

**CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
REGULAR MEETING MINUTES  
DECEMBER 9, 2014 – 7:00 P.M.**

A REGULAR MEETING OF THE CHRISTIANSBURG TOWN COUNCIL, MONTGOMERY COUNTY, CHRISTIANSBURG, VA. WAS HELD AT THE CHRISTIANSBURG AQUATIC CENTER, 595 NORTH FRANKLIN STREET, CHRISTIANSBURG, VA, ON DECEMBER 9, 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; Director of Engineering and Special Projects Wayne Nelson, Environmental Program Manager John Burke, Aquatics Director Terry Caldwell; Building Official Jerry Heinline; Aquatics Services Manager Allison Zuchowski.

PLEDGE OF ALLEGIANCE LED BY THREE-YEAR OLD MIAH MITCHELL. A video was shown of Miah singing the National Anthem at the Sandlot Football Superbowl in November.

**JOINT PUBLIC HEARING WITH THE PLANNING COMMISSION**

1. A Conditional Use Permit request by Peggy A. Beasley for a flea market with an exception to paved parking at 275 Starlight Drive (tax parcel 529 – ((A)) – 13) in the B-3 General Business District.  
There was no one to speak for or against this request.

**PUBLIC HEARING**

1. A Conditional Use Permit request by SHAH Development, LLC for residential use at 2765 Roanoke Street (tax parcel 501 – ((1)) – 26A) in the B-3 General Business District.  
Katherine Cummings, who operates a daycare center on property adjoining the property in the request, expressed her concerns regarding the close proximity of the proposed residential rental development to the existing child care facility; she asked if the Town has the authority to require background checks on tenants. Thom Rutledge, property manager with SHAH Development said that while tenants are screened, he is not sure to what extent and he is not familiar with the laws pertaining to background checks. SHAH Development did comply with Planning Commission recommendations that additional privacy measures be added to the development plans. The units will be set up to subdivide and sell, but some will be used for rental property. Mr. Rutledge noted that set back from the property line shared with the daycare center is thirty to forty feet, and a six-foot tall privacy fence will be constructed as a privacy measure. The daycare has operated at this location for six years, per Ms. Cummings. Councilman Hall said he is aware that there are many restrictions placed on registered sex offenders, but he is unsure what they are regarding residential areas and proximity to child care facilities. He stated that the Town should become familiar with current state laws that govern this issue and Councilman Vanhoozier and Councilman Stipes both agreed. Town Attorney Fontana agreed to research this matter and to provide information on whether or not the Town has the authority to require the property manager to screen for sex offenders, prior to leasing, as a condition of the Conditional Use Permit. Mayor Barber cautioned against placing restrictions on this property that have not been placed on properties of similar situation.

One resident addressed concerns regarding existing drainage problems along Patricia Lane, which borders the property in the request, and concerns regarding the number of parking spaces provided for each proposed unit. Mr. Rutledge replied that four additional parking spaces have been added to the plans, and drainage issues will be addressed during the construction phase. Councilman Showalter noted that gas stations, convenience stores, and commercial garages are just a few of the business that would be potentially allowable at this location; Mr. Rutledge commented that residential is more of a transition usage to surrounding areas. Faye Rakes asked that the Town leave the "No Parking" signs on Patricia Lane to prevent over-parking on the street.

2. Council's intention to adopt an ordinance amending Chapter 42 "Zoning" of the Christiansburg Town Code in regards to provisions for private recreational facilities in the I-2 General Industrial District with a Conditional Use Permit. Detailed information regarding this request can be found in the meeting minutes of October 28, 2014. Mike Harrison, President of New River Valley Baseball was present to answer questions. There was no one to speak for or against the request.
3. Contingent on the above item, a Conditional Use Permit request by Mike Harris (agent for property owner Raymond Myers) for a private recreational facility at 375 Bell Road (tax parcels 499 – ((A)) – 1F) in the I-2 General Industrial District. There was no one to speak for or against this request.

*Noting no opposition during the Public Hearings for New River Valley Baseball, Councilman Hall made a motion to amend the agenda to include Public Hearing #2 and #3 to the agenda for Council discussion and action. Councilman Vanhoozier seconded the motion and Council voted as follows: AYES: Bishop, Hall, Huppert, Showalter, Stipes, Vanhoozier. NAYS: None. The matter was placed as item 1 c. 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 November 18, 2014. Councilman Vanhoozier made a motion to adopt the minutes as presented, seconded by Councilman Huppert. Council voted on the motion as follows: AYES: Bishop, Hall, Huppert, Showalter, Stipes, Vanhoozier. NAYS: None.

