

## **Drainage/Stormwater 2007 -**

### ***From 2007 Planning Commission Minutes***

1. No entries found.

### ***From 2007 Town Council Minutes***

1. February 6, 2007: Town Council: Public Hearing Request: "1. Drainage easement vacation request, Corning Drive and Midway Plaza Drive."
2. February 6, 2007: Town Council: Public Hearing Request: "2. Fifteen foot (15') public utility and drainage easement vacation for Marshall Concrete, Yellow Sulfer Road."
3. February 6, 2007: Town Council: "On motion by Councilman Barber, seconded by Councilman Stipes, Council voted to set the Public Hearings as indicated. Council voted as follows: AYES: Barber, Canada, Huppert, Stipes, and Wade. NAYS: None."
4. February 20, 2007: Town Council: "TOWN MANAGER TERPENNY reported that a public hearing set for March 6, 2007, for a drainage easement vacation request at Corning Drive and Midway Plaza Drive, has been canceled, at the applicant's request."
5. March 6, 2007: Town Council: "1. Council's intention to adopt an ordinance vacating 15-foot public utility and drainage easement on Yellow Sulphur Road between tax parcels 467 - ((17)) - 1 and 2. Town Manager Terpenney explained that the Town subdivided this property several years ago into several small lots. At the time the lots were created, the existing easements were required by the Town. The Town and the owner of the property don't need the easements; however, Verizon does have utilities located in some of the easements and does not want to relinquish its interest in the easements."
6. March 6, 2007: Town Council: "COUNCIL ACTION ON THE REQUEST TO VACATE 15-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS ON YELLOW SULPHUR ROAD - Councilman Barber made a motion to vacate the 15-foot public utility and drainage easements, with Verizon retaining ownership of the existing utilities located in the easements. Councilwoman Carter seconded the motion and Council voted as follows: AYES: Barber, Carter, Huppert, Stipes, and Wade. NAYS: None. ABSTAIN: Canada."
7. April 17, 2007: Town Council: "2. Plat showing relocation/vacation of lot lines and public and/or private utility & storm drainage easements, Lots 4A & 5, Section Two, Sturgill Acres; 2 lots; Stafford Drive, NW. Councilman Barber reported that this request is the result of an agreement between family members to expand Lot 4A, adjust the lot lines and vacate the easements. All is in order with the plat and Councilman Barber made a motion to approve the request, seconded by Councilman Wade. Council voted on the motion as follows: AYES: Barber, Canada, Huppert, Stipes, and Wade. NAYS: None."
8. May 1, 2007: Town Council: "1. Council's intent to adopt an ordinance for the vacation of drainage easements and public utility easements/partial subdivision vacation for property on Midway Plaza Drive and Coming Drive (tax parcels 406-((2))-13, 14, and 15); lots 13, 14, and 15 in the Midway Plaza Subdivision. Mr. Steve Semones of Balzer and Associates addressed Council on behalf of William Price. The site plan has been submitted for this property and vacation of the easements is the first step in the development phase. Mr. Semones is available to

answer any questions."

9. May 1, 2007: Town Council: "1. Council's intent to adopt an ordinance for the vacation of drainage easements and public utility easements/partial subdivision vacation for property on Midway Plaza Drive and Corning Drive (tax parcels 406-((2))-13, 14, and 15); lots 13, 14, and 15 in the Midway Plaza Subdivision. Councilman Wade made a motion to approve the request, seconded by Councilman Barber. Council voted on the motion as follows: AYES: Barber, Canada, Carter, Huppert, Stipes, and Wade. NAYS: None."
10. June 19, 2007: Town Council: "TOWN MANAGER TERPENNY reported that lie, Town engineers, and consultant engineers have studied the issue brought before Council by Mr. Gus Camodus at the June 5th meeting regarding a storm sewer system that runs under his Main Street building. Mr. Camodus had asked Council to consider condemning his property and purchasing it at fair market value. After reviewing, the engineers recommended the Town leave the drainage system as it is and continue with the original renovation plans. Mr. Carnodus said he counted more than thirty drop inlets that run under his store and the pilings are beginning to wash out. Councilman Wade asked if he has had engineers review the matter. Mr. Camodus said Balzer and Associates suggested that he concrete the pilings, but he is not sure of the cost. Mr. Camodus said he wants the Town to either pay for the damages or buy the building. Councilman Stipes has been involved with this issue and he said he would have liked to have seen some effort from Mr. Camodus to coordinate improvements to his property while the Town's streetscape project is underway. Instead, Mr. Camodus has made demands of the Town. Councilman Stipes said he supports the recommendation of the engineers to leave the drainage system as it is."
11. November 6, 2007: Town Council: "2. Plat Showing Relocation/Vacation of Lot Lines and Public Utility & Drainage Easements, Lots 33 & 34 Hans Meadow, Phase II and Lot 79 Hans Meadow, Phase II; 2 lots; Hans Meadow Road and Sherwood Drive. Councilman Stipes explained that this request is to vacate interior lot lines to create two lots from the existing three lots. All is in order with the plat and Councilman Stipes made a motion to approve the request, seconded by Councilman Barber. Council voted as follows: AYES: Barber, Canada, Carter, Huppert, Stipes. and Wade. NAYS: None."
12. November 6, 2007: Town Council: "1. Council's intention to adopt an ordinance in regards to stormwater management. Town Manager Terpenney explained that this ordinance, mandated by the State, will prevent rainfall pollutants from contaminating streams and waterways. The ordinance was propagated primarily to protect the Chesapeake Bay from phosphorus. The main pollutant in our area is sedimentation and if the Town adheres to guidelines protecting waterways from phosphorus, it will automatically offer protection from sedimentation. Town Council members were each sent a copy of the ordinance to review and Manager Terpenney said he would be glad to answer any questions."
13. November 6, 2007: Town Council: "COUNCIL ACTION ON THE STORMWATER MANAGEMENT ORDINANCE. Councilman Wade made a motion to adopt the Stormwater Management Ordinance, seconded by Councilwoman Carter. Council voted on the motion as follows: AYES: Barber, Canada, Carter, Huppert, Stipes, and Wade. NAYS: None"

### ***From Planning Commission Minutes***

1. January 10, 2005: Planning Commission: CUP 382 Radford St: "... 12) This permit shall not be effective until a site plan prepared showing landscaping, paved parking areas, underground utilities, driveway entrance, drainage areas, etc. is approved by the Town."

