

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON FEBRUARY 20, 2008 IN THE COUNTY ADMINISTRATION CONFERENCE ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Robert Miller, Chair called the meeting to order and Mr. William Seitz, Secretary, established the presence of a quorum.

Present: Robert Miller, Chair
 Walt Haynes, Vice Chair
 Bill Seitz, Secretary
 David Moore, Member
 Steve Cochran, Member
 Steve Howard, Member
 Bryan Rice, Member
 Malvin Wells, Member
 John Muffo, Board of Supervisors Liaison
 Steve Sandy, Planning Director
 Dari Jenkins, Zoning Administrator
 Meghan Dorsett, Comprehensive Planner
 Brea Hopkins, Zoning Technician.

Absent: Frank Lau, Member

PUBLIC ADDRESS:

None

APPROVAL OF AGENDA:

On a motion by Mr. Howard, seconded by Mr. Rice and unanimously carried the Planning Commission approved the agenda as presented.

APPROVAL OF CONSENT AGENDA:

On a motion by Mr. Moore, seconded by Mr. Howard and unanimously carried the Planning Commission approved the consent agenda as presented.

OLD BUSINESS:

Work Program Discussion

Mr. Sandy reviewed the proposed Work Program Implementation Schedule.

Amendments to By-Laws & Public Meeting Procedures

Mr. Sandy reviewed the changes to the by-laws made in January. He discussed the Public Hearing Overview & Guiding Rules of Order document which had been drafted by staff.

Mr. Miller stated that the document appeared to be very clear.

Mr. Seitz suggested the Public Hearing Overview be removed with one exception, thereby creating 10 Rules of Order.

NEW BUSINESS:

Presentation of 2007 Annual Report

Ms. Dorsett presented the 2007 Annual Report. She noted an addendum will be presented at the next meeting to include the subdivision data.

Mr. Rice noted that the amounts for actual sold units were fairly stable compared to the previous four years. He noted that it would be beneficial to include the impacts on the school system in the annual report.

Mr. Cochran noted he would like an update on the iGIS system upgrades.

NRVPDC Planning Commission training event March 19, 2008

Mr. Sandy stated the Planning Commission would attend their site visit and then meet at the NRVPDC for the training event. Those commission members not attending the site visit can come to the Planning District Commission for the training.

WORK SESSION:

On a motion by Mr. Seitz, seconded by Mr. Cochran and carried unanimously the Planning Commission entered into worksession.

Comprehensive Plan Amendment- VDOT Chapter 527 Regulations, Urban Development Areas

Ms. Dorsett presented information on Urban Development Areas and basic statutory requirements.

Mr. Moore asked if the requirements applied to the zoning ordinance or the future land use policies.

Ms. Dorsett stated that both the future land use designation and the zoning ordinance should state density restrictions. Currently the zoning ordinance does not allow the densities that would allow proper comprehensive plan implementation.

Ms. Dorsett reviewed the planning policy considerations for the UDA requirements.

Mr. Sandy stated some possible revisions would be submitted for review at the March 12th meeting.

On a motion by Mr. Wells, seconded by Mr. Seitz the Planning Commission closed the worksession.

LIAISON REPORTS: -

Board of Supervisors

Mr. Muffo stated the Board of Supervisors was discussing the assessment process and quality of work being provided. The Town of Blacksburg is refusing to serve properties located outside the Town jurisdiction so it is possible that properties in the county bordering the Town will have to be served by wells and septic systems.

Agriculture & Forestal District

Mr. Sandy stated the committee wants to meet again on March 20th to discuss Purchase Development Rights and Agritourism activities.

Christiansburg Planning Commission

Mr. Rice stated two right of ways were vacated and a rezoning was discussed.

Public Service Authority – Malvin Wells

Mr. Wells stated that PSA purchases water from the Radford Arsenal for Prices Fork; however, the Radford Arsenal is having problems serving the water so it is being obtained from the Town of Blacksburg.

Parks & Recreation- Steve Howard

In January Planning Staff was available to discuss planning for parks and recreation development.

School Board- Bill Seitz

Did not attend January; however, reorganization of the school board took place.

In February there was a presentation on the expected operation cost(s) of the old Blacksburg Middle School. There were presentations to several students for outstanding athletic achievements.

Transportation Safety Committee

Mr. Wells stated that the entrance to the new school in Elliston was discussed.

Planning Director's Report

Mr. Sandy stated that the PDC is requesting some feedback on general transportation needs and issues in Montgomery County. Federal funding will be given to VDOT to look at some of the major issues in the region.

Mr. Sandy reported there was a bill pending in regards to impact fees. He distributed copies of the proposed legislation.

There being no further business the meeting was adjourned.