MONTGOMERY COUNTY PLANNING COMMISSION
February 12, 2014 @ 7:00 P.M.
Board Room, Government Center
755 Roanoke Street, Christiansburg, VA

A G E N D A

CALL TO ORDER:

DETERMINATION OF A QUORUM:

APPROVAL OF AGENDA:

APPROVAL OF CONSENT AGENDA:

PUBLIC ADDRESS:

OLD BUSINESS:

- Joint Planning Commission Meeting Discussion

NEW BUSINESS:

- Annual Report (Brea Hopkins)

WORK SESSION:

- Comprehensive Plan Discussion
  1. Route 603 review (Brea Hopkins)
  2. Potential future amendments (Brea Hopkins)

- Kennel Ordinance Update (Dari Jenkins)

LIAISON REPORTS:

- Board of Supervisors – Chris Tuck
- Agriculture & Forestal District – Joel Donahue
- Blacksburg Planning Commission – Coy Allen
- Christiansburg Planning Commission – Cindy Disney
- Economic Development Committee – Bryan Rice
- Public Service Authority – Joel Donahue
- Parks & Recreation – Scott Kroll
- Radford Planning Commission – Frank Lau
- School Board – Bryan Katz
- Tourism Council – Vacant
- Planning Director's Report – Vacant

-OVER-

MEETING ADJOURNED:

UPCOMING MEETINGS:

Feb.	19, 2014	Planning Commission Regular meeting (To be determined)
Mar.	12, 2014	Planning Commission Site Visit (To be determined) Planning Commission Public Hearing (7:00 PM)
Mar.	19, 2014	Planning Commission Regular meeting (To be determined)
Apr.	9, 2014	Planning Commission Site Visit (To be determined) Planning Commission Public Hearing (7:00 PM)
Apr.	16, 2014	Planning Commission Regular meeting (To be determined)

MONTGOMERY COUNTY PLANNING COMMISSION
CONSENT AGENDA
February 12, 2014

A. APPROVAL OF MINUTES

- January 8, 2014
- January 15, 2014

ISSUE/PURPOSE:
The above listed minutes are before the Planning Commission for approval.

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON JANUARY 8, 2014 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

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

DETERMINATION OF A QUORUM:

Ms. Disney established the presence of a quorum.

Present: Bryan Rice, Chair
Cindy W. Disney, Secretary
Coy Allen, Member
Joel Donahue, Member
Scott Kroll, Member
Chris Tuck, Board of Supervisors Liaison
Brea Hopkins, Development Planner
Dari Jenkins, Planning & Zoning Administrator
Erin Puckett, Senior Program Assistant
Steven Sandy, Planning Director

Absent: Frank Lau, Vice-Chair
Sonia Hirt, Member
Bryan Katz, Member

APPROVAL OF AGENDA:

On a motion by Ms. Disney, and seconded by Mr. Allen and unanimously carried the agenda was approved.

APPROVAL OF CONSENT AGENDA:

On a motion by Ms. Disney, and seconded by Mr. Allen, and unanimously carried the consent agenda was approved.

PUBLIC ADDRESS:

Mr. Rice opened the public address.

Mary Anne Capp (2732 Sugar Grove Road, Christiansburg) commented that she was present at the last Board of Supervisors meeting at which they discussed the Elliot Creek Road abandonment. She spoke at their meeting and wished to present the information to the Planning Commission as well. She stated that there is currently much opposition to the proposed abandonment, as this is a historic road which is heavily used. Ms. Capp added that she brought a signed petition and photos. She further stated that the future of the county, in terms of transportation, emergency services, and recreation would all be negatively impacted by the abandonment of the road. Ms. Capp added that she does not believe the road meets all criteria for abandonment as per the state law.

Mr. Rice asked that Ms. Capp provide any handouts to Mr. Sandy.

There being no further comments the public address was closed.

OLD BUSINESS:

2014 Work Program

Mr. Sandy stated that the final version of the 2014 Work Program was included in the Planning Commission packet. He said that if the Commissioners have no additional comments, the program will be forwarded to the Board of Supervisors for approval. Mr. Sandy reminded the Commissioners that the Work Program can be changed over the course of the year as needed.

Mr. Donahue asked for clarification regarding the grant in number four (4).

Mr. Sandy explained that this was a grant to create a GIS system of existing towers across four (4) localities. GIS is currently working with the 911 Authority to facilitate the study and grant administration.

NEW BUSINESS:

None presented.

LIAISON REPORTS:

- Board of Supervisors – Mr. Tuck said that the contract on the former Prices Fork Elementary School has been signed. The community was happy to be able to preserve the building, and the Board is excited about next steps.
- Agriculture & Forestal District – No report.
- Blacksburg Planning Commission – No report.
- Christiansburg Planning Commission – No report.
- Economic Development Committee – No report.
- Public Service Authority – Mr. Donahue reported that a sewage main is being relocated due to the roadwork on a portion of Route 603 between I-81 exit 128 and Route 460. The PSA approved a $35,000 increase for the county to assist with the relocation. There is an area near the Christiansburg Town line where the responsibility for utility provision has been given back to the county. There are residents located nearby that may have an interest in being on that water line. The PSA is sending out letters to gauge interest. Mr. Donahue commented that this may have an impact on future planning decisions, particularly on the Comprehensive Plan.
- Parks & Recreation – No report.
- Radford Planning Commission – No report.
- School Board – No report.
- Tourism Council – No report.
- Planning Director's Report – Mr. Sandy reminded the Commission that they will be meeting at Blacksburg High School for a joint meeting with the Blacksburg Planning Commission, with a tour of the school beforehand. He added that Dan Brugh from the MPO will speak about the Southgate connector and other projects that will affect the area. Anne McClung, the Planning Director for Blacksburg, will talk about the town's future land use plan. Mr. Sandy will talk about the Prices Fork Village Plan. The meeting will be a general discussion about the future of that area, and there may be opportunity to set up a future meeting for additional discussion.

  Mr. Kroll commented that there is likely to be much interest from residents of that area in future development plans, and asked if there would be an opportunity for public input at this meeting.

Mr. Sandy explained that this was not a public hearing at this stage. The town was concerned that the meeting might be perceived as an opportunity to comment on specific projects, when the intent is to keep the meeting as a general, initial dialogue.

Mr. Kroll commented that it may be a good time for the Planning Commission to begin taking a look at the Route 603 corridor. With potential improvements on the horizon, now may be a good time to look at the potential for development opportunities and whether any future land use changes may be needed.

Mr. Sandy commented that, regarding the Elliott Creek Road discussion earlier, the Board of Supervisors has four (4) months to make a decision regarding abandonment. The Planning Commission is not required to review this type of request.

Mr. Tuck added that the Board will hold a work session on the road abandonment soon.

MEETING ADJOURNED:

There being no further business the meeting was adjourned at 7:35 PM

AT A JOINT MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION AND TOWN OF BLACKSBURG PLANNING COMMISSION ON JANUARY 15, 2014 IN THE COMMUNITY ROOMS, BLACKSBURG HIGH SCHOOL, BLACKSBURG, VIRGINIA:

CALL TO ORDER:

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

DETERMINATION OF A QUORUM:

Ms. Disney established the presence of a quorum.

Present: Bryan Rice, Chair
Frank Lau, Vice-Chair
Cindy W. Disney, Secretary
Coy Allen, Member
Joel Donahue, Member
Sonia Hirt, Member
Bryan Katz, Member
Scott Kroll, Member
Chris Tuck, Board of Supervisors Liaison
Brea Hopkins, Development Planner
Dari Jenkins, Planning & Zoning Administrator
Erin Puckett, Senior Program Assistant
Steven Sandy, Planning Director

Absent: None

Mr. Sandy welcomed both Planning Commissions to the joint meeting, and described the importance of discussing the Prices Fork area, as current and future development in this corridor will have an impact on both the county and the town. He explained that the meeting would be a general discussion, and the Commissions may want to discuss goals and plans for a future meeting.

MPO Discussion

Mr. Sandy introduced Dan Brugh, MPO Director.

Mr. Brugh gave an introduction to the New River Valley Metropolitan Planning Organization (MPO) and its function. Among other things, the new MPO 2040 Long Range Plan is in process now to be completed in Fall 2015, and will include scenario planning for certain areas. He added that a recent MPO study of the future Southgate Parkway set the groundwork for a potential project; however, it has not been added to the plan.

Ms. Newcomb, Blacksburg Planning Commissioner, expressed concern over the level of traffic on Prices Fork now and the fact that the Southgate Parkway may be too far in the future.

Mr. Brugh commented that increasing traffic may actually encourage VDOT to act sooner.

Mr. Kroll asked about MPO funding, specifically, if the budget had already been completely allocated for this year and/or if there was funding for a Prices Fork corridor study.

Mr. Brugh said that the MPO is actively soliciting projects and studies for the next fiscal year (to begin July 1st).

Town Comprehensive Plan Presentation

Karen Drake, Comprehensive Planner for the Town of Blacksburg, gave a presentation on the town's Comprehensive Plan and amendment/update process. She explained that amendments to the Comprehensive Plan

stemmed from changes in demographics or town projects, citizen requests for changes in future land use designations, or directives from the Town Council. The Town Council recently gave the Planning Commission a directive to study the Prices Fork area for a Comprehensive Plan update.

County Future Land Use Presentation

Mr. Sandy gave an introduction to the Prices Fork Village Plan which was adopted in 2005. The recently adopted 2014 Work Program for the Planning Department and Commission also includes a goal to update this plan. Mr. Sandy also announced that the county had recently completed an RFP process and signed a contract with Taylor Hollow Construction to renovate the former Prices Fork Elementary School as a mixed use development with a potential for senior housing.

Ms. Newcomb asked how the commissions should plan for development in the Prices Fork corridor without relying on traffic to drive transportation improvements.

Mr. Sandy recommended asking the MPO do a corridor study of the area as well as possibly getting a Virginia Tech studio class or other student group to study the area.

Ms. Moneyhun, Blacksburg Planning Commissioner, commented that the development pressure in the area highlighted a need for better plans.

Mr. Katz added that it may be important to ensure that the future land uses on either side of the county/town boundary are correlated.

Ms. McClung, Planning Director for the town, commented that it may be beneficial for the town to develop a more specific or revised plan for the area, similar to the county's Village Plan. Developing some common nomenclature for land uses in that area may be a good idea. Staff could also assist with approaching the MPO for a possible corridor study.

Mr. Donahue asked if phasing the Southgate Parkway to begin traffic alleviation would be more financially viable than constructing the entire project at once.

Mr. Brugh said it may be feasible; however, additional studies may be needed.

MEETING ADJOURNED:

There being no further business the meeting was adjourned at 9:30 PM

Montgomery County
Planning & GIS Services
2013 Annual Report

2014
Commission & Boards

Planning Commission

Chair:
Bryan Rice

Vice-Chair:
Frank Lau

Secretary:
Cynthia Wells Disney

Members:
Coy Allen
Joel Donahue
Sonia Hirt
Bryan Katz
Scott Kroll
Vacant
Chris Tuck (BOS Liaison)

Board of Zoning Appeals

Chair:
Richard M. DiSalvo, Jr.

Vice-Chair:
Michael V. Reilly

Members:
William Stephen Howard
C.P. "Chuck" Shorter
David Moore

AFD Advisory Committee

Chair:
Britt A. Boucher

Members:
John Garrett
Thomas A. Loflin
William McElfresh
Gregory W. Miller
Robert K. Miller
Richard J. Obiso, Jr.
Robert J. Styne
Joel Donahue
(PC Rep.)
Chris Tuck
(BOS Rep.)

2013 Planning & GIS Services Major Projects

Comprehensive Plan Amendments: There were two (2) comprehensive plan future land use map updates. The former Elliston-Lafayette Elementary School site and former Prices Fork Elementary School site were previously designated as Planned Light Industrial and Civic, respectively, in the comprehensive plan. Both properties were amended to the Mixed Use designation in their respective village plan. The designation change of the site in Elliston also prompted an amendment to several adjoining properties, which were also changed to mixed use.

The Transportation Resources chapter of the Comprehensive Plan was updated in 2013 and sent to VDOT for review on December 31st. The chapter was updated to meet requirements of the Code of Virginia, §15.2-2223. Changes included an updated inventory of transportation resources, a more thorough and up to date assessment of transportation needs, and a list of transportation improvements, including projects in VDOT's Six Year Improvement Program, the MPO's fiscally-constrained plan, and the County's six year improvement plan for secondary road projects. After receiving comments from VDOT, a modified draft will be reviewed by the Planning Commission, and a subsequent public hearing will be held prior to approval of the chapter in 2014.

