

**CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
MINUTES OF AUGUST 15, 2006 AT 7:30 P.M.**

A REGULAR MEETING OF THE CHRISTIANSBURG TOWN COUNCIL, MONTGOMERY COUNTY, CHRISTIANSBURG, VA. WAS HELD AT THE CHRISTIANSBURG TOWN HALL, 100 EAST MAIN STREET, CHRISTIANSBURG, VA, ON AUGUST 15, 2006 AT 7:30 P.M.

COUNCIL MEMBERS PRESENT: Mayor Linkous, Councilmembers Ashworth, Ballengee, Barber, Carter, Huppert, and Wade. COUNCIL MEMBERS ABSENT: None. Also present Town Manager Terpenny, Assistant Town Manager Helms, Town Clerk Stipes, Town Planner Hair, and Town Attorney Waddell. ABSENT: None.

PLANNING COMMISSION MEMBERS PRESENT: Commissioners Simmons, Carter, Stipes, Booth, Poff, and Vanhoozier. ABSENT: Commissioner Canada.

MAYOR LINKOUS stated there was a quorum present of Council Members and Planning Commission Members.

Pledge of Allegiance led by Councilman Ashworth.

**JOINT PUBLIC HEARING**

1. A rezoning request by Norma Jean Dennis, David T. and Deborah S. Breon, and Anthony and Patricia Campasini for property located at 290 and 300 Ellett Drive and 305 Circle Drive (tax parcels 527 – ((24)) – 196, 197, 198, 199, 199A, 200, and 201) from B-3 General Business to R-2 Two-Family Residential. The property contains approximately 0.7 acres and is scheduled as Residential and Commercial in the Future Land Use Map of the Christiansburg Comprehensive Plan. Mr. Anthony Campasini spoke out against any commercial development at this site, and Town Manager Terpenny commented that he received a letter from Deborah S. Breon indicating her opposition to commercial development in this area.
2. A Conditional Use Permit request by Gary Lawson for property at 403 Cambria Street, N.W. (tax parcel 466 – ((A)) – 2) for mini-warehouses in the MU-2 Mixed Use: Residential - Limited Business - Limited Industrial District. Mr. Gary Lawson is requesting this CUP to allow him to place storage buildings behind his existing automotive garage, similar to Agee's on Roanoke Street. Mr. Lawson showed pictures of the site to Council, and commented that he has spoken with the adjoining landowners and they are unopposed to this request. Mr. Lawson thanked Council for its consideration. Mr. Carter Ingram, a nearby resident, said he has seen many improvements made to the site by Mr. Lawson in past years, and he is unopposed to this request.
3. A Conditional Use Permit request by Randy and Debbie Hamann for property at 310 Overland Drive (tax parcel 557 – ((9)) – 16) for a family day home serving six through twelve children in the R-1 Single-Family Residential District. Mr. Randy Hamann said he has spoken with his neighbors regarding this request and most are unopposed. Mr. Ryan Higgins who lives next door to the Hamanns spoke in support of the request. Mrs. Debbie Hamann said she has provided part-time childcare for the past twenty-seven years and now wants to increase the number of children in her care from five to seven. She submitted to Council a petition of support from many of her neighbors. She said her home has been inspected and approved by the Christiansburg Fire Marshall. Town Manager Terpenny noted a letter he received from Jeremy Williams of the Christiansburg Fire Department stating that he had inspected Mrs. Hamann's home and it did pass that inspection.
4. A Conditional Use Permit request by Joseph C. Akers for property on Farmview Road, N.W. (tax parcels 436 – ((2)) – 34A, 35A, 36A, and a portion of 37A) for residential use in the B-3 General Business District. Mr. Joseph Akers said that this property has been in his family for sixty-one years and he has decided to build a single story home on the property for he and his wife to live in. He doesn't care if the property remains business zoning, he only wants permission to build his home in this location.

MAYOR LINKOUS closed the Joint Public Hearing and the Planning Commission withdrew to consider the requests and to make its recommendations.

