

**CHRISTIANSBURG TOWN COUNCIL
CHRISTIANSBURG, MONTGOMERY CO., VA.
MINUTES OF FEBRUARY 2, 2010 AT 7:30 P.M.**

A REGULAR MEETING OF THE CHRISTIANSBURG TOWN COUNCIL, MONTGOMERY COUNTY, CHRISTIANSBURG, VA. WAS HELD AT THE CHRISTIANSBURG TOWN HALL, 100 EAST MAIN STREET, CHRISTIANSBURG, VA, ON FEBRUARY 2, 2010 AT 7:30 P.M.

COUNCIL MEMBERS PRESENT: Mayor Richard G. Ballengee; D. Michael Barber; Bradford J. Stipes; D. Henry Showalter; James H. Vanhoozier; H. Earnest Wade. ABSENT: Vice-Mayor Ann H. Carter.

ADMINISTRATION PRESENT: Town Manager R. Lance Terpenney; Town Clerk Michele M. Stipes; Assistant Town Manager Helms; Town Attorney Jim Guynn. ABSENT: None.

PLANNING COMMISSION MEMBERS PRESENT: Wayne Booth; Mike Byrd; Kevin Conner. ABSENT: Ann H. Carter; Craig Moore; Steve Huppert.

MAYOR BALLENGEE stated there was a quorum present of Council Members and Planning Commission Members.

PLEDGE OF ALLEGIANCE.

MAYOR BALLENGEE recognized Cub Scout Troop #145 of St. Paul's United Methodist Church, led by Gary Brumfield; and Boy Scout Troop #142 of Trinity Baptist Church led by Henry and Lisa Bass. Councilmen Stipes and Barber, both Eagle Scouts, presented the local Boy Scout and Cub Scout troops with a Proclamation recognizing 2010 as the 100th Year Anniversary of Boy Scouts of America.

JOINT PUBLIC HEARING

1. Council's intention to adopt an ordinance in regards to a rezoning request by Community Housing Partners for property at 446 and 448 Depot Street, N.E. (tax parcels 496 – ((A)) – 21, 46, 47, and 48; 496 – ((22)) – 1 and 2; and 497 – ((A)) – 17, 18, 19, 20, and 21) from A Agricultural and R-3 Multi-Family Residential to MU-1 Mixed Use: Residential - Limited Business. The property contains approximately 12.5 acres and is scheduled as Residential in the Future Land Use Map of the Christiansburg Comprehensive Plan.

Meghan Dorsett of Depot Street expressed her support for this request.

2. Contingent on item 1, a Conditional Use Permit request by Community Housing Partners for property at 446 and 448 Depot Street, N.E. (tax parcel 496 – ((A)) – 46) for a professional office in the MU-1 Mixed Use: Residential - Limited Business District.

Meghan Dorsett of Depot Street expressed her support for this request.

3. A Conditional Use Permit request by B and B Storage, LLC for property at the end of Melody Drive (tax parcels 525 – ((A)) – 15 and 26A) for a planned housing development in the R-3 Multi-Family Residential District.

Mr. John Neel of Gay and Neel, Inc. provided background on this request involving a vacant 3.8 acre parcel that was recently rezoned by Town Council. The property will be subdivided into seventeen lots and is Phase II of the existing Windsong Subdivision. Mr. Neel reviewed the conditions proposed for this request. Mr. Neel stressed that the proffers previously submitted for the rezoning of this property are active and recognized. There was discussion by Council regarding potentially inadequate greenspace and stormwater management controls. The developer, Bryan Rice, said he is working with neighboring property owner, Montgomery County, on stormwater maintenance. If the Conditional Use Permit is issued, Mr. Rice said it would be July or August 2010 before construction would begin.

REGULAR MEETING

MAYOR BALLENGEE called the Regular Meeting of Council to order and asked if there were any additions or corrections to the Minutes of January 19, 2010. Councilman Wade made a motion to accept the Minutes as presented, seconded by

Councilman Vanhoozier. Council voted on the motion as follows: AYES: Barber, Showalter, Stipes, Vanhoozier, Wade. NAYS: None.

CITIZEN HEARINGS:

1. Citizen's Comments:

- a. Mr. Gary Jones of Tarrytown Road expressed his concerns over recent snow removal operations, which included clearing the Recreation Center parking lot before his residential street. He also questioned the length of time it took for Town crews to clear snow from his residential street. Mayor Ballengee informed Mr. Jones that the Recreation Center is designated as an emergency shelter, which must be prepared for emergency use once the Governor declares a *state of emergency*, as he did with the recent snowstorm. Main roads utilized by emergency personnel must be cleared before residential streets.
- b. Mr. Wes Adkinson of Lucky Lane thanked the Town for illuminating the American flag located in the downtown square. Mr. Adkinson then expressed his concerns with Town snow removal operations, of which he considers wasteful of both time and money. Mr. Adkinson suggested Town supervisors closely monitor Town snow removal crews.

