

**CHRISTIANSBURG TOWN COUNCIL
CHRISTIANSBURG, MONTGOMERY CO., VA.
REGULAR MEETING MINUTES
APRIL 25, 2017 – 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, VIRGINIA, ON APRIL 25, 2017 AT 7:00 P.M.

COUNCIL MEMBERS PRESENT: Mayor D. Michael Barber; Vice-Mayor Samuel M. Bishop; Harry Collins; R. Cord Hall; Steve Huppert; Henry Showalter. ABSENT: Bradford J. Stipes.

ADMINISTRATION PRESENT: Town Manager Randy Wingfield; Clerk of Council Michele Stipes; Town Attorney Theresa Fontana; Planning Director Andrew Warren; Finance Director/Treasurer Valerie Tweedie; Director of Public Relations Melissa Powell; Director of Human Resources Dave Brahmstadt; Police Chief Sisson; Engineering Director Wayne Nelson; Public Works Director Jim Lancianese; Rescue Chief Joe Coyle.

I. CALL TO ORDER

- A. Moment of Reflection
- B. Pledge of Allegiance

II. ADJUSTMENT OF THE AGENDA

- A. Add a report on Relay for Life by Cassandra Sabo and Della Akers as Item D under Introductions and Presentations.
- B. Remove minutes of April 18, 2017 from consent agenda.

Councilman Hall made a motion to amend the agenda as stated, seconded by Councilman Showalter. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye.

III. PUBLIC HEARINGS

- A. Conditional Use Permit request by Terry Stike, agent for P A Duncan Management Inc, for a public amusement business at 200 Midway Plaza Drive NW (tax parcels 406 – ((2)) – 6A, 6B) in the B-3 General Business District (approximately 4.18 acres) and the I-2 General Industrial District (approximately 0.08 acres). Mr. Terry Stike was present and offered to answer questions of Council, noting that the facility was expected to open in July 2017. Councilman Hall noted that there was much support in the community for a family amusement facility, and he expected it to be well utilized. Councilman Huppert expressed his appreciation for Mr. Stikes' presence in the community as owner of NRV Superbowl, and he thanked him for his commitment to bringing family facilities to Christiansburg. There were no public comments.
- B. Rezoning request by Snyder-Hunt Company LLP for a 7.93-acre portion of Tax Map No. 435-A 40 located north of Quin W. Stuart Boulevard NW from R-1, Single Family Residential to R-3, Multi-Family Residential.

Steve Semones of Balzer and Associates provided a brief history of the 7.93-acre lot that was rezoned R-1 Single-Family Residential by Council in August 2014, with an issued Conditional Use Permit for the development of 76 single family homes. Mr. Balzer explained the current requests to rezone the property to R-3 Multi-Family Residential with a Conditional Use Permit to allow for eighty-two townhomes at a density of ten units per acre. Developer Todd Robertson, Stateson Homes, explained that the

change in development plans was an attempt to secure construction funding by increasing the value of the property by adding home sites, noting that appraisals fell short on the original development plan. Mr. Robertson explained the proposed development that included four different housing types, courtyards and sidewalks, garages, and alleyways for parking. Mr. Robertson commented that the success of Cambria Crossing indicated a demand for this type of housing development in Christiansburg, and the location of the property was desirable to buyers. Mr. Semones said he met with board members and residents of Villas at Peppers Ferry to talk about the proposed changes, seek input, and to answer questions. All original proffers still apply and the conditions set forth in the original Conditional Use Permit remain the same with the addition of three conditions.

Spencer Taylor, 105 Revolution Circle, talked about the design and demographics of the villas, which is a low-density development with gardens and yards, wide streets, and off-street parking. The majority of the property owners are seniors who spend time and effort to maintain their property. Mr. Taylor expressed support for Snyder Hunt's original plan to develop single-family homes, which he said would have complemented surrounding areas; however, he was unable to support the modified request due to the dramatic change in design and density, which he believed would negatively impact the property values of the villas. Mr. Taylor asked Council to postpone taking action on the request until it quantitatively determined the development's potential impact on the property values of the villas, and to research if the requested density was justified. Mr. Taylor submitted his concerns to Council in writing.

Charlie Saks, 310 Revolution Circle, shared her experience of looking for housing in Christiansburg and talked about the nature of the Villas at Peppers Ferry that offered unique living in Montgomery County. She expressed her disappointment with the proposed rezoning and Conditional Use Permit requests, which she believed was the result of poor planning, based on her past experiences working closely with developers in North Carolina. Ms. Saks encouraged Council to put better land planning restrictions and guidelines into place for more cohesive land development.

Art Wilson, 220 Revolution Circle, presented Council with his opposition to the request in writing. Mr. Wilson questioned the truth of the developer's reasons for the modifications, and expressed concern that the developer had not provided requested drawings indicating the development's potential impact on the villas.

