

**AN ORDINANCE TO AMEND CHAPTER 40 – SUBDIVISIONS, ARTICLE I. –  
IN GENERAL SECTION 40-2 - DEFINITIONS & CHAPTER 40 –  
SUBDIVISIONS, ARTICLE I. – IN GENERAL SECTION 40-3 -  
ADMINISTRATOR**

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

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

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

**WHEREAS**, the Town Council's public hearing was held ##; and,

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

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Christiansburg, Virginia, that Chapter 40 – "Subdivisions," Article I – "In General," Section 40-2 – "Definitions" and Section 40-3 – "Administrator" of the *Christiansburg Town Code* be amended as follows:

**Chapter 40 – SUBDIVISIONS**

\* \* \*

**ARTICLE I. – IN GENERAL**

\* \* \*

**Sec. 40-2. – DEFINITIONS**

*Plat* means includes the terms "map," "plan," "plot," "replat" or "replot"; a map or plan of a tract or parcel of land a schematic representation of land which is to be or which has been subdivided. When used as a verb, the term "plat" is synonymous with the term "subdivide."

*Plat, preliminary subdivision*, means the proposed schematic representation of development or subdivision that establishes how the provisions of this chapter, Code of Virginia, § 15.2-2240 et seq., and other applicable statutes will be achieved.

\* \* \*

**Sec. 40-3. – ADMINISTRATOR**

- (a) *Appointment.* The town council may appoint an agent to administer this chapter. ~~and if so appointed the agent is hereby delegated to administer this chapter. The agent shall review subdivision plats as described in this section. In so doing, the agent shall be considered the agent of the town council.~~ Final approval or disapproval shall be made by the town council through the agent **or the planning commission, unless otherwise stated in this chapter.** The agent **or the planning commission** may approve ~~a single~~ lot line revisions, any lot line vacations, **and accept on behalf of the town publicly dedicated easements including, but not limited to, utility, access, and drainage easements. The exception is that only The planning commission— and not the agent—has the authority for tentative approval of the acceptance of the dedication of approve alterations provided to public easements or public rights-of-way on behalf of the town. The planning commission may have the authority for tentative approval of preliminary subdivision plats that contain 11 or more lots, but less than 50 lots, and the planning commission shall have the authority for tentative approval of preliminary subdivision plats that contain 50 or more lots. are not altered as provided for in section 40-28(i) and (j). The agent may also consult with the planning commission on matters contained herein.**
- (b) *Duties.* The agent shall perform his duties as regards subdivisions and subdividing in accordance with this chapter and the Land Subdivision and Development Act.
- (c) *Consultation.* In the performance of his duties the agent may call for opinions or decisions, either verbal or written, from other departments in considering details of any submitted plat.
- (d) *Additional authority.* In addition to the regulations herein contained for the platting of subdivisions, the agent may, from time to time, establish any reasonable additional administrative procedures deemed necessary for the proper administration of this chapter.

(Code 1972, § 26-3; Code 1992, § 26-3; Ord. of 11-3-1998)

State law reference(s)—Land subdivision and development, Code of Virginia, § 15.2-2240 et seq.

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 July 27, 2024, the members of the Council of the Town of Christiansburg, Virginia present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBER</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel M. Bishop	X			
Kim Bowman		X		
Johana Hicks		X		
Tanya Hockett	X			
Casey Jenkins	X			
Tim Wilson	X			

Mayor D. Michael Barber\*

\*Votes only in the event of a tie.

  
D. Michael Barber, Mayor

  
Tracy Hein, Clerk of Council