

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON JUNE 15, 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

Ms. Wright called the roll to determine a quorum.

Present: Adam Workman, Chair
Bryan Rice, Vice-Chair
Bill Foster
Lonnie Linkous
Robert Miller
Trey Wolz
Sarah Bohn, Board of Supervisors Liaison

Absent: Coy Allen, Secretary
Dale Hackney
Andrea Sharpe-Robinson

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

APPROVAL OF AGENDA

On a motion by Mr. Foster, and seconded by Mr. Miller, the Planning Commission unanimously approved (Dr. Allen, Mr. Hackney, Ms. Sharpe-Robinson absent) the agenda with the addition of Discussion for Secretary under New Business.

APPROVAL OF CONSENT AGENDA

On a motion by Mr. Wolz, and seconded by Mr. Foster, the Planning Commission approved (6-0) the consent agenda as presented. Mr. Rice abstained.

PUBLIC HEARING

A request by **Mountain Vista Land & Livestock, LLC** (Agent: Jon Roller) for a Special Use Permit (SUP) to allow expansion of an existing stream nutrient bank to

encompass approximately 19.75 acres of the 119.02 acre site. The proposed use is defined as mitigation bank under the Zoning Ordinance, which is permitted in A-1 Agricultural District only by a Special Use Permit. The property is located at 600 Switchback Road, Christiansburg, and consists of 119.02 acres bounded by 2668 feet of frontage on Crab Creek Road (Rte 660) on the south, 811 feet of frontage on Switchback Road (Rte 719) on the west, and 4990 feet of frontage along the Norfolk Southern Railroad to the east. The property is further identified as Tax Maps 077-A 90 (Parcel ID: 002364), 64.4 acres and 077-A 91 (Parcel ID: 002363), 55.502 acres, both zoned Agricultural (A-1) in the Riner Magisterial District. The property currently lies in an area designated as Rural in the 2025 Comprehensive Plan.

Mr. Sanders presented the information for the application for the Special Use Permit request including site aerials and vicinity maps. The property consists of two separate parcels with an existing stream nutrient bank that was created in 2017. All credits from the 14.81 bank have been sold. This portion of the nutrient bank is considered legally nonconforming, as the mitigation bank text amendment was adopted in 2021.

The expansion request would add approximately five additional acres to the project area, and restore 4,000 linear feet of Crab Creek and surrounding buffer area, increasing the number of credits available for sale throughout the watershed, and will help to preserve the existing viewshed and open space.

Mr. Sanders presented photos of the existing site as well as drone footage of the site showing thick vegetation along the creek, some native. The creek is prone to flooding.

Mr. Sanders extended appreciation to Becky Hertling in the Public Information Office, for going to the site with him to capture the drone footage.

The Nutrient bank will not be visible from the road and the entire 119 acres will be protected in perpetuity by a Deed of Restrictions.

There will be a section that will not be improved, as it is deemed not improvable nor suitable. Improvements will include stabilization to ensure sediment isn't going in to stream, and will introduce native plants to help with stabilization as well. Some banks will be widened to improve waterflow.

Traffic impacts will be minimal as small equipment and machinery will be used for the improvements and no new roads or entrances are proposed. The site will not be open to the public. VDOT took no exception to the project.

The project will assist in mitigating flood hazards, increase precipitation infiltration into soils and aid in groundwater recharge and will generate income for the property owner as a working farm.

By preserving and managing natural resources, establishing green spaces, promoting wildlife habitats and private open space, as well as enhancing the quality of streams and rivers while minimizing flooding, staff believes that the Comprehensive Plan supports approval of this Special Use Permit.

Mr. Sanders explained that projects like this allow offset of development impacts while allowing the property owner to generate income.

Adjoining property owners were notified in accordance with the Code of Virginia. Three inquiries were received from the public prior to the public hearing seeking additional information, all were supportive of the proposal after given more information by staff.

Chair Workman opened the public hearing.

There being no comments, Chair Workman closed the public hearing.

