

**CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
MINUTES OF MAY 17, 2011 AT 7:30 P.M.**

A REGULAR MEETING OF THE CHRISTIANSBURG TOWN COUNCIL, MONTGOMERY COUNTY, CHRISTIANSBURG, VA. WAS HELD AT THE CHRISTIANSBURG AQUATIC CENTER, 595 NORTH FRANKLIN STREET, CHRISTIANSBURG, VA, ON MAY 17, 2011 AT 7:30 P.M.

COUNCIL MEMBERS PRESENT: Mayor Richard G. Ballengee; Vice-Mayor Michael D. Barber; R. Cord Hall; Steve Huppert; Henry D. Showalter; Bradford J. Stipes; James W. Vanhoozier. ABSENT: None.

ADMINISTRATION PRESENT: Interim Town Manager Barry Helms; Town Clerk Michele M. Stipes; Town Attorney Kai Memmer; Engineering Director Wayne Nelson; Public Information Officer Becky Wilburn; Finance Director/Treasurer Val Tweedie.

PLANNING COMMISSION MEMBERS PRESENT: PRESENT: Meghan Dorsett. ABSENT: Chairperson Craig Moore; Barry Akers; Mark Caldwell, Ann H. Carter; Kevin Conner; Joe Powers; Jennifer Sowers.

**PLEDGE OF ALLEGIANCE – CHRISTIANSBURG FIRE DEPARTMENT COLOR GUARD.**

PRESENTATION OF CHRISTIANSBURG HIGH SCHOOL RESOLUTIONS. Mayor Ballengee recognized and welcomed Christiansburg High School Athletic Director, Kirt Litton, and all the students and coaches of Christiansburg High School that were present. Councilman Huppert presented a Resolution to Christiansburg sophomore Leah Piemonte in recognition of her VHSL State Championship win and for establishing a new state diving record for the second consecutive year. Councilman Hall presented a Resolution to wrestling Coach Daryl Weber in recognition of the wrestling team's tenth consecutive State Championship win. Mayor Ballengee recognized the coach and members of the Christiansburg High School Scholastic Bowl, and Councilman Barber presented a Resolution to Coach Alderman recognizing the team's Virginia State Championship win. Mayor Ballengee then recognized the Christiansburg High School basketball coach and team, and Councilman Stipes presented a Resolution to basketball Coach Goode recognizing his team's unprecedented achievements of the 2010 – 2011 basketball season. A copy of each Resolution is attached herewith and made a part of these minutes.

**PUBLIC HEARING**

1. Proposed water, sewer, and garbage fee increases for Fiscal Year 2011 – 2012. Mr. Eric Roth, 195 Willow Drive, asked Council to explain who proposed the increases and why the current fee structure is not adequate. Interim Town Manager Helms explained that the water fee increase is a pass-through fee in response to a fee increase to the Town by the Water Authority. In addition to this pass-through fee, the Town's cost for fuel and materials have increased, noting that the Town will still need to supplement these enterprise funds, even with the fee increases. Mr. Roth suggested ways to reduce the cost of water, such as eliminating water fluoridation. Ms. Meghan Dorsett, Depot Street, suggested making garbage pick-up in Town mandatory as a way to reduce the Enterprise Fund shortfall. Mayor Ballengee replied that this suggestion has been discussed by Council in the past.

Representatives of Brain Injury Services thanked Christiansburg for its contribution to Brain Injury Services, a non-profit organization, in the Town's 2011-2012 annual budget.

**REGULAR MEETING**

MAYOR BALLENGE called the Regular Meeting of Council to order and asked if there were any additions or corrections to the Regular Meeting Minutes of May 3, 2011, the Special Meeting Minutes of May 4, 2011, and the Special Meeting Minutes of May 11, 2011. There being no corrections, Councilman Vanhoozier made a motion to approve the Minutes as presented, seconded by Councilman Barber. Council voted on the motion as follows: AYES: Barber, Hall, Huppert, Showalter, Stipes, Vanhoozier. NAYS: None.

