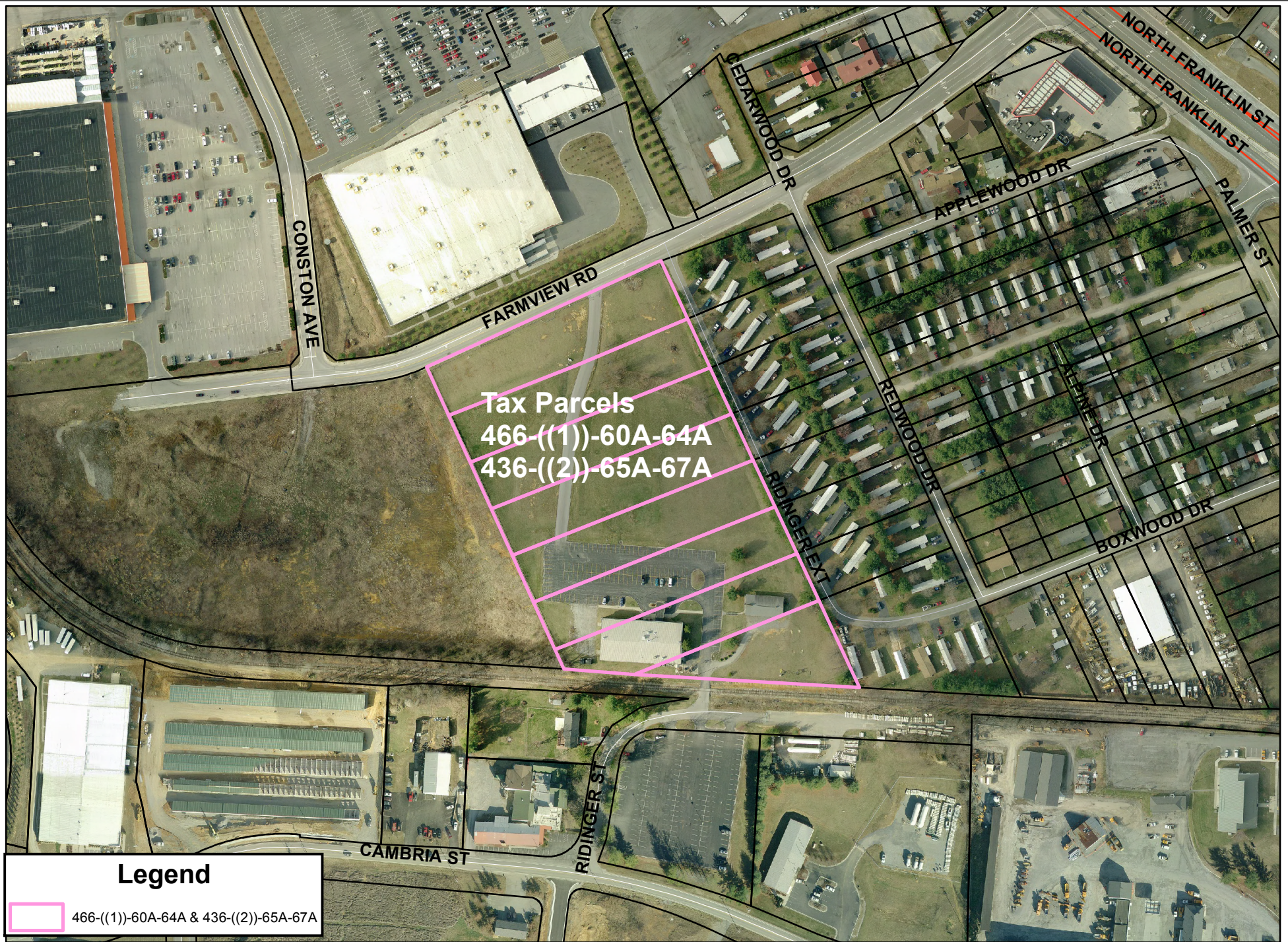
Application Type: Rezoning Request – I-2 General Industrial to B-3 General Business

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.



