

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON MAY 11, 2022 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

**CALL TO ORDER**

Chair Workman called the meeting to order at 7:00.

**DETERMINATION OF A QUORUM**

Ms. Wright called the roll to determine a quorum.

Present: Adam Workman, Chair  
Bill Foster  
Lonnie Linkous  
Robert Miller  
Andrea Sharpe-Robinson  
Trey Wolz  
Sarah Bohn, Board of Supervisors Liaison

Absent: Bryan Rice, Vice-Chair  
Coy Allen, Secretary  
Dale Hackney

Staff: Brea Hopkins, Interim Planning Director  
Kimberley Wright, Planning Coordinator

**APPROVAL OF AGENDA**

On a motion by Mr. Foster, and seconded by Mr. Linkous, the Planning Commission unanimously approved (Mr. Rice, Dr. Allen, Mr. Hackney, Mr. Miller absent) the agenda as presented.

**APPROVAL OF CONSENT AGENDA**

On a motion by Mr. Wolz, and seconded by Mr. Foster, the Planning Commission approved (6-0; Mr. Miller joined the meeting prior to consent agenda item) the consent agenda as presented.

**PUBLIC HEARING**

A request by **Carriage Road, LLC** (Agent: Darin Greear) for a Special Use Permit (SUP) to allow a Contractor's Storage Yard within an existing structure on approximately 1.5704 acres. The proposed use is defined as Contractor's Storage Yard under the

Zoning Ordinance, which is permitted in the A-1 Agricultural Zoning District only by a Special Use Permit. The property is located at 1708 Carriage Road (Rt. 704), at the intersection of Carriage Road and Five Points Road (Rt. 671), approximately 0.03 miles east of the intersection of Carriage Road and Riner Road (Rt. 8). The property is further identified as Tax Map 119-A A 9 (Parcel ID: 070611), 1.486 acres, and Tax Map 119-A A 8 (Parcel ID: 070635), 0.085 acres, both zoned Agricultural (A-1) in the Riner Magisterial District. The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and is further designated as Mixed Use in the Riner Village Plan.

Ms. Hopkins presented the request and gave background information for the application.

The property consists of two separate parcels, both zoned Agricultural, and includes the former Friendship Baptist Church, a residential dwelling, a cemetery, and parking. The church has been vacant since 2016. The owner, Mr. Greear, purchased the property in 2021 and has been working to secure a religious tenant without success, when he was approached with the possibility of leasing to a licensed plumber. Offices, conference rooms and tool/equipment storage would be provided within the vacant church building, with no anticipated outside storage at this time. If outside storage is added, it will be located on the rear of the building and would require screening. A dumpster may be added to the site, which would also require screening.

The former church parsonage on site would continue to function as a residence, for the tenant utilizing the former church structure. Customers may visit the site to drop payments or building plans, but no on-site retail sales are proposed; employees will be on the site daily.

Transportation impacts are minimal and expected at less than 10 visits per day, including employees. The traffic generated will be substantially less than the use as a church. VDOT takes no exception to the approval of the use.

The site is served by public water and sewer, and no increase in usage or output is expected. The existing landscaping will be maintained, as well as the natural buffer along the rear property line.

There is an historic graveyard located on the property, as well as another historic cemetery on an adjacent property. No encroachment is proposed by the use into the graveyard area.

No increase in noise is anticipated, as the primary use will be for office space and material storage.

The Comprehensive Plan supports this use by allowing a mix of appropriately scaled mixed uses in the Riner Village Plan, by complementing development in the Village Expansion Area, and by encouraging entrepreneurship by county residents.

Ms. Hopkins stated that the proposed use would provide a viable reuse of an existing building within the Riner Village with minimal impacts and recommended approval with the conditions.

All adjoining property owners were notified in accordance with Montgomery County code and Code of Virginia. Staff received one inquiry seeking additional information, and that citizen felt the use was a good fit for Riner. Public Hearing signs were placed at the site.

Ms. Sharpe-Robinson asked about access and maintenance of the cemetery to which Ms. Hopkins responded that the access wouldn't change, and referred the question to Mr. Greear.

Mr. Greear spoke on behalf of the application and stated that the cemetery is maintained by the property owner, and as part of the lease agreement, the tenant will continue to maintain it. The cemetery has no gates limiting access, and has plenty of parking to accommodate visitors.

Mr. Miller stated that state law mandates access to all cemeteries.

Chair Workman opened the public hearing.

There being no comments, Chair Workman closed the public hearing.

