

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION AT 7:00PM ON FEBRUARY 10, 2016 IN BOARD ROOM, COUNTY GOVERNMENT CENTER, 755 ROANOKE STREET, CHRISTIANSBURG, VIRGINIA:

I. CALL TO ORDER:

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

II. DETERMINATION OF A QUORUM:

Mr. Allen established the presence of a quorum.

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

Absent: Sonia Hirt, Member

III. APPROVAL OF AGENDA:

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

IV. APPROVAL OF CONSENT AGENDA:

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

V. PUBLIC HEARING:

A request by the **Appalachian Power Company** for a Special Use Permit (SUP) on approximately 3.559 acres in an Agricultural (A-1) zoning district to allow expansion of an 138 kv electric substation to upgrade equipment for reliability. The property is located at **1214 Panorama Drive** and is identified as Tax Parcel No. 029- A 6 (Account No. 032009) in the Mount Tabor Magisterial District (District A). The property currently lies in an area designated as Rural in the 2025 Comprehensive Plan.

Mrs. Hopkins introduced the request, presenting maps and photos of the site. She explained the background on the site that has been in existence since 1965. She stated the proposed SUP requests to expand the existing substation and replace/relocate the control house that is

necessary to maintain reliable electric services to businesses, citizens, etc. The existing site is considered non-conforming because there is not currently an SUP on the property and the current zoning ordinance requires one. Mrs. Hopkins said that the applicant is currently processing paperwork for a temporary construction and grading easement necessary to complete the work on the existing substation. Mrs. Hopkins added two transmission line structures and one new monopole transmission tower is also proposed, but not as part of the SUP. She concluded that staff recommends approval, and that conditions are not recommended; however, may need consideration if adjoining owners express concerns. Mrs. Hopkins added that the office had not had any inquiries regarding the request.

Mr. Miller opened the public hearing.

Todd Linkous, applicant and project manager for AEP, stated he was present for any questions from the Commission.

Mr. Kroll asked about construction of the new access road and if the construction will be continual from 2016 through the second quarter of 2017.

Mr. Linkous explained the location of the temporary access by using the pictures provided in the presentation. He also stated that construction will be in two phases in order to minimize outages to customers, the first completed by the fall of this year and the second by the spring of next year.

There being no additional comments the public hearing was closed.

A motion was made by Mr. Kroll, seconded by Mr. Katz and unanimously carried, to recommend approval of the Special Use Permit (SUP) on approximately 3.559 acres in an Agricultural (A-1) zoning district to allow expansion of a 138 kv electric substation to upgrade equipment for reliability.

Ayes: Kroll, Katz, Disney, Rice, Wolz, Howard, Allen, Miller

Nayes:

Abstain:

Absent: Hirt

PUBLIC ADDRESS:

Mr. Miller opened the public address.

There being no comments the public address was closed.

VI. OLD BUSINESS:

There were no items included as "Old Business" for consideration.

VII. NEW BUSINESS:

Review of 2015 Annual Report

Mrs. Gibson reviewed the 2015 Annual Report and listed training, conferences, applications and zoning updates that were completed by the Commission. She also went over staff's accomplishments throughout the year, mentioning GIS collaboration with E 911 services. Mrs. Gibson also provided the statistics on permits, plats, and site plans that were reviewed and approved by staff. She indicated that much was accomplished by both the Planning Commission and Staff during 2015 and asked for the Commission's approval to forward this report to the Board of Supervisors as required in State Code. The Commission approved the draft Annual Report. Mrs. Gibson indicated that she may ask the Chair to present it at a future Board of Supervisors meeting.

Review and Discussion of 2016 Work Program

Mrs. Gibson presented a draft prepared by staff of items for the Planning Commission to work on during the year. She commented that the majority listed are ongoing and several would require updates to the current zoning ordinance. Mrs. Gibson also stated that staff prepared the draft to get feedback from the Commission on what they felt were the top priorities for 2016.

Mr. Kroll stated his concerns regarding the pending items on the Comprehensive Plan and the need to complete those before jumping in to a new update. He also suggested cleaning up the current maps within the Comprehensive Plan to coordinate with the text.

Mr. Miller agreed with Mr. Kroll's comments and added that he would like to see alternate energy be a priority for staff and the Commission to review this year.

Mr. Kroll asked if there is a way to simplify the Plan, similar to the technical data sheets used for the different zoning districts.

Mrs. Gibson said she has seen examples of a condensed Comprehensive Plan that uses mostly an appendix for referencing details. She would be glad to provide examples to the Planning Commission to consider.

Mr. Miller stated an "Executive Summary" format would be nice and not so overwhelming to county residents.

Mr. Katz asked if the clean earth fill issue had been resolved.

Mrs. Gibson stated that the County Attorney, County Administrator and the County Engineer have been working with ideas and trying to simplify it to possibly have it more E&S based rather than Zoning focused.

Mrs. Gibson concluded that staff will work with the Commission's feedback on the top projects to work on for the year and finalize the work program next month.

VIII. LIAISON REPORTS:

Board of Supervisors: Mr. Tuck said the Board had a retreat in order to set their priorities which include selling the old Blacksburg Middle School and High School sites, building a new fire station in Riner, and moving their rescue squad into the current fire station. Other priorities that were mentioned were renovating the existing Christiansburg strand schools, a homeless shelter and a new site for an industrial park to create a more diverse economy. Mr. Tuck also

mentioned that Clarence Road is up for state funding based on a specific need it addresses as a high volume, unpaved road.

Blacksburg Planning Commission: No report

Christiansburg Planning Commission: Ms. Disney announced that Andrew Warren is the new Planning Director for the Town of Christiansburg. She also said there were discussions about improvements and expansions for walkways within the town.

Economic Development Committee: Mr. Kroll said the committee participated in a guided tour of the newly renovated Public Service Building.

Public Service Authority: Mr. Howard said a meeting was held February 1st; a new chair, vice chair and secretary were elected. There was also discussion held about the Lafayette water line break.

Parks & Recreation: Mr. Wolz said the Parks & Rec's master plan draft was proposed before being brought before the Board of Supervisors at the January meeting. There was also discussion on the lack of focus the County has on the department.

Radford Planning Commission: No Report

School Board: Mr. Katz stated the February 2nd meeting held a lot of discussion on the school start times, and it was determined start times will not change for the 2016-2017 school year as previously proposed.

Tourism Council: No Report

Planning Director's Report: Mrs. Gibson stated the next Planning Commission meeting can be held on the second or third Wednesday of March, preferably on the 9th. The Commission set March 9th as the next meeting date.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:20 pm.

Chairman

Secretary