



AGENDA

REGULAR MEETING OF TOWN COUNCIL
CHRISTIANSBURG TOWN HALL
100 EAST MAIN STREET
NOVEMBER 12, 2019 – 7:00 P.M.

REGULAR MEETING

I. CALL TO ORDER

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

II. ADJUSTMENT OF THE AGENDA

III. PUBLIC HEARINGS

- A. [Community Development Block Grant 2018 Consolidated Annual Performance and Evaluation Report.](#)
- B. [Ordinance for Shared Mobility Systems for Hire, specifically addressing the operation of motorized skateboards or scooters, bicycles, or electric power-assisted bicycles.](#)

IV. CONSENT AGENDA

- A. [Approval of Minutes of October 22, 2019.](#)
- B. [Resolution Recognizing November 30, 2019 as Small Business Saturday.](#)
- C. Schedule public hearing on November 19, 2019 for Fiscal Year 2019-20 Budget Amendment.
- D. Schedule public hearing on January 14, 2020 for consideration of solid waste flow control ordinance.
- E. Reschedule public hearing regarding amendments to Chapter 28 "Solid Waste" of the Christiansburg Town Code to December 10, 2019.

V. INTRODUCTIONS AND PRESENTATIONS

- A. Lisa Bleakley, Director of Montgomery Tourism Development Council, to provide an update on tourism activities.
- B. Presentation on the NRV Regional Housing Study by the New River Valley Regional Commission and the consulting team.

VI. CITIZEN COMMENTS

VII. COMMITTEE REPORTS

A. Stipes and Collins - Street Committee Report/Recommendation on:

1. Subdivision Plat for Brian and Jennifer Sowers Showing Lots 1A and 2A by Dividing "Lot A" As Shown on Plat Book 28, Page 189 Situated at 1510 Sleepy Hollow Road NW.
2. Subdivision Plat for NRV Marketplace LLC of Property Located at 2705 Market Street NE Tax Map Number 436-5-1 Showing Parcels E, F, I, K, and M.

VIII. DISCUSSION AND ACTION BY MAYOR AND COUNCIL

A. Council action on:

1. Conditional Use Permit request by Jeff Anderson (applicant) for property owned by J&R Land Development LLC c/o Richard T Brooks for a towing service at 2230 Prospect Drive NE (tax map no. 500-A-5V) in the I-2, General Industrial District. The property is designated as Industrial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. The Public Hearing was held October 22, 2019.
2. Rezoning request by Magnolia Point Community, LLC (applicant) for property owned by International Church of the Foursquare Gospel, located northeast of the intersection of Peppers Ferry Road NW and New Village Drive NW (tax map no. 434-A-8A). The request is to rezone the approximately 9.14-acre property from A, Agricultural to R-3, Multi-Family Residential with proffers. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. The Public Hearing was held October 22, 2019.
3. Conditional Use Permit request – contingent on the preceding item – by Magnolia Point Community, LLC (applicant) for property owned by International Church of the Foursquare Gospel for a planned housing development to consist of multi-family dwellings and townhomes at a density of development of approximately 17 units per acre on property located northeast of the intersection of Peppers Ferry Road NW and Village Drive NW (tax map no. 434-A-8A) in the R-3, Multi-Family Residential District. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. The Public Hearing was held October 22, 2019.
4. Rezoning request by Stateson Homes (applicant) for property owned by Halberstadt Family Limited Partnership c/o Resource Associates Inc, located at 495 Peppers Ferry Road NW, adjacent to Peppers Ferry Road NW, Quin W. Stuart Boulevard NW, and Stafford Drive NW (tax map no. 435-10-A). The request is to rezone the approximately 28.6-acre property from B-1, Limited Business to B-3, General Business with proffers. The property is designated as Mixed Use – Residential/Business on the Future Land Use map of the 2013 Christiansburg Comprehensive Plan. The Public Hearing was held October 22, 2019.
5. Conditional Use Permit request – contingent on the preceding item – by Stateson Homes (applicant) for property owned by Halberstadt Family Limited Partnership c/o Resource Associates Inc, for a planned commercial development including commercial and residential use at a density of development of approximately 18 units per acre on property located at 495 Peppers Ferry Road NW, adjacent to Peppers Ferry Road NW, Quin W. Stuart Boulevard NW, and Stafford Drive NW in the B-3, General Business District. The property is designated as Mixed Use –

Residential/Business on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. The Public Hearing was held October 22, 2019.

6. Conditional Use Permit request by Shah Development LLC (applicant/property owner) for a planned housing development to consist of single-family dwellings on property located adjacent to Chrisman Mill Road, Round Meadow Drive, Putter Lane, and Norfolk South Railroad right-of-way (parcel ID nos. 016377, 016381, 016378, 230266, 230267, 230268) and formerly known as the Meadows Golf Course and Shepherd Property in the R-2, Two-Family Residential District. The Public Hearing was held October 22, 2019.
7. Discussion of Proposed Fiscal Year 2019-20 Budget Amendment.

