

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON MARCH 16, 2011 IN THE COUNTY ADMINISTRATION CONFERENCE ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Rice, Chair called the meeting to order.

DETERMINATION OF A QUORUM:

Mrs. Hopkins established the presence of a quorum.

Present: Bryan Rice, Chair
Walt Haynes, Member
Ryan Thum, Secretary
Joel Donahue, Member
Malvin Wells, Member
Robert Miller, Member
William Seitz, Member
Frank Lau, Member
John Tuttle, Member
Mary Biggs, Board of Supervisors Liaison
Steve Sandy, Planning Director
Dari Jenkins, Planning & Zoning Administrator
Jamie MacLean, Development Planner
Brea Hopkins, Planning & Zoning Technician

Absent:

APPROVAL OF AGENDA:

On a motion by Mr. Miller, seconded by Mr. Wells, and unanimously carried the agenda was approved as amended. Move Huckleberry Ridge to 1st public hearing and add Eagle Rock subdivision.

CONSENT AGENDA:

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

PUBLIC ADDRESS:

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

PUBLIC HEARING:

A request by Huckleberry Ridge, LLC (Agent: Bluestone Land, LLC) for rezoning of approximately 48 acres from Agriculture (A1) to Residential Multi-family (RM-1) to allow 388 multi-family residential dwellings and approximately 15 acres from Agriculture (A1) to Residential (R3), with possible proffered conditions, to allow 40 lots for single/two-family residential dwelling units. The property is located south east of the intersection of Merrimac Road (Rte.657) and Hightop Road (Rte. 808) and is identified as Tax Parcel Nos. 66-A-91, 92, 67-A-229, & 067-A-42 (Acct # 010584, 010585, 035616, & 010583) in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Urban Expansion in the Comprehensive Plan with a gross density of four (4) dwelling units per acre.

Mr. Rice introduced the request.

Mr. Sandy presented maps of the property. He discussed the current conceptual plan. There are 388 multi-family units proposed and single family dwelling units. Two (2) accesses are proposed onto Merrimac Road. The land lies within the proposed UDA district. Staff has expressed concerns to the applicant and they have indicated

tabling the request is preferred to allow additional time to work on a development plan that meets the concepts of the UDA district. The final comments regarding the TIA have not been received from VDOT. Need more details of trail construction, interconnectivity, transit ideas, pedestrian features, architectural guidelines, metes and bounds of the varied zoning districts, and allow time for consultant review for compatibility with proposed UDA.

Mr. Seitz asked if it would be a phased development.

Mr. Park, Bluestone Land, applicant stated concerns are currently being addressed and should be able to be addressed before the next meeting. The project will be phased. The first phase will include 244 multi-family units and amenities such as trails and community center. Trying to bring in large multi-family units complete with garage. Each building will have 1-3 bedroom units and able to have a transit friendly development. Ideal location with surrounding businesses, hospital, and Huckleberry Trail. The 40-unit single family phase will be built based on market demands. Over a 7-10 year period will be completed. The second entrance will be installed during the single family phase of development. The major roads will be built to VDOT standards and appropriate for public services such as school buses, etc. Turn lanes and tapers will be installed to handle the additional traffic.

Mr. Rice demographics of people.

Mr. Park, young professionals corporate research, hospital, Christiansburg and Blacksburg companies.

Mr. Donahue concerned about the lack of access to the multi-family units.

Mr. Haynes any completed developments.

Mr. Park can provide examples.

Mr. Rice opened the public hearing.

Mr. Sam Linkous, 960 Hightop Road, concerned regarding additional traffic on the roads. Roads are not suitable for the additional traffic. Creating additional hazard. There should not be a development with this many units.

Ms. Thelma Maloney, 1231 Totem Lane, the access they are proposing is at my mailbox. Mail delivery will be affected. My road comes out there, too much traffic.

Ms. Nancy Thompson, 911 Hightop Road, just finished a building on Davis Street and has caused additional traffic. The cars pass too fast. Opposing this development, hazard to Huckleberry trail and existing residents.

Ms. Ruth Dowdy, Martin Drive, see people crossing trail at Hightop Road already dangerous. Will use Hightop, which has one lane bridge. Already too much traffic with the trailer park. Not opposed to developing but they are proposing too many units. The roads need to have some work done.

The public hearing was closed.

ON motion by Mr. Seitz, seconded by Mr. Haynes and carried table until April 13th.

A request by Montgomery County for rezoning of approximately 0.105 acres from Agriculture (A1) to General Business (GB), with possible proffered conditions, to allow retail sales. The property is located at 1870 Big Spring Drive and is identified as Tax Parcel No. 59A-A-31(Acct # 070714) 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 Mixed Use within the Elliston-Lafayette Village Plan.

Mr. Rice introduced the request.

