

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON FEBRUARY 8, 2012 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

**CALL TO ORDER:**

Mr. Haynes, Chair called the meeting to order.

**DETERMINATION OF A QUORUM:**

Mr. Tuttle established the presence of a quorum.

Present:       Walt Haynes, Chair  
                  Ryan Thum, Vice-Chair  
                  John Tuttle, Secretary  
                  Joel Donahue, Member  
                  William Seitz, Member  
                  Robert Miller, Member  
                  Bryan Rice, Member  
                  Malvin Wells, Member  
                  Chris Tuck, Board of Supervisors Liaison  
                  Steve Sandy, Planning Director  
                  Dari Jenkins, Planning & Zoning Administrator  
                  Brea Hopkins, Planning & Zoning Technician  
                  Jamie MacLean, Development Planner

Absent:         Frank Lau, Member

**APPROVAL OF AGENDA:**

On a motion by Mr. Donahue, and seconded by Mr. Thum, and unanimously carried the agenda was approved.

**CONSENT AGENDA:**

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

**PUBLIC HEARING:**

Request by Ancient Free & Accepted Masons of Virginia Hunters Lodge (Agent: Altizer, Hodges, & Varney, Inc.) for a Special Use Permit on 0.997 acres in an Agriculture (A-1) zoning district for the operation of a civic club. The property is located at 3730 Prices Fork Road and is identified as Tax Parcel No. 52-A-15 (Acct # 000558) in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further described as Low Density Residential within the Prices Fork Village Plan.

Ms. Jenkins introduced the request. The property is zoned Agriculture (A-1) and is approximately 1 acre in size. She presented maps and photos of the site. The SUP would allow the construction of a one story building to conduct meetings twice per month, with possibility of

a few additional meetings per year. VDOT has indicated there is sufficient site distance for a commercial entrance. Public water can be provided; however, public sewer is not available. The proposed development appears to be compatible with the surrounding area and in compliance with the comprehensive plan. The site will have limited lighting and will require paved parking. The building will be brick with a shingle roof. The owners of Sterling Manor Subdivision have requested the applicant provide landscaping around the proposed structure to provide a more residential appearance. They have also suggested a particular tree be planted instead of the required type 2 buffer. She reviewed the proposed concept plan and discussed possible conditions to mitigate impacts.

Mr. Seitz asked why parking would be limited to 17 spaces.

Ms. Jenkins stated there were only 15-20 members, some of which car pool, and in the Agriculture area it is necessary to maintain a low area of impervious surface. Hours of operation have been discussed with the owners due to the location of the structure and nearby residences, they were in agreement with restrictions to prevent disturbance of the adjoining owners. She discussed the type 2 buffer requirements in comparison with the recommendations of the adjoining owners and noted a type 2 buffer does not require evergreens.

Mr. Thum noted the noise ordinance should address issues with the building use and hours of operation.

Mr. Rice noted the landscaping should be of a residential nature.

Mr. Miller stated by planting the evergreens on both sides, a tunnel effect would be created and would not look residential.

Ms. Jenkins noted that the dwellings proposed on the other 2 lots would be very close to the required setback.

Mr. Haynes opened the public hearing.

Mr. Bryant Altizer; Altizer, Hodges and Varney, stated the proposed tree, Arborvitae, is very good for screening because of growth rate and resistant to disease. It is a good idea to have some evergreens to balance the site. A 3 ft. tree should be plenty of height given the growth rate and should be placed 10 ft. on center to allow for growth. The type 2 buffer may have it appear more residential and could include a mixture of evergreen trees. This area is rural in nature. The fence line along the left hand side will be cleaned up on the Mason's property. Their desire is to be a good neighbor. The Masons will hold two (2) meetings a month. Each meeting is approximately three (3) hours each so the building would only be occupied approximately six (6) hours a month. The lodge itself should not have impact on the adjoining dwellings. The proposed parking totals 24% impervious surface. In general, the Masons would not use the number of proposed spaces, so the additional spaces would allow for growth.

Mr. Rice asked what type of planting is preferable for landscaping.

Mr. Altizer stated the type 2 buffer is very intensive for a residential area; however, the Masons are willing to install plantings to that requirement if necessary. They would like to do something more residential in nature and could easily substitute evergreens for some of the required buffer.

Mr. Peter Owslands, architect, noted he had larger plans available of the residential designed structure. There is not any lighting is planned for the parking area. A wall-mounted porch light will be installed.

Debbie Broce stated she was in support the Masonic Lodge. There needs to be a consideration for the safety of the members when considering lighting and landscaping. Occasionally there is

just one member on site. The lodge is very similar to a church and members contribute to many charities in the US.

Henry Pitter, member of Masonic Lodge, stated he would like to discuss the landscaping. The building closely resembles a house so it would not be appropriate to create a tunnel appearance with the trees.

