

**Christiansburg Planning Commission**  
**Minutes of April 3, 2017**

Present: Harry Collins  
Mark Curtis  
David Franusich  
Catherine Garner  
Hil Johnson  
Jeananne Kries  
Craig Moore, Chairperson  
Ann Sandbrook  
Jennifer D. Sowers, Vice-Chairperson  
Andrew Warren, Secretary Non-Voting

Absent: Matthew Beasley  
Ann Carter

Staff/Visitors: Will Drake, staff  
Steve Semones, Balzer and Associates  
Todd Robertson, Stateson Homes  
Lee Garrison, Garrison Development  
Bonnie Boatwright, 480 Revolution Circle NW  
Joe Chase, 100 Revolution Circle NW  
Lynn Klappich and Jim Overton, 1255 Stafford Drive NW  
Kathryn Dowling, 200 Revolution Circle NW  
Thomas and Karen Irish, 90 Revolution Circle NW  
Danny Janov, Washington Avenue NW  
Bob Magee, Revolution Circle NW  
Kyle Morgan, Heather Drive NW  
Reid Nicholson, 230 Meadow Drive NW  
Charlie Saks, 310 Revolution Circle NW  
Ann and Spencer Taylor, Revolution Circle NW  
Betsy Wegman, 15 Washington Avenue NW  
Patrick Withem, Sturgill Estates

Chairperson Moore called the meeting to order at 7:00 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia.

Commissioner Collins made a motion to amend the agenda to combine both public hearings scheduled for tonight's meeting. Commissioner Johnson seconded the motion, which passed 9-0. Chairperson Moore stated the public hearings were combined to allow the applicant and citizens to provide comment on both items concurrently.

### Public Comment

Chairperson Moore opened the floor for public comment. With no comments, Chairperson Moore closed the floor for public comment.

### Approval of Planning Commission Minutes for March 20, 2017 meeting.

Chairperson Moore introduced the discussion. Commissioner Collins made a motion to approve the March 20, 2017 Planning Commission meeting minutes. Vice-Chairperson Sowers seconded the motion, which passed 8-0. Commissioner Franusich abstained, as he was not present for the previous meeting.

Public Hearing for a 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 and Public Hearing for a Conditional Use Permit by Snyder-Hunt Company LLP request--contingent upon the above rezoning request -- 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.

Chairperson Moore opened the public hearing. The agent, Steve Semones, and applicant, Todd Robertson, presented their requests. Mr. Semones stated the subject property was rezoned in 2014 from A Agriculture to R-1 Single Family Residential and granted a conditional use permit for a planned housing development to consist of 76 single-family homes. Mr. Semones noted the parcel south of the subject property was rezoned from A Agriculture to R-3 Multi-Family Residential in 2015 and construction will soon commence on an apartment complex. Mr. Semones stated they are now requesting to rezone approximately 8 acres to R-3 upon a portion of the property that was rezoned to R-1 in 2014 in order to construct townhomes.

Mr. Semones presented the revised master plan and noted the application document submitted in 2014 has been amended with the proposed changes provided in red text. Mr. Semones stated the principal road layout remains unchanged. Mr. Semones presented the layout of the three proposed townhome lot-types and noted all the units will have garages and the smaller townhome lots will feature driveway entrances on the rear of the units, accessed by alleys. Mr. Semones noted they held a meeting last week with the residents of The Villas at Peppers Ferry and have incorporated some of the residents' feedback into their proposal.

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Mr. Robertson stated Stateson Homes is the contract owner of the property even though Snyder-Hunt Company LLP remains the listed owner of record. Mr. Robertson stated they are requesting the townhome development because the cost of construction is much higher than expected and the appraised value of the single-family development fell approximately \$1 million short of their estimate. Mr. Robertson stated the increased number of units will spread out the cost of development and will enable them to sell homes at a faster rate, as there will be a greater selection of housing types to market. Mr. Robertson stated they would expect to complete the proposed development in 3 to 3.5 years as opposed to 5 to 6 years for the original development.

Mr. Semones noted they are not proposing to change any of the conditions or proffers included with the 2014 request.

Mr. Semones stated the alleys serving the townhomes will be one-way and traffic will flow away from The Villas at Peppers Ferry in an effort to reduce the amount of headlights shining towards The Villas at Peppers Ferry. Mr. Semones noted the 69 additional trees they intend to plant along the property, adjacent to The Villas at Peppers Ferry, and stated they are prepared to commit additional landscaping to further buffer the development. Mr. Semones stated they have also discussed the provision of a light fence to provide additional separation from The Villas at Peppers Ferry.

