

CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
REGULAR MEETING MINUTES  
AUGUST 8, 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 AUGUST 8, 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; Assistant Director of Engineering Justin St.Clair; Assistant Police Chief Chris Ramsey; Director of Engineering Mike Kelley

REGULAR MEETING

I. CALL TO ORDER

A. Moment of Reflection

B. Pledge of Allegiance

The Pledge of Allegiance was led by Councilman Jenkins.

II. ADJUSTMENT OF THE AGENDA

None

III. PUBLIC HEARINGS

- A. Conditional Use Permit request by DAJ Ventures LLC, property owner, to allow 21 townhouses on approximately 2.149 acres located at the western end of Montgomery Street, NE, and between the south side of Church Street, NE and the north side of Lucas Street, NE (Tax Parcels 496 – ((3)) – 2 and 496 – ((3)) – 3; Parcel IDs 260024 and 260025) zoned B-3 General Business. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Steve Semones, Balzer & Associates, came before Council representing the property owner and briefly walked through the provided proposed site plan. Mr. Semones, noting previous confusion, clarified that currently there were contractors working on gas line

improvements in the area of the carwash property, which was not tied to the proposed development of the townhouses.

Mr. Semones explained that B-3 General Business zoning is the heaviest business zoning and allows up to 20-units per acre for multi-family and added that the proposed 21 townhomes on this property would provide 10-units per acre. He further added that the 3-bedroom, 2 ½ bath townhomes would include four separate buildings with a main entrance off Church Street. Mr. Semones noted a new stormwater facility would be placed on the proposed site along with newly added water and sewer lines that would loop to existing lines. He added that there would be 2.85 spaces per unit for resident parking and a potential for two dumpsters (one of which could be a recycling unit) for residents.

Mr. Semones spoke about secondary means for an entrance and exit at the townhomes and expressed that Montgomery Street could potentially be used as a private drive for primarily emergency use. Mr. Semones addressed the conditions for the property that the Planning Commission had felt appropriate.

Councilwoman Hicks questioned if the back of the townhomes would have greenery in the area for privacy purposes and secondly asked about the traffic and parking pertaining to Church Street and the daycare located nearby. Mr. Semones explained there would be landscaping along the back of the townhomes and that currently vehicles appear to park at this property to pick up and drop off their children. Councilwoman Hicks expressed concern for the traffic at the intersection of Church Street and N. Franklin Street and asked if there were plans to make that area safer. Town Manager Wingfield explained that currently there were no plans for a signal there and that in order for a traffic signal to be placed it should meet certain established signal warrant criteria.

Norma Jean Landis addressed Council representing her mother who is a resident at 100 Montgomery Street. Ms. Landis expressed concern for the proposed townhomes noting that her mother's property was just feet from the new site. She spoke about insufficient space for the townhomes and parking areas and added that the idea of using Montgomery Street as an emergency entrance concerned her. Ms. Landis explained that Montgomery Street already had issues concerning speeding, and the dead-end sign on that street was repeatedly ignored. She also noted that drivers currently use her mother's driveway as a turnaround which has led to her mailbox almost being hit. She expressed concern that emergency vehicles would have difficulty reaching her elderly mother due to the increase in traffic. Ms. Landis asked Council to deny the request for a conditional use permit and further asked that if the conditional use permit was allowed then she would ask that Montgomery Street not be open to traffic or at the very least place speed bumps.

John Dudding, 180 Montgomery Street, shared with Council that he had purchased his property due to the safe area for his child to ride a bike. Mr. Dudding expressed his concern that the Town may not grow a generation of wealth by renting homes and suggested the area be used for single-family homes instead. He added that he felt the contractor could open access to Lucas Street and utilize it but would not, due to the

expense of construction. Mr. Dudding asked Council to please place a speed bump on the Montgomery Street side if the project does move forward.

Barbara Early, 75 Church Street, spoke against the conditional use permit explaining that the project would affect her property negatively and asked Council to deny the project.