Legend

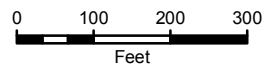


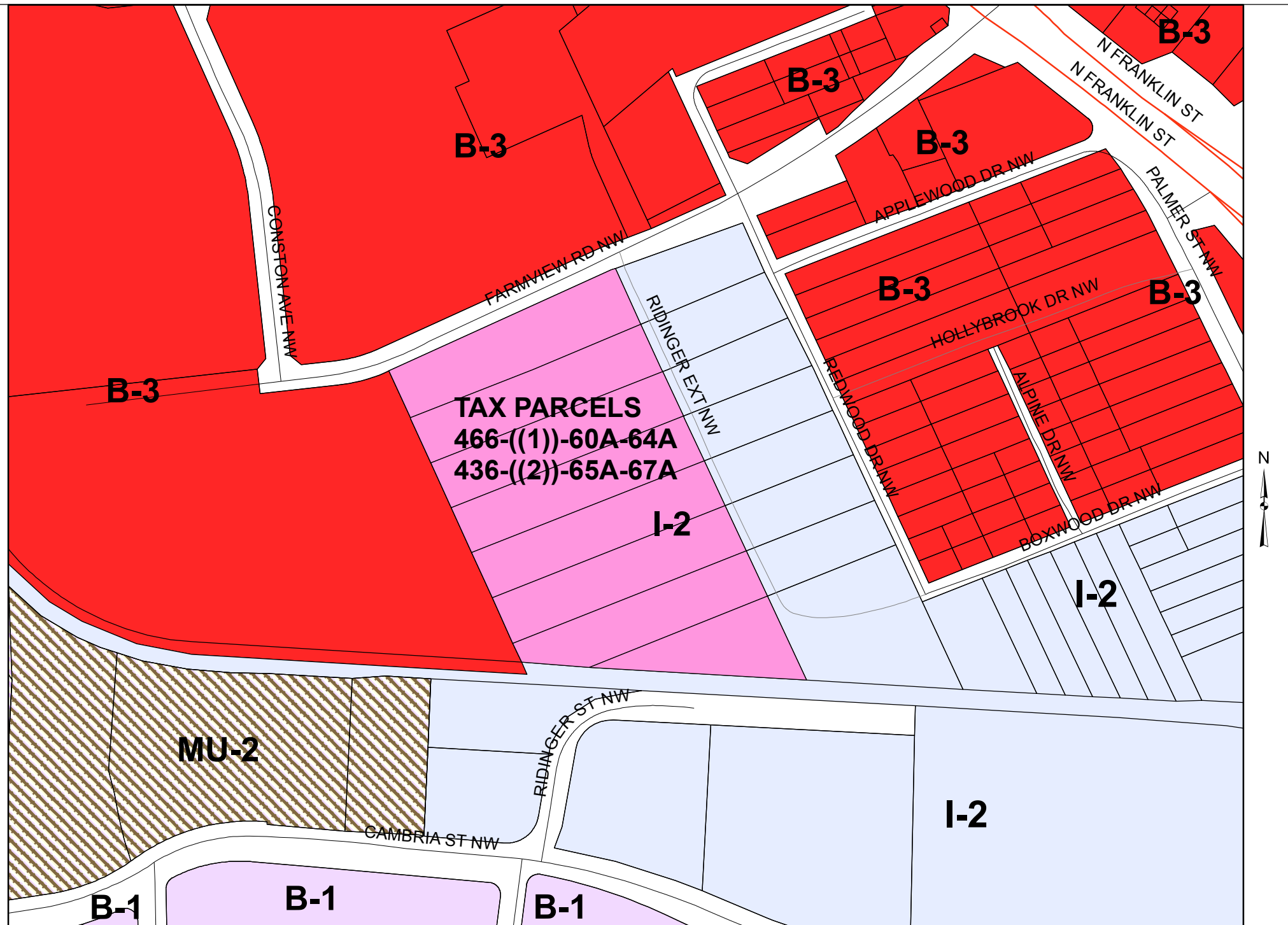
466-((1))-60A-64A & 436-((2))-65A-67A

REZONING REQUEST: 115 FARMVIEW ROAD NW

PC: MARCH 25, 2013

TC: APRIL 16, 2013

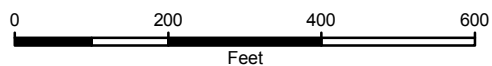




REZONING REQUEST: 115 FARMVIEW ROAD NW

PC: MARCH 25, 2013

TC: APRIL 16, 2013



REZONING: 115 Farmview Road NW

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

Infrastructure services are provided to preserve and enhance the quality of life for Christiansburg's residents and visitors. Ensuring that these services are phased with development is a vital component of the planning process. Furthermore, new growth places an increased burden on existing infrastructure services creating a need for additional maintenance and improvements. Planning these activities in conjunction with system growth helps maintain a high level of service and reliability while protecting public health, safety, welfare, and the environment.