IX. STAFF REPORTS

- A. Town Manager
- B. Town Attorney
- C. Other Staff

X. COUNCIL REPORTS

XI. OTHER BUSINESS

XII. ADJOURNMENT

Upcoming Meetings of Council:

November 19, 2019, 7:00 P.M. – Regular Meeting

December 10, 2019, 7:00 P.M. – Regular Meeting



**TOWN OF CHRISTIANBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

Public Hearing

Meeting Date:

November 12, 2019

ITEM TITLE:

Community Development Block Grant 2018 Consolidated Annual Performance and Evaluation Report (CAPER)

DESCRIPTION:

The plan provides the required information by the U.S. Department of Housing and Urban Development (HUD) and outlines the results of the activities for Community Development Block Group program for 2018.

POTENTIAL ACTION:

Hold Public Hearing

DEPARTMENT(S):

Town Manager's Office

PRESENTER:

Andrew Warren, Assistant Town Manager

INFORMATION PROVIDED:

[2018 Town of Christiansburg CDBG CAPER](#)



**TOWN OF CHRISTIANSBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

Public Hearing

Meeting Date:

November 12, 2019

ITEM TITLE:

Ordinance for Shared Mobility Systems for Hire, specifically addressing the operation of motorized skateboards or scooters, bicycles, or electric power-assisted bicycles.

DESCRIPTION:

The proposed ordinance is moving forward in an effort to meet a requirement by the State of Virginia for localities to adopt an ordinance prior to the end of year if there is a desire to regulate shared mobility systems in the future.

POTENTIAL ACTION:

Hold Public Hearing

DEPARTMENT(S):

Administration

PRESENTER:

Randy Wingfield, Town Manager

Information Provided:

Draft Ordinance

**AN ORDINANCE TO AMEND AND REENACT
THE CHRISTIANSBURG TOWN CODE
BY AMENDING AND REENACTING CHAPTER 34, TRAFFIC AND MOTOR
VEHICLES, SECTION 34-20, HELMETS REQUIRED, RIDERS OF BICYCLES AND
ELECTRIC POWER-ASSISTED BICYCLES AND BY AMENDING CHAPTER 38,
VEHICLES FOR HIRE, ARTICLE III, SHARED MOBILITY SYSTEMS FOR HIRE.**

WHEREAS, notice of a public hearing before the Christiansburg Town Council (“Town Council”) concerning this ordinance was published two consecutive weeks (_____, 2019 and _____, 2019) in The News Messenger, a newspaper published in and having general circulation in the Town of Christiansburg; and,

WHEREAS, a public hearing before the Town Council was held on _____, 2019; and,

WHEREAS, the Town Council of the Town of Christiansburg, Virginia (the “Town”) deems it necessary for the health and welfare of the citizens of the Town to adopt certain minimum regulations related to the operation of motorized skateboards or scooters, bicycles, or electric power-assisted bicycles;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Christiansburg, Virginia, that Chapter 34, Traffic and Motor Vehicles, Section 34-20, Helmets Required, Riders of Bicycles and Electric Power-Assisted Bicycles of the Christiansburg Town Code be amended and reenacted as follows:

Sec. 34-20. - Helmets required, riders of bicycles and electric power-assisted bicycles.

(a) Definitions.

Bicycle, for the purpose of this section, means a device propelled solely by human power, upon which a person may ride either on, or astride, a regular seat attached thereto, having two or more wheels in tandem, including children's bicycles, except a toy vehicle intended for use by young children. A bicycle shall be a vehicle while operated on the highway.

Electric power-assisted bicycle, for the purpose of this section, means a vehicle that travels on not more than three wheels in contact with the ground and is equipped with:

- (1) Pedals that allow propulsion by human power; and
- (2) An electric motor with an input of no more than 1,000 watts that reduces the pedal effort required of the rider and ceases to provide assistance when the bicycle reaches a speed of no more than 20 miles per hour.

An electric power-assisted bicycle shall be a vehicle when operated on a highway.

Highway, for the purpose of this section, means the entire width between the boundary lines of every way or place open to the use of the public for purposes of vehicular travel in the commonwealth, including the streets and alleys, and the entire width between the boundary lines of every way or place used for purposes of vehicular travel on any property owned, leased or controlled by the town.

- (b) Every person 14 years of age or younger shall wear a protective helmet on their head that at least meets the consumer product safety commission standard whenever riding or being carried on a bicycle, or an electric power-assisted bicycle on any highway, sidewalk or public bicycle path.
 - (1) Violation of this section shall be punishable by a fine of \$25.00. However, such fine shall be suspended:
 - a. For first-time violators; and
 - b. For violators who, subsequent to the violation but prior to imposition of the fine, purchase helmets of the type required by this section.
 - (2) Violation of this section shall not constitute negligence, or assumption of risk, be considered in mitigation of damages of whatever nature, be admissible in evidence or be the subject of comment by counsel in any action for the recovery of damages arising out of the operation of any bicycle or electric power-assisted bicycle, nor shall anything in this section change any existing law, rule or procedure pertaining to any civil action.

BE IT FURTHER ORDAINED by the Town Council of the Town of Christiansburg, Virginia, that Chapter 38, Vehicles for Hire, be amended by enacting Article III, Shared Mobility Systems for Hire as follows:

DIVISION III. – SHARED MOBILITY SYSTEMS FOR HIRE

Sec. 38-100. – Policy statement; purpose.