On a motion made by Mr. Foster, seconded by Mr. Miller, and carried (6-0), the Planning Commission recommended approval to the Board of Supervisors of the Special Use Permit for a Contractor's Storage Yard, with the following conditions:

1. Site shall be developed in general conformance with the submitted concept sketch, dated March 28, 2022
2. A basic site plan addressing zoning conformance with landscaping, screening, parking, and other requirements shall be approved prior to issuance of any County permits
3. Typical hours of operation shall be 8:00 a.m. to 5:00 p.m, Monday through Saturday.
4. Any exterior lighting installed on the property shall be designed to prevent glare onto adjacent properties and comply with "Dark Sky Friendly" standards.
5. The contractor's storage yard shall not be open to the public and shall create no exterior impacts including noise, vibration, glare, odors, or electrical interference.

6. Equipment and vehicles stored on the property shall be in good working condition at all times.
7. Any outdoor storage shall be screened from view of adjacent properties and the existing cemetery.

A request by **Ricon Service & Investment Corporation** (Agent: Nanci Hardwick) for a Special Use Permit (SUP) to allow assembly of electrical and electronic devices within an existing structure greater than three thousand (3,000) square feet of floor area, on approximately 1.150 acres. The property is located at 415 National Drive, Christiansburg, approximately 0.1 miles south of the intersection of National Drive and Jennelle Road (Rt. 642). The proposed use is defined as "assembly of electrical, electronic devices, greater than three thousand (3,000) square feet floor area" under the Zoning Ordinance, which is permitted in the GB General Business Zoning District only by a Special Use Permit. The property is further identified as Tax Map 067-A 160J (Parcel ID: 030022), 1.150 acres zoned General Business (GB) in the Shawsville Magisterial District. The property currently lies in an area designated as Urban Expansion in the 2025 Comprehensive Plan.

Ms. Hopkins presented the request and gave background information for the application.

The property consists of a 1.150 acre parcel, containing an existing, vacant metal frame 9,000 sq. ft building, located off of 460 Business near Duncan Automotive. The property is zoned General Business, which requires the assembly of electronic devices in a space greater than 3,000 square feet to obtain a Special Use Permit. All adjacent properties are also zoned General Business.

The site would be leased by Meld Manufacturing, which assembles 3-D printers and produces prototypes for businesses. The proposed use would also provide space to facilitate the sale of the devices. No outdoor storage is proposed. Proposed hours of operation as 7am-4pm Monday through Friday, with occasional weekend or afterhours work as needed to fulfill production needs.

Site traffic would be minimal and limited to employees and occasional customer visits. The company currently employs nine people. The traffic generated by the use would be comparable to other surrounding commercial businesses. Existing parking will be utilized for employees and customers. VDOT takes no exception to approving this Special Use Permit.

The site is served by public water and sewer, no increase in usage or output is expected. The existing landscaping will be maintained, as well as a natural buffer being provided along the 460 Bypass.

No increase in noise is anticipated, as primary use would be for office space and assembly of materials inside the building. A security system may be added in the future, no changes to the exterior lighting are proposed at this time.

The Montgomery County Comprehensive Plan supports approval of the Special Use permit.

The location of the site adjacent to the Town of Christiansburg makes it an ideal site for the proposed business, as it is compatible with development seen in the Town near the corporate boundary. It's proximity to 460 Business, opportunity to retain and expand an existing County business, and minimal impacts, are ideal. Staff recommends approval of the Special Use Permit with conditions.

All adjoining property owners were notified in accordance with Montgomery County code and Code of Virginia. One letter of support was received by staff, and distributed to the Planning Commissioners. Public Hearing signs were placed at the site.

Ms. Hopkins clarified that Meld Manufacturing are keeping the location they have and expanding to this location.

Mr. Chris Tuck, owner of the property, spoke in favor of the application and stated that upgrades have been made to accommodate the tenants.

Nanci Hardwick, CEO of Meld Manufacturing, spoke in favor of the application.

Chair Workman opened the public hearing.

There being no comments, Chair Workman closed the public hearing.

On a motion made by Mr. Miller, seconded by Mr. Foster, and carried (6-0), the Planning Commission recommended approval to the Board of Supervisors of the Special Use Permit to allow assembly of electrical and electronic devices within an existing structure greater than three thousand (3,000) square feet of floor area, with the following conditions:

1. A basic site plan addressing zoning conformance with landscaping, screening, parking, and other requirements shall be approved prior to issuance of any County permits
2. Any exterior lighting installed on the property shall be designed to prevent glare onto adjacent properties and comply with "Dark Sky Friendly" standards.

## **PUBLIC ADDRESS**

Chair Workman opened this portion of the meeting at 7:26 pm. Having no speakers, the public address portion of the meeting was closed.

