

**CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
REGULAR MEETING MINUTES  
OCTOBER 28, 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 OCTOBER 28, 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; Henry D. Showalter. ABSENT: None.

ADMINISTRATION PRESENT: Town Manager Barry Helms; Assistant Town Manager Randy Wingfield; Clerk of Council Michele Stipes; Town Attorney Theresa Fontana; Planning Director Nichole Hair; Finance Director/Treasurer Val Tweedie; Assistant to the Town Manager Adam Carpenetti; Rescue Chief Joe Coyle; Police Chief Mark Sisson; Human Resources/Public Relations Director Becky Wilburn.

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING**

1. A Conditional Use Permit request by Radford & Radford Properties for residential use at 150 Arrowhead Trail (tax parcel 528 – ((A)) – 12A) in the B-3 General Business District. Derrick Hines, representative of Radford Properties, explained that the property at 150 Arrowhead Trail is currently being rented as residential housing but is zoned for commercial use. The company is requesting a Conditional Use Permit that would allow for residential use. Mike Cantrell, adjacent property owner supports the request only if it is for single-family residential.
2. A Conditional Use Permit request by Tanner Blankenship (agent for property owner Charles Hanks) for residential use at 201 Roanoke Street (tax parcel 527 – ((A)) – 111) in the B-3 General Business District. Tanner Blankenship explained his request for a Conditional Use Permit that would allow him mixed business and residential use at 201 Roanoke Street. In addition to business use, Mr. Blankenship would like to develop two or three small apartments and fix up the appearance of the property. Mr. Blankenship intends to lease or purchase the property.
3. Council's intention to adopt an ordinance in regards to a rezoning request by Radford & Radford Properties, LLC for property located at 325 Falling Branch Road (tax parcel 529 – ((A)) – 25C) from R-2 Two-Family Residential to B-3 General Business with proffers. The property contains 0.818 acres and is scheduled as Residential in the Future Land Use Map of the Christiansburg Comprehensive Plan. Kevin Conner, Project Manager with Gay and Neel, Inc. and representative of Radford & Radford Properties, LLC, explained the request for rezoning and Conditional Use Permit that would allow for the company's proposed housing development that he compared to the existing Huff Heritage subdivision. Mr. Conner explained the proposal for seven rental housing units that would be constructed on slightly less than one acre of land. The property is currently zoned R-2 Two-Family Residential and is bordered by B-3 Business zoning district and R-2 Two-Family zoning with R-3 Multi-Family zoning located further down Falling Branch Road. Proffers submitted by the developer disallow for commercial development. It was noted by Mr. Conner that the development was originally proposed two years ago for nine units, but was withdrawn over concerns with density. The modification to seven units was in response to concerns voiced at that time. The Town received a letter from Earl Hylton of 335 Falling Branch Road opposing the rezoning request because of the proposal to build multi-family rental units.
4. Contingent on the above item, a Conditional Use Permit request by Radford & Radford Properties, LLC for residential use at 325 Falling Branch Road (tax parcel 529 – ((A)) – 25C) in the B-3 General Business District. See above comments.
5. Council's intention to adopt an ordinance in regards to a rezoning request by Laurence Lane, LLC for property located at 2 Depot Street, N.E.(tax parcel 526 – ((2)) – 60) from I-1 Limited Industrial to B-2 Central Business. The property contains 0.634 acres and is scheduled as Parks/Open Space in the Future Land Use Map of the

Christiansburg Comprehensive Plan. Dave Henry, owner of Laurence Lane, LLC, reported that he has owned the property at 2 Depot Street for several years and now wants to sell the land. Mr. Henry stated that the property is the only site in the surrounding nearby area zoned industrial and he believes it is more suitable for business zoning.

Councilman Hall made a motion to amend the agenda to include discussion concerning a request that will be proposed during the Citizen's Hearings to assume the Conditional Use Permit application fees for New RiverBaseball, Inc., a 501(c) corporation. Councilman Vanhoozier seconded the motion and Council voted as follows: AYES: Bishop, Hall, Huppert, Showalter, Stipes, Vanhoozier. NAYS: None. The request was placed as item #2 under Discussions by Mayor and Council Members.

## **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 October 14, 2014. Councilman Hall made a motion to adopt the minutes as presented, seconded by Councilman Vanhoozier. Council voted on the motion as follows: AYES: Bishop, Hall, Huppert, Showalter, Stipes, Vanhoozier. NAYS: None.

