

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON FEBRUARY 15, 2023 IN THE BOARD OF SUPERVISORS MEETING 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
Lonnie Linkous
Robert Miller
Andrea Sharpe-Robinson
Pamela Simpkins
Trey Wolz
Sarah Bohn, Board of Supervisors Liaison

Absent: Bill Foster, Secretary

Staff: Brea Hopkins, Planning Director
Jude Cochran, Planning and Zoning Administrator
Justin D. Sanders, Senior Planner
Kimberley Wright, Planner I

APPROVAL OF AGENDA

On a motion by Mr. Miller, and seconded by Mr. Wolz, the Planning Commission unanimously approved the agenda, with addition of determination of Radford Planning Commission liaison.

APPROVAL OF CONSENT AGENDA

On a motion by Mr. Kroll, and seconded by Mr. Miller, the Planning Commission unanimously approved the consent agenda, comprised of the December 14, 2022 Meeting Minutes with amendment, and January 11, 2023 Meeting Minutes (Simpkins abstained), with no changes.

PUBLIC HEARINGS

RZ-2023-00637 - A request by Eagle Construction of Virginia (Agent: Foresight Design Services) to rezone property identified as Tax Map 52-A-31 (Parcel ID: 017484), totaling

1.35 acres in the Price's Fork Magisterial District. The applicant requests a rezoning with proffered conditions of 1.35 acres from Agricultural (A-1) to Residential (R3) to support the subdivision of the property into two (2) lots for the construction of single-family dwellings. The subject property is addressed as 3940 Price's Fork Road, and is located approximately 0.27 miles west of the intersection of Price's Fork Road (State Route 685) and Stafford View Drive (State Route 1145) and 0.45 miles east of the intersection of Price's Fork Road and Brookfield Road (State Route 654). The property lies in an area designated as Village Expansion in the 2025 Montgomery County Comprehensive Plan and is further designated as Low Density Residential in the Price's Fork Village Plan.

Mr. Sanders presented the application, maps, and photographs of the site. Mr. Sanders explained the nature of the request to rezone the property from Agricultural (A-1) to the underlying zoning of the associated Preserve at Walnut Springs Subdivision of Residential (R3), with the purpose to divide the property into two lots for the purpose of constructing a single-family dwelling on the new lot. A dwelling is already being constructed on one side of the lot.

Mr. Sanders noted that impacts to the site are minimal as the site utilizes existing infrastructure. Montgomery County Public Schools had no comment. The request is consistent with existing development patterns found within the Village, and meets a number of the Planning and Land Use goals for Village Expansion as outlined in the 2025 Montgomery County Comprehensive Plan.

Staff recommends approval of the Rezoning request, with conditions.

All notification requirements were met in accordance with Code of Virginia.

No inquiries were received by staff regarding this request.

Ms. Sharpe-Robinson asked if sidewalks were required, to which staff responded that it is not required in a minor subdivision of property.

Chair Workman opened the public hearing.

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

A motion was made by Mr. Rice, seconded by Ms. Sharpe-Robinson, and approved (8-0, Foster absent); recommending approval of the request by Eagle Construction of Virginia to rezone, with proffers, property identified as Tax Map 52-A-31 (Parcel ID: 017484) totaling 1.35 acres in the Prices Fork Magisterial District, from Agricultural (A-1) to Residential (R3) to support the subdivision of the property into two (2) lots for the construction of single-family dwellings, with the following condition:

1. The property shall be developed in general conformance with the concept plan prepared by Foresight Design Services entitled "3940 Prices Fork Road Tax Parcel 52-A-31 Rezoning" dated December 15, 2022.

RZ-2022-00611- A request by Lisa W. Pendleton and Tina M. Wells (Agent: CESO, Inc.) to rezone 32.963 total acres from Agricultural (A1) to General Business (GB) to allow the property owner to request a Special Use Permit (SUP) to construct a travel center on 32.963 acres. The property is located at 5241 North Fork Road, Elliston, at the intersection of North Fork Road (State Route 603) and Pedlar Road (State Route 635).

