

**CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
REGULAR MEETING MINUTES  
SEPTEMBER 14, 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 SEPTEMBER 14, 2021 AT 7:00 P.M.

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

ADMINISTRATION PRESENT: Town Manager Randy Wingfield; Assistant Town Manager Andrew Warren; Town Attorney Reid Broughton; Executive Assistant/Clerk of Council Tracy Heinline; Finance Director Valerie Tweedie; Human Resources Director Alicia Dials; Fire Chief Billy Hanks; Chief of Police Mark Sisson; Director of Aquatics Terry Caldwell; Engineering Director 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. Rezoning request by Deerfield Home Estates LLC to rezone tax parcels 496-((A))-68 and 73 (4.711 acres) from A Agricultural and R-2 Two-Family Residential to R-1 Single Family Residential with conditions. The proposal was revised to construct 26 single-family detached dwellings. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Steve Semones, Balzer & Associates, referenced a map of the 4.711 acre property and explained the proposal was to rezone the property. Mr. Semones informed Council there were 26 single-family detached homes proposed and stated this area was accessible off Wades Lane. He explained the current property owners in the neighborhood would have access through the property and there would be a public right-of-way that would provide access for future development. He stated there would also be appropriate access for emergency vehicles, buses, etc. Mr. Semones talked about the proposed stormwater management and that all drains on the property would lead to one stormwater management facility in the back of the property. Mr. Semones stated that the first application presented

for the rezoning request had concerns from the Town's Engineering department. He explained there were sight distance concerns at the new entrance that would have required extensive grading, so a safer access was provided. Another concern was the proposal of the sewer system proposal and the long-term maintenance of the system. Mr. Semones explained that a small pump station is the proposed method now to pump into a force main that would tie into the existing gravity sewer line. He stated this development would include a homeowner's association that would manage the stormwater facility as well as grounds maintenance. Also included in the proposal were sidewalks for both sides of the street as well as Wades Lane. Mr. Semones stated that the residents on Agee Street had concerns about open space being utilized and buffering between the properties. He explained there was open space diagonally across the street that was not a buildable lot due to the pump station. He stated this could be maintained as a common open space for the homeowner's association for a neighborhood playground, etc. Mr. Semones also explained the adjacent properties that had an existing tree line that would be used as a buffer. He stated he was open to a condition that if any trees needed to be taken out during construction they would be replaced or replanted as recommended by the Planning Commission. Mayor Barber inquired if there were any plans to widen Wades Lane to help with traffic flow during drop off and pick up at the middle school. Mr. Semones explained there would be a dedication of additional right-of-way in front of the development and a new drop off location is being constructed at the school.

Jeremy Williams, 262 Wades Lane, NW, explained he had no issue with any of the plans that had been discussed but expressed he would like to see a three - way stop at Wades Lane for everyone coming from both directions.

- B. Conditional Use Permit request by Deerfield Home Estates LLC for a Planned Housing Development to consist of 26 single-family residential dwellings on property located adjacent to Wades Lane and Agee Street (tax parcels. 496-((A))-68 and 73). No additional comments were provided.
- C. Conditional Use Permit for R-3 Multifamily Residential District uses in the B-3 General Business District by Bruce A. Moses (owner) on behalf of Bryan A. Rice (applicant) at 975 Radford Street (tax parcel 525-((A))-19). The proposal is to construct five (5) townhome units. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

John Neel, Engineer, Gay & Neel, presented a map that referenced the property and stated there was a residential house on the left of the proposed subdivision and a business on the right with a subdivision behind the property. Mr. Neel explained there would potentially be five townhomes developed with one entrance off Radford Street into the subdivision and this would include sidewalks facing Radford Street.

#### IV. CONSENT AGENDA

- A. Approval of Minutes of August 24, 2021.
- B. Recognition of Proclamation recognizing September 17-23, 2021 as Constitution Week.

