

**CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
WORK SESSION MINUTES – 6:00 P.M.  
REGULAR MEETING MINUTES – 7:00 P.M.  
AUGUST 25, 2015**

A WORK SESSION OF THE CHRISTIANSBURG TOWN COUNCIL, MONTGOMERY COUNTY, CHRISTIANSBURG, VA. WAS HELD AT CHRISTIANSBURG TOWN HALL, 100 EAST MAIN STREET, CHRISTIANSBURG, VA, ON AUGUST 25, 2015 AT 6:00 P.M.

COUNCIL MEMBERS PRESENT: Mayor D. Michael Barber; Vice-Mayor R. Cord Hall; Samuel M. Bishop; Steve Huppert; Henry D. Showalter; Bradford J. Stipes; James W. Vanhoozier. ABSENT: None.

WORK SESSION

I. CALL TO ORDER

II. DISCUSSION BY MAYOR AND COUNCIL MEMBERS:

1. Christiansburg Farmers' Market

III. ADJOURNMENT

*~~ Recess until 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 AUGUST 25, 2015 AT 7:00 P.M.

COUNCIL MEMBERS PRESENT: Mayor D. Michael Barber; Vice-Mayor R. Cord Hall; Samuel M. Bishop; Steve Huppert; Henry D. Showalter; Bradford J. Stipes; James W. Vanhoozier. ABSENT: None.

ADMINISTRATION PRESENT: Town Manager Barry Helms; Assistant Town Manager Randy Wingfield; Clerk of Council Michele Stipes; Town Attorney Theresa Fontana; Finance Director/Treasurer Val Tweedie; Planning Director Nichole Hair; Farmers' Market Manager Sarah Belcher.

PLEDGE OF ALLEGIANCE

**PUBLIC HEARING**

1. Request to amend the Conditional Use Permit for Cambria Crossing pertaining to single-family dwellings to allow corner lots to have a 10-foot side setback from the adjoining street instead of a 15-foot setback, and to add a provision to allow for all projections such as eaves, cornices, fireplaces, window sills to project in the yard (setback) by a maximum of 2 feet. Kevin Connor of Gay & Neal, Inc., representative of SHAH Development, LLC, and Stateson Homes, used three drawings to explain the requested amendments to the original CUP issued in 2005, and reviewed the areas of the planned housing development that would be impacted by the changes. The amendments were for aesthetic purposes only and would not impact the density of the development. It was noted that the property owner of 345 Roudabush Drive was opposed to the proposed amendment affecting setback requirements, and he requested that his property be exempted from the change. The CUP reflects exemption of the property at 345 Roudabush Drive from the setback requirements.
2. Request to amend the Town Code to have a density of twenty units per gross acre in a Planned Housing Development. Todd Robertson of Stateson Homes explained the proposal for a residential complex on a ten-acre parcel that would include 168 Class A apartments and many luxury amenities. The complex, which would be located to the west of the

Villas at Peppers Ferry, would be designed to appeal to individuals and families in need of short-term, temporary housing, and would rent from \$1,150 to \$1,450 per month. An amendment to the Town Code is necessary to allow for the requested density, which is based on the Town's townhome density requirements. As a matter of density comparison, it was noted that Blacksburg allows a density of twenty-four apartment units per acre. The developer is seeking HUD financing, an eighteen month process, and construction is expected to take twelve to eighteen months after HUD approval. The residential complex would connect to Quin W. Stuart Boulevard.

3. Rezoning request for property north of Quin W. Stuart Blvd from A Agriculture to R-3 Multi-Family Residential District. Jeff Greenough of 15 Jessie Circle spoke about property located behind the property in this request that has been approved for a separate single-family housing development. Mr. Greenough expressed his concern with adding even more homes to an area that is served by Stafford Drive, a road that is dangerously narrow and deteriorating, with poor access onto Peppers Ferry Road. In response to a comment by Mr. Robertson that the proposed apartment complex was within walking distance to Town amenities, Mr. Greenough pointed out that it was unsafe to walk along Stafford Drive because of the condition of the road and the lack of sidewalks. Mr. Greenough questioned accessibility by emergency vehicles to areas of high density, and he urged Council to make pedestrian safety a priority over housing density.

Susan Hood of 570 Walters Drive, which connects to Stafford Drive, by way of Meadow Drive, agreed with Mr. Greenough's comments regarding the dangerous condition of Stafford Drive, and asked if the builder would agree to improve Stafford Drive by widening the road and adding sidewalks as part of the residential complex development.

4. Contingent on the above rezoning request, a request for Conditional Use Permit for a Planned Housing Development in the R-3 Multi-Family Residential District. Todd Robertson reported that he has proffered an extra right-of-way off Stafford Drive to make improvements to extend the walking trail from Quin W. Stuart Boulevard to Almetta Avenue, and to build sidewalks within the apartment community.

Jamie King of 90 Alexander Court voiced his concerns regarding traffic volume and the ongoing residential development along Stafford Drive, with no apparent regard for the inadequate condition of the road. He agreed that Town amenities were close by, but stated that they were impossible to access by foot because of the dangerous condition of the road.

