

CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
REGULAR MEETING MINUTES  
MAY 23, 2023 – 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 MAY 23, 2023, AT 7:00 P.M.

COUNCIL MEMBERS PRESENT: Mayor D. Michael Barber; Vice-Mayor Samuel M. Bishop; Johana Hicks; Tanya Hockett; Casey Jenkins; Henry Showalter; Tim Wilson

ADMINISTRATION PRESENT: Town Manager Randy Wingfield; Assistant Town Manager Andrew Warren; Town Attorney Reid Broughton; Clerk of Council/Executive Assistant Tracy Heinline; Finance Director Valerie Tweedie; Chief of Police Mark Sisson; Aquatics Director Terry Caldwell; Finance Director Valerie Tweedie; Director of Parks and Recreation Brad Epperley

REGULAR MEETING

I. CALL TO ORDER

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

The Pledge of Allegiance was led by Councilman Wilson.

II. ADJUSTMENT OF THE AGENDA

No adjustments to the agenda

III. PUBLIC HEARINGS

- A. Rezoning request by RWW36, LLC, property owner, and Christiansburg VA (SEQ US Highway 460 and Roanoke) LLC, applicant, to rezone approximately 1.976 acres located at the southeast corner of US Route 460 Bypass and Roanoke Street (Tax Parcel 529 – ((A)) – 48, Parcel ID 230045) from B-3 General Business to I-1 Limited Industrial. The property is designated as Mixed Use with Buffer (Residential/Business) on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Steve Semones, Balzer & Associates, addressed Council concerning the 2.03 acres at the corner of US Route 460 Bypass and Roanoke Street. Mr. Semones noted that the rezoning had been requested by Caliber Collision for a potential automobile body shop.

He explained that according to Caliber Collision the average time a vehicle would remain on the property would typically be 10 to 15 days and added that those vehicles would remain in the back of the property. Mr. Semones explained that allowable parking spaces were based on the number of employees at a business and noted the parking areas were suitable for the automobile business. Mr. Semones further communicated that because of the B-3 zoning there were requirements for sidewalks which would connect to the sidewalk intersection. He touched on the back of the property and the landscaping along Roanoke Street noting that even though the landscaping meets Town Code there would be an evergreen buffer to help with additional screening. Mr. Semones included that the stormwater on site currently would have to be reconfigured for the new business and would be based on the Town and State standards for stormwater management. He added that water and sewer currently run into the property and that sewer would connect at the front of the site. Mr. Semones explained that trash dumpsters, recycling, and grounds maintenance would be handled by private companies.

- B. Contingent upon Item A above, a Conditional Use Permit request by RWW36, LLC, property owner, and Christiansburg VA (SEC US Highway 460 and Roanoke) LL, applicant, to allow an automobile body shop on approximately 1.976 acres located at the southeast corner of US Route 460 Bypass and Roanoke Street (Tax Parcel 529 – ((A)) – 48; Parcel ID 230045) currently zoned B-3 General Business and proposed for rezoning to I-1 Limited Industrial.
- C. Rezoning request by Shepherd Contracting LLC, property owner, to rezone approximately 2.00 acres located at 4600 Roanoke Street (Tax Parcel 503 – ((A)) – 37, Parcel ID 010304) from B-1 Limited Business to B-3 General Business. The property is designated as Mixed use with Buffer (Residential/Business) on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Steve Semones, Balzer & Associates explained that Brian Shepherd with All Natural Tree Experts had been operating his company at the above property since 2022 not realizing the zoning was not in place to allow the tree service. He explained that in order to be in compliance with the Town a section of the parking lot would need to be paved along with gravel brought in for another section to be used for equipment. Mr. Semones noted that Mr. Shepherd was currently working on cleaning up the site and removing past items that had been dumped at the back of the property in a sinkhole. Mr. Semones added that evergreen screening, fencing, and dumpsters would be placed on the property to comply with code. He explained that in the future as the business continued to grow, a full structure would be built with offices included.

Mr. Semones explained that in the past an access entrance had been utilized by entering near a residential property, but since they have recorded a new easement document that would be dedicated to the westernmost access away from the residential property. He added that stormwater management would be provided for this project as well and explained there was currently an agreement between Mr. Shepherd and the nearby property owner to share a septic field in the future. Mr. Semones concluded that several neighbors across from the property had concerns with past burning on the property, but a condition had been added to not allow burning on the site.

