

**CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
REGULAR MEETING MINUTES  
NOVEMBER 12, 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 NOVEMBER 12, 2019 AT 7:00 P.M.

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

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; Public Relations Director Melissa Demmitt; Planning Director Will Drake; Justin St. Clair.

- I. CALL TO ORDER
  - A. Moment of Reflection
  - B. Pledge of Allegiance.
- II. ADJUSTMENT OF THE AGENDA
  - A. Councilman Stipes made a motion to add to the agenda a resolution of support for the reappointment of Dr. Sherwood Wilson to the NRV 911 Authority, the NRV Water Authority, and the Virginia Tech-Montgomery Executive Airport, and to present the resolution to the Virginia Tech Board of Visitors for consideration. Councilwoman Sachs seconded the motion and Council voted as follows: Bishop – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye. The resolution was added as item 7 under Discussions by Mayor and Council.
- III. PUBLIC HEARINGS
  - A. Community Development Block Grant 2018 Consolidated Annual Performance and Evaluation Report.

Assistant Town Manager Andrew Warren explained that the Town of Christiansburg, as a recipient of Community Development Block Grant (CDBG) funding, was required by the U.S. Department of Housing and Urban Development (HUD) to prepare the Consolidated Annual Performance and Evaluation Report (CAPER). The 2018 CAPER compares the actual performance measures with those measures listed in the 2018 Annual Action Plan. There was no one to speak for or against this matter.
  - B. Ordinance for Shared Mobility Systems for Hire, specifically addressing the operation of motorized skateboards or scooters, bicycles, or electric power-assisted bicycles.

There was no one to speak for or against the request.

- 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 and Recycling" of the Christiansburg Town Code to December 10, 2019.

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

## V. INTRODUCTIONS AND PRESENTATIONS

- A. Lisa Bleakley, Director of Montgomery Tourism Development Council (MTDC), to provide an update on tourism activities.

Lisa Bleakley, Executive Director of the MTDC, presented Council with an update on the 2019 tourism activities in Christiansburg, and introduced continued strategic planning efforts for 2020 that included the relocation of the MTDC's visitor center to downtown in the Great Roads on Main building. Ms. Bleakley talked about the important role of tourism in the local economy and shared a short video about the positive effects of tourism development efforts since the beginning of the "Virginia is for Lovers" branding. Council was presented with a six-year travel economic impact for Montgomery County, along with correlating tax revenue that indicated a steady upward trajectory. The six-year comparison report was prepared by Virginia Tourism Corporation. Ms. Bleakley presented Christiansburg's lodging and meals tax data for the first three quarters of 2019, and called attention to the increased numbers during a typical time of tourism slowdown during the first months of the year, which she attributed to aquatic center hosted events. Ms. Bleakley also highlighted regional partnerships with NRV Regional Tourism website, Rally, the Sports Advisory Group, and miscellaneous Southwest Virginia projects that she noted were so important to tourism in Montgomery County. Councilman Showalter asked if Christiansburg could sustain continued hotel growth. Ms. Bleakley responded that the current number of hotel rooms was adequate to meet current demand, and that there may not be a market for continued growth at this time. However, with future growth and business expansion, and the future connection with Northern Virginia through VT, market demand was expected to increase. Councilman Huppert asked about plans for a visitor center. Ms. Bleakley commented that conversations continued on that subject, but plans would not be anytime soon.

- B. Presentation on the NRV Regional Housing Study by the New River Valley Regional Commission and the consulting team.

Kevin Byrd of the NRV Regional Commission, along with Mel Jones of Virginia Center for Housing Research (VCHR) and Jonathan Knopf of Housing Virginia, presented Council with a preliminary regional housing study that indicated the Town needed more affordable housing and home ownership units. The report determined that, although residential growth continued at a fast pace in Christiansburg, the growth did not meet current demands for low- to middle-income housing or home ownership. Ms. Jones noted that the greatest needs in the region were among very-low income renters and those in need of temporary rental housing. In addition to providing research to improve the affordability of housing, VCHR also seeks to work with

localities to find solutions to meet housing needs, and Council was presented with ideas for creative strategies to increase density, address blight and neighborhood improvement, offer greater flexibility for accessory dwelling units, provide senior housing affordability through tax programs, and seek grant funding through a variety of sources. The group requested Council feedback and noted Council would be provided with a complete report by the end of the year that would provide specific recommendations and solutions to address housing needs in Christiansburg.

VI. CITIZEN COMMENTS:

- A. Robert Fralin, Roanoke, called attention to an email he sent Council regarding Council's concerns with the traffic flow pattern on to Peppers Ferry Road that would result from the location of the new street proposed in the rezoning request by Magnolia Point Community, LLC presented at the October 22, 2019 meeting. Mr. Fralin said he was willing to work with Council to address traffic flow concerns and requested Council consider the options presented in his email prior to taking action on the rezoning request.
- B. Steve Semones, Balzer and Associates, reported that Stateson Homes had agreed to rebuild Stafford Drive to 24' wide, in addition to the proffered sidewalks, from Peppers Ferry Road to Quin Stewart Boulevard, as part of the rezoning request for property owned by Halberstadt Family Limited Partnership c/o Resource Associates Inc, located at 495 Peppers Ferry Road, as presented at the October 22 meeting.
- C. Stephanie Dulaney, Keystone Drive, spoke in opposition to approving the rezoning request by Robert Fralin due to ongoing drainage and construction problems with her house, which was built by him. Ms. Dulaney noted that several other properties in the Kensington neighborhood were also dealing with construction/drainage issues and she requested Council not allow Mr. Fralin to build in Christiansburg until he fixed the issues with the houses he has already built.
- D. Thom Rutledge, project manager for Shah Development, requested Council approve a roadway width reduction to 24' for the proposed planned housing development by Shah Development LLC, presented at the October 22, 2019 meeting, and that parking be restricted to one side of the street. Mr. Rutledge explained that decreasing the street width from 32' to 24' would help with storm water management and would increase traffic safety in the neighborhood.