AND

A request by Lisa W. Pendleton and Tina M. Wells (Agent: CESO, Inc.) for a Special Use Permit (SUP) to allow for the construction of a travel center on 32.963 total acres. The use is defined as "travel center" in the Zoning Ordinance, and is permitted in the General Business (GB) Zoning District only by Special Use Permit.

AND

A request by Lisa W. Pendleton and Tina M. Wells (Agent: CESO, Inc.) for a Special Use Permit (SUP) to allow a comprehensive sign plan pursuant to Section 10-45(a)(3)e of the County Zoning Ordinance for a travel center that exceeds the maximum number of allowed signs, maximum allowed height of signs, and maximum allowed square footage for total signage on the subject property. The comprehensive sign package proposed by the applicant requests the placement of three (3) freestanding signs on the property, exceeding the maximum of two (2) freestanding signs allowed on the subject property. The requested free-standing signs consist of the following: a high-rise sign with a proposed height of one hundred ninety (190) feet, exceeding the maximum allowed height of forty (40) feet; a street sign with a proposed height of twenty-five (25) feet, exceeding the maximum allowed height of twelve (12) feet; and an additional freestanding sign with a proposed height of twenty (20) feet, exceeding the maximum allowed height of twelve (12) feet. The comprehensive sign package proposed by the applicant would also exceed the maximum allowed square footage for total signage on the subject property. The applicant proposes a high-rise sign consisting of a total of 1167.88 square feet of signage, comprised of 5 individual signs, exceeding the maximum allowed square footage of five-hundred (500) square feet and four (4) individual signs permitted by the Zoning Ordinance. The comprehensive sign package also proposes a total of 1401.23 square feet of signage, consisting of wall, canopy, and other signage, exceeding the maximum allowed square footage of one hundred-eighty (180) square feet on the subject parcel.

The property in the requests detailed above is further identified as Tax Maps 046-A 10 (Parcel ID: 015768), 1.8 acres, and 046-A 11 (Parcel ID: 015769), 31.163 acres, both zoned A-1 Agricultural in the Shawsville Magisterial District. The property currently lies in an area designated as Village Expansion in the 2025 Montgomery County Comprehensive Plan, and is further designed as Mixed Use in the Elliston-Lafayette Village Plan.

Mr. Sanders presented the Rezoning and Special Use Permit requests, with maps, and photographs of the site.

Part one of the request is to rezone 32.963 acres to General Business, with no proffered conditions, which means the Commission should consider all possible uses within the General Business District.

The use of Travel Center was added in the Zoning Ordinance, as a use by Special Use Permit, in 2020.

Elements of the proposed Travel Center include:

- A 10,200 square foot convenience store, with a 3,020 square foot attached fast-service restaurant.
- A 12,670 square foot tire shop and service center
- A 4,800 square foot truck wash facility
- Fuel sales for automobiles and commercial tractor trailer
- A fenced dog park
- Truck scales/weigh area
- 172 total parking spaces
- 82 standard parking spaces (78 standard and 4 ADA accessible spaces)
- 11 parking spaces for recreational vehicles
- 79 truck parking spaces, providing available overnight parking

The applicant conducted a Traffic Impact Study, evaluating the impacts on North Fork Road, with the development and five years after construction of the project. North Fork Road has a current ADT of 1,100 trips per day, with an existing service level of "B" at stop-controlled intersections. Full buildout of the Love's development is estimated to generate 6,736 trips per day on a typical weekday (3,368 inbound and outbound). The ADT along Interstate 81 is 51,000 trips per day, this development would not alter the ADT along Interstate 81.

The Traffic Impact Analysis (TIA) indicated that a right-turn lane consisting of a proposed 200-foot storage lane and 200-foot taper is warranted for the project heading eastbound on North Fork Road. The TIA did not find that a left turn lane was warranted for the project on westbound North Fork Road. At full build-out, the stop-controlled intersections would operate at a level "C" of service.

