

**CHRISTIANSBURG TOWN COUNCIL  
CHRISTIANSBURG, MONTGOMERY CO., VA.  
MINUTES OF AUGUST 7, 2007 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 AUGUST 7, 2007 AT 7:30 P.M.

COUNCIL MEMBERS PRESENT: Mayor Ballengee, Councilmembers Barber, Canada, Huppert, Stipes, and Wade.  
COUNCIL MEMBERS ABSENT: Carter. Also present Town Manager Terpenney, Assistant Town Manager Helms, Town Clerk Stipes, Town Planner Hair, and Town Attorney Memmer.

PLANNING COMMISSION MEMBERS PRESENT: Commissioners Booth, Byrd, Poff, Simmons, and Vanhoozier.  
PLANNING COMMISSION MEMBERS ABSENT: Carter, and Moore.

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

PLEDGE OF ALLEGIANCE led by Councilman Huppert.

**JOINT PUBLIC HEARING**

1. A rezoning request with proffers by the estate of W. Harold Linkous for property at 950 Peppers Ferry Road, N.W. (tax parcel 434 – ((A)) – 18) from A Agricultural to B-1 Limited Business. The property contains approximately 2.872 acres and is scheduled as Mixed Use – Residential/Limited Business in the Future Land Use Map of the Christiansburg Comprehensive Plan. Town Manager Terpenney said that the Town has received no comments or correspondence from the community regarding this request. There was no one present to speak for or against this request.
2. A Conditional Use Permit request by Gary L. Kanode for property at 730 Roanoke Street (tax parcels 528 – ((2)) – 18, 19, and 20) for a commercial garage in the B-3 General Business District. Mr. Kanode said his request for a Conditional Use Permit will bring his existing business into compliance with Town Code. His garage handles light mechanical work, such as brakes, tune-ups, and tire pressure. Air tools are used, but there are no loud noises or revving engines.

**PUBLIC HEARING**

1. Street right-of-way vacation request - Sunnyside Lane. Town Manager Terpenney explained that Sunnyside Lane is a short street located off Depot Street. The end of Sunnyside Lane is platted as a turn-around, but is too steep to develop as such. A turn-around at the end of Sunnyside Lane is not needed, anyway, and the Town has no objection to vacating the street right-of-way. The request comes from a neighboring property owner who plans to use the vacated property to create off-street parking for a duplex he is constructing.

**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 July 17, 2007. There being none, Councilman Barber made a motion to approve the minutes as presented, seconded by Councilman Stipes. Council voted on the motion as follows: AYES: Barber, Canada, Huppert, Stipes, and Wade. NAYS: None.

**CITIZEN HEARINGS:**

MAYOR BALLENGEE opened the Citizen Hearings for those desiring to address Council.

**PLANNING COMMISSION'S RECOMMENDATIONS ON THE JOINT PUBLIC HEARING REQUESTS:**

1. A rezoning request with proffers by the estate of W. Harold Linkous for property at 950 Peppers Ferry Road, N.W. (tax parcel 434 – ((A)) – 18) from A Agricultural to B-1 Limited Business. The property contains approximately

2.872 acres and is scheduled as Mixed Use – Residential/Limited Business in the Future Land Use Map of the Christiansburg Comprehensive Plan. At Chairperson Simmons' request, Secretary Terpenney read the Planning Commission's resolution recommending Town Council approve the rezoning request with one proffer. A proffer has been submitted to keep the existing row of white pines covering the west side of the property line. A copy of the resolution and proffer is attached herewith and made a part of these minutes.

2. A Conditional Use Permit request by Gary L. Kanode for property at 730 Roanoke Street (tax parcels 528 – ((2)) – 18, 19, and 20) for a commercial garage in the B-3 General Business District. At Chairperson Simmons' request, Secretary Terpenney read the Planning Commission's resolution recommending Town Council issue the Conditional Use Permit with ten conditions. A copy of the resolution and ten conditions is attached herewith and made a part of these minutes.

There being no one else to address Council, MAYOR BALLENGEE closed the Citizen Hearings.

