

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON MAY 11, 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:**

Mr. Thum established the presence of a quorum.

Present: Bryan Rice, Chair  
Ryan Thum, Secretary  
Joel Donahue, Member  
Malvin Wells, Member  
William Seitz, Member  
Frank Lau, Member  
John Tuttle, Member  
Mary Biggs, Board of Supervisors Liaison Alternate (arrived @ 8:15pm)  
Steve Sandy, Planning Director  
Dari Jenkins, Planning & Zoning Administrator  
Jamie MacLean, Development Planner  
Brea Hopkins, Planning & Zoning Technician

Absent: John Muffo, Board of Supervisors Liaison  
Robert Miller, Member  
Walt Haynes, Vice-Chair

**APPROVAL OF AGENDA:**

On a motion by Mr. Seitz, seconded by Mr. Wells, and unanimously carried the agenda was approved.

**CONSENT AGENDA:**

On a motion by Mr. Seitz, seconded by Mr. Wells, 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 James C. & Lorilee B. Tannahill for a Special Use Permit on approximately 1 acre parcel in a General Business (GB) zoning district to allow truck, trailer, heavy equipment sales, service, and rental. The property is located at 2397 Tyler Road and is identified as Tax Parcel No. 104-A-13A (Parcel ID: 029000) in the Riner Magisterial District (District D). The property currently lies in an area designated as Urban Expansion in the 2025 Comprehensive Plan and further designated as Business in the Route 177 Corridor Plan.

Mr. Rice introduced the request.

Ms. Jenkins presented maps and photos of the property. The applicants are requesting a Special Use Permit to bring an existing nonconforming use into conformance with the zoning ordinance and allow the construction of a 40' x 80' addition to the existing garage. VDOT has stated the entrance is sufficient for the proposed use; however, if the intensity of use is increased upgrades may be necessary. Mr. Fronk, PSA Director has indicated there is no additional impact to the water or sewer services. Visual impacts are a concern; however, may be mitigated by landscaping along the front of the property. Currently there is not a vegetative buffer present. The

concept plan does indicate some landscaping will be installed; however, this will be reviewed further at the time of site plan review. She reviewed the concept plan submitted by the owner.

Mr. Seitz asked what type of dustless surface would be required.

Ms. Jenkins stated it could be tar and chip if desired.

Mr. Rice opened the public hearing.

Mr. Bernard Lafleur, agent stated the surface would have to be a coarser material due to the heavy equipment navigating on the property. It is the desire of the owners to maintain the property as an attractive business. The proposed limit of 15 vehicles would be the most that could be onsite if the trailer is attached to the tractor.

There being no further comments, the public hearing was closed.

Mr. Seitz made a motion, seconded by Mr. Thum to recommend approval of the request by James C. & Lorilee B. Tannahill for a Special Use Permit on approximately 1 acre parcel in a General Business (GB) zoning district to allow truck, trailer, heavy equipment sales, service, and rental with the following conditions:

1. This Special Use Permit authorizes use of the property for truck trailer, and heavy equipment repair and service on property located 2397 Tyler Road; identified as Tax Parcel No. 104-A-13A, (Account No. 029000) and shall generally conform to the concept plan included within application materials, revised April 13, 2011 along with all other applicable code requirements.
2. The existing parking lot shall be surfaced to provide a durable and dustless surface, per section 10-44(2)(e) of the Montgomery County Code prior to the issuance of a certificate of occupancy.
3. A detailed site plan in conformance with zoning ordinance requirements shall be submitted and approved by the zoning administrator and all other necessary local and state agencies prior to issuance of building permits for this development. The site plan shall be prepared in conformance with the requirements of Montgomery County Code, Section 10-39, Route 177 Corridor Overlay District.
4. Any change from the existing use of the property shall require approval and compliance with all applicable VDOT regulations.
5. Any lighting installed on the property shall be dusk to dawn, "full cut-off" type fixtures to avoid glare onto adjacent properties and shall comply with Montgomery County Zoning Ordinance 10-46(9) Performance Standards.
6. Disabled trucks, trailers, or heavy equipment shall not be parked or stored on the site longer than 30 days. No more than a total of 15 disabled trucks, trailers, and/or pieces of heavy equipment shall be stored on the site at any given time.
7. Landscaping shall be installed prior to issuance of the certificate of occupancy for the 40' x 80' proposed addition to the existing structure.

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

An Ordinance amending Article II, Chapter 10 entitled Zoning of the Code of the County of Montgomery, Virginia; by incorporating Traditional Neighborhood Design- Planned Unit Development (TND-PUD) and Traditional Neighborhood Design Infill (TND-I) as zoning designations; by amending Section 10-25, Residential District, R-2; and by amending Section 10-26 Residential District R-3 to incorporate traditional neighborhood design concepts.

Mr. Rice introduced the request.

Mr. Sandy stated the ordinance amendments had been reviewed previously. The two new zoning districts would be TND-Infill, and TND-PUD. The infill designation is for smaller lots located within the village and the PUD designation is for open parcels that are being newly developed. This will help promote and encourage development in the villages. Insert purposes. Revised the R2 and R3 to revise the compact development option to reflect traditional neighborhood design concepts.

