



## AGENDA

REGULAR MEETING OF TOWN COUNCIL  
CHRISTIANSBURG TOWN HALL  
100 EAST MAIN STREET  
JANUARY 23, 2024 – 7:00 P.M.

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

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 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 Street, 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, January 23, 2024, 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

#### **IV. CONSENT AGENDA**

- A. Approval of Minutes of January 9, 2024
- B. Monthly Bill List
- C. Award Contract to KSB Earthworks, Inc. in the amount of \$987,911.26 for construction of the Christiansburg Industrial Park Stream Restoration and Stormwater Management Improvements project
- D. Contract Amendment #1 with A. Morton Thomas and Associates, Inc., for Construction Engineering and Inspections (CEI) Term Services in excess of \$100,000 not to exceed \$500,000 per task order and not to exceed \$2,500,000 per annual contract term
- E. Contract Amendment #1 with Century Engineering, LLC., for Construction Engineering and Inspections (CEI) Term Services in excess of \$100,000 not to exceed \$500,000 per task order and not to exceed \$2,500,000 per annual contract term
- F. Contract Amendment #1 with McDonough Bolyard Peck, Inc. d/b/a MBP, for Construction Engineering and Inspections (CEI) Term Services in excess of \$100,000 not to exceed \$500,000 per task order and not to exceed \$2,500,000 per annual contract term
- G. Contract Amendment #1 with Rummel, Klepper & Kahl, LLP, for Construction Engineering and Inspections (CEI) Term Services in excess of \$100,000 not to exceed \$500,000 per task order and not to exceed \$2,500,000 per annual contract term
- H. Contract Amendment #1 with Whitman, Requardt & Associates, LLP, for Construction Engineering and Inspections (CEI) Term Services in excess of \$100,000 not to exceed \$500,000 per task order and not to exceed \$2,500,000 per annual contract term
- I. Set Town Council Public Hearing for March 12, 2024 for a rezoning request by Radford Development of Virginia, LLC, property owner, and Hy-Tek Collision, LLC, applicant, to rezone approximately 2.265 acres located on the east side of the intersection of Badger Street N.W. and Elk Drive N.W. (Tax Parcel 525 – ((A)) – 44A; Parcel ID 026060) from B-3 General Business to I-1 Limited Industrial. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- J. Set Town Council Public Hearing for March 12, 2024 for a Conditional Use Permit request by Radford Development of Virginia, LLC, property owner, and Hy-Tek Collision, LLC, applicant, to allow for automobile and truck or recreation vehicle assembling, painting, upholstering, repairing, rebuilding or reconditioning, body or fender work, including a commercial garage, towing service, or automobile body shop located on the east side of the intersection of Badger Street N.W. and Elk Drive N.W. (Tax Parcel 525 – ((A)) – 44A; Parcel ID 026060) in I-1 Limited Industrial. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

**V. INTRODUCTIONS AND PRESENTATIONS**

- A. Human Resources Director Alicia Dials to present on Town human resources programs and initiatives

**VI. CITIZEN COMMENTS**

**VII. COMMITTEE REPORTS**

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

- A. Conditional Use Permit request for Trustees of Blacksburg Church of Christ Missions & Cole Burch Properties LLC, property owners, and Carter Machinery Company, Inc., applicant, to allow for machinery and equipment sales, service and storage, and for a contractors equipment storage yard, and for rental of equipment commonly used by contractors, on approximately 5.81 acres located south of Roanoke Street and west of Simmons Road, S.E., also addressed as 2091 and 2095 Roanoke Street including several vacant parcels (Tax Parcels 499 – ((A)) – 15; 499 – ((16)) – 4A, 5-8, 8A, and 9-12; 529 – ((1)) – 13-19 and 23-26; 529 – ((2)) – 4-9; Parcel IDs 007705, 014072, 007704, 014069, 020750, and 230046) zoned B-3 General Business. The property is designated as Mixed-Use w/Buffer (Residential/Business) on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- B. Conditional Use Permit request by HS Development II LLC & STMOB LLC, property owners, and HS Development II LLC, applicant, to allow for a planned housing development consisting of a 114-unit apartment community on approximately 7.497 acres located at the terminus of Sunset Drive, N.E. (Tax Parcels 436 – ((A)) – 22A, 23A, 42, and 43; Parcel IDs 001575, 021982, 007729, and 024266) zoned B-3 General Business. The property is designated as Mixed-Use w/Buffer (Residential/Business) on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- C. Street vacation request by HS Development II, LLC for the vacation of a 0.151-acre portion of the existing public street and right-of-way at the southern terminus of Sunset Drive, N.E.

**IX. STAFF REPORTS**

- A. Town Manager
- B. Town Attorney
- C. Other Staff

X. COUNCIL REPORTS

XI. OTHER BUSINESS

A. Closed Meeting:

1. Request for a Closed Meeting under Code of Virginia § 2.2-3711(A)(3), for the discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body. The Closed Meeting is being held for discussion of potential purchase of property located in downtown Christiansburg.
2. Reconvene in Open Meeting
3. Certification
4. Council action on the matters

XII. ADJOURNMENT

Upcoming meetings of Council:

February 13, 2024, 7:00 p.m. – Regular Meeting  
February 27, 2024, 7:00 p.m. – Regular Meeting