Paul Sensmeier of 191 East Patriots Way said he met with the developer and Steve Semones of Balzer and Associates in July, and felt many of his questions had been answered at that time. He believes that the proposed development would fit well on the property and would complement the Villas at Peppers Ferry. However, he requested that entrance landscaping and berms be developed prior to construction to control dust, sediment and erosion. He spoke about a letter he viewed regarding the potential for a future stoplight at Quin W. Stuart Boulevard and Peppers Ferry Road, and he urged Council to see that a stoplight is installed and improvements made to Stafford Drive to increase roadway safety in the area. Mr. Sensmeier said he would likely oppose the CUP request without the installation of a stoplight. Developer Todd Robertson said he has met with Town staff regarding traffic concerns with Stafford Drive and Quin W. Stuart Boulevard, and assured residents that he is actively looking for solutions to the traffic problems.

5. Issuing of bond loan to fund the Police Department building renovation and the purchase of land for a future road. Town Manager Helms reviewed with Council one minor administrative change to the original resolution.

## **REGULAR MEETING**

### **I. CALL TO ORDER BY MAYOR BARBER.**

*Councilman Hall made a motion to amend the consent agenda to add a resolution in support of the "Help Save the Next Girl" campaign. Councilman Showalter seconded the motion and Council voted as follows: AYES: Bishop, Hall, Huppert, Showalter, Stipes, Vanhoozier. NAYS: None.*

### **II. CONSENT AGENDA:**

1. Monthly Bills
2. Council Meeting Minutes of August 11, 2015
3. Resolution in Support of "Help Save the Next Girl" Campaign (a copy of the resolution is attached herewith).

Councilman Hall made a motion to approve the consent agenda as presented, seconded by Councilman Bishop. Council voted on the motion as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.

III. RECOGNITIONS:

IV. CITIZEN'S HEARING:

1. Citizen comments:

- a. Connie Turner, 101 Alleghany Street, addressed Council with her concerns regarding the Town's recent leaf pick-up, and with the recent increase in water and sewer rates. She complimented the flowers and flags along Main Street, and briefly reported on the Alumni Return event held on August 8, 2015, that raised over \$2,000 in scholarship funds.

V. STAFF REPORTS: None.

VI. DISCUSSIONS BY MAYOR AND COUNCIL MEMBERS:

1. Council action on:

- a. Issuing of bond loan to fund the Police Department building renovation and the purchase of land for a future road. Councilman Vanhoozier made a motion to authorize the bond loan application, seconded by Councilman Stipes. Council was polled on the motion as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.

2. Reappointment of Scott Weaver to serve as representative on the New River Valley Agency on Aging, and Richard Ballengee to serve as alternate. The reappointments would begin October 1, 2015 and end September 30, 2016. Mayor Barber reported that Mr. Weaver has served on the agency since its inception forty years ago, and he has expressed a desire to continue serving. Mr. Ballengee has expressed his desire to continue serving as an alternate. Councilman Hall made motion to reappoint Scott Weaver and Richard Ballengee to serve on the New River Valley Agency on Aging board, seconded by Councilman Vanhoozier. Council was polled on the motion as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.

VII. COUNCIL REPORTS

- a. Councilman Bishop reported that the Christiansburg Rescue Squad recently purchased a new van with revenue recovery funds that will be used for non-emergency purposes. The rescue squad will hold an open house September 19<sup>th</sup> from 1:00 to 6:00 p.m. that will provide an opportunity for residents to tour the facility.
- b. Councilman Stipes provided an update from the Bikeway, Walkway Committee and reported that the grand opening celebration of the Huckleberry Trail bridge is scheduled for September 11 at 3:30 P.M.
- c. Councilman Showalter reported that the Central Business District Committee is still working to appoint an advisory committee, and he thanked Council for its willingness to discuss the future committee at this evening's work session.
- d. Mayor Barber reported that an eight-mile walk/run is scheduled for September 12 as part of the grand opening celebration of the Huckleberry Trail bridge. The ribbon cutting and dedication of the bridge is scheduled for September 11 at 3:30 P.M. Mr. Bill Ellenbogen, representatives of VDOT, and the design and build team plan to be present at the ribbon-cutting, and a reception will follow at the Holiday Inn. He further reported that a bench donated by the Huppert family in honor of Janice Huppert would be placed near the bridge. Also, Mayor Barber reported that members of the American Legion have requested a street name change of the traffic circle at the veteran's monument located downtown; the request was supported by the VFW. He has met with County Administrator Craig Meadows regarding the request, and Mr. Meadows expressed his support for naming that portion of the Square "Veteran's Monument Park". Dedication of the new name will be held in conjunction with the Veteran's Day celebration in November.

VIII. TOWN MANAGER'S REPORTS:

1. PUBLIC HEARING REQUEST: Town Manager Helms presented the following request and recommended setting the Public Hearing for September 22, 2015:

- a. Request by Montgomery County for a boundary line adjustment on Cinnabar Road.

On motion by Councilman Vanhoozier, seconded by Councilman Huppert, Council voted to set the Public Hearing for September 22, 2015 as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier - Aye.

2. PROGRESS REPORTS AND ANNOUNCEMENTS:

- Council was provided an update on the progress of the storm water utility program.
- A downtown gospel singing event is scheduled for August 29, 2015 from 5:00 P.M. – 9:00 P.M.
- A downtown food truck rodeo is scheduled for September 25, 2015.
- Town Manager Helms reported that he had received information from the consulting firm Counsilman-Hunsaker regarding the development of a marketing plan for the aquatic center. The company deals exclusively with marketing pools and quoted costs of \$17,500, plus travel expenses for an operational audit, and \$15,000, plus travel expenses and hourly fees, for the development of a marketing plan. Council will discuss this information at a future Council meeting.

IX. ADJOURNMENT:

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 8:08 P.M.

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Michele M. Stipes, Clerk of Council

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D. Michael Barber, Mayor