Thomas Irish, 90 Revolution Circle and a member of the Board of Directors for the HOA of Villas at Peppers Ferry, said he was representing only himself in his comments. Mr. Irish spoke in opposition to the request, which focused on the drastic changes in density and loss of single-family home development. Mr. Irish said assurances were given during the original planning of the development, and those assurances had been broken by the developer. Mr. Irish noted that a petition in opposition to the rezoning had been started by Bob Magee, 470 Revolution Circle, who was unable to be present, and had been signed by eighty-six residents. In closing, Mr. Irish expressed his appreciation for Planning Director Andrew Warren, whose cooperation and responsiveness to emails made his experience with local government a positive one.

Arnold and Betsy Wegman, 15 Washington Avenue, expressed their opposition to the rezoning out of concern for the negative impact the proposed development might have on the surrounding properties with regards to water, noise, and light pollution, and loss of privacy and safety due to the proposed density. Mrs. Wegman said she spoke with Jay Roberts of the DEQ Office of Wetlands about her concern that stormwater from the new development could contaminate the nearby wetlands. Mrs. Wegman stated she was advocating for the environment in this matter, and noted that she had not seen a stormwater plan submitted by the developer. She encouraged Council to consider her comments in making their decision on the rezoning.

Reid Nicholson, 230 Meadow Drive, spoke in support of the proposed development as the exact type of neighborhood he and his wife had looked for, but could not find in Christiansburg, highlighting the location near amenities citizens enjoy. Mr. Nicholson said he had studied the Town's Comprehensive Plan and believed the proposed development meets the spirit of the Town's goal to develop land in a responsible manner.

Kathryn Dowling, 200 Revolution Circle, President of the HOA of Villas at Peppers Ferry, spoke for herself in expressing opposition to the rezoning request. Ms. Dowling stated that she had supported the

original development plan proposed by the developer, believing it would have complemented the existing development in the area. However, her concern with the modified request was that the area would become overcrowded and the apartments used for student housing, and she urged Council to make decisions that would not negatively impact home property values. Ms. Dowling said she could support the rezoning request if the Town were to improve and widen Stafford Drive to accommodate increased traffic, and provide funding for continued maintenance of Stafford Drive and Quin Stewart Boulevard.

Bonnie Boatwright, 480 Revolution Circle, expressed her opposition to the request, noting that her property would be located approximately fifteen-feet from the proposed main road to the development. She encouraged Council to visit her property to see how the development would negatively impact her home and her quality of life. Ms. Boatwright said she would be less concerned about the development if there were a barrier, such as fencing or a wall, separating the two developments.

Charlie Saks, 310 Revolution Circle, said that the Villas at Peppers Ferry was not only for senior living, but also for families with children, like his own. He disputed the reason given for the modification, noting that when purchasing his home, he was forced to pay out-of-pocket cash when his appraisal fell short. Mr. Saks requested the rezoning be denied and that development remain single-family residential.

Joe Chase, 100 Revolution Circle, reiterated the concerns previously expressed, noting that he had spoken in opposition to the request during the Planning Commission meeting. Mr. Chase said he was disappointed that the Planning Commission did not study the matter in greater detail, especially the impact on the area from the change in density.

- C. Contingent upon the above rezoning request, a Conditional Use Permit request by Snyder-Hunt Company LLP for a 7.93-acre portion of Tax Map No. 435-A 40 located north of Quin W. Stuart Boulevard NW for a Planned Housing Development in the R-3 Multi-Family Residential District. See above comments. In response to some of the comments above, Steve Semones, Balzer and Associates, called attention to the setbacks that would provide an approximate fifty-foot buffer between the proposed development and the Villas at Peppers Ferry, and he reiterated that the modified plans meet the Town's Comprehensive Plan and UDA guidelines. In closing, Mr. Semones said the developer was sensitive to the area when revising the plan, and that the layout and guidelines were created with consideration of the residents of the Villas at Peppers Ferry.

IV. CONSENT AGENDA

- A. Meeting Minutes of April 11, 2017.
- B. Cancellation of the Public Hearing scheduled for May 23, 2017 for a Conditional Use Permit request for Club/Lodge (Applicant: Moose Lodge) in the B-3 General Business zoning district at 2790 Roanoke Street (former Wagon Wheel/Huckleberry Inn restaurants). The CUP request has been withdrawn by the applicant.
- C. Proclamation of Business Appreciation Month.
- D. Monthly Bills.

Councilman Bishop made a motion to approve the consent agenda, seconded by Councilman Hall. Council was polled on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye.