DISCUSSIONS BY MAYOR AND COUNCIL MEMBERS:

1. APPOINTMENT OF KEVIN CONNER TO THE PLANNING COMMISSION. Councilman Vanhoozier made a motion to appoint Kevin Conner to serve a four year term on the Planning Commission effective February 8, 2010. Councilman Showalter seconded the motion and Council voted as follows: AYES: Barber, Showalter, Stipes, Vanhoozier, Wade. NAYS: None.
2. COMPETITIVENESS CENTER. Councilman Barber, Council Representative, addressed a letter received by the Town from the Competitiveness Center asking for assistance, monetary and other, in obtaining viability. In May 2009, the Town committed to a Moral Obligation to help the facility obtain financial assistance. The financial situation has deteriorated since that time and Councilman Barber said the Town may need to consider financially supporting the center to keep it operational. Discussions are ongoing seeking remedies to the situation. The Center must be a viable operation before it can request contributions from participating localities.
3. SIDEWALK REQUIREMENT IN RESIDENTIAL DISTRICTS. Councilman Showalter encouraged fellow Councilmembers to support adopting an ordinance that would require developers to place sidewalks in medium to high density subdivisions. Councilman Stipes said he supports this as a requirement for all three residential zoning districts. Councilman Barber commented that lack of sidewalks in Town is a common complaint of citizens and he would like to see this action taken immediately. Councilman Vanhoozier suggested forming a committee to review the matter since it will require a change to Town ordinance. Mayor Ballengee turned this matter over to the Planning Commission for review and recommendation to Council within three months.
4. GREENSPACE/RECREATION SPACE REQUIREMENTS IN RESIDENTIAL DISTRICTS. Council has seen specific issues within the residential districts that need to be addressed, like the above sidewalk discussion. Greenspace/Recreation space requirements have been of great concern in the past and Council would like to consider more detailed guidelines concerning open space requirements. Mayor Ballengee turned this matter over to the Planning Commission for review and recommendation to Council within three months.
5. APPOINTMENT TO ARMORY CONTROL BOARD. Mayor Ballengee reported that the Mayor typically serves on this Board and, therefore, he will fill this appointment to the Armory Control Board as Mayor of Christiansburg.
6. RECOMMENDATION FOR APPOINTMENT TO MONTGOMERY REGIONAL ECONOMIC DEVELOPMENT COMMISSION. Councilman Stipes made a motion to recommend reappointment of Councilwoman Ann Carter to the Montgomery Regional Economic Development Commission, seconded by Councilman Wade. Council voted on the motion as follows: AYES: Barber, Showalter, Stipes, Vanhoozier, Wade. NAYS: None.

TOWN MANAGER REPORTS:

MONTHLY BILLS – On motion by Councilman Barber, seconded by Councilman Wade, Council voted to approve the monthly bills to be paid 10 February, 2010, in the amount of \$3,270,851.56. AYES: Barber, Showalter, Stipes, Vanhoozier, Wade. NAYS: None.

BIOMASS ENERGY PROJECT GRANT. Town Manager Terpenney explained that funding from this grant would allow the Town to convert the waste product generated by the Wastewater Treatment Plant into fuel to operate the plant's generator for heat and electricity. This initiative will reduce the facility's environmental footprint and will earn points towards the Town's Go Green Initiative.

TOWN MANAGER TERPENNEY updated Council on the recodification process for the *Christiansburg Town Code*, noting that requests for proposals have been submitted and are expected back by mid-March as outlined in Council's *Vision 2020*.

COUNCILMAN WADE requested an update on the Community Development Block Grant for sidewalk improvements. Councilman Stipes reported that in order for a locality to be eligible for the Community Development Block Grant (CDBG), a five-year consolidated plan must be submitted. In 2004, Christiansburg submitted a five-year consolidated plan that reflected the dates 2004 – 2009. Upon submission of a 2009-2010 action plan, it was realized by the Virginia Department of Housing and Community Development that the Town's 2004 – 2009 consolidated plan was out of date because the five-year period expired in 2008. The Virginia Department of Housing and Community Development has indicated that Christiansburg will be a strong candidate for sidewalk funding in 2010.

ADJOURN:

There being no further business to bring before Council the meeting was adjourned at 8:55 P.M.

Michele M. Stipes, Clerk of Council

Richard G. Ballengee, Mayor