- C. Resolution recognizing October 3-9, 2021 as Fire Prevention Week.
- D. Resolution in Support of FY23 & FY24 VDOT Revenue Sharing Program Funding Applications.
- E. Resolution in Support of FY23 & FY24 VDOT Transportation Alternatives Program Funding Applications.
- F. Approve Personal Property Tax Relief Act percentage for calendar year 2021 at 28.83%.
- G. Approve correction to the three-month lease approved on August 24, 2021 to New River Valley Unwired Ventures, LLC of space on four municipal water tanks. Correction reflects the elimination of wording “per month” amount to a onetime payment for the lease term.
- H. Cancel public hearing on September 28, 2021 and reschedule public hearing for October 12, 2021 for Amendments to a Planned Commercial Development in the B-3, General Business zoning district at 2705 Market Street NE by NRV Marketplace LLC to allow multi-family residential uses, increased building height, reduced onsite greenspace, and reduced residential parking requirement on tax parcel 436 – ((5)) – 1. The applicant revised its proposal requiring a new public hearing. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Councilwoman Hicks made a motion to approve the consent agenda as presented. Councilman Stipes seconded the motion and Council voted as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.

#### V. INTRODUCTIONS AND PRESENTATIONS

None.

#### VI. CITIZEN COMMENTS

Chris Waltz, 1370 Rigby Street, addressed Council concerning the Town paying half the cost of the collapsed retaining wall on Cambria Street. Mr. Waltz wanted to remind Council that on Pepper Street in 2017 a retaining wall partially fell on the public street, and the Town paid in full to have it repaired. Mr. Waltz stated that the Town took a lien out against the property owners' property where the wall was located. He continued to express that there were several retaining walls that needed repair and felt the Town should be consistent and fair to residents. Mayor Barber explained the wall on Pepper Street, Mr. Waltz had referenced was on private property and the property owner could not afford to make the repairs. He stated there was a considerable file of letters that had been sent to the property owner at the time. Mr. Barber also explained that the retaining wall on Cambria Street was jointly in the right of way being partly on Town property and partly on private. Mr. Barber stated that any repairs pertaining to that type of issue would need a determination of ownership of the property as well as right of way. Mr. Waltz expressed further concern of the government's definition of right of way. Town Manager Randy Wingfield explained that public street right of way is basically the front property line between the town street ownership and the adjoining property. Mr. Stipes added that in absence of a recorded right-of-way, the Town's interpretation is that the right-of-way goes to the property line. Councilman Showalter asked Mr. Wingfield if he could weigh in on the Town's retaining wall reserve. Mr. Wingfield explained there was a fair amount of money in the reserve for retaining

walls that had been added several years ago and stated that the Town had added funds this year as well. Finance Director Valerie Tweedie stated there was currently \$362,000 in reserves for retaining walls. Mr. Wingfield also stated that moving forward he would continue to handle the situation of right-of-way the same as in the past. He explained that the Town would determine if the wall was on private property or the Town's, and if it was on both then the repairs for the wall would be both the Town and the owner's responsibility. Councilwoman Hicks expressed that she felt both the Cambria Street and Peppers Street retaining walls were very similar and that both were on private property and agreed with Mr. Waltz that the decision of who pays for the repairs should be consistent. Mr. Wingfield explained that the Town's Engineering department looked at surveys of the Cambria Street property, and the wall was on the right-of-way line and the front property line. Mrs. Hicks inquired if the Town's insurance company would be paying for any repairs to the Cambria Street retaining wall. Mr. Wingfield explained that the insurance company considered the collapse an act of God and denied the claim but would check into it further. Councilman Huppert expressed agreement with the method the Town currently uses and felt it was fair for everyone.

Additional citizen comments were received via email and were recorded in the final minute book for reference.