**REGULAR MEETING**

MAYOR LINKOUS called the Regular Meeting of Council to order and asked if there were any additions or corrections to the Minutes of August 1, 2006. There being none the Minutes were approved as presented.

**CITIZEN HEARINGS:**

MAYOR LINKOUS opened the Citizen Hearings for those desiring to address Council.

**PLANNING COMMISSION'S RECOMMENDATIONS ON THE REQUESTS:**

1. A rezoning request by Norma Jean Dennis, David T. and Deborah S. Breon, and Anthony and Patricia Campasini for property located at 290 and 300 Ellett Drive and 305 Circle Drive (tax parcels 527 – ((24)) – 196, 197, 198, 199, 199A, 200, and 201) from B-3 General Business to R-2 Two-Family Residential. The property contains approximately 0.7 acres and is scheduled as Residential and Commercial in the Future Land Use Map of the Christiansburg Comprehensive Plan. At Chairperson Simmons request, Secretary Terpenny read the Planning Commission's resolutions. Secretary Terpenny read the Planning Commission's resolution recommending Town Council approve this rezoning as requested by unanimous vote.
2. A Conditional Use Permit request by Gary Lawson for property at 403 Cambria Street, N.W. (tax parcel 466 – ((A)) – 2) for mini-warehouses in the MU-2 Mixed Use: Residential - Limited Business - Limited Industrial District. Secretary Terpenny read the Planning Commission's resolution recommending Town Council issue the Conditional Use Permit, with one condition, by unanimous vote. A copy of the resolution with one condition is attached herewith and made a part of these minutes.
3. A Conditional Use Permit request by Randy and Debbie Hamann for property at 310 Overland Drive (tax parcel 557 – ((9)) – 16) for a family day home serving six through twelve children in the R-1 Single-Family Residential District. Secretary Terpenny read the Planning Commission's resolution recommending Town Council issue the Conditional Use Permit, with five conditions, by unanimous vote. A copy of the resolution with five conditions is attached herewith and made a part of these minutes.
4. A Conditional Use Permit request by Joseph C. Akers for property on Farmview Road, N.W. (tax parcels 436 – ((2)) – 34A, 35A, 36A, and a portion of 37A) for residential use in the B-3 General Business District. Secretary Terpenny read the Planning Commission's resolution recommending Town Council issue the Conditional Use Permit, with one condition, by unanimous vote. A copy of the resolution with one condition is attached herewith and made a part of these minutes.

DISCUSSION WITH SHANE ADAMS OF MONTGOMERY COUNTY CHAMBER OF COMMERCE. Several weeks ago, Mayor Linkous placed Councilmen Huppert and Ballengee on an ad hoc committee to study some of the questions raised concerning the 1% lodging tax contributed to the Montgomery County Chamber of Commerce to promote tourism. The 1% lodging tax imposed in Christiansburg last year generates approximately five thousand to ten thousand dollars per month, and questions have been raised by Council, and the public, regarding the expenditure of the funds, and a lack of communication from the Chamber of Commerce. Councilman Huppert reported that he and Councilman Ballengee met with Shane Adams and Kathy Mantz of the Chamber of Commerce last Thursday. Shane Adams is present to answer questions. Councilman Huppert further reported that the Chamber has placed three regional ads for approximately eleven thousand dollars. The Chamber has received approximately ten thousand hits on its website in response to just one of those ads, and has mailed out over six thousand pieces of advertising mail. A change the Chamber has made to those ads is that they will specify Christiansburg and Blacksburg, not Montgomery County. The Chamber is currently working on promoting Christiansburg's Wilderness Trail Day. It is also currently upgrading its website. However, progress is being slowed by the lack of an agreement, which, once in place, will provide guidelines for spending the funds generated by the 1% lodging tax. An RFP has been sent out by Blacksburg, and the Chamber of Commerce has responded with a proposal. This proposal will result in an agreement, which Christiansburg can use for its purposes as well. Once the agreement is adopted, a committee will be created to handle local grant applications and disbursements to support small events by organizations that will boost tourism. However, until the agreement is adopted, grant funding cannot be distributed. Councilman Ballengee said the purpose of the meeting was to get clarification and he appreciates the Chamber providing answers to some of the questions raised by those concerned. Councilman Ballengee stressed the importance of adopting an agreement as soon as possible. He also said it is not Council's intent to criticize the Chamber, but to ensure that each locality is promoted in a fair manner. Councilman Huppert recommended the Chamber report to Council on a semi-annual basis on funding, and provide written documentation annually. Mr. Adams said advertising deadlines are

