



## AGENDA

REGULAR MEETING OF TOWN COUNCIL  
CHRISTIANSBURG TOWN HALL  
100 EAST MAIN STREET  
FEBRUARY 25, 2025 – 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, February 25, 2025 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. A request by Harley Ashe and Elizabeth Ashe to vacate approximately 260 linear feet of a 7.5-foot-wide public utility easement on the north side of property located at 95 Skyline Street, N.E. (Tax Parcel 502 – ((7)) – 15A; Parcel ID 018802).
- B. Council's intention to adopt an ordinance in regard to a Boundary Adjustment Agreement Between the County of Montgomery and the Town of Christiansburg as requested by RWW4, LLC, property owner, to incorporate property on the southern side of I-81 (approximately 1.084-acre Tax Parcel 093 – ((A)) – 6; Parcel ID 160135, more particularly shown on the plat entitled "Exhibit from Records Showing Boundary Line Adjustment of Tax Map Number 093-A-6 to be Relocated from Montgomery County to be within the Corporate Limits of the Town of Christiansburg Riner Magisterial District Montgomery County, Virginia Surveyed January 17, 2025") within the Town of Christiansburg. The property is designated as Urban Expansion on the Future Land Use Policy Map of the 2025 Montgomery County Comprehensive Plan.
- C. Council's intention to adopt an ordinance in regard to a rezoning request by RWW4, LLC, property owner and applicant, to rezone property located at the end of Summitridge Road, S.W. and adjoining the southern side of I-81 (17.7-acre Tax Parcel 557 – ((A)) – 22; Parcel ID 160134) from Town A Agricultural to Town R-1 Single-Family Residential and, within unincorporated Montgomery County adjoining the southern side of I-81, 1.084-acre Tax Parcel 093 – ((A)) – 6; Parcel ID 160135 -- pending above Boundary Adjustment Agreement) from Montgomery County A-1 Agriculture to Town R-1 Single-Family Residential. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan (17.7 acres) and Urban Expansion on the Future Land Use Policy Map of the 2025 Montgomery County Comprehensive Plan (1.084 acres).
- D. A Conditional Use Permit request by RWW4, LLC, property owner and applicant, for a planned housing development for a single-family residential development on property located at the end of Summitridge Road, S.W. and adjoining the southern side of I-81 (17.7-acre Tax Parcel 557 – ((A)) – 22; Parcel ID 160134 and, within unincorporated Montgomery County adjoining the southern side of I-81, 1.084-acre Tax Parcel 093 – ((A)) – 6; Parcel ID 160135 -- pending above Boundary Line Adjustment Agreement) in the R-1 Single-Family Residential District. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan (17.7 acres) and Urban Expansion on the Future Land Use Policy Map of the 2025 Montgomery County Comprehensive Plan (1.084 acres).
- E. A Conditional Use Permit request by SHAH Development LLC, property owner and applicant, to allow a two-family dwelling in the B-3 General Business District on property located on the northwest corner of Roanoke Street and Craig Street, N.E. (Tax Parcel 527 – ((46)) – 5B; Parcel ID 170239) consisting of approximately 0.319 acres. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

- F. A Conditional Use Permit request by Rockstep Christiansburg LLC, property owner, to allow a carnival from March 23, 2025 through April 8, 2025 on the property located at 782 New River Road, N.W. (Tax Parcel 435 – ((A)) – 41, Parcel ID 007741) zoned B-3 General Business District. 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.

#### IV. CONSENT AGENDA

- A. Approval of Minutes of February 11, 2025 and February 19, 2025
- B. Bill list
- C. Award construction contract to Adams Construction Company in the amount of \$589,540.00 for the construction of the 2025 Annual Paving project
- D. Set Public Hearing for April 22, 2025 for a Conditional Use Permit request by SHAH Development LLC, applicant and property owner, to allow single-family or two-family dwelling(s) in the B-3 General Business District on property located on the western side of Plum Street across from Trent Dr. NE (Tax Parcel 497 – ((2)) – B; Parcel ID 120350), and consisting of approximately of 0.776 acres. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

#### V. INTRODUCTIONS AND PRESENTATIONS

- A. Mayor Michael Barber to Present Resolution Recognizing Town Employees Joe Oley, Ryan Hubble, Pete Haislip, and Brandon Turner and Dr. Larry Cox who assisted Town Employees for their Response to a Cardiac Arrest at the Christiansburg Recreation Center

#### VI. CITIZEN COMMENTS

#### VII. COMMITTEE REPORTS

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

#### 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)(7), for consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body. For the purposes of this subdivision, “probable litigation” means litigation that has been specifically threatened or on which the public body or its legal counsel has a reasonable basis to believe will be commenced by or against a known party. Nothing in this subdivision shall be construed to permit the closure of a meeting merely because an attorney representing the public body is in attendance or is consulted on a matter. The Closed Meeting is being held for discussion of litigation in regard to the N. Franklin Street – Cambria Street intersection and N. Franklin Street Corridor project by Alleghany Construction, Inc.
2. Request for a Closed Meeting under Code of Virginia § 2.2-3711(A)(7), consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body. For the purposes of this subdivision, “probable litigation” means litigation that has been specifically threatened or on which the public body or its legal counsel has a reasonable basis to believe will be commenced by or against a known party. Nothing in this subdivision shall be construed to permit the closure of a meeting merely because an attorney representing the public body is in attendance or is consulted on a matter. Additionally, the Closed Meeting is also under Code of Virginia § 2.2-3711(A)(8), for consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel. Nothing in this subdivision shall be construed to permit the closure of a meeting merely because an attorney representing the public body is in attendance or is consulted on a matter. The Closed Meeting is being held for discussion of litigation in regard to collection of delinquent meals taxes, business personal property taxes, penalties and interest.
3. Reconvene in Open Meeting

4. Certification
5. Council action on the matters

XII. ADJOURNMENT

Upcoming meetings of Council:

March 11, 2025, 7:00 p.m. – Regular Meeting  
March 19, 2025, 6:30 p.m. – Regular Work Session  
March 25, 2025, 7:00 p.m. – Regular Meeting