Primary Infrastructure Services Goal

Protect public health, safety, welfare, and the environment, while providing high quality, well-coordinated and cost effective infrastructure services.

Potable Water Services

Christiansburg's potable water infrastructure is used to supply drinking water to its customers and provide fire protection to most service areas. The Town provides this service in order to support public health and safety.

The Town purchases potable water from the Blacksburg-Christiansburg-VPI Water Authority (Authority). The Authority draws water from the New River and filters and disinfects the water at its filtration plant located west of Christiansburg along Peppers Ferry Road (Route 114). The Town's transmission mains, distribution mains, pump stations, and water storage facilities are interconnected with and operate in concert with the Authority's facilities. Current capacity for the Authority is 12.4 million gallons per day (mgd) and average daily production is 6.5 mgd (January 2013).

Christiansburg, in collaboration with the Town of Blacksburg (including Virginia Tech), developed a Regional Water Supply Plan in 2011 as mandated by the State. The Plan details existing water resource and use information, existing related resource information, projected water demand, water demand management, drought response and contingency plan, and a statement of needs and alternatives. In addition, Town Council adopted this drought response and contingency plan as Chapter 29, Article VIII of the Town Code entitled Water Conservation.

Christiansburg's facilities are operated and maintained by the Town's Public Works Department. A licensed waterworks operator, employed by the Town, oversees these operations ensuring compliance with Virginia's laws and regulations. As the water infrastructure ages, the Town's maintenance and replacement activities are increasingly important. The Town's Engineering and Public Works Departments create and update a capital improvement plan each year. This plan identifies and prioritizes projects that are needed to maintain the existing system and support future growth.

Water system growth generally occurs as a part of the land development process or to enable future land development. Water projects constructed as part of the land development process are typically planned, designed, and constructed by privately owned builders and developers with oversight from the Town. The capital improvement plan identifies and plans for public water

projects allowing future land development. In order to maintain water system continuity and integrity, the Town must maintain written standards for system growth and actively oversee and inspect new infrastructure constructed by private developers. New development projects should connect to the Town's water infrastructure when available.

Potable Water Services Goal

Operate and maintain existing water infrastructure to provide a high level of service and reliability. Improve and replace existing water infrastructure according to an adopted and updated capital improvement plan. Extend water infrastructure to enable future development without compromising the level of service and reliability of existing infrastructure.

Implementation Strategies

- Maintain a comprehensive water system model.
 - Utilize the water system model to identify system weaknesses and analyze proposed modifications to and expansion of water infrastructure.
 - Utilize the water system model to analyze fire protection capabilities and identify areas where improvements are needed.
- Maintain a capital improvement plan, accounting for system needs identified by modeling, improvements needed to enable development, and improvements needed as a result of aging infrastructure.
- Continue to support the Authority and its efforts to produce and deliver high quality drinking water to its members.
- Protect all watersheds within the Town's corporate limits, recognizing that they are the ultimate source of drinking water for Christiansburg and other downstream public water systems.
- Protect the quality and reliability of the regional water supply system.
- Maintain standards and specifications for design and construction of water infrastructure.
- Actively oversee and inspect construction of new water infrastructure.
- Examine the water utility rate structure to ensure the cost of provision is fairly distributed to all users.

Sanitary Sewer Services

Christiansburg's sanitary sewer infrastructure is used to collect, convey, treat, and release wastewater from its customers. The Town provides this service as a result of unsuitable soils for septic systems and in order to support public health.

The majority of the Town's sewage collection systems collects and conveys sewage by gravity. Some areas, however, are not tributary to the wastewater treatment plant and require pumping to the primary gravity system. The primary gravity system delivers sewage to Christiansburg's wastewater treatment plant located west of Christiansburg along Crab Creek Road. Current capacity for the treatment plant is 6.0 mgd and average daily inflow is approximately 2.1 mgd.

