

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON APRIL 9, 2014 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  
Frank Lau, Vice-Chair  
Cindy W. Disney, Secretary  
Coy Allen, Member  
Joel Donahue, Member  
Bryan Katz, Member  
Scott Kroll, Member  
Trey Wolz, Member  
Chris Tuck, Board of Supervisors Liaison  
Karen Drake, Planning Director  
Brea Hopkins, Development Planner  
Dari Jenkins, Planning & Zoning Administrator  
Erin Puckett, Senior Program Assistant

Absent: Sonia Hirt, Member

**APPROVAL OF AGENDA:**

On a motion by Mr. Donahue, and seconded by Mr. Kroll, and unanimously carried the agenda was approved, with a modification to add discussion of Route 603 future land use under Old Business.

**APPROVAL OF CONSENT AGENDA:**

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

**PUBLIC ADDRESS:**

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

**PUBLIC HEARING:**

A request by the City of Radford (Agent: Verizon Wireless) for a Special Use Permit (SUP) on approximately 100 acres in an Agricultural (A-1) zoning district to allow a 199 ft. monopole telecommunications tower. The property is located at 5480 Peterson Drive and is identified as Tax Parcel No. 102-A 16, 17 (Account No. 071097) in the Riner Magisterial District (District D). The property currently lies in an area designated as Rural in the 2025 Comprehensive Plan.

Ms. Jenkins stated that she had provided the applicant with a list of items of concern, one being the location of the balloon test and the actual tower. The applicant has requested a deferral to allow time to address those concerns. She added that the site of the tower has been flagged since the site visit, and is closer to the interstate than the location the Planning Commission was shown at that time.

Mr. Rice opened the public hearing for any citizens in attendance who desired to comment. However, there being no comments, Mr. Rice stated that the public hearing would be continued to May 14, 2014.

On a motion by Mr. Kroll and seconded by Mr. Donahue and unanimously carried, the public hearing was continued to May 14, 2014.

A request by P&G Ventures (Agent: Meade Tractor) for a Special Use Permit (SUP) on approximately 4.65 acres in a General Business (GB) zoning district to allow farm machinery sales and service. The property is located at 3963 South Main Street and is identified as Tax Parcel No. 67-A 161 (Account No. 006298) in the Shawsville Magisterial District (District B). The property currently lies in an area designated as Urban Expansion in the 2025 Comprehensive Plan.

Mr. Rice introduced the request.

Mr. Tuck stated a potential conflict of interest related to this request and recused himself from this public hearing.

Ms. Puckett stated the request was for a SUP to allow farm machinery sales and service. She reviewed the maps of the property, future land use designation, surrounding property zoning and uses, and photos of the property, along with drawings submitted by the applicant. She noted that any signage and landscaping would require approval by the Planning Department prior to installation. The proposed use will utilize an existing building and existing entrance. VDOT has confirmed that the entrance is adequate for the proposed business. The PSA will provide water and sewer services to the property. A fence has been installed at the rear of the building for the storage of equipment. Additional landscaping may be required along the 460 corridor to provide additional buffering. Two property owners have contacted the department; however, did not voice any objections to the request. Ms. Puckett stated staff was recommending approval of the request with conditions.

Mr. Kroll noted the concept plan indicated there would be landscaping along the 460 bypass. During the March site visit there was discussion regarding landscaping that had not been maintained since the vacancy of the building.

Ms. Puckett stated the applicant has indicated it would be restored and additional landscaping would be added to improve the buffer along the 460 bypass.

Ms. Jenkins stated the property had significant landscaping; however, due to topography the trees had not grown to a height that provided an adequate buffer. All landscaping would be reviewed during the site plan/zoning permit process.

Mr. Katz noted concerns with a condition limiting storage containers on site.

Mr. Rice invited the applicant to speak.

Mr. David Duncan stated that the building in question was built in 2008 or 2009 as a Ford dealership, but for financial reasons the building has since been vacated. He spoke in favor of Mr. Meade's business, adding that Meade Tractor was a thriving business in the county.

Mr. Paul Duncan stated that as someone who has been in business in the county for 59 years, he is certain that Meade Tractor would be a great asset to this area of the county.

Mr. Chuck Meade, President of Meade Tractor, said that his company is located in Abingdon, Virginia and is a growing John Deere dealership. He stated that even though it is a farm machinery dealership, approximately 60% of the sales come from lawn and garden equipment and materials. He added that should the SUP be approved, he will ensure a retail-friendly facility with curb appeal and a professional appearance.

Mr. Rice asked if the proposed condition number two (2) regarding temporary storage onsite was too restrictive for his purposes due to the way in which it was worded.

Mr. Meade said that it should not be unless it also regulates crates, which the tractors are shipped in.

