

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON MAY 8, 2013 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
 Joel Donahue, Vice-Chair
 Cindy W. Disney, Secretary
 Bryan Katz, Member
 Robert Miller, Member
 John Tuttle, Member
 Chris Tuck, Board of Supervisors Liaison
 Dari Jenkins, Planning & Zoning Administrator
 Brea Hopkins, Development Planner
 Steven Sandy, Planning Director

Absent: None

APPROVAL OF AGENDA:

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

APPROVAL OF CONSENT AGENDA:

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

PUBLIC ADDRESS:

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

PUBLIC HEARING:

Request by Curtis W. & Deborah R. Goad (**Agent: Connie Hale**) to rezone approximately 0.41 acres from Agricultural (A-1) to General Business (GB), with possible proffered conditions, to allow a restaurant. The property is located 4040 Riner Road; identified as Tax Parcel No. 119A-A-27, (Account No. 007248) in the Riner Magisterial District (District D). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further described as Mixed Use within the Riner Village Plan.

Mr. Rice introduced the request.

Ms. Jenkins reviewed the location of the request, maps of the property, and photos of the existing site. There is an existing special use permit on this property (currently zoned Agricultural A-1) to allow a specialty shop. The proposal is to locate a restaurant in the existing structure. Initially the applicant was considering a request for an additional SUP to allow the restaurant; however, parking

requirements were going to exceed the allowed amount of impervious surface. Ms. Hale currently operates the Buffalo and More Restaurant located directly across Riner Road. Due to growth, she is looking at opportunities to relocate. VDOT stated this use would not require review under 527 regulations. VDOT has stated that based on the concept plan the owner may need to lengthen the entrance and have expressed concerns regarding the loading entrance and turning radius. The property is served by public water and the prospective owner would like to connect to public sewer if possible; however, a private easement would be required. General Business zoning is compatible with the surrounding area and the size of the lot would restrict the type of business that could be operated on the property. The site lies within the Village Expansion area and is further described as Mixed Use within the Riner Village Plan. It appears this request supports the goals outlined in the Riner Village Plan. If approved, a site plan meeting requirements for landscaping and parking would need to be submitted and approved prior to development. There will be some buffer yard requirements to protect the surrounding residential uses.

Mr. Rice asked if the existing septic system was approved for residential or business use.

Ms. Jenkins stated paperwork from the health department has not been submitted; however, the issue of septic versus public sewer would need to be resolved prior to the change of use permit. The intent is to obtain the easement and install public sewer. Mr. Fronk, PSA Director, has confirmed there is sufficient capacity.

Ms. Connie Hale, agent stated she is willing to work out any issues regarding the public sewer. She noted she has begun contacting adjoining property owners and Mr. Bill Pack has agreed to an easement for the sewer. One additional owner needs to be reached. She stated she will work with VDOT to ensure safe entrance is created to the site.

Mr. Rice opened the public hearing.

Ms. Francis Tealman, adjoining owner, stated Buffalo and More is a welcomed addition to the area. The business supports the community by hiring local teens, supporting fire and rescue, and maintaining a clean business which provides home cooked food. She noted she would like to see Buffalo and More remain an integral part of the Riner community.

Mr. Pack, adjoining property owner, stated he has agreed to allow Ms. Hale cross the property for sewer services. He noted he supported the relocation of the business to allow it to continue to grow.

Mr. Frederick Palmer, Riner resident, stated he was a supporter of the Buffalo restaurant. It is unique to the county and the proposed relocation will allow them to grow positively.

There being no additional comments, Mr. Rice closed the public hearing.

Mr. Tuttle stated the request to rezone and relocate the existing restaurant was a good project for the area. The business is obviously well respected by the community.

A motion was made by Mr. Donahue, seconded by Mr. Miller to recommend approval of the request by Curtis W. & Deborah R. Goad (Agent: Connie Hale) to rezone approximately 0.41 acres from Agricultural (A-1) to General Business (GB), with possible proffered conditions, to allow a restaurant.

Ayes: Disney, Donahue, Katz, Miller, Rice, Tuttle

Nays: None

Abstain: None

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OLD BUSINESS:

None presented.

NEW BUSINESS:

Liaison Appointments

Mr. Rice stated he would serve as liaison to the Economic Development Committee and Mr. Donahue will serve as liaison to the AFD Committee.

LIAISON REPORTS:

Board of Supervisors: Mr. Tuck stated a couple of properties will be auctioned in the coming months including Texas Park in Plum Creek, a greenbox site, and potentially the Lafayette Elliston site.

Agriculture & Forestal District: No report.

Blacksburg Planning Commission: No report.

Christiansburg Planning Commission: Ms. Disney stated the commission is diligently working on comprehensive plan updates.

Economic Development Committee: No report.

Public Service Authority: Mr. Donahue stated the Town of Christiansburg has not acted on the Joinder agreement and the PSA is proposing rate increases for water and sewer fees.

Parks & Recreation: No report.

Radford Planning Commission: No report.

School Board: Mr. Katz stated the school board was working on their budget.

Tourism Council: No report.

Planning Director's Report: Mr. Sandy stated the mixed beverage report had been revised and was presented to staff during the leadership team meeting. The final report will be given to commission members when finalized. The transportation chapter will be sent to VDOT within the next month. The Safe Routes To School grant should be approved this summer. Mrs. Hopkins attended a Safe Routes to School seminar hosted by VDOT and won a free event for Belview Elementary School. VDOT will sponsor and host a walk-about after the start of the school year. Mr. Sandy stated a \$30K planning grant from the Governor's Agriculture & Forestry Industries Development Fund (AFID) and an additional \$35K planning grant was awarded from the VA Department of Housing and Community Development (DHCD) for regional agriculture activities. Options for the grant funds include creation of a food hub, farmers market, etc. that will benefit the entire region. The Regional Planning Commissioner training will be held at the NRV PDC on May 15th. Plan VA will be holding its' annual Legal Seminar in Staunton on May 30th.

Ms. Disney noted her father, Pug Wells, was awarded the "Line of Duty Death" award and it will be presented on June 1st in Richmond. The event will be available through an online broadcast on Saturday. A link will be provided for those interested.

Mr. Tuttle stated the last four (4) years have been exciting and a very eye-opening experience. He noted he appreciated the work of the planning staff and the opportunity to serve on the commission.

Mr. Rice stated that both Mr. Tuttle and Mr. Miller will be greatly missed and thanked them for their service.

There being no further business the meeting was adjourned at 8:40 pm.