- (a) The purpose of this division is to establish rules and regulations governing the operation of sharing systems for docked and dockless (i) bicycle or electric power-assisted bicycles and (ii) motorized skateboards or scooters (“shared mobility systems”) within the Town of Christiansburg as authorized by Sections 15.2-2015 and 46.2-1315 of the Code of Virginia (1950, as amended). As used herein, “bicycle”, “electric power-assisted bicycles”, “motorized skateboard or scooter” shall have the same meaning as set forth in Section 46.2-100 of the Code of Virginia (1950, as amended).
- (b) The provisions of this division shall be applicable to any deployment of shared mobility systems, either by direct or indirect rental, within the jurisdictional boundaries of the Town of Christiansburg, Virginia.

Sec. 38-101. – Permit required; violations; revocation.

- (a) Any person seeking to operate a shared mobility system within the Town of Christiansburg, Virginia, shall first obtain a Shared Mobility System Permit for a fee of One Hundred Dollars (\$100.00) from the Town Council, conditioned on compliance with any and all operating regulations as may be adopted and amended by the Town. Such permit shall be renewable on an annual basis.
- (b) A permittee shall be required to obtain a business license, as provided for in Chapter 18 of the Christiansburg Code, and shall be responsible for all applicable local fees and costs.

- (c) It shall be unlawful to operate a shared mobility system without a permit. Any person who operates a shared mobility system without a permit shall be subject to a civil penalty not to exceed One Thousand Dollars (\$1,000.00) for each violation at the discretion of the court. Each day of violation shall be a separate offense.
- (d) The Town Manager or his designee may revoke a Shared Mobility System Permit without prior notice for failure to comply with the operating regulations adopted by the Town.

Sec. 38-102. – Appeal.

Any person whose Shared Mobility System Permit application has been denied or revoked may file an appeal with the Town Manager by submitting a written statement setting forth the basis of the appeal to the Town Manager within ten (10) business days of the denial or revocation. The Town Manager shall issue a final decision on the appeal within ten (10) business days. Any permittee whose Shared Mobility System Permit has been revoked may not apply for another Shared Mobility System Permit for six (6) months.

EFFECTIVE DATE OF THIS ORDINANCE:

This ordinance shall be effective immediately upon passage.

Upon a call for an aye and nay vote on the foregoing ordinance at a regular meeting of the Council of the Town of Christiansburg, Virginia held _____, 2019, the members of the Council of the Town of Christiansburg, Virginia present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

<u>MEMBER</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Samuel M. Bishop				
Harry Collins				
Steve Huppert				
Merissa Sachs				
Henry Showalter				
Bradford J. Stipes				
Mayor D. Michael Barber*				

*Votes only in the event of a tie.

D. Michael Barber, Mayor

Michele M. Stipes, Town Clerk

**CHRISTIANSBURG TOWN COUNCIL
CHRISTIANSBURG, MONTGOMERY CO., VA.
REGULAR MEETING MINUTES
OCTOBER 22, 2019 – 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 OCTOBER 22, 2019 AT 7:00 P.M.

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

ADMINISTRATION PRESENT: Town Manager Randy Wingfield; Assistant Town Manager Andrew Warren; Clerk of Council Michele Stipes; Town Attorney Jim Guynn; Finance Director/Treasurer Val Tweedie; Human Resources Director David Brahmstadt; Public Relations Director Melissa Demmitt; Police Chief Mark Sisson; Planning Director Will Drake; Director of Engineering Wayne Nelson; Special Events Coordinator Casey Jenkins, Director of Public Works Jim Lancianese; Superintendent of Streets Travis Moles; Superintendent of General Services David Sutphin.

I. CALL TO ORDER

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

II. ADJUSTMENT OF THE AGENDA

- A. Place *Introduction of New Employees* before the Public Hearings.
- B. Add Special Events Permit application for Veteran's Day Parade on November 11.

Councilman Bishop made a motion to adjust the agenda as noted, seconded by Councilwoman Sachs. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

Introduction of New Employees:

1. Micheal Huesman, Public Works Department
 - Tim Bowman, Maintenance Worker Trainee, Right-of-Way
2. Roger Leonard, Public Works Department
 - Rosa Pistory, Custodian, General Services
3. Dave Brahmstadt, Human Resources Department
 - Lesley Render, Human Resources Generalist

III. PUBLIC HEARINGS

- A. Conditional Use Permit request by Jeff Anderson (applicant) for property owned by J&R Land Development LLC c/o Richard T Brooks for a towing service at 2230 Prospect Drive NE (tax map no. 500-A-5V) in the I-2, General Industrial District. The property is designated as Industrial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Applicant Jeff Anderson, owner of A&S Towing, explained the request to move his existing business from Roanoke Street to Prospect Drive, which he described as a good fit for the community, and noted, in response to Councilwoman's Sachs' concerns regarding visibility and accumulation of vehicles, that he would comply with the Town ordinance, as well as all conditions set forth in the CUP. Mr. Anderson noted that he only provided towing services, and did not offer mechanical services.

