

**CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
REGULAR MEETING MINUTES  
APRIL 27, 2021 – 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 APRIL 27, 2021 AT 7:00 P.M.

COUNCIL MEMBERS PRESENT: Mayor D. Michael Barber; Vice-Mayor Samuel M. Bishop; Johana Hicks; Steve Huppert; Merissa Sachs; Henry Showalter; Bradford J. Stipes. ABSENT: None.

ADMINISTRATION PRESENT: Town Manager Randy Wingfield; Assistant Town Manager Andrew Warren; Town Attorney Reid Broughton; Executive Assistant/Clerk of Council Tracy Heinline; Director of Engineering Wayne Nelson; Chief of Police Mark Sisson; Planning Director Margaret Barden; Assistant Director of Engineering Mike Kelley.

REGULAR MEETING

I. CALL TO ORDER

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

II. ADJUSTMENT OF THE AGENDA

III. PUBLIC HEARINGS

- A. A request from Sareh Ostadhosseinkhayyat for a Conditional Use Permit to operate a family day home serving up to 12 children in the R-1, Single Family Residential zoning district. The property is located at 1265 Flint Drive, S.E. and is identified as Tax Map 529 – ((21)) – 9. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.  
Sareh Ostadhosseinkhayyat, 1265 Flint Drive, S.E., addressed Council and expressed her request to open a family day home and referenced a map showing her plans for her property. She explained that she understood the concerns of her neighbors and was willing to work with them in any manner needed to keep the neighborhood peaceful and keep thru traffic down. Ms. Ostadhosseinkhayyat talked about being Covid-19 prepared by social distancing when parents drop-off and pick-up and included the idea of daily screenings and washing of hands regularly. She referenced the map of her property and explained she would need to install a fence in her backyard as well as a bathroom in her basement where the daycare would be located. She stated she would have 5-7 children at a time but by law could have up to 12 children and expressed that her hours of operation would be from 7am to 6pm, Monday thru Friday. Councilwoman Sachs expressed concern for the comments made by Ms. Ostadhosseinkhayyat's neighbors and asked her what she would recommend for keeping traffic issues to a minimum. Ms. Ostadhosseinkhayyat explained that her hope

was to have time slots for parents when dropping off and picking up their children. She expressed that staggering the number of drop-offs and pick-ups at her home could help keep traffic to a minimum. Mayor Barber stated this item had been brought before the Planning Commission and passed with a 7-1 vote.

Dan Maderic, 595 Arrowhead Trail, addressed Council and explained there was already sufficient traffic in the neighborhood of Flint Drive and believed a home daycare would add to that and cause issues. He explained that after looking at the property he urged Council to consider that this request could mean up to 12 children at a time, and he believed that would be excessive. Councilman Stipes stated that he puts a great deal of value and importance in neighbors and wanted to know if Mr. Maderic felt that 5-7 children would be a problem. Mr. Maderic answered that he did not think it would but wanted Council to be aware that it could be up to 12 children. Town Manager Wingfield explained that the Town could place a limit on how many children would be allowed in the daycare. Ms. Ostadosseinkhayyat agreed that 5-7 maximum children could be acceptable.

- B. A request from Gay and Neel, Inc. to rezone an approximately 43.4-acre property owned by the Montgomery County School Board from I-2, General Industrial and B-3, General Business, to B-3, General Business with proffers. The property consists of three parcels located at 100 Independence Boulevard, N.W. and 1180 N. Franklin Street, identified as Tax Map 466 – ((2)) – 11 and 11A and Tax Map 466 – ((A)) -14.

John Neel, Engineer with Gay and Neel, Inc. addressed Council and reviewed the existing Christiansburg High School zoning map on Independence Boulevard. He stated that the property currently consists of four parcels which were approximately 43-acres in total and those four parcels were split by I-2 and B-3 zoning. He explained that Gay and Neel was proposing to rezone the portion of the I-2 property to B-3 and to move forward with the Christiansburg High School renovations. Mr. Neel respectfully requested that Council vote tonight because of the simple nature of the request. Councilwoman Hicks questioned the placement of the buildings and the zoning and Mr. Neel explained the overarching of the buildings was to clean up the zoning discrepancy that was on the parcel as well as to clean up the bus loop. Mr. Neel explained the setback off the property and where the B-3 area was and stated that the applicant mainly wanted to clean up the property and have one large parcel throughout. Councilwoman Hicks questioned administration what the future comprehensive plan looked like. Assistant Town Manager Warren explained that it was business commercial and referred to specific information in the Planning Commission staff report. Councilwoman Hicks stated that she wanted the Town to remain consistent with their zoning ordinances and felt like other schools in the area seem to follow different zoning districts and questioned if there was a way to create a community zoning for these kind of buildings. Mr. Wingfield explained that although it was a limiting zoning classification, the Town could have a public use zoning category. Mr. Warren expressed that this could be looked at during the upcoming comprehensive plan and it could be a consideration. Mayor Barber suggested that Council eventually review all schools and make a blanket change.

