

MONTGOMERY COUNTY PLANNING COMMISSION
July 11, 2012 @ 7:00 P.M.
Board Room, Government Center

A G E N D A

CALL TO ORDER:

DETERMINATION OF A QUORUM:

APPROVAL OF AGENDA:

APPROVAL OF CONSENT AGENDA:

PUBLIC ADDRESS:

OLD BUSINESS:

- Safe Route to Schools Update (Brea Hopkins)

NEW BUSINESS:

WORKSESSION:

- Zoning Ordinance Amendments (Dari Jenkins)
 Parking Lot Surfacing Requirements

LIAISON REPORTS:

- Board of Supervisors- Chris Tuck
- Agriculture & Forestal District- Bob Miller
- Blacksburg Planning Commission – Frank Lau
- Christiansburg Planning Commission – Bryan Rice
- Economic Development Committee- John Tuttle
- Public Service Authority – Joel Donahue
- Parks & Recreation- Cindy Disney
- Radford Planning Commission- Bob Miller
- School Board- Bill Seitz
- Planning Director’s Report- Steven Sandy

MEETING ADJOURNED:

UPCOMING MEETINGS:

- July 18, 2012 Planning Commission Regular Meeting (CANCELLED)
- August 8, 2012 Planning Commission Public Hearing
- August 15, 2012 Planning Commission Site Visits (To be determined)
 Planning Commission Regular Meeting (7:00 pm)

**MONTGOMERY COUNTY PLANNING COMMISSION
CONSENT AGENDA
July 11, 2012**

A. APPROVAL OF MINUTES

- June 20, 2012

ISSUE/PURPOSE:

The above listed minutes are before the Planning Commission for approval.

B. SCHEDULE THE FOLLOWING ITEMS FOR PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION ON AUGUST 8TH, 2012 AND BOARD OF SUPERVISORS ON AUGUST 15TH, 2012

No public hearings to be scheduled

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON JUNE 20, 2012
IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG,
VIRGINIA:

CALL TO ORDER:

Mr. Lau, Chair, called the meeting to order.

Mr. Lau expressed sadness on behalf of the commission at the recent passing of Mr. Walt Haynes. Mr. Lau expressed thanks to Mr. Haynes and his family for his time spent as a member of the commission.

DETERMINATION OF A QUORUM:

Mr. Tuttle established the presence of a quorum.

Present: Frank Lau, Chair
 John Tuttle, Secretary
 Joel Donahue, Member
 Robert Miller, Member
 Bryan Rice, Member
 Cindy W. Disney, Member
 Chris Tuck, Board of Supervisors Liaison
 Dari Jenkins, Planning & Zoning Administrator
 Steven Sandy, Planning Director
 Jamie MacLean, Development Planner

Absent: William Seitz, Member

APPROVAL OF AGENDA:

On a motion by Mr. Miller, and seconded by Mr. Rice, and unanimously carried the agenda was approved.

APPROVAL OF CONSENT AGENDA:

On a motion Mr. Miller, and seconded by Mr. Tuttle, and unanimously carried the consent agenda was approved.

PUBLIC ADDRESS:

Mr. Lau opened the public address; however, there being no comments the session was closed.

NEW BUSINESS:

Nomination & Election of Vice Chair

On a motion by Mr. Rice, seconded by Mr. Tuttle, and unanimously carried the Planning Commission voted to appoint Mr. Donahue as Vice Chair for the remainder of 2012.

Appointment of Parks & Recreation Committee Liaison

On a motion by Mr. Miller, seconded by Mr. Tuttle, and unanimously carried the Planning Commission the Planning Commission voted to appoint Ms. Disney as Parks and Recreation Liaison.

WORKSESSION:

On a motion by Mr. Donahue, seconded by Mr. Tuttle, and unanimously carried the Planning Commission entered into work session.

Zoning Ordinance Amendments

Parking Lot Surfacing Requirements

Ms. Jenkins discussed proposed zoning ordinance revisions relating to parking lot surfacing requirements. Ms. Jenkins explained to the commission that the latest revisions will provide more defined criteria regarding allowable options for parking lot surfacing, by specifying the types of surfacing that are allowed and where they are allowed. Ms. Jenkins also discussed proposed allowable alternatives to paving such as decomposed granite, crushed rock, and gravel.