Zoning Ordinance Amendments: Several sections of the zoning ordinance were reviewed and revised this year. Major changes included: Residential Chicken Keeping (Sections 10-41 (19) and 10-61); Amateur Radio Tower (Sections 10-21 through 10-36, 10-41, and 10-61); Park and Ride Lot (10-21through 10-36, 10-41, and 10-61); and Telecommunication Tower, Attached (Section 10-61).

Other minor amendments included: Section 10-22 (Conservation District); Section 10-41(2A) (Temporary Family Healthcare Structures); Section 10-43 (Landscaping and Buffering); Section 10-51 (Board of Zoning Appeals); Section 10-54 (Special Development Approvals); and Section 10-55 (Procedures before the Board of Zoning Appeals).

NRVPDC Project Collaboration: Montgomery County Planning staff collaborated with the New River Valley Planning District Commission to submit Safe Routes To School Grant Applications for the Auburn School Strand and Belview Elementary School. The state awarded a total of $500,000 in grant money for projects at both schools. Staff will begin work with the NRVPDC to implement the grant projects in 2014. Staff has been participating in work groups for the Livability Initiative since 2011 and will continue their participation in 2014.

Agricultural and Forestal Districts: The Agricultural and Forestal Committee met in August 2013 to review the renewal of AFD 7 (Wilson Creek/Den Creek), 9 (Elliston/Peddlar Hills), and 10 (Mount Tabor Road). The Board of Supervisors approved the renewal of the districts 7 and 9 on November 13, 2013. The Board further approved the combination of AFD districts 2 and 10, and renewed properties within AFD 10 for a period of 6 years to coincide with the AFD 2 renewal date. AFD Districts 7 and 9 will remain in effect until December 31, 2021. In 2014 the AFD Committee will review the renewal of AFD-14 (Fishers View).

2013 Annual Report

In addition to major projects that staff work on throughout the year, Planning & GIS staff have diligently been working on everyday activities. A total of 355 predevelopment letters were processed and 273 of those were approved as zoning permits. Tables included below outline other activities of the department.

Rezoning Requests				
Case Number	**Property Owner**	**Request**	**Acres**	**Outcome**
RZ-2013-10713	Curtis W. Goad & Connie J. Hale	Rezone A-1 to GB for a full service restaurant	0.418	Approved
RZ-2013-11095	Cary Hopper	Rezone A-1 to RM-1 for triplex and duplex	1.606	Approved with proffers
RZ-2013-11194	SHAH Development, LLC	Rezone A-1 to RM-1 for townhomes	8.01	Approved with proffers

Special Use Permit Requests			
Case Number	**Property Owner**	**Request**	**Outcome**
SU-2013-10561	Douglas W. Sink	Antique/specialty shop	Approved with conditions
SU-2013-10962	Anthony R. Graves	Expansion of deer meat processing operation	Approved with conditions
*SU-2013-11089	Julie Kay Snyder	Accessory structure in excess of 1200 sq. ft./ 18 ft. in height	Approved with conditions
*Denotes cases heard by Board of Zoning Appeals			

Subdivision Type	No. Received	No. Approved	Pending	Withdrawn
Major	2	0	2	0
Minor	18	14	4	0
Boundary Line Adjustment	52	43	9	0
Family	7	4	3	0

Board of Zoning Appeals
The Board of Zoning Appeals heard no cases this year other than the Special Use Permit application(s) indicated above.

LAND DEVELOPMENT OFFICE (LDO)

- Provided LDO Administration (creating user logins, table entry options, change requests for application customization, etc.).
- Helped design and implement the Field Data Application for Code Enforcement/Compliance and Building Permitting and Inspections.
- Worked to extend LDO to the Web to create a citizen access portal.
- Assisted Planning and Zoning staff in reviewing, organizing, and scanning legacy rezoning and special permits for entry or correction in LDO. Further extended benefits and training of LDO end users for county departments, constitutional offices and where possible, to the general public.
- Began investigation to implement a cross platform (Apple, Android, & Windows) LDO application for use with personal computers, tablets, and smart phones for rezoning and special use permits.

NRV REGIONAL EMERGENCY COMMUNICATIONS AUTHORITY

- Provided regional radio communications support for public safety/fire and rescue radio system project for countywide radio propagation study and needs assessment, 18 GHz microwave backup link move and realignment. Also provided communication and GIS logistical implementation support for new Blacksburg-VT UHF radio system and associated frequency coordination and FCC licensing.
- Administration and project management of VITA Wireless Board PSAP 2013-14 Grant for GIS data merging and near real time updates with our towns and Virginia Tech for the Authority's benefit.

GIS AND MAPPING SERVICES

- Worked with county departments and constitutional offices to deploy, enhance, train and use the updated Pictometry aerial imagery in office as well as field situations including public safety and fire/rescue vehicles.
- Converted selected mobile home park lot numbers to E911 addressing and assisted in private street naming.
- Worked with libraries to create and publicize family cemetery information.
- Prepared RFP and replaced iGIS web portal with a cloud based, cross platform (Apple, Android, & Windows) application for use with personal computers, tablets, and smart phones. Added LDO status functionality for Planning & Zoning and Building Inspections.
- Prepared mapping and detailed soil acreages for additional parcels for Commissioner of the Revenue's Land Use Value Assessment Program.
- Assisted Montgomery County Public Schools Transportation and Facilities with GIS mapping, aerial imagery and data needs.
- Assisted Metropolitan Planning Organization and Technical Advisory Committee with boundary redelineations based on 2010 Census.
- RAAP Well Study for Health Dept.
- Prepared GIS data and maps for Agri-business.
- Prepared GIS data and maps for New AVA-Blue Ridge Highlands AVA (Viticulture).
- Preformed GIS analysis for Emergency Services – North Fork Road – Intermodal closure.
- Prepared maps for Hokie Half Marathon Route (US Track & Field).
- Prepared maps for Military Fun Run.
- Provided staff support to County Administration and Economic Development with property acquisitions and other projects.
- Provided citizens, taxpayers, realtors, appraisers, and interested parties GIS data, maps, and E911 site addresses.
- Continue to market/leverage the County's investment in LIDAR, orthophoto and GIS data in order to maximize cost recovery, effectiveness and efficiency to the benefit of the taxpayers.
- Created and assigned E911 addresses and public road names.
- Provided support for Voter Registrar – Precinct boundary and polling places.
- Continue cemetery inventory for land development and subdivision requirements.
- Updated billboards and signs inventory for inclusion into LDO and GIS.
- Assisted in cellular tower site plan review, viewshed mapping and telecommunication structures/provider database updates.
- Provided GIS and mapping support for the Sheriff's Office for monthly crime incidents, special events, task force, and Public Safety Answering Point dispatch GIS data updates.
- Continued to review/enter elevation certificates, LOMR's, LOMA's into GIS database and mapping layers.
- Modified agricultural & forestal district GIS layers.
- Prepared supporting maps and modified GIS layers for revenue sharing and rural addition program.
- Provided local GIS support for Virginia Game and Inland Fisheries Officers & US Marshals Office.
- Participated in Virginia Geographic Information Network (VGIN) LiDAR and parcel mapping committees.

CHECK OUT OUR NEW

Montgomery County
*i*GIS Map Portal

www.montgomerycountyva.gov/igis

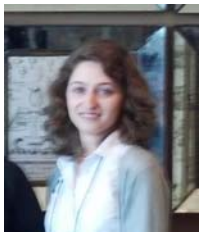
Ongoing Training: Joel Donahue, Mike Reilly, and Bob Miller attended the PlanVirginia Planning and Zoning Legal Seminar. Steven Sandy attended the Rural Planning Caucus Conference. Bryan Katz and Coy Allen successfully completed the CPEAV Planning Commissioner Training Program. Bob Miller, Bryan Rice, Joel Donahue, Cindy Disney, Brea Hopkins, Dari Jenkins, and Steven Sandy attended the annual Planning Commissioners' Dinner. Brea Hopkins and Dari Jenkins attended the VAZO Fall Conference where Brea successfully fulfilled the requirements to become a Certified Zoning Administrator. Brea Hopkins and Erin Puckett attended the APA Virginia Conference.

PLANNING & GIS SERVICES STAFF UPDATES

Steven, Katrenna and Phillip Sandy
thesandysinuganda.blogspot.com

2014 will bring about change for the Planning & GIS Department. After nearly 20 years in local government and the land use planning profession, Steven Sandy has left his position as Director of Planning & GIS Services to move to Uganda, Africa in January 2014. He and his wife joined a newly formed non-profit agency called Life Center Ministries – Africa to work full-time as missionaries (supported by the monthly and one-time donations of friends and family) and change the lives of the people in east Africa. Their plans are to provide improved healthcare as well as nutrition, agriculture and biblical training programs. Steve stated "We see this partnership as a "once in a lifetime opportunity" and we are very excited to have this opportunity at this point in our lives. " Staff wishes him the best on his new adventure. If you would like additional information on Steve's efforts in Uganda you may contact him at: smsandy@gmail.com .

We may be saying goodbye to one staff member, but in May 2013 we welcomed Erin Puckett to the department. Erin became employed as the Sr. Program Assistant and has been enthusiastically learning all she can. She received her Master of Urban and Regional Planning degree from Virginia Tech in 2013. While there, she worked as a Graduate Assistant for two professors in the Urban Affairs and Planning Department, contributing to research in transportation planning and disaster recovery. Prior to coming to Southwest Virginia, she spent several years in Orange County, NY, working for Habitat for Humanity of Greater Newburgh, first through the AmeriCorps VISTA program and later as the ReStore Assistant Manager. She received her Bachelor's degree in Environmental Science and Environmental Thought and Practice from the University of Virginia in 2007.



PLANNING & GIS SERVICES STAFF

Position to be filled
Planning Director
mcplan@montgomerycountyva.gov

Robert Pearsall
GIS/LDO Services Manager
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Dari Jenkins
Planning & Zoning Administrator
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Brea Hopkins
Development Planner/LDO Project Specialist
hopkinsbg@montgomerycountyva.gov

Michael Sutherland
GIS Analyst
sutherlandmk@montgomerycountyva.gov

Erin Puckett
Sr. Program Assistant
puckettem@montgomerycountyva.gov

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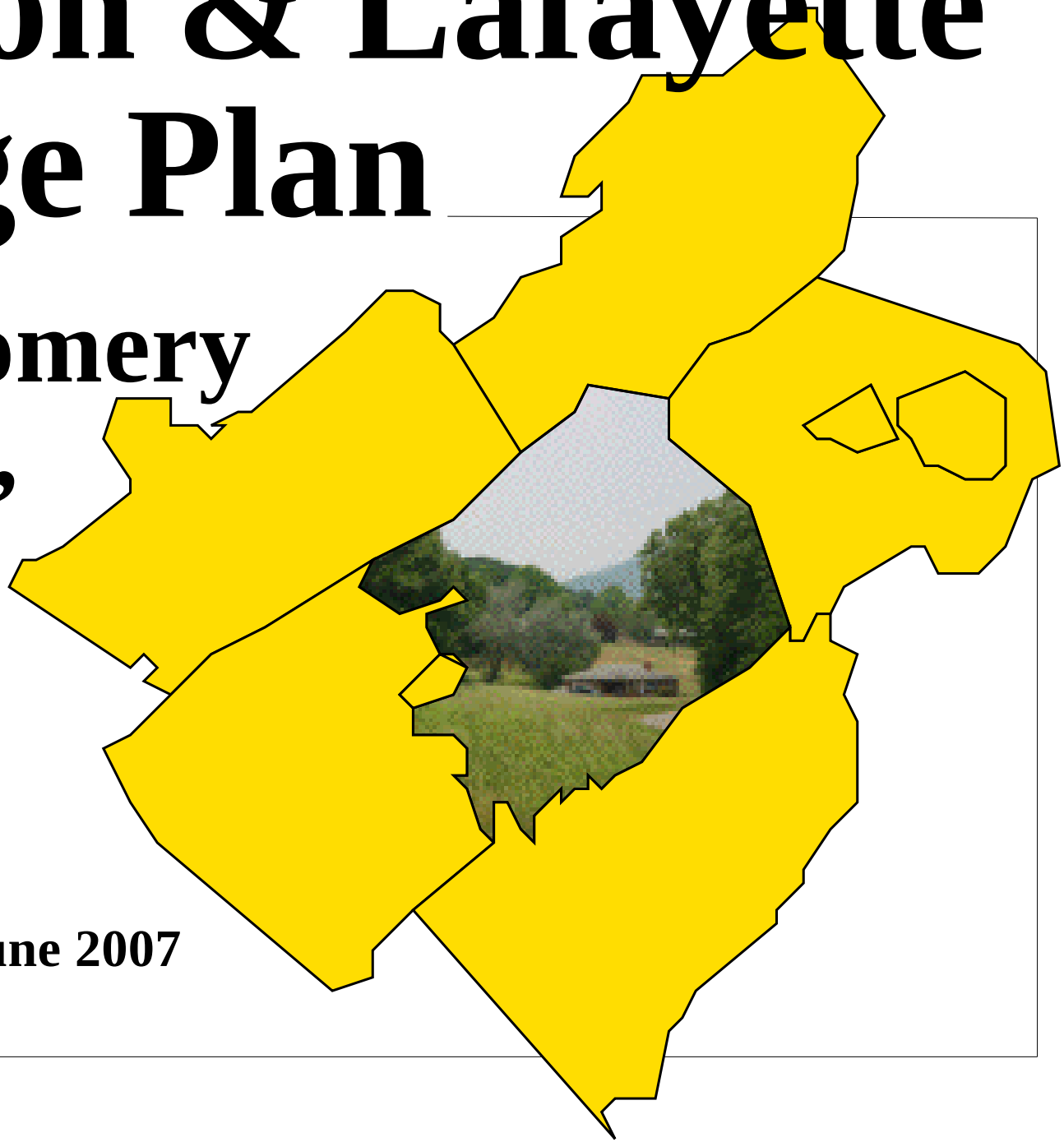
Elliston & Lafayette Village Plan

Montgomery County, 2025



Adopted: 25 June 2007

The Villages of Elliston & Lafayette

Introduction

The village planning process provides citizens in each of the seven villages (six plans) with a say in how their respective villages develop over the next twenty years. This additional input is important because of the County's focused growth approach, which will focus 80% of the County's growth between now and 2025 into the villages, village expansion areas, residential transition areas, and the urban expansion areas.

