

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON OCTOBER 10, 2012 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Lau, Chair, called the meeting to order and welcomed Bryan Katz to the Planning Commission.

DETERMINATION OF A QUORUM:

Mr. Tuttle established the presence of a quorum.

Present: Frank Lau, Chair
Joel Donahue, Vice-Chair
John Tuttle, Secretary
Bryan Katz, Member
Robert Miller, Member
Bryan Rice, Member
Cindy W. Disney, Member
Jeanne Stosser, Member
Chris Tuck, Board of Supervisors Liaison
Steven Sandy, Planning Director
Dari Jenkins, Planning & Zoning Administrator
Brea Hopkins, Planning & Zoning Technician

Absent: William Seitz, Member
Jamie MacLean, Development Planner

APPROVAL OF AGENDA:

On a motion by Mr. Rice, and seconded by Ms. Stosser, and unanimously carried the agenda was approved as amended with discussions regarding the Transportation Chapter of the Comprehensive Plan and the Texas Road Park being added to Worksession.

APPROVAL OF CONSENT AGENDA:

On a motion Mr. Donahue, and seconded by Mr. Tuttle, and unanimously carried the consent agenda was approved.

PUBLIC ADDRESS:

Mr. Lau opened the public address; however, there being no speakers, the public address session was closed.

NEW BUSINESS:

Mr. Lau read the proposed Resolution of Appreciation for Walt Haynes.

On a motion by Mr. Miller, seconded by Mr. Rice and unanimously carried the planning commission approved the following Resolution of Appreciation for Mr. Haynes:

WHEREAS, Walter "Walt" Haynes provided dedicated and distinguished service to the people of Montgomery County as a member of the Montgomery County Planning Commission from March 2005 until his death on June 9, 2012; and

WHEREAS, Mr. Haynes provided leadership while serving as elected Chair (2012), and Vice-Chair (2008, 2009, 2011) of the Planning Commission; and

WHEREAS, Mr. Haynes commitment to better planning was evidenced by his participation in the development of the six (6) village plans, the Village Transportations Links Plan (VITL) in 2007, by his service as liaison to the Parks and Recreation Commission and the Blacksburg Planning Commission; as well as his achievement of Certified Planning Commissioner; and

WHEREAS, the wise council of Mr. Haynes, which has always been for the betterment of the citizens of Montgomery County, will be missed by his fellow Planning Commissioners and Planning Staff.

NOW THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Commission hereby expresses its appreciation for the outstanding, and dedicated service that Walter "Walt" Haynes provided to the people of Montgomery County.

Appointment of Nominating Committee:

Mr. Lau appointed Mr. Miller, Mr. Tuttle, and Mr. Donahue to the nominating committee.

WORKSESSION:

On a motion by Mr. Donahue, seconded by Mr. Rice and unanimously carried the Planning Commission entered into worksession.

Shawsville Area Route 11/460 Corridor Study Plan

Mr. Sandy stated the NRV PDC had been working on the corridor plan to complement the Lafayette Area Plan and to address issues with the Alleghany Spring Road intersection. A draft plan has been prepared and Mr. Sharp is here to discuss the plan.

Mr. Elijah Sharp, NRV PDC stated the study was conducted in partnership with the PDC and County. at no cost to the County. He reviewed the area studied and noted existing plans or policies would be considered such as the Shawsville Village Plan and the Village Transportation Links Plan. Issues such as inconsistent spacing of entrances/intersections, sight distance, flooding, etc. have been identified and classified based on meeting the current standards. He noted that 60% of the entrances do not provide good sight distance. Potential improvements to the corridor could include a reduction in the number of crossovers and entrances, additional turn lanes, and additional signage or devices to alert motorists to potential hazards such as flood prone areas.

Ms. Disney discussed issues at the entrance to the rescue squad.

Mr. Katz stated it might be beneficial to look at a higher classification of roadways and implement some of those strategies, because of the potential for upgrading the corridor. For example, a "Minor arterial" might be a more appropriate classification for this roadway.

Mr. Sandy stated VDOT has also initiated a study and this information would be submitted for inclusion as part of their plan. Further discussion with them may lead to a change in the road classification. This information can also be used to assist in rezoning/sup requests. Mr. Sandy suggested that this plan not be adopted until VDoT has completed its study in Spring 2013.

Transportation-Comprehensive Plan

Mr. Sandy discussed an amendment to the Code of Virginia Section 15.2-2223 requiring a transportation plan be included in the County's Comprehensive plan. The plan shall include a map, be consistent with the Statewide Transportation Plan, and be reviewed and approved by VDOT. Currently, there is a transportation resources chapter in the comprehensive plan; however, it will need significant updates to meet the new state code requirements. This will require bringing together all the various transportation plans that have been previously developed. In order to address this project staff proposes the following: (1.) securing an intern to assist with information gathering, (2.) notify VDOT of the plan update in 2013, (3.) work with various agencies to develop a Montgomery County transportation map, (4.) update the transportation resources chapter of the comprehensive plan and (5.) conduct public meetings/hearings as necessary.