approaching, but he cannot commit to placing ads until he receives confirmation from Council that the Chamber will continue to receive the funds generated by the 1% lodging tax. He said the intent of the Chamber is to eventually form an independent organization to handle the promotion of tourism. Councilman Wade questioned the time frame for the agreement. Mr. Adams said that Blacksburg suggested several changes to their agreement, which Christiansburg can use, and Blacksburg is now reviewing those changes. Mr. Adams said that Montgomery County is planning to participate in the lodging tax, but can't until October because it is governed by State guidelines. Councilwoman Carter questioned the capital improvements mentioned by Mr. Adams during the discussion. Mr. Adams said the capital improvements include maintaining a quality visitor center, placing kiosks at Town entrances, and maintaining parks and greenways. Mr. Adams said promotion of recreational opportunities would be a main focus of the Chamber in the future. Ms. Kathy Wheeler, a life-long resident of Christiansburg, and a small business owner, is concerned that tourists do not have activities to occupy their time during their stay in Christiansburg. She wants the tax money to be used to provide and promote entertainment and activities locally. Tacy Newell-Foutz, a local business owner, said she hopes once the agreement is in place, the Chamber will focus on keeping the funding within Montgomery County.

There being no one else to address Council, MAYOR LINKOUS closed the Citizen Hearings.

**DISCUSSIONS BY MAYOR AND COUNCIL MEMBERS:**

**TOWN COUNCIL'S ACTION ON THE PLANNING COMMISSION'S RECOMMENDATIONS:**

1. A rezoning request by Norma Jean Dennis, David T. and Deborah S. Breon, and Anthony and Patricia Campasini for property located at 290 and 300 Ellett Drive and 305 Circle Drive (tax parcels 527 – ((24)) – 196, 197, 198, 199, 199A, 200, and 201) from B-3 General Business to R-2 Two-Family Residential. The property contains approximately 0.7 acres and is scheduled as Residential and Commercial in the Future Land Use Map of the Christiansburg Comprehensive Plan. Councilman Barber made a motion to approve the rezoning request as recommended by the Planning Commission. Councilman Wade seconded the motion and Council voted as follows: AYES: Ashworth, Ballengee, Barber, Carter, Huppert, and Wade. NAYS: None.
2. A Conditional Use Permit request by Gary Lawson for property at 403 Cambria Street, N.W. (tax parcel 466 – ((A)) – 2) for mini-warehouses in the MU-2 Mixed Use: Residential - Limited Business - Limited Industrial District. Councilman Ashworth made a motion to accept the Planning Commission's recommendation to issue the CUP with one condition, seconded by Councilman Barber. Council voted on the motion as follows: AYES: Ashworth, Ballengee, Barber, Carter, Huppert, and Wade. NAYS: None.
3. A Conditional Use Permit request by Randy and Debbie Hamann for property at 310 Overland Drive (tax parcel 557 – ((9)) – 16) for a family day home serving six through twelve children in the R-1 Single-Family Residential District. Councilman Ashworth made a motion to issue the CUP with five conditions as recommended by the Planning Commission. Councilman Wade seconded the motion. Councilman Wade commented that the Town needs more childcare providers like Mrs. Hamann, and Councilman Barber commended Mrs. Hamann for her contribution to Christiansburg. Council voted on the motion as follows: AYES: Ashworth, Ballengee, Barber, Carter, Huppert, and Wade. NAYS: None.
4. A Conditional Use Permit request by Joseph C. Akers for property on Farmview Road, N.W. (tax parcels 436 – ((2)) – 34A, 35A, 36A, and a portion of 37A) for residential use in the B-3 General Business District. Councilman Ashworth made a motion to issue the CUP with one condition as recommended by the Planning Commission, seconded by Councilman Ballengee. Council voted on the motion as follows: AYES: Ashworth, Ballengee, Barber, Carter, Huppert, and Wade. NAYS: None.