Mr. Rice asked for more information about when gravel would be allowed as a surface for storage, and asked about additional scenarios when gravel would be allowed. Ms. Jenkins discussed several cases where gravel is not currently allowed as a parking lot surfacing and while the proposed revision would not completely address all situations where businesses want to use gravel, it would allow for gravel surfaces in some cases.

Ms. Jenkins stated that the proposed draft would allow gravel for storage but the parking area would need to be paved. Mr. Rice said that seemed like a good compromise.

Mr. Miller stated that he agreed that dust is a problem, but that it is important to take into consideration that increasing impervious surfaces and run off can be a problem as well. Mr. Miller also inquired if any jurisdictions regulate permitted surface coverage options based upon frequency of use.

Ms. Jenkins stated that she and Mr. Sandy had discussed taking frequency of use into consideration. For example, perhaps for an infrequent use such as a small church perhaps we could have the church pave a portion of parking and allow gravel for overflow parking.

Ms. Jenkins explained that another possibility might be to create a list of uses that are exempt from the requirement to pave parking areas.

Mr. Miller stated that providing an exemption for some uses and not others from paving could be potentially problematic.

Mr. Sandy stated that the ordinance would need to allow gravel everywhere or require that everything be paved, as it is very difficult to find a suitable mid-point between the two extremes.

Mr. Lau expressed concern about storm water runoff.

Mr. Donahue stated that an engineer would need to sign off on drawings that include information on storm water runoff.

Mr. Lau stated that we want to minimize as much storm water runoff into the streets as possible.

Mr. Donahue stated that the site plan review would look out for potential issues with excessive storm water.

Mr. Donahue inquired about the definition of a 'public' parking lot.

Mr. Sandy stated that if a member of the public utilizes the lot then it's a public lot. Mr. Sandy stated that in his discussions with Mr. McMahon they determined that if the lot is used by business patrons then it would need to be paved.

The commission discussed the delineation between public lots and private lots, and those for storage purposes only.

The commission also discussed ball fields and possible parking requirements for recreational facilities.

Mr. Sandy stated that perhaps a chart that correlates proposed land use with the parking required and allowable surfaces would be helpful.

Mr. Miller stated that he would like to see us approach the ordinance requirements from a frequency of use standpoint. A small church that meets once per week might not have the frequency of use to require paved parking; however if the church starts to grow and then perhaps adds daycare or school services than the intensity and frequency of use could change.

Mr. Donahue stated that he preferred more permeable options and liked the ideas proposed in the ordinance revisions.

Mr. Sandy stated that perhaps we've addressed permeability options and now should look at frequency of use and amending the chart in the ordinance.

Mr. Lau asked Ms. Jenkins if she was able to get any feedback from nearby counties. Many of the concerns we are discussing may relate more to more populous counties.

Ms. Jenkins stated that many of the localities around us don't have zoning, or have not had to deal with this issue yet so we needed to look to larger localities in other areas of the state for guidance.

Mr. Miller inquired about the recreation facilities in other counties, and whether they have different allowances for parking surfaces.

Mr. Sandy replied that some of the areas are paved and other parts are gravel, in Roanoke County.

The commission discussed Montgomery County recreation facilities and existing parking lots.

Mr. Sandy stated that over the next month staff will come up with options for low traffic uses that meet the legal requirements and see what information staff can obtain.

On a motion by Mr. Donahue, seconded by Mr. Tuttle, and unanimously carried the Planning Commission exited work session.

LIAISON REPORTS:

Board of Supervisors: Mr. Tuck stated that the park in Prices Fork is still being discussed. The group working on the project came before the board recently to request tax exempt status. The board has denied the request, at this point, until more information is available. Mr. Tuck would like to see walking and mountain biking facilities at the park, and hopes that comes to fruition in the next few years.

Virginia Tech did vote to approve the Joinder Study. The Town of Blacksburg voted to table the vote. The Town of Christiansburg is studying the issue, but they have not yet voted.

Mr. Tuck also stated that the new courthouse may be ready for occupancy as early as October. The Blacksburg Court will be closed as of July 1, 2012. After July 1, 2012, court dates will be scheduled for court in Christiansburg.

