

CHRISTIANSBURG TOWN COUNCIL
CHRISTIANSBURG, MONTGOMERY CO., VA.
REGULAR MEETING MINUTES
FEBRUARY 25, 2025 – 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 25, 2025, AT 7:00 P.M.

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

ADMINISTRATION PRESENT: Town Manager Randy Wingfield; Assistant Town Manager Scot Shippee; Town Attorney Reid Broughton; Clerk of Council Tracy Heinline; Director of Public Relations Christina Bolt; Planning Director Retta Jackson; Police Chief Chris Ramsey; Finance Director Katie Miano; Engineering Director Mike Kelley; Parks and Recreation Director Brad Epperley.

REGULAR MEETING

I. CALL TO ORDER

Mayor Barber noted that both Councilman Jenkins and Councilman Wilson would like to join the meeting via phone due to traveling for work.

Councilwoman Hockett made a motion to allow Councilman Jenkins and Councilman Wilson into the meeting via phone, seconded by Councilman Bishop. Council voted as follows: Bishop – Aye; Bowman – Aye; Hicks – Aye; Hockett – Aye.

Motion Approved

A. Moment of Reflection

B. Pledge of Allegiance

The Pledge of Allegiance was led by Councilwoman Hicks.

II. ADJUSTMENT OF THE AGENDA

Councilwoman Hockett made a motion to move item A. under Introductions and Presentations ahead of the Public Hearings, seconded by Councilman Bishop. Council voted as follows: Bishop – Aye; Bowman – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Wilson – Aye.

Motion Approved

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)

Mr. Harley Ashe and Elizabeth Ashe, 95 Skyline Street, explained to Council the easement runs through their driveway and they would like to place a garage there in the near future. Mr. Harley noted there were no underground utilities in the referenced area.

Hearing no further public comment the public hearing closed.

- 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.

Steve Semones, Balzer & Associates, addressed Council and explained the property referenced would be a boundary line adjustment from the County into the Town. Mr. Semones noted the Montgomery County Board of Supervisors discussed this item at their most recent board meeting and voted to move forward with considering the boundary line adjustment.

Hearing no further public comment the public hearing closed.

- 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 (91.084 acres).

David Bradshaw, 475 Summitridge Road, expressed to Council the potential new development in his neighborhood would be problematic considering the increase in traffic as well as the newer smaller lots not coinciding with the current neighborhood. Mr. Bradshaw explained the current housing compared to what has been proposed was twice as dense, noting 60 lots would be crowded in where 30 lots would be more appropriate. He also touched on the sewer and maintenance impact of the new development and stated that it could be a sewer strain on the area and could cause maintenance costs for the residents.

Mr. Bradshaw referenced the Town's Comprehensive Plan stating that it clearly prioritizes compatibility and protection of surrounding properties by using buffers and preserving character in the neighborhoods affected. He also referenced the Town's ordinances and how they protect older existing neighborhoods by adding reasonable conditions on conditional use permits. Mr. Bradshaw cited Fire Code D107.1 Compliance which the Town has adopted as part of its building and safety regulations stating that "one or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads". He asked that Council consider the fire code referenced. Mr. Bradshaw also referenced the Christiansburg Town Code, Chapter 42, Sec. 42-96 – Frontage. and expressed that lot 53 on the developer's map, (the Riddinger property) needed to be addressed due to the code stating all structures in this district shall be located on the lot with the front of the structure facing the front lot line.

Mr. Bradshaw concluded that he supports new development in Christiansburg but urged Town Council to deny the rezoning and conditional use permit request.

Mark Vest, 360 Summitridge Road, opposed the request of new development due to public safety, stating EMS and Fire would have a difficult time coming through the neighborhood for emergencies. Mr. Vest noted the neighborhood was already dense and was not set up to handle that many homes. He added that the developer has not addressed the Fire Code section that was mentioned earlier, and he would like that addressed.

Barbara Stepp, 765 Holly Drive, opposed the new development saying it fails Town standards for responsible development. Ms. Stepp expressed that she valued the suburban feel of her neighborhood and felt the potential new homes would clash with the Town of Christiansburg Comprehensive Plan and compatibility mandate. She added that even with added sidewalks in the neighborhood it would still be a high traffic area and alters the neighborhood. Ms. Stepp asked Council to consider Christiansburg Town Code, Chapter 40, Sec. 40 – 60(d) - Division. which allows the Town Council to require land dedicated for parks. She asked Council to put the health, safety, and welfare of the residents in the neighborhood first and deny the rezoning and conditional use permit.