Councilwoman Hicks questioned why the septic would not be connected to the Town's lines. Mr. Semones explained that there was a sewer line across Roanoke Street but because the line travels at an elevation, it is unlikely they would be able to connect to the sewer.

- D. Contingent upon Item C above, a Conditional Use Permit request by Shepherd Contracting LLC, property owner, to allow a contractor's equipment storage yard on approximately 2.00 acres located at 4600 Roanoke Street (Tax Parcel 503 – ((A)) – 37; Parcel ID 010304) currently zoned B-1 Limited Business and proposed for rezoning to B-3 General Business.
- E. Conditional Use Permit request by RWW 36 LLC, property owner, and Denstock LLC, applicant, to allow a planned housing development of 209 multi-family residential dwelling units on approximately 18.77 acres located at the terminus of Farmview Road, NE (all of approximately 14.38 acres identified as Tax Parcel 436 – ((A)) – 41, Parcel ID 017576; an approximately 3.31 acre portion identified as Tax Parcel 436 - ((A)) - 38, Parcel ID 021678; an approximately 0.14 acre portion identified as Tax Parcel 436 - ((A)) - 36, Parcel ID 021677; all of approximately 0.77 acres of Tax Parcel 436 - ((A)) - 37, Parcel ID 032861; all of Tax Parcel 436 - ((A)) - 39, Parcel ID 021679; and all of Tax Parcel 436 - ((A)) - 40, Parcel ID 021680) zoned B-3 General Business. The property is designated as Mixed Use with Buffer (Residential/Business) on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Denise LaCour, Managing Director of Denstock LLC, presented Council with several examples of the apartments Denstock has built. Ms. LaCour referenced the Adams at Peppers Ferry apartment buildings and noted the different amenities for residents there. She explained the importance of a cohesive neighborhood and expressed that the quality materials they used for their projects were an important piece in building the luxury apartments.

Steve Semones explained there were 209 apartments proposed for this property and those apartments included 1-, 2-, and 3-bedroom units. Mr. Semones talked about the improvement to Farmview Road, NE and explained that currently the road was not Town-maintained. He noted that the project would allow Farmview Road to be a full-size street with curb and gutter, and sidewalk. Mr. Semones added that there is a right-of-way vacation request (item F. below) for a small section of right-of-way that extends past the eastern most part of Farmview Road. He explained there were currently several parcels on this property and with this project those parcels would be made into one.

Mr. Semones noted the commitment to a green building sustainability and explained that National Green Building Standards (NGBS) would be met, which is a building rating system for homes and apartments approved by the American National Standards Institute (ANSI). Mr. Semones added there would be up to 10 electrical car charging stations at the new site, along with a large amount of open space for other amenities. He noted that all drive aisles at the property would be built and designed to Town standards. Mr. Semones also added that a traffic impact analysis had been performed

and completed showing that no extra turn lanes or signal timing changes would need to be added at the intersection of Farmview Road and N. Franklin Street. Mr. Semones also stated that the Town had requested a pedestrian study of how many individuals use the intersection across Roanoke Street and reported that about six people had crossed the intersection in two days. He expressed that in conclusion it was agreed this would not be an appropriate location for a pedestrian activated crosswalk at this time.

- F. Vacation of an unimproved 0.169-acre portion of the eastern most end of Farmview Road, NE right-of-way

#### IV. CONSENT AGENDA

- A. Approval of Minutes of May 9, 2023 and May 16, 2023
- B. Monthly Bill List
- C. Approval of contract for Police Department renovations with Extreme Concrete for \$116,621.40 and Gordian Building Solutions for \$5,831.07
- D. Set Public Hearing on outside water/sewer rates for June 13, 2023
- E. Set Public Hearing for FY 2023 – 2024 budget for June 13, 2023
- F. Set Public Hearing for July 11, 2023 for a Conditional Use Permit request by Burch Properties LLC, Property Owner, and Kevin Lagos, Lessee, to allow a Public Billiard Parlor and Poolroom on the property located at 1635 North Franklin Street, Tax Parcel 466-(A)-20C, Parcel ID 013214; zoned General Business District B-3. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- G. Set Public Hearing for July 11, 2023 for a Rezoning request by Summit Community Bank, Inc, from B-1, Limited Business Conditional to B-3, General Business at 100 Akers Farm Road NE, Tax Parcel 466 (22) 1, Parcel ID 100283. 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, seconded by Councilman Wilson. Council voted as follows: Bishop – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Showalter – Aye; Wilson – Aye.