#### DISCUSSIONS BY MAYOR AND COUNCIL MEMBERS:

##### COUNCIL ACTION ON THE PLANNING COMMISSION'S RECOMMENDATIONS:

1. A rezoning request with proffers by the estate of W. Harold Linkous for property at 950 Peppers Ferry Road, N.W. (tax parcel 434 – ((A)) – 18) from A Agricultural to B-1 Limited Business. The property contains approximately 2.872 acres and is scheduled as Mixed Use – Residential/Limited Business in the Future Land Use Map of the Christiansburg Comprehensive Plan. Councilman Wade made a motion to approve the rezoning request with the submitted proffer. Councilman Barber seconded the motion and Council voted as follows: AYES: Barber, Canada, Huppert, Stipes, and Wade. NAYS: None.
2. A Conditional Use Permit request by Gary L. Kanode for property at 730 Roanoke Street (tax parcels 528 – ((2)) – 18, 19, and 20) for a commercial garage in the B-3 General Business District. Councilman Barber made a motion to issue the Conditional Use Permit with ten conditions, seconded by Councilman Huppert. Council voted on the motion as follows: AYES: Barber, Canada, Huppert, Stipes, and Wade. NAYS: None.

COUNCIL ACTION ON THE STREET RIGHT-OF-WAY VACATION REQUEST - SUNNYSIDE LANE. Councilman Stipes made a motion to approve the street right-of-way vacation request for Sunnyside Lane, seconded by Councilman Barber. Council voted on the motion as follows: AYES: Barber, Canada, Huppert, Stipes, and Wade. NAYS: None.

APPOINTMENT OF HIGH SCHOOL REPRESENTATIVE TO PARKS AND RECREATION ADVISORY COMMISSION. Mayor Ballengee reported that the Parks and Recreation Advisory Commission recommends that Emily A. Simmons be appointed to serve on the Commission as High School Representative for a term of one-year beginning September 1, 2007 and ending August 31, 2008. The term of Marcus Ford, current High School Representative, expires on August 31, 2007. Councilman Barber, Town Council representation on the Commission, said the Commission continues to get good, strong representation from the high school, and he is impressed that the representatives attend the monthly commission meetings. Councilman Barber made a motion to appoint Emily A. Simmons as High School Representative to the Parks and Recreation Advisory Commission. The motion was seconded by Councilman Huppert, and Council voted on the motion as follows: AYES: Barber, Canada, Huppert, Stipes, and Wade. NAYS: None.

RECOGNITION OF PARKS AND RECREATION STAFF FOR STATE DIXIE YOUTH TOURNAMENT AT HARKRADER SPORTS COMPLEX. Mayor Ballengee recognized the staff of the Parks and Recreation Department for an outstanding job hosting the 2007 Dixie Boys and Jr. Boys State Tournament on July 20 through July 27 at the Harkrader Sports Complex. Mayor Ballengee then asked Councilman Barber to introduce the staff present at tonight's meeting. Councilman Barber said he had the privilege of attending several days of the event and he received many compliments from vendors, parents, and referees on the Harkrader Sports Complex. Councilman Barber commented that Roger Roop, District 5 Director, and Ken Nelson, State Director, complimented the Parks and Recreation staff for a well organized event in a top of the line facility, and encouraged Christiansburg to consider applying to host the 2010 Dixie Youth World Series. Councilman Barber introduced Director of Parks and Recreation, Art Price, Supervisor of Athletics, Chuck Muncy, and Assistant Supervisor of Athletics, Nick Yopp. Mr. Price thanked the Town for building the Harkrader Sports Complex and for continuing to fund the recreation programs. He also thanked Town Manager Terpenney and Assistant Town Manager Helms for their support of him and the recreation department. Mr. Price turned the floor over to Chuck Muncy. Mr. Muncy said that Mr. Yopp was responsible for putting together this program. Concessions, t-shirts, and tickets were sold totaling over twelve thousand dollars. The week long event had a big economic impact on our

community through hotels, gas, and food. Mr. Muncy thanked Pizza Inn, Walmart, and Wades Supermarket for food donated for the event workers. Direct Sports paid a fee to set up a vendor site. The Christiansburg Team received the Virginia Dixie Junior Boys State Tournament Sportsmanship Award for 2007. NRVsportsnow.com provided local sports coverage of the event over the internet, and promoted Christiansburg and the tournament. Mr. Yopp thanked Pepsi for providing all the drinks for the week. Mr. Yopp talked about the support the event received from community businesses through program ad sales and donations. Mayor Ballengee commented that he is proud of how the community of Christiansburg came together to support this exciting event.