2. May 5, 2008: Planning Commission: "Chairperson Simmons inquired about common areas in Phase I and II. Mr. Wingfield detailed the subdivision plats. Mr. Wingfield added storm water management areas have been dedicated as common areas in both phases. Mr. Wingfield stated Phase II also provided a dedication of recreation area. Commissioner Carter inquired about the total area. Mr. Wingfield stated Phase II has 16.3 acres and Phase I has 35.27 acres. Commissioner Moore inquired about any conditions placed on the common areas. Mr. Wingfield stated the areas were dedicated to the Town. Mr. Wingfield detailed the location of the common area stating a portion is in the floodplain and adjoins the railroad tracks."
  
3. May 6, 2008: Planning Commission: "Commissioner Booth stated he understands the desire for uniformity with the 18 foot setback and suggested adding a condition to use an 18 foot setback only. Mr. Woody stated there are some lots with drainage across the front and will need to use the 35 foot setback. Mr. Woody stated the use of French drains in the rear will eliminate the trees as a buffer when using the 35 foot setback throughout the development. Commissioner Booth suggested revising the condition to use the 18 foot setback in Phase I and lots 1, 2 and 32 will use the 35 foot setback because these lots face Hans Meadow Road. Mr. Terpenney reworded the condition."
  
4. May 6, 2008: Planning Commission: "Chairperson Simmons stated the zoning was previously approved and the Planning Commission is only looking at changing the setbacks. Vice-Chairperson Vanhoozier stated he is not sure if the setback will help with the drainage issues. Commissioner Carter asked if French drains were being installed. Commissioner Moore asked if the roof lines would tie into those drains. Mr. Woody stated both are correct, the roof lines would tie into French drains."
  
5. May 6, 2008: Planning Commission: "Chairperson Simmons opened the floor for discussion on the motion. Commissioner Carter recommended the developer save as many trees as possible. Mr. Terpenney clarified lots facing Hans Meadow Road will have a front setback of 35 feet or more and lots 10, 11, 12, and 13 in Phase II will have a setback of 18 feet or more due to drainage in the front yards. Commissioner Moore added the rear setbacks would be adjusted for the front variance. The motion passed 5-0."

### ***From 2008 Town Council Minutes***

1. January 15, 2008: Town Council: "5. Plat of Drainage & Public Utility Easement Relocation and Dedication at the New River Center; Slopers Way and N. Franklin Street. This request will provide easements for sewer lines, water lines, and stormwater management, on the New River Center property. "
  
2. February 19, 2008: Town Council: "1. Right-of-way vacation request for an unbuilt portion of Glen Court located between Flint Drive and Spruce Street (50 feet in width and approximately 274 feet in length) adjoining tax parcels 528 - ((A)) - 95 and 529 - ((15)) - 5 and 6 and 529 - ((21)) - 1 and an unbuilt portion of Lyle Lane located between Flint Drive and Spruce Street (50 feet in width and approximately 278 feet in length) adjoining tax parcels 528 - ((3 1)) - 2 and 3 and 528 - ((25)) - 18 and 19. Mayor Ballengee referred to the map provided by the planning department. Ms. Theresa Rosa, an adjoining property owner, asked Council to explain this request. Manager Terpenney explained that this street vacation was requested by the Town's street department, which has maintained the unopened street for years. Once vacated, Ms. Rose, and the adjacent property owner, will each receive twenty-five feet of the right-of-way. The

Town and Verizon will maintain a utility easement for future use, along with a drainage easement. The Town has no objection to vacating this right-of-way."

3. March 4, 2008: Town Council: "A Conditional Use Permit by C. L. Draughn for property at 655 Depot Street, N.E. (tax parcels 497-((A))-236, 237, and 239) for residential use in the B-3 General Business District. Mr. John Neel of Gay & Neel, Inc. addressed Council on behalf of the applicant, Dwayne Jennings. Pending sale, Mr. Jennings plans to develop this property adjacent to Depot Street. On this topographically challenged land, residential use seems most practical, and Mr. Neel provided Council with tentative concept plans for two different layouts for this property. The only difference between the two plans is the ingress/egress. A detailed site plan will be submitted if the CUP is issued. The concept plans indicate eleven townhouse units, and provisions for stormwater management. This property is adjacent to Hall Street, which is a twenty-foot, undeveloped right-of-way, and Mr. Neel suggested the possibility of using Hall Street as an entranceway to the development. The townhomes will be approximately twelve to fourteen hundred square feet, two-story, and in the One Hundred Fifty Thousand to One Hundred Seventy-Five Thousand dollar price range. It is planned to sell the units, but some may be rentals. Mr. Neel said that Mr. Jennings has developed many reputable properties in Christiansburg, and named several for Council. Ms. Meghan Dorsett, owner of the Cambria Emporium, said she understands the need for affordable housing, but is concerned that the development will have a negative impact on the historical Cambria district. She hopes that, if approved, there will be strict requirements as to the townhouse facade, so that the development will be in character with the surrounding historical structures. Ms. Dorsett also expressed concerns with increased traffic at the Cambria intersection. Ms. Dorsett asked Council to deny the request, but if they choose to approve, she asked that they consider approving the concept plan that diverts traffic away from Cambria Street. Ms. Carol Lindstrom, co-owner of the Toy Station, said there are significant safety issues with pedestrian and vehicle traffic near the Cambria intersection. She believes that additional traffic will create an intolerable situation, and she strongly suggested the Town improve the intersection to accommodate increased traffic, if this request is approved."
4. June 17, 2008: Town Council: "3. A Conditional Use Permit request by Bishop Townhomes, Inc. for property located at 65 Salem Lane (tax parcel 498 – ((19)) – 27) for a professional office in the R-3 Multi-Family Residential District. Mr. Robert Fralin, developer of Bishop Townhomes, and owner of House Smart, explained that he will soon be moving his business to Roanoke, which is where he resides. This request is to open a temporary House Smart sales/rental office in an existing, empty model home in the Bishop Townhomes subdivision, until the townhomes are completed and sold. Mr. Fralin introduced Britney Seagal, who will manage the Christiansburg House Smart sales office. Ms. Seagal explained that it is House Smart's intent to sell each townhome, with the possibility of renting in the meantime. Two parking spaces are assigned to each unit. At Council's questioning, Mr. Fralin agreed to not sell the model home until the subdivision is completed. Mr. David Bertrand, a resident of Bishop Townhomes, is concerned that if this business is allowed, even on a temporary basis, it will open the door to future businesses in the neighborhood. He would like the property to remain strictly residential. Ms. Debbie Phillips expressed her concern about the probable increase in traffic, both vehicular and pedestrian, in the small parking lot. Mr. Jason Adkins agreed, commenting that there are approximately twenty-five units and fifty parking spaces. He is against this request because of the potential traffic issues. One elderly resident complained that the subdivision has stormwater maintenance problems that affects her property, and also that the ground has been damaged by heavy equipment use. Mr. Adam Edwards commented that it is appropriate to use a model home as a sales office during the