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

#### **1. KOHL CENTER REPORT ON THE ECONOMIC IMPACT OF THE CHRISTIANSBURG AQUATIC CENTER.**

Scott Greiner, faculty member and extension specialist at Virginia Tech provided a brief background of the Kohl Center, which is housed in the College of Agriculture and is intended to allow teams of students to work together in an applied learning setting. Mr. Greiner is a Christiansburg resident who, through his time spent at the Christiansburg Aquatic Center, is aware of the concerns and questions regarding the value of the facility. As a result, he decided to have a team at the Kohl Center focus on preparing an economic impact report for the aquatic center, which could then be provided to Council and the public. He then introduced the team of four students who worked under the supervision of Dr. Jim Pease. The students as a team explained the methodology used in developing the economic impact report, which involved analyzing data obtained from facility users through the use of surveys. Information the team was interested in included how much money was spent by visitors to the aquatic center through food and lodging purchases. The HOKI November Invitation with a total of 842 swimmers was the targeted event for the analysis. Through the analysis, the team determined that dollars spent on meals and lodging totaled more than the operational shortfall, with a total economic impact of \$14,769. The determined impact is an estimate based on financial information provided by the aquatic center and tax data from the treasurer's office. Additional, the team noted that the aquatic center provides jobs for 88 on-site employees and approximately 193 employees in the lodging and meals industries. Overall, the group estimated that the economic activity stimulated in Montgomery County through the aquatic center has an impact of 14.7 million dollars. The economic impact report will eventually be available on the Kohl Center website.

#### **2. DR. ZAHM TO ADDRESS COUNCIL REGARDING DOWNTOWN PARKING**

STUDY. Dr. Diane Zahm, a

faculty member at Virginia Tech, explained to Council that the study came about because of concerns with inadequate parking in Christiansburg's downtown area. She further explained that she used the Town's current comprehensive plan to determine areas of focus and found that the downtown area as defined by the comprehensive plan does not correspond with the downtown area as defined by many general perceptions. According to the comprehensive plan, there are currently 385 parking spaces in the downtown area in excess of the required amount. According to her study, there are approximately 2,000 parking spaces available in the downtown area at any given time of the day. She noted that the study did not include data from Tuesdays and Thursdays, which are court days, because her students are not in class on those days. Dr. Zahm used a handout to indicate to Council exactly where the parking spaces are located, many of which are located in the downtown area as defined by the comprehensive plan, but not located on Main Street or in the downtown square. Dr. Zahm's conclusion was that the Town may need to re-evaluate what constitutes the downtown area, and also focus on pedestrian accommodations, including wayfinding signs that communicate the

walking distance to Main Street. Included in the study was a zoning comparison with eighteen communities, which resulted in a fairly comparable finding. Dr. Zahm collected data and performed the study independently with her students, without any assistance or input from the Town. Recommendations resulting from the study are: 1) Eliminate or reduce requirements for parking downtown; 2) Study, plan and implement a shared parking strategy for the downtown area; 3) Provide additional wayfinding cues to support downtown businesses and attractions; 4) Work with local businesses to create a positive pedestrian environment; 5) Improve the design and maintenance of downtown parking facilities; 6) Analyze the market potential of downtown and build interest in new development, local commerce, and tourist activity. The Downtown Parking Study and recommendations were provided to Council for planning purposes only.