- B. Rezoning request by Magnolia Point Community, LLC (applicant) for property owned by International Church of the Foursquare Gospel, located northeast of the intersection of Peppers Ferry Road NW and New Village Drive NW (tax map no. 434-A-8A). The request is to rezone the approximately 9.14-acre property from A, Agricultural to R-3, Multi-Family Residential with proffers. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Developer Robert Fralin of Roanoke, and his team, thanked Council for the opportunity to speak and explained the rezoning request that would allow for consideration of a Conditional Use Permit for a planned housing development that would include development of a new road off Peppers Ferry Road into the neighborhood. Mr. Fralin noted that R-3 Multi-Family Residential zoning conformed with the current Christiansburg Comprehensive Plan. Steve Semones of Balzer and Associates updated Council on the project to date and detailed the proposed planned housing development that would consist of multi-family dwellings and townhomes at a density of 15 units per acre as presented in the following Conditional Use Permit request. Mr. Semones explained the layout of the development and how it would tie in with the adjoining New River Village neighborhood. Included in the proposal were plans to create a secondary access point from Peppers Ferry Road that could be used as ingress/egress for both developments. Mr. Semones further explained that the proposed location of the new road met VDOT requirements, and he noted that traffic data had been submitted with the site plan to the Town for review. Brian McCahill of Roanoke highlighted key features and amenities of the proposed development, and noted that the community would have a fulltime manager on-site and would rent starting at \$900/month. A video was shared of local business owners voicing support for the proposed development.

David Stroud, 140 Sage Lane, questioned the adequacy of the water supply to support another development, and further questioned how the Town determined the number of units per acre as set forth in the amended subdivision ordinance. Mr. Semones responded that a water flow estimate had been reviewed by the Town and had raised no concerns, and Mr. Fralin talked about the proposed density that had been decreased due to the location of the new road.

Larry Waddell, 105 Sage Lane, said his traffic concerns had been addressed by Mr. Semones, but he was not completely assured that traffic would not be problematic since it was difficult to predict how the new residents would access the neighborhood, and considering the current

- A. Councilwoman Sachs reported on completion of the revamped LOVE sign near the aquatic center, and reported on her efforts to get the collection of sales tax fees and subsequent timely payment discount back to pre-2011 percentage rates, as a means to save businesses money on their collection of sales tax for Virginia. Ms. Sachs said she would continue to push for this change at the state level.
- B. Councilman Bishop announced the Central Business District Committee meeting was scheduled for tomorrow at noon at Town Hall.
- C. Councilman Collins offered to help Ms. Sachs with her efforts pertaining to sales tax fees and discounts.
- D. Councilman Huppert reported that WDBJ 7 did a feature on local resident Susan Brickman, who is in her 70's and is a national champion in freestyle and backstroke, and attributed the aquatic center's second grader learn to swim program with the increased size of the middle school swim team. He then encouraged all to vote on November 5.
- E. Councilman Showalter thanked Vice-Mayor Huppert for presiding over the meeting in Mayor Barber's absence. He then welcomed two Christiansburg High School students, Haley Thomas and Natalie Jones, who were present as members of the Teens for a Better Tomorrow Club, sponsored by Dr. Biviano. Ms. Thomas said the club was started this year as a way for high school students to become more active in the community.

XI. OTHER BUSINESS

A. Closed Meeting

- 1. Councilman Showalter made a motion to enter into a Closed Meeting in accordance with Code of Virginia § 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. The purpose of the meeting is to discuss potential litigation with Gilday Enterprises, Inc. regarding Huckleberry Trail Christiansburg Extension Phase IID. The motion was seconded by Councilman Bishop and voted on as follows: Bishop – Aye; Collins – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.
- 2. Reconvene in Open Meeting.
- 3. Councilman Huppert 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 Showalter and Council voted as follows: Bishop – Aye; Collins – Aye; Sachs – Aye; Showalter – Aye; Stipes - Aye.
- 4. Council action on the matter. No action was taken.

XII. ADJOURN

There being no further business to bring before Council, Vice-Mayor Huppert adjourned the meeting at 9:46 P.M.

TOWN OF CHRISTIANSBURG

Established November 10, 1792

Incorporated January 7, 1833



SMALL BUSINESS SATURDAY RESOLUTION

WHEREAS, the Town of Christiansburg, its residents and visitors enjoy the many benefits of a vibrant and diverse commercial base; and

WHEREAS, the Town of Christiansburg is committed to providing a business-friendly approach for commerce and tourism; and

WHEREAS, it is recognized there are 30.2 million small businesses in the country, and small businesses comprise 99.9% of all United States businesses; and

WHEREAS, small businesses (defined as businesses with fewer than 500 employees) employ 58.9 million people, which makes up 47.5% of the country's total employee workforce.; and

WHEREAS, small businesses have consistently played a major role in economic growth because they create so many jobs; and

WHEREAS, consumers in the United States agree that is important for people to support the small businesses that they value in their community; and

WHEREAS, Christiansburg, VA supports our local businesses that create jobs, boost our local economy and preserve our neighborhoods.

NOW, THEREFORE BE IT RESOLVED, advocacy groups as well as public and private organizations across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday. Not only does the Christiansburg Town Council designate Saturday, November 30, 2019, as "Small Business Saturday," but it also encourages community support for small businesses year-round because of the value small businesses provide to our town and residents.