development of a subdivision. However, his concern is the lack of a viable stormwater run-off plan, which has resulted in stormwater run-off in his front yard. Britney Seagal commented that she has spoken with many of the residents and understands that traffic is a big concern. She reassured them that there will be no House Smart traffic to the model home; it will only be used as a sales office. Rent will be collected at the site, but only for that subdivision. Manager Terpenney pointed out that the CUP is not transferable, and will expire if used in a manner not outlined in the CUP. Manager Terpenney further commented that it is not unusual for a model home to be used as a sales office and it has been done before in Christiansburg, without incident."

5. July 15, 2008: Town Council: "NEW PRELIMINARY FLOOD MAPS provided by the Federal Emergency Management Agency can be viewed in the Town's planning department."
6. September 2, 2008: Town Council: "MS. BETTY PHILLIPS of Republic Road thanked Councilman Stipes for his involvement in rectifying a drainage problem in her neighborhood caused by nearby construction."
7. September 16, 2008: Town Council: Request for Public Hearing: "2. Stormwater management easement vacation, Robinhood Estates.
8. September 16, 2008: Town Council (Council action on request for public hearing): "On motion by Councilwoman Carter, seconded by Councilman Barber, Council voted to set the Public Hearings for October 7, 2008. Council voted on the motion as follows: AYES: Barber, Carter, Showalter, Stipes, Vanhoozier, and Wade. NAYS: None."

#### ***From 2009 Planning Commission Minutes:***

1. No entries found.

#### ***From 2009 Town Council Minutes:***

1. January 20, 2009: Town Council: "2. Status of feasibility study for pathway ( walking / bicycle ) on Cambria St. between the Recreation Center and Sleepy Hollow Road. Councilman Vanhoozier requested this study at the September 16, 2008 Town Council meeting. Town Manager Terpenney reported that a ten-foot wide, paved bicycle path from Sleepy Hollow Road to the Recreation Center, including drainage, has an estimated cost of approximately Ninety-Six Thousand Dollars (\$96,000). This can be added to the budget as a capital project, if Council desires. It was noted that a gravel pathway would limit usage, thereby defeating the purpose of the pathway. Councilman Vanhoozier said that it was his intention to determine feasibility, and then make a decision as a Council. No action was taken by Council on this matter."
2. March 3, 2009: Town Council: "1. Council's intention to adopt an ordinance in regards to a rezoning request by MEH, LLC for property at 2880 Roanoke Street (tax parcel 501 – ((1)) – 21) from R-1 Single-Family Residential to B-3 General Business. The property contains 0.704 acres and is scheduled as Mixed Use - Residential/Limited Business in the Future Land Use Map of the Christiansburg Comprehensive Plan. Mr. Larry Martin, 2850 Roanoke Street, said he is not opposed to the request, but is concerned because there is no specific plan for the property if rezoned. There are currently storage buildings on the property. Mr. Martin explained that the storage building site has increased over the years by way of three previous rezoning requests. He stated that he believes that by building up the property in this manner, the developer has avoided the requirement to build a stormwater retention pond. This is a big concern of Mr. Martin's because stormwater currently runs off the property, flooding

neighboring land. If more storage buildings are allowed through this rezoning, the flooding will worsen and the developer still may not be required to build a pond to manage the run-off. Mr. John Thomas, 2980 Roanoke Street, reiterated Mr. Martin's comments, informing Council that his front yard floods because of run-off from the property at 2880 Roanoke Street. Manager Terpenney noted that the Town has received no other comments and no correspondence from the community regarding this request. Town Council is expected to take action on this request at the March 17, 2009 regular Town Council meeting."

3. May 3, 2009: Town Council: "a. Council's intention to adopt an ordinance in regards to a rezoning request by MEH, LLC for property at 2880 Roanoke Street (tax parcel 501 – ((1)) – 21) from R-1 Single-Family Residential to B-3 General Business. The property contains 0.704 acres and is scheduled as Mixed Use - Residential/Limited Business in the Future Land Use Map of the Christiansburg Comprehensive Plan. Due to continuing concerns with stormwater run-off from this site, and Council's lack of authority to require stormwater maintenance for this request, Councilman Barber made a motion to deny the request, seconded by Councilman Showalter. Town Clerk Stipes polled Council as follows: Barber – AYE; Carter – AYE; Showalter – AYE; Stipes – AYE; Vanhoozier – AYE; Wade – AYE. The request is denied."
4. May 19, 2009: Town Council: "2. Citizen Comments: a. Mr. Cline Hall, 640 Cameo Court, reported to Council that heavy rains received early Friday morning (5/15) resulted in a sewer back up in the sewer lines serving his home and several of his neighbors' homes. Raw sewage flooded the basements of several homes on Cameo Court causing significant damage to the homes. Mr. Hall said he believes the back up was caused by too much water going into the sewer and the back up from the nearby creek. Mr. Hall said the Town was made aware of the potential for problems in the past after less severe rain storms, and an inspection of the area on Monday, by Town crews, determined that the nearby manhole cover was not bolted in place, as required, and that the manhole sits too far below grade. Mr. Hall said the continued development in this area has resulted in inadequacies within the sewer system. Mr. Hall said that his private insurance will not cover the damage caused by the sewer back up. He is asking the Town for three things: 1) Add additional capacity to the sewer system and more height to manhole so that surface water cannot go into the sewer lines; 2) Add more capacity to the drainage culverts under Independence Blvd so that flooding will not happen again; 3) He wants the Town, or its insurance, to pay for the remediation and restoration of his and his neighbors' homes since the Town is responsible having been advised of the situation several times, and having failed to remedy the problem. A copy of Mr. Hall's letter to the Town is submitted herewith and made a part of these minutes. Mayor Ballengee commented that numerous problems occurred throughout Town during Friday morning's rain storm. Mayor Ballengee informed Mr. Hall that if he believes the Town is responsible for the damage, he can file a claim with the Town's insurance company. Town Manager Terpenney will provide him with the appropriate insurance information. The sewer line back up also caused significant damage to the Cameo Court homes of Bill and Patty Cockey, and Jennifer Whitmore. It was noted by a resident of Cameo Court that DEQ would test for sewage in the nearby creek in one week."
5. May 19, 2009: Town Council: "c. Ms. Meghan Dorsett, owner of Cambria Depot and Cambria Emporium said her properties obtained One Hundred Fifty Thousand Dollars (\$150,000) worth of damage during the Friday morning rain storm. Insurance will cover damage to the building, but not lost merchandise. Ms. Dorsett said, based on her professional background, she is able to identify several existing problems that contributed to the flooding. First, an inadequate storm water system. Second, the slope/build up of Cambria Street with center concrete barrier directs storm run-off to the front entrance of the Emporium. Third, the railroad dumpster was not