Mr. Semones stated the stormwater facilities, water, sewer, and other utilities will need to be updated for the new layout but noted a stormwater plan was previously approved for the single-family development. Mr. Semones stated additional open space will be provided with the new layout and noted the sidewalks and trail to be constructed.

Mr. Robertson stated the rear-accessed garages are intended to create a greater pedestrian orientation for the townhome development. Mr. Robertson presented images of the various townhomes and single-family homes to be constructed in the proposed development.

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Mr. Semones stated one of the proposed roads was to be named Washington Avenue and noted the existing Washington Avenue in The Villas at Peppers Ferry is private and the roads will not be connected. Mr. Semones stated that after meeting with the residents of The Villas at Peppers Ferry they have agreed to change the name of road within the proposed development to prevent errant traffic from entering The Villas at Peppers Ferry.

Danny Janov, Washington Avenue NW, stated she has safety concerns with so many townhomes. Ms. Janov stated the townhomes will tower over her community and noted she requested an elevation drawing from Mr. Robertson and was told one does not exist. Ms. Janov expressed concern with the density of development and stated the height of the townhomes would block the sunset. Ms. Janov stated smaller condominiums or upscale single-family homes would be more appropriate and requested the Planning Commission not make a decision until elevation drawings are provided to show the height and location of the townhomes in relation to The Villas at Peppers Ferry. Mr. Janov stated she does not want to lose property value or safety and does not want to move.

Bob Magee, Revolution Circle NW, stated his building backs up to John Adams Drive NW. Mr. Magee stated he is not against development and was delighted with the proposed single-family development. Mr. Magee stated he is opposed to the rezoning. Mr. Magee expressed his concern with the density and noted there is no traffic signal at the intersection of Quin W. Stuart Boulevard NW and Peppers Ferry Road NW. Mr. Magee stated the traffic signal has been in the works for eight years and requested the Planning Commission wait until the traffic signal is constructed before making a decision. Mr. Magee stated the traffic will back up along Quin W. Stuart Boulevard NW all the way to The Villas at Peppers Ferry.

Mr. Magee stated he was concerned with noise pollution and water runoff and noted his building would be 57 feet from John Adams Drive NW.

Mr. Magee stated he was concerned with the drop-off from the road to the homes and drainage measures would not prevent The Villas at Peppers Ferry from flooding during heavy rains. Mr. Magee requested the Planning Commission visit the property and stated The Villas at Peppers Ferry will be like a prison and the sunset will be at 2 pm.

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Mr. Magee stated the housing market and land values are increasing in Blacksburg and are stagnant in Christiansburg and noted this is a result of planning. Mr. Magee stated a real estate agent advised him that his home would not sell during the construction period and would sell for \$25,000 less after the development was complete. Mr. Magee stated the market for townhomes in Christiansburg is saturated and noted the new townhomes under construction in Oak Tree.

Mr. Magee requested the Planning Commission delay or deny the rezoning request. Mr. Magee stated The Villas at Peppers Ferry is a special place and one of the finest communities in Christiansburg. Mr. Magee stated people have moved from Blacksburg to The Villas at Peppers Ferry. Mr. Magee stated the property deserves much better than townhomes and noted the residents of The Villas at Peppers Ferry supported the original proposal. Mr. Magee requested the Planning Commission to enhance the area with single-family dwellings, as originally proposed, and not destroy Christiansburg's finest community.

Ann Taylor, Revolution Circle NW, requested the Planning Commission visit the site and view the topography. Mrs. Taylor pointed to the western-most buildings in The Villas at Peppers Ferry and stated the roof peaks are lower in elevation than the land where the townhomes will be built.

Lynn Klappich, 1255 Stafford Drive NW, stated she has lived on Stafford Drive NW since 2006 and has seen a lot of changes. Mrs. Klappich noted the vision of the community is entrusted to the elected officials, appointees, and staff and the public has a responsibility to be engaged and informed on their actions.