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

1. CHIEF JOE COYLE TO UPDATE COUNCIL ON THE REVENUE RECOVERY PROGRAM. Chief Coyle thanked Council for opportunity to speak and reported that the Rescue Squad is receiving an average of \$57,000 per month through the revenue recovery program, which has an estimated annual revenue recovery of almost \$700,000. The information provided is based on nine months of data. The funds received through this program will be used to upgrade the radio infrastructure, establish an emergency medical dispatch system, and provide for biomedical equipment, satellite stations, training facilities, and other capital projects. Large amounts of the revenue will not be spent until an eighteen month trend has been realized, with the exception of partial payment for an ambulance. Chief Coyle noted that the expectation in implementing the revenue recovery program was that the squad would experience a reduction in 911 calls. However, Chief Coyle reported that the squad has actually experienced a slight increase in 911 calls since implementing the program. Councilman Hall clarified that all revenue received through the recovery program will be put into emergency services to enhance its service to the community. He also noted that no billing is involved for those with insurance and the compassionate billing for those without insurance is waived for those unable to pay.

### **2. CITIZEN COMMENTS:**

a. Mike Harris explained to Council that New River Baseball, Inc. was established in 2008 to provide an affordable opportunity for those interested in playing baseball, and to provide an indoor year-round facility focused on youth development and fitness. Over the years the organization has worked in cooperation with the Parks and Recreation Department and has assisted with hosting tournaments and tournament clean-up. New River Baseball, Inc. has grown to twelve boys and girls teams, and two American legion teams, and has been successful in winning numerous district and state titles. The organization has outgrown its current location and has the opportunity to utilize the old Pepsi facility located at 375 Bell Road. This location would provide ten thousand square feet of space, which would allow for future expansion. With ample space, New River Baseball, Inc. hopes to collaborate with Montgomery County Public Schools to provide indoor training opportunities for student athletes and coaches. According to *Town Code*, a Conditional Use Permit is required for the organization to use the property on Bell Road for the intended purpose. Since the non-profit organization operates on a thin budget, Mr. Harris requested the Town assume the fees associated with applying for the Conditional Use Permit, considering the organization's involvement within the community. Mr. Harris noted there are no paid positions within the organization, and plans for the Bell Road location are to improve the facility and purchase additional equipment, with the intent to open the facility in January 2015.

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

#### **1. TOWN COUNCIL ACTION ON:**

- a. Council's intention to adopt the 2013 Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER is an evaluation and performance report detailing accomplishments toward meeting the goals outlined in the 2010-2015 Consolidated Plan. The CAPER compares the actual performance measures with those measures listed in the 2013 Annual Action Plan. The Public Hearing was held October 14, 2014. Councilman Stipes made a motion to accept the CAPER as presented, seconded by Councilman Vanhoozier. Council was polled on the motion as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.
2. REQUEST BY NEW RIVER BASEBALL, INC. that the Town assume the fees associated with applying for a Conditional Use Permit that would allow the 501(c) organization to develop an indoor baseball training and practice facility at 375 Bell Road. Councilman Hall made a motion to approve the request, seconded by Councilman Stipes in recognition of the organization's contributions to the Town. Council was polled on the motion as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.
3. RESOLUTION OPPOSING PARTISANSHIP IN REDISTRICTING. Councilman Vanhoozier made a motion to approve the resolution opposing partisanship in redistricting, seconded by Councilman Huppert. Council was polled on the motion as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.
4. APPOINTMENT/REAPPOINTMENT TO THE PLANNING COMMISSION. JONATHAN T. HEDRICK'S TERM EXPIRES NOVEMBER 2, 2014. Councilman Hall made a motion to reappoint Jonathan Hedrick to serve another term on the Planning Commission, seconded by Councilman Huppert who stated that Mr. Hedrick well-serves the Planning Commission. Councilman Vanhoozier stated that he did not intend to support the motion because he has attended Planning Commission meetings during which Mr. Hedrick behaved unprofessionally. Councilman Showalter and Councilman Stipes both agreed with Councilman Vanhoozier. Councilman Bishop said he would abstain from voting because he was unfamiliar with Mr. Hedrick's service in this capacity. Council was polled on the motion as follows: Bishop – Abstain; Hall – Aye; Huppert – Aye; Showalter – Nay; Stipes – Nay; Vanhoozier – Nay. The reappointment was denied.
5. FENCE REPAIR ON THE WILSON PROPERTY. It was brought to Council's attention that a twelve hundred-foot portion of the fence on the Wilson property is no longer effective in containing the cattle kept on the property. Town Manager Helms has researched the Town's repair options and recommended replacing the fence with American wire as opposed to chain link due to cost. The leaser of the property and owner of the cattle pays \$2200 per year in rent; Mayor Barber suggested asking the leaser to replace the fence at \$6,000 with a three year rent-free lease. However, Council decided it would prefer to maintain a yearly lease. Council discussed its options and decided more time was needed to consider the matter. Mayor Barber tabled the matter until the November 18, 2014 regular meeting.
6. PROPOSED EMPLOYEE COMPENSATION PLAN. Councilman Hall made a motion to approve the employee compensation plan with the three revisions as determined during the work session prior to the meeting. Councilman Vanhoozier seconded the motion and Council was polled on the motion as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.

