



County of Roanoke **PLANNING COMMISSION**

WORK SESSION MINUTES JULY10, 2009

Roanoke County Commissioners Present:

Mr. Steve Azar
Ms. Martha Hooker
Mr. Rodney McNeil

Roanoke County Staff Present:

Mr. Philip Thompson, Secretary
Mr. Joe Obenshain, Senior Assistant County Attorney
Mr. Tarek Moneir
Mr. David Holladay
Ms. Megan Cronise
Ms. Lindsay Blankenship
Mr. Chris Patriarca
Ms. Amanda Micklow
Ms. Susan Carter, Recording Secretary

Roanoke City Commissioners Present:

Kent Chrisman
Henry Scholz
Chad Van Hyning
Rick Williams
Angela Penn
Lora Katz

Roanoke City Staff Present:

Mr. Tom Carr
Mr. Chris Chittum
Ms. Maribeth Mills

WORK SESSION:

Mr. Chrisman called the meeting to order at 12:05 p.m.

Briefings:

1. Peters Creek Community Plan

Mr. Patriarca provided a powerpoint presentation of the Peters Creek area, noting it is a large corridor. He discussed proposed methods for gathering information which would include surveys, interviews, and an advisory committee. He suggested that the commission provide representatives for the advisory committee. He stated staff plans to solicit input from experts in various fields to assist with the study in addition to the citizens. Ms. Hooker inquired if the

committee would include representatives from Roanoke City. Mr. Patriarca stated acquiring input from city representatives would be a consideration. Mr. Scholz suggested tying the multi-gen center and greenways to the study. Mr. Williams expressed concern regarding under utilized commercial property. Mr. Patriarca noted the study is in the early stages of development. Mr. Chrisman suggested developing village centers.

2. Vinton Area Corridors Plan

Ms. Blankenship provided a project update, including survey results, scope of plan, Roanoke County/Town of Vinton Planning Commission tour, stakeholders' meeting, and downtown revitalization public meeting. She reviewed the draft plan goals, including transportation, parking, community involvement, aesthetics, land use, and handicap accessibility. She reviewed draft recommendations, such as signage, downtown revitalization, library renovation, and increasing roadway and intersection capacity. She discussed gateway signage for various entrances to the town. Ms. Blankenship discussed development and redevelopment opportunities. She reviewed maps, including future land use areas. She discussed both the input and implementation process. Mr. Chrisman suggested having the post office as a village center for stability. Mr. Williams stated it is better to leave post offices in the neighborhoods. He also expressed concern regarding access management changes, noting it could adversely affect existing businesses. He stated it may increase traffic congestion in certain areas. Mr. Chrisman suggested increasing connectivity in plan concepts. Mr. Williams suggested encouraging bike and pedestrian traffic. Mr. Scholz inquired about buffering between the parkway and business centers. Mr. Thompson stated additional requirements for buffering have not been established.

3. Blue Ridge Parkway Plan

Mr. Thompson discussed plans to consolidate all current Blue Ridge Parkway guideline documents into one reference document. He discussed land use assessment and impacts on the parkway, including future transportation needs, buffering, and tourism. Mr. Chrisman stated the city has had similar discussions regarding the parkway. Mr. Thompson discussed the timeline of the plan, noting the Blue Ridge Parkway's 75th anniversary will be in 2010.

4. Small Wind Ordinances

Mr. Chittum provided zoning ordinance recommendations regarding wind turbines. He discussed residential and commercial use of the turbines. Mr. Scholz inquired about calculating monetary return of use. Mr. Chittum discussed calculation methods used regarding this issue. Ms. Cronise stated tax credits may also be available. Mr. Scholz inquired about ridgeline protection. Mr. Thompson stated although this issue is in the early stages of development, it will likely be linked to the building code.

5. Coordination on General Assembly Legislative Agenda

Mr. Chrisman requested that the county and city coordinate on local General Assembly legislative issues, especially regarding land use. Mr. Obenshain stated the county would be receptive to this suggestion. Mr. Scholz suggested county and city planning staff members meet to exchange ideas. Mr. Thompson suggested incorporating legislative issue discussions into the two existing meetings.

6. Open Space Planning Goals

Mr. Chrisman discussed how city and county impact each other. Mr. Williams discussed conserving land, stating it is more expensive to spread out. Mr. Thompson suggested involving the regional commission. He discussed the legislation regarding development of an urban boundary in the county. Mr. Thompson discussed the importance of planning for improvements prior to density increases. Mr. Azar stated redevelopment is often more expensive for the developer.

With no further business or comments, Mr. Chrisman adjourned the meeting at 1:57 p.m.

Respectfully Submitted:

Susan Carter
Recording Secretary, Roanoke County Planning Commission

Philip Thompson
Secretary, Roanoke County Planning Commission

Approved:

Martha Hooker
Chairman, Roanoke County Planning Commission