A resident of Prices Fork Road stated he had concerns regarding the use of the building and parking area when the members of the lodge were not present. There may be a need to consider restricting access. In addition, Prices Fork Road traffic tends to travel faster in this area so a turn lane may need to be considered. In regards to the landscaping that has been discussed, the requirements seem to be too much and take away from the desired residential appearance.

Robert Brown, Masonic Lodge Trustees, stated the lodge has been in existence for 160 years and there should not be any disturbance to the adjoining owners.

Mr. Seitz asked how many members are there.

Mr. Brown stated there were approximately 120 members across many states. The most in attendance is around 20 members and/or guests. It should also be noted that there are not any issues at the current location with people accessing their property during their absence.

There being no additional comments the public hearing was closed.

Mr. Miller stated the Masons have brought forward a good plan. There is not a need for an excessive forest to hide it since it has a residential appearance.

Mr. Thum noted he did not see any reason to limit activities since there are other ordinances to control noise. The hours could be limited to 7 am to 11:00 pm.

Mr. Seitz stated he fully supports the proposed development.

Mr. Haynes stated he was also in support of the project.

A motion was made by Mr. Miller, seconded by Mr. Wells to recommend approval of the Request by Ancient Free & Accepted Masons of Virginia Hunters Lodge (Agent: Altizer, Hodges, & Varney, Inc.) for a Special Use Permit on 0.997 acres in an Agriculture (A-1) zoning district for the operation of a civic club with the following conditions:

1. This Special Use Permit (SUP) authorizes the construction and use of a building as a "civic club" for the Ancient Free & Accepted Masons of Virginia Hunters Lodge #156 along with associated parking and accessory structures on property located at 3730 Prices Fork Road and is identified as Tax Parcel No. 52-A-15 (Acct # 000558) in the Prices Fork Magisterial District (District E).
2. The site shall be developed in substantial conformance with the concept plan entitled "Proposed Building, Hunters Masonic Lodge, Montgomery County, Virginia", prepared by Altizer, Hodges, & Varney, Inc., dated January 02, 2012.
3. A detailed site plan in conformance with zoning ordinance requirements shall be submitted and approved by the zoning administrator and all other necessary local and state agencies prior to issuance of building permits for this development.
4. The use of the building for meetings, group activities, etc. shall be limited to the hours of 7:00 a.m. until 11:00 p.m.

5. Any lighting installed on the property shall be dusk to dawn, "full cut-off" type fixtures to avoid glare onto adjacent properties and shall comply with Montgomery County Zoning Ordinance 10-46(9) Performance Standards.
6. Landscaping shall be provided around the proposed building to provide a residential appearance.

Ayes: Rice, Haynes, Thum, Donahue, Seitz, Miller, Tuttle, Wells

Nays: None

Abstain: None

An ordinance amending Chapter 10 Entitled Zoning, Section 10-37, Article II Section 2.1(a) of the Code of the County of Montgomery, Virginia by amending the language referencing the maps dated September 29, 2009, to include "and any subsequent revisions or amendments thereto".

Ms. Jenkins stated FEMA was requesting an amendment to add language "and any subsequent revisions or amendments thereto" to Section 10-37, Article II Section 2.1(a) of the zoning ordinance.

Mr. Seitz exited the meeting.

Mr. Haynes opened the public hearing; however, there being no speakers the hearing was closed.

A motion was made by Mr. Miller, seconded by Mr. Rice to recommend approval of An ordinance amending Chapter 10 Entitled Zoning, Section 10-37, Article II Section 2.1(a) of the Code of the County of Montgomery, Virginia by amending the language referencing the maps dated September 29, 2009, to include "and any subsequent revisions or amendments thereto".

Ayes: Rice, Haynes, Seitz, Miller, Lau, Tuttle, Wells

Nays: Thum, Donahue

Abstain: None

Mr. Thum and Mr. Donahue noted they felt that the amendment was not a legitimate request by FEMA.

Mr. Seitz returned.

Montgomery County requests an amendment to the Comprehensive Plan to incorporate the Lafayette Route 11/460 Corridor Plan into the existing Elliston & Lafayette Village Plan. The proposed amendment will revise the proposed future policy map of the area along Route 11/460 from Roanoke County line to the intersection with the NS Railroad by designating properties on the future policy map as Planned Light Industrial/Commercial, Commercial, Low Density Residential or Medium Density Residential. This plan also serves to amend the Village Transportation Links Plan (VITL) for this corridor area adopted in 2007 by adding additional pedestrian accommodation considerations.