**2. CITIZEN COMMENTS:**

- a. Kathryn Dowling, Villas of Peppers Ferry, came before Council again to address the need for a stoplight at Quin W. Stuart Boulevard and Peppers Ferry Road, and to remind Council of its commitment for a traffic study analysis upon completion of the Route 114 road widening project. Ms. Dowling said the design of the roadway prevents safe access onto Peppers Ferry Road and that the widening project exacerbated traffic dangers with inadequate lighting and poor sight distance. As predicted the last time she spoke of these concerns, the first accident since completion of the project occurred last week as an elderly gentlemen attempted to turn left onto Peppers Ferry Road from Quin W. Stuart Boulevard. Town Manager Helms confirmed that VDOT plans to begin installing streetlights along the newly widened portion of Peppers Ferry Road in January 2015. VDOT also plans to perform a traffic study analysis six months from project completion. Councilman Vanhoozier noted that in a prior discussion, Council agreed to request a traffic analysis study in January, with results by spring. Several Council members noted that they personally travel Route 114 on a daily basis and are familiar with the roadway challenges presented to motorists. Council is interested in resolving the traffic issues as quickly as possible and Councilman Showalter requested that Town Manager Helms urge VDOT to perform the traffic study analysis as soon as possible. Councilman Stipes said the six month mark is to allow motorists to settle in to the new changes to the road, but that the study could be done just as effectively in three to four months.
- b. Jeremy Pedrotti of NRV US Bowling Congress Association updated Council on ways NRV Superbowl is attracting visitors to town, including the recently awarded bid to host the Virginia State USBC 63<sup>rd</sup> Annual Open Handicap Tournament to be held in May and June of 2015. Mr. Pedrotti estimated an attendance of approximately 20,000 people between the two tournaments. The bowling alley also hosts various senior and youth tournaments throughout the year. Mr. Pedrotti requested the Town consider assisting with the Virginia State USBC tournament in May and June, or to provide suggestions on attractions or features that may be of interest to weekend visitors. NRV Superbowl, in partnership with Holiday Inn, sends fliers to potential tournament participants advertising the town. Mr. Pedrotti said that when the bowling alley bids on the next tournament, he wants people to remember what is great about Christiansburg from their experience in 2015. Councilman Hall suggested providing Mr. Pedrotti with tourism maps and brochures for visitor use, and Councilman Vanhoozier suggested Mr. Pedrotti meet with the Director of Parks and Recreation and the Director of Aquatics for ideas on ways to promote the Town. Councilman Vanhoozier said the bowling alley holds personal importance for him as his son frequently makes use of the facility. Mr. Pedrotti said the facility has a special interest in community involvement and has raised and donated over \$20,000 for scholarships for Christiansburg students. Council recommended that the owner of NRV Superbowl meet with Lisa Bleakley, Director of Tourism, and Randy Wingfield, Economic Development Representative, to develop ways to effectively promote the bowling facility and facility events.

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

**1. TOWN COUNCIL ACTION ON:**

- a. Council's intention to amend the Town Development Fee Schedule in regards to fees for temporary certificates of occupancy and Board of Building Code Appeals hearings and penalty for working without a permit. The Public Hearing was held November 18, 2014. Councilman Vanhoozier made a motion to adopt the amendment as presented, seconded by Councilman Hall. Council was polled on the motion as follows: Bishop-Aye; Hall-Aye; Huppert-Aye; Showalter-Aye; Stipes-Aye; Vanhoozier-Aye.
- b. Council's intention to adopt an ordinance amending Chapter 30 "Streets, Sidewalks and Other Public Places" in regards to encroachments or obstructions on public property including provisions for permitting encroachments and obstructions. Councilman Vanhoozier made a motion to adopt the ordinance amendment as presented, seconded by Councilman Stipes, who noted that his concerns with the proposed amendment have been addressed to his satisfaction. Council was polled on the motion as follows: Bishop-Aye; Hall-Aye; Huppert-Aye; Showalter-Aye; Stipes-Aye; Vanhoozier-Aye.

- c. Council's intention to adopt an ordinance amending Chapter 42 "Zoning" of the Christiansburg Town Code in regards to provisions for private recreational facilities in the I-2 General Industrial District with a Conditional Use Permit. Councilman Hall made a motion to adopt the ordinance amendment as presented, seconded by Councilman Stipes. Council was polled on the motion as follows: Bishop-Aye; Hall-Aye; Huppert-Aye; Showalter-Aye; Stipes-Aye; Vanhoozier-Aye.
- d. Contingent on the above item, a Conditional Use Permit request by Mike Harris (agent for property owner Raymond Myers) for a private recreational facility at 375 Bell Road (tax parcels 499 – ((A)) – 1F) in the I-2 General Industrial District. Town Manager Helms read the Planning Commission resolution recommending Town Council issue the CUP with six conditions. Councilman Hall made a motion to issue the CUP with six conditions as recommended by the Planning Commission. Councilman Stipes seconded the motion and Council was polled as follows: Bishop-Aye; Hall-Aye; Huppert-Aye; Showalter-Aye; Stipes-Aye; Vanhoozier-Aye. A copy of the Planning Commission recommendation and six conditions is attached herewith.

