

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON MAY 17, 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

Secretary Foster called the roll to determine a quorum.

Present: Adam Workman, Chair
Bryan Rice, Vice-Chair
Bill Foster, Secretary
Scott Kroll
Lonnie Linkous
Robert Miller
Andrea Sharpe-Robinson
Pamela Simpkins
Sara Bohn, Board of Supervisors Liaison

Absent: Trey Wolz

Staff: Brea Hopkins, Planning Director
Justin D. Sanders, Senior Planner

APPROVAL OF AGENDA

On a motion by Mr. Miller, and seconded by Mr. Foster, the Planning Commission unanimously approved the agenda.

APPROVAL OF CONSENT AGENDA

Prior to entertaining a motion to approve the consent agenda, Chairman Workman asked Ms. Hopkins to provide an overview of the item to be considered.

Ms. Hopkins noted that the inclusion of a plat on the consent agenda is the result of a procedural change to plat approvals, previously discussed with the Planning Commission. She explained that the approval of final plats is an administrative process, coming to the Commission after complete review by the various County departments. She noted that a plat may be pulled off the consent agenda for more detailed review if requested by a member of the Commission. Placing the plat on the consent agenda is consistent with the approval process for plats followed by the Board of Supervisors.

On a motion by Mr. Rice, and seconded by Mr. Linkous, the Planning Commission unanimously approved the consent agenda.

PUBLIC ADDRESS

Chair Workman opened this portion of the meeting at 7:03 pm. Having no speakers, the public address portion of the meeting was closed.

OLD BUSINESS

a. Solar Plan/Ordinance Committee Update

Ms. Hopkins provided an overview of the work of the Solar Energy Work Group. She detailed the Committee's proposed timeline for drafting amendments and soliciting public input. She noted that the Work Group would meet again on May 24, and then again in June to finalize the proposed amendments. A public meeting will be conducted on July 12, with public hearings following in August.

NEW BUSINESS

a. 15.2-2232 Review – Eastern Montgomery Rescue

Ms. Hopkins provided an overview of the process of the Planning Commission performing a review of the proposed Eastern Montgomery Rescue Station as outlined in Section 15.2-2232 of the Code of Virginia. This Code section notes that the Board of Supervisors may ask the Planning Commission to evaluate a proposed public facility for alignment with the locality's adopted Comprehensive Plan.

Ms. Hopkins then provided an overview of the development of the proposed project, noting that the County had recently expanded Emergency Medical Services in the County by developing a paid staffing model in the Shawsville and Riner communities. This model was developed in response to decreased volunteer support for EMS services in these areas. It has been determined that the existing facilities in the Shawsville, Elliston, and Lafayette villages are inadequate to meet the growing needs of the County. Further, the existing Shawsville Rescue facility is located within a Flood Hazard Area, making further expansion or redevelopment infeasible. A new facility servicing this portion of the County was thus deemed the best alternative. The proposed facility is located adjacent to Shawsville Middle School and the Old Town Fields recreation area.

Ms. Hopkins then provided an overview of the proposed facility, detailing the site plan and proposed driveway connections to Route 11/460. She then detailed the specific areas of the Comprehensive Plan which aligned with the proposed use.

Ms. Hopkins then shared the draft text of the resolution for the Planning Commission's review and approval of the proposed project as aligning with the goals and objectives of the 2025 Montgomery County Comprehensive Plan:

WHEREAS, Montgomery County has proposed the construction of rescue facilities in Montgomery County; and

WHEREAS, Section 15.2-2232 of the Code of Virginia requires that the Montgomery County Planning Commission review and approve any public building, structure, facility or area prior to its construction, establishment or authorization as being substantially in accord with the adopted comprehensive plan or part thereof.; and

WHEREAS, On July 13, 1998, the Board of Supervisors adopted a policy for the Planning Commission review of any public building, structure, facility or area prior to its construction, establishment or authorization in accordance with Section 15.2-2232 of the Code of Virginia; and

WHEREAS, On October 12, 2004, the Board of Supervisors adopted the Montgomery County 2025 Comprehensive Plan in accordance with Virginia Code Section 15.2-2223 for the physical development of the territory within its jurisdiction; and

WHEREAS, the Planning Commission held a meeting on May 17, 2023 and reviewed the future rescue facilities to be located on Old Town Road, on property identified as Parcel ID:070807 (Tax Map ID: 083-C2 A 26); and

NOW, THEREFORE, BE IT RESOLVED, By the Planning Commission of the County of Montgomery, Virginia, that the Planning Commission finds the future Eastern Montgomery Rescue Station is substantially in accord with the Montgomery County 2025 Comprehensive Plan.

Chair Workman then opened the floor for any questions from members of the Commission regarding the review and subsequent resolution. Ms. Simpkins asked why the proposed station was to be called "Eastern Montgomery" and not "Shawsville." Ms. Hopkins noted that the discussion about the facility name had been ongoing for some time and that the facility would be serving all of Eastern Montgomery County and not just the Shawsville community.

Mr. Kroll asked what would happen to the contributions provided to the Shawsville Rescue Squad now that they have disbanded. Ms. Hopkins clarified that the organization was a 501c3 non-profit organization and the Internal Revenue Service requirements dictate that all funds left following the disbandment are distributed to

another non-profit organization with a similar mission. She also shared the current facility was on the market to be sold.

Supervisor Bohn added that the Board of Supervisors would be redistributing County funds allocated for Shawsville Rescue to other departments throughout the County.

On a motion made by Mr. Kroll, and seconded by Mr. Foster, the Planning Commission unanimously approved the proposed resolution affirming the proposed project's alignment with the goals and objectives of the Montgomery County 2025 Comprehensive Plan, with minor edits.

LIAISON REPORTS

Board of Supervisors – Supervisor Bohn had no report.

Public Service Authority – No report.

Blacksburg Planning Commission – Ms. Sharpe-Robinson reported that the Blacksburg Planning Commission had recently met and that the Town Council had approved the proposed subdivision along Glade Road following changes by the developer addressing concerns.

Christiansburg Planning Commission – Mr. Rice reported that the Planning Commission had recently reviewed and passed a request for rezoning and subsequent Conditional Use Permit to allow an automobile repair shop at an outparcel of the Christiansburg Park and Ride at the intersection of US 460 Business and the US 460 Bypass.

Radford Planning Commission – Ms. Simpkins shared that she had recently attended her first meeting of the Radford Planning Commission. She shared that the Commission discussed establishing regulations for short-term rentals and had established a subcommittee to study the issue.

Tourism Council – No report.

Parks and Recreation – No report.

Planning Director's Report – Ms. Hopkins shared the County Administrator Craig Meadows had announced his intention to retire from the County effective November 3, 2023. She also shared that the joint meeting of the Board of Supervisors and the Planning Commission would be held on June 5, with dinner beginning at 6pm and the meeting beginning at 7pm. She noted that the meeting would cover issues related to the Transportation Matters plan, solar energy amendments, and other items. Ms. Hopkins also shared that the Virginia Chapter of the American Planning Association would be holding their annual conference at the Hotel Roanoke from July 16-19. She

noted that Planning Commission members would qualify for a discounted registration rate for the conference, and encouraged their attendance. She noted that those members wishing to register should contact staff no later than June 14. Ms. Hopkins also shared that Mr. Sanders would be receiving the Moser Award for Outstanding Service at the conference. In conclusion, Ms. Hopkins shared that staff would be working with the Virginia Office of Intermodal Planning and Investment for a study of the 114 corridor to determine future pedestrian and intermodal improvements.

ADJOURNMENT

With no additional business, Chair Workman adjourned the meeting at 7:23 p.m.