Mr. Sandy reviewed discussions from the previous meetings held regarding the Lafayette Corridor plan. Notices regarding the public hearing were mailed to people who had attended workshops and legal notice was placed in the newspaper. This area is experiencing changes in land uses and transportation. The purpose of this plan is to prepare for change and capitalize on future opportunities. He reviewed the key issues identified by property owners and the

planning commission. The plan includes revisions to land use categories including a Planned Light Industrial/Commercial district to encourage modern clean industrial and commercial businesses which can bring high employment to the area. Standards for the residential land uses were amended. This plan would revise the current village plan land use designations and integrates recommendations from the VITL Plan.

Mr. Donahue noted a correction was necessary to figure 12, page 16. The label needs to be corrected to read "Tennessee" not "Kentucky".

Mr. Haynes opened the public hearing;

Ms. Marlene Taylor, owner of property located at the intersection of North Fork Road and Route 460, stated she was very pleased with some proposed changes. She asked if property owners would have to incur the costs of rezoning since it is very expensive. She also noted the need to join the two (2) halves of Route 603 and stated she was concerned about the need for a traffic light at the corner of Route 460 and North Fork Rd. Traffic is very heavy in this area and moves at high rate of speed.

Mr. Sandy stated the proposed plan would not rezone property. Any rezoning would need to be initiated by the land owners.

There being no additional speakers the hearing was closed.

Mr. Donahue asked what impacts the corridor plan would have if accepted.

Mr. Sandy noted the corridor plan does not rezone property. The only means to rezone would be for landowners to initiate the request or for the Board of Supervisors to initiate a comprehensive rezoning which is not common. In regards to concerns of a traffic light, VDOT has stated it is not warranted.

Mr. Wells noted that if the intermodal facility is constructed, VDOT may consider a traffic signal.

A motion was made by Mr. Donahue, seconded by Mr. Rice to recommend approval of Montgomery County requests an amendment to the Comprehensive Plan to incorporate the Lafayette Route 11/460 Corridor Plan into the existing Elliston & Lafayette Village Plan. The proposed amendment will revise the proposed future policy map of the area along Route 11/460 from Roanoke County line to the intersection with the NS Railroad by designating properties on the future policy map as Planned Light Industrial/Commercial, Commercial, Low Density Residential or Medium Density Residential. This plan also serves to amend the Village Transportation Links Plan (VITL) for this corridor area adopted in 2007 by adding additional pedestrian accommodation considerations.

Ayes: Rice, Haynes, Thum, Donahue, Seitz, Miller, Lau, Tuttle, Wells

Nayes: None

Abstain: None

#### **PUBLIC ADDRESS:**

Mr. Haynes opened the public address; however, there being no speakers the public address session was closed.

#### **WORKSESSION:**

On a motion by Mr. Thum, seconded by Mr. Rice and unanimously carried, the planning commission entered into worksession.

## Safe Route To Schools Projects (Jamie MacLean)

Auburn Elementary & Middle School

Belview Elementary

Mrs. Maclean stated staff was working with the PDC on Safe Route To School (SRTS) travel plans for Auburn Elementary, Auburn Middle, and Belview Elementary. The purpose of SRTS is to ensure that children have the option to walk and/or bike safely to school. Funding is available for infrastructure activities. The focus area is a two (2) mile radius around each of the schools. Taskforce committees have been formed for both projects, and meetings have begun. Surveys will be distributed to parents and classrooms and a public meeting for each project will be held to give the community an opportunity to provide feedback. Draft travel plans will be completed in March

## NRV Livability Initiative

Ms. Maclean showed a brief video produced by the PDC and noted there are several work groups which have been meeting.

On a motion by Mr. Thum, seconded by Mr. Seitz and unanimously carried, the planning commission exited worksession.

## **LIAISON REPORTS:**

Board of Supervisors- Mr. Tuck discussed the Harvey park property which was previously offered as a donation to the county for a public park. The issue has not been brought back to the board as of this date; however, it is rumored that it will be re-introduced.

Agriculture & Forestal District- No report.

Blacksburg Planning Commission- No report.

Christiansburg Planning Commission- No report.

Economic Development Committee- Mr. Tuttle reported that the Economic Development Committee took a tour of Price's Fork Elementary.

Public Service Authority- Mr. Wells reported the PSA met. VDOT is still working on the sewer at the rest area. Alliant will no longer be at the arsenal. Paperwork has not been completed with the proposed contractor; however, they are willing to work with the PSA to continue to provide service.

Parks & Recreation Commission- Mr. Thum stated VT assisted on research regarding youth football helmets. They help to get the study out to the public and are working with Parks and Recreation to get new helmets.

Radford Planning Commission- No report.

School Board- Mr. Seitz reported the School Board discussed their proposed budget.

Transportation Safety Committee- No report.

Planning Director's Report- No report.

There being no further business the meeting was adjourned at 8:50 pm.