

**MONTGOMERY COUNTY PLANNING COMMISSION
SEPTEMBER 17, 2014
SITE VISIT AGENDA**

No Site Visits

6:00 PM Dinner at Government Center

6:30 PM Return to Government Center

**MONTGOMERY COUNTY PLANNING COMMISSION
SEPTEMBER 17, 2014 @ 7:00 P.M.
Board Room, Government Center
755 Roanoke Street, Christiansburg, VA**

AGENDA

CALL TO ORDER:

DETERMINATION OF A QUORUM:

APPROVAL OF AGENDA:

APPROVAL OF CONSENT AGENDA:

PUBLIC ADDRESS:

PUBLIC HEARING:

1. A renewal of Agricultural and Forestal district #14 (Fishers View) is generally located in the south eastern portion of Montgomery County and is in the vicinity of Alleghany Spring Rd. (Rt. 637) and Fisher's View Rd. (Rt. 609). This district is currently under review for another eight year term. Currently, AFD 14 consists of 2 property owners and approximately 481.925 acres. The proposed new district would consist of 2 property owners and approximately 531.85 acres. (The AFD Advisory Committee has recommended this district be renewed for a term of eight (8) years)
 - a) Staff Presentation (Brea Hopkins)
 - b) Public Comment
 - c) Discussion/Action

OLD BUSINESS:

NEW BUSINESS:

1. **Planning Department Staffing- Craig Meadows**
2. **Liaison Appointments**

LIAISON REPORTS:

- Board of Supervisors – Chris Tuck
- Agriculture & Forestal District – Bob Miller
- Blacksburg Planning Commission – Coy Allen
- Christiansburg Planning Commission – Cindy Disney
- Economic Development Committee – Vacant
- Public Service Authority – Vacant
- Parks & Recreation – Scott Kroll
- Radford Planning Commission – Frank Lau

**MONTGOMERY COUNTY PLANNING COMMISSION
CONSENT AGENDA
September 17, 2014**

A. APPROVAL OF MINUTES

- August 20, 2014

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 OCTOBER 8, 2014 AND BOARD OF SUPERVISORS ON OCTOBER 27, 2014:

No public hearings to be scheduled

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON AUGUST 20, 2014 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

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

DETERMINATION OF A QUORUM:

Ms. Disney established the presence of a quorum.

Present: Frank Lau, Chair
Scott Kroll, Vice-Chair
Cindy W. Disney, Secretary
Coy Allen, Member
Sonia Hirt, Member
Bryan Katz, Member
Bob Miller, Member
Trey Wolz, Member
Chris Tuck, Board of Supervisors Liaison
Brea Hopkins, Development Planner
Dari Jenkins, Planning & Zoning Administrator

Absent: Steve Howard, Member

APPROVAL OF AGENDA:

On a motion by Mr. Katz and seconded by Mr. Kroll and unanimously carried, the agenda was approved.

APPROVAL OF CONSENT AGENDA:

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

PUBLIC ADDRESS:

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

OLD BUSINESS:

Mr. Lau stated the Planning Commission may want to consider discussing the recent ordinance amendment to allow chickens in residential zoning areas. A recent newspaper article reported there was a link between chickens and increased pests which may be a danger to dogs and cats. This information was not available during consideration of the ordinance amendment.

Mr. Kroll asked if there had been any issues since the ordinance amendment.

Ms. Jenkins confirmed that there had not been any complaints received and she reviewed the requirements for keeping chickens in residential areas.

Mr. Allan stated he would consult with a local veterinarian and get his/her opinion on the issue.

NEW BUSINESS:

Zoning Ordinance Amendment Discussion

Ms. Jenkins discussed the status of outstanding ordinance amendments. The contractor's service establishment amendments are being prepared based on previous discussions with the planning commission and the fill ordinance will be discussed further with the County Attorney prior to bringing it back to the commission for review.

Mr. Miller stated he would like to see the A-1 district added to the Contractor Service Establishment/Storage Yard chart.

Mr. Kroll stated since the Fill Ordinance would be an entirely new section it may be preferable to postpone further action until a Planning Director is hired.

