

**CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
REGULAR MEETING MINUTES  
SEPTEMBER 8, 2015 – 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 SEPTEMBER 8, 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 Jim Guynn; Finance Director/Treasurer Val Tweedie; Director of Public Works Ricky Bourne; Aquatics Director Terry Caldwell; Director of Engineering and Special Project Wayne Nelson; Public Information Specialist Allison Long; Superintendent of Public Works Jim Lancianese; Public Works Utility and Construction Division Assistant Superintendent Tommy Sullivan; Wastewater Treatment Plant Superintendent Ryan Hendricks; Assistant Superintendent for Streets David Sutphin; Wastewater Treatment Plant Lab Manager Helen Pack; Engineering Technician Travis Moles.

PLEDGE OF ALLEGIANCE

**PUBLIC HEARING**

1. A rezoning request by Harless Todd and Jeanie M. Ratliff for property located at 1050 Peppers Ferry Road, N.W. (tax parcel 434 – ((A)) – 22) from A Agricultural to B-3 General Business. The property contains 5.49 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan. Town Manager Helms presented the following modifications to the request as recommended by the Planning Commission: Request to rezone .26 acres to B-1 Limited Business District; the remaining 5.23 acres would remain A Agricultural. Barney Harrell of Carvins Cove Road in Salem spoke on behalf of the applicants, explaining that the scope of the request was narrowed significantly through the Planning Commission process in response to citizen concerns. Mr. Harrell explained that the residence would remain A Agricultural, and eight parking spaces would be created that would run from the existing driveway, extending into the rezoned portion of the property. The jewelry business currently operates in Radford and the owners want to relocate back to Christiansburg.

Ann Sandbrook of 170 Greenway Drive in Belmont Farms said she attended the Planning Commission public hearing for the request and appreciated the fact that the commission took citizen concerns into consideration and modified the request.

Ann Hess of 70 Crescent Drive in Belmont Farms said she appreciates the way the request was handled and that Council is taking citizen concerns regarding Route 114 seriously. She commented that as development continues, pressures to develop will continue to increase, and she recommended Council be proactive by studying the changes that are taking place along Route 114, in order to be prepared for future development.

Cristina Ryplansky of Lions Road in Dublin said her family owns property adjoining the property in the request. She spoke about the current zoning along Peppers Ferry Road and said she assumes that eventually all property along the road will be rezoned B-3 General Business District. She reported that she plans to eventually request a change in the zoning of the front portion of her property to B-3.

Planning Commissioner Harry Collins reported that the comprehensive plan committee would be studying the Route 114/Peppers Ferry Road corridor in the coming weeks for appropriate modifications.

2. The Consolidated Annual Performance and Evaluation Report (CAPER). The Town of Christiansburg, as a recipient of Community Development Block Grant (CDBG) funding, is required by the U.S. Department of Housing and Urban Development (HUD) to prepare the 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 2014 Annual Action Plan. There were no public comments on this public hearing.

*Councilman Hall made a motion to amend the agenda to include Council discussion and action on the rezoning request by Harless Todd and Jeanie M. Ratliff for property located at 1050 Peppers Ferry Road, N.W. (tax parcel 434 – ((A)) – 22) from A Agricultural to B-3 General Business. The public hearing was held earlier in the meeting. Councilman Huppert seconded the motion and Council voted as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye. The matter was placed as item 1.a. under Discussions by Mayor and Council Members.*

## **REGULAR MEETING**

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

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

#### **1. Council Meeting Minutes of August 25, 2015**

Councilman Hall made a motion to approve the consent agenda as presented, seconded by Councilman Showalter. 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. Dale Buckner to address Council regarding the recently held downtown gospel singing event.**

Mr. Buckner thanked the Mayor, Council members, and staff members, for their involvement in making the recent downtown gospel singing event a success. There were more than one-thousand attendees, and Mr. Buckner said he has received many positive comments from the community, as well as requests for the event to become annual. Councilman Vanhoozier was an attendee and said he was impressed with the organization and flow of the event, and that it appeared that everyone present was enjoying themselves. Councilman Hall was out of town and unable to attend, but commented that his legal assistant brought a group from Pulaski and they were complimentary of the evening. Councilman Showalter heard much positive talk about the event on the Virginia Tech campus and believes the event would quickly grow through word of mouth. Mr. Buckner stated that he plans to organize the event as an annual one, if Council approves. Mayor Barber agreed that there was an overwhelming positive response from the community, and he commended Mr. Buckner for his insight and for Council's support of the event.