Scott Friend, 340 Summitridge Road, spoke concerning the VDOT secondary standard acceptance requirements and the impact those standards would have on the community.

Mr. Friend explained that per code of Virginia, 24VAC30 – 92 – 60, it states a street or network addition must provide sufficient public benefit. He added that public benefit requirements were described as meets or exceeds the public service, pedestrian accommodations, and connectivity requirements that are defined in the code. Mr. Friend acknowledged the proposed development meets the public service and pedestrian accommodations portion as well as the connectivity requirements but noted the requirements are low and ignores the impact of the existing community. He added that the neighborhood would be less safe with the added traffic and felt the potential connections to Route 8 would create a cut-through ending in more traffic.

Grant Foster, 195 Briarwood Drive, expressed to Council he was not opposed to Town growth if that growth respects the current residents. Mr. Foster noted the property was on a topographical divide and that after grading was completed, he felt the Summitridge area would experience water runoff issues when there was bad weather. Mr. Foster touched on the increase of traffic and kids playing in the neighborhood. He expressed concern for the width of the street and noted the crowdedness of the area when Public Works trucks come through for solid waste pick-up. Mr. Foster expressed his concern for the current park and noted that if the development is accepted then it would be too dangerous to send his children to the park because of traffic.

Jackson Friend, 340 Summitridge Road, addressed Council noting he was a Christiansburg High School runner for cross country and indoor/outdoor track. He explained he ran in the neighborhood to keep in shape and felt if the traffic increased then it would not be safe anymore. Mr. Friend also expressed concern for potential flooding that could damage basements due to water runoff from the new neighborhood.

Anna Bryan, 225 Summitridge Road, shared data from the citizen traffic study performed in the Summitridge neighborhood. Ms. Bryan expressed that the results of the traffic study present the need for a formal traffic study at the developer's expense. She felt that the current road needs updating and added equipment would degrade the roads rapidly. Ms. Bryan asked Council to please consider less houses and instead a greenway area.

Don Peters, 455 Summitridge Road, spoke about lighting in the neighborhood and the safety of pedestrians in the neighborhood. Mr. Peters explained that Summitridge Road currently has 8 streetlights and that one of those lights came down during the recent ice storm. He added the pole had been replaced but has yet to receive a new light. Mr. Peters explained that two lights are currently very dim and that even with bright lights the poles are too far apart from each other. He suggested nine more lights in the neighborhood and three new poles. Mr. Peters noted the area had several walkers and joggers in the morning and evenings when it is dark outside. He asked that if the potential development goes through to please install more lights.

Bruce Jennings, 365 Summitridge Road, noted the growth of Christiansburg over the years and the strengthening of Town Codes as well as the establishing of the Comprehensive

Plan that protects families in Christiansburg from uncontrolled growth. Mr. Jennings opposed the new development and questioned the Fire Code that had been introduced previously and the amount of traffic that could be dangerous to not only the current residents but the new residents as well. Mr. Jennings urged Council to consider the safety and welfare of the neighborhood referenced.

Roger Dominguez, 245 Briarwood Drive, explained he currently works for Christiansburg Public Works. He expressed that the potential for more homes in the area would create off-street parking and snowplows along with parked vehicles would make the road narrower to pass through. Mr. Dominguez asked that Council reject the development and maybe consider 30 homes instead.

Suella Wolfe, 175 Kimball Lane, expressed that the potential development was too large to bring into the neighborhood and noted the potential crowding of vehicles at the new homes. She noted the increase in traffic on an already very narrow street. Ms. Wolfe expressed concern for the school buses and there being more bus stops in the area.

Mayor Barber mentioned that Ms. Wolfe had previously sent a sketch of the neighborhood to Council.

Joshua Bryant, 225 Summitridge Road, expressed that his neighbors had echoed his concerns with the safety of the neighborhood children as well as the other pedestrians on the street. He urged Council to consider them in their decision.

David Bradshaw presented a petition from the residents of Summitridge to Council. The petition will be recorded in the final meeting minutes.

Steve Semones, Balzer and Associates, expressed the importance of additional housing in the New River Valley. He added that from a standard standpoint the public street is built to Town standards, there would be sidewalks on both sides of the road, and 30-foot roads wide enough to allow on-street parking if necessary. Mr. Semones expressed that the potential homes have generous backyards and the setback in the front of the homes are enough to park two vehicles in the driveway as well as a garage that's attached to the home for a further vehicle if needed.

