

CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
REGULAR MEETING MINUTES  
November 18, 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 NOVEMBER 18, 2025, AT 7:00 P.M.

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

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; Director of Public Works Jim Lancianese; Assistant Director of Public Works Travis Moles; Director of Aquatics Terry Caldwell; Human Resources Director Alicia Dials; Engineering Director Mike Kelley; Fire and Rescue Chief Billy Hanks, EMS Deputy Chief Josh Settlege; Finance Director Katie Miano; Police Chief Chris Ramsey

REGULAR MEETING

I. CALL TO ORDER

- A. Moment of Reflection
- B. Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Barber.

II. ADJUSTMENT OF THE AGENDA

No adjustment to the agenda.

III. PUBLIC HEARINGS

- A. An ordinance in regard to a request by Westwood Professional Services, applicant, and F & B Land L.P., property owner, to vacate an approximately 400-foot portion of a 20-foot-wide public drainage easement on property located between Diana Drive NW and Aldwych Avenue NW (Tax Parcel 525-((A)) – 4; Parcel ID 028638)

Steve Semones of Balzer & Associates requested the removal of the existing easement so the project could proceed, explaining that the current space was too limited to accommodate it. Councilwoman Hicks noted that the easement was established before the Town assumed responsibility from the County and asked whether the Town would receive any compensation for the change. Mr. Semones clarified that the easement is not being eliminated but rather relocated, and that the project will pick up an easement or utility in another location. Therefore, no compensation to the Town was involved. Councilwoman Hicks commented that typically, when land is exchanged or adjusted, the Town receives compensation.

- B. An ordinance in regard to a street vacation request by Ryan Davis to vacate an approximately 265-foot portion of 30-foot wide unimproved South Street NE on the north side of property located at 506 Hill Street NE (Tax Parcels 497 – ((15)) – 14,15,16, and 17; Parcel ID 001522)

Ryan Davis, 506 Hill Street NE, explained that the request involved vacating a portion of the lot referenced. Mr. Davis stated that the change would not create any land-locked property. He was seeking confirmation that the action was permissible under the Town's regulations.

#### IV. CONSENT AGENDA

- A. Approval of Minutes of October 28, 2025
- B. Bill list
- C. Award a construction contract to Jones Road & Bridge, Inc. for the Roanoke Street and First Street Sidewalk Improvements project in the amount of \$382,041.82
- D. Resolution Recognizing Public Works Professionals as First Responders
- E. Resolution Recognizing November 29, 2025 through December 6, 2025 as Small Business Week
- F. Set Town Council Public Hearing for January 13, 2026 for a Conditional Use Permit request by Peggy A. Beasley Estate c/o Wanda B. Wade, Admin., property owner, and Surber Development and Consulting LLC, applicant, to allow a planned housing development of 45 multi-family residential dwelling units on approximately 4.150 acres located at 255, 275, and 365 Starlight Drive SE and at the terminus of Chestnut Drive SE; consisting of all of Tax Parcels 529 – ((A)) – 12, 13, 13A, 14 (Parcel IDs 001472, 001470, 080565, 001471) in the B-3 General Business District. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Councilwoman Hicks questioned an item on the bill list showing a \$700 refund to Councilwoman Cox. Mrs. Cox explained that the refund came from the Town's insurance because she had been added to the Town's policy, but she had already paid for that month's coverage herself.

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

*Motion Approved*

## V. INTRODUCTIONS AND PRESENTATIONS

### A. Announcement and introduction of new Town Manager

Mayor Barber introduced Dr. Kim Eagle and recognized her three decades of experience in local government in North Carolina. He explained that her official first day with the Town would be December 1, 2025.

Dr. Eagle addressed Council, expressing her gratitude for the opportunity to serve the Town of Christiansburg and conveying her enthusiasm for collaborating with Town staff.