#### **2. Citizen comments:**

- a. Mr. Steve Semones of Balzer & Associates addressed Council regarding an offer from the developer for the Conditional Use Permit request for a Planned Housing Development in the R-3 Multi-Family Residential District for property north of Quin W. Stuart Boulevard. The offer was for financial assistance from the developer for the installation of a stoplight at Peppers Ferry Boulevard and Quin W. Stuart Boulevard. Mr. Semones talked about the type of light under consideration, and the possibility of securing a revenue sharing 50/50 match grant through VDOT. Town Manager Helms will provide the details of the offer to Council during Council discussions.

### **V. STAFF REPORTS:**

1. Jim Lancianese, Superintendent of Public Works, and Ryan Hendricks, Wastewater Treatment Plant Superintendent - Update on the Public Works Department. Ryan Hendricks and Jim Lancianese addressed Council with an overview of the operations and performance of the Public Works Department, with a detailed look at wastewater operations and field operations.

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

#### **1. Council action on:**

- a. A rezoning request by Harless Todd and Jeanie M. Ratliff for property located at 1050 Peppers Ferry Road, N.W. (tax parcel 434 – ((A)) – 22) from A Agricultural to B-3 General Business. The property contains 5.49 acres and is scheduled as residential in the Future Land Use Map of the Christiansburg Comprehensive Plan. Councilman

Hall made a motion to rezone .26 acres to B-1 Limited Business District; the remaining 5.23 acres would remain A Agricultural, seconded by Councilman Huppert. Council voted on the motion as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye. Council expressed its appreciation for the Planning Commission study that resulted in the presented modifications.

- b. 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. The Public Hearing was held August 25, 2015. Councilman Vanhoozier made a motion to approve the CUP amendment request, seconded by Councilman Stipes. Council voted on the motion as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.
- c. Request to amend the *Christiansburg Town Code* to have a density of twenty units per gross acre in a planned housing development. The Public Hearing was held August 25, 2015. Councilman Vanhoozier made a motion to amend the *Christiansburg Town Code* as requested, seconded by Councilman Hall. Council voted on the motion as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.
- d. Rezoning request for property north of Quin W. Stuart Blvd from A Agricultural to R-3 Multi-Family Residential District. The Public Hearing was held August 25, 2015. Councilman Vanhoozier made a motion to approve the rezoning request, seconded by Huppert. Council voted on the motion as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.
- e. 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. The Public Hearing was held August 25, 2015. Town Manager Helms read the Planning Commission resolution recommending Council issue the CUP with conditions, and he presented Council with a developer-offered condition offering that the developer would contribute 25% of the Town's obligation, up to \$175,000, to assist the Town with installation of a stoplight at Peppers Ferry Road and Quin W. Stuart Boulevard, to be paid before the first building permit is issued. Copies of the CUP, conditions, and wording for the offer, are attached. Councilman Vanhoozier made a motion to issue the CUP with conditions, and to accept the offer as presented by Town Manager Helms, seconded by Councilman Showalter. Council discussed the impact the planned housing development would have on Stafford Drive, which residents consider overcrowded with traffic and narrow. Councilman Hall questioned if town staff expects the housing development to create a traffic situation on Stafford Drive that would jeopardize the safety of residents and motorists, and if the town needed to address the road situation now. Town Manager Helms commented that town staff expects to look at improving the road once the front portion of the property along Stafford Drive is developed, noting that the road is not unduly dangerous if motorists adhere to the posted speed limit. He reported that several years ago the town attempted to widen the narrow road, but the majority of residents were not interested in donating the land necessary to accommodate the widening. Town Manager Helms commented that he expects the majority of traffic will access the new planned housing development using Quin W. Stuart Boulevard once a stoplight is installed. Councilman Stipes said he shared Councilman Hall's concerns regarding the condition of Stafford Drive and recommended tabling action on the request to allow Council to review the offer, which was first introduced to Council tonight, and to allow time to get answers to questions regarding the future stoplight and the potential impact to Stafford Drive. Councilman Vanhoozier withdrew his motion in light of Councilman Stipes' request for additional time, and Councilman Showalter withdrew his second. Councilman Vanhoozier made a motion to table the request until the September 22, 2015 council meeting to allow time to satisfy questions regarding the potential stoplight and safety concerns with Stafford Drive. Councilman Huppert seconded the motion. Councilman Stipes said he was interested in information from Wayne Nelson, Director of Engineering, as to options for road and right-of-way specifics, and realistic expectations for Council with regard to future development in the area of Stafford Drive. Councilman Hall agreed, noting that the concerns expressed are not with the applicant, but with the future of the Stafford Drive area. Mayor Barber requested that Council members email their concerns and questions to Barry Helms or Wayne Nelson by September 10. Information and responses will be placed in the agenda packet for the September 22, 2015 council meeting. Council voted on the motion as follows: Bishop – Nay; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.

