

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION AT 7:00PM ON APRIL 13, 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
 Sonia Hirt, 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: N/A

III. APPROVAL OF AGENDA:

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

IV. APPROVAL OF CONSENT AGENDA:

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

V. PUBLIC ADDRESS:

Mr. Miller opened the public address.

There being no comments the public address was closed.

VI. PRESENTATIONS TO THE COMMISSION:

Transportation Training-

Mrs. Gibson introduced Michael Gray, District Planning Manager with VDOT, to present to the commission in preparation for the upcoming comp plan updates.

Mr. Gray distributed an HB2 Quick Guide and explained the cycle of a candidate project; how it's planned, scored and funded. He presented slides that listed the stages in how a project is planned. He also listed key points during the HB2 screening process and the factors that are considered for scoring. Mr. Gray stated the applicant's roles and responsibilities for providing information to submit a project under HB2 including scope, cost estimate and anticipated schedule. He presented a graph that displayed the overall schedule for the HB2 yearly cycle. Mr. Gray explained how the funds are distributed and their impacts. Finally, he presented slides that showed local projects from the area, stating that VDOT is currently talking with localities to know what they want before the September deadline.

VII. OLD BUSINESS:

Zoning Ordinance Amendment

Mrs. Hopkins recapped discussions that were held in the previous meeting for members that were absent. She went over the definitions for smaller scale, larger scale and utility scale. Revisions to the ordinance and a table showing where solar energy would be allowed by right or by special use permit were explained to the Commission.

Mr. Katz raised concerns about large scale solar energy.

Mr. Wolz asked how solar energy systems for a multi-family development would be permitted.

Mr. Miller had concerns for by-right solar in the Conservation zoning district and suggested talking with the Virginia Outdoors Foundation.

Mr. Allen suggested in the definition for larger scale to take out 25 KW and keep our code requirements based solely on acreage.

Mr. Kroll suggested to staff to consider changing definition of solar panel, not limited to PV for other types of solar energy.

Mrs. Hopkins asked for recommendations from the Commission pertaining to the gap in solar energy as primary use on less than 5 acres that was not addressed by the proposed revisions.

Mr. Kroll requested to look at scale and impact.

Mrs. Gibson suggested stating principal use or greater than 5 acres in size for large scale.

Mrs. Hopkins explained to the Commission to view it as project not a structure, avoiding exceeding the 1200 sq. ft. She stated with the feedback from the Commission, staff will make revisions and present a draft during the next meeting before being advertised.

SRTS Update

Mrs. Gibson gave background and an update on the Auburn and Belview Safe Routes to School projects. She stated that they are waiting to find out if the current speed limit of 55 M.P.H. at Belview will change to the proposed 45 M.P.H. to move forward. Mrs. Gibson said for next month's meeting, staff will plan site visits to both schools and then conduct the meeting at Auburn Middle School.

VIII. NEW BUSINESS:

No new business was brought forward for discussion.

IX. LIAISON REPORTS:

Board of Supervisors: Mr. Tuck gave updates on the former Blacksburg Middle and High School properties. Conversations were held about water issues within in the county; samples were tested from a well in Riner, water was tested safe. Mr. Tuck also updated the Commission on the Mountain Valley Pipe Line. He stated that many complaints have been received regarding the North Main/460 intersection changes in Blacksburg. He reached out to the town to ask a representative to provide the Board with additional information on their request.

Blacksburg Planning Commission: Mr. Allen attended two brief meetings with no report.

Christiansburg Planning Commission: Ms. Disney was not able to attend; Mr. Rice was present for the meeting. He stated discussion was held on the Conditional Use Permit to allow commercial portable septic storage located in the Industrial Park, parallel to Houchins Road. Many surrounding property owners spoke out against the permits' approval. Mr. Rice said the CUP was withdrawn.

Economic Development Committee: Mr. Kroll reported that a presentation was made by the new Superintendent of MCPS, Mark Mear.

Public Service Authority: Mr. Howard said there was discussion on water trouble in different areas, stolen meters and other issues.

Parks & Recreation: Mr. Wolz stated after a 16 month process, the final draft of their master plan should be done by the next meeting.

Radford Planning Commission: Mr. Miller said there was more discussion on their Comp Plan and a meeting is scheduled for next week.

School Board: No Report

Tourism Council: No Report

Planning Director's Report: Mrs. Gibson said our Tourism department will be having another Familiarization Tour. The tour is free and will focus on local events. She stated the next Commission meeting will be May 18. Prices Fork surveying work is currently being done for the Revenue Sharing project being administered by the County for turn lanes in the Village area.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:14 p.m.

Chairman

Secretary