

**CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
MINUTES OF JULY 5, 2011 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 JULY 5, 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 Mark Williams; Planning Director Randy Wingfield; Assistant to the Town Manager Adam Carpenetti; Director of Engineering and Public Works Wayne Nelson.

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

PLEDGE OF ALLEGIANCE.

**JOINT PUBLIC HEARING**

1. Conditional Use Permit amendment request by Cambria Crossing, L.L.C. for property on the eastern side of Phoenix Boulevard (tax parcels 465 – ((38)) – 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46) for a planned housing development in the MU-1 Mixed Use: Residential - Limited Business District. Mr. Thom Rutledge, Project Manager for Cambria Crossing, explained that the request to amend the existing approved Conditional Use Permit is to allow for the construction of row houses similar to the existing townhouses. Mr. Rutledge said row house options are not readily available in this area and will complement the existing neighborhood. In amending the Conditional Use Permit the housing density will be reduced from the originally proposed fourteen townhouses to eleven single family homes, which will provide more yard for each individual property. Mr. Rutledge provided a site rendering for Council review. Councilman Stipes asked for the reasoning behind the request that will reduce the number of structures. Mr. Rutledge replied that he believes this type of offering will give his company an edge in the housing market. The intention is to sell the units, but leasing will be considered.

Mr. Jim Clowe of Henley Drive said his primary concern is with setting precedence if exceptions are made to original development plans to allow for lesser construction. Mr. Rutledge reported that he is beginning small to see if there is a market for this type of housing, and to see if Council is pleased with the housing options offered within Cambria Crossing. Mr. Rutledge further explained that plans are to transition into Henley Street with like-kind housing. Mr. Rutledge's company will do the construction on this property. A resident within Cambria Crossing expressed concern with the potential impact on Homeowner's Association fees resulting from a lowered number of units and increased maintenance per unit. This resident also noted the Georgetown style trend in the neighborhood and said he hopes the style will carry throughout the new construction.

**REGULAR MEETING**

MAYOR BALLENGEE called the Regular Meeting of Council to order and asked if there were any additions or corrections to the Regular Meeting Minutes of June 21, 2011, and the Special Meeting Minutes of June 23, 2011. Councilman Barber made a motion to approve the Minutes as presented, seconded by Councilman Showalter. Council voted on the motion as follows: AYES: Barber, Hall, Huppert, Showalter, Stipes, Vanhoozier. NAYS: None.

CITIZEN HEARINGS:

1. Mr. Dennis Allen of Windsor Drive to address Council regarding the Homeowner's Association in Windsor Estates. Councilman Showalter stated that Mr. Allen called him shortly before tonight's Council meeting to let him know he was not able to attend the meeting. Councilman Showalter explained that Mr. Allen wants to talk to town staff before coming before Council, and he asked Council to consider scheduling a time to meet with Mr. Allen to discuss his concerns. Interim Town Manager Helms said Mr. Allen has met with Planning Director Randy Wingfield regarding his concerns with the Homeowner's Association and was unsatisfied with the answers provided the Planning Department. Interim Town Manager Helms briefly explained that Mr. Allen wants to dissolve the Windsor Estates' Homeowner's Association, but this is not an option because of the structure of the Association and the on site utilities.
2. Citizens Comments:

DISCUSSIONS BY MAYOR AND COUNCIL MEMBERS:

1. Mr. Stipes and Mr. Vanhoozier – Street Committee Report/Recommendation on:
  - a. Kensington Phase III, Creating Lots 1 through 8 located on Kensington Way and Keystone Drive, 8 lots. Councilman Stipes reported that the Street Committee reviewed the request and found the plat to be consistent with the Kensington development Master Plan adopted by Council, and complies with the Town's subdivision ordinance. Councilman Stipes made a motion to approve the plat as presented, seconded by Councilman Vanhoozier. Councilman Vanhoozier commented on concerns previously expressed by citizens regarding this development and is confident that those concerns have been addressed. Town Clerk Stipes polled Council on the motion as follows: Barber – Aye; Hall – Aye; Huppert – Aye; Showalter – Aye; Stipes – Aye; Vanhoozier – Aye.
  - b. Councilman Stipes provided an update on the improvement project along Alleghany Street to address concerns voiced at the last Town Council meeting. The Street Committee, along with the Engineering Department, is recommending short-term measures to resolve the problems resulting from the ongoing construction along Alleghany Street. The Street Committee is recommending that Interim Town Manager Helms post the speed limit on Alleghany Street to 15 miles per hour, as soon as possible, for sixty days as allowed by State Code. Interim Town Manager Helms reported that an ordinance is being drafted that would allow speed limits to be temporarily decreased along streets under construction, for the duration of the construction project. The Street Committee recommended that the Town proceed with the finalization of the draft ordinance for adoption by Council. The Street Committee also recommended speed humps to encourage lower speeds. Interim Town Manager Helms reported that chip spray seal applied at the end of construction is effective in greatly reducing dust, and the Town has offered to apply this measure to Alleghany Street. Paving on this project is expected in Spring 2012. Mayor suggested placing a temporary barricade on Alleghany Street to discourage through traffic, and the periodic use of the street sweeper to control dust and debris. Councilman Barber made a motion to post a speed limit of 15 miles per hour on Alleghany Street for sixty days, and to proceed with the finalization and adoption of an ordinance allowing the Town to post lower speed limits along streets under construction for the duration of the construction project. Councilman Showalter seconded the motion and Town Council voted as follows: AYES: Barber, Hall, Huppert, Showalter, Stipes, Vanhoozier. NAYS: None.