#### V. INTRODUCTIONS AND PRESENTATIONS

- A. Christiansburg Institute, Inc. (CI, Inc.) to provide a project update on the IRF Planning Grant (Executive Director Chris Sanchez and Finance Director Ashton King)

Chris Sanchez, Executive Director of Christiansburg Institute addressed Council and spoke about the Industrial Revitalization Fund (IRF) Planning Grant. He explained the grant was in the amount of \$60,000 and was received in partnership with the Town of Christiansburg to advance the planning and construction of the Edgar A. Long building. Mr. Sanchez explained that the IRF grant is administered by the Department of Housing and Community Development (DHCD) and noted the award would make a significant impact to the Edgar A. Long building. Mr. Sanchez talked about the specifics of what the grant would be funding and explained that Christiansburg Institute had a deadline of July 31, 2023 to complete deliverable outcomes which would include business planning for year-to-year operations to make the building sustainable. Mr. Sanchez informed Council of the key items that needed attention at the site including all 52 historic windows in the building, exterior doors, and the cleaning of the exterior brick. Mr. Sanchez referenced the key document that was submitted to the IRF for the grant proposal and noted that part of the grant award desires non-profits to work with local government, municipalities, and non-profit organizations to redevelop blighted structures.

Ashton King, Finance Director of Christiansburg Institute, spoke to Council concerning the IRF selecting future applicants for their implementation grant and explained that two of the critical areas were shovel readiness of projects and the long-term sustainability of the business. Mr. King talked about several key revenue items concerning the Edgar A. Long building which included long and short-term rental space, tours, and events and programs. He touched on expenses for Christiansburg Institute and upcoming opportunities for the organization.

Councilman Jenkins inquired about the timeline and implementation of the grant. Mr. Sanchez explained that the DHCD announced two rounds of the implementation grant, the first round has been announced with a deadline of June 2023. He added that CI was interested in the second round of the grant which DHCD has yet to announce.

## VI. CITIZEN COMMENTS

Chris Waltz, 1370 Rigby Street, expressed concern that the information of the bid the Town received from Shelor Motor Mile concerning the naming of the new park had not been included in the Council packet.

Debbie Sherman-Lee, Christiansburg Institute (CI) Chair, thanked Town Council on behalf of the CI Board of Directors for continued support and preservation of the Edgar A. Long building. Ms. Sherman-Lee expressed excitement concerning the upcoming grant and the Juneteenth celebration that would be held Saturday, June 17, 2023 from 4:00. to 8:00 p.m. at Christiansburg Institute.

Stacie Castro, Christiansburg Institute Treasurer, thanked Town Council for their continued support of Christiansburg Institute.

## VII. COMMITTEE REPORTS

Councilman Wilson reported that the Sustainability Committee was still urging the community to bring their used plastic grocery bags to the Farmers Market weekly to be recycled for new park benches.

VIII. DISCUSSION AND ACTION BY MAYOR AND COUNCIL

- A. Rezoning request by Jones Real Estate Investment & Recycling Company, Inc., property owner, to rezone an approximately 1.1 acre portion of a 2.002 acre parcel located between the south side of Scott Street, NE and the north side of Roanoke Street (Tax Parcel 499 – ((A)) – 10, Parcel ID 008134; approximately 1.21 acres located at 1413 Scott Street, NE (Tax Parcel 529 – ((7)) – A, Parcel ID 008135) and approximately 0.26 acres located adjacent to the east side of 1413 Scott Street, NE (Tax Parcel 529 – ((7)) – 76, Parcel ID 008136) from B-3 General Business to R-3 Multiple-Family Residential. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. The Public Hearing was held on May 9, 2023.

Councilwoman Hicks made a motion to approve the request to rezone the locations at Scott Street and Roanoke Street, seconded by Councilwoman Hockett. Council voted as follows: Bishop – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Showalter – Aye; Wilson – Aye.

