

**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 Pistor, 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 Sach's' 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

difficulty in accessing Route 114 from New Village Drive. Mr. Fralin noted that development of the new road would have four access points to the new development.

Bill Aden, Blacksburg, owner of property adjacent to the property in the request, spoke in favor of the rezoning and asked for additional details on the design of the new access point. Mr. Semones described the proposed location of the right-of-way, and noted there were no firm plans on the design at this time, other than it would be a commercial access.

Theresa Chapman, owner of property adjoining the property in the request, spoke in support of the proposed development as an economic boost, and commented that driver awareness was all that was needed to safely ingress/egress the neighborhoods.

C. 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.

Mr. Semones noted that comments above also pertained to the CUP request.

D. 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.

Steve Semones, Balzer and Associates, provided background on the project and explained the rezoning request and Conditional Use Permit request that would allow for a planned commercial development, which he noted was consistent with the current Christiansburg Comprehensive Plan. Mr. Semones described the proposed five to eight year, mixed-use development that would include residential and commercial property, and talked about the “flexible use” requested in the Conditional Use Permit application, in lieu of specific plans for the commercial portion of the development. Mr. Semones presented three proffers and noted that parking and greenspace would meet Town standards. In addition, Mr. Semones further noted that the developer had guaranteed that a traffic study and road improvement plans would be submitted with the site plans for Town review. The Planning Commission voted in support of the request 6-0.

Developer Todd Robertson talked about his vision for the development, and reported that he had met with the board of the Villas at Peppers Ferry, and worked with the Virginia Economic Development Partnership, in developing the proposed plans, and he talked about how the proposed development would fit into the area in response to market demands.

Councilman Stipes requested clarification on plans for improvements to Stafford Drive and connectivity to the proposed development. Steve Semones reported that Stafford Drive, from Route 114 to the end of the proposed development, would be improved to Town standards,

with full sidewalk installation. Councilman Collins expressed support for the proposed development and planned improvements to Stafford Drive.

Beverly Cook, 30 Teddy Lane, on behalf of several neighbors, spoke in opposition to continued growth along Route 114, and, based on her experience in real estate in California, voiced concern that multi-family development would negatively impact neighboring residential areas.

Jeff Greeno, 15 Jessie Circle, spoke in opposition of the previous multi-family request based on the poor condition of Stafford Drive and the traffic concerns that resulted from development along Stafford Drive. Mr. Greeno questioned when the Town planned to build a rescue station on the northwest side of Town in response to continued growth. Town Manager Wingfield reported that a lot on Quinn Stuart Boulevard had been donated to the Town for the purpose of a new emergency services building.

Simon Cook, 30 Teddy Lane, urged the Town to address traffic concerns with accessing Route 114 from Stafford Drive before approving more residential development in the area.

A resident of Windmill Hills, spoke in opposition due to traffic concerns along Route 114 and increased wildlife in the Windmill Hills neighborhood due to nearby construction.

- E. 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. See comments above.
- F. 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.

Thom Rutledge, project manager for SHAH Development, described the recent boundary line adjustment and rezoning of the property and described the request for a Conditional Use Permit, with proffers, for a planned housing development that would include a 24-foot wide asphalt road with a 1.5-foot gutter pan on each side. The Planning Commission voted 7-0 in support of the CUP request, with the exception of the request pertaining to narrowing the street.

#### IV. CONSENT AGENDA

- A. Council meeting minutes of September 24, 2019.
- B. Approval of Change Order #1 totaling \$115,586.42 for the North Franklin Storm Drain Improvements Project.
- C. Schedule Public Hearing on November 12, 2019 for Community Development Block Grant 2018 Consolidated Annual Performance and Evaluation Report.

- D. Schedule Public Hearing on November 12, 2019 for an Ordinance for Shared Mobility Systems for Hire, specifically addressing the operation of motorized skateboards or scooters, bicycles, or electric power-assisted bicycles.
- E. Recognition of Proclamation Recognizing November 1, 2019 as Extra Mile Day.