The site is currently served by PSA with water and sewer, and no improvements to the current system would be needed to accommodate the increased usage. An existing line may need to be relocated to accommodate the new right turn lane.

A portion of the site lie within FEMA Zone AE, abutting the North Fork of the Roanoke River. No structures are proposed in FEMA Zone AE, however truck parking is located in this area.

Total lot coverage is proposed at 43%, which is substantially under the allowed 85% lot coverage in the GB Zoning District.

The existing vegetative buffer area will be maintained, landscaping is proposed for areas at the site. A full review of all erosion and sediment control, stormwater, and landscape standards will be conducted during the site plan review.

The proposed use transforms the vacant site into a 24-hour-a-day, 7-day-per-week business use, resulting in a substantial increase in noise. Vegetative buffer and landscaping will help mitigate noise. The site proposal includes lighting, which will be required to meet Dark Sky Friendly standards.

The property is located in a Village Expansion area, and further identified as Mixed Use in the Elliston/Lafayette Village Plan. The proposed rezoning request meets a number of the Planning and Land Use goals for Village Expansion as outlined in the 2025 Montgomery County Comprehensive Plan. The proposed rezoning and Special Use Permit provide a commercial resource to the Elliston/Lafayette Village while not impacting the historic core of the district.

The proposed zoning classification is compatible with surrounding zoning and land uses, staff feels that the proposed use is one of the most intensive possible uses for the site in this classification, but that impacts analyzed would be comparable or less intensive than the use proposed by the Special Use Permit. Staff recognizes there is a shortage of travel centers along this area of I-81, as parking of tractor trailers along the interstate, exit/entrance ramps, etc. has become an increasing problem. The proposed use could work to alleviate some of these concerns.

Staff recommends approval of the request to rezone the parcel from Agricultural (A1) to General Business. Staff further recommends approval of the Special Use Permit to construct a travel center, with conditions.

Staff has received several inquiries regarding this request. All notification requirements were met in accordance with Code of Virginia.

Mr. Kroll asked if the TIA identified any response from VDOT, and if they have responded based on the TIA. Mr. Kroll feels like there could be queuing issue with trucks trying to get off of I-81 South. Mr. Sanders deferred answering questions about the TIA to the applicant, he further explained that VDOT has expressed no issue with the rezoning or Special Use Permit requests.

Mr. Kroll explained that he is very supportive of this project, in proximity to interchange, but does have concerns with traffic and environmental issues. Mr. Kroll questions if the fencing along the perimeter is sufficient to help catch litter and asked if the applicant would please consider adjusting fencing to catch litter. Mr. Kroll is concerned that there is not enough fence around the project to efficiently catch any wind-blown litter.

Mr. Kroll asked about wastewater that will enter the PSA treatment facility, and is concerned about the truck wash in particular, and the possibility of washing tankers or vessels on trucks, opening up large opportunity for inadvertent discharges going to plant, affecting water quality down the stream and drinking water. Mr. Sanders referred to Rick Shuffield from Love's to answer that question.

Ms. Simpkins asked if there is only one entrance proposed, to which staff responded that yes, one entrance is what VDOT determined was safe and adequate.

Ms. Simpkins asked about the entrance at the existing travel center, staff explained that the site is a legal, non-conforming use, and would not meet today's standards. Mr. Sanders responded that the entrance will be clearly marked as entrance and exit.

Ms. Simpkins also asked about the highly intense use for this parcel, and stated we she felt that the use was in conflict with the Planning & Land Use goals, and should be designed to complement and augment historic character. She stated that this use bringing new development and expansion area should be an organic expansion. She encouraged the Planning Commission to keep that in mind when considering tonight's recommendation.

Mr. Sanders explained that the site is not within the core of the village, but in an expansion area, in close proximity to Interstate 8. He noted that the Board of Supervisors and Planning Commission were very careful in considering what the radius from the Interstate interchange would be when considering the Zoning Ordinance amendment allowing travel centers, weighing the impact to villages as part of that discussion.

