

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON JULY 20, 2022 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER

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

DETERMINATION OF A QUORUM

Mr. Sanders called the roll to determine a quorum.

Present: Adam Workman, Chair
Bill Foster, Secretary
Lonnie Linkous
Robert Miller
Andrea Sharpe-Robinson
Pamela Simpkins
Todd King, Board of Supervisors Liaison

Absent: Dale Hackney
Bryan Rice, Vice-Chair
Trey Wolz

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

APPROVAL OF AGENDA

On a motion by Mr. Foster, and seconded by Mr. Linkous, the Planning Commission unanimously approved (Mr. Hackney, Mr. Miller, Mr. Rice, and Mr. Wolz absent) the agenda as presented.

APPROVAL OF CONSENT AGENDA

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

Mr. Miller joined the meeting at 7:04 p.m.

PUBLIC HEARING

A request by The Arbors of Blacksburg, LLC (Agent: Balzer and Associates) to rezone a total of 2.51 acres from General Business (GB) to Multi-Family Residential (RM-1) with proffered conditions to support the development of six (6) additional multi-family apartment units. The property is located at 785 Triangle Street, southwest of the intersection of Triangle Street and South Main Street (US 460 Business), Blacksburg. The property consists of two parcels, further identified as Tax Map 067-A 74 (Parcel ID: 007051), 2.484 acres, and Tax Map 067-A 74B (Parcel ID: 009659), 0.10 acres, in the Prices Fork Magisterial District. The property lies in an area designated as an Urban Development Area in the 2025 Montgomery County Comprehensive Plan.

Ms. Hopkins provided an overview of the application for rezoning. The applicant seeks to rezone a total of 2.584 acres from GB General Business to RM-1 Multifamily Residential to support conversion of the existing public laundromat into 6 studio apartments.

Ms. Hopkins shared the aerial and vicinity maps for the project, indicating the site's position in the central part of the County between the Towns of Blacksburg and Christiansburg. Ms. Hopkins then provided background on the project, noting that the property was originally constructed as a motel and was later converted to apartments. The existing property consists of a mixture of studio, one bedroom, and three-bedroom apartments catering to business professionals and single families. An existing laundromat is shared by the tenants and the general public.

She shared that the existing use for multi-family housing is a legally nonconforming use, as the use predated the current Zoning Ordinance, causing an incongruity in the zoning district and use. The expansion of the existing use required an approved rezoning.

Ms. Hopkins shared additional details regarding the application, which would see the existing public laundromat converted into 6 studio apartments, a smaller laundry area for tenants only, and small exercise room. The applicants propose closure of the existing entrance onto US 460 Business from the parking area, and reconfiguring the existing parking area. She then showed photographs showing the existing site and conditions on the property, as well as the concept plan submitted by the applicant showing the proposed changes to the parking area. Ms. Hopkins also presented the architectural drawings showing the floor plan for the renovated space, housing the six new units, laundry and exercise facilities.

Ms. Hopkins then outlined the potential impacts of the proposed project. Minimal changes to traffic are anticipated due to the rezoning and addition of the new studio units. The use would generate approximately 44 additional vehicle trips per day, but would be offset by the decrease in traffic associated with closing the laundromat to the

public. Ms. Hopkins noted that the closure of the parking lot entrance onto US 460 Business would improve safety along the corridor. She noted that VDOT took no exception to the proposed rezoning and that final review of the parking area would be addressed during the site plan review.

She noted that the site is currently served by public water provided by the Town of Blacksburg and public sewer provided by the Public Service Authority. New water taps for the project will be provided by the Town of Blacksburg, and no new sewer taps will be required. Ms. Hopkins noted that the closure of the existing commercial laundromat will actually result in a net decrease in consumption of water and sewer on the site.

Ms. Hopkins shared that the property does not lie within a FEMA designated flood zone and that environmental impacts were minimal. She shared that the closure of the parking lot entrance on US 460 Business would remove impervious surface on the site, and that a full erosion and sediment control impact review would be conducted during the site plan review. Ms. Hopkins also noted that Montgomery County Public Schools were provided an opportunity to evaluate the application for potential impacts on the school system, but found limited impact due to the small number and type of units.

Ms. Hopkins then shared that the site lies in an area designated as an Urban Development Area in the Comprehensive Plan. She noted that Urban Development areas are areas of the County which are the targets for growth and development within the County. She shared that the location, connection to public utilities, and adequate and safe road access met all the required criteria for rezoning, and addressed a need for additional affordable housing units in the County.

Detailing staff's analysis of the proposed rezoning, Ms. Hopkins shared that the rezoning would bring an existing non-conforming use into compliance with the Zoning Ordinance, aligning the zoning district to the use of the property. She noted that the existing infrastructure supports the proposed site changes, and that the development was consistent with that seen in the two towns with minimal impacts. She stated that staff recommended approval of the proposed rezoning with the proffered conditions

Chair Workman thanked Ms. Hopkins for the presentation and asked members of the Commission if they had any questions for staff. Seeing no questions, Mr. Workman invited the applicant's agent, Steve Semones from Balzer and Associates, to share any additional information for the application.

Mr. Semones provided a brief overview of the project, and thanked staff for their thorough presentation. Mr. Semones noted that the applicant, Mr. Sayers, was also present to answer any questions. Chair Workman then opened the floor for any questions for Mr. Semones.