Mrs. Klappich stated the 2014 development proposal for 77 single-family lots would have added roughly 154 vehicles and was a nice mix between The Villas at Peppers Ferry and single-family homes. Mrs. Klappich stated it was unfortunate the parcel rezoned to R-3 for apartments in 2015 was only identified as "Future Development" during the 2014 request. Mrs. Klappich stated the 168 rental units in the apartment complex will potentially contribute 336 vehicles. Mrs. Klappich stated the traffic counts in the current application do not account for the apartment traffic and when they are accounted for there are potentially 500 vehicles or more in the combined development.

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Mrs. Klappich stated most vehicles will leave around the same time in the morning and most will turn left out of Quin W. Stuart Boulevard NW. Mrs. Klappich stated the AM peak traffic estimate of 54 vehicles appears to be an underestimate and should be reviewed. Mrs. Klappich stated they are concerned traffic will divert onto Stafford Drive NW, which cannot accommodate additional traffic. Mrs. Klappich asked the Planning Commission to also visit Stafford Drive NW.

Mrs. Klappich stated she is concerned with language in the current application that refers to a potential future connection road from the single-family portion of the development to Stafford Drive NW. Mrs. Klappich stated Stafford Drive NW cannot accommodate additional traffic without substantial improvements and requested assurance no connection will be made to Stafford Drive NW.

Mrs. Klappich stated Stafford Drive NW has been damaged during the construction of Sturgill Estates and is concerned Stafford Drive NW and Quin W. Stuart Boulevard NW will be damaged during construction of the townhomes and apartments. Mrs. Klappich inquired whether the developer or taxpayers pay for the cost of road repair.

Mrs. Klappich stated she had additional concerns with stormwater, safety, lighting, noise, landscaping, and compatibility with the existing residences.

Mrs. Klappich stated her primary concern is it is only a matter of time before the remainder of the parcel will be rezoned for more townhomes and the increased traffic and potential environmental damage they will bring to the downstream areas.

Mrs. Klappich stated that if the development vision has changed for the remainder of the single-family home portion of the property, the Planning Commission should require the developer to master plan the entire parcel and complete a single rezoning and conditional use permit for the full development. Mrs. Klappich stated the piecemeal unwinding of the original 2014 proposal is not fair to residents and noted planning should be comprehensive and stable.

Mrs. Klappich requested the Planning Commission deny the rezoning application or delay a decision for two weeks and request staff address the concerns raised tonight.

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Charlie Saks, 310 Revolution Circle NW, stated he was concerned with light pollution from the streetlights and the dwellings and requested the streetlights be shielded to direct the light downward. Mr. Saks requested the Planning Commission consider the impact from the lights and the elevation of the proposed townhomes.

Spencer Taylor, Revolution Circle NW, noted he is a veteran and stated he purchased his home in The Villas at Peppers Ferry due to its unique characteristics for senior citizens. Mr. Taylor stated he attempted to conduct due diligence about the surrounding property and was left with the impression it would be developed as single-family homes. Mr. Taylor stated the development of townhomes would drastically change the assumption he had when purchasing the home.

Mr. Taylor stated he was concerned the remaining acreage will be rezoned in the future. Mr. Taylor stated the developer assumed the risk of investment and the Planning Commission and residents have no obligation to make the developer whole if the investment is not profitable.

Thomas Irish, 90 Revolution Circle NW, stated he lives in the middle of The Villas at Peppers Ferry. Mr. Irish stated he is a member of the Board of Directors for the condo association but is only speaking on behalf of himself. Mr. Irish stated he does not support the proposed rezoning and encouraged the Planning Commission to visit The Villas at Peppers Ferry. Mr. Irish stated he moved to The Villas at Peppers Ferry two years ago from the Baltimore area and it is a one of a kind community.

Mr. Irish stated the proposal would increase the number of dwelling units from 76 to 124. Mr. Irish noted this is a 63% increase in the total number of dwelling units and a 45% decrease in the amount of single-family detached housing units. Mr. Irish stated this proposal, compared to the original plan, is a significant change in the density and the quality of the housing.

Mr. Irish stated the community accepted the apartment complex with the understanding the rest of the parcel would be detached housing. Mr. Irish stated this was the bargain that was struck and the introduction of townhomes is unfathomable. Mr. Irish stated his concerns with traffic, water and sewer demands, light pollution, and noted the difference in character between The Villas at Peppers Ferry and a townhome.

