

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION AT 7:00PM ON DECEMBER 9, 2015 IN BOARD ROOM, COUNTY GOVERNMENT CENTER, 755 ROANOKE STREET, CHRISTIANSBURG, VIRGINIA:

I. CALL TO ORDER:

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

II. DETERMINATION OF A QUORUM:

Ms. Disney established the presence of a quorum.

Present: Bob Miller, Chair
 Scott Kroll, Vice-Chair
 Cindy W. Disney, Secretary
 Steve Howard, Member
 Sonia Hirt, Member
 Trey Wolz, Member
 Bryan Katz, Member
 Bryan Rice, Member
 Coy Allen, Member
 Chris Tuck, Board of Supervisors Liaison
 Emily Gibson, Planning Director
 Dari Jenkins, Planning and Zoning Administrator
 Brea Hopkins, Development Planner
 Candace Ross, Sr. Program Assistant

Absent: N/A

III. APPROVAL OF AGENDA:

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

IV. APPROVAL OF CONSENT AGENDA:

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

V. PUBLIC HEARING:

- a. Request by **Robert & Charlotte Apgar (Agent: JMB Investment Company LLC)** to rezone a total of 1.492 acres with approximately 0.21 acres from General Business (GB) to Agricultural (A1) and 1.28 acres from General Business (GB) to General Business (GB), with revised proffered conditions, to allow a retail establishment. The property is located at **the Northwestern intersection of Green Hill Lane (Rte. 834) and Roanoke Rd (Rte. 11/460)**; identified as a portion of Tax Parcel No. 47-A-32, (Parcel No. 000839) in the Shawsville Magisterial District (District C). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further described as Planned Light Industrial/Commercial within the Lafayette Route 11/460 Corridor Plan.

Mrs. Hopkins introduced the request. She gave background on the previous rezoning from A1 to GB in 2002 along with a special use permit that was void due to inactivity for more than two years. The current request is to rezone from General Business to Agricultural and General Business with revised proffers to allow a retail establishment. The presentation included Lafayette Route 11/460 corridor plan concepts, site and elevation plans and impacts that the proposal could have on transportation, infrastructure and schools.

Mrs. Hopkins concluded that staff recommends approval with proffered conditions that were listed for the commission to review.

Mr. Miller asked if staff has received any response from citizens. Mrs. Hopkins said there has not been questions or feedback from citizens.

Mr. Kroll questioned the proposed monument sign's location.

Mrs. Hopkins said the sign location is still undetermined due to the soil situation and that initially it was to be in the left corner of the property. She stated that it must be 10 ft. off the property line.

Mr. Kroll asked if the proffers have been updated from the ones dated from October in the staff report.

Mrs. Hopkins answered that the county attorney had some minor comments to be revised with the proffers and the date will be updated on the concept plan.

Mr. Miller asked if the applicant or owner had any comments they would like to make and opened the public hearing.

The applicant Mr. Aaron Dickenson with JMB Investment Company, LLC introduced himself and briefed the Commission on their intentions for rezoning the property.

The property owner Mr. Robert Apgar explained to the Commission the zoning of the property and stated he originally had no intentions of selling that much property, but was offered a reasonable price by the applicant. Mr. Apgar stated he believes this proposal is something good for the location and the retail store will enhance the area. He asked the Commission for approval.

There being no additional comments the public hearing was closed.

Mr. Katz commented that he appreciates development in this area and the plan is attractive for the nature of the business and stated he is supportive of the proposal.

A motion was made by Mr. Katz, seconded by Ms. Disney and unanimously carried, to recommend approval of the request of rezoning 0.22 acres from General Business (GB) to Agricultural (A-1) and 1.28 acres from General Business (GB) to General Business (GB) to the Board of Supervisors with the following revised proffered conditions:

- 1) The property shall be developed in general conformance with the conceptual plan by Hurt & Proffitt dated 10/16/2015 and on file in the office of Montgomery County Planning & GIS.
- 2) The site will be developed to be served by Montgomery County PSA for water and shall be on a private septic system until such time as a connection to PSA sewer is feasible.
- 3) A monument sign will be installed.
- 4) A wooden dumpster screen, or similar, will be provided.
- 5) A combination of wood screening and landscaping will be used on the north property boundary abutting Mr. Apgar's residence and along the west property boundary abutting the Moores Chapel property. Landscaping per the Zoning Ordinance requirements will be utilized along the other two property boundaries.