## **NEW BUSINESS**

### Upcoming Public Hearing-

A request by Mountain Vista Land & Livestock, LLC (Agent: Jon Roller) for a Special Use Permit (SUP) to allow expansion of an existing stream nutrient bank to encompass approximately 19.75 acres of the 119.02 acre site. The proposed use is defined as mitigation bank under the Zoning Ordinance, which is permitted in A-1 Agricultural District only by a Special Use Permit. The property is located at 600 Switchback Road, Christiansburg, and consists of 119.02 acres bounded by 2668 feet of frontage on Crab Creek Road (Rte 660) on the south, 811 feet of frontage on Switchback Road (Rte 719) on the west, and 4990 feet of frontage along the Norfolk Southern Railroad to the east. The property is further identified as Tax Maps 077-A 90 (Parcel ID: 002364), 64.4 acres and 077-A 91 (Parcel ID: 002363), 55.502 acres, both zoned Agricultural (A-1) in the Riner Magisterial District. The property currently lies in an area designated as Resource Stewardship in the 2025 Comprehensive Plan.

Ms. Hopkins gave a brief overview of the upcoming application, which is another request for a Special Use Permit for a stream mitigation bank. This particular stream mitigation bank is already existing, as a legal non-conforming use. However, since they want to expand into another phase, a SUP is required. A site visit will not be scheduled since the applicant indicated the location is difficult to access and see. If the Planning Commission would like to visit, perhaps staff can work it out. Staff offered to provide pictures, and the Planning Commission indicated that would be acceptable.

## **LIAISON REPORTS**

Board of Supervisors – Supervisor Bohn updated the Commission on the VDOT six-year plan to pave current unpaved roads throughout the County. She noted that the list is short with only four roads currently. While the BOS receives money per year, it often takes multiple years to accumulate enough money to complete a project. In some instances, funding can come from other sources.

Marc McGruder presented the Capital Improvement Plan to the BOS. Items listed on the CIP include a new building near the public safety building, renovations to Christiansburg Library, amphitheaters at both libraries; demolishing deteriorating structures, a livestock area at the Animal Care and Adoption Center, Riner Park, and a new building for Shawsville Rescue Squad. One-third of the funding for the items in the CIP will come from ARPA; one-third from bond sales; and one-third Cash/Capital put aside for CIP. Supervisor Bohn reported that the SUP application for the expansion of the Inert Fill site on Walton Road was not approved.

Public Service Authority – Viewland Bond Issue for water system takeover was approved.

Blacksburg Planning Commission – No report.

Christiansburg Planning Commission – No report.

Radford Planning Commission – No report.

Tourism Council – No report.

Parks and Recreation – No report.

Interim Planning Director's Report – Ms. Hopkins stated that Creed Fields dedication was held on April 30. A new department has been created for Emergency Rescue, creating better efficiency in response and distribution of resources. This alleviates the pressure on Christiansburg Rescue, and improves response time. Michael Geary, Emergency Management Director, is back from military deployment and is busy hiring staff for the new department. Supervisor Bohn further explained that the extra cost of having paid staff allows the County to bill insurance companies for response, hoping to offset costs.

Ms. Hopkins is currently working on the Transportation Plan. Five chapters have been delivered, and will hopefully be ready to show drafts this summer.

Pre-applications for Smart Scale have been submitted, staff is moving forward, waiting on official word.

Mr. Foster referenced Justin's memo to Planning Commission, and his recognition of CIP as relatively new process for the county Planning Commission. Mr. Foster expressed that based on his prior experience, Planning Commission involvement is a serious responsibility on behalf of BOS. He stated that Planning Commission involvement can be somewhere between a rubber stamp or involvement throughout the year with the budgeting staff. He further stated that he is not inclined to rubber stamp anything, but that full involvement would mean perhaps having a Development Committee or new committee. If the BOS wants the Planning Commission involvement, he believes the Planning Commission needs to think about how to look at it and to be thinking about Strategic Planning. Due to the rise in population, he stated that Montgomery County's needs are changing rapidly. He suggested prompting the BOS to collectively consider strategic planning for the County and a sub-committee of Planning Commission to work with Administrators to form a working group, and suggested a joint meeting with BOS soon.

Ms. Hopkins responded in kind, that while the CIP was presented at the last Planning Commission meeting, it was pulled for a formal recommendation by the BOS this year due to time constraints.

Ms. Hopkins stated that some of the projects listed within are located in the Town as well. Code of Virginia requires a 2232 review for large-scale projects such as the upcoming Shawsville Rescue Squad building. She stated that it is the duty of the finance department and Board of Supervisors to secure and determine funding sources. It is the duty of the Planning Commission to determine if the projects listed within the CIP are in conformance with the Comprehensive Plan.

Ms. Sharpe-Robinson asked if the Planning Commission had a voice in choices or costs in which projects are given priority, and the time table. Ms. Hopkins responded that any and all recommendations from the Planning Commission need only to be based on the Comprehensive Plan.

## **ADJOURNMENT**

With no additional business, Chair Workman adjourned the meeting at 7:54 p.m.