

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON FEBRUARY 13, 2013 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Rice, Chair, called the meeting to order.

DETERMINATION OF A QUORUM:

Ms. Disney established the presence of a quorum.

Present: Bryan Rice, Chair
Joel Donahue, Vice-Chair
Cindy W. Disney, Secretary
Bryan Katz, Member
Frank Lau, Member
John Tuttle, Member
Steven Sandy, Planning Director
Brea Hopkins, Planning & Zoning Technician

Absent: Robert Miller, Member
Dari Jenkins, Planning & Zoning Administrator
Chris Tuck, Board of Supervisors Liaison

APPROVAL OF AGENDA:

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

APPROVAL OF CONSENT AGENDA:

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

PUBLIC ADDRESS:

Mr. Rice opened the public address.

Melissa Jeffords, Flick Drive, stated the portion of Flick Drive that is privately maintained had been washed out. The road is damaged and currently medical services are unable to access dwellings along the road. There are many elderly people on this stretch of road and they are on a fixed income. The property owners would like to have the road deemed public and maintained by the state. Currently, three owners have no way in or out due to the road condition. VDOT has said nothing can be done; however, they reroute traffic along this road if there is a wreck or some other type of road closure. Mrs. Jeffords presented a petition signed by the property owners agreeing to make the road public.

Mr. Sandy noted the half of the Flick Drive is private and was considered for rural additions; however, was denied.

There being no additional speakers the public address session was closed.

PUBLIC HEARING:

No public hearings were conducted.

OLD BUSINESS:

Joint Planning Commission Meeting Review/Discussion

Mr. Sandy stated staff would like to obtain feedback on the joint meeting and discuss future meetings/topics. Commissioners from the towns had positive feedback and would like to make it an annual event.

Mr. Lau noted he enjoyed the BUILT game because it was interesting to see how other localities would deal with various situations.

Mr. Sandy stated a training event could be held with all commissions.

Mr. Tuttle stated it was always beneficial to bring all three (3) commissions together to share information.

Mr. Katz noted that it would also be beneficial to have joint meetings/discussions when there are issues near the boundary(ies) of the incorporated/unincorporated areas.

Mr. Sandy stated staff attempts to coordinate future land use areas and invites the towns to comment on requests that are near the border with their jurisdiction. It may be beneficial to meet with the towns as issues arise. For example, a meeting to discuss the location of the new high school and surrounding property could be advantageous. This could be discussed in conjunction with the revision of the Prices Fork Village Plan. He stated he would discuss this potential meeting with Blacksburg Planning Director and try to coordinate a meeting in fall at Blacksburg High School.

NEW BUSINESS:

Huckleberry Ridge Right of Way Dedication Plat Review (Steven Sandy)

Mr. Sandy stated the property has not been divided; however, a boundary line adjustment was done to divide the project in phases. The plat submitted for review of the planning commission dedicates utility and sight distance easements, and public right of way to the county. Staff has reviewed the plat and found it to be in compliance with proffered conditions. The only suggested condition is that the entrance permit and approval of sight distance easements is obtained from VDOT.

Mr. Lau stated the entrance should be more of a 90 degree angle. Speed needs to be considered since it is 55 mph.

Mr. Sandy stated the reason for the condition is to ensure VDOT approval is received and the entrance meets all requirements.

A motion was made by Mr. Tuttle, seconded by Mr. Donahue to recommend approval of the Huckleberry Ridge Right of Way Dedication Plat to the Board of Supervisors with the following condition:

Ayes: Disney, Donahue, Katz, Lau, Rice, Tuttle
Nays: None
Abstain: None

WORKSESSION:

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

Comprehensive Plan- Transportation Chapter Discussion

Mr. Sandy stated a draft plan is currently under review. The department intern is putting together maps. The draft copy of the revised transportation chapter should be available in the next month or two for review and discussion. There will be a meeting with VDOT to discuss progress within the next couple of months. The biggest issue is how much local/regional information to include in the plan.

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

LIAISON REPORTS:

Board of Supervisors: No report.

Agriculture & Forestal District: No report.

Blacksburg Planning Commission: No report.

Christiansburg Planning Commission: Ms. Disney stated the Christiansburg Planning Commission is currently working toward revising the emergency services section of their comprehensive plan.

Economic Development Committee: Mr. Tuttle reported that a student attending VCOM pays \$39000 in tuition.

Public Service Authority: Mr. Donahue stated the joinder study and the water issue on Price's Mountain are still being discussed.

Parks & Recreation: No report.

Radford Planning Commission: No report.

School Board: No report.

Tourism Council: Mr. Rice stated information is being gathered and a report should be available in March. The next meeting will be February 28th.

Mr. Rice also reported the Home Builders Association held a meeting. An economist from HUD was there to speak and he provided interesting statistics. This area is above the state growth level and below the state unemployment rate. The speaker predicted 800 homes would need to be constructed in the Montgomery, Pulaski, and Giles counties to meet growth demands.

Planning Director's Report: Mr. Sandy reported that the Board of Supervisors requested a worksession regarding residential chicken keeping following the planning commission recommendation. The Board agreed to hold a public hearing in February by a 4-3 vote. They did raise the required acreage to 2 acres and increased setbacks to 50 feet. The HUD report that Mr. Rice mentioned is due out in May. VDOT information has been provided regarding the meetings held regarding the Route 11/460 and Route 8 corridors. The liquor by drink initiative for exit 109 and 128 passed in the House of Representatives.

Mr. Lau noted this meeting would be his last since his term expires March 9th. He noted it had been a great deal of pleasure serving with members of the commission over the last 8 years.

There being no further business the meeting was adjourned at 8:15 pm.

Chairman

Secretary