secured and turned over during the storm, blocking the storm water drain (it was noted that the railroad dumpster was placed at the direction of Waste Management, not the Town). Ms. Dorsett asked Council to do a comprehensive study of the stormwater system in Cambria, and to put in curb and guttering along Cambria Street. She also expressed her concern with Council's recent approval for construction of a new neighborhood in Cambria that will tap into the existing stormwater system. Mayor Ballengee commented that during the rain storm in the early hours of May 15, portions of the Town received over six inches of rain in a three hour period. Several areas in Town received significant damage as a result of this storm."

6. May 19, 2009: Town Council: "e. Ms. Carol Robinson and Ms. Vanessa Morrison, Cambria Emporium dealers, both commented on the flooding to the Emporium Friday afternoon as a result of the significant rain storm early Friday morning. According to Ms. Robinson and Ms. Morrison, the Emporium has experienced problems with stormwater run-off since upgrades were made to Cambria Street. The road divider placed near the Emporium visibly directs stormwater run-off to the front entrance of the historic building. There was significant damage to the building and merchandise during the Friday morning rain storm."
7. May 19, 2009: Town Council: "2. Rezoning request by MEH, LLC for property at 2880 Roanoke Street (tax parcel 501 – ((1)) – 21) from R-1 Single-Family Residential to B-3 General Business with proffers. The property contains 0.704 acres and is scheduled as Mixed Use - Residential/Limited Business in the Future Land Use Map of the Christiansburg Comprehensive Plan. Mr. Alex Perkins, operator of Courtyard Storage, said he plans to buy the Roanoke Street property and renovate it to Town Code standards. Mr. Perkins submitted proffers to be included in this rezoning request. Mr. Perkins provided Council with a handout indicating his intentions for the property. Mr. Perkins said he understands the main concern with this property is stormwater management and he proffered to build a stormwater retention pond adequate for three times the property size. The facility will be tidy and he showed pictures of other storage facilities he owns and operates as an example. There will be on-site managers once the property is operating. Mr. Perkins said he spoke with Larry Martin, adjoining property owner, who is in favor of the request mainly because of the proffered tree buffer. Mr. Martin said Mr. Perkins has a good plan for the property and he supports the request. Mr. Douglas Sink, another adjoining property owner, spoke in favor of the request, saying he is encouraged by the planned upgrades."
8. June 16, 2009: Town Council: "1. Mr. Bill Cockey to address Council regarding the Cameo Court sewer backup. Mr. Cockey, who previously addressed Council regarding a recent sewer backup on Cameo Court, provided Council with photographs indicating significant flood damage to his basement from raw sewage that gushed from his toilet last month. He also showed various pictures of the sewer line that runs to his home, a hidden manhole, inadequate culverts, and previous flooding behind Cameo Court. Some of the photographs that indicated stormwater system failure were from 2006. Mr. Cockey said that concerns were reported at that time to the Town's engineering department. Mr. Cockey provided each Councilmember with a hard copy of his presentation. Ms. Jennifer Whittemore, whose home was also flooded with sewage, said there were two issues at hand, one, the sewer backup, and two, the massive amounts of stormwater and sewer that flows through the area. Ms. Whittemore said she consulted with a professional and it was determined that the "T" section in the manhole is inadequate for this area and for the number of connections to the system. With the system as it is, she is concerned that the sewer flooding could happen again under normal circumstances, not just during heavy rains. Ms. Whittemore showed home video footage, taken earlier today, of normal flow through the manhole. She explained that the footage shows the "T" system failing,

impeding the flow, creating the possibility of another backup. She showed diagrams indicating that an "elbow" system is more efficient for this area. Mayor Ballengee expressed his regret that the families on Cameo Court are experiencing this situation, noting that those affected have been provided with the Town's insurance information.

9. June 16, 2009: Town Council: "c. Ms. Carol Lindstrom, Depot Street, addressed Council on behalf of Town property owners who have recently experienced flood damage as a result of extensive rains. Ms. Lindstrom urged Council to readily provide Town insurance information to those individuals and to work to come up with a solution to prevent flooding in the future. Ms. Lindstrom said she must leave sandbags in front of her business along Depot Street because of inadequate stormwater drainage. Mayor Ballengee informed Ms. Lindstrom that Town crews are working to identify areas of concern in order to create strategies to prevent drainage issues in the future."
10. June 16, 2009: Town Council: "d. Ms. Meghan Dorsett, Evan Street, owner of the Cambria Emporium, and Depot Station, said she recently filed a claim with the Federal Emergency Management Agency (FEMA), for insurance purposes, because of the recent flooding she experienced to her place of business. According to Ms. Dorsett, FEMA determined that the flooding in Cambria was not due to excessive rains, but to debris and failures in an inadequate drainage system. While she thanked Council for the sandbags provided to direct stormwater run-off, she said her historic building, valued at over one million dollars, is at risk for water damage every time it rains. Ms. Dorsett believes the stormwater drainage inadequacies result from continued development in the Cambria area. She said resolution is needed, and asked that Council begin considering soil and slope when approving future development. "
11. July 7, 2009: Town Council: "Public Hearing Request(s) ... August 4, 2009 1. Amendment to Chapter 30, Zoning, *Christiansburg Town Code*, regarding flood plains. ... On motion by Councilman Barber, seconded by Councilman Stipes, Council voted to set the Public Hearing(s) as indicated. Council voted on the motion as follows: AYES: Barber, Carter, Showalter, Stipes, Vanhoozier, Wade. NAYS: None."
12. July 21, 2009: Town Council: "4. Discussion regarding drainage matter from Hemlock Drive. Town Manager Terpenny reported that the Town visited this site in September 2008, October 2008, December 2008, and today, in response to complaints by Rick Palmer and the property owner, his mother, Linda Palmer. Ms. Palmer is experiencing stormwater run-off from neighboring properties into her backyard, to the extent that she is unable to use her backyard in a reasonable manner, according to Mr. Palmer. The Town met with Mr. Roger Woody, a neighboring property owner, concerning a failing silt fence he had placed between his property and Ms. Palmer's. Mr. Woody met with Ms. Palmer in an attempt to resolve the matter. Since that meeting, Mr. Woody has stabilized his site, with growing grass and removal of the silt fence. Mr. Woody told Council that he has monitored his site and there is no run-off from his property to Ms. Palmer's. Mr. Woody submitted photographs of the property, which were taken today, to Council for review. The photographs indicate growing vegetation and no sedimentation. Mr. Woody further commented that he believes the run-off to Ms. Palmer's property is coming from an upper neighboring site. Manager Terpenny also submitted photographs, taken today by staff inspectors. Upon review of the photographs, Councilman Barber and Councilwoman Carter said they noticed that the direction of the downspouts, which point to the center of the lot, could be a problem with heavy rains. Doug Meredith, an engineer working with Mr. Woody, explained that the Department of Environmental Quality requests that splash blocks and downspouts be placed so as to alleviate water flow into the storm systems. If the splash blocks were removed, and the downspouts redirected, water could be directed to flow