Mrs. Maclean reviewed the maps, photos of the properties. The property lies within an area designated as Mixed Use. The intent is to operate a YMCA thrift store in the building previously known as Elliston Fire Station. They will need to acquire additional property to accommodate the required parking area. The land is proposed to be acquired from the adjoining property, therefore, requiring a rezoning of the parcel to R3 to allow the existing manufactured home to remain. Both properties will be accessed from Big Spring Dr. VDOT has indicated the existing accesses are adequate. The use of the Ford Taylor property will remain unchanged. The fire station is served by PSA water and sewer. The proposed rezoning are consistent with the comprehensive plan.

Mr. Miller have the fields for the septic system been sited and will they be located under the proposed parking.

Mrs. MacLean stated the septic would have to be shown along with the sewer easement. A full survey will be required.

Mr. Sandy county has a list of vacant properties they are selling. Still in negotiations with the board of supervisors regarding the lease or purchase of the properties. There is a contract for the adjoining property that will need to be obtained.

Mr. Rice opened the public hearing.

Don Phillips, adjoining property to the Ford Taylor property. Support reuse of the building. Concerned that 16 spaces will not be sufficient. Do not want them to park on the private property. How does it benefit area? Will traffic be an issue? There are lots of children and elderly people. May need to turn mobile home, put up fence, etc. to prevent lights from cars.

Mr. Hemphill, MVC Executive director, nonprofit organization to enhance the eastern Montgomery area. The foundation held retreat to gather ideas for other community projects. One issue that was mentioned was to find uses for other buildings such as the Elliston Fire Station. The YMCA VA Tech thrift shop will provide a resource for people to donate used items, families in need of emergency supplies. Worked with architect to establish sufficient parking. Traffic between fire station and post office. Do not anticipate cars using Big Spring. Taylor has not expressed concerns and has signed the contract. Will comply with any regulations regarding screening.

Mr. Rice hours of operation.

Mr. Hemphill, Wed-Sat 10am-6pm.

Mr. Seitz who would own.

Mr. Hemphill would own the property and rent to YMCA Thrift store. The rent will support the renovations and existing YMCA building.

Mr. Rob Pilkington, Fort Vause Dr., architect preparing some of the documents. Wanted to note that the front entrance will be on the 460 side of the building. This will allow easier access from parking area and handicap access. All funding from Thrift Shop will go into the YMCA. Rent received goes into the renovation funds and other projects such as scholarships, arts associations, garden club, etc.

Mr. Tuttle can parking be provided on Big Spring Side.

Mr. Pilkington, it cannot due to the location of the right of way.

Mr. Rice closed public hearing

Mr. Thum stated this is a benefit to Eastern Montgomery. MVC should be commended. The current thrift store is too small and they are turning away donations. This gives a source of revenue to fund programs, uses a vacant building, fully support.

Mr. Tuttle very familiar with MVC foundation. Tech does a great job with Thrift store. Great addition to the community.

Ms. Biggs entered the meeting at 8:15.

Mr. Miller/Mr. Wells approve County vote 9-0

Mr. wells applaud the applicant for putting the building into use.

A request by Kim Taylor & Kenneth Ford (Agent: MVC Foundation) for rezoning of approximately 0.12 acres from Agriculture (A1) to General Business (GB), with possible proffered conditions, to allow retail sales and approximately 0.494 acres from Agriculture (A1) to Residential (R-3), with possible proffered conditions, to allow a single or two-family dwelling. The property is located at 1860 Big Spring Drive and is identified as Tax Parcel No. 59A-A-4-2* (Acct # 008389) 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 Mixed Use within the Elliston-Lafayette Village Plan.

Open public hearing/closed

Mr. Donahue/Mr. Miller approve Taylor vote 9-0

Mr. Haynes stated that the boundary issues previously created are just being fixed. Fully support.

Mr. Miller excused himself from the remainder of the meeting.

A request by Martin Investments (Agent: Dewayne Martin) for a special use permit on 0.78 acres in an Agricultural (A-1) zoning district to allow a private campground and recreational vehicle park. The property is located at 2611 Big Falls Road and is identified as Tax Parcel No. 035-7-1 (Acct # 010426) in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Rural in the 2025 Comprehensive Plan.

Mr. Rice introduced the request.

Ms. Jenkins presented maps, photos and video of property. The site lies within rural area in comprehensive plan. The property is located next to the New River Junction and associated campground. Over 1/2 of the property does lie within the New River Floodway and the remainder lies within floodzone AE. The request is to allow a private recreational vehicle park and campground for family use. The proposal is for 5 recreational vehicle sites from May to November. VDOT has stated the existing entrance will be sufficient unless the use or intensity of use changes. The property was being used as a campground and a notice of violation issued. The property was brought into compliance. She reviewed proposed conditions.

Mr. Donahue stated the condition regarding trash was not flexible.

Ms. Jenkins stated the RV has to be road worthy with complete inspections and tags to remove from floodway quickly if necessary.

Mr. Rice opened the public hearing.

Mr. dewayne Martin, Martin Investments, have met with VDOT, VDH, building is up to code and property is in compliance. Camp from entirety of summer. Occasionally pull off to camp other locations, do not camp in winter time. 180 day time limit does not apply. Trash is kept in containers and removed a the end of the camping trip.

There being no further comments public hearing closed.