V. CITIZEN COMMENTS

- A. Davina Irvin to address Council regarding local black history. Davina Irvin, 170 Salem Lane, addressed Council regarding the importance of cultural heritage to Christiansburg, and her concern that cultural highlights were under-represented by the Town. Ms. Irvin noted there were approximately fifteen places

in Christiansburg that were culturally significant for African Americans, and the community as a whole, and she thanked Council for its contributions that have helped preserve and protect those areas. Ms. Irvin talked about the book *Local Black History*, soon to be released, that will focus on local black cultural. She encouraged Council to become more involved in promoting and emphasizing the Town's cultural heritage through wayfinding signs and tourism opportunities. Ms. Irvin thanked Council for its time and noted that she would revisit Council in the future with ideas on ways to make the African American culture more visible in the community.

- B. Sandra Stanley, 90 Skyline Street, to address Council regarding the intersection of Depot Street, N.E. and Stone Street. Ms. Stanley addressed Council concerning an accident she had on March 10 at the intersection of Depot Street and Stone Street, when she pulled out in front of another vehicle because of an obstructed view caused by a pole. Ms. Stanley said she was encouraged by Officer Mike Nelson to talk to the Town about improving safety at the intersection, which she said has been compromised by the expansion of Kroger. Ms. Stanley requested that Council study the intersection to find ways to improve traffic safety. Mayor Barber turned the request over to the Street Committee for review and recommendation.
- C. Avery Grabenstein, on behalf of the Montgomery County Chamber of Commerce, its members, and local businesses, thanked Council for the Proclamation designating May 2017 as Virginia Business Appreciation Month.

VI. INTRODUCTIONS AND PRESENTATIONS

- A. Introduction of new Town employees.
 - 1. Introduction by Ryan Hendrix, Wastewater Operations Superintendent:
 - Josh Huff, Operator Trainee
 - 2. Introduction by Andrew Warren, Planning Director
 - William Drake, Senior Planner
- B. Julie Dellorso and Dionne Harrison to speak regarding Child Abuse Prevention Month. Julie Dellorso, Executive Director of NRV Cares, and Dionne Harrison, CASA Coordinator, spoke to Council about the role NRV Cares plays in the New River Valley working with families affected by abuse, and highlighted the organization's efforts to address abuse and empower families through various programs and classes, many of which are at no cost. Ms. Dellorso thanked Council for its support of NRV Cares over the years and she shared a video that explained how contributions were used to support NRV Cares. She then extended an invitation to provide free child abuse prevention training at Town Hall for town employees. Ms. Harrison spoke about the mission and goals of the CASA program that focused on advocacy and abuse prevention, and she highlighted the importance of community support to the success of the agency and its programs. Council expressed appreciation for NRV Cares' involvement in strengthening the community.
- C. Resolution commending the Christiansburg Rescue Squad on 70 years of service. Mayor Barber and Councilman Bishop presented members of the Christiansburg Rescue Squad with a resolution in recognition of the squad's seventy-years of service to the Christiansburg community and surrounding areas. Captain Joe Coyle thanked the Town for its support and for the recognition, and introduced each member present. Council expressed its gratitude for the dedication of each member of the squad.
- D. Montgomery County Relay for Life. Cassandra Sabo and Della Akers reported on the Montgomery County Relay for Life event scheduled for June 2 at 6:00 P.M. The event will be held at Christiansburg High School and will feature live music, family activities, and a survivor's walk. Council was asked to recognize the week of May 26 – June 3 as Paint the Town Purple Week, and to declare June 1 at Day of Hope, in support of Relay for Life. Ms. Sabo talked about the purple ribbon fundraiser for the event, and asked Council to place purple ribbons, provided by the organization, on various Town-owned property. The event theme for 2017 is "Life, Liberty and the Pursuit of a Cure", and Council was encouraged to participate by joining a team or volunteering. Mayor Barber presented Ms. Sabo and Ms. Akers with a resolution in support of Relay for Life, recognizing the week of May 26 – June 3 as Paint the Town Purple Week, and declaring June 1 as Day of Hope.

VII. OLD BUSINESS

VIII. NEW BUSINESS

A. Council action on:

1. Conditional Use Permit request by Terry Stike, agent for P A Duncan Management Inc, for a public amusement business at 200 Midway Plaza Drive NW (tax parcels 406 – ((2)) – 6A, 6B) in the B-3 General Business District (approximately 4.18 acres) and the I-2 General Industrial District (approximately 0.08 acres). The Public Hearing was held earlier in the meeting. Councilman Hall made a motion to approve the CUP as requested, seconded by Councilman Showalter. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye.