Mrs. Hopkins stated discussion would be held with the County Attorney and County Administrator regarding the feasibility of postponement since the request was made by the Board of Supervisors.

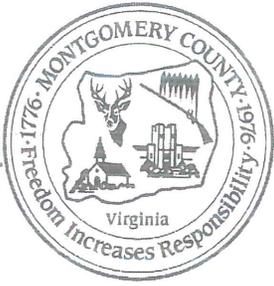
On a motion by Ms. Disney, seconded by Mr. Kroll and unanimously carried the Planning Commission exited work session.

LIAISON REPORTS:

- Board of Supervisors – Chris Tuck reported the Board is working with the School Board regarding the auction of property located on Junkin Street and the purchase of Shawsville Elementary School. The property is located within the floodplain and would provide Parks & Recreation with much needed ball fields. Blacksburg Middle School negotiations are still ongoing with the Town of Blacksburg. The telecommunication tower at exit 105 was approved at 199' with full array.
- Agriculture & Forestal District – No report.
- Blacksburg Planning Commission – Mr. Allen reported that the Blacksburg Planning Commission discussed comprehensive plan amendments and scheduled a public hearing for the Prices Fork Corridor study.
- Christiansburg Planning Commission – Ms. Disney stated the Christiansburg Planning Commission is studying parking issues in Downtown.
- Economic Development Committee – Mr. Wolz stated Downtown Christiansburg, Inc. spoke regarding the revitalization of downtown and the hindrances of local ordinances.
- Public Service Authority – No report.
- Parks & Recreation – No report.
- Radford Planning Commission – No report.
- School Board – Bryan Katz reported the School Board discussed budget issues, grants, and the demolition of recreation areas at Shawsville Middle School.
- Tourism Council – No report.
- Planning Director's Report – Mrs. Hopkins stated if anyone was interested in attending the Plan VA 2014 Commonwealth Planning & Zoning Conference to advise staff. The conference will be held in Richmond October 12-14th.

MEETING ADJOURNED:

There being no further business the meeting was adjourned at 9:58 PM.



MONTGOMERY COUNTY DEPARTMENT OF
PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

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

MEMORANDUM

TO: Planning Commission

FROM: Planning Staff *BA*

DATE: September 10, 2014

RE: **Agricultural & Forestal District #14 (Fisher's View) Renewal**

I. General Purpose

Agricultural & Forestal Districts (AFD's) are rural areas reserved for the production of agricultural products and timber as important economic and environmental resources. They are established according to state guidelines at the initiative of individual landowners and the approval of the Board of Supervisors. Participating landowners relinquish some development rights, for a period of eight years, in return for increased protection and possible real estate tax benefits. All residents benefit from good stewardship of the land and from the reduced demand to extend urban public services into rural areas on the County.

II. Background – District #14 (Fisher's View)

AFD 14 is generally located in the south eastern portion of Montgomery County and is in the vicinity of Alleghany Spring Rd. (Rt. 637) and Fisher's View Rd. (Rt. 609). The district was originally established in 1990 and was last renewed by ordinance adoption in 2006. This district is currently under review for another eight year term. Currently, AFD 14 consists of 2 property owners and approximately 481.925 acres.

One property owner has proposed an addition of 49.923 acres. With the proposed addition the total acreage for the district for the next eight year term would be 531.85 acres. Please see the attached map for the location of the properties.

