

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION AT 7:00PM ON JUNE 15, 2016 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:

Mrs. Ross established the presence of a quorum.

Present: Bob Miller, Chair
 Scott Kroll, Vice-Chair
 Steve Howard, Member
 Trey Wolz, Member
 Bryan Katz, Member
 Bryan Rice, Member
 Chris Tuck, Board of Supervisors Liaison
 Emily Gibson, Planning Director
 Candace Ross, Sr. Program Assistant

Absent: Coy Allen, Secretary
 Cindy Disney, Member
 Brea Hopkins, Development Planner
 Dari Jenkins, Planning and Zoning Administrator
 VACANT Position on Commission

III. APPROVAL OF AGENDA:

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

IV. APPROVAL OF CONSENT AGENDA:

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

V. PUBLIC ADDRESS:

Mr. Miller opened the public address.

There being no comments, the public address was closed.

VI. OLD BUSINESS:

Zoning Ordinance Amendment

Mrs. Gibson recapped discussion for the proposed solar energy amendment to the Zoning Ordinance with the revisions to definitions and districts. She mentioned that kilowatt restrictions

were taken out of the language. She also discussed accessory uses/structures and limitations that would apply. Mrs. Gibson stated that the text would be cleaned up and reviewed by the County Attorney before advertising for public hearings.

Mr. Kroll stated he would like to see the acreage reduced in the minor and major categories from the proposed ten (10) acres.

Mr. Katz said he personally does not see an issue with the (ten) 10 acres.

Mr. Miller followed up on both comments, agreeing with Mr. Kroll in reducing size for minor and major uses.

Further discussion was held on suitable acreage for minor and major. It was decided to advertise one (1) acre for accessory use and three (3) acres for minor and major. Staff will make changes and prepare for a public hearing at the next available Planning Commission meeting.

VII. NEW BUSINESS:

Zoning Ordinance Amendments-BZA

Mrs. Gibson reviewed changes to the Zoning Ordinance prepared by the County Attorney based on changes to State Code. Several items were mentioned, including changes to the variance language. Mrs. Gibson compared the current language with the proposed changes.

Other Potential Changes-BZA Reviews of SUPS

Other changes that Mrs. Gibson said staff would like the Commission to consider is modifying the current process for reviewing accessory structures that are greater than 1200 sq. ft. and/or 18 ft in height via SUPs with the BZA. She shared a list of the typical conditions and said that staff will be working with the Commission and the BZA for changes that are needed to update the ordinance. The BZA will make a recommendation for the Planning Commission to consider at their next meeting.

VIII. LIAISON REPORTS:

Board of Supervisors: Mr. Tuck announced the county purchased 46 acres in Riner from the Teel family to be used for a new fire department and sports complex. He also stated the 6-year plan for Secondary Roads was approved. The Board is moving forward with the sale of old Blacksburg Middle School and the proposals on the old Blacksburg High School site are still being reviewed. Mr. Tuck said the District A Planning Commission seat will be advertised, and the Board may look outside of the district if necessary.

Blacksburg Planning Commission: No report

Christiansburg Planning Commission: No report

Economic Development Committee: No report

Public Service Authority: Mr. Howard said June 6th's meeting covered issues with staff coverage for emergencies and leaks in the Lafayette area.

Parks & Recreation: Mr. Wolz stated the master plan is done and ready for the Board of Supervisor's approval. There was discussion on spending and ideas to keep funds.

Radford Planning Commission: Mr. Miller said two special use permits were proposed, one being a recreation center for Radford University that was denied due to setback issues.

School Board: June 7th's meeting covered capital projects, listed new schools and renovations proposed, giving priority to Falling Branch Elementary. Mr. Katz said a forum for Belview Elementary will be held in the fall to discuss future plans for school.

Tourism Council: Mr. Katz said Tourism's new website was released; Lisa Bleakley provided an overview and demonstration of the new site to the Board of Supervisors.

Planning Director's Report: Mrs. Gibson said the Town of Christiansburg will have an open meeting Monday for their proposed UDA's, followed by a work session and meeting at town hall. She mentioned General Assembly items directed towards planning and proffers. Mrs. Gibson said that Montgomery County will bring a list before the Board of Supervisors for items to be submitted to the HB2 process, now called Smart Scale, in the fall. Renew the New plans to send crews to Radford for cleanup from the Peppers Ferry Bridge all the way to the Sportsman/Exit 105 Bridges in August.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 p.m.

Chairman

Secretary