Councilman Huppert made a motion to proceed and vote tonight on the rezoning at the Christiansburg High School. The motion was seconded by Councilwoman Hicks. Council voted on the motion as follows: Bishop – Nay; Hicks – Aye; Huppert – Aye; Sachs – Aye; Showalter – Nay; Stipes – Nay. Noting a tie, Mayor Barber voted Aye, approving to move

forward and vote on the item tonight under *DISCUSSION AND ACTION BY MAYOR AND COUNCIL*.

- C. A request from Trinity Community Church Trustees to rezone an approximately 5.44-acre property from A, Agricultural, to B-3, General Business. The property is located at 1505 N. Franklin Street and is identified as Tax map 466 – ((A)) – 20A.

Larry Gerald, 1660 Blake Drive, addressed Council as a Trustee of the Trinity Community Church and requested that Council rezone the property to allow an electronic sign to be placed at the church property due to the fact that when construction started their sign had been removed and they wanted a larger digital sign and added that the sign could not go back in the former location. Councilwoman Hicks questioned the church's grandfathered status and why the sign could not be replaced since it was a Town project. Town Manager Wingfield explained the original sign was grandfathered at that location, but removal loses the status if it was non-conforming. Assistant Town Manager Warren explained the previewed sign met Town structure and could be placed back to its same position. Mayor Barber questioned if Council would like to vote on the said item at tonight's meeting. Councilman Stipes stated he would be supporting both the church signage and the rezoning at Christiansburg High School but did not want to make exceptions for voting at this time. He explained there is a process of voting that Council follows for a reason and did not think it was fair to change that process for some items and not others.

Councilman Huppert made a motion to vote on the Trinity Community Church request at tonight's meeting. There being no second to the motion, the motion died.

- D. Community Development Block Grant 2019 Consolidated Annual Performance and Evaluation Report (CAPER).

Assistant Town Manager Warren presented to Council that the CAPER report was a typical report ran after the year is completed for housing and urban development. He explained that each year an action plan is completed first and then the CAPER report. Mr. Warren also explained there was little to report on this year and that all required elements were approved by HUD.

#### IV. CONSENT AGENDA

- A. Approval of Minutes of April 13, 2021.
- B. Approval of monthly bill list.
- C. Schedule a public hearing for May 11, 2021 regarding the dedication of a private drainage easement over four (4) recreation areas identified as Tax Map 465 – 27A that in whole total 0.546 acres from the Town of Christiansburg to Oaktree Townhomes, Phase II Homeowners Association.
- D. Schedule a public hearing on June 8, 2021 for a Conditional Use Permit request by Aztec Rental (applicant) on behalf of New River Community College for a contractor storage yard in the General Business (B-3) zoning district at 412 Roanoke Street, (Tax Parcels 527 – ((A)) –

200 and 527 – ((A)) – 202). The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

- E. Resolution Recognizing May 2 -8, 2021 as National Travel & Tourism Week.
- F. Resolution Recognizing May 6 – 12, 2021 as National Nurses Week.
- G. Resolution Recognizing May 9 – 15, 2021 as National Police Week.
- H. Resolution Recognizing May 10 – 14, 2021 as United for Infrastructure Week.
- I. Resolution Recognizing May 2021 as Building Safety Month.
- J. Resolution Recognizing May 2021 as National Water Safety Month.

Councilman Stipes made a motion to approve the Consent Agenda as presented. The motion was seconded by Councilwoman Sachs. Council voted on the motion as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

#### V. INTRODUCTIONS AND PRESENTATIONS

- A. Derrick Mays, Program Manager from the Department of Criminal Justice, to present Police Department's recertification document for accreditation.

Mr. Derrick Mays presented the recertification document for accreditation to the Police Department and stated the importance of accreditation. Mr. Mays explained that he currently had 99 certified accreditation agencies in Virginia and stated that the Town of Christiansburg Police Department had three certified assessors. He spoke about the employees of the Police Department and how helpful they had been during the accreditation process. Chief of Police Mark Sisson spoke about Mr. Mays performance and explained the Police Department was proud of the accreditation and explained that law enforcement had to be kept at a high standard and stated that the Town citizens expected him as Chief of Police to present just that. Mr. Sisson expressed that the accreditation process went so well due to the three assessors from the Police Department, Lieutenant Tim Brown, Police Accreditation Specialist Donna Akers, and Police Sergeant Chris Wiscarson.

- B. CEO/Executive Director Ryan Martin to present on YMCA at Virginia Tech operations and programs.