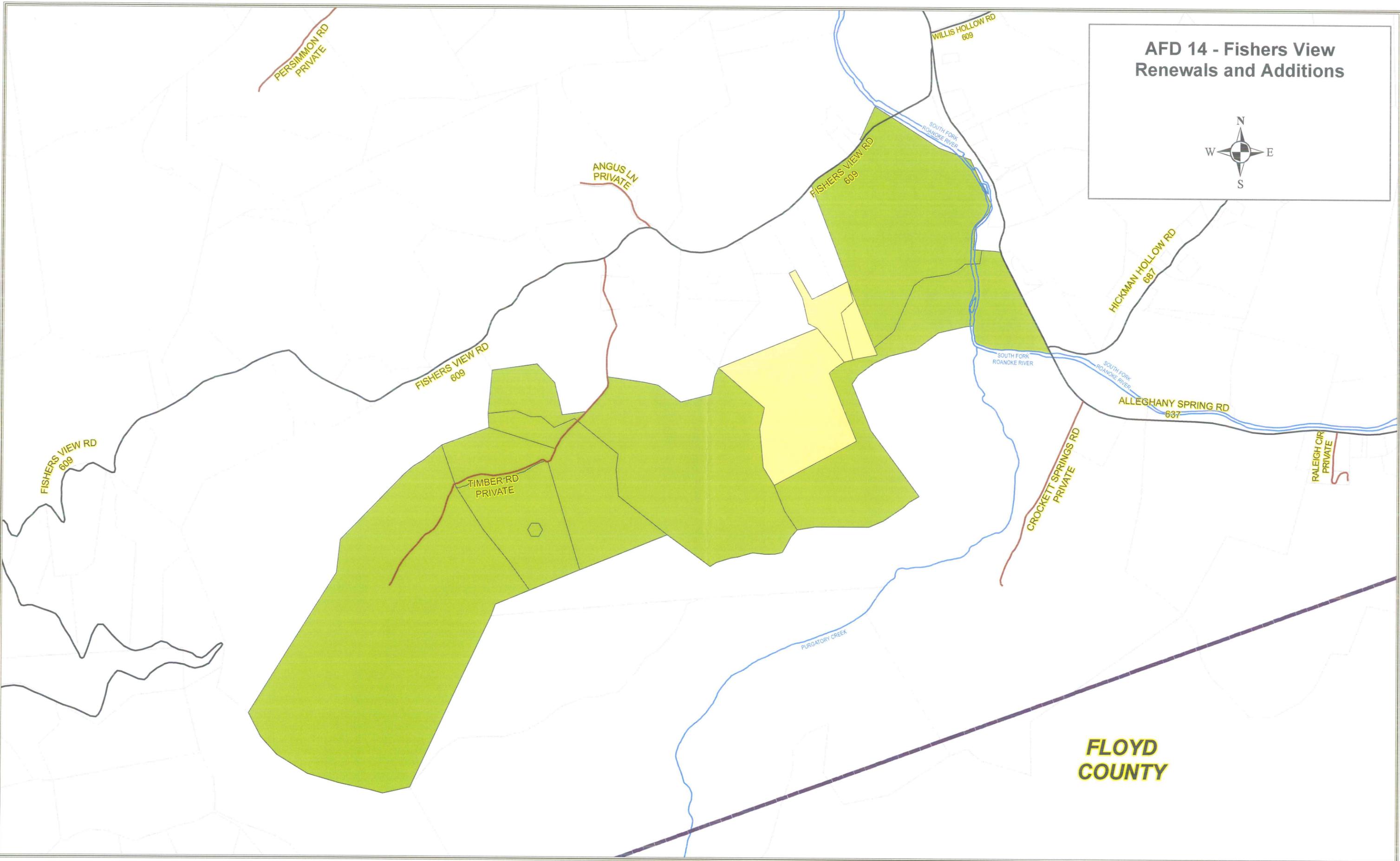
Agricultural and Forestal Advisory Committee Review & Recommendation

The AFD Advisory Committee met on August 28, 2014 to discuss the renewal request for AFD 14 (Fisher's View) and to conduct a field visit of the District. The minutes from the meeting are attached for review.

The consensus of the members present was that all conditions for renewal had been met and all properties that requested to renew or be added should be included in the next eight year renewal of the aforementioned district provided all the necessary plans were received by the Planning Department.

Therefore, on a motion by Mr. Greg Miller, seconded by Mr. Styne and carried unanimously (Obiso, Boucher, Loflin, and McElfresh absent), the committee voted to recommend approval of the renewal and additions of the parcels shown in "Table A" below for a period of eight (8) years.