Under the guidelines established in *Montgomery County, 2025*, villages are defined as " larger rural communities where limited mixed-use development activity has historically occurred and public utilities are available;...are separate and distinct from each other and from nearby towns;... and have served as and will continue to serve as focal points for surrounding rural areas. The village expansion area, on the other hand, is defined as the areas "adjacent to existing villages where appropriate new development can be accommodated while retaining the viability and character of the historic village core. It is assumed that the villages and village expansion areas are either currently served by public water and sewer and other public facilities (schools, parks, or fire and rescue stations) or where public water and sewer is likely to be provided in the future.

Photo by Chris Valluzzo

The Elliston and Lafayette plan is unusual in that in serves not one, but two distinct places: the Village of Elliston and the Village of Lafayette. Because of their close proximity, separated by the South Fork of the Roanoke River, the two villages share an expansion area and are served, in common, by a public elementary school (Elliston-Lafayette Elementary), a fire station, and public water and sewer system. Montgomery County recognizes, through the village plan, the uniqueness of both Elliston and Lafayette.

Planning Process

The Elliston and Lafayette Village Plan was developed through the combined efforts of citizens in Elliston, Lafayette, and the Elliston-Lafayette expansion area; members of the "Village of Elliston" community group; Virginia Tech students and faculty, and staff from the Montgomery County Planning Department. The plan was developed in a three step process: 1) a public input and visioning process; 2) a mapping process; and 3) the revision and adoption process.

Public Input and Visioning

During the late winter and early spring of 2004, *graduate and undergraduate students* from the Virginia Tech Department of Urban Affairs and Planning Department, under the guidance of Dr. Diane Zahm, held a series of three public meetings to garner citizens' input into the development of a village plan for the villages of Elliston and Lafayette, and the Elliston-Lafayette expansion area. These meetings were used to better understand the

Photo by Chris Valluzzo

Elliston and Lafayette area, to identify local needs and concerns, and to develop a vision for the future. In addition to the public input sessions, held at Eastern Montgomery High School, the students also conducted community and business surveys and in-depth interviews with longtime residents. Their final report was submitted to the County in June of 2004 and a condensed version of the report was distributed to members of the Village of Elliston community organization in January of 2005. The plan was developed from the input from these meetings, as well as the input from the Community Facilitators Initiative and Community Survey and from the Student Community Survey, both conducted in 2003.

During the public input process, citizens identified six specific areas of concern:

- the need for increased jobs and light industrial, commercial, and tourism development;
- the need for additional or new public facilities (parks, schools, public safety facilities);
- the need to enhance the historic character of the two villages through historic preservation efforts and through the reuse and revitalization of existing buildings;
- the need for an improved transportation system, including an interconnected road network, and the provision of alternative and mass transit opportunities and facilities;
- the need for increased housing alternatives, including affordable, non-manufactured housing and assisted living facilities; and
- the need to preserve the natural environment, while protecting local agricultural resources.

Photo by Chris Valluzzo

Photo by Chris Valluzzo

In addition, the Virginia Tech students developed a series of future scenarios, based on the input provided by the members of the "Village of Elliston" community organization. Community meeting participants were asked to consider each of the future scenarios. From the input collected at the meeting, the students developed "Elliston-Lafayette: A Vision for 2054 and a series of four key citizen defined goals:

1) Maintain and enhance rural and small town character of the Elliston and Lafayette area;
2) Strengthen existing businesses and provide opportunities for new business and industrial development;
3) Establish strong transportation connections within and around Elliston and Lafayette; and
4) Develop a diverse and attractive housing stock to meet the needs of all Elliston and Lafayette residents, both now and in the future.

Mapping Process

During the fall of 2004, staff from the Montgomery County Planning Department met with citizens and with members of the Village of Elliston community organization to develop a preliminary land use map for the villages of Elliston and Lafayette and the Elliston-Lafayette Expansion Area. Planning department staff developed a draft version of the future land use map based on public comments and suggestions. A draft version of the Villages of Elliston and Lafayette Future Land Use Map was presented to the citizens at the "Village of Elliston" January, 2005 meeting.

Revision and Adoption Process

Citizens were invited to comment on the map and the plan proposals. Additional copies of the map and of the student report were left with the organization for distribution through other community groups. Public comment on the proposed plan was accepted through April 15, 2005. Once the draft plan has been finished, the plan will be presented to the Montgomery County Planning Commission and later to the Board of Supervisor for consideration and for the required public hearings. *When* adopted, the

Photo by Chris Valluzzo

Villages of Elliston and Lafayette Village Plan will become part of *Montgomery County, 2025*, the County's comprehensive plan.

Historical Trends and Conditions

Lafayette (1)

Lafayette, Virginia (originally named Fayette) is the one of the first planned communities and one of three chartered communities in the area that is now Montgomery County. (2) Located along the route of the Alleghany Turnpike, which was chartered in 1805 and constructed in 1809, Lafayette was officially chartered as a town by the Virginia General Assembly in 1828. The General Assembly approved the development of a platted community covering 10 acres (two of the six blocks included in the town original development plan). The original development plan, submitted to the General Assembly, including 6 four acre blocks with 8 half acre lots per block.

The original grid system is still visible in Lafayette's current road network. According to historic records, Lafayette had a six streets (three north-south and three east-west) and a public square located at the corner of Union and Main. At its peak in the 1830s, Lafayette supported 43 residences, as well as extensive industrial and commercial development. At one time, Lafayette boasted of a large mill, a boot and shoe factory, a tanyard, a cooper, four blacksmiths, sundry mechanics, two general stores, and a tavern. In 1835, Lafayette represented the single largest population center between Salem and Christiansburg. The twenty year period between 1828 and 1848, saw continued commercial and industrial growth, as well as community development. In 1848, the Methodist Church was constructed, facing the public square.

Despite its growth in the 1830s, Lafayette's fortunes began to change and decline after the state chartered the Southwest Turnpike in 1846. In 1847, the lead engineer for the project from the Virginia Department of Public Works determined that routing the Southwest Turnpike "through Lafayette would add 3/4 mile to the road and would locate two necessary bridges at less favorable river crossings." Despite protests from the town, both the Southwest Turnpike and later the Virginia-Tennessee Railroad bypassed Lafayette to the southeast.

Although there has been some subsequent development on the border of the village core, most notably the addition of Rowe Furniture and additional residential development along Lafayette Road, on Cannary Road on the other side of the Roanoke River, and along to US 11/460, there has been little recent development or redevelopment within the village core. This is due, in part, to the lack of public water and sewer within the majority of the village core.

Photo by Chris Valluzzo

Photo by Chris Valluzzo

Elliston

Unlike Lafayette, the development of Elliston was organic (3). Development occurred along existing transportation routes or in close proximity to ransportation facilities (Big Spring Depot). The formation of Elliston near the turn of the century (c. 1900) was the result of the melding of two distinct communities: the railroad-related Big Spring Depot and the African American community along Brake Road and Calloway Street.

1. All historical information, unless otherwise noted, was taken from the *Montgomery County Historic Sites Survey* (1986), commissioned by the Montgomery County Board of Supervisors, funded in part by a grant from the Virginia Department of Historic Resources, and conducted by Gibson Worsham. Although the study is going on 20 years old and lacks historic information for the years since 1950, the information included in the study is deemed accurate and well documented. In additiion, the study represents the only governemt commissioned overview of County history. Although other and more detailed histories exist of specific areas and locations in Montgomery County, the Historic Sites Survey is being used as the basis of historic information for all village plans because of its emphasis on land use and historic development patterns.
2. At the time Lafayette was chartered, Montgomery County stretched westward and included Pulaski and Wythe counties. Other chartered communities existed in the greeater county area, but only three exist within the current County boundaries: Lafayette, Blacksburg, and Christiansburg.

3. Unlike Lafayette, Elliston follows the organic development (string town) patterns present in the other villages in Montgomery County, most specifically growth adjacent to existing transportation routes. Whereas Lafayette is defined by a distinct grid pattern and an interconnected street network, Elliston and the remaining villages have elongated patterns of growth and little planned interconnectivity, with growth developing along both sides of primary transportation routes. Although some interconnectivty has occurred as additional parallel roads have been added to accommodate increased traffic, the primary growth has been continued to be organic.
4. *Big Spring Road was later renamed Big Spring Drive.*

Although there had been significant agricultural development along the South Fork of the Roanoke River, Big Spring Depot, named for the mineral spring nearby, did not develop as a village until the construction of the Big Spring Mill (1850), located at the north end of Big Spring Road (4) and the construction of Big Spring Depot (1854) by the Virginia-Tennessee Railroad at the south end of Big Spring Road. The subsequent development of Big Spring occurred along both sides of the road leading between the Mill and the Depot. Although the majority of the development along Springs Road was residential, a small commercial district developed on property immediately adjacent to and across Big Spring Road from the Virginia-Tennessee Depot.

Photo by Chris Valluzzo

Following the Civil War, an African-American community developed along Brake Road It was one of three significant African-American communities in the county. The development of the primarily residential community along Brake Road and Calloway Street followed a similar development pattern as along Big Spring Road. In addition to residential development, the Brake Road community was anchored by Big Spring Baptist Church, an African American church built with funding provided by Captain Charles Schaeffer (Christiansburg Institute), and the Friends' Freedmen's Association. Big Spring Baptist was the first church built in what is now Elliston.

The historical development of Elliston could have been significantly different if a land speculation scheme, proposed by the Pittsburgh Development Company in the late 1880's and early 1890's, had actually panned out. In 1890, the Pittsburgh Development Company proposed the development of Carnegie City, a "boom town" on the site of what is now Elliston. The proposal included the development of an iron and steel supply factory (which was subsequently built) and the siting of the shop for the Norfolk and Western Railroad (previously the Virginia-Tennessee Railroad) in Carnegie City rather than Big Lick (Roanoke). The Norfolk-Western chose to locate in what is now Roanoke and the land scheme collapsed, in part, because of the depression in 1893. Railroad officials subsequently renamed Carnegie City to Elliston, after Major William Munford Ellis, the husband of one of President John Tyler's daughters.

Despite the lack of success of the Carnegie City proposal, Elliston experienced at least some success both as a resort community, supporting three hotels, and as the site of a major watercress farm and production facility, two general stores, and rail support facilities and services. Following the opening of the Radford Arsenal, Elliston saw increased residential development geared towards Arsenal commuters.

5. According to the Cooper Weldon Center at the University of Virginia, a census designated place (CDP) is a "densely settled concentration of population that is identifiable by name, but not legally incorporated; their boundaries have no legal status; and they do not have elected officials."

Photo by Chris Valluzzo

As with Lafayette, Elliston's fortune have been limited by transportation decisions. The construction of I-81, bypassing Elliston to the north and west, rerouted significant traffic from the US 11/460 corridor. The resulting shifts in traffic levels decreased the development of commercial and travel related facilities within and near both villages.

Current Conditions and Trends

Demographics

While Montgomery County recognizes Elliston and Lafayette as separate villages, the U.S. Census Bureau does not, recognizing the combined villages as a Census Designated Place (CDP). (5)

According to the 2000 U.S. Census, the Elliston-Lafayette CDP had a population of 1,241, of which 48% were male and 52% were female. The gender distribution more closely

Photo by Chris Valluzzo

aligns with the Virginia and the U.S. distributions than with that of Montgomery County, suggesting that the influence from Virginia Tech is much less than in other parts of the County. The median age in Elliston-Lafayette is 34.6 years. Children and young adults (17 and younger) represent 27.2% of the population and seniors (65 and older) represent 10.8% of the population. The percentage of the total population that is 17 years and younger is higher in Elliston-Lafayette than in any other location in Montgomery County or in Montgomery County as a whole.

