

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON FEBRUARY 11, 2015 IN THE BOARD OF SUPERVISORS ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

**CALL TO ORDER:**

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

**DETERMINATION OF A QUORUM:**

Ms. Disney established the presence of a quorum.

Present:            Bob Miller, Chair  
                     Scott Kroll, Vice-Chair  
                     Cindy W. Disney, Secretary  
                     Coy Allen, Member  
                     Steve Howard, Member  
                     Sonia Hirt, Member  
                     Bryan Rice, Member  
                     Trey Wolz, Member  
                     Chris Tuck, Board of Supervisors Liaison  
                     Emily Gibson, Planning Director  
                     Brea Hopkins, Development Planner  
                     Dari Jenkins, Planning & Zoning Administrator  
                     Candace Ross, Sr. Program Assistant

Absent:            Bryan Katz, Member

**APPROVAL OF AGENDA:**

On a motion by Mr. Howard, and seconded by Ms. Disney and unanimously carried, the agenda was approved.

**APPROVAL OF CONSENT AGENDA:**

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

**PUBLIC ADDRESS:**

Mr. Miller opened the public address; however, there being no comments the public address was closed.

**PUBLIC HEARING:**

Mr. Miller opened the public hearing.

A request by **Betty Robertson Payne (Armsey Living Trust) and DCI/Shires, Inc. (Agent)** for a Special Use Permit of approximately 9.6 acres in a Agriculture (A1) zoning district to allow a contractors storage yard. The property is located on **the south side of McCoy Road (St. Rt. 652) at the intersection of Keisters Branch Road (St. Rt. 718)**, identified as Tax Parcel No.

051-5 4,5,6,7, (Acct No. 014147, 014146 and 016146), in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Village Expansion in the Comprehensive Plan and Mixed Use in the Prices Fork Village Plan.

Mr. Miller stated that the request had been withdrawn by the applicant. Ms. Jenkins also added that there has been no change in the status.

The Chairman closed the public hearing portion of the meeting.

On a motion by Mr. Rice, seconded by Mr. Howard and unanimously carried the Planning Commission accepted the withdrawal request.

### **OLD BUSINESS:**

There was no old business for discussion.

### **NEW BUSINESS:**

Mr. Miller welcomed Bryan Rice back to the Planning Commission and Emily Gibson to the Planning Department.

#### Annual Report

Mrs. Gibson presented the annual report which will be forwarded to the Board of Supervisors. This report outlines the work performed by the Department, Planning Commission, and Board of Zoning Appeals. Mr. Kroll discussed a couple of training courses which need to be added to the ongoing training section of the report and Mr. Howard noted that he is no longer a member of the Board of Zoning Appeals.

On a motion by Ms. Disney, and seconded by Mr. Rice and unanimously carried, the annual report was approved to be referred to the Board of Supervisors.

#### 2015 Work Program Discussion

Mrs. Gibson reviewed the goals for the 2015 work program. Examples of projects include updates to the zoning ordinance; such as fill sites and residential bee keeping. Amendments to the comprehensive plan will be considered; however, the Commission should discuss if a complete update is needed to the comprehensive plan. In addition a review of by-laws may be beneficial. It appears that there are some standing committees that are no longer active and may need removed from the by-laws or revised to ad-hoc committees. Other considerations for the upcoming year include rotating meeting locations to the four main areas of the County and holding joint meetings with the Towns, Board of Supervisors, or other committees as relevant.

Mr. Miller stated that he would like an unbiased opinion on cell towers. He also asked if there were any updates on the Safe Route Project for Auburn and Belview. Mrs. Gibson said that the department received four (4) proposals this week for the preliminary engineering work in relationship to those grants which total \$500,000 combined.

Mr. Kroll agreed with Mr. Miller in reference to the cell towers. He also said that he would like to see more consistency in the comprehensive plan mapping, especially within the villages. He further suggested that joint meetings should also include conversations with other surrounding counties.

Mrs. Gibson stated the work program would be revised to include the suggestions. It will be re-submitted to the Planning Commission for further review and adoption.

**LIAISON REPORTS:**

Board of Supervisors: Mr. Tuck gave an update on the ordinance amendment request from the Beekeeper's Association, the upcoming budget, and reassessments. He stated that it doesn't look that the old Blacksburg Middle School site is moving forward, but he is happy with the progression of the former Prices Fork Elementary School site.

Agriculture & Forestal District: No Report.

Blacksburg Planning Commission: Mr. Allen stated an update was given on the multi-family residential dwellings by The Retreat at Blacksburg, LLC and Oaknoll Farm, LLC.

Christiansburg Planning Commission: Ms. Disney said there was discussion of a farmers market on Hickock Street beginning in April.

Economic Development Committee: Mr. Kroll reported the committee held a presentation by the Vice President of the Virginia Community Capital.

Public Service Authority: No Report.

Parks & Recreation: No Report.

Radford Planning Commission: No Report.

School Board: No Report.

Tourism Council: No Report.

Planning Director's Report: Mrs. Gibson reported that the PDC annual training dinner will be held in April. She also stated staff will be updating the Planning Commission's webpage.

There being no further business, the meeting was adjourned at 7:59 pm.

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Chairman

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Secretary