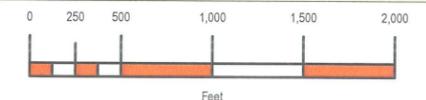
AFD 14 - Fishers View Renewals and Additions



**FLOYD
COUNTY**

Legend

AFD 14 Additions and Renewals Addition Renewal



AT A MEETING OF THE ADVISORY COMMITTEE ON AGRICULTURAL AND FORESTAL DISTRICTS (AFD's) BEGINNING AT THE GOVERNMENT CENTER IN CHRISTIANSBURG, VIRGINIA ON AUGUST 15, 2014 AT 4:00 PM:

Present: Bob Styne, Vice-Chairman
Gregory Miller, Member
John Garrett, Member
Tom Bland, County Assessor, Member
Bob Miller, Planning Commission Liaison
Brea Hopkins, Development Planner
Dari Jenkins, Planning & Zoning Administrator
Candace Ross, Sr. Program Assistant

Absent: Britt Boucher, Chairman
Tom Loflin, Member
William McElfresh, Member
Richard Obiso, Member
Chris Tuck, Board of Supervisors Liaison

The members assembled at the Government Center parking lot at 4:00 p.m. and left for a field visit to review AFD-14 Fishers View. Following the site visits, the members began their business meeting at 5:15 p.m. to discuss the renewal of Agricultural and Forestal District #14 (Fisher's View) and Regional Agriculture Grants.

Mr. Garrett opened the meeting by reviewing the items of business that were on the agenda.

Mrs. Hopkins initiated introductions of the members. Ms. Hopkins reviewed the existing AFD 14 district (481.925 acres) and the proposed addition of parcels (49.923 acres) by Mr. Wickham. She noted this district was contiguous and did not have any outlying parcels. Both property owners currently have forestry plans on file with the Commissioner of Revenue.

The advisory committee discussed the request by the property owners of AFD-14 to renew the district under the same conditions as the previous eight year period.

On a motion by Mr. Greg Miller, duly seconded by Mr. Bob Styne and carried unanimously (Obiso, Boucher, Loflin, Tuck and McElfresh absent), the committee voted to recommend approval of the renewal and additions of the parcels for a period of eight (8) years. The total acreage to be included in AFD-14 (Fisher's View) for the upcoming eight year term would be 531.85 acres.

Regional Agricultural Grant Discussion

Mrs. Hopkins provided update on the regional grant. Once the consultant has a report prepared it can be forwarded to the committee, if desired.

AFD Incentive Progress

Mrs. Hopkins reported Mohan Pokharel was still working on the land use and AFD incentive project. It is anticipated that the upcoming planning director will forward the completed report to the AFD committee.

There being no further business, the meeting was adjourned at 6:15 pm.

PLANNING COMMISSION LIAISON MEETINGS

1. **Agriculture & Forestal District**
Current Planning Commission Liaison – Vacant
Meet as necessary at the County Government Center

2. **Blacksburg Planning Commission**
Current Planning Commission Liaison – Coy Allen
Date: Public Hearing 1st Tuesday every month 7:30 p.m. Town Hall Council Chambers.
Date: Work Session 3rd Tuesday every month 4 p.m. Tour then 5 p.m. meeting Blacksburg Motor Co.

3. **Christiansburg Planning Commission**
Current Planning Commission Liaison – Cindy Disney
Date: 2nd & 4th Monday every month 7 p.m. Town Hall (6 days after Town Council meeting)

4. **Economic Development Committee**
Current Planning Commission Liaison – Vacant
Date: EDC 3rd Thursday 11:45 a.m. Wikateria in Blacksburg

5. **Public Service Authority**
Current Planning Commission Liaison – Vacant
Date: 1st Monday every month 7 p.m. Multi-Purpose #2

6. **Parks & Recreation**
Current Planning Commission Liaison – Scott Kroll
Date: 1st Thursday every month 7 p.m. at the County Government Center

7. **Radford Planning Commission**
Current Planning Commission Liaison – Frank Lau
Date: 3rd Monday every month 5:30 p.m. at the Municipal Building

8. **School Board**
Current Planning Commission Liaison – Bryan Katz
Date: 1st and 3rd Tuesday of every month 7:30 p.m. at Montgomery County Gov. Building

9. **Tourism Council**
Current Planning Commission Liaison – Vacant
Date: 4th Thursday 9 a.m. Location always TBD