

CHRISTIANSBURG TOWN COUNCIL
CHRISTIANSBURG, MONTGOMERY CO., VA.
REGULAR MEETING MINUTES
FEBRUARY 27, 2024 – 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 FEBRUARY 27, 2024, AT 7:00 P.M.

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

ADMINISTRATION PRESENT: Town Manager Randy Wingfield; Assistant Town Manager Andrew Warren; Town Attorney Reid Broughton; Clerk of Council/Executive Assistant Tracy Heinline; Police Chief Chris Ramsey; Finance Director Valerie Tweedie; Fire and Rescue Chief Billy Hanks

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

Councilwoman Hicks questioned if a war veteran's banner could be placed across Main Street to bring attention to Vietnam War Veteran's Day. Mayor Barber explained there was currently a small banner at the Town square but may consider a larger one for the future.

III. PUBLIC HEARINGS

A. Request by Cambria Storage Partners, LLC for an ordinance amending Chapter 34 "Traffic and Motor Vehicles" of the Christiansburg Town Code by adding Sec. 34-27 Operation of Golf Carts on Public Streets regarding provisions for the limited operation of golf carts on Town public streets.

There being no public comments the public hearing closed.

B. 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. (consisting of all of Tax Parcel 436 - ((A)) - 41, Parcel ID 017576; a portion of Tax Parcel 436 - ((A)) - 36, Parcel ID 021677; all of Tax Parcel 436 - ((A)) - 37, Parcel ID 032861; a portion of Tax Parcel 436 - ((A)) - 38, Parcel ID 021678; all of Tax Parcel 436 - ((A)) - 39, Parcel ID 021679; all of Tax Parcel 436 - ((A)) - 40, Parcel ID 021680; and a portion of 436 - ((6)) - 35, Parcel ID 033701) 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.

Steve Semones, Balzer and Associates, addressed Council and explained that the applicant was requesting changes to a prior Conditional Use Permit that was approved in June of 2023. He further explained that the changes were from construction challenges that had risen from further investigation with developing the site. Mr. Semones noted that the changes included a reduction of three units, changes to the parking layout, and separation of the clubhouse building into three separate structures that surround the pool area. He added that the architectural style shown previously remained the same.

John Speak, 227 Wheatland Court, questioned the potential for right turn lanes leading out of the proposed property. Mr. Speak also expressed concern for the public roads being so close to the homes on the property and questioned if a fence could be placed in between.

Mr. Semones explained that a traffic study had been provided and the need for a right turn lane was not warranted. Mayor Barber suggested the Town reach out to VDOT concerning the right turn lane but explained that structures cannot be built on public utilities in that area.

Councilwoman Hicks asked if the Town required builders to provide street cleaners during construction to clean the mud and debris from the streets. Mr. Wingfield explained that the developer has to provide a construction entrance and that Town code prevents developers from dragging mud onto streets and are required to pay for cleanup.

- C. 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.

There being no public comments the public hearing closed.

- D. Conditional Use Permit request by Rockstep Christiansburg, LLC, property owner, to allow a carnival from April 28, 2024 to 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.

There being no public comments the public hearing closed.

- E. Code Amendment request by Joe Simmons, applicant, and Jack Martin—agent for the request--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 of 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.

Jack Martin, Registered Agent, addressed Council and asked that Christiansburg Town Code, Chapter 42, Section 42-9 be amended 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.

- F. Cancel public hearing for a Solar Power Purchase Franchise Ordinance on February 27, 2024 and reschedule public hearing to March 26, 2024

There being no public comments the public hearing closed.

IV. CONSENT AGENDA

- A. Approval of Minutes of February 13, 2024
- B. Monthly Bill List
- C. FY 2024-25 Contract with Blacksburg Transit for \$626,712 for operations of Christiansburg Transit Service and \$30,000 for capital contributions
- D. Resolution recognizing March 21, 2024 as Down Syndrome Day
- E. Resolution recognizing March 29, 2024 as Vietnam War Veterans Day

Councilman Wilson made a motion to approve the consent agenda as presented, seconded by Councilwoman Hockett. Council voted as follows: Bishop – Aye; Bowman – Aye; Hicks – Aye; Jenkins – Aye; Wilson – Aye.

Motion Approved

V. INTRODUCTIONS AND PRESENTATIONS

No introductions or presentations.

VI. CITIZEN COMMENTS

Patrick Melander, 495 Silver Leaf Drive, expressed opposition for both the approved increase in Council's salary and community grants for the two museums under the amended budget. Mr. Melander estimated a 50% increase in Council's salary and expressed frustration that Council had brought it back for discussion and a vote. Mayor Barber clarified that the increase was not 50% and noted further that a Councilmember could suggest an item be placed on the agenda again if they had voted against it previously.

VII. COMMITTEE REPORTS

Mayor Barber reported that the Central Business Committee would meet on February 28th at 6:30 p.m. and the Water and Waste Committee meeting would be held February 29th at 5:30 p.m.

Councilwoman Hicks added that she would like to see more input from local businesses at the Central Business Committee meetings.

VIII. DISCUSSION AND ACTION BY MAYOR AND COUNCIL

- A. Conditional Use Permit request by Shah Development LLC, Property Owner, and Kevin Conner, applicant, to allow a single-family dwelling, on each of two (2) vacant lots, meeting the R-3 Multi-Family Residential District standards on property described as Snidow Heights Subdivision, Lot 50A and Lot 46A, located on the east and west sides of the existing dwelling addressed as 685 Liberty Street, N.E. (Tax Parcels 528 – ((2)) – 46A and 50A; Parcel IDs 160387 and 160388) zoned General Business District B-3. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. The Public Hearing was held on February 13, 2024.

