

**CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
REGULAR MEETING MINUTES  
JULY 8, 2014 – 7:00 P.M.**

A REGULAR MEETING OF THE CHRISTIANSBURG TOWN COUNCIL, MONTGOMERY COUNTY, CHRISTIANSBURG, VA. WAS HELD AT CHRISTIANSBURG TOWN HALL, 100 EAST MAIN STREET, CHRISTIANSBURG, VA, ON JULY 8, 2014 AT 7:00 P.M.

COUNCIL MEMBERS PRESENT: Mayor D. Michael Barber; Vice-Mayor James W. Vanhoozier; Samuel M. Bishop; R. Cord Hall; Steve Huppert; Bradford J. Stipes. ABSENT: Henry D. Showalter.

ADMINISTRATION PRESENT: Town Manager Barry Helms; Clerk of Council Michele Stipes; Town Attorney Theresa Fontana; Assistant Town Manager Randy Wingfield; Finance Director/Treasurer Valerie Tweedie; Director of Engineering and Special Projects Wayne Nelson; Planning Director Nichole Hair.

PLEDGE OF ALLEGIANCE

**PUBLIC HEARING**

1. Council's intention to adopt an ordinance in regards to the definition of bed and breakfast inn. Town Manager Helms reported that the current ordinance only allows for breakfast to be served to guests; the proposed change would allow for the serving of food for special events such as weddings, receptions, etc. The owners of The Oaks Victorian Inn, Linda and Bernie Wurtzbarger, requested an ordinance amendment that would allow them to host small events, such as showers, for up to twenty-five guests. Food would be served at the events, but would not be provided by the bed and breakfast. The Town took a broader approach with the proposed amendment by allowing for larger events with a Conditional Use Permit. Councilman Hall noted that many of the concerns voiced during the Planning Commission meeting pertained to large scale events of one-hundred or more guests; he recommended modifying the amendment to allow for large scale events on a case-by-case basis only. Councilman Huppert reported that the Planning Commission intended to recommend changes to the amendment that would address those concerns.

Owner Linda Wurtzbarger explained her and her husband's intent in requesting the amendment, which is to allow The Oaks to be used as a venue for small events for up to twenty-five guests. Current parking can accommodate twenty or more vehicles, and the inn would only be used as a small event venue after daily check-out time, and before daily check-in time. A portion of the proposed amendment pertains to the number of active rooms allowed. Mrs. Wurtzbarger explained that they only operate five active rooms in the inn, but want to include the garden cottage, located on the property, as part of the bed and breakfast, which would provide six active rooms. The garden cottage would provide revenue to the Town in lodging taxes, but is not an active part of the bed and breakfast operation per prior approval. Councilman Huppert reported that the citizens who spoke during the Planning Commission meeting were supportive of the garden cottage becoming an active part of the bed and breakfast.

Sam Bower, 100 Alleghany Street, spoke in support of the proposed amendments, which he believes would have no negative affect on the Town or business owners. Final controls are set within each Conditional Use Permit, and the amendments would allow more opportunities for business owners.

Jeff Alwang, 401 E. Main Street, whose property adjoins The Oaks property, addressed Council in full support of the proposed amendments. Mr. Alwang is a Professor of Applied Economics at Virginia Tech and he stressed the importance of the proposed amendments to local entrepreneurship.

Connie Turner, 101 Alleghany Street, voiced her support for the proposed amendments and compared possible traffic situations to those experienced during yard sales.

Councilman Hall asked the Wurtzbargers to explain the parking situation for the inn. Mrs. Wurtzbarger explained that the inn has two hundred fifty-feet of available on-street parking on Park Street in addition to the nine established on-site parking spaces. On-street parking is permitted and could provide parking for an additional ten to twelve vehicles on Park Street. Mayor Barber noted that there was additional frontage on East Main Street.

As an example of the type of events envisioned by the owners of The Oaks, Councilman Bishop commented that in 2012, with permission from Assistant Town Manager Randy Wingfield, the Rotary Club held a special event for approximately twenty-five guests at The Oaks Victorian Inn. There was no negative impact to the community from the event, and no complaints were voiced by citizens as a result of the event.