to the road and into the storm sewer system. Manager Terpenney noted that the topography maps indicate that water does flow to the area of Ms. Palmer's yard. Pipes were installed to intercept the water flow, which has helped some. Councilman Showalter noted a retaining wall, visible in the photos, that appears to be incomplete. Mr. Palmer commented that the difference in height with the partial retaining wall is approximately four-feet, which makes it impossible for water to go anywhere other than in his mother's yard. Mr. Meredith said he recently visited the site, reviewed the topography maps, and determined that any run-off from Mr. Woody's property has been greatly reduced since development of the property. Mr. Woody has been monitoring this site for run-off since last year, and he will continue to monitor for problems, especially after heavy rains. Mayor Ballengee said the Town, too, will continue to monitor the area, and asked the Palmers to bring it to the Town's attention if Ms. Palmer continues to experience excessive water run-off."

13. August 4, 2009: Town Council: "1. A rezoning request by Branch Banking and Trust Company for property at 985 Cambria Street, N.E. (tax parcels 497 – ((A)) – 66, 67, 68, 69, 70, 71, and 72) from I-2 General Industrial to B-3 General Business. The property contains approximately 0.5 acres and is scheduled as Commercial in the Future Land Use Map of the Christiansburg Comprehensive Plan. Ms. Karen Strickler, a Long and Foster realtor and representative of the applicant, explained that this request is simply a continuation of the surrounding B-3 General Business zoning. The intent is to operate a church in the existing vacant bank building, which is a permitted use in the B-3 General Business district. Ms. Carol Lindstrom commented that this area is within a floodplain, so FEMA restrictions eliminate many of the permitted I-2 General Industrial uses. She suggested Town Council rezone this entire floodplain area from I-2 General Industrial to B-3 General Business.
14. August 4, 2009: Town Council: "2. Council's intention to adopt an ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to provisions for Floodplain Districts. Ms. Carol Lindstrom addressed Council with her concerns about the floodplain districts in Town. Ms. Lindstrom said that the floodplain districts were created based on evaluations only, and impervious surfaces have not been examined or considered. Noting that impervious surfaces have increased over time, she asked that it be something that Town Council considers with each rezoning request. Ms. Lindstrom said that because of stormwater run-off, Crab Creek is filling up with sediment, which is increasing the main water level of the creek. "
15. August 18, 2009: Town Council: "b. Council's intention to adopt an ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to provisions for Floodplain Districts. The Public Hearing was held on August 4, 2009. Secretary Terpenney reported that the Planning Commission is requesting additional time to review this matter before making a recommendation to Council. "
16. August 18, 2009: Town Council: "TOWN MANAGER TERPENNEY brought a request by Lina Devore to Council regarding rain and surface water running across her property before draining into the stormwater retention pond. Ms. Devore said she is experiencing significant flooding during heavy rains, and recently, her son rented a backhoe and used it to reconstruct a ditch to accommodate the water flow across her property. Cost of these improvements is Seven Hundred Fifty Dollars (\$750), and the Devores are requesting reimbursement from the Town. Manager Terpenney noted that the Town does not have an easement through this property, and therefore, is unable to repair any damage caused by run-off. The run-off appears to be draining from a public road. Councilman Barber said he is concerned with setting a precedence of reimbursing folks for private property improvements; the Town Manager agreed that this has not been done before. Mayor Ballengee turned the request over to the Street Committee for

review and recommendation. Ms. Lina Devore, and her son, Mike, were present to answer questions."

17. September 1, 2009: Town Council: "a. An ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to provisions for Floodplain Districts. Town Manager Terpenny explained that the floodplain district ordinance is being upgraded to comply with FEMA regulations and new floodplain maps. Most of the changes deal with verbiage, not content. The Town's website has a link to the FEMA website where floodplain maps can be reviewed. Mayor Ballengee reported that he received a letter from FEMA informing him that Council needs to act on this matter as soon as possible. Manager Terpenny reported that the Planning Commission recommends approving this ordinance amendment."
18. September 1, 2009: Town Council: "a. An ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to provisions for Floodplain Districts. Councilman Vanhoozier made a motion to approve the ordinance amendment, seconded by Councilman Wade. Councilman Stipes said that after thoroughly reviewing the proposed document, he recommends that the Town take a more restrictive approach in Floodplain Districts, rather than adopting the minimums set by FEMA. More restrictions are especially important around Branch Creek and Crab Creek. Councilman Stipes recommended modifying the verbiage "more than one foot" throughout the document when addressing provisions for the amount of creek elevation permitted during development. Removing this wording shifts flood control responsibilities to future developers in the floodplain districts. Councilman Vanhoozier withdrew his motion to approve, and Councilman Barber made a motion to table the ordinance amendment for further review by the Planning Commission. Councilman Wade seconded the motion and Council voted as follows: AYES: Barber, Carter, Showalter, Stipes, Vanhoozier, Wade. NAYS: None. The matter is tabled until the September 15th Regular Town Council meeting."
19. September 1, 2009: Town Council: "a. An ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to provisions for Floodplain Districts. Councilman Vanhoozier made a motion to approve the ordinance amendment, seconded by Councilman Wade. Councilman Stipes said that after thoroughly reviewing the proposed document, he recommends that the Town take a more restrictive approach in Floodplain Districts, rather than adopting the minimums set by FEMA. More restrictions are especially important around Branch Creek and Crab Creek. Councilman Stipes recommended modifying the verbiage "more than one foot" throughout the document when addressing provisions for the amount of creek elevation permitted during development. Removing this wording shifts flood control responsibilities to future developers in the floodplain districts. Councilman Vanhoozier withdrew his motion to approve, and Councilman Barber made a motion to table the ordinance amendment for further review by the Planning Commission. Councilman Wade seconded the motion and Council voted as follows: AYES: Barber, Carter, Showalter, Stipes, Vanhoozier, Wade. NAYS: None. The matter is tabled until the September 15th Regular Town Council meeting."
20. September 15, 2009: Town Council: "b. An ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to provisions for Floodplain Districts. This request was tabled on September 1, 2009. Councilman Stipes addressed the concern he voiced at the September 1 Town Council meeting regarding this amendment. Upon further review, and discussions with Town Planning Director, Randy Wingfield, his concerns with elevation provisions have been mitigated and he is prepared to support the ordinance amendment as presented. Councilman Stipes commended the Planning Commission on preparation of the