## VI. CITIZEN COMMENTS

Deanna Bryant, 225 Summit Ridge Road, opposed the Kimball Lane rezoning and presented visuals showing street measurements. She explained that both Roger Lane and Kimball Lane were demonstrated to be narrow. Ms. Bryant made comparisons to the widths of dump trucks, trash trucks, and school buses to present that the streets were not wide enough to safely accommodate such vehicles if the rezoning were approved.

Sue Speed, 110 Kimball Lane, spoke in opposition to the proposed Kimball Lane project. Ms. Speed stated that there are already too many vehicles in the area (estimating around 200) and emphasized that the neighborhood is a small, friendly, family-oriented community where such a project does not feel appropriate. She asked whether an alternative route via Route 8 had been considered, noting she has not received any answers. Ms. Speed also raised concerns about the Franklin Street bridge, questioning whether it can handle the heavy, fully loaded trucks that currently use it. She expressed concern about the impact on surrounding streets and neighborhoods, particularly increased traffic. She added that while turning lanes might help residents returning home, getting out onto Franklin Street would remain difficult.

Patrick Hobbs, 265 Kimball Lane, spoke in opposition to the proposed construction, stating that not a single resident he had spoken with was supportive of it. He expressed concerns about the poor condition of existing infrastructure, noting that the patchwork

repairs on Kimball and Roger Streets frequently come undone damaging vehicles. Mr. Hobbs also explained that families regularly walk in the area, noise is already a problem, and increased traffic would worsen road conditions. He noted that with most households owning two vehicles, along with added traffic he feared it would create hazards for children who play outside. Mr. Hobbs expressed concern that the road could become a “drag strip,” endangering kids near the playground on Summit Ridge. He predicted that the Police Department will receive constant complaints if the project moves forward.

Mark Perdue, 290 Ellett Drive, opposed the rezoning of Kimball Lane stating that it was incompatible with the land and would worsen safety and traffic issues if rezoned. Mr. Perdue noted that the study failed to capture the full community impact, particularly overlooking pedestrians and cyclists despite already heavy traffic. He added that the proposed turning lanes do nothing to improve navigation of the corridor and that it is unacceptable the concerns were not considered. Mr. Perdue further stated that the plan offers no viable solution for cyclists traveling to the Huckleberry Trail and relies on a single existing bridge that cannot safely accommodate pedestrians, cyclists, or vehicles. Mr. Perdue concluded that the Town should produce a credible comprehensive plan that properly addresses these concerns.

Steve Semones, Balzer & Associates had submitted a letter to Town Council providing additional explanation in support of the pending rezoning request and responding to concerns expressed by neighboring residents. Mr. Semones’ correspondence highlighted the work completed by Town staff during the Planning Commission review, noting their evaluation of infrastructure, street standards, utilities, and other technical issues relevant to the rezoning application.

Mr. Semones noted that on Roger Lane the existing roadway width is approximately 18 feet. As part of the proposed development, the applicant plans to widen Roger Lane to meet required standards.

Mr. Semones added that the width of Kimball Lane ranges between 20 and 23 feet. He explained that Town staff confirmed, based on VDOT standards, that the existing width is acceptable to support expected traffic volumes associated with the project.

Mr. Semones further confirmed that the existing roads are currently in good condition, per Town staff and should construction activities result in damage to any portion of the roadways, the developer would be responsible for making necessary repairs. He concluded that all assessments were made in accordance with the parameters and standards provided to staff during review of the rezoning request.

## VII. COMMITTEE REPORTS

Councilwoman Cox reported that the Public Arts Committee had met and discussed the submissions that had been received for the signal cabinets. Mrs. Cox added the Committee had a brief discussion concerning the photography contest. She noted that both discussions would continue at the next meeting in December.

VIII. DISCUSSION AND ACTION BY MAYOR AND COUNCIL

- A. An ordinance in regard to a rezoning request by Roger Woody, registered agent for RWJW Properties, LLC, applicant and property owner, to rezone property located at 300 Kimball Lane SW (approximately 37.987-acre Tax Parcel 557 – ((A)) – 20; Parcel ID 016002) from A Agricultural to R-1 Single-Family Residential. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. The Public Hearing was held on October 28, 2025.