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.

Councilman Stipes reported that the property owner of Lots 1A and 2A previously had the center lot line abandoned to create one lot. The owner is now requesting that the lot be subdivided back into two lots. The property is zoned R-1 Single-Family Residential, and the request conforms with the subdivision ordinance. Councilman Stipes made a motion to approve the request, seconded by Councilman Huppert. Council voted on the motion as follows: Bishop – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

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.

Councilman Stipes explained the request to subdivide the Marketplace property to create five parcels for independent ownership, and to dedicate cross access easements for travel ways and sidewalks. The travel ways and sidewalks would be privately owned and

maintained, but the Town would retain permanent access. The request conforms with the subdivision ordinance, and Councilman Stipes made a motion to approve the request, seconded by Councilwoman Sachs. Council voted on the motion as follows: Bishop – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

## 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.

Councilman Stipes made a motion to issue the Conditional Use Permit as recommended by the Planning Commission, seconded by Councilman Showalter. Council voted on the motion as follows: Bishop – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

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.

Councilman Stipes made a motion to table the request to allow additional time to review information received late today, seconded by Councilwoman Sachs. Council voted on the motion as follows: Bishop – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

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.

Being contingent on the above, Councilman Stipes made a motion to table the request for further review, seconded by Councilwoman Sachs. Council voted on the motion as follows: Bishop – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

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.

Councilman Showalter made a motion to approve the rezoning request, with the amended proffer that the developer would improve and widen Stafford Drive to 24', in addition to installing sidewalks, from Peppers Ferry Road to the end of their development. Councilman Stipes seconded the motion. Councilman Huppert commended aspects of the development, but expressed concern with the potential for increased traffic on Peppers Ferry Road. Mr. Semones responded that there would be a total of four roads out of the property that would help prevent a backup of cars accessing Peppers Ferry Road. Council commended the builder on the uniqueness of the proposed development, and for their responsiveness to the Town in addressing concerns. Council voted on the motion as follows: Bishop – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

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.

Councilman Showalter made a motion to issue the Conditional Use Permit as recommended by the Planning Commission, seconded by Councilman Bishop. Council voted on the motion as follows: Bishop – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

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.

In light of receiving additional information for consideration, Councilman Stipes made a motion to table the request for further review, seconded by Councilman Showalter. Council voted on the motion as follows: Bishop – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

- B. Resolution in Support of the Reappointment of Dr. Sherwood Wilson to the E-911 Regional Authority, NRV Regional Water Authority, Virginia Tech-Montgomery Executive Airport. Councilman Stipes explained that Dr. Wilson's terms have expired on the noted boards, and he requested Council support in submitting a resolution to the Virginia Tech Board of Visitors encouraging reappointments of Dr. Wilson. Councilman Stipes made a motion to adopt and present the resolution, seconded by Councilwoman Sachs. Council voted on the motion as follows: Bishop – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.
- C. Discussion of Proposed Fiscal Year 2019-20 Budget Amendment.

Finance Director Val Tweedie called attention to the FY 2019-20 Budget Amendment provided for review in the agenda packet, and offered a brief summary of the amendment that detailed the rollover of funds for capital projects, and introduced one new project to upgrade an HVAC unit. Ms. Tweedie offered to answer questions and noted that the Public Hearing was scheduled for November 19, with Council action expected on December 10. Councilman Stipes reported that the Finance Committee had reviewed the budget amendment, and Councilman Showalter encouraged members of Council to reach out to Ms. Tweedie or Director of Engineering Wayne Nelson with questions regarding the Town's capital projects.

**IX. STAFF REPORTS**

- A. Town Manager:
  - Christiansburg High School choir will be recognized at the November 19<sup>th</sup> meeting for being selected to perform on stage with Foreigner.
  - A report on town street sections and annual maintenance program to be presented at the November 19<sup>th</sup> meeting.
  - A joint work session of Council and the PPEA Committee is scheduled for November 18 at 7:00 P.M.
- B. Town Attorney:
- C. Other Staff:

**X. COUNCIL REPORTS**

- A. Councilwoman Sachs reported that the Central Business District Committee would likely not meet again until January, and she recognized and welcomed Councilwoman-elect Johana Hicks.
- B. Councilman Huppert commended the Christiansburg High School varsity and JV football teams on a good season.
- C. Councilman Stipes requested Council support for requesting Mayor Barber to petition VDOT to synchronize the traffic signals along the North Franklin Street corridor. He then congratulated the recent election winners.
- D. Councilman Showalter congratulated the winners of the recent election and welcomed Councilwoman-elect Johana Hicks to Council.
- E. Councilman Bishop congratulated and welcomed Councilwoman-elect Johana Hicks.
- F. Mayor Barber congratulated and welcomed Councilwoman-elect Johana Hicks.

**XI. OTHER BUSINESS**

**XII. ADJOURN**

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 8:47 P.M.