With the exception of Blacksburg, Elliston-Lafayette has the most diverse population in Montgomery County, Although predominantly white (91.9%), Elliston-Lafayette is still one of the County's significant African American population centers (4.0%). In addition, 2.2% of the population self identified as being of two or more races and 1.5% identified themselves as being of Hispanic origin.

According to the 2000 Census, there were 489 households in the Elliston-Lafayette CDP, with an average household size of 2.53 people and an average family size of 2.97. Elliston-Lafayette had both the highest average household size and the highest average family size of any location in Montgomery County. Family households accounted for 71.2% of the households in Elliston-Lafayette, while non-family households made up 28.8%. 23.7% of the householders lived alone, 15.1% were female householders with no husband present, and 8.8% of householders were single mothers.

Of the population 25 years and older, 31.4% do not have a high school degree, 46.8% have a high school degree, and 9.3% have at least an associates degree or higher.

There were 533 housing units in the Elliston-Lafayette CDP, 91.7% of which were occupied. Owner occupied housing accounted for 77.7% of the total number of housing units and had a far lower vacancy rate (2.1%) than the rentals (11.4%), which account for 22.3% of the total number of units.

Population Trends

In the past 20 years Elliston and Lafayette have witnessed an increase in industrial development, especially with the development of the Elliston Industrial Park and the construction of Rowe Furniture, located between the historic core of Lafayette and US 11/460.

New growth in Elliston, Lafayette, and the Elliston-Lafayette Expansion Area will stem from four separate causes: 1) the focused growth policy in Montgomery County, 2) outmigration from Roanoke County, 3) increased industrial and commercial growth, and 4) increase number of bi-commuter households.

The County's focused growth policy encourages increased growth in the village, village expansion, and urban expansion in lieu of growth in the rural and resource stewardship areas. Under the policy, 80% of future growth would be located in these three areas. Given that the villages of Elliston and Lafayette are at or near buildout within the village cores, the majority of residential growth will most likely be located in the residential mixed use areas surrounding Lafayette.

The growth of the Roanoke Valley and the land use pressures and land costs which have accompanied that growth signal increased growth pressures in the villages of Elliston and Lafayette. Growth from the Roanoke Valley is likely to come from two separate sources: 1) industries relocating to a less expensive location and residential growth spawned by increased industrial or commercial growth in the western portion of Roanoke County, especially along the I-81 corridor.

Finally, residential growth is being spurred, once again, by bi-commuter households, i.e. households where there are two or more employment-related commuters who work in opposite directions. Increased economic and industrial ties between Roanoke and Montgomery Counties is likely to result in increased residential development between the two employment centers.

Public Facilities.

Currently, the Villages of Elliston and Lafayette and the Elliston-Lafayette Village Expansion area are served by public water and sewer provided by the Montgomery County Public Service Authority (PSA). According to the PSA, the current septage system is at 50% capacity and could serve up to an additional estimated 250 households and/or businesses.

A solid waste collection facility is provided by Montgomery County and is located in the Elliston-Lafayette Industrial Park, adjacent to the Elliston-Lafayette Sewage Treatment Plant.

Photo by Chris Valluzzo

Photo by Chris Valluzzo

There are currently no plans to provide curbside pickup in either community.

The villages, expansion area, and surrounding areas are served by three schools: *Elliston-Lafayette Elementary, Shawsville Middle, and Eastern Montgomery High.* In 2003, Elliston-Lafayette Ellementary, which was designed for a program capacity of 160, served 227 students and was using 11 mobile units in addition to the original building. The school was built in 1961 and last renovated in 1972. Middle school students are currently being served by Shawsville Middle School. As with Elliston-Lafayette Elementary, Shawsville Middle School was built in 1934 (last renovated in 1973) to serve 240 students. In Fall of 2004, Shawsville Middle School had an enrollment of 251. Eastern Montgomery High School, built in 2000, is located at the southern end of the Elliston-Lafayette expansion area and serves students from Elliston, Lafayette, Shawsville, Ironto, and Alleghany Springs. Although the program capacity of the new high school is 510, the fall membership in 2003 was only 295.

Fire and Rescue in the eastern portion of Montgomery County, including the villages of Elliston and Lafayette, is provided by the Elliston Volunteer Fire Department and the Alleghany Volunteer Rescue Squad, located in Shawsville. In 2004, Elliston Volunteer Fire Department had, on average, the oldest vehicles of any fire or rescue squad in Montgomery County, with a median equipment age of 17 years. The current fire station is located between Big Spring Road and US 11/460, across the street from the new Elliston Post Office; however, the fire station is slated to be moved into new facilities located in the Elliston Industrial Park in the near future.

Park and recreation services are currently being provided through a shared use agreement with the public schools. Although a park in Elliston was included in the 1990 plan, the land slated for the park is, instead, being used for the new fire station. The Parks and Recreation Department is currently reviewing other options for providing recreational opportunities in the villages of Elliston and Lafayette.

Historic Resources.

The village core area of Lafayette is listed in the Virginia and National Registers for Historic Places. The core area of Elliston is not a currently recognized historic district, although there are a number of significant historical structures in the village, including the Big Spring Baptist Church and the Pompey Calloway House. The Historic Site Survey, commissioned by the Board of Supervisors and conducted by Gibson Worsham, is nearly

Photo by Chris Valluzzo

Photo by Chris Valluzzo

twenty years old. A number of structures that were not eligible in 1986, may well be eligible in 2005. In addition while many of the structures, by themselves, lack distinct historic properties, they may well qualify as contributing structures in a larger historic district.

Community Facilities and Organizations.

The villages of Elliston and Lafayette both have a long history of community involvement. Early on, the involvement centered around the churches built in and near the two villages, including the New Derry Presbyterian Meeting Hall (1769), the Methodist Church in Lafayette (1848), and the Big Spring Baptist Church (c. 1880). Fraternal organizations also played a role in the development of the two communities, including the Odd Fellow Lodge, founded in 1899, in Lafayette and the Masonic Temple on Big Spring Road in Elliston Currently community organizations, such as the "Village of Elliston," as well as the churches in the two villages serve not only the immediate population , but also the surrounding rural areas and small communities (most notably, Ironto).

Environment

The most notable environmental feature of both Elliston and Lafayette is water. The South

Photo by Chris Valluzzo

Fork of the Roanoke flows along the west side of the village core of Elliston and separates Elliston from the Pedlar Hills. In addition, Brake Branch parallels Brake Road and flows into the South Fork just west of the commercial area on Big Spring Road. Lafayette is located at the confluence of the South and North Forks of the Roanoke River. Both villages suffer from regular flooding, especially in wet years when the ground is saturated. Flooding often occurs during flash or heavy storm events which create increased stormwater runoff. Of the two villages Lafayette is far more likely to suffer significant flood damage. Given its proximity to the Roanoke River. Significant flood has also occurred along the South Fork, most notably along Old Roanoke Road and Blount Drive, and along Brake Branch.

While the prevalence of flooding presents a significant problem for the two villages, it also presents some significant opportunities to develop a floodplain greenway system that would help to mitigate future flooding and subsequent damage.

Although not located within the village boundaries, the Pedlar Hills Natural Area Preserve is one of the defining environmental features for the villages of Elliston and Lafayette. Rising sharply above the Elliston historic core and the Roanoke River, the 522 acre preserve features dolomite outcropings and barrens and rare plant species, including Addison's Leat her Flower. Currently, access to the preserve is limited, but Montgomery County and the citizens in Elliston and Lafayette are working with the Virginia Department of Conservation and Recreation to develop a permanent trailhead along the Roanoke River.

Village and Village Expansion Area Land Uses.

As illustrated in the discussion of the development history of the two villages, mixed use development has been the rule rather than the exception. Part of this is due to the nature of small, contained, and constrained spaces. Unlike their larger counterparts, which have the luxury of land and expansive public works and may more clearly separate uses, villages and village expansion areas are constrained by limited public facilities, especially the possible extent and capacity of public water and sewer. Given the limitations, all of the land use designations are based on the assumption of mixed use development. The designations are intended to indicate long range use patterns rather than reflect current use patterns.

Mixed use development means that while certain uses may be deemed most appropriate for a specific area of the village, the primary use designation does not preclude other types of development in, near, or in lieu of the primary

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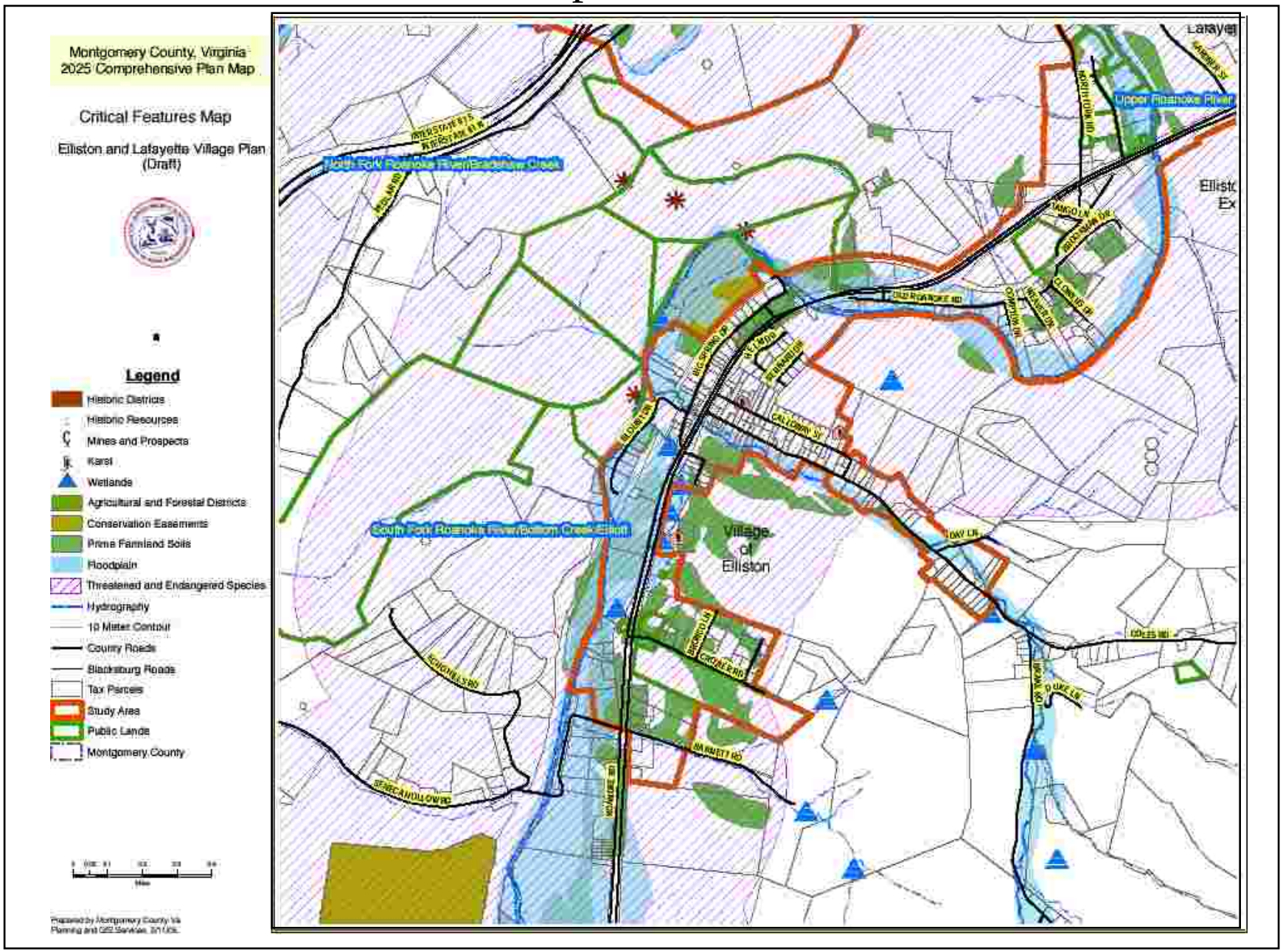
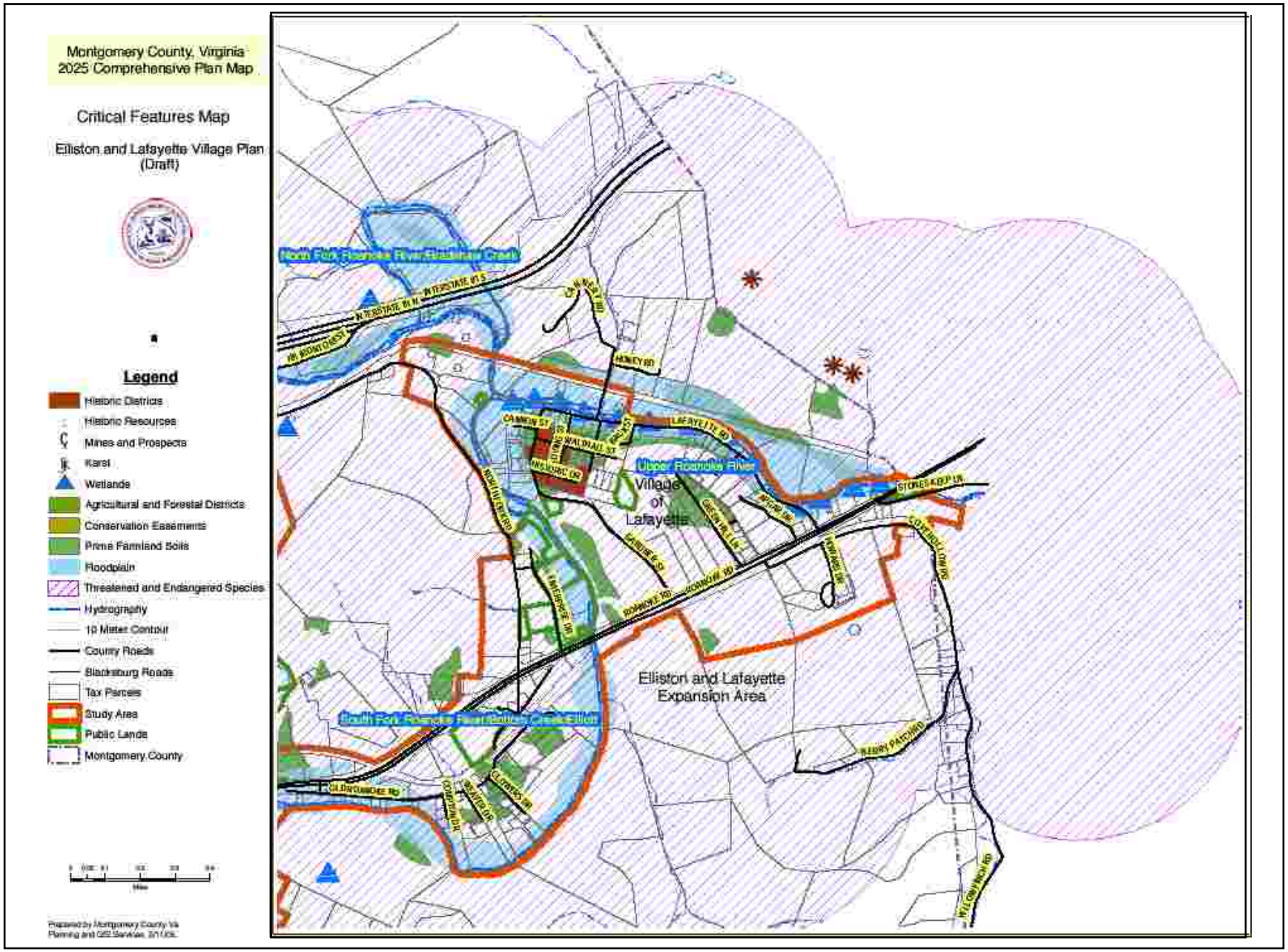
designation. For example, an area of the villages may be designated as mixed use industrial. While the area, due to transporation features, might be ideally suited for industrial development, commercial or residential development may also occur on all or part of the property. In a sense, this approach means that the villages and village expansion areas are treated, in essence, as large planned unit developments. Indeed, the mixed use approach to village development encourages the creation and strengthening of the sense of community with the village by making goods, services, and jobs more readily available and accessible to residents. The approach also assumes that future development, rather than destroying or overpowering the historic core, will be designed to strengthen the historic development patterns, add to the quality of life of residents, and provide appropriate levels and scale of development.

