

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON JULY 13, 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
John Tuttle, Member
Walt Haynes, Vice-Chair
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: William Seitz, Member
Robert Miller, Member
Frank Lau, Member

APPROVAL OF AGENDA:

On a motion by Mr. Haynes, seconded by Mr. Tuttle, and unanimously carried the agenda was approved.

CONSENT AGENDA:

On a motion by Mr. Wells, seconded by Mr. Haynes, 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 **Billy D. & Ruth G. Massie** to rezone approximately 2.4 acres from Agriculture (A-1) to Planned Mobile Home Residential Park (PMR), with possible proffered conditions, and an amendment to a Special Use Permit approved 4/8/2002 to allow a ten (10) unit expansion of the existing Massie's Mobile Home Park for a total of 174 units on 45.307 acres . The properties are located at 232 Coal Hollow Road and 2720 Peppers Ferry Road and are identified as Tax Parcel Nos. 64-A-165, 64-A-169, 64-A-171, 64-A-172, 64-A-173, 64-A-176, 64-A-181 & 64-A-185C (Parcel ID #'s 018494, 013076,

005101, 017988, 001934, 011982, 011977, 033492) in the Riner Magisterial District (District E). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further described Mr. Rice introduced.

Ms. Jenkins stated the owners are requesting a rezoning to add additional property to the existing Planned Mobile Home Residential (PMR) development known as Massie's Mobile Home Park. The amendment includes the addition of ten (10) units to the park. She presented maps and photos of the properties being considered for the rezoning and the location of the existing mobile home park property. The property lies within an area designated as high density residential in the Belview Village plan. The county has approved two (2) previous special use permits for the mobile home park. There are two (2) entrances to the park. VDOT has advised they do not foresee any issues with the proposal of ten (10) additional mobile home units. The Emergency Services Coordinator has stated he has no issues due to sufficient access to all units. Mr. Massie has been working with the 911 address coordinator to identify street names for the interior roads and assign individual house numbers. The property is served by the PSA. Mr. Berenato requested the impact to the schools be considered. Approximately six (6) children will be added to the school system. There are 80 children that go to the schools currently residing in the park. It may be beneficial to add an additional bus shelter along Coal Hollow Road. The proposed rezoning and special use permit amendment appear to be consistent with the comprehensive plan. Staff has not received any comments or questions from the public.

Mr. Haynes asked if the number of students given was based on the bus riders or the number attending.

Ms. Jenkins stated the number provided was an estimate of students attending per household.

Mr. Sandy stated the number of students that would be added to the system is based on a national average and may be a little inflated.

Mr. Rice opened the public hearing.

Mr. Massie stated a bus shelter could be constructed on Coal Hollow Road and had already been planned.

There being no comments the public hearing was closed.

Mr. Tuttle noted he was very impressed with the pride taken in the park.

Mr. Wells stated this was his 3rd visit to the park and it has always been complimentary.

Mr. Haynes noted that no-one has disputed the request, which says a lot about the park. Mr. Massie is supplying a need for the county residents.

Mr. Haynes made a motion, seconded by Mr. Wells to recommend approval a request by Billy D. & Ruth G. Massie to rezone approximately 2.4 acres from Agriculture (A-1) to Planned Mobile Home Residential Park (PMR), with possible proffered conditions, and an amendment to a Special Use Permit approved 4/8/2002 to allow a ten (10) unit expansion of the existing Massie's Mobile Home Park for a total of 174 units on 45.307 acres with the following conditions:

1. This Special Use Permit (SUP) authorizes expansion of Massie's Mobile Home Park to a maximum of 174 units on 45.307 acres, based upon the PMR Concept Plan for Massie's Mobile Home Park, Revised June 9, 2011, prepared by Highland Surveys P.C.
2. A boundary line adjustment plat shall be submitted and approved vacating the interior parcel lines as indicated on the PMR Concept Plan for Massie's Mobile Home Park, Revised June 9, 2011, prepared by Highland Surveys P.C., prior to approval of the final development plan by the Zoning Administrator.

