

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON APRIL 20, 2011 IN THE BOARD 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, Vice Chair
William Seitz, Member
Frank Lau, Member
Malvin Wells, Member
Robert Miller, Member
John Tuttle, Member
John Muffo, Board of Supervisors Liaison
Steve Sandy, Planning Director
Dari Jenkins, Planning & Zoning Administrator
Jamie MacLean, Development Planner
Brea Hopkins, Planning & Zoning Technician

Absent: Ryan Thum, Secretary
Joel Donahue, Member

APPROVAL OF AGENDA:

On a motion by Mr. Miller, seconded by Mr. Tuttle and unanimously carried the agenda was approved as amended by placing new business prior to the work session and by adding sign ordinance amendment and safe route to schools discussion to the work session.

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

PUBLIC ADDRESS:

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

PUBLIC HEARINGS:

Montgomery County requests a Comprehensive Plan amendment to add a policy map designation and supporting language for proposed Urban Development Areas (UDA) to comply with Section 15.2-2223.1 of the Code of Virginia. The proposed UDAs will permit residential densities of up to twelve (12) units per acre and commercial densities of 0.4 FAR. The proposed areas are located in the unincorporated area of the County and contain approximately 450 acres in the Route 177 Corridor and Merrimac areas. These areas are currently designated as Urban Expansion areas in the County Comprehensive Plan with an overall maximum allowable residential density of four (4) units per acre.

Mr. Rice introduced the request.

Mr. Sandy reviewed the two (2) areas being designated as Urban Development Areas (UDA). The proposed areas are the Merrimac area and a section of the Route 177 corridor. The amendments to the comprehensive plan will include text amendments and an amendment to the future land use map. The Board of Supervisors public hearing has not been scheduled to allow time to make revisions if necessary. The desire is to meet the state deadline of June 30th. There is not a special area plan for Merrimac; however, one is being developed for the Route 177 corridor and for the Elliston Lafayette area.

Mr. Vlad Gavrilovic, consultant, expressed his appreciation to staff for assistance in meeting the state guidelines. The proposed amendments consist of UDA areas being designated on the land use map, projected densities, allow mixed uses, incorporation of traditional neighborhood design. He discussed the proposed incentives to direct growth to UDA areas. The revisions are to the comprehensive plan only and do not include any changes to existing zoning designations of property. The two (2) proposed UDA areas are portions of existing Urban Expansion areas. The designation requirement for the unincorporated area of the county is 204-448 acres. The proposed UDA areas will total approximately 413 acres.

Mr. Sandy asked about future updates.

Mr. Gavrilovic stated the UDA should be updated with the 5 year comprehensive plan updates; however, there is no preclusion to prevent updates sooner.

Mr. Rice asked if recalculations had to be conducted every 5 years.

Mr. Gavrilovic stated the calculations would need to be updated.

Mr. Rice opened the public hearing for comment.

Mr. Wessol, stated he would like to thank the planning commission and the board of supervisors for being progressive and offering commercial development opportunities.

There being no further comments hearing closed.

Mr. Seitz made a motion which was seconded by Mr. Wells to recommend approval of a Comprehensive Plan amendment to add a policy map designation and supporting language for proposed Urban Development Areas (UDA) to comply with Section 15.2-2223.1 of the Code of Virginia.

Mrs. Hopkins called the roll and the motion passed (7-0) with the following vote:

AYES: Rice, Haynes, Seitz, Lau, Wells, Miller, Tuttle

NAYES: None

ABSTAIN: None

Montgomery County requests a Comprehensive Plan amendment to incorporate the 177 Gateway Area Plan into the existing Route 177 Corridor Land Use Plan. The proposed amendment will revise the proposed future land use map of the area adjacent to Exit 109 and identify this area as an Urban Development Area (UDA) to comply with Section 15.2-2223.1 of the Code of Virginia.

Mr. Rice introduced the request.

Mr. Sandy stated this plan specifically considers the 177 corridor and amends the existing corridor plan to incorporate the Gateway Area Plan. Direct mailings were sent to owners within this area on at least two (2) occasions and an open house held prior to the Planning Commission meeting.