Mr. thum/ Haynes 8-0 vote approve with conditions add language to trash shall not be stored outside of approved container or longer than necessary.

Mr. Haynes the site is clean and there should not be any problems.

Mr. Seitz trying to comply with rules, private use, support.

Mr. Wells quality family gathering place.

OLD BUSINESS:

Eagle Rock Subdivision – request to allow private streets

Thum/ wells remove from table.

Mr. Sandy stated the request is to allow a private street to serve 9 lots. The grade can be reduced to 15% and other VDOT requirements can be met. The 72 acre tract is not being considered to be subdivided as there will not be any additional lot assignments. A rezoning will be required to further divide the property.

Mr. Bowman discussed the street connection landing requirements. VDOT requires 50 ft. can only obtain 30 feet. With the minimal traffic proposed it should be more than sufficient. Cannot meet connectivity due to topography. The horizontal layout, culdesac radiance etc. are in compliance with vdot. Sidewalks are not required by VDOT because lots are greater than 2 acres. Any future

development would have to come before the commission. This type of lot is requested in the market. People are not requesting lots on VDOT roads. Want a more private setting.

Mr. Seitz why not make state maintained.

Mr. Price do not want a public street into their property. The desire is to have acreage parcels with increased privacy.

Mr. Donahue what will deter others from using the property.

Mr. Price will be identified at the entrance as private property. This road would be in compliance with VDOT requirements. With this limited use they will accept a reduced street landing.

Mr. Bowman could get an exception from VDOT for the connectivity requirements. They request connections within the subdivision; however, there is not anything to connect too.

Mr. Thum the proposed traffic is less than the VDOT threshold; however, there is no intention to be a public road.

Mr. Price topography on all three sides is steep so could not be connected to other properties. There are not any proposed connections to adjoining properties.

Mr. Seitz could there be a connectivity issue with the remaining 72 acres.

Mr. Price most likely that lot would be connected to Haywood Lane if developed. The planning commission would have to review the future development of that lot so the issue could be addressed at that time.

Mr. Lau since parcel 9 is an issue a stipulation may be required to ensure the road meets VDOT standards.

Mr. Price could stipulate that lot 9 could not connect to the proposed private road without additional approval.

Mr. Donahue the original profile showed 17% which has been reduced to 15%. If avoid VDOT dedication now, then later owners will want a public street and the county will have to deal with the desire.

Mr. Price will state on the deed and be clearly notified the requirement for maintenance dues.

Mr. Sandy better plan than before; however, the history has been people get tired of being on a private road and want the road taken into state system. Addressed every item other than that one. The road could be built to vDOT standards so need to determine if it should be. The other consideration is that if the private street is allowed this property could not be further subdivided without approval from the commission and there could be conditions placed on the approval.

Mr. Price subdivision would be a good asset to the county. Will build to state specs.

Mr. wells support building to state standards and privately maintained.

Mr. Donahue request signage to indicate private road.

Mr. Sandy if willing to waive any requirement state in motion.

Mr. Thum impossible to build a connector road. Doesn't make sense to require it if it can't be built. The topo. Doesn't invite connectivity. Landing is correlated to grade, longer landing steeper grade. If totally meets VDOT requirements no need for private road. Need safest private road possible. There will be no more lots. Topo wont allow adjoining subdivision. Haywood serves lot 9.

Mr. Seitz need connectivity through 72 acres to connect to Haywood Lane

Mr. Rice can require when rezoning for 72 acres is requested. Cannot further divide. The connectivity issue can be exempted. The topography would prohibit a connection so it could be exempted. Only concern with approving a private street is setting a precedent.

Mr. Sandy another difference from existing private street is this will have a road maintenance agreement.

Mr. Price will be on plat and in deed.

Mr. Thum has addressed concerns. Any additional standards goes above and beyond the requirement for this requirement. Mre concerned about landing versus grade. 8 lots residential. 30 cars maximum.30 ft. is more than enough necessary. Cars will not stack up.

Mr. Haynes will have a better road if its VDOT specs but will be private.

Mr. Lau stated if stated in the deed he would support.

Mr. Thum / Mr. Wells approve 5-3 (Haynes, seitz, rice opposed) with conditions

15% grade, lane width, Radius, Cul-de-sac radius will be met, and 30 ft. street connection landing. maintenance agreement,

language clearly stated in deed that it is a private road

Those opposed concerned with not being completely built to VDOT standards and setting precedent.

NEW BUSINESS:

None

WORKSESSION:

On a motion by Mr. Thum, seconded by Mr. Wells and unanimously carried the planning commission entered into worksession.

Urban Development Areas (UDA) Updates

Mr. Sandy reviewed the updated schedule. The Board will hold public hearing in late May and adopt by the end of June.

On a motion by Mr. Wells, seconded by Mr. Thum, and carried by a 8-0 vote the planning commission closed the work session.

Mr. Sandy reviewed the Huckleberry Ridge request for Ms. Biggs.

Ms. Biggs discussed budget and advertised tax rates.

There being no further business the meeting was adjourned at 9:45 p.m.