amendment noting the new ordinance goes beyond minimum requirements."

21. September 15, 2009: Town Council: "b. An ordinance amending Chapter 30 "Zoning" of the Christiansburg Town Code in regards to provisions for Floodplain Districts. Councilman Wade made a motion to approve the ordinance amendment as presented, seconded by Councilman Stipes. Town Clerk Stipes polled Council on the motion as follows: Barber – AYE; Carter – AYE; Showalter – AYE; Stipes – AYE; Vanhoozier – AYE; Wade - AYE.
22. September 15, 2009: Town Council: "a. Reimbursement request by Lina Devore. Councilman Stipes reported that the Street Committee met twice to discuss the request Lina Devore brought to Council at the September 1, 2009 Town Council meeting. Ms. Devore requested financial reimbursement for expenses incurred during repair of her personal property damaged by flooding earlier in the year. Councilman Stipes noted that the Town doesn't own a drainage/stormwater easement through Ms. Devore's property, and the property damage did not occur near the road. Councilman Stipes reported that the Street Committee recommends the request be denied and he put the recommendation in the form of a motion. Councilman Vanhoozier seconded the motion and Council voted as follows: AYES: Barber, Carter, Showalter, Stipes, Vanhoozier, Wade. NAYS: None."
23. September 15, 2009: Town Council: "a. Reimbursement request by Lina Devore. Councilman Stipes reported that the Street Committee met twice to discuss the request Lina Devore brought to Council at the September 1, 2009 Town Council meeting. Ms. Devore requested financial reimbursement for expenses incurred during repair of her personal property damaged by flooding earlier in the year. Councilman Stipes noted that the Town doesn't own a drainage/stormwater easement through Ms. Devore's property, and the property damage did not occur near the road. Councilman Stipes reported that the Street Committee recommends the request be denied and he put the recommendation in the form of a motion. Councilman Vanhoozier seconded the motion and Council voted as follows: AYES: Barber, Carter, Showalter, Stipes, Vanhoozier, Wade. NAYS: None."
24. December 1, 2009: Town Council: "Mr. John Neel of Gay and Neel, Inc. addressed Council on behalf of the developer, Bryan Rice. Mr. Neel reviewed the proffers offered by Mr. Rice as follows: 1) Maximum of seventeen detached, single-family homes; 2) Property is to be developed in general conformance of the submitted drawing; 3) The developer will place a paved walking path between the development and the nearby Christiansburg Middle School property. The developer will also install a gate between the school property and the development; 4) A Homeowner's Association will be established; 5) All streets will be paved before construction commences. Mr. Neel further explained that Gay and Neel, Inc. performed a limited traffic study in the vicinity of the property and was satisfied that traffic is not a burden in this general area. Addressing a question of property access, Mr. Neel commented that there is no practical access onto the property outside of Melody Drive. Councilman Stipes questioned the adequacy of the dedicated greenspace. Mr. Neel replied that ten percent of the property is dedicated to greenspace and that it is the same ten percent being dedicated to stormwater management. Mr. Neel noted that the property to be developed is adjacent to recreation areas provided by Christiansburg Middle School."

### **From 2003 Comprehensive Plan. Updated in 2008 unchanged.**

1. (p.2) 1. The designation of areas for various types of public and private development and use, such as different kinds of residential, business, industrial, agricultural, mineral resources, conservation, recreation, public service, flood plain and drainage, and other areas;"

2. (p.84) Due to the topography of Christiansburg, many drainage areas within the present corporate limits are not tributary to the wastewater treatment plant. Each of these areas is served by a sewage pump station, which conveys wastewater to the transport system leading to the wastewater treatment plant. There are 16 pumping stations with three future pump stations planned. Private development may necessitate the construction of additional pump stations to Town standards on a case-by-case basis.
3. (p.87) 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. While many of these features may inhibit development, they also help form and define the character of the man-made environment. Nurturing a harmonious relationship between urban and natural systems will help to ensure appropriate growth and minimize development problems over the long term."
4. (p.88) There is general agreement that deep soils developed on gentle slopes with low erodibility and good drainage are considered most desirable for both urban and rural uses. Areas that are limited for development may experience one or more of the following conditions: steep slopes, high erodibility, shallow soils, poor drainage, and ponding. According to the SCS Soil Survey for Montgomery County, there are two major soils groups in Christiansburg: the Groseclose-Poplimento-Duffield unit and the Caneyville-OpequonRock Outcrop unit. Soils of the Groseclose-Poplimento-Duffield unit cover the majority of the Town and are deep, well drained, and gently sloping to steep soils with clayey subsoil. Sinkholes are common in these soil areas, and slopes may be steeper in these instances. Urban uses are limited by these soils due to their clayey subsoil, slow permeability, low strength, and high potential for shrink-swell activity. The potential for erosion of these soils is severe in steep areas.
5. (p.88) Soils of the Caneyville-Opequon-Rock Outcrop unit are found primarily in the eastern central portion of the Town, near the Route 460 By-Pass. Areas where these soils and Rock Outcrop exist are generally highly dissected upland areas with deep, winding and Vshaped hollows. These areas may be subject to sinkholes and subsurface drainage. Soils of this group are moderately deep and shallow. They are generally well drained, with moderately steep to very steep slopes and a clayey subsoil. Urban uses on these soil and Rock Outcrop areas are limited by slope and rock outcrop as well as by a relatively shallow depth to bedrock and a high potential for erosion. In addition to restricting urban construction, the soils of these units generally prohibit the use of septic systems. This is due primarily to slow percolation rates, shallow depth to bedrock, and steep slopes."
6. (p.89) The Town of Christiansburg is drained primarily by Slate Branch and Crab Creek and its tributaries: Town Branch and Walnut Creek. A number of other creeks located mostly outside the Christiansburg limits drain smaller portions of the Town. These creeks include: Wilson Creek, Den Creek, Spring Branch, Falling Branch, Smith Creek and Elliot Creek. Crab Creek and Slate Branch are within the New River basin, which eventually drains to the Gulf of Mexico. The other drainageways are all within the Roanoke River Basin, which drains to the Atlantic Ocean."
7. (p.89) According to the Groundwater Map of Virginia, the Town of Christiansburg lies within the Carbonate Groundwater Area of the Valley and Ridge Province. Due to the prevalence of carbonate bedrock (limestone and dolostone), the presence of underground drainageways in Christiansburg is fairly widespread. Such paths are formed when slightly acidic groundwater dissolves the bedrock, forming breaks, fractures, and caves.
8. (p.89) Groundwater pumping rates are generally up to 50 gallons per minute (gpm) and may