Mr. Rice under R2 compact under streets, streets shall parallel existing fence lines. Is this a goal?

Mr. Sandy trying to avoid the cul de sacs and promote more of a grid type network of streets. If they cannot or do not desire the grid network then they can do strict rezoning to r2. Can say "generally" parallel so it is not a requirement.

Mr. Rice opened the public hearing; however, there being no comments, Mr. Rice closed the public hearing.

Mr. Wells discussed in length over the last months.

On a motion by Mr. Wells, seconded by Mr. Donahue and carried by a 7-0 vote (Miller and Haynes absent) the Planning Commission recommended approval of n Ordinance amending Article II, Chapter 10 entitled Zoning of the Code of the County of Montgomery, Virginia; by incorporating Traditional Neighborhood Design- Planned Unit Development (TND-PUD) and Traditional Neighborhood Design Infill (TND-I) as zoning designations; by amending Section 10-25, Residential District, R-2; and by amending Section 10-26 Residential District R-3 to incorporate traditional neighborhood design concepts with amendment "generally" parallel fence lines

An Ordinance amending Article IV, Chapter 10 entitled Zoning of the Code of the County of Montgomery, Virginia, Section 10-45, by incorporating regulations regarding LED/Changeable Message Signs; by amending the sign matrix to allow directory signage and incorporate regulations for the proposed TND-I and TND-PUD districts; by incorporated allowances for "shopping center" for retail spaces with walls up to one-thousand (1,000) square feet; by incorporating regulations for Mixed-Use Developments and Business Parks; by incorporating regulations regarding off-premise signs for semipublic uses, community signs, subdivision signs, and signs for church, chapel, synagogue, temple or other place of worship; by including a special use permit to allow an increase in sign area to be granted by the BZA.

Mr. Rice introduced the request.

Ms. Hopkins stated the ordinance amendments had been discussed previously. Two minor changes have been made since the last meeting.

Mr. Rice opened the public hearing.

There being no further comments public hearing closed.

On a motion by Mr. Thum, seconded by Mr. Lau and carried by an 7-0 vote (Miller absent) the Planning Commission recommended approval as presented.

## **OLD BUSINESS:**

### Placard Notice Ordinance Amendment

On a motion by Mr. Thum, seconded by Mr. Wells and carried unanimously the Planning Commission removed the request from the table for discussion.

Ms. Jenkins stated the request was discussed at the previous meeting. State Code does not allow the applicant to install the sign; therefore, it will be up to staff to post the property. Recognize that the signs are beneficial. She discussed the options available in terms of sign type and the method of posting. She presented examples of signs available.

Mr. Rice discussed the method used by the Town of Christiansburg. Saw horse. Mr. Rice stated he liked the generic version of the sign versus the writable message.

Mr. Lau alternative 2 with the generic information, contact information, etc. By specifying all case information you can't read them because they are written so small.

Mr. Donahue signs are effective but need date and type of hearing. He suggested adhesive tape to write over.

Mr. Thum stated the date or time is not necessary other than convenience but a generic sign will work.

Mr. Sandy can charge applicant for each sign as an alternative.

Mr. Donahue a steel sign could be taken and recycled.

Mr. Sandy my preference is to have applicant buy the sign and then staff doesn't have to go back unless called because it is missing. Not required so it is extra. Burden placed on staff because can't require applicant to place them. Applicant pays for notice in paper. Have smaller sign and possibly place 2 or 3 per property. They will also be double sided.

Mr. Wells like the option of putting it up, take picture, and that would be sufficient for the requirement. Applicant would be responsible for removing since they purchased it.

It was the consensus of the commission that the 18x24 sign with date paid for by applicant.

#### **NEW BUSINESS:**

None

#### **WORKSESSION:**

#### **LIAISON REPORTS:**

- Board of Supervisors- Mary Biggs- Huckleberry Ridge approved; Tower denied because of location within residential transition area; mtg with school board last night discussed capital needs and how to work together for better productivity.
- Agriculture & Forestal District- Bob Miller- NA
- Blacksburg Planning Commission – Frank Lau- No report. Residential development on Giles Road may be upcoming.
- Christiansburg Planning Commission – Bryan Rice-
- Economic Development Committee- John Tuttle- Kevin Byrd discussed PDC role in regional Economic development
- Public Service Authority – Malvin Wells No zoning issues but old water line in Elliston on Old Roanoke rd side was leaking 50,000 gallons per day but could not see signs of leak. Repairs will be necessary.
- Parks & Recreation- Walt Haynes
- Radford Planning Commission- Bob Miller
- School Board- Bill Seitz- attended last 2 meetings. Contract to clear BMS has been rewarded and started.
- Transportation Safety Committee- Malvin Wells- Georges Run Road several slides. Passed on to VDOT, emergency responders meeting with 3<sup>rd</sup> lane crew.
- Planning Director's Report- Steven Sandy- public hearing N. Fork road improvements 5/19 5-7 at fire station. Ordinance amendments to board in June due to heavy schedule.

There being no further business the meeting was adjourned at 8:20 p.m.