Christiansburg's facilities are operated and maintained by the Town's Public Works Department. A licensed wastewater treatment plant operator, employed by the Town, oversees operations of the wastewater treatment plant ensuring compliance with Virginia's laws and regulations. As the wastewater infrastructure ages, the Town's maintenance and replacement activities and

infiltration and inflow reduction program are increasingly important. The capital improvement plan identifies and prioritizes wastewater projects needed to maintain the existing system and support future growth.

Wastewater system growth generally occurs as a part of the land development process or to enable future land development. Wastewater projects constructed as part of the land development process are typically planned, designed, and constructed by privately owned builders and developers with oversight from the Town. The capital improvement plan identifies and plans for public wastewater projects allowing future land development. In order to maintain wastewater system continuity and integrity, the Town must maintain written standards for system growth and actively oversee and inspect new infrastructure constructed by private developers. New development projects should connect to the Town's sanitary sewer infrastructure when available.

Sanitary Sewer Services Goal

Operate and maintain existing sanitary sewer infrastructure to deliver a high level of service and reliability. Improve and replace existing sanitary sewer infrastructure according to an adopted and updated capital improvement plan. Extend sanitary sewer infrastructure to enable future development without compromising the level of service and reliability of existing infrastructure.

Implementation Strategies

- Create and maintain a comprehensive sanitary sewer system model.
 - Utilize the sanitary sewer system model to identify system weaknesses and analyze proposed modifications to and expansion of sanitary sewer infrastructure.
- Maintain a capital improvement plan, accounting for system needs identified by modeling, improvements needed to enable development, and improvements needed as a result of aging infrastructure.
- Continue the infiltration and inflow reduction program.
- Maintain standards and specifications for design and construction of sanitary sewer infrastructure.
- Actively oversee and inspect construction of new sanitary sewer infrastructure.
- Examine the sewer utility rate structure to ensure the cost of provision is fairly distributed to all users.

Sludge Disposal and Industrial Waste

As permitted by National Pollution Discharge Elimination System (NPDES) regulations, all liquid sludge generated by the Sewage Treatment Plant is utilized through land application. The Town's Sewer Use Ordinance regulates industrial sewer discharges into the public system to ensure generated sludge is acceptable for land application practices.

Solid Waste Disposal

In 1994, the Montgomery Regional Solid Waste Authority (MRSWA) was formed by the Towns of Blacksburg and Christiansburg, Montgomery County, and Virginia Tech. The five member MRSWA Board is comprised of an appointed representative from each jurisdiction and one jointly appointed at-large representative. Participation in the MRSWA is funded through tipping fees and levies on particular services determined by the members.

The Town provides residential curbside leaf and debris collections to residents. The Town of Christiansburg also has spring clean-up and fall clean-up, which last approximately two weeks each. During the clean-up weeks, the Town accepts residential brush and trimmings as well as larger items such as appliances.

Recycling Program

In accordance with Virginia law, Christiansburg has operated a recycling program since 1992. The program is a voluntary drop-off program with four Town locations accepting newspapers, aluminum, plastic, glass, and mixed paper. One additional site is available for corrugated cardboard collection only. According to figures for Calendar Year 2011, Christiansburg is meeting Virginia's required recycling rate. Town residents can dispose of electronic and universal waste at the Montgomery Regional Solid Waste Authority at 555 Authority Drive (off Cinnabar Road in Montgomery County). There is a disposal fee and materials are recycled when a market is identified for each item type. www.mrswa.com

Privately operated curbside recycling is available throughout Town for both businesses and residences.

Solid Waste and Recycling Goal

Provide high-quality, cost-effective, efficient solid waste and recycling collection services for Town residents.

Implementation Strategies

- Increase locations for recycling within Town.
- Analyze public curbside recycling service provision paired with solid waste collection.
 - Evaluate a pay-by-pound fee structure to reduce solid waste volume and encourage recycling.
- Implement mandatory garbage pick-up throughout the Town.
- Require trash cans instead of allowing use of bags at the curb.
- Develop a long-term plan for solid waste management.
- Continue and potentially expand the seasonal clean-up programs.

Stormwater Management

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 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.

The Town has operated a National Pollutant Discharge Elimination System (NPDES) Phase II small MS4 in accordance with state and federal regulations and permits since 2003. A five year state-issued permit governs minimum MS4 requirements for the Town. A corresponding five year MS4 Program Plan produced by staff describes how the Town will meet permit requirements.