**APPOINTMENT TO THE NEW RIVER VALLEY AIRPORT COMMISSION.** Mayor Linkous reported that Councilman Ashworth has served on the New River Valley Airport Commission for many years and the Commission has recommended he be reappointed to serve another term. Councilwoman Carter made a motion to reappoint Councilman Ashworth to the New River Valley Airport Commission, seconded by Councilman Barber. Council voted as follows: AYES: Ashworth, Ballengee, Barber, Carter, Huppert, and Wade. NAYS: None.

**APPOINTMENT TO THE PARKS AND RECREATION ADVISORY COMMISSION.** Mayor Linkous reported that Parks and Recreation Director, Art Price, has recommended that Marcus Allen Ford of King Street be appointed as the high school representative to the Parks and Recreation Advisory Commission. Councilman Barber made a motion to

appoint Marcus Allen Ford to the Parks and Recreation Advisory Commission, seconded by Councilman Ashworth. Council voted as follows: AYES: Ashworth, Ballengee, Barber, Carter, Huppert, and Wade. NAYS: None.

MR. ASHWORTH AND MR. BARBER – Street Committee Recommendations on:

1. Part and Parcel Survey Plat of the Southern Portion of Lot 26, Suburban Hills Subdivision, containing  $\pm 0.045$  acres for Silver Springs, Inc., Creating New Lot 8C, Caldwell Manor, containing  $\pm 0.361$  acres, Elm Street, N.E. Councilman Barber reported that this request by Billy Maddy is to add a small parcel of land, left over from the sale of another lot, to lot 26. All is in order with the plat and Councilman Barber made a motion to approve the request, seconded by Councilman Ashworth. Council voted as follows: AYES: Ashworth, Ballengee, Barber, Carter, Huppert, and Wade. NAYS: None.
2. Cambria Crossing, Phase I, 57 Lots, Cambria Street, N.W., Roudabash Drive and Phoenix Blvd., N.W. Councilman Barber explained that this request is to begin the first phase of Cambria Crossing with is approximately ten single family homes and forty townhomes. All is in order with the plat and Councilman Barber made a motion to approve the request, seconded by Councilman Wade. Council voted as follows: AYES: Ashworth, Ballengee, Barber, Carter, Huppert, and Wade. NAYS: None.
3. Relocation/Vacation of Lots Lines, Lots 1, 2 & 3, Chrisman Hill, 2 Lots, Chrisman Street, S.W. Councilman Barber explained that this request is to vacate lot lines to create two lots from three. The two lots will be developed single-family homes. All is in order with the plat and Councilman Barber made a motion to approve the request, seconded by Councilman Ashworth. Council voted as follows: AYES: Ashworth, Ballengee, Barber, Carter, Huppert, and Wade. NAYS: None.
4. Lot 101 Resubdivision, Windmill Hills Section 14, creating 2 Lots, Alder Lane, N.W. Councilman Barber explained that this request is to turn one large lot into two lots, which will then be developed single-family. Manager Terpenny clarified that this lot was divided into two lots in the past, and since that time, the owner vacated the interior lot line to create one large lot again. The owner has now decided he wants the property divided back into two lots. All is in order with the plat and Councilman Barber made a motion to approve the request, seconded by Councilman Ashworth. Council voted as follows: AYES: Ashworth, Ballengee, Barber, Carter, Huppert, and Wade. NAYS: None.
5. 84 Lumber Lot Line Vacation, J.W. Simmons Farm, Lots 47-50, creating 1 Lot, Roanoke Street. Councilman Barber explained that by vacating the lot lines to create one large lot, the business will receive only one tax ticket each year, rather than four. Property value will not change with this lot line vacation. All is in order with the plat and Councilman Barber made a motion to approve the request, seconded by Councilwoman Carter. Council voted as follows: AYES: Ashworth, Ballengee, Barber, Carter, Huppert, and Wade. NAYS: None.