There are four primary land use designations, one in the village core and three in the village expansion areas: 1) Village-Mixed Use; 2) Industrial-Mixed Use; 3) Commercial-Mixed Use; and 4) Residential-Mixed Use. Each designation has a primary focus, but can accommodate other forms of development. For example, an area designated as residential might have small businesses which enhance the quality of life and provide a much needed service in a particular neighborhood or district.

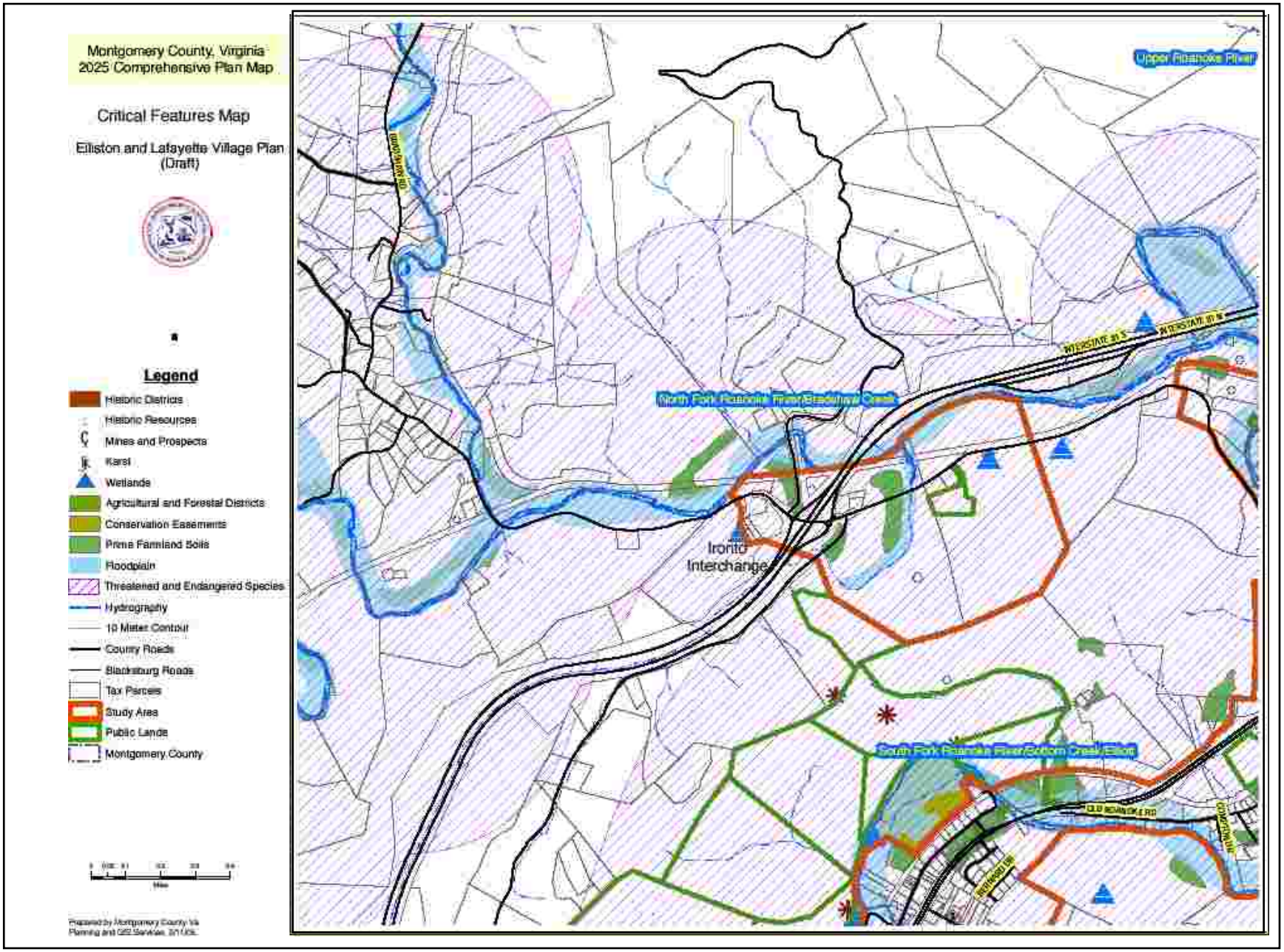
Elliston: Critical Features Map



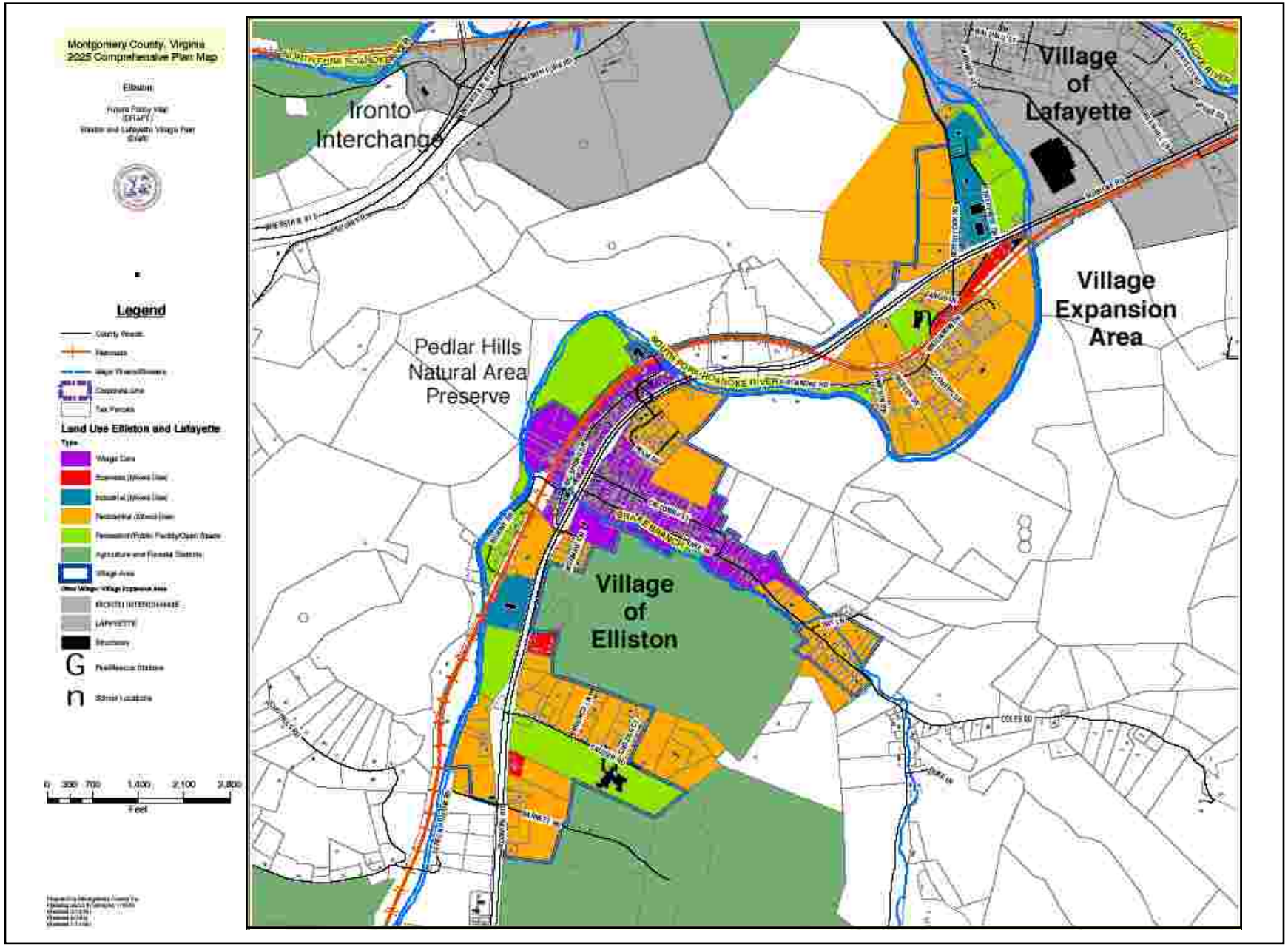
Lafayette: Critical Features Map



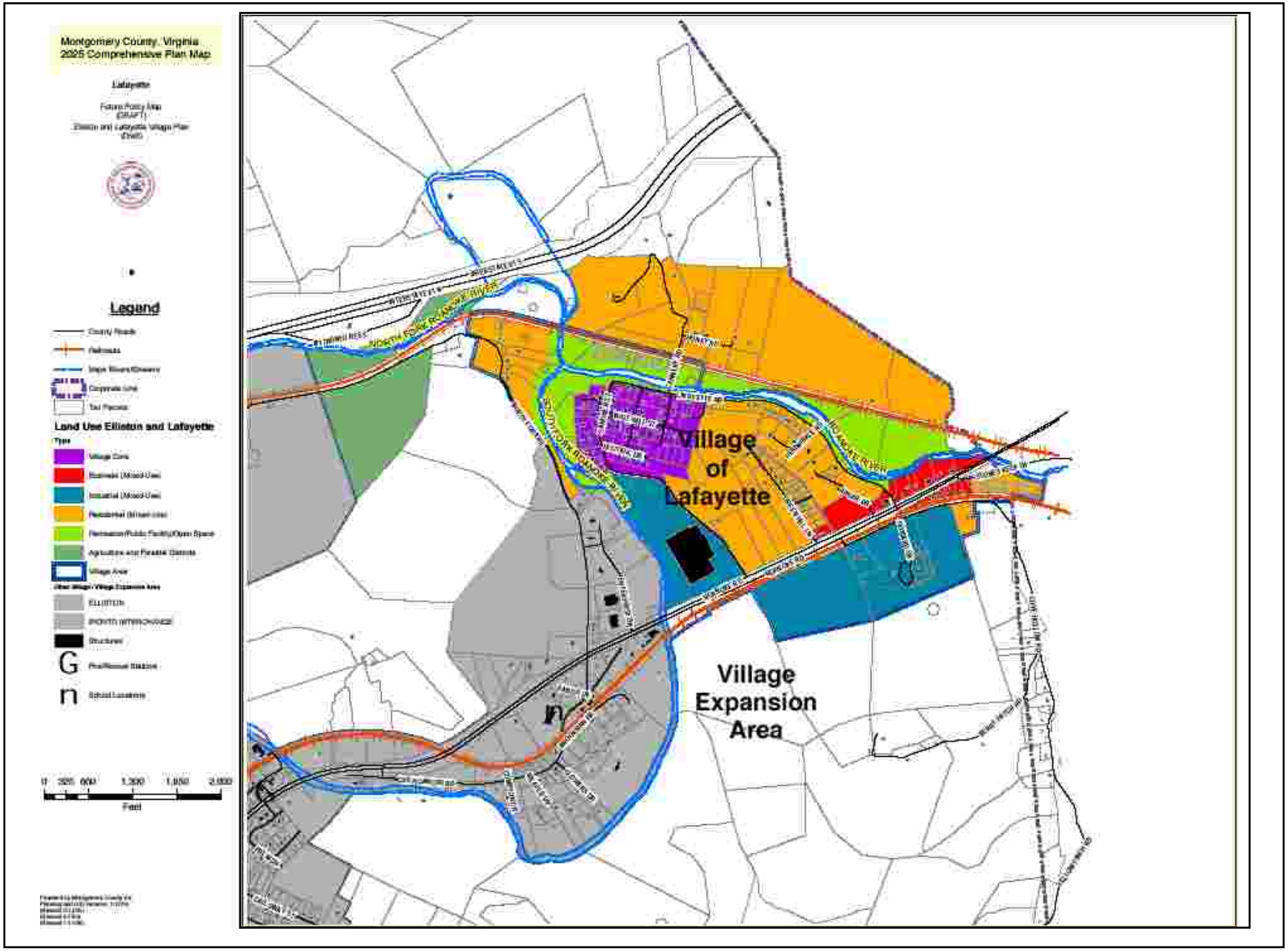
Ironto Interchange: Critical Features Map



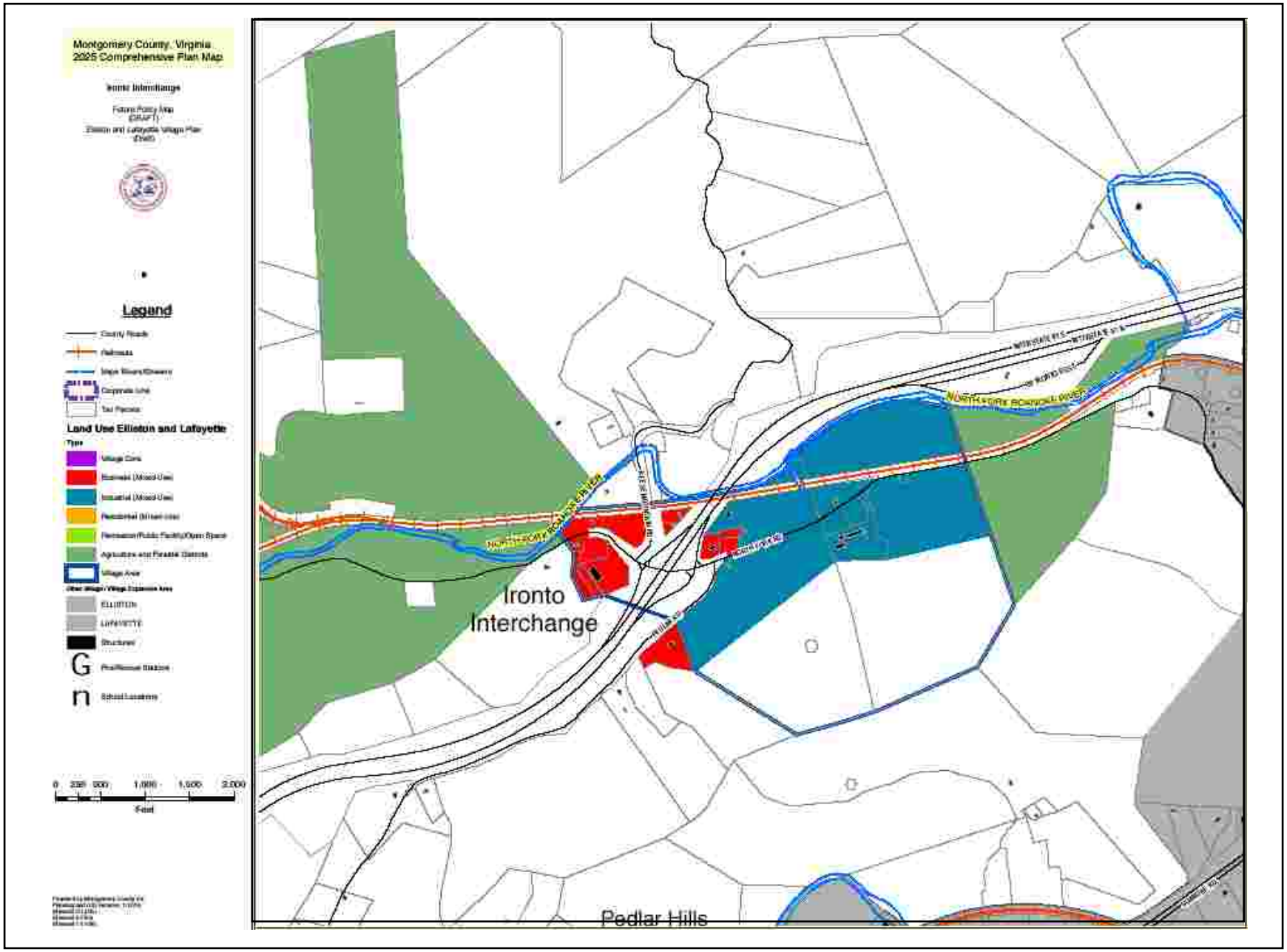
Elliston: Future Land Use Map



Lafayette: Future Land Use Map



Ironto Interchange: Future Land Use Map



The Villages of Elliston and Lafayette: Vision of Future

In the Year 2030, the Villages of Elliston and Lafayette:

Continue to have a strong sense of community. Elliston and Lafayette are pedestrian oriented communities which provide a strong sense of community, through a combination of public spaces (the post office, walkways, the public schools, community center, and parks) and private places (cafes, small shops, and front porches).

Elliston and Lafayette continue to attract a wide variety of residents. Many of the residents work for local industries or small businesses, while others commute along good roads to nearby jobs in the New River and Roanoke Valleys.

The two public schools, Elliston-Lafayette Elementary School and Eastern Montgomery High School,serve as community focal points for both communities, while strengthening ties with the surrounding area and offering an outstanding educational experience for both children and adults. School facilities are busy afterhours providing life-long learning opportunities to local residents.

Continue to build a sustainable future by sustaining the past. Both Elliston and Lafayette, as well as the surrounding area, are rich in history. These historical resources are viewed as community assets, with both Elliston and Lafayette receiving recognition as state and national historic districts. Historic structures, in both villages, are rehabilitated and provide the location for a variety of uses, including single-family residences, small shops, cafes, and other commercial enterprises. Mixed use of historic structures facilitates ongoing preservation by making rehabilitation economically feasible. Local historical markers provide outside visitors with a sense of the history of the two villages and invite visitors to explore the two historical cores, learning about the development of transportation networks in the New River Valley, the history of the African-American community in Elliston, the agricultural and resort traditions of the area, and the history of land speculation in the late 19th Century. The two villages collaborate with other communities along the route of the Southwest Turnpike, the County, and the State to promote historical tourism and market locally owed and operated enterprises.

Continue to build a sustainable future by sustaining the natural heritage. The natural setting in Elliston and Lafayette continues to offer both opportunities and challenges.

A river greenway, part of a larger regional greenway network, stretches the length of Elliston and Lafayette and provides residents and visitors alike with recreational access to the Roanoke River and the South Fork of the Roanoke River. Spur trails offer access to the historic cores of Elliston and Lafayette. Trail heads for the State's Pedlar Hills Natural Heritage Preserve are located in a Elliston's Pedlar Park, a new riverside park that is one part of the river greenway system.

While the presence of the Roanoke River and tributaries offer an abundance of recreational opportunities, they also continue to present environmental challenges. Brake Branch and the South Fork of the Roanoke River continue to flood and flooding has increased as development has occurred upstream. Fortunately, flood prevention and mitigation measures have been put in place in order to lessen storm water runoff and minimize flood damage in the two villages. The river greenway provides natural flood channels which helps to keep the floodwaters away from the two village cores. Structures within the 100 year floodway have been removed, thereby lessening the threat to life and property.