Mr. Gavrilovic stated the area plan is an opportunity to look at a growth area identified by the county and explore impacts of development. Workshops have produced positive responses. The benefits of developing the area plan is to focus on a key growth area while utilizing grant funds, explore the impacts and opportunities for development, give landowners clarity about policy intentions, and realize the economic potential for land. The entire 177 corridor is a growth area identified by the County and part of a joint plan with the City of Radford. The key issues identified were: value of coordinated planning, supporting property owner's initiatives to create long range vision, understanding transportation issues, and identifying opportunities for funding infrastructure. The City of Radford is aware of the proposed amendments to the 177 Corridor Plan. He reviewed the Gateway Plan and presented illustrations showing potential development over time. Implementation can be achieved through obtaining funding for future infrastructure such as grants, tax increment financing, and special service districts. He noted that he would recommend the county gauge landowner interest, match goals with the best funding option, and develop a coalition of landowner/developers to assist the process.

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

Mr. Seitz made a motion which was seconded by Mr. Miller to recommend approval of a Comprehensive Plan amendment to incorporate the 177 Gateway Area Plan into the existing Route 177 Corridor Land Use Plan.

Mrs. Hopkins called the roll and the motion passed (7-0) with the following vote:

AYES: Rice, Haynes, Seitz, Lau, Wells, Miller, Tuttle
NAYES: None
ABSTAIN: None

OLD BUSINESS:

WORKSESSION:

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

Zoning Ordinance Amendments

- PUD-TND (New District)
- TND-Infill (New District)
- Residential R-2 & R-3 Compact (Modified District)

Mr. Sandy stated zoning amendments would need to be made to address and support the amendments to the comprehensive plan.

Mr. Gavrilovic discussed the addition of two new districts, PUD-TND, TND Infill. Amendments are text amendments only and will not effect any current zoning designations on anyone's property. There are also potential revisions to Residential R-2 and R3 districts for incorporation of the TND design principles. The acreage requirements for rezoning to TND-Infill are a maximum of ten (10) acres in order to allow for flexibility for higher densities on smaller parcels. The TND-PUD district has a forty (40) acre minimum.

Mr. Rice asked about property development options for parcels between ten (10) to forty (40) acres in size.

Mr. Gavrilovic stated the property could be rezoned and developed under a traditional Planned Unit Development (PUD) or under a Residential zoning district.

After discussion, it was the consensus of the planning commission to move forward with advertising a public hearing for the proposed ordinance amendments.

Sign Ordinance Amendments

Mrs. Hopkins discussed the following proposed amendments to Section 10-45 of the Montgomery County Code:

- An amendment to add regulations regarding LED/Changeable Message Signs
- Amend the matrix to allow directory signage and incorporate the proposed TND-I and TND-PUD districts
- Amendment to Apply allowances for "shopping centers" regardless of the amount of retail space and add size limitations for walls up to one thousand (1,000) square feet.
- Amendment to add regulations for Mixed-use development & business parks
- Amendment to allow off-premise signs for semipublic uses, community signs, subdivision signs, and signs for church, chapel, synagogue, temple or other place of worship
- An amendment to allow the BZA to grant a special use permit to allow an increase in sign area

Mr. Miller stated the amendments seemed appropriate; however, suggested the square footage for off-premise signs be reduced to twenty (20) square feet.

Mr. Seitz stated the reduction in size seemed reasonable.

After discussion, it was the consensus of the planning commission to move forward with advertising a public hearing for the proposed ordinance amendments.

Prices Fork Elementary Safe Route To Schools Radford University Project

Mrs. Hopkins stated she was assigned the task of completing a planning project for a class at Radford University. She chose to develop a report to be used as a guideline for the future development and implementation of a "Safe Route To School" project for the Prices Fork Elementary School and to assist with Comprehensive Plan implementation. Federal grant funds are administered by Virginia Dept. of Transportation. Currently applications are only being considered for infrastructure grants and funds up to \$500,000 can be received per program. She presented maps depicting preliminary routes and discussed the advantages of the program, infrastructure and non-infrastructure needs, and the relationship of the project to the comprehensive plan and VITL plan.

Mr. Miller stated the report should be used and the project should be pursued. He commended Mrs. Hopkins for the work she had done.

On a motion by Mr. Seitz, seconded by Mr. Miller and unanimously carried the planning commission closed the worksession.

Planning Commission Annual Training Event

Mr. Rice announced the training event to be held from 6:00-9:00 pm on April 27th at the NRV Planning District Commission in Fairlawn.

There being no further business, the meeting was adjourned at 8:45 pm.