- 6) A varying width, 10' maximum, asphalt shared use path, and associated landscaping, consistent with the Village Transportation Links Plan and the Lafayette Route 11/460 Corridor Plan will be installed from the pavement edge of Green Hill Lane along the south property line paralleling Route 460 to the western boundary line, inside a dedicated public easement.
- 7) Architectural elevations are proffered per the attached design labeled A02 Elevations/Exterior Finish Schedule and dated 7/20/15.
- 8) The property will be subdivided along the zoning line based on the zoning for this application.
- 9) A new left turn lane along Route 11/460 NBL, and a median realignment with Green Hill Lane, will be constructed as part of the project in accordance with VDOT Road and Bridge Standards and Specifications, to provide safer vehicular access to Green Hill Lane, not only for the proposed business but also the adjoining land owners.

Ayes: Howard, Rice, Disney, Kroll, Allen, Miller, Katz, Hirt, Wolz

Nayes:

Abstain:

Absent:

- b. Request by **Montgomery County Board of Supervisors** to rezone approximately 4.878 acres from Conservation (C1) and Manufacturing Light (ML) to Agricultural (A1), to incorporate the property into the existing Agricultural (A1) zoning district. The property is located at **480 Cinnabar Rd**; identified as Parcel No. 035206, 034291 in the Shawsville Magisterial District (District C). The property currently lies in an area designated as Rural in the 2025 Comprehensive Plan.

Mrs. Hopkins introduced the request to rezone from Conservation (C1) and Manufacturing (ML) to Agricultural (A1) and stated that parcels would be incorporated into existing County property. She gave background on the property stating a boundary line adjustment was recently finalized with the Town of Christiansburg and was automatically zoned Conservation (C1). Mrs. Hopkins said the boundary line adjustment cleans up the property for preparation to relocate and construct a new animal care and adoption center. She also stated that VDOT has reviewed the plans and approved and the site will be served by public water and sewer by the Town of Christiansburg.

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

A motion was made by Mr. Kroll, seconded by Mr. Howard and unanimously carried, to recommend approval of the proposed rezoning of 4.208 acres from Manufacturing (M1) and 0.67 acres from Conservation (C1) to Agricultural (A-1).

Ayes: Howard, Rice, Disney, Kroll, Allen, Miller, Katz, Hirt, Wolz

Nayes:

Abstain:

Absent:

PUBLIC ADDRESS:

Mr. Miller opened the public address.

There being no comments the public address was closed.

VI. OLD BUSINESS:

Mrs. Gibson mentioned that a doodle poll will be sent out in the next couple weeks to set a date and time in January for the agriculture subcommittee to meet.

VII. NEW BUSINESS:

Review of Planning Commission Survey

Mrs. Gibson went over the results from the Planning Commission survey that had almost 100% participation. She summarized the results and other feedback on what staff does well, could improve on and what the Planning Commission does well. Other items Mrs. Gibson mentioned from the survey were start time, change of venue for meetings and being more proactive in our planning.

Nominating Committee Report and/or Nominations

Mr. Kroll stated himself, Ms. Disney and Mr. Howard had been appointed to the nominating committee. Mr. Kroll reported the following nominations for the 2016 year:

Chair: Mr. Miller

Vice Chair: Mr. Kroll

Secretary: Mr. Allen

On a motion by Mr. Rice, seconded by Mr. Katz and unanimously carried, the Planning Commission accepted the nominations of the committee and elected the new slate of officers for 2016.

VIII. LIAISON REPORTS:

Board of Supervisors: Mr. Tuck stated the Board is looking at possible nominations for officers and that he plans on staying on as liaison for the Planning Commission. He also said they are continuing to work on the future of the old Blacksburg High and Blacksburg Middle School properties. Mr. Tuck also wanted to make the Commission aware of wind towers that may come up in the future and it may be beneficial to begin looking at renewable energy and wind power.

Blacksburg Planning Commission: No Report

Christiansburg Planning Commission: Ms. Disney said there were two conditional use permits that were postponed.

Economic Development Committee: No Report

Public Service Authority: No Report

Parks & Recreation: Mr. Wolz reported that the meeting went over the master plan and released the results from the survey; the department received 358 responses. He said he had handouts from the meeting that detailed the results and feedback from the survey.

Radford Planning Commission: No Report

School Board: Mr. Katz said a meeting was held December 1st and discussions were held on legislation of priorities and state rules. There was also an update on SOL scoring in Language Arts and the qualities of facilities, such as sport complexes and restrooms in Christiansburg High School.

Tourism Council: No Report

Planning Director's Report: Mrs. Gibson reminded the Commission of the reception to be held Monday for Mr. Brown and Mr. Gabriele. She also updated the Commission on the transportation safe route projects. Mrs. Gibson said that January's meeting will map out the year to take on items such as clean fill and agriculture business.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:12 pm.

Chairman

Secretary