approach 1000 gpm in some areas. Such rates are more than adequate for industrial and public use. In the bottom lands, pumping rates of 2000 gpm and higher have been experienced. Such high well yields are the product of the open nature of water circulation in the subsurface caves, which are rapidly recharged through sinkholes. A consequence of such a drainage system, however, is its high susceptibility to contamination from surface sources and the potential for rapid movement of polluted groundwater due to its relatively unimpeded flow through the underground cave system.

9. (p.90) Floodplains While the majority of Christiansburg lies in upland areas not generally subject to flooding, the Town does experience limited flooding from Crab Creek and its tributaries. Some of the most severe flooding has been the result of heavy rains associated with major weather fronts or local thunderstorms, as occurred in 1940, 1972, and 1978. The Town's Floodplain Ordinance, adopted in 1980 and amended several times since, governs the use of land within the floodplain. Floodplains are defined as areas that have a one percent chance of being flooded in any given year. The floodplain limits are based upon Flood Insurance Studies prepared by the Federal Emergency Management Agency (FEMA) for Christiansburg and Montgomery County. In order to qualify for flood insurance, FEMA prohibits development within the floodway and strongly discourages development in the adjacent 100-year floodway fringe. The floodway consists of the stream channel and those portions of the floodplain that must be kept open in order to carry the 100-year flood without an increase in flood height of more than one foot. Although development within the floodplain is discouraged, a number of properties within the floodplain limits along Crab Creek, Town Branch, and Walnut Branch were developed prior to FEMA floodplain regulation. Most of the flood-prone lots are in either commercial or industrial use. A number of these are located along Reading Road and Depot Street, particularly where the latter intersects with Roanoke, Cambria, and North Franklin Streets. Properties in residential use that are within the floodplain are located primarily on the south side of Montgomery Street.
10. (p.90-91) *Storm Drainage* : Storm drainage within the Town of Christiansburg is accommodated in part by a publicly maintained closed conduit system as well as by paved and grassed ditches. Developers are required to install underground storm drains as well as curb and gutter or paved ditches where the potential for erosion is high. Public storm drainage improvements were made by construction of underground storm piping along Roanoke Street, between Roberts and Main Streets, which was completed in the early 1990's. Localized storm drainage problems have been experienced along Route 460 near the Corning facility, the New River Valley Mall area, along College Street, along Ellett Road, near Silver Lake Road, and in the Hans Meadow area. The Town has acquired property for the installation of a storm water facility to alleviate the problems experienced in the Hans Meadow area. After periods of concentrated precipitation (storm events of 50-100 year recurrence intervals), ponding and the eventual inundation of Route 460 have occurred. The severity of this flooding has warranted temporary closure of the road on several occasions; this situation was corrected. The Town is now required to do regional storm water planning as required by the Town's classification as an urbanized area. The Town anticipates requiring the Phase II Stormwater planning be implemented on a Town-wide basis, though only required to do so for the areas classified as urban.
11. (p.91) Wetlands Areas Land areas that are swampy, marshy, and frequently flooded were once thought to be undesirable. A better understanding of ecological systems, however, has led to an appreciation for the important role that these areas play in maintaining the supply and quality of our water resources environment. Two major legislative acts protect wetlands from alteration, destruction or potential misuse: the Clean Water Act (CWA) of 1972, as amended, and the

Chesapeake Bay Preservation Act (CBPA) of 1989. Because the Chesapeake Bay Preservation Act applies only to those 17 counties and 29 cities and towns comprising "Tidewater Virginia" as defined in the Act, Christiansburg is not subject to any of its provisions. Section 404 of the Clean Water Act is, therefore, the primary tool governing wetland activities within the Town.

