

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON AUGUST 10, 2022 IN MULTI-PURPOSE ROOM 2, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER

Chair Workman called the meeting to order at 7:00.

DETERMINATION OF A QUORUM

Ms. Wright called the roll to determine a quorum.

Present: Adam Workman, Chair
Bryan Rice, Vice-Chair
Lonnie Linkous
Robert Miller
Andrea Sharpe-Robinson
Pamela Simpkins
Trey Wolz
Sarah Bohn, Board of Supervisors Liaison

Absent: Bill Foster, Secretary
Dale Hackney

Staff: Angie Hill, Deputy County Administrator/CFO
Brea Hopkins, Planning Director
Justin D. Sanders, Senior Planner
Kimberley Wright, Planning Coordinator

APPROVAL OF AGENDA

On a motion by Mr. Miller, and seconded by Mr. Linkous, the Planning Commission unanimously approved (Mr. Hackney, Mr. Foster absent) the agenda with changes.

APPROVAL OF CONSENT AGENDA

On a motion by Mr. Miller, and seconded by Ms. Simpkins, the Planning Commission unanimously approved the Consent Agenda (Mr. Hackney and Mr. Foster absent; Rice and Wolz abstained).

PUBLIC ADDRESS

Chair Workman opened this portion of the meeting at 7:01 pm. Having no speakers, the public address portion of the meeting was closed.

WORK SESSION

On a motion by Mr. Rice, and Miller, the Planning Commission unanimously approved a motion to enter into work session (Mr. Hackney and Mr. Foster absent.

Mr. Rice, Mr. Miller open Work Session

- a. RZ-2022-00595 – Request by Roanoke Valley Holdings, LLC (Agent: Balzer and Associates) to rezone a total of 12.33 acres from Agricultural (A-1) to Multi-Family Residential (RM-1) and 20.83 acres from Agricultural (A-1) to Residential (R-3)

Mr. Sanders presented the information for the work session, including vicinity map, aerial map, school zone map, zoning map and comprehensive map.

Mr. Sanders showed examples of the types of construction that are anticipated, including amenities. Interconnectivity will be offered via a cul-de-sac, with another entrance possible to provide more access to apartments, which will be determined by VDOT.

He shared that the Town of Christiansburg will be providing water and sewer utilities; water is existing; however, sewer would have to be installed and upgraded. Mr. Sanders also noted that right and left turn lanes are being proposed from Peppers Ferry Road.

Mr. Sanders stated that the proposal is currently with the Development Review team which includes county departments, MCPS, VDOT, and will include their comments in the Planning Commission packet for the Public Hearing.

Steve Semones, Balzer and Associates, representative of the applicant, spoke and gave more information about the proposal including:

- access to adjacent properties would be provided, and that an adjacent site is currently for sale, and is zoned R2
- The proposed 1-2 bedroom apartment units are not intended to be student housing
- Identified are a few options for stormwater management, including creeks and wetlands that exist.
- 19% open space is being provided.

Mr. Semones stated that the only comment they've received from the Development Review Team is from MCPS regarding turn radius for school buses.

Mr. Rice asked about the adjacent property for sale and would "Road A" provide connectivity to that parcel; to which Mr. Semones replied that it would.

Ms. Simpkins asked if the road to the Grace Life Church is private, as there no way to exit from there.

Consensus by the Planning Commission was granted to move this application forward to public hearing in September.

- b.** SUP-2022-00589 – Request by 9DG, LLC (Agent: Foresight Design Services) for a Special Use Permit to allow a travel center on 2.6 acres currently Zoned General Business (GB).

Ms. Hopkins gave an overview of the proposed application including a vicinity map, aerial map and zoning map. She explained that a dwelling still remains on site, other buildings have been demolished.

Ms. Hopkins explained that the site is located within a UDA area, and is zoned General Business. The area has been identified as an area that can support growth.

Ms. Hopkins noted that the proposed uses included in the Special Use Permit request is a convenience store, motor fuel sales, parking for freight trucks, electric vehicle charging stations, and a full-service restaurant.

She also shared that a Traffic Impact Analysis has been completed.

John Neel, Foresight Design Services, presented additional information regarding the application.

Mr. Neel presented the zoning designations in area, as well as UDA growth area. He pointed out that more UDA growth area surrounds the property.

Mr. Neel pointed out that the site currently has six total entrances to the property from both roads, and that the proposed site changes will only offer four.

Mr. Neel gave the concept plan overview which includes a small restaurant without a drive through, and with anticipated quick serve, a sit-down breakfast style restaurant. A buffer will be provided near the identified freight truck parking. It will be a Circle K store.

Mr. Rice shared his concern about noise for the adjacent residential neighbors.

Carl Hultgren, Traffic Engineer with Grove Slade Associates, presented simulations showing anticipated traffic counts at PM peak hours on weekdays as well as when school is in session. Mr. Hultgren clarified that the illustrations are future projections, based on being two years out, including the full build of Circle K and growth

projections. He further explained the criteria set by VDOT that was used to base the simulations upon.

Mr. Miller expressed his concern that the simulation is not a good representation of what is actually going on and is concerned with the validity of the study, based on his experience living on Mud Pike.

