

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

Chairman

Secretary