**CITIZEN HEARINGS:**

1. Planning Commission's recommendation on:
  - a. Council's intention to adopt an ordinance in regards to a request by Diane Dern to amend Chapter 30 "Zoning" of the *Christiansburg Town Code* in regards to provisions for antique stores in Residential Districts. Interim Town Manager Helms presented the Planning Commission Resolution recommending Town Council deny amending the *Christiansburg Town Code* to provide for antique stores in Residential Districts.
  - b. Contingent on Item 1, a Conditional Use Permit request by Diane Dern for an antique store at 201 Park Street (tax parcel 527 – ((A)) – 145A) in the R-3 Multi-Family Residential District. There is no recommendation by the Planning Commission for this request due to its contingency on the above request.
  - c. Rezoning request by Teddy Enterprises LLC for property at 735 Peppers Ferry Road, N.W. (a .22 acre portion of the total .368 acre tax parcel 435 – ((A)) – 7) from R-2 Two-Family Residential to B-3 General Business. The property is scheduled as Mixed Use – Residential/Limited Business in the Future Land Use Map of the Christiansburg Comprehensive Plan. This request was withdrawn by the land owner and was placed on the agenda in error.
  - d. Rezoning request by Good Shepherd Baptist Church Trustees for property located at 155 Dunlap Drive (approximately 4.62 acres of the total 11.43 acre tax parcels 501 – ((7)) – 1 and 2) from B-3 General Business to R-1 Single-Family Residential. The property is scheduled as Mixed Use – Residential/Limited Business in the Future Land Use Map of the Christiansburg Comprehensive Plan. Interim Town Manager Helms presented the Planning Commission's Resolution recommending Town Council approve the rezoning as requested.
  - e. A Conditional Use Permit request by Verizon Wireless (acting as agent for property owner PR Financing Limited Partnership) for a 94-foot tall telecommunications monopole at 100 New River Road (tax parcel 435 – ((A)) – 41) in the B-3 General Business District. Interim Town Manager Helms presented the Planning Commission's Resolution recommending Town Council issue the Conditional Use Permit with eleven (11) conditions. A copy of the Conditional Use Permit and conditions is attached herewith.
2. Citizens' Comments.
  - a. Meghan Dorsett, Depot Street, President of the Christiansburg Civic League, thanked Town Council and staff for support and assistance in organizing the first annual Depot Days Festival on May 7, 2011. Ms. Dorsett specifically thanked Interim Town Manager Barry Helms for his patience and guidance; the Town's Engineering Department for its assistance; Ms. Stacey Harris of the Treasurer's Office for assistance in obtaining necessary permits; and the Police, Fire and Rescue Department personnel that were in attendance and offered assistance. On behalf of the Christiansburg Civic League, Ms. Dorsett presented Interim Town Manager Helm with a framed copy of the event poster. Mayor Ballengee thanked Ms. Dorsett and noted that the Town had received positive comments regarding the Depot Days Festival.
  - b. Mr. Sam Bauer, Alleghany Street, echoed sentiments of Ms. Connie Turner regarding the sewer upgrade along Alleghany Street. Mr. Bauer praised the work crews for their politeness and good work. Also, as an officer of the Christiansburg Civic League, Mr. Bauer reiterated Ms. Dorsett's comments regarding the Depot Days Festival, thanking the Town for its support.
  - c. Ms. Diane Dern, Park Street, petitioner for an antique store in a residential zone, thanked Council for its consideration and apologized for missing the Planning Commission meeting when her request was discussed and denial recommended. Ms. Dern addressed traffic concerns that she believed influenced the Planning Commission's decision. Ms. Dern said her intention to downsize to a smaller location influenced her decision to sell many of her possession as antiques.
  - d. Ms. Carol Lindstrom, Depot Street, expressed her gratitude to those responsible for securing grant funding for a land mapping pilot program.
  - e. Michael Bishop of Phlegar Street spoke to Council regarding his concern with stormwater run-off on Roundhill and Phlegar Street, believing that piping and graveling in the area may be contributing to the problem. Mayor

Ballengee commented that recent, unusually heavy rains have caused erosion in areas of town and he asked the Engineering Department to investigate the situation on Roundhill Drive and Phlegar Street.

- f. Mr. Jim Cowan, representative for Verizon Wireless, thanked Town Council for its patience in working with him on the monopole request for Verizon Wireless and offered to answer any questions of Council.