Christiansburg's MS4 facilities are operated and maintained by the Town's Public Works Department. As the MS4 infrastructure ages, the Town's maintenance and replacement activities continue to be increasingly important. The capital improvement plan identifies and prioritizes MS4 projects that are needed to maintain and improve the existing system.

MS4 infrastructure growth generally occurs as a part of land development projects. These projects are typically planned, designed, and constructed by privately owned builders and developers with oversight from the Town. In order to maintain MS4 system continuity and integrity, the Town must maintain written standards for system growth and actively oversee and inspect new infrastructure that is constructed by private developers.

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.

For additional information on stormwater management, see the Environment Chapter which further addresses stormwater management, water quality, and watersheds.

Stormwater Management Goal

Expand the use of green infrastructure Best Management Practices (BMPs) for stormwater management. Operate and maintain existing stormwater management infrastructure to reduce 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 to reduce stormwater runoff, reduce stormwater pollution, and protect the environment.

Implementation Strategies

- Expand the use of green infrastructure BMPs in the land development process.
 - Encourage the use of rain gardens, permeable pavements, green roofs, and increased urban tree canopy.
 - Encourage on-site water infiltration systems using natural vegetation and natural filtration systems for new developments.

- Maintain standards and specifications for design and construction of stormwater management infrastructure.
- Actively oversee and inspect construction of new stormwater management infrastructure.
- Create comprehensive watershed-based stormwater models to assess infrastructure needs.
 - Utilize the watershed models to identify system weaknesses and analyze proposed modifications and improvements to system 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 bio-retention, rain gardens, and rain barrels.
- Expand the use of 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.
- 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.
- 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.
 - Investigate the need for a regional stormwater utility.
- Consider adoption of more stringent stormwater regulations.
- 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.
- Educate citizens regarding techniques to reduce stormwater runoff.

Private Utilities

Energy

American Electric Power (AEP) provides electricity to the Town of Christiansburg. Natural gas is available in Christiansburg through Atmos Energy. In addition to electric and natural gas provision, Christiansburg recognizes public support for diversifying energy sources in Town. The Town can aid this process by examining regulations that affect alternative energy provision.

Telecommunications & Technology

Landline and cellular telephone service is available throughout Town from a variety of service providers. Cable television and satellite television are also available within Town from various providers. In addition, internet service throughout Town is provided by numerous private

companies. As technology is rapidly changing, private utilities must coordinate with the Town to ensure the best service provision.

The Town of Christiansburg allows communication towers and monopoles in designated zoning districts with appropriate permits and approvals. The Town of Christiansburg developed a “Regional Approach to Telecommunications Towers” with neighboring jurisdictions to make each other aware of potential communications towers and monopoles as part of a coordinated effort to ensure appropriate location. The regional approach encourages co-location to reduce visual impacts of communication towers and monopoles. Through co-location, the siting of new antennae, dishes, etc. is supported on existing structures such as existing communications towers, tall buildings, water tanks, electric transmission towers, signs, and similar structures. This allows for the best use of existing structures and sites that can eliminate the need for construction of new communications structures in inappropriate areas.

A uniform approach to the siting of new communications structures involves consideration of surrounding jurisdictions as well as the locality in which the structure is to be located. To maintain a regional approach, localities notify neighboring jurisdictions of requests for new telecommunication facilities. New communications structures should be built in locations that will provide the least negative impact to the citizens of each jurisdiction. The use of monopoles and “stealth technology” is encouraged for new construction. Preference is given to locations which are in Industrial or non-ridge, vista-preserving locations. The least preferable locations include Conservation or Ridgeline areas. The regional approach also supports the use of expert consultants in evaluating requests for new structures.

Private Utilities Goal: Encourage reliable, diverse, and efficient private utility provision within Town.

Implementation Strategies

- Ensure access to natural gas throughout Town.
- Foster the development of alternative energy sources and provision.
 - Ensure the Town Code allows for the safe use of alternative energy sources.
- Increase the diversity of internet service providers within Town.
- Ensure reliable, high-speed internet and other technology services in Town.
 - Focus on providing service in economic development zones to attract high-tech businesses.
- Encourage collocation on existing structures when considering the development of new telecommunication facilities.