#### IV. CONSENT AGENDA

- A. Approval of Minutes of July 24, 2023 and July 25, 2023
- B. Award contract to Boxley Materials Company in the amount of \$731,290.25 for Construction of the Primary Extension Paving – Roanoke Street and Peppers Ferry Road

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. Assistant Engineering Director Justin St. Clair to present on Funding Programs and Capital Projects

Assistant Engineering Director Justin St. Clair addressed Council and spoke about various funding sources for building of capital projects. Mr. St. Clair spoke about different options from the Virginia Department of Transportation (VDOT) that have a variety of funding match grants as well as requirements for construction. He added that the Department of Environmental Quality (DEQ) has programs such as loans and different grant matches for stormwater program projects. Mr. St. Clair noted that the Town's process for applying for capital project grants was a continuous process to make sure applications were ready and funding was applicable for those projects to be successful.

Mr. St. Clair spoke about the main state funding programs such as the Smart Scale program that provides funding for projects related to improvements to safety, congestion reduction, accessibility to jobs and businesses, land use, economic development, and the environment. He explained the Transportation Alternatives (TA) program that focuses on smaller-scale and non-traditional transportation projects. And lastly the Highway Safety Improvement Program (HSIP) that provides funding for bike/pedestrian safety programs and systemic roadway safety improvements.

He noted that the Town's Engineering Department had been awarded the Locally Administered Projects (LAP) Locality of the Year award three times since 2020. He explained that this award was a Salem District VDOT award that was given out to their locally administered programs various localities that ultimately shows how fast the Town can move a project and spend the funds that they have been given. He added that this was basically a metric of how the Town is delivering projects, involving themselves, following up, and submitting reimbursement requests on time.

Mr. St. Clair also touched on State and Federal funding and referenced lists of current ongoing projects at the Town.

Councilman Showalter asked about the N. Franklin Street – Peppers Ferry Road Connector Route (Booker T. Washington Parkway) project and what was keeping the project from moving forward. Mr. Wingfield explained that the overall cost was the biggest setback. He added that a majority of the right-of-way had been dedicated to the Town or purchased. He explained the application process is a two-year process with the Smart Scale program and if it was funded then it would be funded in the VDOT Six-Year Plan, typically toward the end of the plan.

#### VI. CITIZEN COMMENTS

A citizen comment was received via email and was recorded in the final minute book for reference.

#### VII. COMMITTEE REPORTS

##### A. Street Committee Report – Bishop, Hockett

1. Plat showing the dedication of a 24-foot by 26-foot-wide public utility easement on Tax Parcel 530 – ((2)) – 84A located adjacent to Fairview Street, SE.

Councilwoman Hockett explained the Street Committee had met previously and discussed the above plat for dedication. Mrs. Hockett referenced the area that was planning to develop and where the utility easement would be located.

Councilwoman Hockett made a motion to approve the recommendation of the Street Committee to allow the dedication of a 24-foot by 26-foot-wide public utility easement located at Fairview Street, SE, seconded by Councilman Bishop. Council voted as follows: Bishop – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Showalter – Aye; Wilson – Aye

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

No discussion or action by Mayor or Council

#### IX. STAFF REPORTS

- A. Town Manager Wingfield reported to Council that the Employee Picnic would be held August 9<sup>th</sup> and the Town Hall would be closing from 11 a.m. to 2:00 p.m. Mr. Wingfield also announced that the New River Valley Home Builders Association would be holding their Touch-A-Truck event August 12<sup>th</sup>. He added that the Montgomery Museum would

be hosting Heritage Day on the 19<sup>th</sup>. Mr. Wingfield gave Council a tentative date of August 19<sup>th</sup> for the final list for completion of the Christiansburg Huckleberry Park. He noted that the park's tentative date for a turnover to the Town would be August 21<sup>st</sup> and a ribbon cutting would take place tentatively on September 8<sup>th</sup>.

B. Town Attorney - no report

C. Other Staff – no report

X. COUNCIL REPORTS

Councilwoman Hicks reported that a Central Business Committee meeting was held July 25<sup>th</sup> and Small Business Solutions Manager Amanda Hebert was working on reviewing façade grant documents and discussions would happen soon.


Mayor Barber reminded Council of the Virginia Municipal League (VML) Conference being held in Norfolk, October 7 – 10 and added that the Town Council Meeting on October 10<sup>th</sup> would be canceled.

XI. OTHER BUSINESS

XII. ADJOURNMENT

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 8:02 p.m.

  
Tracy Hein, Clerk of Council

  
D. Michael Barber, Mayor