Agriculture & Forestal District: Mr. Miller informed the commission that staff is receiving applications for review of Agricultural and Forestal District(s) 3, 4, and 5. The Agricultural and Forestal District Review Committee will be meeting soon.

Blacksburg Planning Commission: Mr. Lau informed the commission that Blacksburg is currently reviewing a proposal for student housing on Glade Rd. Blacksburg has requested more detail on the plans to better understand the possible impacts of the proposal.

Christiansburg Planning Commission: Mr. Rice-No report.

Economic Development Committee: Mr. Tuttle-No report.

Public Service Authority: Mr. Donahue explained to the commission that for the time being, the PSA is looking at a new contract with the RAAP, until such time as the Joinder agreement is completed. The new contract with the RAAP will be into effect July 1, 2012. The contract with RAAP will be subject to cancellation if/when the Joinder agreement is signed. Additionally, the Elliston Lafayette sewerage treatment plan did go into operation. The PSA is also discussing an increase in fees, due to the increase in the price of water after the Joinder agreement takes place.

Parks & Recreation: Vacant-No report.

Radford Planning Commission- Mr. Miller-The Radford Planning Commission is in the midst of working on their comprehensive plan, and the last meeting was devoted to discussing comprehensive plan revisions. Mr. Miller stated that he will keep the commission apprised.

School Board: Mr. Seitz- No report

Planning Director's Report: Mr. Sandy informed the commission that Ms. Disney and Ms. Jenkins have started the CPEAV Planning Commissioner Training Course. There are currently two vacancies on the commission and the board is currently considering applicants to fill Ryan Thum's position. The board will advertise to fill Mr. Hayne's position in the upcoming months.

There being no further business the meeting was adjourned at 8:07 pm.

Possible Revised Text for Parking Lot Surfacing

July 6, 2012

- (e) *Surfacing.* Any public off-street parking area shall be surfaced so as to provide a durable and dustless surface, shall be graded so as to dispose of all surface water accumulation within the area, unless such surface water accumulation is part of a designed stormwater runoff control measure, and shall be arranged and marked to provide safe and orderly loading, unloading, movement, parking and storage of vehicles. At a minimum, surface treatment shall be equal to a prime and double seal. **Alternative paving materials may also be used as described below.**

An alternative paving material is one of the following: porous asphalt; porous concrete; permeable interlocking pavers; permeable pavers; hard surface elastomeric paving; restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement and filled with gravel or grass in the voids); or recycled rubber. Alternative paving materials are permitted for use in every parking area, automobile storage area, automobile, manufactured home or trailer sales area and driveways, subject to the following:

- 1. Any product installed within areas designated as a fire lane must be approved by the local fire department and County Emergency Services Coordinator.**
- 2. Permeable interlocking concrete pavers and permeable pavers shall have a minimum thickness of 80mm (3.14 inches).**
- 3. Products and underlying drainage material shall be installed per manufacturer's specifications. Sub-grade soils shall be compacted as required per the product installation specifications. Copies of specifications shall be provided to zoning administrator as part of site plan submittal.**

The following uses are deemed to be of a rural nature with intermittent use and are exempt from the requirement to provide a paved surface and may have parking areas comprised of decomposed granite, crushed rock or gravel:

- Bed and breakfast inn (A-1 and C-1 Districts only)**
- Campground**
- Camp, boarding**
- Cemetery**
- Churches with an approved occupancy in the main assembly room not exceeding 150 people**

- *Civic club, private club or lodge with an approved occupancy in the main assembly room not exceeding 150 people*
- *Contractor's Storage Yard (A-1 District only)*
- *Farm Enterprise*
- *Livestock market*
- *Natural Area*
- *Park, lighted or unlighted*
- *Playground, lighted or unlighted*
- *Sawmill*
- *Slaughterhouse (A-1 District only)*

Decomposed granite, crushed rock and gravel may also be used as an alternative paving material for areas designated as storage areas and not used for parking or drive access aisles as shown on a approved site plan for developments on commercial and industrial zoned lots. These materials shall not be allowed for parking areas or drive access aisles required by this chapter unless the adjoining access road is gravel.

NOTE: TEXT SHOWN IN BOLD AND UNDERLINE REPRESENTS PROPOSED NEW TEXT LANGUAGE FOR AMENDMENT TO MONTGOMERY COUNTY ZONING ORDINANCE