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Mr. Irish stated there is not enough buffer between The Villas at Peppers Ferry and the townhomes. Mr. Irish stated the townhomes will tower over The Villas at Peppers Ferry and noted the alleys will face The Villas at Peppers Ferry and no one wants to look up an alley. Mr. Irish stated berms, trees, landscaping, and fencing cannot fix the close proximity to the townhomes. Mr. Irish also noted there is no condition requiring the homes to be owner-occupied and expressed his concern the housing would be rental property.

Mr. Irish stated he can appreciate the original proposal is more expensive than expected, but noted the residents should not have to pay the price. Mr. Irish stated he asked the developers in writing to describe the impact of the proposed zoning change on the quality of life for the residents of The Villas at Peppers Ferry and the developers wrote they see no impact on the quality life. Mr. Irish stated he could not disagree more.

Mr. Irish stated the developers have been upfront with the residents but he does not support the request and asked the Planning Commission to reject it.

Kyle Morgan, Heather Drive NW, stated townhomes connected by alleys are not a compelling design and will not attract young professionals from Blacksburg to move to Christiansburg. Mr. Morgan stated Stafford Drive NW and Quin W. Stuart Boulevard NW are the only two exits to Peppers Ferry Road NW. Mr. Morgan stated the proposed development and the apartment complex totals 292 dwellings units and noted this will add over 500 cars. Mr. Morgan stated he walks Stafford Drive NW daily and also commutes by bike along Stafford Drive NW and Quin W. Stuart Boulevard NW and noted the additional commuter traffic is a concern.

Mr. Morgan stated he was disappointed in the communication of the public hearing and did not see the posted notice until five days ago. Mr. Morgan stated he has notified his neighbors but they could not attend on short notice. Mr. Morgan requested the Planning Commission delay a decision on the request until the residents along Stafford Drive NW have an opportunity to attend the meeting.

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Betsy Wegman, 15 Washington Avenue NW, stated she moved from Blacksburg to Christiansburg on purpose and The Villas at Peppers Ferry is one of the nicest places. Ms. Wegman stated she was concerned with traffic and the addition of 248 cars. Ms. Wegman stated the one-way in, one-way out onto John Adams Drive NW is unacceptable. Ms. Wegman stated traffic will not drive 25 mph. Ms. Wegman stated the noise and lighting will be intense and also expressed concerns for the wildlife habitat.

Ms. Wegman stated she was concerned with water runoff from the hill and for the wetlands on the property. Ms. Wegman stated she would contact the Virginia Wetlands Commission and noted she could see trenches in the pathways from water runoff today, after the rain storm.

Ms. Wegman expressed her safety concerns and stated she currently feels safe when she walks her dog at night but would not feel safe next to so many townhomes.

Ms. Wegman stated she was sorry the appraisals did not come back how the developers hoped, but this was not her problem and The Villas at Peppers Ferry and Christiansburg should not be penalized. Ms. Wegman stated she was opposed to the request and asked the Planning Commission to carefully consider the request before making a decision.

Patrick Withem, Sturgill Estates, stated he was also concerned with traffic flow and believed it will significantly impact congestion. Mr. Witham stated the traffic signal at Quin W. Stuart Boulevard NW and Peppers Ferry Road NW will be helpful in some ways, but with hundreds more cars added with the development, it will also contribute to the congestion.

Joe Chase, 100 Revolution Circle NW, stated he and his wife moved from Abingdon two years ago. Mr. Chase stated they want The Villas at Peppers Ferry to remain a lovely community. Mr. Chase stated the New River Valley water system is running at peak capacity and wanted to bring the increased water usage of 29,000 gallons of water a day for the townhomes and 15,000 gallons of water a day for the apartments to the attention of the Planning Commission.

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Reid Nicholson, 230 Meadow Drive NW, stated he was in favor of the rezoning. Mr. Nicholson stated Christiansburg offers the perfect balance between small town feel and quality of life. Mr. Nicholson stated ten years ago it was hard to find a neighborhood that was centrally located, quality built, and affordable. Mr. Nicholson stated there is a need to provide for our residents of the future and noted ten years ago he needed exactly what is being proposed.

Mr. Nicholson stated the community attracts talent from all over to come and work in the NRV and the proposal is an opportunity to provide quality housing that fits the best land use. Mr. Nicholson stated the property is close to many amenities and is where we want higher density. Mr. Nicholson stated there is a need for a development strategy that will work for everyone and for our future.