Councilman Wilson made a motion to approve the rezoning request at 300 Kimball Lane SW. Hearing no second, the motion failed.

*Motion Failed*

Mayor Barber explained that since the motion failed the property would remain A Agriculture. He noted that Mr. Woody had up to one year before he could revisit the rezoning request and apply again with changes. Town Manager Wingfield explained that it would need to be a similar reason for a rezoning request within one year. He explained Mr. Woody could amend the request so they could ask for a different zoning classification or if they significantly amended their proffers, it could be considered a different request.

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Tim Wilson: Move to approve.

Mayor Barber: Well, move to approve, do we have a second. Do we have a second? Hearing no second? a motion fails. And at this point, it is to remain the A agriculture. I think the company they have a year to a year. They have one year before they can come back to council to request any additional charges or any additional changes? Is that correct, Mr. Wingfield?

Randy Wingfield Explained it will be a similar rezoning request within one year.

The mayor replied: They have to wait a year. Is that correct?

Mr. Wingfield they could amend the request so they could ask for a different zoning classification or if they significantly amended their proffers, it could be considered a different request.

Thank you. All right. Thank you.”

- B. Emergency and Inclement Weather Policy

Town Manager Wingfield explained that Town administration desired a written policy for emergency and inclement weather.

Councilman Wilson made a motion to approve the Emergency and Inclement Weather Policy, seconded by Councilwoman Cox. Council voted as follows: Bishop – Absent; Bowman – Aye; Cox – Aye; Hicks – Aye; Hockett – Absent; Wilson – Aye.

*Motion Approved*

C. Employee gifts and gift cards

Mr. Wingfield asked Council for clarity concerning holiday gift cards for Town volunteers. He explained that at the previous Council meeting there had been a motion to provide gift cards to Town volunteers and wanted clarification if all volunteers received gift cards.

Councilwoman Hicks clarified that the motion made at the October 28<sup>th</sup> meeting was specifically to provide gift cards to EMS and Fire volunteers. Her intent was to do something special for EMS and Fire volunteers in recognition of their service. She stated that an option could be to provide \$50 gift cards for EMS and Fire volunteers and \$25 gift cards for Parks and Recreation volunteers.

Councilwoman Cox stated that she felt Councilwoman Hicks had made a good suggestion but explained that without all the information at the previous meeting, she now preferred an approach that recognized all Town volunteers. She expressed no objection to the proposal of \$50 gift cards for EMS and Fire volunteers and \$25 for other volunteers, adding that all volunteers contribute meaningful service and deserve recognition.

Councilwoman Bowman questioned what had been given to volunteers in the past. Mr. Wingfield explained that the Town has not provided gift cards to any volunteers in previous years. Councilwoman Bowman noted that the goal was to honor EMS and Fire volunteers, who provide hundreds of hours of service. She supported providing gift cards to Fire and EMS now and suggested tabling further discussion on gift cards for other volunteers to a future meeting.

Councilwoman Hicks asked whether a 40-hour minimum participation requirement could be considered for eligibility.

Councilwoman Cox asked Fire Chief Billy Hanks whether there are currently volunteers who do not run calls. Chief Hanks explained that while some volunteers may not be physically able to run calls anymore, they remain active by attending business meetings, events, and other organizational activities.

Councilman Wilson made a motion to approve \$50 gift cards for EMS and Fire volunteers and \$25 gift cards to all other Town volunteers with a minimum of 40 hours worked, seconded by Councilwoman Hicks. Council voted as follows: Bishop – Absent; Bowman – Aye; Cox – Aye; Hicks – Aye; Hockett – Absent; Wilson – Aye.

*Motion Approved*

D. Time off and facility closures for December 24, 2025

Town Manager Wingfield explained that the Town follows the State holiday calendar, with the exception that the Town does not observe Columbus Day. Instead, those hours are reassigned to the day before Thanksgiving. He stated that in past years, the Governor has granted additional holiday leave time to State employees, which the Town traditionally follows; however, the amount of time granted varies from year to year depending on the Governor's decision.