## VII. COMMITTEE REPORTS

Councilman Stipes reported a request for on-street parking near the new Cottage Farms General Store along Cambria Street, NE. Mr. Stipes stated that Town staff had visited the area and checked the intersection sight distances and width for on-street parking and concluded there was plenty of space. He added that the on-street parking would benefit traffic calming and added crosswalks would benefit pedestrian safety. Mr. Stipes explained that the Street Committee had approved this request and has asked staff to implement this new parking on Cambria Street. Councilman Huppert mentioned he had talked to the owner of the general store and she was very supportive of the request.

Councilman Stipes reported an intersection striping plan at the corner of Depot and Stone Street. He explained this striping plan, along with included crosswalks, would be an opportunity to improve pedestrian and vehicle safety on both streets. Councilwoman Hicks inquired if it would be possible to place a sidewalk on the right side closer to the bridge on Depot Street for pedestrians. Mr. Wingfield explained that Town staff had looked at including a sidewalk but did not feel there was enough room on the shoulder for a 4-foot sidewalk. Mayor Barber inquired if the white bump out at the intersection could be painted yellow. Mr. Wingfield explained that there would be breakaway delineators on the bump out that would deter motorists from driving over that area. Councilman Stipes added that these breakaways were a reminder to motorists that they should not be there and explained these were a relatively low cost to the Town. Councilwoman Hicks expressed concern for the potholes in that area. Mr. Wingfield answered that he had thought about saw-cutting the asphalt area there but could possibly look at minor repairs when the striping took place.

Councilman Stipes reported that it was brought to the Police Department's attention of traffic congestion at the intersection of Depot Street and Betty Drive. Mr. Stipes explained that the congestion was due to vehicles trying to make left turns at a busy time of day, referencing the middle school's drop-off and pick-up times. He stated that Montgomery County Schools confirmed the Police Departments recommendation to disallow the left turns during school pick up and drop off times Monday through Friday. Mr. Stipes explained that currently there are

portable/changeable message boards with orange flags at the referenced intersection to make motorists aware. Police Chief Mark Sisson explained there would be an acclamation period for motorists to get used to the new traffic enforcement. Mayor Barber inquired if a flyer would be sent home to parents making them aware of the new traffic signs. Chief Sisson explained that the school is aware and would send out the new information to parents via the PeachJar eFlyer system. Councilwoman Hicks requested this information be placed on the Town's website for residents as well.

Councilman Stipes reported on the Virginia Tech Montgomery Executive Airport and stated that the month of August reflected the most jet fuel sales in the airport's history. He explained that business was picking up at the airport with football season starting recently and people flying more often.

Councilman Huppert reported that the 8-mile walk hosted by the Parks and Recreation department had been canceled and that flyers had been sent out to make everyone aware.

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

- A. Conditional Use Permit for a commercial auto garage at 1250 Roanoke Street for tax parcels 498 – ((7)) – 16A and 17A and 498 – ((A)) – 113C by Glenwood Martin on behalf of Twin Oaks Properties LLC. The property is designated Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Councilwoman Hicks made a motion to approve the conditional use permit for a commercial auto garage at 1250 Roanoke Street. Councilman Showalter seconded the motion and Council voted as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.

- B. Community Development Block Grant 2021 Annual Action Plan.

Assistant Town Manager Andrew Warren stated that the public hearing was held at the last Town Council meeting with no public comments.

Councilwoman Hicks made a motion to approve the Community Development Block Grant 2021 Annual Action Plan as presented. Councilman Stipes seconded the motion and Council voted as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.

- C. Approve resolution to approve Budget amendment #2 for repair of retaining wall on Cambria Street, N.E.

Councilman Showalter made a motion to approve the resolution for Budget amendment #2 for repair of retaining wall on Cambria Street, N.E. Councilwoman Hicks seconded the motion and Council voted as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye.

- D. Approve resolution to appropriate the funds per budget amendment #2.

Councilman Showalter made a motion to approve the resolution to appropriate the funds per budget amendment #2. Councilwoman Hicks seconded the motion and Council voted as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Showalter – Aye; Stipe – Aye.