Mr. Neel reiterated that they took actual traffic counts, during the school year, and always mid-week.

Ms. Sharpe-Robinson asked if the simulation takes into consideration the hotel that is currently being built at RU, and University growth.

Ms. Simpkins shared that she believed the counts are underestimated. Mr. Miller noted that he took exception with VDOT recommendation because they tried for years to get paint stripes and arrows, with no success.

Mr. Miller asked about how truck traffic will navigate the entrances and exits. Mr. Neel responded that trucks/traffic will be turning right off Tyler into the site and by exiting to turn left onto Mud Pike.

Ms. Hopkins asked about the current VDOT Grade of intersection, and how projections change the grade. Mr. Hultgren stated that the intersection is currently graded an A, and would remain an A. He stated that from the Southbound Approach it is currently a C, and would downgrade to D. He pointed out that a D is still a passing VDOT standard.

Mr. Miller asked if any property would have to be purchased for the expansion of right turn lane from Mud Pike. Mr. Neel responded that the expansion would utilize land from the applicant's property.

Mr. Neel stated that the engineers would look at softening the drop off from Mud Pike onto property.

Chair Workman asked what growth multiplier was used. Mr. Neel responded the VDOT standard of 1% growth over two years was used.

Ms. Simpkins noted her concern about tractor trailers getting backed up on Mud Pike, as she stated it already happens often with logging trucks.

Mr. Patel said that he has a similar store at Max Meadows and that they have a large desire to be part of community.

Mr. Patel stated that the proposed signage will not be high, but at eye level.

Mr. Rice asked about adding clear signage to direct traffic – and to specifically assist freight trucks to avoid missing their entrance.

Ms. Sharpe-Robinson asked about the location of store and dumpster and whether the 26' between dumpster and grass is safe. Mr. Neel stated that the space is compressed so that trucks can't fit. It will be enclosed dumpster space.

Mr. Miller asked about people using the site as cut-throughs. Mr. Neel said he believes the placement of the truck fuel center would prohibit cut-throughs.

Ms. Simpkins asked about the buffer that would be required, and what would work to shield the surrounding residential properties from sound and lights.

Ms. Hopkins responded that a Type 3 Buffer is required per Montgomery County Ordinance and will be detailed on revised application.

Ms. Sharpe-Robinson asked about the other surrounding properties that are currently zoned General Business, and if Ms. Hopkins can pull those Rezoning applications to see what those were for. Development of those could affect traffic counts.

There was a consensus among members of the Planning Commission to move the application forward for public hearing in September.

c. Transportation Plan Update

Mr. Sanders stated that staff continued to work on the Transportation Plan Update with EPR and Clark-Nexson.

He noted that staff receives two chapters at a time from consultant, makes edits, sends back, and then receives two fresh new chapters. Six chapters have been completed. Staff hopes that the information will be ready to present to the Planning Commission at the October or November meeting.

Ms. Hopkins noted that VDOT will have to review, which will need to be finished before scheduling for public hearing. Mr. Sanders shared that staff is very happy with EPR product and looks forward to sharing the findings with the Commission.

With there being no questions from the Planning Commission, Chair Workman thanked Mr. Sanders for the update.

On a motion made by Mr. Miller, seconded by Mr. Rice, and passed unanimously (Foster and Hackney absent), the Commission exited work session.

OLD BUSINESS

None

NEW BUSINESS

Mr. Miller congratulated Ms. Hopkins on her recent promotion to Planning Director, and asked about Village Plans. Ms. Hopkins responded that Village Plans have stalled, with staff focused on the Transportation Plan. She shared that staff hopes to include the Village Plans in an RFP in January.

LIAISON REPORTS

Assistant County Administrator – Angie Hill, on behalf of the County Administration, expressed how very happy they are to have Ms. Hopkins as the new Planning & GIS Director. She stated that three candidates were interviewed, and that Mrs. Hopkins was right choice. She is very pleased that Ms. Hopkins has accepted the offer; and stated that now Planning & GIS has more time to focus on Village Plans, once fully staffed.

Board of Supervisors –Supervisor Bohn shared that the last few Board of Supervisors meetings have been short. She noted that the Arbors rezoning application was passed by the Board of Supervisors at their most recent meeting. Ms. Hopkins added that the Short-Term Rental and lodging text amendments were also recently passed by the Board of Supervisors.

Public Service Authority – No report.

Blacksburg Planning Commission – No report.

Christiansburg Planning Commission – Last several meetings have been canceled, no report.

Radford Planning Commission – Mr. Sanders shared that Radford is currently undergoing a feasibility study for a transit center.

Tourism Council – No report.

Parks and Recreation – No report.

Planning Director's Report – Ms. Hopkins stated that staff have interviews scheduled tomorrow for the vacant GIS Analyst position. She also shared that applications for the vacant Planner position have been submitted and that interviews will be arranged soon. Ms. Hopkins stated that the Zoning Administrator position has been advertised, and will

close on August 30. Ms. Hopkins also shared that Smart Scale applications have been submitted, which include two projects. Virginia Tech also submitted a Smart Scale project through the County.

ADJOURNMENT

With no additional business, Chair Workman adjourned the meeting at 8:39 p.m.