Mr. Martin, 1631 York Drive, thanked Council for allowing the YMCA to use the storage building on Cambria Street to store appliances, furniture and other goods donated to the thrift shop this year. He explained that the thrift shop is the biggest business element that drives all the nonprofit activities that the YMCA provides. He spoke about the history of the YMCA and how early on they advocated for and helped create the student counseling center. He also touched on the ongoing community programs that provided resources for the YMCA. Student programs such as the recycling program, newcomer activities, and the pottery studio. Mr. Martin also spoke about tackling the food insecurity in the New River Valley and Montgomery County's community needs. He touched on the 2018 data and explained that transportation for the YMCA is a huge impediment and explained the volunteers had to travel to Salem to pick up food and bring back to the NRV and expressed

that having storage here in Christiansburg would help immensely. Mr. Martin reported that since April of 2020, 35,000 meals had been served in the New River Valley. He explained the YMCA had already been funded to purchase a mobile kitchen and add a new position of Director of Food Advocacy. Mr. Martin spoke about the current needs for the YMCA and expressed that the Moose Lodge had offered to help with after school programs which would include Christiansburg students as well. He explained the Moose Lodge hours would be from 2:30pm to 6pm and that school aged children would be able to go to this location and have healthy snacks, meals and talk to Virginia Tech student volunteers as mentors. Mr. Martin expressed that the Meals on Main program at the YMCA Thrift Shop was available at the Prices Fork Elementary School parking lot every Monday from 4pm – 6pm. The Meals on Main program is an extension of an ongoing service which the YMCA at Virginia Tech has been offering for the past few years that provides food to all youth in the New River Valley. Councilman Stipes thanked Mr. Martin for his presentation and stated that it really opened Council's eyes to the needs of the YMCA. He encouraged Mr. Martin to continue to make this presentation with the new Council members in January 2022.

- C. Findings and recommendations of the Stormwater Enterprise Fund Committee presented by the Committee facilitator Andy Kassoff, Director of Wetland Studies and Solutions, Inc., and Committee Chairman, Steve Semones.

Mr. Kassoff addressed Council concerning the Stormwater Enterprise Fund Committee and explained how the committee came together, referenced the list of members, and explained there had been great support from Town staff. He explained that the first committee meeting was an evaluation of what the program entailed. The second meeting looked at funded projects and work that had been completed using the enterprise funds, the grant funding and how the grants were being spent. Mr. Kassoff explained that the third committee meeting looked at what the committee would like to see changed, some goals and objectives and modifications to the utility fee and what was available to them to make those changes. He explained the fourth meeting was a recap of previous meetings and a development of the recommendations of the committee. He spoke about the committee consideration of a local grant program for small businesses, a consideration of a consumer price index escalation, and an increase of public outreach, explaining that the committee felt many citizens of the Town could benefit from similar knowledge. Councilman Stipes stated that after reviewing the committee members list, he felt they were all directly affected by this stormwater fee. Mr. Kassoff concluded that the committee had discussed recommending no changes at this time to the fee structure and agreed that it seemed equitable.

- D. Don Rissmeyer, Associate AMT Engineering, to present findings and alternatives from the College Street Drainage Study.

Mr. Rissmeyer presented a brief overview of the College Street Drainage Study drainage alternatives and the history of flooding on College Street. He referenced pictures that had been provided to him by staff and citizens. The pictures reflected flooded roads and driveways, flooded basements, and excessive water in backyards. Mr. Rissmeyer explained that after significant rain events, the Town initiated this study to provide recommendations to reduce future flood risks. He explained the pipe outfall on W. Main Street discharges runoff that drains into the backyards along College Street and stated this was one of two unmanaged pipe outfalls along W. Main Street. He explained there was 277-acres in the area that was considered in identifying the flooding concerns. Mr. Rissmeyer stated that the

engineering study considered drainage recommendations to manage rainfall depths for several different storm events. Three phases of drainage improvements were recommended to the Town, several of those being modifications to reduce peak discharges and more extensive construction work. Mr. Rissmeyer explained that the next step would be for the Town to continue to work with the engineering team and further investigate the recommendations brought before Council. He explained the Town could then seek funding and secure drainage easements, to then design and construct the planned drainage improvements. Councilman Showalter questioned if all property owners in the area had agreed to this modification of their properties. Mr. Rissmeyer explained that the citizens had not been formally contacted but that would be included in the next step, though they generally sounded agreeable when staff spoke to them. Councilman Stipes commented that the Town is taking this very seriously and inquired if there had been sufficient engineering work done to know what type of easement would be necessary throughout the properties. Mr. Stipes explained that once the Town knows what type of easements will be necessary then it could be discussed with the homeowners and the easements could be secured. Mr. Rissmeyer answered that the main focus of the study was to look at alternatives for each property owner and explained a temporary easement would be necessary to do the work and then a more permanent easement would be affixed to the pipe.

#### VI. CITIZEN COMMENTS

None.