RESOLUTION OF RECOGNITION FOR COUNCILMAN DALE F. ASHWORTH. Mayor Linkous said that Councilman Ashworth's term on Council would end on August 31, 2006. Mayor Linkous thanked Councilman Ashworth for his dedicated service to the Town and offered a Resolution of Recognition to Council honoring Councilman Ashworth's eight years of service. A copy of the resolution is attached herewith and made a part of these minutes. Councilman Barber made a motion to approve the resolution, seconded by Councilwoman Carter. Council voted on the motion as follows: AYES: Ashworth, Ballengee, Barber, Carter, Huppert, and Wade. NAYS: None.

RESOLUTION OF RECOGNITION FOR RETIRING MAYOR HAROLD G. LINKOUS. Mayor-Elect Ballengee spoke a few words of commendation before offering a Resolution of Recognition for retiring Mayor Linkous. After reading the resolution, Mayor-Elect Ballengee recognized Mayor Linkous' wife, Betty, and son, David, who were present to see the Mayor honored. Mayor Linkous thanked Council for this honor. Mayor Linkous has been involved with Town Government for thirty-six years, serving sixteen as a Councilmember, and the last twenty as Mayor. Mayor Linkous commented on several of Christiansburg's accomplishments during his tenure, including development and renovation of Town Hall, Chrisman Mill Road project, and the Harkrader Sports Complex. He said none of it would have been possible without the participation of the Councilmembers, Town Administration, and Town Staff, and Town Crews. Mayor Linkous thanked Council, Town Staff and Crews, and the Town Administration for helping him develop Christiansburg into a wonderful place to work, live, and play. Councilman Barber made a motion to accept the Resolution of Recognition for retiring Mayor Linkous, seconded by Councilman Wade. Council voted on the motion as follows: AYES: Ashworth, Ballengee, Barber, Carter, Huppert, and Wade. NAYS: None.

TOWN MANAGER REPORTS:

PUBLIC HEARING REQUEST – Town Manager Terpenny presented the following requests and recommended setting the Public Hearings for September 19, 2006:

1. Vacation request for an unimproved right-of-way, Red Oak Drive.
2. Conditional Use Permit request, residential use in the B-2 Central Business District.
3. Revisions to the Parking Ordinance.

On motion by Councilman Barber, seconded by Councilman Ashworth, Council voted to set the Public Hearings for September 19, 2006. Council voted as follows: AYES: Ashworth, Ballengee, Barber, Carter, Huppert, and Wade. NAYS: None.

TOWN MANAGER TERPENNY reported that the plant mix bids would go out next week.

TOWN MANAGER TERPENNY is pleased to announce that the footprint for the new aquatic center building has been staked, and excavation, by Town crews, has begun.

TOWN MANAGER TERPENNY said it has been an honor and a privilege to serve under Mayor Linkous for the past eighteen years. He will greatly miss working with the Mayor and wished him the best in his retirement.

COUNCILMAN BARBER announced the September 27, 2006 grand opening of the Harkrader Sports Complex, located behind the Christiansburg Middle School. There will be festivities and giveaways beginning at 2:00 P.M. and all are invited to attend.

ADJOURN:

There being no further business to bring before Council the meeting was adjourned at 8:22 P.M. On motion by Councilman Ashworth, seconded by Councilman Barber. Council voted as follows: AYES: Ashworth, Ballengee, Barber, Carter, Huppert, and Wade. NAYS: None.

---

Michele M. Stipes, Clerk of Council

---

Harold G. Linkous, Mayor