Mr. Wingfield explained that the current year, the Governor authorized four hours of leave the day before Thanksgiving and four hours of leave the day before Christmas. Mr. Wingfield requested that Council consider granting the full day off on Christmas Eve for Town employees.

Councilwoman Hicks asked why this request had not been brought forward earlier. Mr. Wingfield replied that the Governor often makes his decision regarding the holiday leave schedule during the year, not always at the beginning of the year and can add time at any point.

Councilman Wilson made a motion to allow facility closures for the full day of December 24<sup>th</sup>, seconded by Councilwoman Cox. Council voted as follows: Bishop – Absent; Bowman – Aye; Cox – Aye; Hicks – Aye; Hockett – Absent; Wilson – Aye.

*Motion Approved*

IX. STAFF REPORTS

A. Town Manager

Mr. Wingfield reported that the November 15<sup>th</sup> and November 25<sup>th</sup> Council meetings were cancelled, and holiday closures will affect Town Hall, the Aquatic Center, and Parks and Recreation. Mr. Wingfield reported several upcoming events including Christmas on Main, the Holiday Market, the Tree Lighting, and the Town's Christmas parade. He reported a work session with a closed session on security was scheduled for November 17<sup>th</sup> at 6:30 p.m. Mr. Wingfield reminded everyone that the Photo of the Year submissions were due November 28<sup>th</sup>, and Santa's Coming to Town will be scheduled based on upcoming weather. Mr. Wingfield reported that Wing has requested a lease agreement to conduct drone delivery test operations on Town property and a public hearing was set for December 9<sup>th</sup>.

B. Town Attorney – no report.

C. Other Staff – no report.

X. COUNCIL REPORTS

No reports.

XI. OTHER BUSINESS

A. Closed Meeting:

1. Councilman Wilson made a motion for a request for a Closed Meeting under Code of Virginia § 2.2-3711(A)(3) for 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 disposition of property at the intersection of Peppers Ferry Road NW and Booker T. Washington Parkway NW (Tax Parcel 435 – ((A)) – 3A2, Parcel ID 300240 (3.068 acres); Tax Parcel 435 – ((A)) – 3A3, Parcel ID 300241 (2.267 acres); Tax Parcel 435 – ((A)) – 3A1, Parcel ID 300239 (2.107 acres); and a portion of Tax Parcel 435 – ((A)) – 3A; Parcel ID 270079 (approximately 1 acre of the total 55.347 acres). The Closed Meeting is being held for discussion of disposition of property at the intersection of Peppers Ferry Road NW and Booker T. Washington Parkway NW (Tax Parcel 435 – ((A)) – 3A2, Parcel ID 300240 (3.068 acres); Tax Parcel 435 – ((A)) – 3A3, Parcel ID 300241 (2.267 acres); Tax Parcel 435 – ((A)) – 3A1, Parcel ID 300239 (2.107 acres); and a portion of Tax Parcel 435 – ((A)) – 3A; Parcel ID 270079 (approximately 1 acre of the total 55.347 acres). The motion was seconded by Councilwoman Cox. Council voted as follows: Bishop – Absent; Bowman – Aye; Cox – Aye; Hicks – Aye; Hockett – Absent; Wilson – Aye.

*Motion Approved*

1. Reconvene in Open Meeting
2. Councilman Wilson 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. Councilwoman Hicks seconded the motion and Council voted as follows: Bishop – Absent; Bowman – Aye; Cox – Aye; Hicks – Aye; Hockett – Absent; Wilson – Aye.

*Motion Approved*


4. Council action on the matters

Mayor Barber explained that Council has instructed the Town Manager to proceed with negotiations as discussed.



XII. ADJOURNMENT

There being no further business to bring before Council, Mayor Barber adjourned the meeting at 8:07 p.m.

  
Tracy Heinline, Clerk of Council

  
D. Michael Barber, Mayor