Kathryn Dowling, 200 Revolution Circle NW, stated she was speaking for herself and not as the president of The Villas at Peppers Ferry HOA. Ms. Dowling stated some residents support the proposal and some residents oppose the proposal. Ms. Dowling stated the parcel of land will eventually be developed and noted it is designated residential use in the comprehensive plan.

Ms. Dowling stated she supports the proposed development because it is a known factor. Ms. Dowling expressed her fear if the developers pull out and stated the entire property could become R-3 Multi-Family Residential. Ms. Dowling stated Stateson Homes has agreed to work with the residents on multiple issues including fencing, landscaping, possible repair work on the rock wall, lighting, one-way alleys, and renaming Washington Avenue. Ms. Dowling stated she would support the proposal if the Town of Christiansburg would reopen the issue of widening and improving Stafford Drive NW and if funds were allocated for the maintenance of Quin W. Stuart Boulevard NW to mitigate wear from construction activities and the increased traffic.

Ms. Dowling stated she was opposed to any future increased zoning changes in the general vicinity and pointed north of the subject property. Ms. Dowling stated she would like to see elevation drawings.

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Ms. Dowling stated she was both for and against the proposal. Ms. Dowling stated she supported the request for the economic reasons and because they know what they are dealing with. Ms. Dowling stated they live in the perfect place and do not want the townhomes, but if they have to have them at least it is known and Stateson Homes is a quality builder.

Bonnie Boatwright, 480 Revolution Circle NW, stated she grew up in Christiansburg. Ms. Boatwright stated she was diagnosed with dementia four years ago and lives in a peaceful place. Ms. Boatwright stated her front door will be 20 feet from John Adams Drive NW and questioned why the road could not be more centrally located on the subject property and further away from The Villas at Peppers Ferry. Ms. Boatwright expressed her concerns for the noise, people, and lights and stated the last good years of her life will not be peaceful. Ms. Boatwright asked Mr. Roberts to consider what he's doing to the people around him and stated he is only concerned with money. Ms. Boatwright stated she objected to the proposal.

Ms. Boatwright stated she assumed the requests would be approved and asked the Planning Commission to require the construction of a six-foot tall chain link fence between John Adams Drive NW and The Villas at Peppers Ferry. Ms. Boatwright stated there is a gas line near her home and a car could run off the road, hit the gas line, and cause an explosion. Ms. Boatwright also expressed concern that the residents of the townhomes would walk their dogs at The Villas of Peppers Ferry and not clean up after them.

Jim Overton, 1255 Stafford Drive NW, stated his family owns eight acres and has no intention to develop the property. Mr. Overton noted there is a lot more undeveloped land down Stafford Drive NW. Mr. Overton stated they live there for the quality of life and the proposal would have a big impact. Mr. Overton stated there is no sight line looking west at the intersection of Stafford Drive NW and Peppers Ferry Road NW and noted the increased traffic on Stafford Drive NW will be a problem.

Mr. Overton stated granting the rezoning request will set a precedent for rezoning based on making more money with more density. Mr. Overton stated the same argument could be made for every request and asked the Planning Commission to deny the request.

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Karen Irish, 90 Revolution Circle NW, stated the homes on the west side of The Villas at Peppers Ferry will have a view of the alleys from their patios and noted the alleys will have junk, trash, and vehicles. Mrs. Irish stated screening will not be able to address this problem.

With no additional comments, Chairperson Moore closed the public hearing. The Planning Commission agreed they would not vote on a recommendation during tonight's meeting. The Planning Commission agreed to ask additional questions of the applicant.

Commissioner Franusich asked why the estimated cost of development was much higher than anticipated. Mr. Robertson stated the original project was planned before new stormwater regulations took effect and noted there was also a significant amount of grading that was not reviewed in great detail at the time of the rezoning request. Commissioner Franusich asked if the new proposal requires grading. Mr. Robertson stated it will require grading but noted the cost will be spread out across more units and the varied housing types will allow the development to build out faster.

Commissioner Knies asked if they considered the runoff concerns raised by some residents. Mr. Semones stated the apartment development and the original single-family development plan went through several rounds of site plan review by the Town of Christiansburg and noted the stormwater management for the single-family development and apartments has been approved. Mr. Semones stated the wetlands have been delineated and the Army Corps of Engineers and DEQ have both reviewed the property. Commissioner Knies asked if this information was shared with the residents at the recent community meeting. Mr. Semones stated this was discussed during the meeting for the original 2014 proposal.