2. Contingent on the above, a Conditional Use Permit amendment request by Linda Wurtzburger a bed and breakfast inn at 311 East Main Street (tax parcel 527 – ((A)) – 127) in the R-3 Multi-Family Residential District. See above comments.
3. Conditional Use Permit request by Derrick Lancaster for a towing service at 880 Radford Street (tax parcel 525 – ((A)) – 38) in the B-3 General Business District. Town Manager Helms reported that the Planning Commission has reviewed the request, but is not prepared to make a recommendation at this time. Kevin Conner of Gay and Neel, Inc., on behalf of the applicant, explained that Mr. Lancaster is in need of an equipment storage garage, but has no room to construct one on his Total Car Care property. As a result, he has purchased 880 Radford Street with the intent to build a seventy-foot by eighty-foot bricked, five-bay garage in which to house his wrecker trucks. No work would be performed at that location, nor would this location serve as a storage site for towed or wrecked vehicles. Per Town ordinance, three parking spaces per bay are required; however, Mr. Conner requested waiving the parking requirement since it would not be necessary for the intended use of the garage. No parking would be needed for the site. The wreckers are currently being stored at the rear of the Total Car Care property, out in the open, exposed to weather. Councilman Stipes expressed concern for the lack of parking on the property, should the business not be successful. Mr. Conner replied that he is working with the Planning Department to address that concern, and he reviewed the conditions under consideration by the Planning Commission.
4. Conditional Use Permit request by Marvi Stine for residential use at 404 Roanoke Street in the B-3 General Business District. Planning Director Nichole Hair reported that the property is the former office space for the applicant, who wishes to sell or rent the property. The Conditional Use Permit would increase options for her in deciding what to do with the property. The applicant's current office location is approximately one block from 404 Roanoke Street.

## **REGULAR MEETING**

### **I. CALL TO ORDER:**

MAYOR BARBER called the regular meeting of Council to order and asked if there were any additions or corrections to the meeting minutes of June 24, 2014. Councilman Vanhoozier made a motion to approve the minutes as presented seconded by Councilman Bishop. Council voted on the motion as follows: AYES: Bishop, Hall, Huppert, Stipes, Vanhoozier. NAYS: None.

### **II. CITIZEN'S HEARING:**

1. **TRAFFIC CALMING** PRESENTATION. Director of Engineering and Special Projects, Wayne Nelson, and Assistant Town Manager, Randy Wingfield, presented Council with a PowerPoint overview of the Traffic Calming Program adopted by Council on August 21, 2012. The purpose of the Traffic Calming Program is to provide measures that would increase traffic safety in areas of concern, that meet specific criteria, throughout Town. Mr. Wingfield provided Council with an outline of the actions taken by Council under the program and the ongoing requests that are currently under review. The Subdivision Street Design Guide in VDOT's Road Design Manual is used as a guide in determining appropriateness for traffic calming requests, and reviewed were four requests that have been received for all-way stop locations: Independence Boulevard at Tranquility Via; Cambria Street at Providence Boulevard; Providence Boulevard at Tarrytown Road; and Providence Boulevard at Red Leaf Drive. Mr. Wingfield provided detailed information and visuals on the four locations under review. Mr. Wingfield stated that staff did not recommend utilizing all-way stops at these locations due to variables including excessive grade, sight distance, curvature of street, traffic volumes, and results of speed studies. Also, Mr. Nelson reviewed the traffic study outline for Miller Street, Alleghany Street, and Ellett Drive, and explained the processes used to collect and analyze traffic information. The residents of the streets have been notified of the various phases of the project and have been involved in the project through community meetings hosted by the Town; communication will continue throughout the duration of the project. Mr. Nelson offered to answer questions of Council. Council voiced its appreciation for the staff's focus on increasing safety within Town neighborhoods.

### **CITIZEN COMMENTS:**

- a. Connie Turner of Alleghany Street reminded Council of the Christiansburg Alumni Return scheduled for August 9, 2014. A silent auction to benefit the event is being organized and donations for the auction are being accepted.

### III. DISCUSSIONS BY MAYOR AND COUNCIL MEMBERS:

#### 1. STREET COMMITTEE REPORT:

- a. Request to improve Oakland Drive. Councilman Stipes reported that Town staff provided a cost estimate of \$16,000 for hard-surfacing the street into a twelve foot wide access. The access is currently a paper street that serves one home. A Street Committee recommendation is pending further information. The applicant in this matter has been present during both Street Committee discussions and the citizens present during discussions were supportive of the request. The reason for the request to open the street is because of drainage issues with the right-of-way.
- b. Councilman Stipes reported that the Traffic Calming Committee has studied four requests for four-way stop signs and has determined that the streets did not warrant all-way stops due to the variables presented and, therefore, were not recommended for approval.
- c. North Franklin Street speed reduction request. The Street Committee has reviewed the MPO study for the North Franklin Street corridor between Independence Boulevard and Cambria Street, which provided proposals for both safety and functionality. Councilman Stipes reported that the Street Committee has discussed the implications of reducing the speed limit through this particular area and recommended that the speed limit reduction request be studied after some of the proposals are implemented. No action on this matter at this time.
- d. Councilman Stipes reported on a request to reduce the speed limit on Roanoke Street from Patricia Lane to the Town limits, which was studied by the Street Committee. This portion of Roanoke Street is classified as Urban Minor Arterial by VDOT, with a speed limit of 55 MPH, which drops to 45 MPH near the I-81 overpass. A reduction in the current speed limit must be based on something concrete, such as safety, and the Street Committee has recommended traffic information from VDOT for this stretch of Roanoke Street. A recommendation from the Street Committee is pending further information.