AYE

NAY

ABSTAIN

ABSENT

Samuel M. Bishop
Harry Collins
Steve Huppert
Merissa Sachs
Henry D. Showalter
Bradford J. Stipes
D. Michael Barber, Mayor*

*Votes only in the event of a tie.

Michele M. Stipes, Clerk of Council

D. Michael Barber, Mayor



**TOWN OF CHRISTIANSBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

Discussion and Action by Mayor and Council

Meeting Date:

November 12, 2019

ITEM TITLE:

Conditional Use Permit request by Jeff Anderson for a towing service located at 2230 Prospect Drive, N.E. (tax map no. 500 – A - 5V) in the I-2, General Industrial District (CUP 2019-08). The property is owned by J&R Land Development LLC C/O Richard T Brooks.

DESCRIPTION:

The applicant requests a Conditional Use Permit to operate a towing service at 2230 Prospect Drive, N.E. in the I-2, General Industrial zoning district. The property is designated as Industrial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Planning Commission held its public hearing on September 16, 2019. At its September 30, 2019 meeting, the Planning Commission recommended approval by a vote of 6-0 with seven conditions:

1. The property shall be limited to storage of no more than ten inoperable vehicles.
2. All towed vehicles are to be screened from adjoining properties and rights-of-way.
3. All vehicles are to be kept on-premises and not within any public right-of-way or adjacent property. Any towed vehicles are to remain on-premises no longer than six months excluding extenuating circumstances supported by documentation showing intent and progress to remove a vehicle from the property.
4. The property shall be maintained in a clean, sanitary, and sightly manner.
5. All waste petroleum products and/or chemicals shall be disposed of properly and are not to accumulate upon the premises. Provisions shall be made for the capture of leaking petroleum products and/or chemicals.
6. All parts, including faulty parts, tires, etc. are to be kept inside the garage or a fully enclosed building (including a roof) until disposal.
7. This permit is subject to review in one year.

Town Council held its public hearing on October 22, 2019.

POTENTIAL ACTION:

Take Action

DEPARTMENT(S):

Planning Department

PRESENTER:

Will Drake, Planning Director

Information Provided:

The Planning Commission resolution, meeting minutes, and staff report were provided in the [October 22, 2019 agenda packet](#).



**TOWN OF CHRISTIANSBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

Discussion and Action by Mayor and Council

Meeting Date:

November 12, 2019

ITEM TITLE:

Rezoning request by Magnolia Point Community, LLC for an approximately 9.14 acre property located northeast of the intersection of Peppers Ferry Road, N.W. and New Village Drive, N.W. (tax map no. 434-A-8A) from the A, Agricultural District to the R-3, Multi-Family Residential District with proffers. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. (RZN 2019-06). The property is owned by International Church of the Foursquare Gospel.

DESCRIPTION:

The applicant requests to rezone the property located northeast of the intersection of Peppers Ferry Road NW and Village Drive NW (tax map no. 434-A-8A) from the A, Agricultural District to the R-3, Multi-Family Residential District with proffers. The applicant has submitted a corresponding application – which is contingent on the rezoning request – for a Conditional Use Permit to develop the property as a planned housing development consisting of apartments and townhomes.

Planning Commission held its public hearing on September 16, 2019. At its September 30, 2019 meeting, the Planning Commission recommended approval by a vote of 6-0 with the submitted proffers:

1. The property shall be developed in substantial conformance with the masterplan submitted dated August 6, 2019 and revised on September 10, 2019.
2. The property proposed for R-3 Zoning shall only be utilized for Townhome and Apartment residential use.
3. Construction traffic shall be strictly prohibited from Utilizing New Village Drive.

Town Council held its public hearing on October 22, 2019.

POTENTIAL ACTION:

Take Action

DEPARTMENT(S):

Planning Department

PRESENTER:

Will Drake, Planning Director

Information Provided:

The Planning Commission resolution, meeting minutes, staff report, and draft rezoning ordinance were provided in the [October 22, 2019 agenda packet](#).

[Staff report with updated application narrative from Applicant \(previous narrative did not reflect reduction in apartment housing units from 138 to 132\)](#)



**TOWN OF CHRISTIANSBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

Discussion and Action by Mayor and Council

Meeting Date:

November 12, 2019

ITEM TITLE:

Conditional Use Permit request – contingent on the preceding rezoning request - by Magnolia Point Community, LLC for a planned housing development to consist of multi-family dwellings and townhomes at a density of development of approximately 17 units per acre on property located northeast of the intersection of Peppers Ferry Road, N.W. and New Village Drive N.W. (tax map no. 434-A-8A) in the R-3, Multi-Family Residential District. (CUP 2019-09). The property is owned by International Church of the Foursquare Gospel.

DESCRIPTION:

The applicant requests a Conditional Use Permit to construct 146 dwelling units on an approximately 9.14 acre property in the R-3, Multi-Family Residential District. The proposed development, as presented on the conceptual layout plan, includes six apartment buildings consisting of 18 dwelling units, one apartment building consisting of 24 dwelling units, and fourteen townhomes.

