

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON NOVEMBER 9, 2011 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

**CALL TO ORDER:**

Mr. Haynes, Vice Chair called the meeting to order.

**DETERMINATION OF A QUORUM:**

Mr. Thum established the presence of a quorum.

Present: Ryan Thum, Secretary  
Malvin Wells, Member  
Joel Donahue, Member  
William Seitz, Member  
Frank Lau, Member  
John Tuttle, Member  
Walt Haynes, Vice-Chair  
Steve Sandy, Planning Director  
Dari Jenkins, Planning & Zoning Administrator  
Jamie MacLean, Development Planner  
Brea Hopkins, Planning & Zoning Technician

Absent: Bryan Rice, Chair  
Robert Miller, Member

**APPROVAL OF AGENDA:**

On a motion by Mr. Thum, seconded by Mr. Wells, and unanimously carried the agenda was approved.

**CONSENT AGENDA:**

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

**PUBLIC ADDRESS:**

Mr. Haynes opened the public address; however, there being no speakers the session was closed.

**PUBLIC HEARING:**

An Ordinance to renew Agricultural and Forestal District #2 (Catawba) is located approximately 0.75 miles to the northeast from the intersection of Harding Rd. (Rt. 785) and Lusters Gate (Rt. 729) and extends along Catawba Rd. (Rt. 765) for approximately 6.6 miles to the Roanoke County line. AFD 2 consists of 30 property owners and 6341 acres.

Ms. MacLean stated on October 19, 2011, Mr. Sutphin advised staff he changed his mind and wished to renew the AFD. This request was made prior to the Board of Supervisors action; therefore, an additional public hearing will need to be held. She reviewed the revised maps showing the Sutphin property that would be included in the renewal. The property currently exists within the AFD district.

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

A motion was made by Mr. Thum, seconded by Mr. Wells to recommend approval of renewing Agriculture and Forestal District 2 consisting of 32 property owners and 5,843 acres with the same terms as previously approved.

Ayes: Haynes, Thum, Donahue, Seitz, Wells, Lau, Tuttle  
Nays: None  
Abstain: None

### **OLD BUSINESS:**

### **NEW BUSINESS:**

#### H.S. Tejas Private Road (Steven Sandy)

Mr. Sandy stated the HS Tejas property was approved in September 2008 to be served by private streets. Through a boundary line adjustment an additional 36.249 acres were added to the existing 872.55 acres for a revised total acreage of 908.799 acres. The additional property borders the private road. The current request is to amend the approval to allow the additional acreage to be served by the private road. No additional lots within the proposed subdivision are being requested and all conditions of the previous approval will remain.

Mr. Neel, Gay & Neel, stated the acreage that was purchased has frontage on Reese Mountain Road. The property lies between the HS Tejas property which was included in the previous approval and the private road.

A motion was made by Mr. Wells, seconded by Mr. Lau to recommend approval of an additional 36.249 acres for a revised total acreage of 908.799 acres to be served by a private road with the previously approved conditions.

Ayes: Haynes, Thum, Donahue, Seitz, Wells, Lau, Tuttle  
Nays: None  
Abstain: None

#### Appointment of Nominating Committee (Bryan Rice)

Mr. Haynes deferred action of the nominating committee appointments until the December meeting.

### **LIAISON REPORTS:**

- Board of Supervisors- No report
- Agriculture & Forestal District- No report.

- Blacksburg Planning Commission – No report
- Christiansburg Planning Commission – No report
- Economic Development Committee- No report
- Public Service Authority – Mr. Wells reported that there was an agreement with the Town of Blacksburg to serve the athletic fields at the new school. There was discussion with the Roanoke Valley Resource Authority to accept sludge; however, the request was withdrawn. The problem with the Riner #3 well has been corrected. The Ironto water line extension is completed with the exception of the paperwork. The Exit 109 rest area along Interstate 81 has a sewer problem under the interstate. VDOT is working on the issue.
- Parks & Recreation- Mr. Thum stated the committee had a discussion regarding the budget. The football season has been wrapped up and it was noted that next year there may be a need to hire deputies to be at the games due to inappropriate behavior of adults. The potential cost is \$2000 for deputy at the Montgomery County home games. A meeting with other jurisdictions will be held to discuss the issue.
- Radford Planning Commission- No report
- School Board- No report
- Transportation Safety Committee- Mr. Wells stated there are some minor issues with secondary roads such as crumbling ditch lines. There will be tree trimming in Elliston along Big Spring Drive.
- Planning Director's Report- Mr. Sandy stated he has begun to develop the 2012 work program. Some of the items in the work program include: ordinance items such as the landscape, wind, and political sign amendments; the Lafayette area plan; continued enhancements to LDO; and applying for a grant to work with VUPS to coordinate permit issuance. If there are particular projects for discussion please notify staff. Currently staff has been working on a revenue sharing project for properties at Exit 109 to build roads. The applications have been submitted. If successful, the county will need to determine who will administer the project. There are currently several VDOT projects in the process. Recently a meeting was held in Radford regarding I81 bridge replacement near exit 105. The Route 114 widening project is going out to bid late Nov. early Dec. which includes extending the four lanes to the mall. This project will include the Huckleberry Trail Bridge. There are also plans for improvements along Route 8 at the intersection near Union Valley and Fairview Church Road.

Mr. Sandy noted that the next Planning Commission meeting will be held on December 7<sup>th</sup>, which is the first Monday of the month.

There being no further business the meeting was adjourned at 7:30 pm.