The Villages of Elliston and Lafayette: Plan

ELV 1.0: Planning and Land Use. Montgomery County is committed to encouraging appropriate development of the village and village expansion areas while maintaining the existing character and historical resources of Elliston and Lafayette.

ELV 1.1: Compliance with the Comprehensive Plan. New development and redevelopment with the villages and village expansion areas must be compatible with the land use policies (PLU 1.6 and PLU 1.7) and community design guidelines (PLU 3.0) established in Montgomery County's adopted comprehensive plan. (See Village Plan: Appendix).

ELV 1.2: Village and Village Expansion Land Use Designations. Establish preferred development patterns for the Villages of Elliston and Lafayette and the Elliston-Lafayette Expansion Area in order to 1) focus growth where it can be supported by infrastructure improvements; 2) maintain existing community character by promoting the use, redevelopment, and revitalization of existing historic districts and areas of development, and promoting the use of traditional neighborhood design (TND) approaches which stress pedestrian orientation, mixed use, and variable place-specific site, bulk, and density requirements (1).

ELV 1.2.1: Village Core. The Village Core refers to the areas of each village which predate non-interconnected suburbanized expansion, including the central historic districts, residential buildout areas, and older developments which share an interconnected street pattern and are interrelated with and have contributed to the establishment of the current community. Development and redevelopment within the Village Core should be done in such a manner as to uphold the character of the villages while developing and maintaining the continuity of the communities. Village Core areas are, by, definition mixed use and should allow a broad range of appropriate uses within the same neighborhoods and, in some cases, the same structures.

1. Variable place-specific zoning regulations allow for variaion in zoning and lot requirements which may not be appropriate in developments outside of the villages and historic cores. The most common variaions involve matching existing neighborhood setbacks in order to maintain the visual line or integrity of existing neighborhoods, increased density, mixed use in single structures (residences above businesses or studios), narrower lots, and the addition of secondary dwellings.

ELV 1.2.2: Residential- Mixed Use Areas. Located in the Village Expansion Area, the residential-mixed use areas are areas which are deemed most appropriate for residential or residential planned unit development, however other uses may be permitted if deemed appropriate or in-character with the existing village development patterns and land uses.

ELV 1.2.3: Business- Mixed Use Areas. Located in the Village Expansion Area, the business-mixed use areas are areas which are deemed most appropriate for business/commercial or commercial planned unit development, however other uses may be permitted if deemed appropriate or in-character with the existing village development patterns and land uses.

ELV 1.2.4: Industrial- Mixed Use Areas. Located in the Village Expansion Area, the industrial-mixed use areas are areas which are deemed most appropriate for industrial or industrial planned unit development, however other uses may be permitted if deemed appropriate or in-character with the existing village development patterns and land uses.

ELV 1.2.5: Recreation, Open Space, and Community Facilities. Areas within the Village and Village Expansion Areas where either public facilities with an open space component (parks, schools, trails, public open space or greenways) are currently located or planned or where development is inappropriate given environmental constraints (steep slopes, flood plains, AFDs, or lands under conservation easements).