- B. Contingent upon Item B above, a Conditional Use Permit request by Jones Real Estate Investment & Recycling Company, Inc., property owner, to allow a planned housing development for 47 townhouses on the property located at 1413 Scott Street, NE (Tax Parcels 499 – ((A)) – 10; 499 – ((17)) – 48 through 56; 529 – ((7)) – A; 529 – ((7)) – 44 through 47 and 75 and 76; Parcel IDs 008134, 008135, 008136, and 210197) currently zoned B-3 General Business and proposed for rezoning to R-3 Multi-Family Residential. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. The Public Hearing was held on May 9, 2023.

Councilwoman Hicks expressed concern for the number of houses being built on the property and asked about potential stormwater issues.

Councilwoman Hockett questioned if there had been discussion concerning sidewalks in the area and if sidewalks were required along Scott Street and Roanoke Street. Assistant Town Manager Andrew Warren explained that lack of sidewalks had been mentioned during the public hearing for this project by Council and that staff drafted a condition if Council wanted to consider it. Mr. Warren noted that the current planned housing development did not show sidewalks on both streets. Councilwoman Hockett expressed that she was comfortable with not including sidewalks at the site. Councilwoman Hicks noted the importance of sidewalks for disabled residents.

Councilman Wilson stated that he was significantly more concerned about the size of the structure. Mayor Barber noted an email from Bryan Bush with several questions concerning setbacks from street right of way, sidewalks, and density issues with the project.

Councilman Showalter voiced concern as well about the high-density rental units and expressed that in the past, traffic was a concern for high-density projects. Mr. Showalter added that there was no ingress or egress at Roanoke Street which would be ideal for the development.

Councilman Jenkins expressed that this project was planned in an unsustainable way and would like to see unit numbers lowered to be more adequate for the space.

Councilwoman Hockett questioned if the Planning Commission had reviewed these concerns. Mr. Warren noted that Mr. Bush had shared these concerns with the Planning Commission at their last meeting.

Councilman Showalter questioned if traffic was a concern at the Planning Commission meeting when this project was discussed. Mr. Warren explained that there were concerns because of the lack of proper sidewalk, high density of units, and road widths.

Councilwoman Hockett made a motion to approve the conditional use permit request to allow a planned housing development at 1413 Scott Street, NE, seconded by Councilman Bishop. Council voted as follows: Bishop – Nay; Hicks – Nay; Hockett – Nay; Jenkins – Nay; Showalter – Nay; Wilson – Nay.

- C. Vacation of unbuilt rights-of-way on Angle Drive, SW (from W. Main Street to First Street, SW); on First Street, SW (from Angle Drive, SW to Chrisman Street, SW); and a remnant piece of right-of-way located off an unbuilt portion of First Street, SW

Councilwoman Hockett noted that a neighbor at the site had expressed concern about right-of-way vacation on the First Street portion and being able to maintain the same access to the back of his property. Mrs. Hockett explained that easements had been provided between the parties in order to maintain the access desired by the neighbor.

Councilwoman Hockett made a motion to approve the vacation of unbuilt rights-of-way on Angle Drive, SW, First Street, SW, and a remnant piece of right-of-way located off an unbuilt portion of First Street, SW, seconded by Councilwoman Hicks. Council voted as follows: Bishop – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Showalter – Aye; Wilson – Aye.

- D. An Ordinance Adopting Sec. 30-21 “Placement of Unattended Displays on Town Square in Chapter 30 “Streets, Sidewalks and Other Public Places” of the Christiansburg Town Code to establish a uniform process for unattended displays on Town Square

Councilwoman Hicks expressed that she would like to see tree banners placed downtown and for the signage poles to be more pleasing to the eye. Councilman Showalter suggested Mrs. Hicks bring her ideas to the Central Business Committee.

Councilwoman Hockett made a motion to approve the ordinance of the Christiansburg Town Code to establish a uniform process for unattended displays on Town Square, seconded by Councilwoman Hicks. Council voted as follows: Bishop – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Showalter – Aye; Wilson – Aye.

E. Discussion of Aquatic Center Dry Pass elimination

Councilman Bishop explained that the current dry pass fee is \$2 to use the facility but the dry pass did not allow a customer to swim in the pool. Mr. Bishop noted that there had been individuals using the pool even though they had paid for a dry pass. He added that the Aquatic Advisory Board had recommended to eliminate the dry pass fee and the Aquatic Center fees would remain \$6 per day, age 2 and under would enter free.

