

**CHRISTIANSBURG TOWN COUNCIL
CHRISTIANSBURG, MONTGOMERY CO., VA.
MINUTES OF JANUARY 20, 2009 AT 7:30 P.M.**

A REGULAR MEETING OF THE CHRISTIANSBURG TOWN COUNCIL, MONTGOMERY COUNTY, CHRISTIANSBURG, VA. WAS HELD AT THE CHRISTIANSBURG TOWN HALL, 100 EAST MAIN STREET, CHRISTIANSBURG, VA, ON JANUARY 20, 2009 AT 7:30 P.M.

COUNCIL MEMBERS PRESENT: Mayor Richard G. Ballengee; D. Michael Barber; Ann H. Carter; D. Henry Showalter; James H. Vanhoozier; H. Earnest Wade. ABSENT: Vice-Mayor Bradford J. Stipes.

ADMINISTRATION PRESENT: Town Manager R. Lance Terpenny; Assistant Town Manager Barry D. Helms; Town Clerk Michele M. Stipes; Town Attorney Jim Guynn; Planning Director Randy Wingfield. ABSENT: None.

PLANNING COMMISSION MEMBERS PRESENT: Chairman Steve Simmons; Wayne Booth, Michael Byrd; Steve Huppert; Craig Moore. ABSENT: Dan Canada.

MAYOR BALLENGEE stated there was a quorum present of Council Members and Planning Commission Members.

PLEDGE OF ALLEGIANCE.

JOINT PUBLIC HEARING

1. A Conditional Use Permit request by Radford and Company for property on Walters Drive (tax parcel 434 – ((A)) – 14E) for residential use in the B-3 General Business District. Mr. Eric Rothlesberger, representing Harbinger Properties, L.L.C., explained that the builder proposes to build two quadruplexes on the property, which are four residences under one roof. Mr. Rothlesberger submitted a rendering of the units for Council's review. Charter House Contractors will be the contractor on site. The two-story, rental residences will be approximately one-thousand square feet each, offering two to three bedrooms. Mr. Bill Ayers of the adjoining Slate Creek Commons commented that several residents of Slate Creek Commons have expressed their opposition to this proposed development. Mr. Ayers submitted to Council a letter of opposition, and noted letters of opposition the Town has received from other Slate Creek Commons residents. Mr. Ayers stated that he hopes Council will consider the residents' concerns. Mr. Ayers stated his concerns are: (1) The realtor who sold him his property promised him the adjoining property would remain greenspace; (2) Noise, activity, and mess during construction; (3) Mixing of rental property with single-family residential; (4) Additional traffic, especially along the already congested Peppers Ferry Road. Mr. Ayers thanked Council for its consideration. Ms. Dorothy Blanchard of Slate Creek Commons addressed her concern with the increase in traffic the new development would create, especially along Peppers Ferry Road. She is also concerned because there is already much unfinished construction in the Slate Creek area. She is also opposed to this large development being in such close proximity to the back of her home. Ms. Carol Antonio of Slate Creek Commons said that Radford and Company hasn't finished the Slate Creek development and she is concerned that this new subdivision may go unfinished, as well. Mr. Eric Rothlesberger commented that the developer could maximize development of the property with ten to twelve units, but has chosen to propose a lesser density, which will result in a lesser impact on the area. There should be approximately sixteen additional vehicles associated with the quadruplexes. The developer's goal is to enhance the area and increase property values and he believes this proposal will do just that. Mayor Ballengee noted that the Town has received four letters of opposition, including Mr. Ayers' letter. Council action on this request will be taken at the February 3, 2009 Town Council meeting.

REGULAR MEETING

MAYOR BALLENGEE called the Regular Meeting of Council to order and asked if there were any additions or corrections to the Minutes of January 6, 2009. Councilman Barber made a motion to adopt the minutes as presented, seconded by Councilwoman Carter. Council voted as follows: AYES: Barber, Carter, Showalter, Vanhoozier, Wade. NAYS: None.

CITIZEN HEARINGS:

MAYOR BALLENGEE opened the Citizen Hearings for those desiring to address Council.

1. Planning Commission's Recommendation on:

- a. A Conditional Use Permit request by the Montgomery County Board of Supervisors for property located at the intersection of First Street and Pepper Street, S.E. (tax parcels 527 - ((A)) - 85 and 97) for a parking garage in the B-2 Central Business District. Secretary Terpenny read the Planning Commission resolution recommending Town Council issue the CUP with three (3) conditions. A copy of the Resolution is attached.

