

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION AT 7:00 PM ON SEPTEMBER 14, 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:

Mrs. Hopkins established the presence of a quorum.

Present: Bob Miller, Chair
Steve Howard, Member
Bryan Katz, Member
Bryan Rice, Member
Trey Wolz, Member
Chris Tuck, Board of Supervisors Liaison
Emily Gibson, Planning Director
Brea Hopkins, Development Planner
Dari Jenkins, Planning and Zoning Administrator

Absent: Scott Kroll, Vice-Chair
Cindy Disney, Member
Coy Allen, Secretary

III. APPROVAL OF AGENDA:

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

IV. APPROVAL OF CONSENT AGENDA:

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

V. PUBLIC HEARINGS:

Z-2016-02: AN ORDINANCE AMENDING CHAPTER 10, ENTITLED ZONING OF THE CODE OF THE COUNTY OF MONTGOMERY, VIRGINIA BY AMENDING SECTION 10-21 (4), 10-22(4), 10-23(4), 10-24(4), 10-25(4), 10-26(4), 10-22(4) AND 10-41(1) RESPECTIVELY BY CHANGING WHEN ACCESSORY STRUCTURES REQUIRE AUTHORIZATION BY SPECIAL USE PERMIT.

Mrs. Hopkins reviewed the proposed ordinance amendment regarding when accessory structures will require a special use permit. Currently, accessory structures exceeding 1,200 sq. ft. and/or 18 ft. in height. Multiple requests have been heard over the years, of which all but one (1) has been approved; therefore, the BZA has requested amendments be made to the ordinance. Staff has consulted with the BZA who confirmed they preferred language requiring the square footage limitation be related to the square footage and not the footprint of the principal structure.

Mr. Miller opened the public hearing; however, there being no speakers the hearing was subsequently closed.

Mrs. Gibson noted that accessory structures would also need to be subordinate to the existing use on the property. That determination would be up to the zoning administrator.

Mr. Rice asked what the process would be if they converted an accessory use to a commercial use.

Ms. Jenkins stating following an investigation, the proper violation notices would be mailed and if the property was not brought into compliance the owner would be taken to court for enforcement of the zoning ordinance.

A motion was made by Mr. Rice, seconded by Mr. Katz and unanimously carried, to recommend approval of an ordinance amending Chapter 10, entitled Coning of the Code of the County of Montgomery, Virginia by amending Section 10-21 (4), 10-22(4), 10-23(4), 10-24(4), 10-25(4), 10-26(4), 10-22(4) and 10-41(1) respectively by changing when accessory structures require authorization by special use permit.

Ayes: Katz, Rice, Wolz, Howard, Miller
Nayes:
Abstain:
Absent: Disney, Kroll, Allen

Z-2016-03: AN ORDINANCE AMENDING CHAPTER 10, ENTITLED ZONING OF THE CODE OF THE COUNTY OF MONTGOMERY, VIRGINIA, BY AMENDING SECTIONS 10-51, 10-52 AND 10-55 RESPECTIVELY REGARDING THE POWERS AND DUTIES OF THE ZONING ADMINISTRATOR AND THE BOARD OF ZONING APPEALS AS REQUIRED BY STATE LAW.

Mrs. Gibson stated the County Attorney had prepared an ordinance amendment regarding the powers and duties of the Zoning Administrator and the Board of Zoning Appeals as required by state law. The only revision not related to state code revisions is in 10-52(2b)(5) and is a typo correction.

Mr. Miller opened the public hearing; however, there being no speakers the hearing was subsequently closed.

A motion was made by Mr. Katz, seconded by Mr. Wolz and unanimously carried, to recommend approval of an ordinance amending Chapter 10, entitled Zoning of the Code of the County of Montgomery, Virginia, by amending Sections 10-51, 10-52 and 10-55 respectively regarding the powers and duties of the Zoning Administrator and the Board of Zoning Appeals as required by state law.

Ayes: Katz, Rice, Wolz, Howard, Miller
Nayes:
Abstain:
Absent: Disney, Kroll, Allen

VI. PUBLIC ADDRESS

Mr. Miller opened the public hearing; however, there being no speakers the hearing was subsequently closed.

VII. OLD BUSINESS:

a. Review of Zoning Ordinance Amendments related to Signs (no attachments)

Mrs. Hopkins stated staff had met with the County Attorney, researched other ordinances across the state, and were scheduled to attend a webinar for further direction. The preliminary plan is for a draft ordinance to be made available for a public hearing and adoption by the end of the year. Some of the issues remaining are adding signage allowances in the Agricultural (A1) district and balancing sign allowances for residential districts containing non-residential uses.

Mr. Katz suggested researching the possibility of using traffic count to determine sign allowance. For instance, a church would generate more traffic than a residence and thus could be granted a larger sign. Staff stated they would discuss the option with the County Attorney and consult other resources for guidance.

VIII. NEW BUSINESS:

No new business was discussed.

IX. LIAISON REPORTS:

- Board of Supervisors – Chris Tuck reported the Blacksburg Middle School property has not closed but is progressing. Discussion has continued regarding the sale of the former AEP property and the desire for a park; however, it may not be the best site due to the dead end street, potential costs, and undesirable activity already occurring in the area. The Board has also been reviewing capital improvements for the County (not schools), working toward acquiring property for Christiansburg school strand, reclassification of the Planning Technician position and has approved the solar ordinance.
- Blacksburg Planning Commission – No report.
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- Economic Development Committee – Mr. Miller stated the Economic Development Committee heard a presentation regarding the arsenal, related issues, safety, history, etc.
- Public Service Authority – Mr. Tuck stated the PSA discussed water rates, payment for Joinder, and offering credit to the developers installing septic systems for the Elliston Lafayette sewer system.
- Parks & Recreation – Mr. Wolz stated there was no meeting; however, the Parks and Recreation master plan accepted by Board of Supervisors on Monday.
- Radford Planning Commission – Mr. Miller stated the Radford Planning Commission has been discussing breweries.
- School Board – Mr. Katz reported Christiansburg High School had hired a new principal. The School Board discussed gender identity and expression noting considerations would be made on a case by case basis. It was reported that the SOL testing has improved for Montgomery County Schools.

- Tourism Council – Mr. Katz stated the Tourism office had opened a new secondary location on College Avenue in Blacksburg. Promotional items are being developed such as GO stickers and t-shirt designs. The tear off maps previously designed have proven to be very popular.

- Planning Director's Report – Mrs. Gibson stated staff has been busy with day to day activities. The vacant Planning Technician position closed Sunday, interviews will be held next week. Smart scale applications are due this month, and revenue sharing applications are due next month. The Prices Fork Rd. project is moving forward. VDOT is holding a meeting on October 19th at Christiansburg Middle School regarding the 114 Bridge replacement and realignment.

X. ADJOURNMENT

There being no further business the meeting was adjourned at 8:05 pm.