### IV. COUNCIL REPORTS:

- a. Councilman Hall reported that the Water, Sewer and Solid Waste Committee is scheduled to meet on July 22, 2014 at 6:30 P.M. The committee will provide recommendations to Council during the regular meeting that same evening. Councilman Hall provided a brief report on the 2014 Nations Baseball World Series, hosted by Christiansburg, held July 8 – July 13 at the Harkrader Sports Complex.
- b. Councilman Vanhoozier reported on the proposed Wilderness Trail banners. The Kiwanis Club has developed two designs, both of which could be used in alternation. A visual of the designs would be provided to Council at the next regular meeting. A portion of the banner costs could be covered by tourism funding. Councilman Vanhoozier then expressed concern for the lack of sufficient media attention to Christiansburg's Fourth of July celebration, and to Christiansburg events in general; he expressed interest in finding ways to draw more attention to what Christiansburg has to offer. The Truman Wilson property was suggested as the future site of the Fourth of July celebration, with a focus on expanding the event through partnerships with the community. Councilman Hall offered to add this item the agenda for discussion at the next Recreation Advisory Commission meeting.
- c. Councilman Huppert commended the staff of the Parks and Recreation Department for the successful Fourth of July celebration held at the high school. He also spoke briefly to two recent articles in the newspaper endorsing industrial hemp farming and he requested that someone from Council make a motion to add consideration of support for industrial hemp farming on a future Council agenda. Councilman Huppert has added this item to two past agendas and, per protocol, is unable to request the matter for discussion at this time. Councilman Huppert stated that he feels strongly that hemp farming is important to economic development in the New River Valley and warrants support of Council. Councilman Vanhoozier noted that he recently discussed hemp farming with Delegate Yost, who intends to introduce a bill of support for hemp farming at the General Assembly. During that discussion, Delegate Yost offered to speak with Council about industrial hemp farming, and Councilman Vanhoozier suggested listening to his presentation, then deciding on whether to add the matter to a future agenda for Council reconsideration.

### IV. TOWN MANAGER'S REPORTS:

1. PUBLIC HEARING REQUEST: Town Manager Helms presented the following request and recommended setting the Public Hearing for August 12, 2014:

1. Proposed amendment to the Town Code pertaining to the grease trap ordinance.

On motion by Councilman Vanhoozier, seconded by Councilman Hall, Council voted as follows to set the Public Hearing for August 12, 2014 as follows: AYES: Bishop, Hall, Huppert, Stipes, Vanhoozier. NAYS: None.

2. PROGRESS REPORTS AND ANNOUNCEMENTS:

- At the direction of Council on June 24, 2014, letters of interest for serving on the Board of Zoning Appeals were sent to individuals who have expressed interest in serving the town, with four responses. Council will be provided with information on the respondents at the next regular meeting for consideration and recommendation.
- The Town recently received a federal matching grant to repair and improve the Chrisman Mill railroad crossing. The required matching portion of the funding is ten-percent, which would require a budget amendment if funded by the Town.
- Adam Carpenetti, Assistant to the Town Manager, and his wife, Tiffany, gave birth to baby Josephine Anne on July 1. Council congratulated the new parents.
- Mayor Barber provided Council with the final information for the employee compensation study, as submitted by the Archer Company, comparing the Town of Christiansburg with private sector survey responses. Mayor Barber explained the information in the report and noted that Chip King of the Archer Company would be available to meet with Council during the last week of August to discuss the information, if Council desires. In response to Council's request on June 24, 2014 for information on the participating private businesses, Mayor Barber reported that legal counsel has advised not to make that information public due to confidentiality laws. While the information cannot be distributed to Council, Council may review the information in the office of the Town Manager. Council will review the information and inform Mayor Barber on how it wishes to proceed.

V. ADJOURNMENT:

There being no further business to bring before Council, the meeting was adjourned at 8:30 P.M.

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Michele M. Stipes, Clerk of Council

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D. Michael Barber, Mayor