

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON NOVEMBER 12, 2014 IN THE MULTIPURPOSE ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

**CALL TO ORDER:**

Mr. Lau, Chair, called the meeting to order.

**DETERMINATION OF A QUORUM:**

Ms. Disney established the presence of a quorum.

Present: Frank Lau, Chair  
Scott Kroll, Vice-Chair  
Cindy W. Disney, Secretary  
Coy Allen, Member  
Steve Howard, Member  
Bryan Katz, Member  
Bob Miller, Member  
Trey Wolz, Member  
Brea Hopkins, Development Planner  
Dari Jenkins, Planning & Zoning Administrator  
Candace Ross, Sr. Program Assistant

Absent: Sonia Hirt, Member  
Chris Tuck, Board of Supervisors Liaison

**APPROVAL OF AGENDA:**

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

**APPROVAL OF CONSENT AGENDA:**

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

**PUBLIC ADDRESS:**

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

**PUBLIC HEARING:**

A request by James & Sherry Carter for a Special Use Permit (SUP) on approximately 2.253 acres in an Agricultural (A-1) zoning district to allow a family subdivision of property with one (1) additional lot assignment over the amount allowed under sliding scale as permitted under Section 10-21 (4) (b) of the Montgomery County Zoning Ordinance. The property is located at 3591 Peppers Ferry Road and is identified as Tax Parcel No. 064- A 86A (Account No. 030005) in the Riner Magisterial District (District B). The property currently lies in an area designated as Village

Expansion in the 2025 Comprehensive Plan and further designated as medium density residential in the Belview Village Plan

Mr. Lau introduced the request.

Mrs. Hopkins stated the request was for a Special Use Permit to allow a family subdivision of property with one (1) additional lot assignment over the amount allowed under sliding scale for 2.253 acres located at 3591 Peppers Ferry Road in the Riner Magisterial District (District B). The property, zoned Agricultural (A-1), lies in an area designated as Village Expansion in the Comprehensive Plan and further designated medium density residential in the Belview Village Plan. If permitted, density would be one (1) dwelling per acre versus the four (4) units per acre per the Village Plan. She reviewed the maps, photos and concept plan of the property. The property is serviced by PSA for sewer and will have a private well. VDOT has requested Bradford Lane be marked "private" on the final plat. In 2004, .807 acres were acquired; however, the lot line was vacated and became one parcel. Mrs. Hopkins explained the family subdivision is being requested to give parcel to their daughter. She also mentioned 911 addresses will be updated since access is from Bradford Lane.

Mr. Lau opened the public hearing.

Mr. Samuel Young, adjacent property owner spoke concerning sewer hookup. He stated that he had no issue with the proposed request, but wanted it brought to the board's attention that he felt it was unfair for a connection fee to be charged for the proposed lot/dwelling when the nearby mobile home park does not have to pay connection fees for sewer. He also stated the county received a grant for public water; however, it was never installed.

There being no further speakers the public hearing was closed.

A motion was made by Mr. Katz, seconded by Mr. Miller to recommend approval of the request by James & Sherry Carter to allow one (1) family subdivision of property, contingent upon the following conditions:

1. The proposed lot shall be transferred to a qualifying family member of James & Sherry Carter.
2. A note regarding the private access easement and identification of Bradford Lane as a private road shall be included on the final plat.

Ayes: Miller, Howard, Allen, Lau, Kroll, Disney, Wolz, Katz  
Nays: None  
Abstain: None

**OLD BUSINESS:**

**NEW BUSINESS:**

Mr. Kroll requested to have a brief discussion regarding the Mountain Valley Pipeline. His understanding is that it will not be brought to the Planning Commission. Mrs. Hopkins has been preparing a report for County Administration's discussion with the Board of Supervisors.

Mr. Katz wanted to discuss telecommunication towers. It was brought up in the Planning Conference he attended in Richmond that a new band is being introduced, possibly requiring taller towers. Mr. Katz suggested reviewing the Comprehensive Plan; he noted he would like to see tower sites minimized. Mr. Miller agreed that a systematic solution would be good. Dari mentioned that it could be difficult, since it could be different with each carrier. Mr. Wolz agreed that the commission should examine the policy. Mr. Kroll also said that this topic should be reviewed since technology has changed since it was last reviewed. Mr. Miller added that he would like to have an unbiased expert attend a work session with the commission before the next telecommunication tower.

Mr. Kroll asked if the county had a media relation policy. Mrs. Hopkins said that the county does have a policy and that Ruth Richey, Public Information Director serves as the link between the county, news media and citizens. She also mentioned that most reporters are trained to go directly to Ms. Richey and not staff.

Mr. Lau approved the following members to the nominating committee: Coy Allen, Cindy Disney and Scott Kroll.

## **LIAISON REPORTS:**

Board of Supervisors: No Report.

Agriculture & Forestal District: No Report.

Blacksburg Planning Commission: Mr. Allen stated a meeting was held November 4<sup>th</sup> regarding the Kipps Development. Brea commented that she will be emailing out a packet that the office received from the Town of Blacksburg.

Christiansburg Planning Commission: Ms. Disney reported a meeting held on November 10<sup>th</sup> regarding possible traffic issues around new development across from Huckleberry Inn.

Economic Development Committee: Mr. Kroll attended two meetings. October 23<sup>rd</sup> meeting consisted of a presentation by Goodwill Industries. One main concern addressed were issues with for pay collection boxes near Goodwill's non-profit boxes. The October 31<sup>st</sup> meeting was held at Radford University. It was a round table meeting with Universities statewide that presented new economic strategic plan.

Public Service Authority: No Report.

Parks & Recreation: Mr. Wolz attended two meetings. The first meeting addressed personnel issues with a coach. The second meeting was an update on the bridge on the Huckleberry Trail, which is almost complete. Mr. Wolz also said they talked about the baseball fields in Shawsville that need maintenance and repair. The school board has turned the field over to the County. Recently there has been interest in the property from a non-profit organization. Parks & Rec will address this to the Board of Supervisors in the near future.

Radford Planning Commission: No Report.

School Board: No Report.

Tourism Council: No Report

Planning Director's Report: Mrs. Hopkins stated there will be no meeting held on November 19<sup>th</sup> and the next meeting will be held on December 10<sup>th</sup>.

There being no further business the meeting was adjourned at 8:29 pm.

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Chairman

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Secretary