2. Citizen Comments:

- a. Lisa Gardner, Phlegar Street, commented on two employment advertisements posted in the Roanoke Times by the Town of Christiansburg and questioned the necessity of the positions. She also questioned the status of downtown parking sign installation.
- b. Mr. Wayne Booth, Christiansburg, said he has heard and read a lot of negative press regarding the new aquatic center. Mr. Booth said he was a member of Town Council when the long range plan for an aquatic center was put in place. He stated his confidence in those involved with the development of the aquatic center contract and he is glad to see the plan come to fruition. He urged Council not to become distracted by the negativity and to move forward as quickly as possible.

There being no one else to address Council, MAYOR BALLENGEE closed the Citizen Hearings.

DISCUSSIONS BY MAYOR AND COUNCIL MEMBERS:

1. Council action on:

- a. A Conditional Use Permit request by the Montgomery County Board of Supervisors for property located at the intersection of First Street and Pepper Street, S.E. (tax parcels 527 - ((A)) - 85 and 97) for a parking garage in the B-2 Central Business District. Councilman Barber made a motion to issue the CUP, seconded by Councilwoman Carter. Councilman Barber recommended the Street Committee begin studying ways to ensure that the Town Hall parking lot remains exclusively for Town employees and customers. Councilman Vanhoozier commented that he has attended all of the County meetings discussing this matter, and he is confident that the County's approach is reasonable and that the County will work cooperatively with the Town. It was noted that the Town will have the opportunity to either approve, or disapprove, the future site plans. Town Clerk Stipes polled Council on the motion as follows: Barber - AYE; Carter - AYE; Showalter - AYE; Vanhoozier - AYE; Wade - AYE.

2. Status of feasibility study for pathway (walking / bicycle) on Cambria St. between the Recreation Center and Sleepy Hollow Road. Councilman Vanhoozier requested this study at the September 16, 2008 Town Council meeting. Town Manager Terpenny reported that a ten-foot wide, paved bicycle path from Sleepy Hollow Road to the Recreation Center, including drainage, has an estimated cost of approximately Ninety-Six Thousand Dollars (\$96,000). This can be added to the budget as a capital project, if Council desires. It was noted that a gravel pathway would limit usage, thereby defeating the purpose of the pathway. Councilman Vanhoozier said that it was his intention to determine feasibility, and then make a decision as a Council. No action was taken by Council on this matter.

3. Tourism Initiative Funding - Plan outlining usage of funds. At the November 3, 2008 Town Council meeting, Councilman Vanhoozier recommended the Town devise a plan for usage of the fifteen-percent (15%) tourism funding Town Council voted to retain. The funds will be withheld beginning in June. Mayor Ballengee appointed the Central Business District Committee to review the matter and make a recommendation to Council. Councilmen Wade and Showalter serve on the Central Business District Committee.

TOWN MANAGER REPORTS:

PUBLIC HEARING REQUEST(S) – Town Manager Terpenny presented the following request(s) and recommended setting the Public Hearing(s) as indicated:

February 17, 2009

1. Sale of last lot in the Christiansburg Industrial Park. (The previous potential buyer of this lot backed out of sale.)

On motion by Councilman Barber, seconded by Councilwoman Carter, Council voted to set the Public Hearing(s) for February 17, 2009. Council voted on the motion as follows: AYES: Barber, Carter, Showalter, Vanhoozier, Wade. NAYS: None.

TOWN MANAGER TERPENNY reported that the Town holds Mutual Aid Agreements with Radford, Blacksburg, Montgomery County, and Virginia Tech for emergency services. The Town's contract with Virginia Tech is due for renewal, and the terms of the contract will remain the same. The contract is for five years with the option to renew for an additional five years. Town Manager Terpenny recommended approval. Councilman Wade made a motion to approve the five year contract, with a five year renewal option. Councilman Barber seconded the motion and Council voted as follows: AYES: Barber, Carter, Showalter, Vanhoozier, Wade. NAYS: None.

COUNCILMAN BARBER presented the finalized moped ordinance to Council for adoption. Councilman Barber read the ordinance and made a motion to approve the ordinance, effective February 1, 2009, with a sixty day warning period for enforcement, as previously recommended by the Police Department. Councilwoman Carter seconded the motion. Councilmen Wade and Vanhoozier expressed concern with the short notification period between now and February 1, 2009. Their concern is that there is not enough time to properly and thoroughly notify the public of the new ordinance, resulting in unintended violations. Both Councilmen Wade and Vanhoozier fully support the moped ordinance, but believe it more responsible to set an effective date of March 1, 2009, which would allow for additional public notification time. Town Clerk Stipes polled Council on the motion as follows: AYES: Barber, Carter, Showalter. NAYS: Vanhoozier, Wade. The Police Department will handle publicizing the new ordinance through the media and posting of flyers throughout town.

ADJOURN:

There being no further business to bring before Council the meeting was adjourned at 8:34 P.M.

Michele M. Stipes, Clerk of Council

Richard G. Ballengee, Mayor