MR. BARBER AND MR. STIPES – Street Committee Recommendations on:

1. Property Line Vacation on the Property of Trustees of Open Door Baptist Church; creating 1 lot; Roanoke Street. Councilman Barber explained that this triangular shaped property is two lots and the owner wants to vacate the property line to create one lot. All is in order with the plat and Councilman Barber made a motion to approve the request, seconded by Councilman Wade. Council voted on the motion as follows: AYES: Barber, Canada, Huppert, Stipes, and Wade. NAYS: None.
2. Plat Showing Subdivision of Property for Town of Christiansburg, Phase XII, Christiansburg Industrial Park; 2 lots; Prospect Drive, N.E. Councilman Barber explained that this request is to create lots twelve and thirteen. Lot thirteen has already been committed to and there is an interested buyer for lot twelve. All is in order with the plat and Councilman Barber made a motion to approve the request, seconded by Councilman Huppert. Council voted on the motion as follows: AYES: Barber, Canada, Huppert, Stipes, and Wade. NAYS: None.

#### TOWN MANAGER REPORTS:

MONTHLY BILLS – On motion by Councilman Barber, seconded by Councilman Stipes, Council voted to approve the monthly bills to be paid 10 August, 2007, in the amount of \$2,253,844.23. AYES: Barber, Canada, Huppert, Stipes, and Wade. NAYS: None.

PUBLIC HEARING REQUEST – Town Manager Terpenney presented the following requests and recommended setting the Public Hearings for September 18, 2007:

1. Rezoning request, Simpson Road, R-3 Multi-Family Residential to I-1 Limited Industrial.
2. Rezoning request, Country Drive, B-3 General Business to I-2 General Industrial.

On motion by Councilman Barber, seconded by Councilman Wade, Council voted to set the Public Hearings for September 18, 2007. Council voted on the motion as follows: AYES: Barber, Canada, Huppert, Stipes, and Wade. NAYS: None.

TOWN MANAGER TERPENNEY informed Council that VDOT constructed two urban projects for Christiansburg, years ago, that were never accepted by the Town. VDOT has provided the Town with documents to accept the right-of-way on both projects. Both are on Roanoke Street. Councilman Wade made a motion to authorize the Town Manager to sign the documents accepting the right-of-way from these projects. Councilman Barber seconded the motion and Council voted as follows: AYES: Barber, Canada, Huppert, Stipes, and Wade. NAYS: None.

TOWN MANAGER TERPENNEY reported that Lionberger Construction is waiting for approved footer designs from the architect before pouring footers for the aquatic center. Lionberger hopes to receive the go-ahead in the next two weeks.

COUNCILMAN BARBER commented on the continued progress of the downtown renovations. He is concerned that renovations may interfere with the Wilderness Trail Festival to be held the third week in September. Manager Terpenney replied that the renovations will not be complete by that time, but will be in good order as to not interfere with the festival.

COUNCILMAN WADE commented that he attended the VML Policy Meetings in Richmond on July 19 and found it to be a very beneficial day. He shared with Council information on the VML Legislative priority's list and noted that the Finance Committee and Council should track the progress of proposed VML legislation as it may present opportunities for the Town to increase revenues in the future, without raising real estate taxes.

COUNCILMAN HUPPERT commended the Town landscaping crews for an outstanding job maintaining the Town parks and the landscaping throughout the Town, especially the flower beds along Main Street.

ADJOURN:

There being no further business to bring before Council the meeting was adjourned at 8:30 P.M. On motion by Councilman Barber, seconded by Councilman Stipes, Council voted as follows: AYES: Barber, Canada, Huppert, Stipes, and Wade. NAYS: None.

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Michele M. Stipes, Clerk of Council

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Richard G. Ballengee, Mayor