B. Cambria Tank Removal Contract. (Nelson). Wayne Nelson, Director of Engineering, presented for approval a contract with William G. Simmons Company for the disassembling and disposal of the Cambria water tank. The William G. Simmons Company was selected through an RFP process and was recommended by Mr. Nelson. The tank is located on Town-owned property, which will be restored to landscaped greenspace. Councilman Hall made a motion to approve the contract, seconded by Councilman Collins. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye.

C. Five contracts for Construction, Engineering, and Inspection Term Services. (Nelson)

Wayne Nelson, Director of Engineering, presented Council with five contracts for on-call services for consideration, and recommended approval of all five: SEPI Engineering and Construction Inc.; A. Morton Thomas and Associates, Inc.; MBP; Mattern & Craig, Inc.; and CHA. Councilman Showalter made a motion to approve the five contracts as presented and recommended by Mr. Nelson, seconded by Councilman Huppert. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye.

D. Reappointment of John Overton to the Montgomery County Economic Development Commission. Mayor Barber reported that Mr. Overton's meeting attendance record was determined to meet Town requirements. Councilman Hall made a motion to reappoint Mr. Overton to the Montgomery County Economic Development Commission, seconded by Councilman Showalter. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye.

E. Consideration of appointment to New River Valley Economic Development Alliance Board of Directors. Councilman Hall made a motion to appoint Town Manager Randy Wingfield to serve on the New River Valley Economic Development Alliance, with Planning Director Andrew Warren to serve as alternate, seconded by Councilman Collins. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye.

IX. COMMITTEE REPORTS

X. STAFF REPORTS

A. Town Manager:

- Work session scheduled for May 2, 2017, 6:00 P.M., to discuss the Annual Budget for FY 17-18.
- Work session scheduled for May 16, 2017, 6:00 P.M., to discuss the North Christiansburg Regional Park.

B. Town Attorney:

D. Other Staff:

1. Update on the budget process for the Annual Budget for FY 2017-2018 by Finance Director/Treasurer Valerie Tweedie. Val Tweedie reported that Council would be presented with water and sewer rates, and community support/community development programs, for consideration during the work session scheduled for May 2, in preparation of the draft budget.

XI. COUNCIL REPORTS

- A. Councilman Huppert announced that three individuals from Christiansburg participated in the 2017 Boston Marathon and he commended them on their representation of Christiansburg.
- B. Councilman Showalter thanked Ms. Davina Irvin for addressing Council about the cultural significance in Christiansburg, and he encouraged her to meet with Melissa Powell, Director of Public Relations, and the Bikeway, Walkway Committee, to assist in developing a plan for signage for the cultural areas in Town.
- C. Councilman Hall gave a reminder of the child abuse prevention program scheduled for April 27, 6:00 P.M. at the Montgomery County Courthouse.
- D. Councilman Bishop – No report.
- E. Councilman Collins reported that plans were moving forward in developing a program with the Christiansburg High School to involve students in Town government.
- F. Mayor Barber reported that Chuck King has requested an annual lease renewal for continued use of the Town-owned North Christiansburg Regional Park. Mr. King keeps his cattle on the property at no cost in exchange for maintenance and upkeep of the land and fencing. He has requested no change to the stipulations. The lease expires in July and the request will be placed on the June 13 agenda for consideration. Mayor Barber then presented Council with an offer from John Gunner of the Police Department, on behalf of the Christiansburg High School baseball program, for the Town to use the former scoreboard poles for advertising purposes at a cost of approximately \$300 for signage construction. A new scoreboard was installed by Shelor Motor Mile; the old scoreboard was removed, but the poles left in place. Council agreed to accept Mr. Gunner's offer, and Councilman Showalter recommended pursuing advertising opportunities at each Christiansburg school sports venue.

XII. OTHER BUSINESS

A. Closed Meeting:

1. Councilman Bishop made a motion to enter into a Closed Meeting under Virginia Code Section 2.2-3711(A)(10), for the discussion or consideration of honorary degrees or special awards in regards to a special bereavement award for deceased employee's family; and request for a Closed Meeting under Virginia Code Section 2.2-3711(A)(7), for consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body; and consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel. For the purposes of this subdivision, "probable litigation" means litigation that has been specifically threatened or on which the public body or its legal counsel has a reasonable basis to believe will be commenced by or against a known party. Specifically related to a threat of litigation received by Randy Wingfield on April 17, 2017. Councilman Hall seconded the motion and Council voted as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye.
2. Reconvene in Open Meeting. Councilman Hall made a motion to enter into Open Meeting, seconded by Councilman Showalter. Council voted as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye.
3. Certification. Councilman Bishop 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. The motion was seconded by Councilman Hall and Council voted as follows: Bishop – Aye; Collins – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye.
4. Council action on the matter. No action taken.

XIII. ADJOURNMENT

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 9:55 P.M.

Michele M. Stipes, Clerk of Council

D. Michael Barber, Mayor