2. PRESENTATION OF ADDITIONAL INFORMATION ON THE DEED OF GIFT FROM MRS. PHILLIPS ON PHLEGAR STREET.

Town Manager Helms reported that Mrs. Phillips has asked if the Town would consider covering the town taxes and the county taxes for the seconded half of the year for the property gifted to the Town. Taxes would cost approximately \$200.00. Councilman Vanhoozier made a motion to approve the request and to cover the taxes at an approximate cost of \$200.00, seconded by Councilman Hall. Council voted on the motion as follows: AYES: Bishop, Hall, Huppert, Showalter, Stipes, Vanhoozier. NAYS: None.

3. RESOLUTION IN SUPPORT OF THE NEW RIVER VALLEY PLANNING DISTRICT COMMISSION NAME CHANGE TO THE NEW RIVER REGIONAL COMMISSION.

On the recommendation of the New River Valley Planning District Commission, Councilman Showalter made a motion to adopt a resolution in support of the commission's name change to the New River Valley Regional Commission, which he stated better describes the goals and involvements of the commission. The motion was seconded by Councilman Vanhoozier and Council was polled on the motion as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.

4. COUNCIL ACTION ON AN OVERTIME BONUS FOR TOWN EMPLOYEES UNDER THE NEWLY ADOPTED COMPENSATION PLAN. Councilman Stipes made a motion to accept the overtime bonus for Town employees under the newly adopted compensation plan at a cap of \$1,000 as discussed during the recent Council work session. Councilman Huppert seconded the motion and Council was polled on the motion as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.

5. COUNCIL ACTION ON THE PROPOSED SUNSET CEMETERY MASTER PLAN.

Councilman Stipes made a motion to adopt the Sunset Cemetery Master Plan as presented to Council, seconded by Councilman Vanhoozier. Councilman Showalter requested that the Town bring the existing dumpster up to code standards. Council was polled on the motion as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.

6. COUNCIL TO FOLLOW-UP ON A DISCUSSION, AND TO RECEIVE AN UPDATE, REGARDING THE INTERSECTIONS OF QUIN W. STUART BOULEVARD AND STAFFORD DRIVE WITH PEPPERS FERRY ROAD. After the discussion regarding this matter during the Citizen's Hearings, Council directed Town Manager Helms to urge VDOT, on Council's behalf, to perform the anticipated traffic study analysis within two to three months after the completion of street light installation, which is scheduled to begin in January, per Town Manager Helms. Town Manager Helms noted that the Town has the authority to install and assume responsibility for a stop light, if VDOT deems one unwarranted.

7. DISCUSSION REGARDING THE OPTION TO SELL NAMING RIGHTS ON TOWN FACILITIES.

Council was provided a sample of the form used by Roanoke to sell naming rights on government owned facilities, which was intended to give Council an idea of the process. Without full support for the idea, Council expressed a willingness to consider and discuss this as an option for the aquatic center at a future work session.

IV. COUNCIL REPORTS:

1. Mayor Barber congratulated Councilman Sam Bishop who was inducted last weekend to the Rescue Squad Hall of Fame along with Jack Gray.
2. Councilman Huppert introduced Terry Stike of New River Valley Superbowl who was present throughout the meeting; then commended and thanked Terry Caldwell, Director of Aquatics, for the tour of the aquatic facility prior to the Council meeting.
3. Councilman Stipes recommended the Town consider purchasing electronic tablets for Council use for the purpose of eliminating paper copies of Council information. Councilman Vanhoozier agreed.
4. Councilman Hall reported that the Aquatic Center Advisory Board recently discussed various avenues for community partnerships, including with VCOM to host health fairs at the recreation center. Further information will be provided as details are finalized.

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

1. PUBLIC HEARING REQUEST: Town Manager Helms presented the following request and recommended setting the Public Hearing for January 13, 2015:
  1. VDOT Six-Year Plan Priorities.

On motion by Councilman Hall, seconded by Councilman Vanhoozier, Council voted to set the Public Hearing for January 13, 2015 as follows: AYES: Bishop, Hall, Huppert, Showalter, Stipes, Vanhoozier. NAYS: None.

**2. PROGRESS REPORTS AND ANNOUNCEMENTS:**

- The Montgomery County Christmas Store opened today and will remain open through December 13, 2014. The Police Department has increased patrols to enforce downtown parking restrictions.
- A list of the new officers of the Fire Department was provided to Council in the agenda packet.

**V. ADJOURNMENT:**

There being no further business to bring before Council, Councilman Showalter made a motion to adjourn the meeting at 8:56 P.M., seconded by Councilman Hall. 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