On a motion made by Mr. Miller, seconded by Mr. Foster, and carried (6-0), the Planning Commission recommended approval to the Board of Supervisors of the Special Use Permit to allow expansion of an existing stream nutrient bank for Mountain Vista Land & Livestock, LLC, with the following conditions:

1. Site shall be developed in general conformance with the plans entitled "Crab Creek Vista Nutrient Bank" dated February 25, 2022.
2. All permits from other agencies must be provided to the Zoning Administrator prior to approval of the required site plan and issuance of subsequent County permits.

PUBLIC ADDRESS

Chair Workman opened this portion of the meeting at 7:18 pm. Having no speakers, the public address portion of the meeting was closed.

OLD BUSINESS

None

NEW BUSINESS

Resolution of Appreciation – Dr. Coy Allen

RESOLUTION OF APPRECIATION

WHEREAS, Dr. Irving Coy Allen has provided dedicated and distinguished service to the people of Montgomery County as a member of the Montgomery County Planning Commission from 2013 to 2022; and

WHEREAS, Dr. Allen has provided leadership while serving as Chair (2018-2020) and Secretary (2016-2018 and 2022-Present) of the Planning Commission; and

WHEREAS, Dr. Allen's commitment to better planning is evidenced by his service as liaison to the Blacksburg Planning Commission, and by his completion of the Certified Planning Commissioner Training Program; and

WHEREAS, the wise counsel of Dr. Allen has always been for the betterment of the citizens of Montgomery County;

NOW THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Commission hereby expresses its appreciation to Dr. Irving Coy Allen for nine (9) years of outstanding service to the people of Montgomery County.

Upcoming Public Hearing-

RZ-2022-00584 - 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 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.

Mr. Sanders gave a brief overview of the upcoming application which consists of constructing six units in existing laundry mat, and constructing laundry/fitness area to be utilized by residents only. The site is located in Urban Development Area, which supports the rezoning.

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

Appointment of New Planning Commission Secretary

Chair Workman entertained a motion for suggestions. Mr. Foster volunteered to serve as the Secretary. Mr. Rice presented the motion, Mr. Wolz seconded the motion, which was unanimously approved.

LIAISON REPORTS

Board of Supervisors – Supervisor Bohn shared that the last meeting was on Monday. The short-term rental text amendment decision was tabled due to concerns from a citizen. Montgomery County Public Schools presented Fiscal Year 2023 budget update; the MCPS Operational Manager has resigned, and the School Board are currently seeking to replace the Operational Manager as well as the Superintendent. The County Comp and Class study was presented. Salary adjustments will be made for some positions that have been identified as needed. The Voter Registrar will be moving to a site near Food Lion on North Franklin. The Board of Supervisors presented a Resolution of Appreciation to Nick Rush for all his hard work in Montgomery County. Special Use Permits were approved for both Ricon and the Contractor’s Storage Yard in Riner. A joint meeting was held with the Town of Blacksburg for funding for the Community Housing Partners development. CHP will manage the process, which should help provide affordable housing.

Public Service Authority – The most recent meeting was very short, and there is nothing new to report.

Blacksburg Planning Commission – No report.

Christiansburg Planning Commission – No report.

Radford Planning Commission – No report.

Tourism Council – Mr. Miller has not received any correspondence from them lately, but understands they have a new home.

Parks and Recreation – Chair Workman reported that in May, the Parks & Recreation Department has received funding for Riner Park for 2023. Lighting will be installed in Creed Fields and Riner Park

Interim Planning Director’s Report – Ms. Hopkins spoke about the short-term rental concerns that were brought up by a citizen at the most recent Board of Supervisor’s Meeting. The citizen interpreted that the requirement of having phone service meant a landline would be required; staff will clarify - minor tweaks will not need to be re-advertised or presented to Planning Commission again. Ms. Hopkins congratulated Mr. Linkous for completing the Certified Planning Commissioner program. The Board of Supervisors has appointed a new Planning Commission member, and she may be at the next month’s meeting. Ingrid Mans, GIS Analyst, has accepted another position with the

Town of Blacksburg, and will be leaving out Department at the end of the month. Staff wishes her well in her new, supervisory position; the vacancy will be advertised within the next few weeks.

ADJOURNMENT

With no additional business, Chair Workman adjourned the meeting at 7:32 p.m.