TOWN MANAGER REPORTS:

MONTHLY BILLS – On motion by Councilman Vanhoozier, seconded by Councilman Barber, Council voted to approve the monthly bills to be paid on July 10, 2011, in the amount of \$ 1,083,435.68. Council voted on the motion as follows: AYES: Barber, Hall, Huppert, Showalter, Stipes, Vanhoozier. NAYS: None.

MAYOR BALLENGEE reported that Springsted, the professional firm hired to assist the Town in hiring a new Town Manager, has five firm candidates to be interviewed by Council. A tie candidate, if included, would create six candidates. Mayor Ballengue asked Council to determine dates and times for the interviews and he will confirm that information with Springsted. After discussing, Council decided to interview the five firm candidates, proposed by Springsted, on July 18 – 19, 2011, beginning at 4:00 P.M., in Closed Meeting under Virginia Code 2.2-3711(A)(1), for the discussion, consideration, or interviews of prospective candidates for employment, assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body.

COUNCILMAN HALL reported that he received a call from a resident of Reagan Street regarding trees on adjacent property encroaching his property. The resident, Mr. Barry Worth, said he has spoken with Planning Director Wingfield, but was not satisfied with the information provided by the Planning Department. Councilman Hall said Mr. Worth is disabled and requested that the Town visit the site to determine the problem and possible resolution. Planning Director Wingfield commented that some tree limbs are encroaching the property, but the trees are planted within the property boundary, which is governed by a Conditional Use Permit. Mr. Wingfield stated that the Homeowner's Association provides for neighborhood maintenance and this seems to be a civil matter between Mr. Worth and the Homeowner's Association. Councilman Hall stated that low water pressure to his property is also a concern of Mr. Worth's, but Councilman Huppert replied that the water pressure is at the standard level on Mr. Worth's property. Councilman Hall said he will relay Council's discussion to Mr. Worth.

COUNCILMAN HUPPERT reported to Council on his recent, and first, visit to Rosa Peters' Park, which was discussed during recent budget discussions. Mr. Bob Dobson, President of the Rosa Peters' Park, gave him a tour of the Park, including the area mowed by the Town. Impressed with the Park, and recognizing the need for renovations, Councilman Huppert explained that he asked Mr. Dobson if the Town could take over the maintenance and operation of the Park, but leave the Park in its current ownership. Councilman Huppert reported that his proposal was turned down by the Board that oversees the Rosa Peters' Park. Councilman Huppert recommended the Town write a letter to the Board proposing a joint community venture that would provide greenspace and connectivity to the surrounding area. Councilman Showalter expressed support for this recommendation, and suggested the idea of combining Depot Park and Rosa Peters' Park named in honor of Ms. Peters, preserving her legacy. Councilman Stipes said he, too, supports approaching the Board of Directors expressing interest in the Park. Councilman Hall said he also supports this idea, noting the importance of preserving the identity of the Rosa Peters' Park. Councilman Vanhoozier also supports this recommendation. Councilman Barber, who is a member of the Board of Directors for the Rosa Peters' Park said details will be needed as to what is being offered by the Town for clarification. Councilman Vanhoozier made a motion to appoint a committee of Interim Town Manager Helms, a member of the Parks and Recreation Department, and a member of Town Council to develop an agreeable proposal; Councilman Barber suggested including an engineer in the discussions. Councilman Hall said that Council needs to agree on its involvement concerning the Rosa Peters' Park before a committee is appointed to draft a proposal, but Councilman Vanhoozier countered that a committee would perform the field-work and bring a proposal to Council in the form of a recommendation. Mayor Ballengee suggested that Council send a letter to the Board of Director's expressing desire to meet with them to work out mutual use and support of the Park. The Town can then base the next step on the response of the Board. Councilman Vanhoozier withdrew his motion and Council agreed to send a letter to the Board of Director's as recommended by Mayor Ballengee.

ADJOURNMENT:

There being no further business to bring before Council, the meeting was adjourned at 8:31 PM.

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Michele M. Stipes, Clerk of Council

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Richard G. Ballengee, Mayor