

I. CALL TO ORDER

II. DETERMINATION OF A QUORUM

III. APPROVAL OF AGENDA

IV. PUBLIC HEARINGS

- a. RZ-2023-00721 - A request by Shah Development, LLC (Agent: Foresight Design Services) to amend the proffered conditions and approved concept plan of the rezoning of the Preserve at Walnut Springs Major Subdivision, originally approved by the Board of Supervisors on March 11, 2019. The proposed amendments would allow for the construction of single-family attached dwellings (townhomes) and multi-family residential dwellings (apartments) in an area of the development previously approved for the construction of multi-family residential dwellings (apartments) only. The proposed amendments also increase the maximum allowed number of single-family attached dwellings (townhomes) in the development from one-hundred fifty-four (154) units to two hundred nine (209) units, and decrease the maximum allowed number of multi-family residential dwellings (apartments) from one hundred eight (108) units to eighty-four (84) units. The proposed amendments would maintain the previously approved overall density of 2.185 units per acre. The property is located off of Price's Fork Road (State Route 685), approximately 0.34 miles west of the intersection of Stratford View Drive (State Route 1145). The property is further identified as Tax Map Numbers 052-A-32, 52-1-20, 52-A-4A, and 52-A-1A (Parcel IDs: 017474, 160511, 280553, and 280550), totaling 124.665 acres, currently zoned Planned Unit Development – Residential (PUD-RES) in the Price's Fork Magisterial District. The property lies in an area designated as Village Expansion in the 2025 Montgomery County Comprehensive Plan, and is further identified as Low-Density Residential in the Price's Fork Village Plan.

- b. SUP-2023-00718 - A request by Harvey Morris & Susan R. Cochran for a Special Use Permit (SUP) to allow a Contractor's Storage Yard within the A-1, Agricultural Zoning District. The property is located at the end of Rustic Trail (Private Rd) which intersects with Peppers Ferry Road (St. Rt. 114). The property is further identified as Tax Map 076-1 8 (Parcel ID: 018773), 37.220 acres, zoned Agricultural (A-1) in the Riner Magisterial District. The property currently lies in an area designated as Rural in the 2025 Comprehensive Plan.

V. PUBLIC ADDRESS

VI. WORK SESSION

- a. RZ-2023-00674 – A request by Shah Development, LLC to rezone property from C-1 Conservation and M-1 Manufacturing to RM-1 Multi-Family Residential to allow the construction of up to 199 townhomes on Houchins Road
- b. SUP-2023-00733 – A request by DW, LLC for a Special Use Permit to allow a Rubble Landfill on property located off Brammer Lane
- c. SUP-2023-00732- A request by Mayapplings, LLC for a Special Use Permit to allow a Child Care Center (daycare) on property located at 2895 Old Fort Road
- d. Solar Energy Systems Comprehensive Plan and Zoning Ordinance Amendments

VII. OLD BUSINESS

VIII. NEW BUSINESS

- a. Appointment of Nominating Committee for 2024 Officer Elections

IX. LIAISON REPORTS

- Board of Supervisors – Sara Bohn
- Public Service Authority – Sara Bohn
- Blacksburg Planning Commission – Andrea Sharpe-Robinson
- Christiansburg Planning Commission – Bryan Rice
- Radford Planning Commission – Pam Simpkins
- Tourism Council – Bob Miller
- Parks and Recreation – Adam Workman
- Planning Director’s Report – Brea Hopkins

X. ADJOURNMENT

UPCOMING MEETING DATES

November 8, 2023	Regular Meeting/Public Hearing	7:00 PM
November 13, 2023	Called Meeting/Public Hearing (tentative)	7:00 PM
December 13, 2023	Regular Meeting/Public Hearing	7:00 PM