#### VII. COMMITTEE REPORTS

##### A. Stipes and Bishop – Street Committee Report/Recommendation.

1. Plat of Subdivision: The Reserve at Round Meadows situated along Round Meadow Drive and Chrisman Mill Road on Tax Map 494 – ((A)) – 62 and 63, Tax Map 495 – ((A)) – 64, and Tax Map 494 – ((A)) – 55E1 – 55E3 (creation of 51 single-family residential lots and common area). Councilman Stipes explained that this plat would be created so the developer could build on and sell the 51 lots. Mr. Stipes explained this plat was consistent with the master plan that was approved by Council 18 months ago. Councilman Stipes made a motion to approve the plat for the Reserve at Round Meadows. The motion was seconded by Councilman Huppert. Council voted as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.
2. Plat from Records Showing Lot Line Vacation of Midway Plaza for Tax map 406 – ((2)) – 10 – 15 located on Midway Plaza Drive, N.W. Councilman Stipes explained that this plat was located on the northern end of Town and the parcels would be consolidated into smaller lots to make a large parcel to be developed on. Councilman Stipes made a motion to approve the plat from Records Showing Lot Line Vacation of Midway Plaza. Councilwoman Sachs seconded the motion. Council voted as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Sachs – Aye; Showalter – Aye; Stipes – Aye.

#### VIII. DISCUSSION AND ACTION BY MAYOR AND COUNCIL

Mayor Barber revisited item *B.* under *PUBLIC HEARINGS* and asked if there was a motion to approve the request from Gay and Neel, Inc. to rezone an approximately 43.4-acre property owned by the Montgomery County School Board. Councilman Huppert made a motion to approve the request. Councilman Stipes seconded the motion. Councilwoman Hicks expressed concern for voting tonight on this item and stated that Council needed to follow the rules of the Public Hearings for all items throughout and wait two weeks for a vote. Mayor Barber explained that Council could withdraw their motion and the second and could table the vote for two weeks. Councilman Stipes withdrew his motion of a second. Mayor Barber asked if there was anyone else that would like to second this motion. Hearing none, Council did not vote on the item and expressed that it would be on the May 11, 2021 agenda.

#### IX. STAFF REPORTS

A. Town Manager

Mr. Wingfield introduced new Planning Director Margaret Barden to Council. Ms. Barden addressed Council and provided detail about her background.

Mr. Wingfield also introduced Mike Kelley, currently Assistant Engineer for the Engineering Department and stated that Mr. Kelley had accepted the position of Director of Engineering. He explained Mr. Kelley would begin as Engineering Director in July after Mr. Nelson's retirement with the Town.

B. Town Attorney

None.

C. Other Staff

No reports.

#### X. COUNCIL REPORTS

Councilman Stipes

None.

Councilman Showalter

None.

Councilman Huppert

Mr. Huppert reported to Council that at the last meeting Councilwoman Hicks had brought up raising the fee for non-citizens to swim at the Aquatic Center and that Mrs. Hicks had expressed concern with paying County taxes. Mr. Huppert continued to state that the County currently pays for schools, the library, the county jail, the animal shelter and how the County helps fund Fire and Rescue for the Town. He also expressed that the County provides funds towards Tourism, the Huckleberry Trail, the Water Authority, and the Commissioner of Revenue. He concluded that the Town has had a good relationship with the County throughout the years and thought it would be beneficial to keep that relationship.

Councilman Bishop

Mr. Bishop reported that there was a Central Business meeting on April 28, 2021 @ 12pm.

Councilwoman Sachs

Ms. Sachs reported an Arts Advisory Board meeting was held today and there had been great progress made and the board was currently on schedule.

Councilwoman Hicks

Mrs. Hicks addressed Councilman Huppert and explained she would be attending the next Aquatic Center Advisory Board meeting. She also expressed that she understood the Town pays a large portion of County taxes but also does not think the citizens should pay for Aquatic Center fees when the burden could be placed on non-residents. Mrs. Hicks expressed that her job as a Councilwoman was to make sure she was protecting and helping the citizens.

Mayor Barber

Mr. Barber reported on the new police vehicle parked in front of the Town Hall that promoted Child Abuse Prevention Month. Mayor Barber also explained that the new business Chicken Salad Chick had a ribbon cutting today and the business donated \$4,200 to Micah's Backpack Program. Mr. Barber also reported that Clarity Eye Care had expanded and moved to another location in the old Roanoke Times building. Mr. Barber stated that a business report from Finance showed around 8-9 new businesses in Town. Councilwoman Hicks expressed that she would like for Council to receive invitations to ribbon cuttings in the Town as well.

XI. OTHER BUSINESS

None.

XII. ADJOURNMENT

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 9:40 pm.

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Tracy Heinline, Clerk of Council

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D. Michael Barber, Mayor