Mr. Kroll expressed concerns about vehicular movements, and where automobiles with dogs would park to utilize the dog park, since RV parking is designated next to the dog park.

Mr. Shuffield responded that RV parking is a relatively new addition to locations, and that he is unaware of any problems, and are not anticipating any problems, as there are several designed like this.

Mr. Shuffield responded to an earlier question regarding VDOT's response stating that VDOT did review the TIA based on the scoping letter, and cannot say positively if queuing is specifically addressed, but it would be highly unusual if it had not been reviewed and considered.

Mr. Shuffield responded to the question about truck washing – washouts of vessels will not be allowed, only exterior washing of trucks and trailers. Mr. Kroll would like to add that vessel wash outs be prohibited in the conditions of the SUP.

Ms. Sharpe-Robinson asked about waste tanks, RV dump stations will be provided, which will be locked and controlled by employees.

Mr. Rice asked how often do trucks leave the site? Mr. Shuffield responded that on average, it varies, numbers drops between 1-5am, but are steady all other times. He anticipates averaging close to 1,000 trucks per day.

Mr. Sanders continued by presenting the Special Use Permit request for the Comprehensive Sign Package which exceeds the signage allowed by the Zoning Ordinance. The Montgomery County Sign Ordinance allows for an applicant to request a SUP for an increase in sign area or height.

The applicant is requesting the following:

Freestanding Signs

Applicant requests 3 total freestanding signs, over the 2 signs allowed under the Zoning Ordinance

1. The high-rise sign located near the rear of the property meant to be seen from Interstate 81
2. A freestanding sign to be located along North Fork Road near the development entrance
3. An additional freestanding sign located at the truck weigh station

Additional Signage

- The comprehensive sign package also proposes a total of 1401.23 square feet of additional signage
- Exceeds the maximum allowed square footage of 180 square feet on the subject parcel.
- These signs include the following:

- Love's branded signage on the convenience store building, tire shop building, and fuel canopies
- Arby's branded signage on the restaurant portion of the convenience store building
- Speedco branded and product signage on the tire shop building
- Directional signage located throughout the property
- The majority of the proposed signage on the property will be illuminated via external illumination or with internal illumination.

The sign ordinance places increased restrictions on this project due to the development's size and mix of uses, staff feels that the criteria have been met to consider the SUP to allow increased square footage and height of the proposed signs, with conditions.

The stock package provided does not consider the unique characteristics of the site location and the Elliston/Lafayette Village. Staff considered the following in making its recommendations: branding needs while needing to reduce the visual impact of the large amount of signage as seen from North Fork Road, topography and site size.

High Rise Sign:

The proposed height of 190 feet, exceeds the maximum allowed height of 40 feet, and is comprised of four individual signs – Love's, Arby's, Gas Price Signage, and Speedco. The proposed square footage of signage totals is 1167.88 square feet, which exceeds the maximum allowed square footage of 500 square feet. Mr. Sanders presented photos provided by the applicant, that shows a simulation of site from several different distances along I81 North and South.

The unique topography of the project site and the adjacent I-81 corridor warrant an increase in the maximum height. The increased height of the sign would require the individual component signs must also have a greater square footage to remain visible from I-81.

As a result, staff recommends no changes to the proposed high-rise sign included in the applicant's sign passage.

Free Standing Entrance Sign:

The proposed height of the free-standing entrance sign is 25 feet, exceeding the maximum allowed height of 12 feet. The sign would be proposed of four individual signs (Love's, Arby's, Gas Price Signage, and Speedco), and would exceed the maximum allowed signage for individual sign and total maximum signage for the site, at 166.33 square feet.

Staff considered the visual impacts of the proposed sign along North Fork Road by reviewing adjacent entrance signs, and considered the need to reduce the total project site's signage in various parts of the comprehensive sign package.

