

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON DECEMBER 12, 2012 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:

Mr. Donahue established the presence of a quorum.

Present: Frank Lau, Chair
Joel Donahue, Vice-Chair
Robert Miller, Member
William Seitz, Member
Bryan Katz, Member
Bryan Rice, Member
Cindy W. Disney, Member
Jeanne Stosser, Member
Chris Tuck, Board of Supervisors Liaison
Steven Sandy, Planning Director
Dari Jenkins, Planning & Zoning Administrator
Brea Hopkins, Planning & Zoning Technician

Absent: Bryan Katz, Member
John Tuttle, Secretary

APPROVAL OF AGENDA:

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

APPROVAL OF CONSENT AGENDA:

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

PUBLIC ADDRESS:

Mr. Lau opened the public address.

Ms. DeVawn Oberlander, 706 Crestwood Drive, stated she was a spokesperson for Environmental Patriots of the NRV which was founded March 2011. An email has been distributed providing information regarding potential exposure to pollution produced from the Radford Army Ammunition Plant (RAAP) and an EPA approved brochure regarding sensitive siting. The arsenal has been operated for years and is a vital part of the area economy. The Environmental Patriots of the NRV sent a petition to the Center for Disease Control requesting a study be performed to determine the toxic substance exposure for the area as a result of arsenal operations since the arsenal has been 1st on the list for the amount of waste disposal. RAAP operates an open burning ground and in April a warning letter was sent regarding the amount of burning being conducted on site. Belview Elementary was rated in the top 2% of known air pollutants causing cancer. Several types of

wastes are not tested for in the water; however, they are still present and harmful. The requested study will reveal more information regarding exposure; however, cannot determine the effects of that exposure. The assessment will include air, water and soil evaluations. The Center for Disease control has reviewed information sent by the Environmental Patriots of the NRV and they have approved the petition to begin the study which will be headed by the Department of Defense. An open house meeting will be held January 24th at Belview Elementary. The agency for toxic substances will be there to talk to the public about potential pollutants.

PUBLIC HEARING:

No public hearings scheduled.

NEW BUSINESS:

2013 Work Program

Mr. Sandy presented the 2013 work program and noted a karst study had been added per the request of Mr. Seitz. The program includes daily activities as well as larger projects. Several GIS projects are ongoing such as the Land Development Office (LDO) field software, a grant project with VA 311 to link permitting data to their database for more advance notice on location of projects. The Safe Routes to School projects will continue with grant applications due in January. Staff is also assisting with the general reassessment for the County. If there are no questions or amendments, a consensus from the planning commission to proceed would be appreciated.

Mr. Seitz asked if part of the GIS mapping project for reassessment included correcting the boundary lines for parcels in the county.

Mr. Sandy noted the tax maps are prepared based on the best data available, such as recorded plats. There are still many areas that survey information is not available. The Commissioner's Office only receives documents that are recorded, so it is an ongoing process.

Mr. Miller asked if the Safe Routes to School projects could be extended to other areas of the county.

Mr. Sandy stated it would be difficult to obtain grants for most other schools due to their recent construction; however, there are a couple of schools in the towns that can receive grants. Blacksburg has been very successful with a couple of schools in their jurisdiction. Christiansburg is also applying for two (2) grants this upcoming year.

On a motion by Mr. Miller, seconded by Ms. Disney carried by 7-0 vote (Tuttle, Katz absent) the Planning Commission approved the 2013 Work Program as presented.

2013 Liaison Appointments

Mr. Sandy stated appointments would need to be made.

Mr. Seitz announced he has resigned as of the end of the year.

Mr. Sandy reviewed the following potential openings for the upcoming year: Christiansburg Planning Commission, Blacksburg Planning Commission (opening in March), Parks & Recreation, Economic Development (opening in June), and the School Board.

The Planning Commission requested staff prepare a list of all committees/boards with the meeting days/times noted. Upon review, appointments can be made that best fit various schedules of the commissioners.

WORKSESSION:

On a motion by Mr. Donahue, seconded by Mr. Seitz and unanimously carried the Planning Commission entered into worksession.

Comprehensive Plan- Transportation Chapter Discussion

Mr. Sandy stated the intern has gathered most information regarding the various plans. VDOT has given a presentation regarding the process and discussed available resources. There will be a 90 day review prior to holding public hearings. A draft plan may be available January or February.

Keeping of Chickens in Residential Zoning Districts

Mrs. Hopkins stated the Board of Supervisors has referred the topic of keeping chickens in residential zoning districts after staff met with Dr. Paul Seigel of VT Animal & Poultry Sciences and presented additional information to them at a worksession. Staff has prepared draft amendments to the zoning ordinance based upon Dr. Seigel's comments. Dr. Seigel offered the following suggestions for allowing chickens in a residential district(s) based on his extensive knowledge.

- Definition: Residential Chicken Keeping: The keeping of up to six (6) female chickens in non-agriculturally zoned areas as an accessory use to a single family residence subject to the standards set out in Section 10-41(19).
- Permitted in the Residential (R-1), (R-2), (R-3), PUD-Res, and TND zoning districts on lots at least one (1) acre in size.
- The keeping of roosters (males) is prohibited.
- Chickens shall not be allowed to roam free and shall be confined to enclosure/structure.
- Chicken enclosures shall be located in the rear yard, setback at least 25 feet property lines.
- Chicken enclosures shall be well-ventilated and conducive to well-being of chickens at all times.
- Enclosure shall not exceed ten (10) feet in height
- On-site commercial uses such as selling eggs or chickens for meat shall be prohibited.
- Waste shall not create a nuisance or health hazard to adjoining property owners.
- All feed or other materials shall be kept in containers to prevent infestation by rodents, insects, or predators.

Dr. Seigel also noted that other fowl/poultry should not be permitted due to noise, diseases, and size of area needed.

Mrs. Hopkins stated staff would welcome comments/suggestions from the Commission. If there are no objections, a public hearing could be held in January.

It was the consensus of the commission to proceed with a public hearing in January.

On a motion by Mr. Donahue, seconded by Mr. Disney and unanimously carried the Planning Commission closed the worksession.

LIAISON REPORTS:

Board of Supervisors: Mr. Tuck reported the Board had met with legislators and it appeared liquor by drink at Exit 109 and the Ironto interchange should move forward. This should encourage new businesses to locate near those interchanges. The Prices Fork Elementary School appraisal is due within the next couple of weeks and the site should be marketed soon. The Board is optimistic that the Blacksburg Middle School property is going to move forward through the process to be eventually sold.

Agriculture & Forestal District: No report.

Blacksburg Planning Commission: No report.

Christiansburg Planning Commission: No report.

Economic Development Committee: No report.

Public Service Authority: No report.

Parks & Recreation: No report.

Radford Planning Commission: No report.

School Board: Mr. Seitz reported the school board held extensive budget discussions.

Tourism Council: Mr. Sandy stated the strategic planning meeting will be held next Tuesday. Anyone that would like to attend is invited. It will be at the Crosspointe Center.

Planning Director's Report: Mr. Sandy stated a joint meeting with the town planning commissions has been scheduled for January 16th in MultiPurpose Room#2. Dinner will be served at 5:30pm with the meeting beginning at 6:30pm. Discussions will include an update on transportation projects, comprehensive plan updates, and a presentation by the NRVPC regarding NRV Livability Initiative.

Mr. Sandy reported that Jamie MacLean, Development Planner has resigned.

There being no further business the meeting was adjourned at 8:30 pm.