Councilwoman Hicks made a motion to approve the Aquatic Center Dry Pass elimination, seconded by Councilman Jenkins. Council voted as follows: Bishop – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Showalter – Aye; Wilson – Aye.

F. Discussion of Diamond Sponsorship and overall Sponsorship package

Mr. Wingfield explained to Council that a proposal from Shelor Motor Mile had been received for \$500,000. for a 10-year naming rights with the name proposed to be "Motor Mile Christiansburg Huckleberry Park." Mr. Wingfield explained he had responded to Mr. Hagan that the Town would prefer "Christiansburg Huckleberry Park, sponsored by Motor Mile." Mr. Hagan was not interested in a "sponsored by" naming. Mr. Wingfield asked Council how they would like to proceed with this sponsorship.

Councilwoman Hicks expressed that she felt the name should stay Christiansburg Huckleberry Park.

Councilman Showalter questioned if this bid was originally what the Town had wanted or was it less. Parks and Recreation Director Brad Epperley explained that \$750,000 was the original minimum bid during the first call for bids. Mr. Showalter expressed that if a sponsor's name were to come in front of Christiansburg, then he would like to see more than \$500,000.

Councilman Wilson agreed with Mr. Showalter and expressed concern with the amount of the bid.

Councilman Wilson made a motion to reject the bid for sponsorship for the new Christiansburg Huckleberry Park, seconded by Councilman Bishop. Council voted as follows: Bishop -Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Showalter – Aye; Wilson – Aye.

Mr. Wingfield asked Council if they would like to continue with the Diamond Sponsorship package and if so, would they like to change the 10-year commitment to a 5-year commitment instead. Mr. Wingfield suggested changing "naming rights" to "title placement" sponsorship as well. He explained the Town would still be asking for a

\$500,000 investment with the understanding the name of the park would be Christiansburg Huckleberry Park, with a "sponsored by" opportunity.

Councilwoman Hockett expressed that her expectation was low in regard to receiving this sponsorship.

Councilman Wilson expressed that he thought the \$500,000 was appropriate for the new park. He explained that it was a multi-million-dollar park, and he felt the right person would come along and donate.

**G. Discussion of Board of Zoning Appeals application**

Mr. Wingfield questioned how Council would like to proceed with an applicant for the Board of Zoning Appeals. Mayor Barber suggested a closed session and discussion of the applicant or expressed that Council could appoint the person.

Councilman Bishop expressed he would like to revisit the subject in two weeks and possibly bring the applicant forward during a closed meeting.

Councilman Showalter stated that he would rather review the application and then decide and expressed that it did not seem fair to bring a person before Council when they do not ask other applicants to appear before them.

Mayor Barber asked for a copy of the application to be distributed to Council at the next Town Council meeting.

**IX. STAFF REPORTS**

**A. Town Manager**

Mr. Wingfield reported that the Aquatic Center Beach Bash would be held May 25th from 5:30 to 8:00 p.m. He added that The Rockin' Main Event would be held on June 10<sup>th</sup> from 5:00 to 9:00 p.m. Mr. Wingfield reported that Town Hall would be closed Monday for the Memorial Day holiday. Mr. Wingfield also expressed the need for a public hearing for June 13th for the CDBG Annual Action Plan and explained there would be a general information meeting regarding the plan on June 6<sup>th</sup> at 5:30 p.m.

**B. Town Attorney – no report**

**C. Other Staff – no report**

**X. COUNCIL REPORTS**

Mayor Barber reported that the most recent Rockin' Main event was a huge success and most vendors sold out of food and beverages. Mr. Barber added that the Farmers Market was a

success as well on Thursday and there had been approximately 450 in attendance. Mayor Barber noted there were several 4-H children that helped at the Farmers Market as well.

Councilman Wilson reported that last week was Law Enforcement Week and expressed thanks to the Police Department and their hard work. Mr. Wilson added that Public Works and Rescue were being recognized during the upcoming week for their hard work.

Councilwoman Hicks expressed that she enjoyed the location of the Food Truck Rodeo and the Rockin' Main events and where the stages had been placed.

XI. OTHER BUSINESS

XII. ADJOURNMENT

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 9:07 p.m.

  
Tracy Heinlein, Clerk of Council

  
D. Michael Barber, Mayor