Staff recommends the total height of this sign should be reduced to a maximum height of 15 feet, as well as a maximum total square footage of this sign to be no more than 90 square feet.

Free Standing Weight Scale Sign:

The proposed height of 21.5 feet exceeds the allowed height of 12 feet, and proposes signage totals of 114.98 square feet.

Staff considered the need for the increased height to allow trucks to safely pass under the signage to utilize the scale equipment. As this signage will be located away from North Fork Road, and hidden by the convenience store from view, staff believes it will be of little visual impact.

Staff recommends no changes to the proposed freestanding sign as included, for the Weight Scale.

Love's Directional Signage:

After considering the need for legibility for automobiles and truck traffic, staff believes the signs as presented are over-scaled and recommends that they be reduced to a maximum of 16 square feet per sign, with a total height maximum of 6 feet.

Arby's Directional Signage: Staff requests no changes.

Fuel Canopy Signage: Staff requests no changes.

Love's Convenience Store Wall Signage:

Staff recommends decreasing the proposed convenience store signage from 547.06 square feet to a maximum of 275 square feet, since it accounts for over half of the total project signage (excluding the high rise and freestanding signs) and would reduce the visual impact along North Fork Road.

Tire Shop Building Wall Signage:

Staff requests no changes due to the location of the tire shop building on the rear of the site, and need for directional signage above bay doors.

Staff recommends approval of the requested Special Use Permit to increase the maximum allowed height and maximum allowed square footage of signage on the project site, with conditions.

Several concerns were received about litter at the existing travel center, staff will be investigating.

Mr. Rice clarified that the staff recommended conditions are only in regards to the Special Use Permits.

Mr. Kroll asked if staff discussed recommended conditions with applicant. Mr. Sanders responded that staff sent the analysis to applicant prior to tonight's meeting. Mr. Kroll said that the proposed adjustment to the entrance sign is okay with applicant, he's fine with it as well; but if the applicant believes it will create a safer environment, he is okay with larger directional signs.

Rick Shuffield stated that 32 square foot direction sign is more visible, but they are satisfied with a smaller size. He stated that they have downsized directional signs before, and they are not as effective with truck drivers.

Ms. Shuffield presented a monument sign for consideration, which is larger than recommended, but less than what was originally presented.

Mr. Rice stated that the monument sign looks better, but questioned if it affects visibility. Mr. Shuffield said he has no study data to reference, but believes pole signs are more effective.

Chair Workman opened the public hearing.

Danny Reed, pastor of Grace Covenant Tabernacle, addressed the Commission. Mr. Reed stated that he was the owner of 30 acres on the west side of the proposed travel center, and that 8 acres are leased to Board of Trustees of the church. Mr. Reed noted his concerns with traffic on Pedlar, and the adjacent park and ride location. He noted that in just a few short years, Interstate 81 will be expanded to six lanes. Mr. Reed is also concerned with 190' sign towering over his church and asked if the size can be decreased, or if it can be moved. Citing safety concerns, Mr. Reed would like to see higher, non-visible fencing placed near the church boundary and bordering Pedlar Road so that people don't wander on church site. Mr. Reed is also concerned that lighting, noise and air pollution do not spill over on the church site. He would also like more trees planted between the truck stop and church, specifically evergreens that do not lose leaves. Mr. Reed is further concerned about the water shed, as Pedlar Branch, has a nature preserve to the North with rare cedars and plant life.

Dan Morelli, of Flatwoods Road, Elliston, stated that anybody who has ever traveled through the area on Friday night and Sunday night knows that it bottlenecks there, with trucks going up the hills slowing Northbound 81. He stated that he can't imagine how much more traffic would be slowed. He stated that people move to the area to be in rural

surroundings, and that it would seem like there would be other lots that would be more appropriate. He cited pollution concerns of 18 wheelers idling all night. He shared his concerns with the accuracy of the balloon test, due to his experience as a drone pilot. Mr. Morelli also noted his concern about how much light would be cast down from the 190' sign. He does not believe this would benefit Montgomery County residents.

