



AGENDA

REGULAR MEETING OF TOWN COUNCIL
CHRISTIANSBURG TOWN HALL
100 EAST MAIN STREET
MARCH 12, 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 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. 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. 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, March 12, 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

- A. Issuance of Virginia Resource Authority (VRA) bond for improvement projects at the Wastewater Treatment Plant
- B. Rezoning request by Radford Development of Virginia, LLC, property owner, and Hy-Tek Collision, LLC, applicant, to rezone approximately 2.265 acres of property 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 District to I-1 Limited Industrial. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- C. 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 on approximately 2.265-acres of property 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.

IV. CONSENT AGENDA

- A. Approval of Minutes of February 27, 2024 and March 4, 2024
- B. Schedule a public hearing on April 23, 2024 for a Conditional Use Permit request by Howard M. Thornton, Jr. and Gayle W. Thornton, property owners, and PCKK Partners, LLC, applicant, to allow a contractors equipment storage yard on property located at 520 and 540 Depot Street, N.E. (Tax Parcel 497 – ((A)) – 40; Parcel ID 007903) in B-3 General Business. The property is designated as Downtown/Mixed Use on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- C. Schedule a public hearing on April 23, 2024 for a rezoning request by Johnny C. Martin, Jr. and Amelia F. Martin, property owners and applicants, to rezone property located at 3345 Roanoke Street and a portion of property located at 3301 Roanoke Street (all of Tax Parcel 502 – ((9)) – 6; Parcel ID 007453 and a portion of Tax Parcel 502 – ((9)) – 5C; Parcel ID 090517) from A Agricultural to B-3 General Business. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- D. Schedule a public hearing on April 23, 2024 for a Conditional Use Permit request by Johnny C. Martin, Jr. and Amelia F. Martin, property owners and applicants, to allow for an amendment of an existing Conditional Use Permit (CUP) to allow for the expansion of a contractors equipment storage yard on property located at 3345 Roanoke Street and a portion of property located at 3301 Roanoke Street (Tax Parcel 502 – ((9)) – 6; Parcel ID 007453 and a portion of Tax Parcel 502 – ((9)) – 5C; Parcel ID 090517) from A Agricultural to B-3 General Business.

V. INTRODUCTIONS AND PRESENTATIONS

- A. Virginia Tech - Montgomery Executive Airport Director Keith Holt to present on airport operations
- B. New River Valley Aquatics, Inc. (H20kies) Head Coach/Director Scott Baldwin to present lease proposal for a portion of Town property at the Christiansburg Aquatic Center, 595 N. Franklin Street (Tax Parcel 497 – ((A)) – 279; Parcel ID 010896) for tenant use

VI. CITIZEN COMMENTS

VII. COMMITTEE REPORTS

VIII. DISCUSSION AND ACTION BY MAYOR AND COUNCIL

- A. Conditional Use Permit request by Roger Woody, registered agent, RWW 36 LLC, property owner, and Denise E. LaCour, Managing Director, Denstock LLC, applicant, to amend a previously approved planned housing development ("The Verge Apartments") from 209 multi-family residential dwelling units to 206 multi-family residential dwelling units and to change the proposed layout on approximately 18.82 acres located at the terminus of Farmview Road, N.E. (all of Tax Parcels 436 – ((A)) – 37, 39, 40, and 41; Parcel IDs 032861, 021679, 021680, and 017576 and a portion of Tax Parcels 436 – ((A)) – 35, 36, and 38, Parcel ID 033701, 021677, and 021678) 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. The Public Hearing was held on February 27, 2024.
- B. Right-of-Way vacation request by Denstock LLC for the vacation of an unimproved 0.047-acre portion of the eastern most end of Farmview Road, N.E. The Public Hearing was held on February 27, 2024.
- C. Code Amendment request by Joe Simmons, applicant, and Jack Martin, registered agent, to amend the Christiansburg Town Code, Chapter 42, Section 42-9 – Lighting and minimum off-street parking (a) Specific requirements by use. The request is to include additional language to the "Retail store or personal service establishment and banks" minimum off-street parking spaces requirement to exclude non-public areas such as stock rooms and storage areas from the overall minimum parking calculation for a building. The Public Hearing was held on February 27, 2024.
- D. Conditional Use Permit request by Rockstep Christiansburg LLC, property owner, to allow a carnival from April 28, 2024 through May 12, 2024 on the property located at 782 New River Road, N.W. (Tax Parcel 435 – ((A)) – 41, Parcel ID 007741) zoned B-3 General Business. The proposed time period includes the set-up and operation of the carnival. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. The Public Hearing was held on February 27, 2024.

- E. Street closure request by NRV Cares for Hickok Street (from W. Main Street to Commerce Street, N.W.) from 1:30 p.m. to 7:30 p.m. on April 11, 2024 for the Spring Family Fun Festival
- F. Hickok Street Drainage Improvements
- G. Standing Town Council Work Sessions date discussion (Hockett and Jenkins)
- H. Blacksburg – Christiansburg – Montgomery Tourism office (Hicks and Wilson)
- I. Use of MLS for sale of an approximately 5-acre property located at the southeastern intersection of Peppers Ferry Road, N.W. and Booker T. Washington Parkway (Hicks and Bowman)
- J. Discussion of New River Valley Aquatics, Inc. (H20kies) requested lease proposal for a portion of Town property at the Christiansburg Aquatic Center, 595 N. Franklin Street (Tax Parcel 497 – ((A)) – 279; Parcel ID 010896) for tenant use

IX. STAFF REPORTS

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

X. COUNCIL REPORTS

XI. OTHER BUSINESS

XII. ADJOURNMENT

Upcoming meetings of Council:

March 26, 2024, 7:00 p.m. – Regular Meeting
April 9, 2024, 7:00 p.m. – Regular Meeting