Mr. Katz suggested language to indicate that shipping containers could not be used or stored onsite for more than one week.

Mr. Rice opened the public hearing.

Mr. Floyd Childress, local citizen, spoke on behalf of Meade Tractor, noting that the current site is well maintained and the new location would address a strong consumer and turf market in the area. He asked that the Commission vote in favor of approving the request.

There being no further comments. Mr. Rice closed the public hearing.

Mr. Rice opened the item for discussion among the Commission.

A motion was made by Mr. Katz seconded by Mr. Donahue to recommend approval of the request by P&G Ventures (Agent: Meade Tractor) for a Special Use Permit on 4.65 acres in a General Business (GB) zoning district to allow farm machinery sales and service with the following conditions:

1. Outdoor storage of materials and/or equipment awaiting repair shall be limited to the fenced area located on the southeastern side of the building, as indicated on the concept plan submitted with the application materials dated February 28, 2014. Screening of outdoor storage shall consist of privacy or chain link fencing. Privacy slats shall be inserted in chain link fencing to provide additional screening and security.
2. No storage containers used for shipping purposes, nor truck compartments or semi-trailers shall be stored or otherwise used on the premises for a period of more than one (1) week.
3. Exterior lighting shall comply with Section 10-46(9) of the Montgomery County Code.
4. Signage for the site shall be compliant with Section 10-45 of the Montgomery County Code. Banners and/or other signage shall not be installed or mounted on any fence.
5. Site shall be substantially in conformance with the concept plan submitted with the application materials dated February 28, 2014.

6. Approval of a new or revised site plan is required prior to obtaining a building permit.

Ayes: Rice, Lau, Disney, Allen, Donahue, Katz, Kroll, Wolz

Nays: None

Abstain: None

#### **OLD BUSINESS:**

Mr. Kroll reminded the Commission that they spoke several meetings ago about infrastructure improvements and VDOT projects along the Route 603 corridor. There was discussion at that time about possibly reviewing the future land use plan in that area. The proposed realignment may need to be examined to determine if the Planning Commission thinks it will warrant future land use changes.

Mrs. Hopkins explained that this is still on staff's to do list but as Ms. Drake has just come on as Planning Director, it has not been discussed further as of yet.

Mr. Kroll asked if the future land use changes could only be initiated twice a year.

Mrs. Hopkins said that while citizens can only request changes twice a year in February and August, the Planning Commission can initiate a change at any time.

Ms. Drake added that she will be working on a manageable work plan to take all projects into account.

#### **NEW BUSINESS:**

Mr. Rice stated that he wished to get the Commission's opinion as to possibly expanding the areas where a contractor's storage yard may be located, as it is currently only allowed in A-1 and M-1 by SUP. He asked if the GB and/or CB district may also be a good fit.

Ms. Jenkins said that staff and the Commission could look at that use. However, she also warned that due to the large outdoor storage area normally associated with such a use, these storage yards could cause negative impacts if located next to offices, smaller businesses, etc.

Mr. Rice commented that if they were allowed only by SUP, they could still be limited as to where they could be approved.

#### **LIAISON REPORTS:**

- Board of Supervisors – Mr. Tuck reported that the meeting scheduled with the Town of Blacksburg had been rescheduled for April 29. The agenda will include fire and rescue discussion, park and ride issues, and a discussion of the old Blacksburg High School site.
- Agriculture & Forestal District Committee – No report.
- Blacksburg Planning Commission – No report.
- Christiansburg Planning Commission – Ms. Disney reported that the Town of Christiansburg has an issue regarding a lawn business operating out of a residence, storing equipment on site and adding new commercial buildings. They are working with the owners to find a solution.
- Economic Development Committee – No report.
- Public Service Authority – Mr. Donahue reported that he attended both the March 3 and April 7 meeting. The PSA has switched the water for the Radford Army Ammunition Plant to the New River Valley Authority. Per the Capital Plan, approximately 9-10 water mains will be added in the county to meet the joinder agreement.
- Parks & Recreation – No report.
- Radford Planning Commission – No report.
- School Board – Mr. Katz reported that the main discussion was in regards to the \$3.9 M budget shortfall. Many citizens expressed their concern.
- Tourism Council – No report.
- Planning Director's Report – Ms. Drake stated that she is looking forward to working with the Planning Commission and thanked the Commission and staff for their hard work. She announced that the NRVPC annual Planning Commission training dinner would be held on May 28. Staff will send a reminder email to get a head count for registration.

Mr. Rice welcomed Trey Wolz to the Planning Commission.

**MEETING ADJOURNED:**

There being no further business the meeting was adjourned at 8:18 PM.

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Chairman

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Secretary