In the R-3 zoning district, planned housing developments cannot exceed a density of development of 20 dwelling units per acre. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Planning Commission held its public hearing on September 16, 2019. At its September 30, 2019 meeting, the Planning Commission recommended approval by a vote of 6-0 with four conditions:

1. The presented “Rezoning Application and Conditional Use Permit Application for Magnolia Point Planned Housing Development,” date August 6, 2019 shall be considered as conditions of approval.
2. A five-foot wide sidewalk shall be installed along the western side of Bozeman Trail adjacent to the subject property.
3. A five-foot wide sidewalk shall be installed along the eastern side of New Village Drive adjacent to the subject property.
4. Right of way fifty feet in width shall be dedicated to connect the proposed Bozeman Trail to tax map number 434-A-13A (parcel ID 090210) prior to approval of a site plan for the development.

Town Council held its public hearing on October 22, 2019.

POTENTIAL ACTION:

Take Action

DEPARTMENT(S):

Planning Department

PRESENTER:

Will Drake, Planning Director

Information Provided:

The Planning Commission resolution, meeting minutes, and staff report were provided in the Planning Commission Resolution were provided in the [October 22, 2019 agenda packet](#).

Staff report with updated application narrative from Applicant (previous narrative did not reflect reduction in apartment housing units from 138 to 132)



**TOWN OF CHRISTIANSBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

Discussion and Action by Mayor and Council

Meeting Date:

November 12, 2019

ITEM TITLE:

Rezoning request by Stateson for an approximately 28.6 acre property located at 495 Peppers Ferry Road, N.W. (tax map no. 435 – 10 – A) from the B-1, Limited Business District to the B-3, General Business District with proffers. The property is designated as Mixed Use with Buffer (Residential/Business) on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. (RZN 2019-07). The property is owned by Halberstadt Family Limited Partnership C/O Resource Associates Inc.

DESCRIPTION:

The applicant requests to rezone the property located at 400 Peppers Ferry Road, N.W. from the B-1, Limited Business District to the B-3, General Business District with proffers. The applicant has submitted a corresponding application – which is contingent on the rezoning request – for a Conditional Use Permit to develop the property as a planned commercial development.

Planning Commission held its public hearing on September 16, 2019. At its September 30, 2019 meeting, the Planning Commission recommended approval by a vote of 6-0 with the submitted proffers:

1. The property shall be developed in general conformance with the application and masterplan submitted dated August 20, 2019.
2. A Traffic Impact Analysis will be performed and provided to the Town of Christiansburg for approval prior to the issuance of site plan approval for the first phase of the development. The scope of analysis will be determined by Town of Christiansburg staff. Construction traffic shall be prohibited from entering the site from Stafford Drive.
3. Any traffic or road improvements that are warranted per the results of the Traffic Impact Analysis that are directly attributable to the Clifton Town Center project will be provided and constructed by the developer at no cost to the Town of Christiansburg.

Town Council held its public hearing on October 22, 2019.

The Applicant has submitted an updated master plan drawing (revision dated November 7, 2019) which details roadway improvements on Stafford Drive, NW between Peppers Ferry Road, NW and Quin W. Stuart Blvd, NW. These improvements include:

- Widening Stafford Drive to 24' in width with curb and gutter on the subject property's side of the road (east side).
- A timing trigger calls for the improvements on Stafford Drive and the Stafford Drive entrance into the development to be installed prior to the issuance of the certificate of occupancy for the 50th residential dwelling unit.

POTENTIAL ACTION:

Take Action

DEPARTMENT(S):

Planning Department

PRESENTER:

Will Drake, Planning Director

Information Provided:

The Planning Commission resolution, meeting minutes, staff report, and draft rezoning ordinance were provided in the [October 22, 2019 agenda packet](#).

[Updated Conceptual Master Plan – Date of Revision: November 7, 2019](#)



**TOWN OF CHRISTIANSBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

Discussion and Action by Mayor and Council

Meeting Date:

November 12, 2019

ITEM TITLE:

Conditional Use Permit request – contingent on the preceding rezoning request - by Stateson Homes for a planned commercial for property located at 495 Peppers Ferry Road, N.W. (tax map no. 435 – 10 – A) in the B-3, General Business District. The property is designated as Mixed Use with Buffer (Residential/Business) on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. (CUP 2019-10). The property is owned by Halberstadt Family Limited Partnership C/O Resource Associates Inc.

DESCRIPTION:

The applicant requests a Conditional Use Permit for a planned commercial development including commercial and residential use at a density of development of approximately 18 units per acre on an approximately 28.6 acre property in the B-3, General Business District. A conditional use permit is required for a planned commercial development in the B-3, General Business District.

The request – as described in detail by the attached application package, includes the following components:

1. Overall Development

- Maximum residential density for the overall development will be 18 units per acre.
- For the parent parcel, minimum building setback from Peppers Ferry Road shall be 20 feet instead of 30 feet.
- For the parent parcel, minimum building setback from Quin W. Stuart Boulevard shall be 15 feet instead of 30 feet.
- For the parent parcel, minimum building setback from Stafford Drive shall be 20 feet instead of 30 feet.
- Maximum occupancy allowance of a family and up to two unrelated individuals, or no more than four unrelated persons as opposed to only a family and up to two unrelated individuals.
- A minimum of 15 percent of the total project area shall be designated as open space and a minimum of 5000 square feet shall be provided for active or passive recreational activities.