ELV 1.3: Zoning. Evaluate and revise the Montgomery County Zoning Ordinance to provide appropriate zoning classifications for the village and village expansion areas, including exploring the creation of village and village expansion area specific zoning designations.

Currently, much of the land in the six villages is zoned A-1, which does not allow for many of the mixed land uses included in the adopted comprehensive plan. Re-evaluation

of existing zoning may be necessary in order to accommodate future development and redevelopment in the Villages and Village Expansion Areas.

ELV 2.0: Planning and Government. Work with residents to develop livable villages by providing increased access to public information concerning development and revitalization in the Villages of Elliston and Lafayette and the Elliston-Lafayette expansion area.

Action Steps:

- Work with the Office of Public Information to develop an Elliston Lafayette Village Information webpage which would provide residents with direct information concerning government and planning-related issues and actions (rezonings, special use permits, community meetings, public hearings, capital projects, special projects, etc.) specific to the two villages and the Elliston-Lafayette Expansion Area.

- Establish a Elliston and Lafayette Citizen's Advisory Committee, appointed by the Board of Supervisors, to function as a liaison organization between the villages and the county government.

- Develop baseline GIS (Geographic Information Systems) data for the Villages of Elliston and Lafayette and the Elliston-Lafayette Expansion Area.

ELV 3.0: Historic Resources. The County is committed to work with residents to revitalize and utilize existing and future historic resources in the Elliston and Lafayette village cores in order to preserve the past while developing historic and eco-tourism, small entrepreneurial enterprises, and residential opportunities in the future.

Action Steps:

- Apply to the Virginia Department of Historic Resources for a grant to resurvey the historic sites in the Elliston and Lafayette village cores with an eye towards the possibility expanding the existing historic district in Lafayette and establishing one or more historic districts in Elliston, most notably along Big Springs Road, Brake Roads, and Callaway Street.

- Establish a local historic markers program, under the auspices of the Virginia Department of Historic Resources, in the villages of Elliston and Lafayette, including appropriate street markers within historic districts, informational signage at specific sites, and directional signage along I-81 and U.S. Rt. 11/460.

- Explore the possibility of establishing an interjurisdictional historic corridor along Rt. 11, including the Villages of Elliston and Lafayette, that would tap into the regional and "pass through" tourism traffic on I-81 and would provide additional commercial and entrepreneurial opportunities through the promotion of local historic and natural resources.

ELV 4.0 Economic Development. Actively promote economic, including industrial, commercial, and small entrepreneurial enterprises, and workforce development, which takes a sustainable approach to the environmental, social, cultural, historic, and economic integrity of the two villages and contributes to the quality of life.

Action Steps:

- Work with the Montgomery County Department of Economic Development to identify specific sites and opportunities for future industrial and commercial growth which would provide better and expanded job opportunities to the residents in the Elliston and Lafayette area.

- Work with the Montgomery County Public Schools and Eastern Montgomery High School to develop a comprehensive, community-based worker training program, focusing on upgrading skill sets, to serve the existing and future needs of local residents.

- Examine existing and develop new county policies and approaches in order to encourage the development of new entrepreneurial enterprises and the possible expansion of existing businesses in the Elliston and Lafayette area.

- Work with the Department of Conservation and Recreation to develop a direct access trailhead to Pedlar Hills Natural Area, which would provide an additional tourism-based attraction in Elliston and would encourage the development of eco-tourism related enterprises.

- Work with the Virginia State Tourism Board to advertise eco- and historic sites in the Elliston and Lafayette area, including the Pedlar Hills Natural Area, the Lafayette Historic District, tourism-related businesses, and other opportunities as they develop.

ELV 5.0: Education. Provide high quality, lifelong educational opportunities and facilities in Elliston, Lafayette, and the Elliston-Lafayette Expansion Area.

Action Steps:

- In partnership with the Montgomery County Public Schools, upgrade or replace the existing Elliston-Lafayette Elementary School through the Montgomery County Capital Improvements Program.

- Negotiate multi-use agreements for Elliston-Lafayette Elementary School and Eastern Montgomery High School with the Montgomery County Public Schools to provide access to community meeting and recreational facilities and establish community continuing educational opportunities.

ELV 6.0: Environment. Montgomery County recognizes both the unique environmental features and the unique environmental challenges in Elliston, Lafayette, and the Elliston-Lafayette Expansion Area. These features include a the Pedlar Hills Natural Preserve, the Roanoke River and Brake Branch floodplains bisecting the area, and the extensive agricultural and forestal lands bordering the two villages and the expansion area. The County is committed to the wise stewardship of the environment in the Elliston-Lafayette area while meeting long-term environmental challenges and constraints, including the longterm management of riparian features.

- Develop a local hazard mitigation and stormwater management plan for Elliston, Lafayette, and the Elliston-Lafayette expansion area which 1) builds on the recommendations included in the New River Valley Hazard Mitigation Plan and 2) reflects flood plain and stormwater best management practices.

- Implement the local hazard mitigation plan, including: 1) apply for Flood Mitigation Assistance Program funds (dependent on successful completion of the local hazard mitigation and stormwater management plan); 2) acquire or relocate structures from floodplain areas, 3) construct certain types of minor and localized flood control projects, 4) strengthen stormwater management regulations in order to protect and preserve the integrity of the Roanoke River and Brake Branch flood plains, and 5) develop a river greenway system to provide an area for the floodwaters, protecting other areas from inundation.

- Work with the Virginia Department of Conservation and Recreation to develop permanent access trailheads, accessible through Elliston, for the Pedlar Hills Natural Area Preserve.

- Work with local landowners to protect the heritage farms from urban encroachment, including providing technical assistance for establishing conservation easements.

- Discourage development on slopes over 15% and encourage maintaining steep sloped areas as open space in order to minimize erosion, downstream flooding, and pollution.

- Work with the Roanoke River Corridor Committee to find ways to decrease the impact of flooding on Elliston and Lafayette as well as other points downstream.

ELV 7.0 Health and Human Services. Provide access to a broad range of locally available social and health services, senior services and programs, and youth services and programs.

Action Steps:

- Work with Montgomery County Public Schools, the Montgomery County Sheriff's Department, and the County's Social and Human Service Departments to establish a Community-Based Schools program at Elliston-Lafayette Elementary.

- Identify areas with the villages of Elliston and Lafayette and the Elliston-Lafayette Expansion Area which would be appropriate for eldercare facilities.

- Work with the Fire and Rescue Task Force to establish a rescue squad substation in the Elliston Fire Department.

- Work with the Montgomery County Public Schools and New River Community College to establish an adult education program through Eastern Montgomery High School.

- Work with the Montgomery County Public Schools, local civic organizations, and local businesses to set up a youth-based summer volunteer and work program that provides access to skill-based training.

ELV 8.0 Housing. Encourage the development of a broad range of housing options to provide choice and opportunity to households with a variety of income levels.

Action Steps:

- Given that affordable housing is a regional rather than a local issue, work with Roanoke County and with the jurisdictions involved in the New River PDC to develop a regional approach to providing quality affordable housing.
- Actively work with developers to provide affordable housing options in thew developments.
- Pursue redevelopment grants which provide funding for the development of affordable housing in redeveloped neighborhoods and rehabilitated structures.

ELV 9.0: Public Safety. Montgomery County will work with surrounding jurisdictions and other agencies to provide excellent public safety services and facilities in the Villages of Elliston and Lafayette.

Action Steps:

- Finish construction of the new Elliston Volunteer Fire Department.
- Provide mutual support by locating an Elliston Volunteer Fire Department vehicle in the Alleghany Rescue Squad in Shawsville and an Alleghany Rescue Squad vehicle in the Elliston Volunteer Fire Department.
- Work with Roanoke County to develop a regional swift water rescue team.
- Work with the Fire and Rescue Commission and the Sheriff's department to upgrade the emergency communications system in the eastern portion of Montgomery County.

ELV 10.0: Recreation. Montgomery County will work with a consortium of public and private partners to develop recreational opportunities in the Villages of Elliston and Lafayette.

Action Steps:

- Work with the Montgomery County Public Schools to develop a joint use agreement which provides residents with access to indoor and outdoor recreational facilities and programs through Elliston-Lafayette Elementary School and Eastern Montgomery High School
- Work with the Virginia Department of Conservation and Recreation to develop permanent trail heads, accessible from Big Spring Drive in Elliston, to the Pedlar Hills Natural Area Preserve.
- Develop a Roanoke River Greenway Park and Trail system that will provide outdoor recreational opportunities while mitigating potential flooding in the floodprone areas of the two villages.

ELV 11.0: Transportation. Develop a safe, orderly, and efficient mixed modal transportation network of roads, bikeways, and walkways in Elliston, Lafayette, and the Elliston Lafayette Village Expansion Area to serve the varied needs of village and village expansion area residents.

Action Steps:

- Encourage the development of interconnected and intraconnected street, bikeway, and walkway networks in new subdivisions. New developments should provide multiple connections to the existing road network and should limit the use of cul-de-sacs within new developments.
- Work with other transportation authorities and departments to develop mass transit connections between the two villages, the New River Valley and the Roanoke Valley.
- Construct a bikeway/walkway along Brake Road to provide safe pedestrian access along Brake and Calloway Streets.
- Construct a greenway trail between Eastern Montgomery High School and the Roanoke County line which will provide a safe walking and biking route for local residents and will provide a connection between the County's trail system and Roanoke County's system.

ELV 12.0 Utilities. Continue to provide public water and sewer to the Villages of Elliston and Lafayette, the Ironto Interchange, and the Elliston-Lafayette expansion area.

Action Steps:

- Provide public water and sewer to all residents in the village cores of Elliston and Lafayette.
- Require all future development in the Elliston and Lafayette expansion area to connect to public water and sewer.

Montgomery County, Virginia
Elliston / Lafayette Village Plan

Comprehensive Plan Policy Map Amendments – Elliston / Lafayette

RESOLUTION	DESCRIPTION	DATE
FY-05-64	Adoption by Board of Supervisors	10-12-04
R-FY-07-201	Elliston & Lafayette Village Plan	6-25-07
R-FY-07-203	Village Transportation Links (VITL) Plan	6-25-07
R-FY-08-21	Future Elementary School (Elliston/Lafayette)	8-27-07
R-FY-09-94	Elliston & Lafayette Village Plan Amendment	2-9-09
R-FY-12-110	Lafayette Area Plan	3-12-12
ORD-FY-14-03	Amending Elliston-Lafayette Village Plan and 11/460 Plan	9-23-13

Legend

- Corporate Line
- State Roads
- Interstate Higway
- Planned Highway
- Private Roads (Named)
- Railroad
- Hydrology
- Public School
- Tax Parcels
- Civic
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Traditional Neighborhood Design (TDC)
- Mixed Use
- Open Space
- Right of Way
- Historic Districts
- Elliston/Lafayette Land Use Concept Plan (SEE INSERT)

N W E S

0 0.125 0.25 0.5 0.75 1
Miles

Elliston/Lafayette Land Use Concept Plan

Legend

Elliston/Lafayette Land Use Concept Map

Future Land Use

- Commercial
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Planned Light Industrial/Commercial

