



## AGENDA

REGULAR MEETING OF TOWN COUNCIL  
CHRISTIANSBURG TOWN HALL  
100 EAST MAIN STREET  
MARCH 9, 2021 – 7:00 P.M.

### **(The meeting will be in-person and streamed on YouTube Live)**

In compliance with current public health guidelines pertaining to social distancing, limited seating will be available in the council chambers during the meeting. Limited viewing will also be available in the administrative conference room located on the same floor. Members of the public may make comments to Council in-person during Citizens Comments.

The meeting will be streamed live on the Town of Christiansburg's YouTube page at [www.christiansburg.org/YouTube](http://www.christiansburg.org/YouTube) and will remain on the Town's YouTube page once the meeting concludes.

If you do not want to or cannot attend the meeting in-person, there are several contactless methods for submitting public comment. To submit public comments, please visit [www.christiansburg.org/publichearings](http://www.christiansburg.org/publichearings). You may also leave a voicemail with your comments at 540-382-6128, ext. 1109; mail a letter to Town Hall, ATTN: Town Council, 100 E. Main St., Christiansburg, VA 24073; use the drop box to the left of the front doors at Town Hall to leave a letter; or email [info@christiansburg.org](mailto:info@christiansburg.org). Regardless of the method you use, please include your full name and address with your comments. Please provide comments prior to 6:00 p.m. on Tuesday, March 9, 2021 for the comments to be distributed to Town Council before the meeting.

### REGULAR MEETING

#### I. CALL TO ORDER

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

## II. ADJUSTMENT OF THE AGENDA

## III. PUBLIC HEARINGS

- A. Conveyance of an access easement from the Town of Christiansburg over and across a portion of Tax Parcels 435 - ((A)) - 1, 2, 2A and 3 to benefit Tax Parcel 435 - ((A)) - 34 (owned by Jalaledin and Joni L. Dadras).
- B. Conveyance by quitclaim of any interest of the Town in approximately 0.093 acres of the abandoned right-of-way of Route 658 adjacent to Tax Parcel 435 - ((A)) - 34 (owned by Jalaledin and Joni L. Dadras).
- C. Conveyance to Miller Land Company, Inc. by quitclaim and boundary line adjustment of approximately 0.089 acres consisting of (a) the abandoned right-of-way of Route 658 adjacent to Tax Parcel 435 - ((A)) - 39A (owned by the Miller Land Company, Inc.), and (b) a portion of Tax Parcel 435 - ((A)) - 1, 2, 2A, and 3.
- D. Conveyance of a stormwater management easement from the Town of Christiansburg on Tax Parcel 435 - ((A)) - 1, 2, 2A, and 3 for the benefit of Tax Parcel 435 - ((A)) - 39A owned by the Miller Land Company, Inc., et al.
- E. Dedication of a conservation easement on approximately 0.868 acres of Tax Parcel 435 - ((A)) - 1, 2, 2A, and 3 (proposed park on Peppers Ferry Road, N.W.).
- F. Dedication of a conservation easement on approximately 5.018 acres of portions of Tax Parcel 495 - ((2)) - A. (Diamond Hills Park).
- G. Dedication of a conservation easement on Tax Parcel 496 - ((A)) - 101A (approximately 10.406 acres adjacent to closed Wades Lane Landfill).

## IV. CONSENT AGENDA

- A. Approval of Minutes of February 23, 2021 and Work Session Minutes of March 2, 2021.
- B. Resolution Recognizing March 21, 2021 as Down Syndrome Awareness Day.
- C. Schedule public hearing on March 23, 2021 for an Ordinance amending Sec. 18-204 of Article VII. Transient Lodging Tax of Chapter 18 Finance and Taxation of the Christiansburg Town Code in regards to the lodging tax penalty.
- D. Schedule public hearing on April 27, 2021 for a Conditional Use Permit request by Sareh Ostadosseinkhayyat (applicant) for a family day home serving up to 12 children at property owned by Helen Sedigh and Mohammadreza Ostadosseinkhayyat located at 1265 Flint Drive S.E., (Tax Parcel 529 - ((21)) - 9) in the R-1, Single Family Residential zoning district. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

- E. Schedule public hearing on April 27, 2021 for a Rezoning request from A, Agriculture zoning district to B-3, General Business zoning district by the Trinity Community Church Trustees located at 1505 N. Franklin Street (Tax Parcel 466 - ((A)) - 20A). The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

V. INTRODUCTIONS AND PRESENTATIONS

VI. CITIZEN COMMENTS

VII. COMMITTEE REPORTS

VIII. DISCUSSION AND ACTION BY MAYOR AND COUNCIL

- A. Request to vacate the right-of-way from the Town to the Montgomery County School Board for the Christiansburg High School “bus loop” at 100 Independence Boulevard N.W. (Tax Parcel 466 - ((2)) - 11A) (.954 acres).
- B. Request to authorize the conveyance from the Town to the Montgomery County School Board for the Christiansburg High School “bus loop” at 100 Independence Boulevard N.W. (Tax Parcel 466 - ((2)) - 11A) (.954 acres).
- C. Rezoning request by Gay and Neel, Inc. (applicant), for an approximately 1.38 acre property owned by Depot Street Development LLC, located at the intersection of Depot Street, N.E. and Harless Street, N.E. (Tax Parcels 497 - ((A)) - 288, 497 - ((A)) - 288A, 497 - ((A)) - 288C, 497 - ((A)) - 285, 497 - ((A)) - 286, 497 - ((13)) - 3, and 497 - ((13)) - 1E). The request is to rezone the property from B-3, General Business 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.
- D. Two Conditional Use Permit requests by Balzer & Associates, Inc., on behalf of SHAH Development, LLC (applicant/owner), for a 3.2 acre parcel located at 1145 West Main Street (Tax Parcel 556 - ((A)) - 39) in the B-3, General Business District:
  - 1. A conditional use permit request for residential uses as permitted in the R-3, Multi-Family Residential District. Residential uses as permitted in the R-3, Multi-Family Residential District include single-family dwellings, two-family dwellings, townhouses, and multiple-family dwellings at a density of development of up to 20 units per acre.
  - 2. A conditional use permit request for a proposed Planned Housing Development to consist of single-family, two-family, and multiple-family dwellings at a density of development not to exceed 7.8 units per acre.  
The property is partially designated as Business/Commercial and partially designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

E. Updates to the Employee Handbook.

F. Resolution Authorizing the Issuance and Sale of Town General Obligation Refunding Bond, Series 2021 in an Aggregate Principal Amount Not to Exceed \$3,090,000, and the Execution and Delivery of Certain Related Documents. This is in regard to the refinancing of a Carter Bank & Trust 2014 bond.

IX. STAFF REPORTS

A. Town Manager

B. Town Attorney

C. Other Staff

X. COUNCIL REPORTS

XI. OTHER BUSINESS

XII. ADJOURNMENT

Upcoming meetings of Council:

March 16, 2021, time to be determined – Budget Work Session

March 18, 2021, time to be determined – Budget Work Session

March 23, 2021, 7:00 P.M. – Regular Meeting

April 13, 2021, 7:00 P.M. – Regular Meeting