2. Townhomes

- Townhomes shall feature minimum setbacks of 10 feet on the front, 5 feet on the side for end units, and 10 feet on the rear instead of 30 feet on the front, 10 feet on the side for end units, and 20 feet on the rear.
- Townhomes shall have minimum lot area of 1,120 square feet as opposed to 1,800 square feet.

- Front porches and stoops of townhomes may extend into front and rear setbacks.
- No minimum front yard greenspace or landscape area shall be required for each individual townhome lot.
- Rear privacy fencing between townhomes units shall not be required.

3. Standalone Apartments

- Apartments shall feature minimum building and parking lot setbacks of 10 feet from the development’s interior lot lines and rights-of-way.
- Apartments shall be placed no further than 10 feet from private drives, access roads, and common parking areas as opposed to 15 feet.
- There shall be no limit to the number of apartments per building.

4. Mixed-Use and Commercial Area

- No setbacks from interior lot lines or common area shall be required for mixed-use or commercial buildings and parking lots.
- Buildings may be erected up to 70 feet in height above the main finished floor elevation with no additional setback required.

Planning Commission held its public hearing on September 16, 2019. At its September 30, 2019 meeting, the Planning Commission recommended approval by a vote of 6-0 with one condition:

1. The presented “Rezoning Application and Conditional Use Permit Application for Clifton Town Center” date August 20, 2019 shall be considered as conditions of approval.

Town Council held its public hearing on October 22, 2019.

The Applicant has submitted an updated master plan drawing (revision dated November 7, 2019) which details roadway improvements on Stafford Drive, NW between Peppers Ferry Road, NW and Quin W. Stuart Blvd, NW. These improvements include:

- Widening Stafford Drive to 24’ in width with curb and gutter on the subject property’s side of the road (east side).
- A timing trigger calls for the improvements on Stafford Drive and the Stafford Drive entrance into the development to be installed prior to the issuance of the certificate of occupancy for the 50th residential dwelling unit.

POTENTIAL ACTION:

Take Action

DEPARTMENT(S):

Planning Department

PRESENTER:

Will Drake, Planning Director

Information Provided:

The Planning Commission resolution, meeting minutes, and staff report were provided in the [October 22, 2019 agenda packet](#).

[Updated Conceptual Master Plan – Date of Revision: November 7, 2019](#)



**TOWN OF CHRISTIANSBURG
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

Discussion and Action by Mayor and Council

Meeting Date:

November 12, 2019

ITEM TITLE:

Conditional Use Permit request SHAH Development LLC for a planned housing development to consist of single-family dwellings on property located on the western boundary of the Town of Christiansburg adjacent to Chrisman Mill Road, Round Meadow Drive, Putter Lane, and Norfolk Southern Railroad right-of-way (parcel ID nos. 016377, 016381, 016378, 230266, 230267, 230268) in the R-2, Two-Family Residential District. (CUP 2019-11).

DESCRIPTION:

The applicant requests a Conditional Use Permit to construct single-family dwellings on an approximately 125.58 acre property in the R-2, Two-Family Residential District.

The proposed development, as presented on the conceptual layout plan, includes the following features:

- The estate lots shown on the concept plan are 25 feet in width at the setback line. Lots are required to be seventy feet in width at the setback line by the R-2 Cluster Subdivision standards.
- The road section proposed for the development is 24 feet in width. Roads are required to be paved at 30 feet in width by Town standards.

The property is associated with the recently approved boundary line adjustment moving the land from the unincorporated area of the County of Montgomery into the incorporated Town of Christiansburg. On September 24, 2019, Town Council approved an ordinance to rezone the property from A, Agricultural to R-2, Two-Family Residential with proffers.

Planning Commission held its public hearing on September 30, 2019. At its October 14, 2019 meeting, the Planning Commission recommended approval by a vote of 7-0 with one condition:

1. The presented zoning regulations and layout plan, dated September 24, 2019 shall be considered as conditions of approval except that no reduction in street width shall be allowed and streets shall be developed in accordance with Town of Christiansburg standards.

Town Council held its public hearing on October 22, 2019.

POTENTIAL ACTION:

Take Action

DEPARTMENT(S):

Planning Department

PRESENTER:

Will Drake, Planning Director

Information Provided:

The Planning Commission resolution, meeting minutes, and staff report were provided in the [October 22, 2019 agenda packet](#).