There being no further speakers, Chair Workman closed the public hearing.

Mr. Sanders clarified that on December 15 VDOT communicated with applicant and staff, that they had no further comments.

Mr. Rice asked about the details of the truck wash. Mr. Shuffield answered it is an automated truck wash with rollers to clean outside, there is a water hose to detail outside, as it is a drive through vehicle wash.

Ms. Simpkins asked if the vehicle wash will be using recycled water to cut water consumption. Mr. Shuffield confirmed that the excess water is captured and used in the next washes.

Kim Cooper, a representative from CESO, Inc., further clarified that the truck washes have a reclamation system built in where tanks capture solids and oil is separated. She continued to state that the system is not entirely self-contained, as it does connect to sanitary for discharge but it is separated before released.

Mr. Rice asked if Mr. Kroll is satisfied with those controls. Mr. Kroll is satisfied with recycling system to minimize fresh water consumed. He would like to see condition added to prohibit cleaning of any tanks or vessels, interior, of any trucks, tanks or vessels within wash area, exterior truck washing only.

Mr. Kroll would also like to see condition to extend perimeter fence along entire site except the northern border. Mr. Rice concurred and proposed 6' high.

Ms. Robinson-Sharpe believes 8' high would be satisfactory.

Mr. Rice is concerned that 8' may be too overpowering and too industrial looking.

Chair Workman provided clarity that conditions being discussed would be for SUP of Travel Center.

A motion was made by Mr. Kroll, seconded by Mr. Rice, and approved (7-1, Simpkins opposed, Foster absent); recommending approval of the request by Lisa W. Pendleton and Tina M. Wells (Agent: CESO, Inc.) to rezone 32.963 total acres from Agricultural (A1)

to General Business (GB) to allow the property owner to request a Special Use Permit (SUP) to construct a travel center on 32.963 acres.

Mr. Kroll asked Ms. Hopkins if wording for the conditions should be worked out based on suggestions and concerns as part of this discussion or if a deferment be needed to make sure the recommendations are properly worded. Mr. Kroll noted that he did not wish to delay the requests from moving forward.

Ms. Hopkins shared that she believed that the proper wording can be accomplished at tonight's meeting.

Ms. Hopkins confirmed with the Planning Commission that based on their recommendations, that a condition would be added stating that a 6' fence would be provided along the eastern and western borders of the property, an 8' fence would be installed along shared property border of the church, and no fence would be installed along North Fork Road. The Commission agreed that this condition met the intent of their recommendation.

A motion was made by Mr. Miller, seconded by Mr. Rice, and approved (7-1, Simpkins opposed, Foster absent); recommending approval of the request by Lisa W. Pendleton and Tina M. Wells (Agent: CESO, Inc.) for a Special Use Permit (SUP), with conditions, to allow for the construction of a travel center on 32.963 total acres. The use is defined as "travel center" in the Zoning Ordinance, and is permitted in the General Business (GB) Zoning District only by Special Use Permit. Conditions are as follows:

1. The site will be developed in general conformance with the Overall Site Plan prepared by CESO, Inc., depicted on Sheet Z2.0 of the plans dated 8/22/2022
2. Improvements to North Fork Road shall be installed during Phase I of construction
3. Fencing shall be installed along the entirety of all property boundaries, excluding the boundary adjacent to North Fork Road (Route 603). The fence along the property boundary of Parcel ID 015950 and the entire length of the truck parking area(s) shall be an opaque, non-chain link fence, with a minimum height of 8 feet. The fence along the property boundary adjacent to Pedlar Road (Route 685) shall be an opaque, non-chain link fence with a minimum height of 6 feet.
4. Fencing surrounding the proposed dog park shall be black chain link, with a height of 6 feet
5. A pet waste station shall be provided in the area of the proposed dog park
6. Trash receptacles shall be provided in the parking areas located on the site at a number of 1 receptacle per 15 parking spaces.
7. The applicant shall ensure that trash, litter, and debris does not accumulate on the site
8. No inoperable vehicles may be stored on the site
9. No exterior storage of automobile or truck components or parts, tires, or other repair items is allowed on the site
10. Any exterior lighting installed on the property shall be designed to prevent glare onto adjacent properties and comply with "Dark Sky Friendly" standards.