IV. COUNCIL REPORTS:

1. Councilman Huppert encouraged Council to visit the property at 325 Falling Branch Road prior to taking action on the rezoning and CUP requests presented during the Public Hearing. VDOT is scheduled to hold a Public Hearing on Thursday for public comment on the proposed Park and Ride that will replace the closed Park and Ride near Falling Branch Elementary School.
2. Councilman Showalter encouraged Council and Town administration to attend the rail meeting in Roanoke on November 10, 2014 from 5:30 P.M.– 7:00 P.M. in a show of support for bringing rails to the New River Valley. He then reported on the anticipated bridge and interchange improvements to Route 8 near I-81 Exit 114. Councilman Showalter commented on the diversity of the New River Valley Planning District Commission and noted that the commission intended to change its name in 2015 to the New River Valley Regional Commission.
3. Councilman Vanhoozier requested that Council reschedule the postponed aquatic center tour that had been planned by Director of Aquatics Terry Caldwell. Council decided to reschedule the tour for 5:45 P.M. on November 18, 2014 and to hold the regular Council meeting at the aquatic center following the tour. Mayor Barber noted that a swim meet is scheduled for November with more than eight hundred swimmers expected to participate. Mr. Helms asked if this

could be discussed during his reports.

4. Councilman Hall reported that the next Parks and Recreation Commission meeting has been scheduled for November 3, 2014 at 6:00 P.M. He then noted that the Kiwanis Lease would be included on the November 18 regular meeting agenda for Council discussion.
5. Mayor Barber reported that he will be meeting with the Chamber of Commerce, Blacksburg, Montgomery County, and representatives of Virginia Tech to discuss coordination in scheduling future collegiate athletic events. Mayor Barber will provide further information on this matter at a future meeting.

#### IV. TOWN MANAGER'S REPORTS:

1. **MONTHLY BILLS:** Councilman Huppert questioned the cost of \$4,000 for pool towels for a six week period and Terry Caldwell, Director of Aquatics, noted that the towel service is a contract service. She agreed to perform a cost comparison before establishing the next towel service contract. Councilman Hall made a motion to approve the monthly bills to be paid November 10, 2014 in the amount of \$ 1,974,708.09, seconded by Councilman Stipes. Council voted on the motion as follows: AYES: Bishop, Hall, Huppert, Showalter, Stipes, Vanhoozier. NAYS: None.

**PUBLIC HEARING REQUEST:** Town Manager Helms presented the following requests and recommended setting the Public Hearings as indicated:

November 18, 2014:

- a. Easement vacation request, 525 Starlight Drive, B-3 General Business zoning district.

December 9, 2014:

- a. Conditional Use Permit request for batting cages at 375 Bell Road in the I-2 General Industrial zoning district.

December 23, 2014:

- a. Conditional Use Permit request by Peggy Beasley for a flea market at 275 Starlight Drive with exception to paved parking requirements in the B-3 General Business zoning district.

On motion by Councilman Vanhoozier, seconded by Councilman Showalter, Council voted to set the Public Hearings for the dates indicated, as follows: AYES: Bishop, Hall, Huppert, Showalter, Stipes, Vanhoozier. NAYS: None.

#### 2. PROGRESS REPORTS AND ANNOUNCEMENTS:

- John Burke, Environmental Project Manager and Christopher Webster, Erosion and Sediment Control Inspector Supervisor both recently earned their Stormwater Management Combined Administrator certificate.
- The Christiansburg Aquatic Center Council tour is scheduled for December 9, 2014 at 5:45 P.M. Following the tour, the regular Council meeting will be held in the aquatic center community room at 7:00 P.M.
- Lisa Bleakley, Executive Director of Montgomery Regional Tourism Development Council, will bring a report to Council in January 2015.
- The Town received a proposal from a realtor interested in purchasing one or two acres of the Wilson property. Council acknowledged it is interested in eventually selling a portion of the property, but not at this time due to the ongoing construction and changes along Route 114.
- Each year the Department of Motor Vehicles collects money from the sale of animal friendly license plates, which is then given to the Town for donation into the community. In the past the money was donated to the Montgomery County Humane Society and Town Manager Helms requested authority to make the donation for the current year. Councilman Showalter suggested including Mountain View Humane Clinic in the donation, if it is a nonprofit organization.
- Mayor Barber reported that the Town and the NRPVDC are working with several Virginia Tech students as they study various issues within Town, including a Huckleberry Trail usage study. The Town will receive future updates on the progress of the student studies.
- Annual leaf pick-up begins November 3, 2014 and runs through the month of December.

#### V. ADJOURNMENT:

There being no further business to bring before Council, Councilman Vanhoozier made a motion to adjourn the meeting at 8:24 P.M., seconded by Councilman Bishop. Council voted on the motion as follows: AYES: Bishop, Hall, Huppert, Showalter, Stipes, Vanhoozier. NAYS: None.

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Michele M. Stipes, Clerk of Council

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D. Michael Barber, Mayor