TOWN OF CHRISTIANBURG
FISCAL YEAR JULY 1, 2019 TO JUNE 30, 2020
BUDGET MODIFICATION 2

FUND BALANCE UNASSIGNED FROM APPROVED 2020 BUDGET
ADJUSTED FOR MOD 1

14,482,492

	SOURCES	USES	NET INCREASE (DECREASE) IN EXPENDITURES
GENERAL FUND			
REPLACEMENT OF 3 HVAV UNITS RESCUE		5,975	5975
POLICE DEPT ALERT SYSTEM SOFTWARE NOT RECEIVED BEFORE YEAR END	11,965	11,965	
COMPUTER REPLACEMENTS NOT RECEIVED BEFORE YEAR END	7,608	7,608	
COMPUTER REPLACEMENTS NOT RECEIVED BEFORE YEAR END	782	782	
SCCM DESKTOP MANAGEMENT SOFTWARE LICENSES NOT RECEIVED BEFORE YEAR END	12,285	12,285	
CAPITAL PROJECTS			
RGC CHRISMAN MILL RAIL CROSSING			
REDUCE PROJECT COST	92,878		(92,878)
ROLLOVER GRANT FUNDS GRANT FUNDS	19,422	19,422	
FALLING BRANCH INTERSECTION IMP			
ROLLOVER UNEXPENDED FY 19 FUNDS		640,733	
ROLLOVER UNEXPEND TOWN SUPPORT	56,951		
INCREASE COST		10,000	10,000
GRANT ROLLOVER	443,782		
INCREASE GRANT FUNDS	140,000		
N. FRANKLIN INTERSECTION			
ROLLOVER UNEXPENDED FY 19 FUNDS		1,112,096	
INCREASE GRANT FUNDS	1,112,096		
TOWER RD SIGNAL			
ROLLOVER UNEXPENDED FY 19 FUNDS	-	30,648	
ROLLOVER UNEXPEND TOWN SUPPORT	15,324		
INCREASE GRANT FUNDS	15,324		
ARBOR DRIVE SIGNAL			
ROLLOVER UNEXPENDED FY 19 FUNDS		30,648	
ROLLOVER UNEXPEND TOWN SUPPORT	15,324		
INCREASE GRANT FUNDS	15,324		
HUCKLEBERRY TRAIL PH3			
ROLLOVER UNEXPENDED FY 19 FUNDS	80,364	80,364	
ROLLOVER GRANT FUNDS	547,804	547,804	
ADDITIONAL FUNDING FOR PROJECT FOR MATCH TO ADDL GRANT FUNDS		56,587	56,587
DEPOT PARK TRAIL			
ROLLOVER UNEXPENDED FY 19 FUNDS	4,213	4,213	
INCREASE GRANT FUNDS	93,919		
INCREASE COSTS FOR PROJECT FOR MATCH TO ADDL GRANT FUNDS		161,174	67,255
ARBOR DRIVE SIDEWALK			
ROLLOVER UNEXPENDED FY 19 FUNDS	218,874	318,324	
ROLLOVER GRANT FUNDS	99,450		
ADDITIONAL GRANT FUNDS	41,000		(41,000)
QUINN STUART			
ROLLOVER UNEXPENDED FY 19 FUNDS	2,000	2,000	
REDUCTION OF OVERAL COST	9,139		(9,139)
ROANOKE SIDEWALK READING TO ROBERTS			
ROLLOVER UNEXPENDED FY 19 FUNDS	61,261	61,261	
INCREASE GRANT FUNDS	9,751		
OVERALL COST INCREASE		51,510	41,759
TRUMAN WILSON PROP DEV			
ROLLOVER UNEXPENDED FY 19 FUNDS	25,000	25,000	

	SOURCES	USES	NET INCREASE (DECREASE) IN EXPENDITURES
INCREASE COST FOR MBP		96,856	96,856
ROANOKE ST SIDEWALK 460 BYPASS			
ROLLOVER UNEXPENDED FY 19 FUNDS	12,643	12,643	
INCREASE GRANT FUNDS	10,115		(10,115)
CAMBRIA TRAIL			
ROLLOVER UNEXPENDED FY 19 FUNDS	62,892	62,892	
LANDFILL CLOSURE COSTS			
INCREASE COST FOR CONSTRUCTION OF GAS COLLECTOR		62,954	62,954
WATER & SEWER ENTERPRISE FUND			
PUMP STATION UPGRADE EDGEWOOD			
REDUCE COST OF PROJECT	52,169		(52,169)
CAMBRIA IMP PH1A			
ROLLOVER UNEXPENDED FY 19 FUNDS	49,673	49,673	
COLLEGE REHAB PH I;II;III			
ROLLOVER UNEXPENDED FY 19 FUNDS	875,164	875,164	
SILVER LAKE INTERCEPTOR			
ROLLOVER UNEXPENDED FY 19 FUNDS	56,740	56,740	
ARROWHEAD BASIN I&I			
ROLLOVER UNEXPENDED FY 19 FUNDS	96,581	96,581	
STORM WATER ENTERPRISE FUND			
HANS MEADOW			
ROLLOVER UNEXPENDED FY 19 FUNDS	5,000	5,000	
N. FRANKLIN DRAINAGE			
ROLLOVER UNEXPENDED FY 19 FUNDS	331,832	663,664	
ROLLOVER GRANT FUNDS	331,832		
INCREASE COSTS		88,632	88,632
TOWN BRANCH STREAM RESTORATION			
ROLLOVER UNEXPENDED FY 19 FUNDS	33,935	5000	(28,935)
INDUSTRIAL PARK SWM IMPROVEMENTS			
ROLLOVER UNEXPENDED FY 19 FUNDS	50,197	50,197	
	5,120,613	5,316,396	
NET BUDGET INCREASE FOR EXPENDITURES AND REDUCTION OF UNASSIGNED FUND BALANCE	195,782		195,782