Councilwoman Hockett made a motion to approve the Conditional Use Permit request to allow a single-family dwelling as recommended by the Planning Commission, on each of two (2) vacant lots on property described as Snidow Heights Subdivision, seconded by Councilman Wilson. Council voted as follows: Bishop – Aye; Bowman – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Wilson – Aye.

Motion Approved

- B. Conditional Use Permit request by Last Resort, Inc., property owner, and Joseph L. Simmons, applicant, to allow multiple-family dwellings (apartments) meeting the R-3 Multi-Family Residential District standards on approximately 4.841 acres located on the south side of Cambria Street, N.W., west of the Town of Christiansburg Recreation Center at 1600 N Franklin Street, N.W. (Tax Parcels 466 – ((A)) – 8C and 8C2; Parcel IDs 032702 and 210032) zoned B-3 General Business. There is not a proposed number of units for the development. The maximum permitted residential density is 20 dwelling units per acre. 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 13, 2024.

Councilwoman Hockett noted that the applicant was not at the public hearing to address the item. Mayor Barber added that there had been a public comment submitted from Timothy Ward stating opposition for the CUP and noted that his property directly adjoins the parcel. Mr. Ward had added that this would affect his personal privacy and security. Councilwoman Hicks expressed that she would like to see more details or drawings from the applicant.

Councilman Bishop made a motion to deny the Conditional Use Permit request to allow multiple-family dwellings (apartments) at the south side of Cambria Street, N.W., west of the Town of Christiansburg Recreation Center at 1600 N. Franklin Street, N.W., seconded by Councilwoman Hockett. Council voted as follows: Bishop – Aye; Bowman – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Wilson – Aye.

Motion Approved

C. Memorandum of Agreement between the County of Montgomery, Virginia and Christiansburg Fire Department/Christiansburg Rescue Squad

Mayor Barber noted that the Montgomery County Board of Supervisors had passed the MOA on February 12, 2024.

Councilman Wilson made a motion to approve the Memorandum of Agreement between the County of Montgomery, Virginia, and Christiansburg Fire Department/Christiansburg Rescue Squad, seconded by Councilwoman Hockett. Council voted as follows: Bishop – Aye; Bowman – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Wilson – Aye.

Motion Approved

IX. STAFF REPORTS

A. Town Manager

Town Manager Wingfield inquired if Council would be interested in a work session on Monday, March 4th to discuss the FY 2024-2025 budget. Council agreed to a 7:00 p.m. meeting.

Councilman Wilson expressed that he would like to see the tourism office and Main Street project as budget discussion items for Monday's work session. Councilwoman Hicks asked Finance Director Valerie Tweedie to have an update regarding the bond for the Wastewater Treatment Plant. Mrs. Tweedie explained that Engineering Director Mike Kelley would have that information and explained there would be a public hearing on March 12, 2024.

B. Town Attorney – no report.

C. Other Staff – no report.

X. OTHER BUSINESS

A. Closed Meeting:

1. Councilwoman Hockett made a motion to enter into 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. The motion was seconded by Councilman Bishop and Council voted as follows: Bishop – Aye; Bowman – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Wilson – Aye.

Motion Approved

Councilman Jenkins read a disclosure statement he had previously signed pertaining to his employment with the Montgomery Museum of Art and History located at 4 East Main Street and abstaining from discussions and votes pertaining to this item.

2. Reconvene in Open Meeting
3. Councilwoman Hockett made a motion to certify that the Town Council of the Town of Christiansburg meeting in Closed Meeting, to the best of each member's knowledge, discussed only the matters lawfully exempt from open meeting requirements by Virginia Law and only such matters as are identified in the Resolution to enter into Closed Meeting. Councilman Bishop seconded the motion and Council voted as follows: Bishop – Aye; Bowman – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Abstain; Wilson – Aye.

Motion Approved

4. Council action on the matters

Councilwoman Hicks questioned if the Town could buy a piece of property without a public hearing.

Town Attorney Reid Broughton explained the Code of Virginia requires a public hearing of the sale of public property only. Mr. Broughton noted the Town could move forward with an offer for the downtown property subject to a clean title.

5. Councilman Wilson made a motion to move forward with an offer for the downtown property, seconded by Councilwoman Hockett. Council voted as follows: Bishop – Aye; Bowman – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Abstain; Wilson – Aye.

Motion Approved

XI. COUNCIL REPORTS

Councilwoman Hicks noted concern for the former Sheriff's Office building that was planned to be demolished. Mrs. Hicks expressed concern that there had been no public hearing for the piece of property. She clarified that Town Council was not a part of the demolishing of the building.


Councilwoman Hockett inquired about her previous suggestion of monthly work sessions for Council. Mayor Barber noted that Council would discuss this subject in the upcoming work session. He added that work sessions would be appropriate for Council in order to discuss items further.

Councilwoman Hicks noted she would like to discuss the property located near the Christiansburg Huckleberry Park at the next work session. Mrs. Hicks expressed she would like to see the Town advertise the property through a large out of town commercial real estate agency.

XII. ADJOURNMENT

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 8:20 p.m.


Tracy Heirline, Clerk of Council


D. Michael Barber, Mayor