Mr. Sandy noted that there are several major road projects in design phase and will be underway in the next years. These projects will need to be considered in the development of a new transportation plan.

Keeping of chickens in residential zoning districts

Ms. Hopkins stated a possible amendment to the zoning ordinance was discussed previously which would allow chickens in residential zoning districts. The Planning Commission had requested some additional information prior to proceeding with the amendments. Staff had developed a map which shows parcels zoned residential within the County. Of those parcels, there are approximately 255 lots greater than five (5) acres in size. 81% of all residentially zoned parcels are two (2) acres or less in size. She discussed options to allow chickens in a residential area including; developing a sliding scale where the number of chickens allowed would be proportionate to the number of acres, or setting a minimum lot size in order to have chickens. Should the Planning Commission choose to not proceed with an amendment, property owners of residential parcels may apply for a downzoning to Agriculture or Rural Residential (based on lot size) if they desire to have chickens.

The planning commission discussed the options available, the number of people impacted, and the other options available to property owners if they did not proceed with amendments to the ordinance.

Texas Hollow Park

Mr. Sandy stated the property known as Texas Hollow Park in Plum Creek was dedicated as open space for a park and donated to the county in 1995. The County initially spent \$50,000 to open the park not including maintenance expenditures. The park has had problems with vandalism, drug use, etc. for years and is very costly to maintain. The Sheriff's Office is continually called to the area because of suspicious/illegal activity. He reviewed a map of the park. The county is in the process of selling surplus properties and this property was among those identified for being offered for sale. There are legal issues since it was part of a rezoning request and was accepted by the board. He stated the options to sell the property would still need to be researched. The park will need to be rezoned to eliminate the proffered conditions that apply to the parcel and the Village Plan would likely need to be amended since the parcel is identified as a civic area. Mr. Sandy noted the other park in the area, known as Plum Creek Park was developed in the late 90's and is in a location that is more visible, monitored during the day, and is utilized more which prevents the vandalism and illegal activity.

On a motion by Mr. Tuttle, seconded by Mr. Miller and unanimously carried the Planning Commission exited worksession.

On a motion by Mr. Tuttle seconded by Mr. Miller the Planning Commission recommended not to proceed with an amendment to allow keeping of chickens in residential districts.

Ayes: Miller, Tuttle, Lau, and Katz

Nays: Rice, Stosser, and Donahue

Those members voting in favor of the motion believed that this was not a problem that needed to be addressed at this time by creating additional regulations. Those members voting in opposition suggested that additional research and consideration should be given to this issue.

LIAISON REPORTS:

Board of Supervisors: Mr. Tuck reported that the Prices Fork Elementary School had been deeded to the County. Currently, they are in the process of obtaining appraisals for demolition of the building and the value of the land. There has been a development proposal which would preserve the school and consist of commercial space with an amphitheater in rear of property. The Board of Supervisors also held a discussion regarding the Prices Fork Park proposal. Several people are in opposition due to traffic concerns and the park being secluded. The property owner has stated it will be a park whether turned over to the county or kept private.

Agriculture & Forestal District: No report.

Blacksburg Planning Commission: Mr. Lau stated the Town was considering additional student housing within town limits.

Christiansburg Planning Commission: Mr. Rice stated the commission discussed rezoning on 114 for business zoning. There have been some personnel changes. Randy Wingfield is now the Assistant Town Manager and Nichole Hair, is the Planning Director.

Economic Development Committee: No report

Public Service Authority: Mr. Donahue stated the PSA discussed the joinder agreement. The Riner sewage treatment plant has been upgraded. There was a large water break near Rowe Furniture; which was fixed by the PSA. It does appear that the line belonged to Rowe Furniture, so they will be seeking reimbursement.

Parks & Recreation: Ms. Disney reported the Texas Park issues were discussed.

Radford Planning Commission: No report.

School Board: No Report.

Planning Director's Report: Mr. Sandy noted that staff was working on scheduling a joint meeting with the Town Planning Commissions to discuss regional issues, transportation, growth areas, etc. All Planning Commission members are invited to the courthouse grand opening on November 7th @ 10am. A 2232 review may be required for AEP's proposed new power line. The CIP plan has not been presented to the planning commission because there have not been many projects; however, in the future the commission will need to be involved with that process.

There being no further business the meeting was adjourned at 9:25 pm.