Commissioner Johnson asked if they have considered an alternative option to address some of the concerns presented by the residents. Mr. Robertson noted Stateson Homes is the contract owner and has the option to purchase the property. Mr. Robertson stated the current proposal provides fewer townhomes than they first mapped out when they decided to revisit this development. Mr. Robertson stated the courtyard approach was intended to remove cars from the road and provide landscaping and open space in front of the homes.

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Commissioner Franusich asked if they can provide architectural renderings from the vantage point of The Villas at Peppers Ferry. Mr. Robertson stated it would take a few weeks to provide a profile cross-section. Commissioner Franusich clarified he meant a 3-D model to illustrate the perspective of the Townhomes from The Villas at Peppers Ferry. Mr. Semones stated a 3-D model would not be possible at this time because the final grading assessment is not complete but confirmed they could provide a profile cross section.

Vice-Chairperson Sowers asked what the residents of The Villas at Peppers Ferry would see, looking west, from their patio. Mr. Semones discussed the existing grade of the subject property and noted there was roughly a 10-foot elevation difference between John Adams Drive NW and the townhomes.

Commissioner Collin asked if the height was the same for the original two-story single-family homes and the proposed townhomes fronting on John Adams Drive NW. Mr. Semones stated the height was the same.

Chairperson Moore asked the Planning Commission if an elevation profile would be useful. Commissioner Johnson stated it would be helpful, but noted a site visit would be more useful. The Planning Commission agreed to make a group visit to the site at 5:30 pm, April 17, 2017, before the regular Planning Commission meeting.

Commissioner Franusich noted the property is within the Mall Urban Development Area.

Mr. Semones stated the Town's previous efforts to widen and improve Stafford Drive NW have not progressed because the Town has been unable to obtain the necessary right-of-way from property owners. Mr. Semones stated the improvements to Stafford Drive NW are not part of this application. Mr. Semones stated the future connection to Stafford Drive NW was part of the original 2014 plan but this was removed after feedback from residents and no connection to Stafford Drive NW is proposed with the current request.

Mr. Semones stated they made a financial obligation to fund a portion of the traffic signal at the intersection of Quin W. Stuart Boulevard NW and Peppers Ferry Road NW as part of the apartment complex development. Mr. Semones stated he believes the light has been funded and will be installed.

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Mr. Semones stated the traffic count estimates provided in the application document were updated to reflect the addition of the townhome units. Mr. Semones stated the trip estimates are based on an industry standard and noted the new proposal, compared to the original 76 single-family homes, will add an average of 16 extra vehicle trips per day.

Mr. Semones noted the density of development for the entire 33-acre property is less than four units per acre.

Mr. Robertson noted some residents expressed concern for property values and stated they expect the townhomes to sell for \$220,000 - \$240,000, the villas to sell for \$280,000 - \$330,000 and the single-family homes to sell for \$325,000 - \$425,000.

Other business.

Chairperson Moore introduced the discussion. Mr. Warren stated a public hearing on a conditional use permit request for a game room at 77 Scattergood Drive NW will be held at the next Planning Commission meeting on April 17, 2017.

Mr. Warren stated the NRV Regional Commission will host the annual Planning Commissioner Training on April 20, 2017. Mr. Warren noted the training topics include proffer law changes, the sign ordinance ruling, and rules for siting wireless facilities. Mr. Warren requested commissioners RSVP to him by April 12 and noted staff will organize a carpool.

Commissioner Johnson stated Virginia's Outdoor Lovers Expo will be held April 22, 2017 at Bisset Park, Radford, VA.

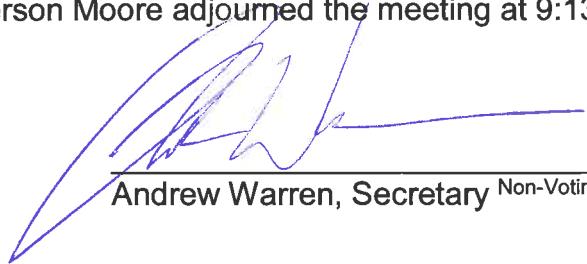
Commissioner Franusich stated Downtown Christiansburg Inc will host a meet and greet event on Thursday, April 6, 2017 from 5 pm – 7 pm in the Motor Company building, downtown Christiansburg.

There being no more business, Chairperson Moore adjourned the meeting at 9:13 p.m.



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Craig Moore, Chairperson



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Andrew Warren, Secretary Non-Voting