Mr. Foster asked the occupancy rate of the current apartments. Mr. Sayers noted that the occupancy rate was around 94%. Mr. Foster then shared concerns regarding future development off Triangle Street, and the misalignment of the turning lanes/crossover for US 460 Business. Mr. Semones noted that in conversations with VDOT, that this intersection would likely require improvements for future redevelopments. However, VDOT has not objected to the project being proposed as part of this rezoning request.

With no additional questions from the Commission, Chair Workman thanked Mr. Semones and Mr. Sayers for their information and time.

Chair Workman then opened the public hearing at 7:17 p.m. Seeing no speakers, Chair Workman closed the public hearing.

On a motion made by Mr. Miller, seconded by Mr. Foster, and carried unanimously (Hackney, Rice, and Wolz absent), the Planning Commission recommended approval to of the request by the Arbors of Blacksburg to rezone a total of 2.51 acres from GB General Business to RM-1 Multi-Family Residential, with the following proffered conditions:

- 1) Property shall be developed in general conformance with the master plan by Balzer and Associates, Inc. depicted on Sheet Z2 dated June 1, 2022.
- 2) The property shall only be utilized for residential use

PUBLIC ADDRESS

Chair Workman opened this portion of the meeting at 7:19 pm. Having no speakers, the public address portion of the meeting was closed.

OLD BUSINESS

None

NEW BUSINESS

Preserve at Walnut Springs Major Subdivision Plat, Section 1

Mr. Sanders presented the Major Subdivision Plat for Section 1 of the Preserve at Walnut Springs for consideration by the Planning Commission. Mr. Sanders provided an overview of the process for the Commission's review of major subdivision plats, noting that plats cannot be considered by the Commission and the Board until the site plan for the project has been approved by County staff. He noted that the site plan for the project had been approved, and that the developer has chosen to pursue plat approval in phases. The first phase plat consists of 25 single-family lots near the site entrance

from Price's Fork Road. Mr. Sanders stated that staff had reviewed the plat for compliance with the subdivision and zoning ordinances, and ensured that the plat was in alignment with the approved site plan. The proposed plat includes 39.261 acres of dedicated open space and 9.638 acres of public right-of-way.

Mr. Sanders noted that the plat must satisfy all staff review comments prior to being reviewed by the Board of Supervisors.

Ms. Sharpe-Robinson inquired about the entrance to the subdivision, and why a second point of access was not provided. Mr. Sanders noted that the development entrance was approved as part of the rezoning for the property in 2019.

Seeing no further questions from the Commission, Chair Workman thanked Mr. Sanders for the information regarding the plat.

On a motion made by Mr. Miller, seconded by Mr. Foster, and carried unanimously (Hackney, Rice, and Wolz absent), the Planning Commission recommended approval of the Major Subdivision Plat for the Preserve at Walnut Springs, Section 1 with the following conditions:

1. The County Attorney shall review and approve the private covenants and stormwater maintenance agreement.
2. All review comments must be satisfied before the plat may be acted upon by the Board of Supervisors

Upcoming Public Hearing

SUP-2022-00589 - A request by **9DG, LLC** (Agent: Foresight Design Services) for a Special Use Permit to allow a travel center, as defined in the Zoning Ordinance, on 2.6 acres currently zoned General Business (GB). The property is located at 2500 Tyler Road, east of the intersection of Mud Pike Road (State Route 600) and Tyler Road (US Route 177), Christiansburg. The property is further identified as Tax Map 104-A 36 (Parcel ID: 016517), 2.60 acres, in the Riner Magisterial District. The property lies in an area designated as an Urban Development Area in the 2025 Montgomery County Comprehensive Plan.

Mr. Sanders gave a brief overview of the upcoming application which requests approval of a travel center to be constructed on 2.6 acres, located at the intersection of Tyler Road and Mud Pike Road. Mr. Sanders provided an overview of the concept plan, showing the location of the convenience store, automobile fuel sales, commercial truck fuel sales, and a proposed restaurant on the property.

Consent was granted to proceed with a Public Hearing for the August 10 Planning Commission meeting.

LIAISON REPORTS

Board of Supervisors – In Supervisor Bohn’s absence, Ms. Hopkins shared that the Board had recently approved the Special Use Permit for Crab Creek Nutrient Bank at their previous meeting. She also shared that the Board would be voting on the changes to short-term rentals and lodging at their next meeting, following the request for additional information from staff to address citizen concerns.

Public Service Authority – No report.

Blacksburg Planning Commission – No report.

Christiansburg Planning Commission – Mr. Sanders shared that the past several meetings of the Commission had been cancelled due to a lack of applications for review.

Radford Planning Commission – No report.

Tourism Council – No report.

Parks and Recreation – Chair Workman reported that Parks and Recreation Professionals Day was recently celebrated.

Interim Planning Director’s Report – Ms. Hopkins provided an update on the status of the Smart Scale applications being submitted by the County to VDOT. She noted that the applications would be submitted on August 1. Ms. Hopkins also shared that staff continues to work on the Transportation Plan draft with the consulting team and would be bringing additional information to the Commission later in the Fall for review.

Ms. Hopkins also shared some updates on staff in the department. She noted that the Board of Supervisors recently had approved a Compensation and Classification Study of the entire County, which resulted in some changes within Planning and GIS positions. She shared that as of July 1, Mr. Sanders had been promoted to Senior Planner and that the vacant Development Planner position was reclassified as a Planner I position. This position, along with the GIS Analyst position are currently being advertised, with the hopes of having a qualified pool of applicants to interview in August.

ADJOURNMENT

With no additional business, Chair Workman adjourned the meeting at 7:37 p.m.