11. Cleaning of interior trailers, vessels, and truck tanks shall not take place on the property.

Mr. Sanders stated that limiting height and square footage of entrance sign would allow applicant to decide whether to place a monument or pole sign. Staff recommended 15' height, as comparable to Shell station across the street. Staff has no objections to a monument sign, however site distance and placement would need to be considered prior to approving a sign permit.

Ms. Hopkins offered that Condition #3 could be worded as "shall be a monument sign, not exceeding overall height of 12' and not exceeding 136.25 sq ft. The monument sign shall not impact site distance." Mr. Kroll suggested that it be in general conformance with submittal.

Mr. Rice agrees with recommendation of reduced signage on building signs.

A motion was made by Mr. Rice, seconded by Mr. Wolz, and approved (7-1, Simpkins opposed, Foster absent); recommending approval of the request by Lisa W. Pendleton and Tina M. Wells (Agent: CESO, Inc.) for a Special Use Permit (SUP), with conditions, to allow a comprehensive sign plan pursuant to Section 10-45(a)(3)e of the County Zoning Ordinance for a travel center that exceeds the maximum number of allowed signs, maximum allowed height of signs, and maximum allowed square footage for total signage on the subject property. Conditions are as follows:

1. The site will be developed in general conformance with the Sign Plan prepared by Effective Images, Inc. dated 1/4/2023.
2. The maximum height of the proposed high-rise sign shall not exceed 190 feet and the maximum square footage of total signage on the high-rise sign shall not exceed 1168 square feet.
3. The proposed freestanding entrance sign shall be a monument sign, constructed in general conformance with drawing number EI82301-0402, submitted by Effective Images, dated 01/18/2023. The sign shall not exceed 12' in overall height and 137 square feet in area. The sign shall not be located in area that would impede sight distance.
4. The maximum height of the proposed freestanding weigh station sign shall not exceed 21.5 feet and the maximum square footage of total signage shall not exceed 115 square feet
5. The maximum square footage of total signage for gasoline and diesel fuel canopy signs shall not exceed 188 square feet
6. The maximum square footage of total signage on the convenience store building shall not exceed 275 square feet
7. The maximum square footage of total signage on the tire shop building shall not exceed 260 square feet.
8. The maximum height of Love's branded directional signs on the property shall not exceed 8 feet and the maximum square footage of each sign shall not exceed 32 square feet.
9. The maximum height of the Arby's branded directional signs on the property shall not exceed 4 feet and the maximum square footage of each sign shall not exceed 4 square feet

10. The applicant shall provide documentation of FAA review and approval of proposed high-rise sign

PUBLIC ADDRESS

Chair Workman opened this portion of the meeting at 9:09 pm.

Danny Reed spoke again, and again asked for the 190' sign to be moved.

Mr. Morelli expressed his concern that more effort was spent on signs, not the project itself. He is concerned with how small the intersection is and believes it will destroy the area and that nobody will want to relocate to the area anymore. He does not want another truck stop.

Mr. Carson, Elliston resident is concerned about VDOT's traffic study of the area, much of whom commute to 460, so an extra 1,000 trucks per day will affect the area. He is also concerned with proper disposal of hazardous waste.

Having no additional speakers, the public address portion of the meeting was closed.

OLD BUSINESS

There were no items of Old Business

NEW BUSINESS

Preliminary Final Plat- Cloverlea Phase II-B

Ms. Hopkins presented the information on the plat, consisting of 16 lots served by public road, and PSA water and sewer.

Seeing no questions from the Commission, Chair Workman thanked Ms. Hopkins for the information regarding the plat.