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

V. CITIZEN COMMENTS

- A. No comments.

VI. INTRODUCTIONS AND PRESENTATIONS

- A. Employment and Retention Presentation by Administration and Human Resources staff.

Due to the length of the meeting, Councilman Showalter made a motion to table the presentation until a future regular council meeting. Councilman Bishop seconded the motion and Council voted as follows: Bishop – Aye; Collins – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

VII. COMMITTEE REPORTS

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

- 1. Subdivision Plat Showing the Planned Residential Development Known as “Clifton – Phase II”  
Hereby Subdividing a Parcel Identified as Tax Map Number 435-A-40 Located on John Adams Drive N.W.

Councilman Stipes reported on the proposed site plan for the planned residential development previously approved by Council. The site plan contains forty-two lots and conforms with the Town’s subdivision ordinance. The Street Committee recommended approval and Councilman Stipes made a motion to approve the subdivision plat, seconded by Councilman Collins. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

VIII. DISCUSSION AND ACTION BY MAYOR AND COUNCIL

- A. Town of Christiansburg Community Development Block Grant Consolidated Plan and Annual Action Plan. The Public Hearing was held September 24, 2019.

Councilman Showalter made a motion to approve the CDBG Consolidated Plan and Annual Action Plan, seconded by Councilman Collins. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

- B. Special Events Permit application for Christiansburg High School Homecoming Parade.

Councilman Showalter made a motion to approve the Special Events Permit application as requested, seconded by Councilman Collins. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

C. Petition to Circuit Court of Montgomery County to appoint a special commissioner in regards property at Church of God in Christ property at the intersection of West Street, N.E. and Johnston Street, N.E. (tax parcel 497 – ((12 sec 3)) – 16A; Parcel ID 070451).

Councilman Showalter made a motion to approve petitioning the Montgomery County Circuit Court for the purpose noted, seconded by Councilman Collins. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

D. Resolution approving and adopting the NRV Regional Water Authority Second Amended and Restated Water Agreement.

Attorney Jim Guynn called attention to the amended water agreement dated July 2019, and explained that the bond referenced in the resolution before Council provided funds for the Plum Creek Phase 1 and 2 transmission main. The reorganization resolution was adopted by Council on September 24, and the current resolution was for support of the local bond. Councilman Stipes made a motion to approve the resolution, seconded by Councilwoman Sachs. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Sachs – Aye; Showalter – Nay; Stipes – Aye.

E. Monthly Bill List.

Councilman Stipes made a motion to approve payment of the monthly bill list, seconded by Councilman Bishop. Councilwoman Sachs commented she would not support payment of the bills because too much money continued to go outside of the Town and Montgomery County, and she again encouraged the Town to purchase from local businesses when possible. Councilman Stipes thanked Ms. Sachs for highlighting this matter and advocating for local businesses, and he noted that the Finance Committee would be working with Town staff to work within procurement laws to address this matter. An amended procurement policy will be presented to Council for consideration at a future meeting. Councilman Showalter commented that Ms. Sachs has been an effective champion of small business, and noted that Council intended to review State procurement laws and amend the Town's policy to broaden opportunities to purchase local. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Sachs – Nay; Showalter – Aye; Stipes – Aye.

F. Special Events Permit application for the Veteran's Day Parade, November 11.

Councilman Bishop made a motion to approve the Special Events Permit application, seconded by Councilman Showalter. Council voted on the motion as follows: Bishop – Aye; Collins – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

IX. STAFF REPORTS

A. Town Manager:

- Council was provided with the RFP proposals received for town legal services. A Finance Committee meeting will be held on October 29, 6:00 P.M., to review the proposals.
- Schedule a Public Hearing for amendments to the Solid Waste Chapter of the Christiansburg Town Code for November 12, 2019.

B. Town Attorney: no report

C. Other Staff: no report

X. COUNCIL REPORTS

- 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.