Prepared by Montgomery County, Va
Planning & GIS Services, 10/29/2013

Montgomery County, Virginia
Lafayette Area Land Use Concept Map

Comprehensive Plan Policy Map Amendments – Elliston / Lafayette

RESOLUTION	DESCRIPTION	DATE
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R-FY-07-201	Elliston & Lafayette Village Plan	6-25-07
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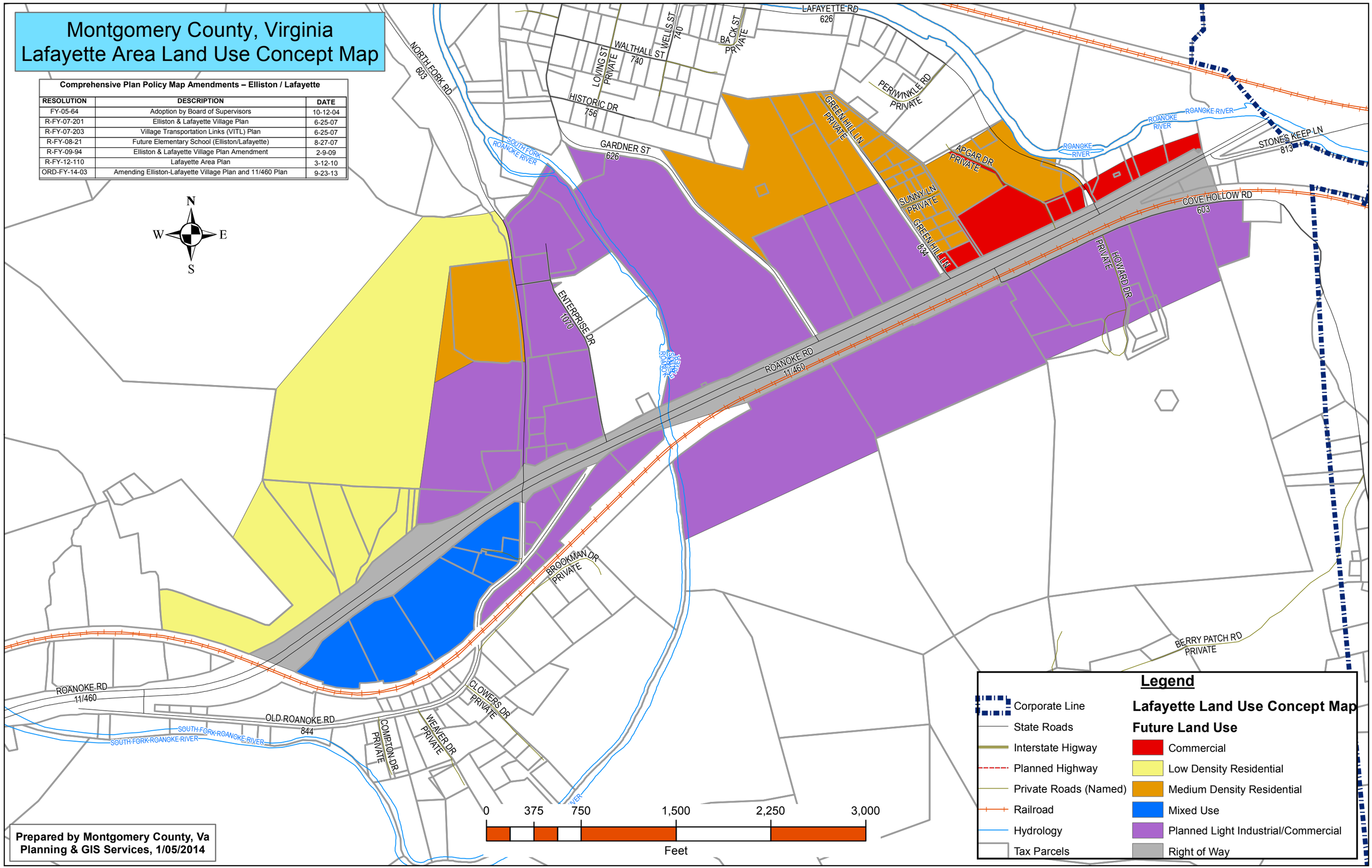

Prepared by Montgomery County, Va
Planning & GIS Services, 1/05/2014

MONTGOMERY COUNTY DEPARTMENT
OF PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

MEMORANDUM

TO: Montgomery County Planning Commission

FROM: Dari Jenkins, Zoning Administrator DJ

DATE: February 5, 2014

SUBJ: REVIEW OF PROPOSED KENNEL ORDINANCE AMENDMENTS

Proposed Kennel Amendments:

The planning and zoning staff worked with the Commission and County Attorney during 2012 to write revisions to the current zoning ordinance to deal with enforcement issues staff was having where commercial kennels were concerned. It is often difficult to prove when a commercial kennel is operating. The Commission held a public hearing on August 8, 2012 and by vote of 7 to 0 recommended the attached proposed kennel amendments to the Board of Supervisors for adoption.

On November 26, 2012, The Board conducted a public hearing regarding the proposed amendments; however, action was never taken on the matter.

During 2013 staff encountered additional enforcement problems with dogs adversely impacting adjacent property owners. The problem is proving whether someone has a commercial kennel. Violators say they are just fostering dogs and not operating a commercial kennel. The County Attorney reviewed this problem during a work session with the Board in January 2014. The Board has requested the Commission to review the amendments again with particular attention to the number of dogs allowed on large lots.

Staff has prepared a table to simplify comparison of the current regulations in relationship to the proposed amendments. Please review the enclosures in order that we may have a discussion during the meeting on February 12, 2014.

DJ

Enclosure(s): Comparison Table for Kennel Regulations, February 5, 2014

COMPARISON TABLE FOR KENNEL REGULATIONS – February 05, 2014

	CURRENT REGULATIONS		PROPOSED ORDINANCE AMENDMENTS	
ZONING DISTRICT	**BY RIGHT**	**BY SUP**	**BY RIGHT**	**BY SUP WITH LIMITATIONS**
Agricultural (A-1)	**N/A**	**Kennel, Commercial** Kennels. No principal or accessory use or structure shall be within five hundred (500) feet of an existing dwelling, other than the owner's dwelling, nor within three hundred (300) feet of any adjacent lot.	**Kennel, Private** (1) A private kennel shall be permitted only when accessory to a single-family dwelling. (2) Exterior runs, pens and other confined areas designed to house five (5) or more animals shall be set back at least twenty-five (25) feet from any property line. For the purposes of this section, perimeter fencing of a yard shall not be considered a confined area. (Zoning permit issued when applicant meets the criteria.)	**Kennel, Commercial** (1) Except where animals are confined in soundproofed, air-conditioned buildings, no principal or accessory use or structure or area occupied by animals shall be within five hundred (500) feet of an existing dwelling, other than the owner's dwelling, nor within three hundred (300) feet of any adjacent lot. (2) Soundproofed confinements shall not be located closer than two hundred (200) feet to any agricultural or residential lot line. (3) Noise measured at the nearest agricultural or residential property line shall not exceed limits defined in Chapter 7, Article IV of Montgomery County Code. (4) Animal waste shall be disposed of in a manner acceptable to the department of health.
Conservation (C1)	**N/A**	**N/A**	**Kennel, Private** (1) A private kennel shall be permitted only when accessory to a single-family dwelling. (2) Exterior runs, pens and other confined areas designed to house five (5) or more animals shall be set back at least twenty-five (25) feet from any property line. For the purposes of this section, perimeter fencing of a yard shall not be considered a confined area. (Zoning permit issued when applicant meets the criteria.)	**N/A**

	CURRENT REGULATIONS		PROPOSED ORDINANCE AMENDMENTS	
ZONING DISTRICT	**BY RIGHT**	**BY SUP**	**BY RIGHT**	**BY SUP WITH LIMITATIONS**
Rural Residential (R-R)	**N/A**	**N/A**	**N/A**	**Kennel, Private** (1) A private kennel shall be permitted only when accessory to a single-family dwelling. (2) Exterior runs, pens and other confined areas designed to house five (5) or more animals shall be set back at least twenty-five (25) feet from any property line. For the purposes of this section, perimeter fencing of a yard shall not be considered a confined area. (3) Minimum lot size of one (1) acre is required
Residential (R-1)	**N/A**	**N/A**	**N/A**	**Kennel, Private** (1) A private kennel shall be permitted only when accessory to a single-family dwelling. (2) Exterior runs, pens and other confined areas designed to house five (5) or more animals shall be set back at least twenty-five (25) feet from any property line. For the purposes of this section, perimeter fencing of a yard shall not be considered a confined area. (3) Minimum lot size of one (1) acre is required
Residential (R-2)	**N/A**	**N/A**	**N/A**	**Kennel, Private** (1) A private kennel shall be permitted only when accessory to a single-family dwelling. (2) Exterior runs, pens and other confined areas designed to house five (5) or more animals shall be set back at least twenty-five (25) feet from any property line. For the purposes of this section, perimeter fencing of a yard shall not be considered a confined area. (3) Minimum lot size of one (1) acre is required.
Residential (R-3)	**N/A**	**N/A**	**N/A**	**N/A**
Residential Multi-Family (RM-1)	**N/A**	**N/A**	**N/A**	**N/A**

	CURRENT REGULATIONS		PROPOSED ORDINANCE AMENDMENTS	
ZONING DISTRICT	**BY RIGHT**	**BY SUP**	**BY RIGHT**	**BY SUP WITH LIMITATIONS**
General Business (GB)	N/A	**Kennel, Commercial**	**N/A**	**Kennel, Commercial** (1) No principal or accessory use or structure or confinement area occupied or utilized by animals shall be located closer than two hundred (200) feet to any agricultural or residential lot line unless specifically granted with approval of a Special Use Permit (SUP) by the Board of Supervisors. (2) Shall be operated in such a way that does not produce any objectionable noise or odors or vermin outside its walls. (3) Noise measured at the nearest agricultural or residential property line shall not exceed limits defined in Chapter 7, Article IV of Montgomery County Code. (4) In all cases, animals shall be confined in an enclosed building from 10:00 p.m. to 6:00 a.m. (5) In areas where such uses may be in proximity to other uses involving intensive activity such as shopping centers or other urban density locations, special attention is required to protect the public health and welfare. To these ends, there may be additional requirements such as: • Separate building entrance and exit to avoid animal conflicts. • Area for outside exercise to be exclusive from access by the public by fencing or other means. • For non-soundproofed animal confinements, an external solid fence composed of block, brick or other material to be located within fifty (50) feet of the animal confinement and shall be composed of concrete block, brick, or other material approved by the zoning administrator. (6) Animal waste shall be disposed of in a manner acceptable to the Department of Health.

	CURRENT REGULATIONS		PROPOSED ORDINANCE AMENDMENTS	
ZONING DISTRICT	**BY RIGHT**	**BY SUP**	**BY RIGHT**	**BY SUP WITH LIMITATIONS**
Planned Industrial PIN	N/A	Kennel, Indoor	N/A	**Kennel, Commercial** (1) No principal or accessory use or structure or confinement area occupied or utilized by animals shall be located closer than two hundred (200) feet to any agricultural or residential lot line unless specifically granted with approval of a Special Use Permit (SUP) by the Board of Supervisors. (2) Shall be operated in such a way that does not produce any objectionable noise or odors or vermin outside its walls. (3) Noise measured at the nearest agricultural or residential property line shall not exceed limits defined in Chapter 7, Article IV of Montgomery County Code. (4) In all cases, animals shall be confined in an enclosed building from 10:00 p.m. to 6:00 a.m. (5) In areas where such uses may be in proximity to other uses involving intensive activity such as shopping centers or other urban density locations, special attention is required to protect the public health and welfare. To these ends, there may be additional requirements such as: • Separate building entrance and exit to avoid animal conflicts. • Area for outside exercise to be exclusive from access by the public by fencing or other means. • For non-soundproofed animal confinements, an external solid fence composed of block, brick or other material to be located within fifty (50) feet of the animal confinement and shall be composed of concrete block, brick, or other material approved by the zoning administrator. (6) Animal waste shall be disposed of in a manner acceptable to the Department of Health. (7) The site shall front on or have direct access to a publicly owned and maintained street.

	CURRENT REGULATIONS		PROPOSED ORDINANCE AMENDMENTS	
ZONING DISTRICT	**BY RIGHT**	**BY SUP**	**BY RIGHT**	**BY SUP WITH LIMITATIONS**
Planned Unit Development/ Commercial PUD/COM	N/A	Kennel	N/A	**Kennel, Commercial** (1) No principal or accessory use or structure or confinement area occupied or utilized by animals shall be located closer than two hundred (200) feet to any agricultural or residential lot line unless specifically granted with approval of a Special Use Permit (SUP) by the Board of Supervisors. (2) Shall be operated in such a way that does not produce any objectionable noise or odors or vermin outside its walls. (3) Noise measured at the nearest agricultural or residential property line shall not exceed limits defined in Chapter 7, Article IV of Montgomery County Code. (4) In all cases, animals shall be confined in an enclosed building from 10:00 p.m. to 6:00 a.m. (5) In areas where such uses may be in proximity to other uses involving intensive activity such as shopping centers or other urban density locations, special attention is required to protect the public health and welfare. To these ends, there may be additional requirements such as: • Separate building entrance and exit to avoid animal conflicts. • Area for outside exercise to be exclusive from access by the public by fencing or other means. • For non-soundproofed animal confinements, an external solid fence composed of block, brick or other material to be located within fifty (50) feet of the animal confinement and shall be composed of concrete block, brick, or other material approved by the zoning administrator. (6) Animal waste shall be disposed of in a manner acceptable to the Department of Health. (7) The site shall front on or have direct access to a publicly owned and maintained street.

SECTION 10-61 DEFINITIONS

Kennel, commercial: An establishment in which two (2) or more canines, or canine hybrids, cats or other household pets are housed or kept for training, breeding, renting, handling, buying, selling, treating, boarding, grooming, or showing ~~dogs, cats, or other household pets~~ as a business, and/or for commercial gain. ~~Does not include establishments in which the sole function is grooming~~.

Kennel, private: The keeping, fostering, breeding, raising, showing or training of more than five (5) dogs over twelve (12) weeks of age for personal enjoyment of the owner or occupants of the property and for which commercial gain is not the primary objective.

Pet, household: Small, domestic animals that are customarily kept in the house or residential yard for the company or enjoyment of the owner, such as but not limited to dogs, cats, rabbits, birds, rodents, fish and other such animals that pose no threat, harm or disturbance to neighboring residents or properties. *(*also see "kennel, private" and "Kennel, commercial"*)*