#### DISCUSSIONS BY MAYOR AND COUNCIL MEMBERS:

1. Town Council action on:
  - a. Council's intention to adopt an ordinance in regards to a request by Diane Dern to amend Chapter 30 "Zoning" of the *Christiansburg Town Code* in regards to provisions for antique stores in Residential Districts. Councilman Barber made a motion to approve the recommendation by the Planning Commission to deny the request. Councilman Hall seconded the motion and Town Council voted as follows: AYES: Barber, Hall, Huppert, Showalter, Stipes, Vanhoozier. NAYS: None.
  - b. Contingent on Item 1, a Conditional Use Permit request by Diane Dern for an antique store at 201 Park Street (tax parcel 527 – ((A)) – 145A) in the R-3 Multi-Family Residential District. No action by Council on this request.
  - c. Rezoning request by Good Shepherd Baptist Church Trustees for property located at 155 Dunlap Drive (approximately 4.62 acres of the total 11.43 acre tax parcels 501 – ((7)) – 1 and 2) from B-3 General Business to R-1 Single-Family Residential. The property is scheduled as Mixed Use – Residential/Limited Business in the Future Land Use Map of the Christiansburg Comprehensive Plan. Councilman Vanhoozier made a motion to accept the Planning Commission's recommendation to approve the request, seconded by Councilman Showalter. Council voted on the motion as follows: AYES: Barber, Hall, Huppert, Showalter, Stipes, Vanhoozier. NAYS: None.
  - d. A Conditional Use Permit request by Verizon Wireless (acting as agent for property owner PR Financing Limited Partnership) for a 94-foot tall telecommunications monopole at 100 New River Road (tax parcel 435 – ((A)) – 41) in the B-3 General Business District. Councilman Vanhoozier made a motion to accept the Planning Commission's recommendation to issue the Conditional Use Permit with eleven (11) conditions, thanking representative's of Verizon Wireless for accommodating and addressing the concerns of Council and citizens. Councilman Stipes seconded the motion, noting no voiced or written opposition to this request from the community. Councilman Huppert echoed the comments of Councilman Vanhoozier. Councilman Hall said he continues to have concerns with the proposed location of the monopole tower, believing the New River Valley mall site is not an optimal location. Councilman Hall said he is not in favor of approving the request just for the sake of approving and he will not support issuing the Conditional Use Permit as requested. Councilman Showalter thanked Mr. Cowan, his staff, and Verizon Wireless, echoing Councilman Vanhoozier's comments. However, Councilman Showalter said he will not support the Conditional Use Permit request because of the proposed location. Town Clerk Stipes polled Council as follows: Barber – Aye; Hall – Nay; Huppert – Aye; Showalter – Nay; Stipes – Aye; Vanhoozier - Aye.
2. Resolution of Appreciation for the Commonwealth Transportation Board. Councilman Stipes made a motion to adopt the Resolution of Appreciation for the Commonwealth Transportation Board, seconded by Councilman Vanhoozier. Council voted on the motion as follows: AYES: Barber, Hall, Huppert, Showalter, Stipes, Vanhoozier. NAYS: None. A copy of the Resolution is attached herewith.
3. Proclamation recognizing National Public Works Week. Mayor Ballengee presented a Proclamation recognizing the 51<sup>st</sup> annual National Public Works Week sponsored by the American Public Works Association and designating May 15 through May 21, 2011 as National Public Works Week. Mayor Ballengee welcomed Director of Engineering and Public Works, Wayne Nelson, and several Public Works employees who were in attendance. A copy of the Proclamation is attached herewith.
4. Proclamation recognizing Emergency Medical Services Week. Mayor Ballengee presented to Council a Proclamation recognizing Emergency Medical Services Week, a copy of which is attached herewith.

**TOWN MANAGER REPORTS:**

No reports from Interim Town Manager Helms.

MAYOR BALLENGEE reported that Relay for Life will be held May 20, 2011, at 6:00 P.M. at Christiansburg High School.

COUNCILMAN HUPPERT, member of the Central Business District Committee, noted the renovations by Mr. Bob Poff to the building at the corner of South Franklin Street and Main Street.

**ADJOURNMENT:**

There being no further business to bring before Council, the meeting was adjourned at 8:46 PM.

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Michele M. Stipes, Clerk of Council

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Richard G. Ballengee, Mayor