Mr. Semones spoke about connectivity in the neighborhood and explained that when designing a subdivision that will have a road that is accepted into the state or the Town system, the Town has certain road standards and to receive VDOT maintenance funding they must meet certain standards that are set by VDOT as well. He explained that one of those standards was connectivity. He noted that with this project he understands the neighborhoods concerns but wanted to be clear that from a regulatory standpoint they are meeting VDOT requirements. Mr. Semones noted there were several connections to stub outs for the future development that meet VDOT requirements.

Mr. Semones touched on previous comments from the Summitridge residents and explained that only having 30 lots instead of 60 would unfortunately result in costly homes.

Mr. Semones also talked about the Statewide Fire Prevention Code from the Department of Housing Community Development's (DHCD) website. He explained that the code states that this is a maintenance code which is enforced once a structure receives a certificate of occupancy and contains the regulations which must be complied for the protection of Life Property from the hazards of fire and explosion. Mr. Semones explained that new construction is handled through the building code. He added that the prevention code is basically what the local fire officials enforce in an existing building or in a building that is being remodeled but it is not a code that is followed for new construction.

Mr. Semones noted there were concerns of stormwater management and explained they had since added fencing around the stormwater pond in the area. He added there would be a Homeowners Association (HOA) that would maintain the stormwater management fencing.

Hearing no further public comment the public hearing closed.

- 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).

David Bradshaw questioned the fire code that had been referenced previously and expressed that it had not been addressed and stated there was only one point of entrance into Summitridge. Mr. Bradshaw also expressed that no one addressed the look of the neighborhood and how the new development would change that look.

There being no public comment the public hearing closed.

- 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.

There being no public comment the public hearing closed.

- 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.

Justin Cole, Cole Shows Amusement Co. of Covington, Virginia expressed that he was looking forward to bringing the carnival back this year and appreciated the consideration.

Hearing no further public comment the public hearing closed.

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.

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

Motion Approved

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

Mayor Barber read the resolution recognizing all that assisted during the response to the cardiac arrest on January 31st at the Christiansburg Recreation Center. Mayor Barber introduced Lauren Dudley, Chief Executive Officer of Lewis Gale Montgomery Hospital who also proceeded to recognize the above individuals. Ms. Dudley thanked everyone for their lifesaving efforts as well as Council for highlighting the individual's involvement in the emergency and providing CPR and AED lifesaving trainings to employees.

VI. CITIZEN COMMENTS

Steve Semones commented that if Council had questions or concerns pertaining to Summitridge to please reach out to him.

VII. COMMITTEE REPORTS

Councilwoman Hicks read a conflict-of-interest statement and explained that she owned properties that may be affected by items under the Public Hearing discussions for Summitridge Road.

Councilwoman Hockett reported there would be a Central Business Committee meeting held next Wednesday, the 5th and the committee would be continuing the discussion of Façade Grants.

Councilwoman Hicks asked the Central Business Committee to keep in mind that several of the Façade Grant applications they received were not part of the map that required only certain locations could apply.

VIII. DISCUSSION AND ACTION BY MAYOR AND COUNCIL

None.

IX. STAFF REPORTS

A. Town Manager – no report.

B. Town Attorney – no report.

C. Other Staff

X. COUNCIL REPORTS

Councilwoman Bowman questioned if a quote had been accepted for the audio installation in Council Chambers. Public Relations Director Christina Bolt explained the Town had received the

third and final quote for the audio installation and there should be a final decision made next week. Councilwoman Bowman also urged Council to refrain from profanity at Council meetings in the future.

XI. OTHER BUSINESS

A. Closed Meeting:

1. Councilwoman Hockett made a motion to request 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. Councilman Bishop seconded the motion and Council voted as follows: Bishop – Aye; Bowman – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Wilson – Aye.

Motion Approved

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. Councilman Bishop seconded the motion and Council voted as follows: Bishop – Aye; Bowman – Aye; Hicks – Aye; Hockett – Aye; Jenkins – Aye; Wilson – Aye.

Motion Approved

3. Reconvene in Open Meeting
4. 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 – Aye; Wilson – Aye.


Motion Approved

5. Council action on the matters


Mayor Barber explained the items were discussed and Council has instructed the Town Attorney, Finance Director, and Town Manager to proceed.

XII. ADJOURNMENT

There being no further business to bring before Council, Mayor Barber adjourned the meeting 10:00 p.m.



Tracy Heinine, Clerk of Council



D. Michael Barber, Mayor