3. Discussion regarding political sign requirements in the *Christiansburg Town Code* (Councilman Huppert). Councilman Huppert recommended Council consider putting a policy into place that prohibited the placement of election signs prior to Labor Day, and 60-days prior to a special election. Many signs for the November election were placed back in June and are now falling over or are unsightly. Councilman Hall questioned council's authority to regulate personal property, but Councilman Huppert noted that the Town currently has a policy in place requiring that signs be removed 10-days after an election. Mayor Barber said he would discuss this topic at the Montgomery County, Blacksburg, Christiansburg liaison meeting tomorrow morning, adding that he would like a policy that limited the number of signs a candidate can place at polling locations on election day. Town Attorney Guynn said the Supreme Court recently ruled on a sign/freedom of speech case and he would compare this matter with the case findings.
4. Recommendation of reappointment of Karen Drake to the Board of Zoning Appeals. Ms. Drake's term would be from August 31, 2015 until August 31, 2020. Karen Drake was present and introduced to Council. Councilman Vanhoozier made a motion to recommend the reappointment of Karen Drake to the Board of Zoning Appeals, seconded by Councilman Hall. Council was polled on the motion as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.
5. Task for the Stormwater Stakeholder Committee. Town Manager Helms recommended charging the Stormwater Stakeholder Committee with developing a town stormwater fee. Council discussed appointing a council liaison to the committee; the consensus was to appoint Councilman Vanhoozier, who agreed to serve. Councilman Hall made a motion to charge the Stormwater Stakeholder Committee with establishing a stormwater fee, and to appoint Councilman Vanhoozier as liaison to the Stormwater Stakeholder Committee, seconded by Councilman Huppert. Council voted on the motion as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.
6. Discussion regarding an employee request for leave of absence. Town Manager Helms reported that an employee who is recovering from cancer surgery is in need of additional time off beyond the thirty-day, no-pay extension previously granted by him. The employee anticipates returning to work part-time by early October, with a return to full-time employment by the end of October. Councilman Hall made a motion to approve the request for an employee leave of absence through October, seconded by Councilman Bishop. Council voted on the motion as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.

#### VII. CLOSED MEETING:

- a. Councilman Hall made a motion to enter into a Closed Meeting under Virginia Code Section 2.2-3711(A)(3), for the discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body. The Closed Meeting is for a discussion regarding the Truman Wilson property, and property located on Scattergood Drive N.W. Councilman Vanhoozier seconded the motion and Council was polled as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.
- b. Reconvene in Open Meeting.
- c. Certification. Councilman Hall moved to certify that the Town Council of the Town of Christiansburg, meeting in Closed Meeting, to the best of each member's knowledge, discussed only the matters lawfully exempt from open meeting requirements by Virginia Law and only such matters as are identified in the Resolution to enter into Closed Meeting, seconded by Councilman Stipes. Council voted on the motion as follows: Bishop – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.
- d. Council action on the matters. No action on the matter.

#### VIII. COUNCIL REPORTS

- a. Councilman Hall reported that the Huckleberry Trail bridge dedication is scheduled for 3:30 P.M. on September 11, with an 8-mile run/walk on September 12. The next meeting of the Parks and Recreation Advisory Commission will be held on October 5.
- b. Councilman Stipes reported that he has heard many positive comments from the community on the recently held downtown gospel singing event, which he attended, and hopes it will become a regionally recognized, annual event.

- c. Councilman Showalter reported that the Central Business District Committee met this evening with members of the newly formed Central Business District Advisory Commission, and will meet again on September 15 to elect a chair and a vice-chair, and to establish the goals and purpose of the commission.
- d. Councilman Huppert reported that due to new personal obligations beginning this fall, Planning Commissioner Harry Collins will begin serving as council liaison to the Planning Commission. Mr. Collins is running uncontested for a seat on Town Council and could officially begin serving as liaison to the Planning Commission in January.
- e. Councilman Bishop reminded Council of the rescue squad open house scheduled for September 19<sup>th</sup> from 1:00 P.M. to 6:00 P.M.
- f. Mayor Barber reported that he will be presenting a proclamation for the "Help Save the Next Girl" campaign at the September 22, 2015 council meeting. The Christiansburg High School chapter will be sponsoring a reception prior to the meeting and all are invited to attend. The town will hang banners in recognition of "Help Save the Next Girl", and an information booth will be set up at the Police Department fall festival on October 17.

IX. TOWN MANAGER'S REPORTS:

- 1. PROGRESS REPORTS AND ANNOUNCEMENTS: No announcements.

X. ADJOURNMENT:

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 9:10 P.M.

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Michele M. Stipes, Clerk of Council

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D. Michael Barber, Mayor