On a motion made by Mr. Miller, seconded by Mr. Rice, and carried unanimously (Foster absent), the Planning Commission recommended approval of the Major Subdivision Plat for the Cloverlea Phase II-B with the following conditions:

1. Add a reference to the Rezoning Ordinance (ORD-2003-12) to the plat notes
2. Submit an updated subdivision agreement with surety

Preliminary Final Plat- Preserve at Walnut Springs Section 2

Ms. Hopkins presented the information on the plat, consisting of 15 lots and public right of totaling 8.716 acres. Section 1 was approved and recorded in 2022.

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

On a motion made by Mr. Rice, seconded by Mr. Wolz, and carried unanimously (Foster absent), the Planning Commission recommended approval of the Major Subdivision Plat for the Preserve at Walnut Springs – Section 2 with the following conditions:

1. All review comments must be satisfied before the plat may be acted upon by the Board of Supervisors.
2. Submit an updated subdivision agreement with surety.

Appointment of Radford Planning Commission Liaison

Discussed last meeting, Ms. Simpkins was absent and she formally accepted the nomination as Radford Planning Commission Liaison.

Mr. Wolz made a motion, seconded by Mr. Rice, motion passed unanimously.

LIAISON REPORTS

Board of Supervisors – Supervisor Bohn reported that a School Resource Officer was recognized after performing CPR on a 12-year-old student. MCPS presented their budget with a discrepancy of about \$6 million. The next BOS meeting will be discussing budget. The BOS approved the SUP for the rubble landfill. January 23 meeting, preliminary revenue projections. The Board approved Wilkshire Rezoning, an expansion of Falling Branch Park for Fed Ex, and created a ruling about how to display the County flag.

Public Service Authority – Supervisor Bohn reported that office elections are as follows: Todd King - Chair, Sarah Bohn - Vice Chair, Mary Biggs - Secretary. The PSA is reviewing other locations to expand water and sewer services to, such as McCoy.

Blacksburg Planning Commission – No report.

Christiansburg Planning Commission – Mr. Rice doesn't have a report, but would like to recognize Scott Kroll as Public Employee of the Year by the Home Association. Mr. Rice stated that Montgomery County Board of Equalization will begin hearings next week. The Board was originally scheduled for 14 days of appeals hearings, but they filled up quickly and they added five more days. 214 owners are appealing their reassessment.

Radford Planning Commission – No report.

Tourism Council – No report. Mr. Miller did note that the water system on Mud Pike is nearing completion, the contractor has done an outstanding job. Each evening the street is swept and wiped down, seeding and mulching is in place.

Parks and Recreation – Mr. Workman stated that they met last Thursday, they are grateful for Creed Fields lighting. Work will begin on Auburn Park this year.

Planning Director's Report – Ms. Hopkins announced we have received Recreational Access funds through VDOT to the entrance road for the Auburn Park. A kickoff meeting will be held the last week of February. Montgomery County has received SmartScale funding for the first time ever, for Allegheny Springs Road improvements. Ms. Hopkins introduced Jude Cochran, new Planning & Zoning Administrator. She added that Planning & GIS is fully staffed for the first time in two years. Destiny Taylor has been hired as Planning Coordinator and Shelly Caldwell hired as Administrative Assistant.

Ms. Simpkins asked about the April 20 Planning Commissioner Training. Ms. Hopkins gave some information about the upcoming training.

Ms. Simpkins asked about the three-minute speaking time limit for public hearings. She questioned why citizens were limited to 3 minutes, but staff gets an unlimited time frame to speak. Ms. Hopkins will present information at the next meeting to answer her question.

Ms. Simpkins also asked for history of how many times the Planning Commission recommended approval/denial that was overturned by the Board of Supervisors. She wants to know if the work being done by the Planning Commission is truly considered by the Board of Supervisors when they move forward a recommendation. She asked for the past two years' data.

ADJOURNMENT

With no additional business, Chair Workman adjourned the meeting at 9:33 p.m.