E. Discussion of increased wages for part-time positions.

Town Manager Wingfield addressed Council concerning the increase in wages for part-time positions at the Aquatic Center as a follow-up from the last Council meeting. Mr. Wingfield explained part-time employment had been a struggle for the Town as well as other businesses since the pandemic began. He stated that staff had further discussed a full-time Lifeguard position revising the entire part-time salary scale at the Town, which would have a major budget impact. Mr. Wingfield stated the full-time position was worth consideration and believed the position was needed either way. He reminded Council that the Town usually employs around forty-five lifeguards at the Aquatic Center but currently only have ten. Councilwoman Hicks stated the necessity of increasing the pay from \$15 to \$17 an hour and expressed the lifeguard position was not a simple job. Aquatics Director Terry Caldwell informed Council that one full-time lifeguard position would help but would not take care of the overall issue. She explained that since the future was unsure, she could not guarantee that the full-time lifeguard position would give the Aquatic Center the help they needed. Councilman Showalter inquired about a budget amendment to hire more than one full-time position in the near future and reaching out to Virginia Tech for support for employment at the Aquatic Center. Mayor Barber questioned if the current lifeguards would be more inclined to work if there was a shift differential on the weekends. Town Manager Wingfield stated that currently the greatest need from Council was authorization for a full-time position. Councilman Stipes stated he agreed with the new position but would abstain due to his daughter being a lifeguard at the Aquatic Center. He agreed that the facility needed to be fully operational and staffed. Councilman Showalter agreed with the new full-time lifeguard position but would abstain from the voting as well. Councilwoman Hicks informed Council that Blacksburg had a waiting list for new positions for their Rescue department and recommended that Christiansburg reach out to those first responders to work at the Aquatic Center temporarily. Councilman Huppert recommended a monetary bonus for current lifeguards to recruit other lifeguards and stated a sign-up bonus could be a great incentive.

F. Discussion of full-time Aquatic Center Lifeguard position(s).

Councilwoman Hicks made a motion to approve the full-time Aquatic Center Lifeguard position. Councilman Showalter seconded the motion and Council voted as follows: Bishop – Aye; Hicks – Aye; Huppert – Aye; Showalter – Abstain; Stipe – Abstain.

## IX. STAFF REPORTS

A. Town Manager

Mr. Wingfield reported that the “Rockin’ Main” event downtown was a success and reminded everyone that the Wilderness Trail Festival would be taking place on Saturday, September 18<sup>th</sup>.

B. Town Attorney

No report.

C. Other Staff  
No report.

X. COUNCIL REPORTS

Mayor Barber thanked the Police, Fire, and Rescue departments for a wonderful event downtown and expressed that he had received many compliments from the community. Mr. Barber thanked Parks and Recreation Director Brad Epperley for a moving tribute to the veterans and servicemen and women in the community and expressed gratitude towards the first combined color guard. Mr. Barber also complimented the new restaurants First Watch and Sandro's Pizzeria at the Marketplace Plaza.

Councilman Stipes reported that the Town of Christiansburg's Engineering Department was recognized by VDOT Salem District as "Locality of the Year" for Locally Administered Projects. Mr. Stipes wanted to congratulate the department for winning back-to-back years. Mayor Barber noted that delivering projects on time and on budget weighs heavily into the selection.

Councilman Showalter  
No report.

Councilman Huppert urged everyone to get Covid vaccinated and referenced the Roanoke Times article that stated unvaccinated people were 4 ½ more times to be infected by the virus than vaccinated people.

Councilman Bishop  
No report.

Councilwoman Hicks agreed with Mayor Barber that the event downtown had been a success and it was great to see everyone come together. She stated her appreciation of the Fire Department, Rescue, and the Police Department. Mrs. Hicks also thanked everyone that had worked on the new Marketplace landscaping.

XI. OTHER BUSINESS

XII. ADJOURNMENT

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 8:34pm.

---

Tracy Heinline, Clerk of Council

---

D. Michael Barber, Mayor