3. Final development plans shall be approved by the Zoning Administrator prior to the issuance of any building permits for installation of manufactured home on new spaces.
4. Final development plans shall include any improvements requested by Montgomery County Public Schools Transportation Department for the school bus loading areas.
5. Fire hydrants shall be installed throughout the entire park so that no manufactured home space will be more than 500 feet by road from a hydrant, subject to engineering constraints. Hydrant locations (existing and proposed) shall be noted on final development plans.
6. If required, an erosion and sediment control plan shall be submitted to the County Engineer for approval prior to any excavation.
7. New access roads shall be surfaced in conformance with County Code Section 10-36, Planned Mobile Home Residential Park, prior to the installation of any manufactured homes served by those roads.
8. A landscaping and buffering plan for the areas indicated on the PMR Concept Plan for Massie's Mobile Home Park, Revised June 9, 2011, prepared by Highland Surveys P.C., including a variety of plant species, shall be approved by the Zoning Administrator as part of the final development plans for the expansion.
9. New street names and addresses for all units in the mobile home park shall be assigned by the County's E-911 Coordinator. New street signs and 911 address markers for all units shall be purchased and installed by the property owner. Installation shall be completed within sixty (60) days of receipt of signs from the County. All address and street changes shall be coordinated with Montgomery County, U. S. Post Office and Verizon.

Mrs. Hopkins called the roll and the motion carried (6-0) with the following vote:

AYES: Tuttle, Haynes, Rice, Thum, Wells, Donahue
NAYES: None
ABSTAIN: None

NEW BUSINESS:

The Ridges Preliminary Subdivision Review

Mrs. MacLean stated the Ridges Subdivision is seeking approval for phase VIII of the development. It appears the plat meets requirements for preliminary approval with conditions that approval be received by VDOT, VDH, the County Engineer, County Attorney, and that all items be addressed on the subdivision report including the submission of a letter of credit.

On a motion by Mr. Wells, seconded by Mr. Donahue and unanimously carried the Planning Commission approved the preliminary plat.

WORK SESSION:

On a motion by Mr. Haynes seconded by Mr. Tuttle and unanimously carried the Planning Commission entered into work session.

Wind ordinance

Mr. Sandy discussed a request by the Board of Supervisors to look into the potential need for a wind ordinance. He discussed some of the varying types of wind energy. Most requests have been for small windmills to supply energy to personal property. No requests for a wind farm have been received by Montgomery County and there are a very limited number of areas within the county that could be considered for a wind farm. Several localities have addressed large and small scale wind energy systems; some have addressed only small wind.

Mr. Haynes stated it would be best to address all wind energy systems and be proactive.

Mr. Thum stated amendments should be prioritized from the small wind energy systems up to the larger wind farms simply because the county is probably not in an area for a wind farm; however, the smaller wind turbines are very likely.

Work Program Update

Mr. Sandy reviewed the progress made on the work program. The UDA work is complete, the ordinance amendments are complete, the redistricting process is mostly complete, and the Lafayette area plan will be completed by Oct. 2011.

On a motion by Mr. Haynes, seconded by Mr. Tuttle and unanimously carried the Planning Commission closed their worksession.

LIAISON REPORTS:

Board of Supervisors- Mr. Muffo reported all recommendations from the Planning Commission had been approved.

Agriculture & Forestal District- Mr. Sandy stated there were three (3) districts up for renewal.

Blacksburg Planning Commission – Mr. Lau stated the Blacksburg Planning Commission was focusing on the UDA and redevelopment versus open land.

Christiansburg Planning Commission – No report.

Economic Development Committee- No report.

Public Service Authority – No report.

Parks & Recreation- No report.

Radford Planning Commission- No report.

School Board- No report.

Transportation Safety Committee- No report.

Planning Director's Report- Mr. Sandy reminded the commission that the meeting in August will be held at the Elliston Fire Station beginning at 6:00 pm to discuss the Lafayette Area Plan. He also introduced Ray Chambers as the planning intern who has been assisting staff over the summer.

There being no further business the meeting was adjourned at 8:15 pm.