12. (p.92) Conservation Areas: Of the 5,114 acres in the Town prior to annexation, 1,830 acres were undeveloped. Data indicates, however, that use of 482 acres, or 26%, of the available undeveloped land was precluded due to the potential for flooding or presence of slopes in excess of 20%. With the annexation of 3,525 acres of land in 1988, the Town of Christiansburg acquired over 1,900 additional acres of undeveloped land, much of it without physical restrictions to development.
13. (p.92) Floodplains, steep slopes of more than 15 percent, karst terrain and sinkholes, and wetlands are sensitive environmental features that may affect future development. Land in Christiansburg suitable for larger scale development is located predominantly in the vacant, agricultural, and wooded lands to the northwest, south, and east of the Town's center. A number of vacant parcels closer to the center of the Town are available for infill development. While steep slopes and floodplains may be undesirable for development, these areas present a number of opportunities for the Town. Through property acquisition and/or any number of preservation techniques, these recreational and scenic resources may be preserved for the enjoyment of citizens and visitors of the Town for years to come.
14. (p.97) The topography and presence of floodplains as well as a lack of suitable undeveloped land, however, preclude industrial expansion. Existing vacant structures present the opportunities for new industry to locate here. With a large supply of vacant industrial land elsewhere, the Town should consider encouraging new industries to locate in other areas of the Town. Professional office/service/retail business could be encouraged to utilize vacant structures in the Depot Street/Roanoke Street region as a logical expansion of the downtown commercial district.
15. (p.98) As noted previously, there are approximately 3,234.9 acres of undeveloped land (41.9%) within the Town of Christiansburg. However, large-scale development is precluded from approximately 700 acres due to environmental restrictions, particularly floodplains and steep slopes.
16. (p.100) Summary of Planning Factors: The future land use pattern in the Town of Christiansburg will be influenced by several physical and economic factors. Floodplains, steep slopes, and sinkholes are among the major natural factors that guide land use decisions. The following is a summary review of these and other planning factors and a brief overview of the related background data by which the plan goals and objectives for the Town have been established.
17. (p.100) 2. Physiographic Characteristics Christiansburg's topography is typical of the New River and Roanoke River drainage basins; the divide separating these basin runs roughly north south through the center of Town. Slopes exceeding 25% are typical of the Roanoke River basin and fringe the Town to the east. The New River basin, to the west, is characterized by gently rolling land surfaces. As shown by the Future Land Use Map, slopes to the west of the Town are not as severe as those to the east; at approximately 16-25%, these slopes have proven to be manageable for low-intensity development.
18. (p.104) Currently the most rapidly expanding commercial area is the Peppers Ferry Road-N. Franklin Street corridor. Continued growth is encouraged in this area with designation of significant amounts of vacant land to general commercial use in this area. The completion of

the Route 460 Bypass will solidify the focus on this region as a retail consumer "destination" for the New River Valley. Development plan review for this commercial district should place particular emphasis on excellence of design for stormwater management, circulation, buffering, landscaping and signage.

19. (p.108) *Conservation - Floodplain* The 100-Year Floodplain and the 500-Year Floodplain within the Town are designated by the Federal Emergency Management Association (FEMA). The Town restricts development within the 100-Year Floodplain, which is depicted on the Future Land Use Map (though official FEMA maps should be consulted for development). The 100-Year Floodplain is not considered suitable for development and will be targeted for green space protection and recreational uses.
20. (p.111) see Future Land Use Map Classification Area and Percentage of Town's Total Area table in document.

**Future Land Use Map Classification Area and Percentage of Town's Total Area**

Future Land Use Map Classification	Land Area (acres)	Percentage of Total Land Area
Residential	4,663.0	56.5%
Commercial	1,025.4	12.4%
Central Business	119.6	1.4%
Industrial	671.0	8.1%
Mixed Use - Residential/Limited Business	481.6	5.8%
Mixed Use - Residential/Limited Business/Limited Industrial	350.5	4.2%
Parks and Recreation	245.2	3.0%
Conservation - Limited Development	488.1	5.9%
Conservation - Flood Plain	213.4	2.6%
<b>Total</b>	<b>8,257.6</b>	<b>100.0%</b>

Note: The total area would exclude areas of street rights-of-way.  
 Source: Town of Christiansburg, 2003.

21. (p. 114) *Growth Areas* The Town has identified potential future growth areas based on past development trends, location of prohibitive factors such as Floodplain and topography, and potential for facilities to support growth such as water, sewer, and streets. The result is the map on the following page, which also illustrates the planned future transportation improvements.
22. (p.120) 2. Promote safe, environmentally sound, and aesthetically pleasing development.  
Strategies: a. Enforce, review, and periodically update the Subdivision and Zoning Ordinances to ensure that new development within the Town limits is soundly engineered with special attention given to street construction, drainage control, buffering, and utility construction.
23. (p.121) Strategies b. Restrict improper development in the floodplain through the enforcement of the Floodplain Ordinance.
24. (p.121) Strategies d. Encourage natural plantings on critical slopes to reduce erosion and runoff and promote water quality.
25. (p.128) Strategies e. Ensure that development meets appropriate stormwater controls throughout the Town.
26. (p.137) C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or

public service corporations shall not require approval unless involving a change in location or extent of a street or public area.

27. (p.140) 1. Use of land, preservation of agricultural and forestal land, production of food and fiber, characteristics and conditions of existing development, trends of growth or changes, natural resources, historic areas, ground water, surface water, geologic factors, population factors, employment, environmental and economic factors, existing public facilities, drainage, flood control and flood damage prevention measures, transportation facilities, the need for affordable housing in both the locality and planning district within which it is situated, and any other matters relating to the subject matter and general purposes of the comprehensive plan.
28. (p.146) Table: Major Capital Outlay Program, FY 2003-2004 through FY 2007-2008 shows drainage Improvements at FY2003-2004 of \$48,000 and Additional 4-Year Requirements of \$50,000. \*\*\*\*(Note: that Parks and Recreation for those same to time frames are \$1,000,000 and \$8,000,000). Industrial Park Drainage for the same 2 time frames are: \$26,0000 and \$0.

## **From the Christiansburg Town Charter**

1. § 4.01. The town is empowered to make and adopt a comprehensive plan for the town, and to that end all plats and replats hereafter made subdividing any land within two miles of its corporate limits into streets, alleys, roads and lots or tracts shall be submitted to and approved by the council within such limitations as they may prescribe before such plats or replats are filed for record or recorded in the office of the clerk of the circuit court of Montgomery County, Virginia. The town council shall have the authority to require real estate subdividers within the corporate limits of the town to construct, at the subdividers' expense, water mains, sewer mains, streets, drainage, sidewalks, curbs and gutters. Such construction to be as prescribed by and under the direction of the town council. The town council shall have the authority to negotiate with subdividers without the corporate limits as to the construction of water mains, sewer mains, and as to water and sewer service. (1954, c. 240)

## **From the Christiansburg Town Code**

1. ALL OF CHAPTER 10 APPLIES: Article I. Erosion and Sediment Control, Article II. Stormwater Management, and Article III. Illicit Discharge. (These are available at [www.christiansburg.org](http://www.christiansburg.org) or at [www.myvaresources.com](http://www.myvaresources.com) where you can do your own searches although I recommend reading them in their entirety. There are a lot of little hidden things in there.)
2. From chapter 26: Subdivisions has a huge amount of references to the topic.
3. From chapter 29 Water and Sewer has a huge amount of reference to the topic.

\*\*\*Trust me when I say there is a LOT of very interesting information there. It will take time to read but is well worth the effort.