

**MINUTES OF THE MEETING OF THE TOWN OF VINTON PLANNING COMMISSION
HELD ON THURSDAY, AUGUST 16, 2007, AT 7 P.M., IN THE COUNCIL CHAMBERS AT
THE VINTON MUNICIPAL BUILDING LOCATED AT 311 SOUTH POLLARD STREET.**

MEMBERS PRESENT: **Bruce Mayer, Chairman**
 Joan Drewery, Vice Chairperson
 Dave Jones
 Dawn Michelsen
 Bob Patterson

STAFF PRESENT: **Anita McMillan, Planning and Zoning Director**
 Karla Turman, Associate Planner/Zoning Enforcement
 Julie S. Tucei, Planning and Zoning Coordinator

OTHERS PRESENT: **Janet Scheid, Roanoke County Planner**
 Liz Belcher, Roanoke Valley Greenways Coordinator
 Shane Sawyer, Roanoke Valley-Alleghany Regional Commission

PUBLIC HEARING AGENDA

- I. Call to Order**
- II. Approval of Minutes: February 15, 2007; April 5, 2007; July 12, 2007**
- III. Public Hearing**
 - 1. The Zoning Ordinance Text Amendment of the Floodplain Overlay District**
 - 2. Comprehensive Plan Amendment—Roanoke Valley Conceptual Greenways Plan**
- IV. Other Business**
- V. Adjournment**

The meeting of the Vinton Planning Commission was called to order at 7 p.m. by Chairman Mayer. Roll was called and all members were present. Chairman Mayer stated that a quorum was present.

The first item on the agenda was the approval of minutes from February 15, 2007; April 5, 2007; and July 12, 2007. There were no additions or changes to the minutes; therefore, Mr. Patterson made a motion to approve the minutes as submitted. Ms. Drewery seconded the motion. A roll call vote was taken, and all members voted in favor of the motion to approve the minutes as submitted.

Chairman Mayer called to order the first public hearing item, the Zoning Ordinance Text Amendment of the Floodplain Overlay District. He asked Ms. McMillan to give a brief overview of the amendment. She said that a work session had been held by the Planning Commission to discuss the proposed changes on July 12th. She stated that about 200 flood plain property owners in the Town had been sent a letter to notify them about the public hearings on the changes. She mentioned that two property owners had come to the Planning and Zoning Office, and two more had come to tonight's work session, to look at the new flood maps and find out about the changes. She stated that the main change to the ordinance is the requirement to build residential construction two feet above the flood elevation. Ms. McMillan said Town Council will hold a work session about the amendment on August 21st, and then a public hearing on September 4th. Chairman Mayer asked her to mention the names of the two property owners who came to the work session earlier this evening for the record. Ms. McMillan said that Mr. McClung and Mr. Haynes had come by earlier during the work session to find out about the amendment. Chairman Mayer asked for public comments on the amendment. There were no public comments; therefore, the public hearing was closed and a motion was requested. Mr. Jones made a motion to recommend to Town Council that the Text Amendment of the Floodplain Overlay District

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be approved. Mr. Patterson seconded the motion. A roll call vote was taken, and all members voted in favor of the motion.

The next public hearing item was the Comprehensive Plan Amendment—Roanoke Valley Greenways Conceptual Plan. Chairman Mayer asked Ms. McMillan to give the Commission a summary of the plan. Ms. McMillan stated that Ms. Liz Belcher and/or Mr. Shane Sawyer would be the best persons to give them an overview of the plan. Ms. Belcher introduced herself as the Roanoke Valley Greenway Coordinator. She stated that the first greenway plan was developed in 1995 and 1996, and it was adopted by the localities in 1997. She said that in the winter of 2006, public input meetings about the greenways started with a meeting at the Roanoke Civic Center and then another at Virginia Western Community College. She mentioned that corporate people said that it was important for economic development. She mentioned that Vinton had one of the very first greenways in the Valley, Wolf Creek Greenway. Ms. Belcher said that people now want longer sections of greenways that would be from five to ten miles long. She said people also want to see the Roanoke River Greenway completed. She stated that the greenways started first on lands that localities owned. The sewer interceptor project and flood reduction project delayed the Roanoke River Greenway project in Roanoke City. Ms. Belcher mentioned that they would like to provide more ways for private industries and companies to help with the greenways. She listed the priorities for Vinton: (1) Roanoke River Greenway; (2) Wolf Creek and Tinker Creek Greenways; (3) Glade Creek and Gladetown; (4) a birding and wildlife trail. Ms. Belcher stated that the planning for the Roanoke River Greenway has been done. She said they have proposed to sit down with staff and look at land ownership on the Roanoke County side of the river. She mentioned that the ultimate destination for the Roanoke River Greenway is the Explore Park. Ms. Belcher briefly introduced Shane Sawyer, of the Roanoke Valley-Alleghany Regional Commission, and Janet Scheid who is a Roanoke County Planner and also a resident of Vinton. Mr. Sawyer brought some of the copies of the greenway plan, and Ms. McMillan requested copies of it to put in the Town Council meeting packets. Ms. Belcher mentioned that from corporations, they have had a lot of support including Novozymes, who is giving \$50,000 per year for greenway development. She said Carilion is also supporting them. Additionally, they have applied for transportation grants from the state, and received \$232,000 for a section of greenway in Salem. The challenge is to finish the Roanoke River Greenway within the next five years. Mr. Jones asked what would happen after five years. Ms. Belcher stated that they would work on priority two greenways in the following five to ten years. She said those are mostly north/south connections to public properties such as Carvins Cove. She showed them the priority two routes on a map she provided. Chairman Mayer asked if there was any further discussion about the greenway plan. There was no further discussion, and Chairman Mayer closed the public hearing. Ms. Michelsen made a motion to amend the Town's Comprehensive Plan to incorporate the Roanoke Valley Conceptual Greenways Plan. Ms. Drewery seconded the motion. A roll call vote was taken, and all members voted in favor of the motion. Ms. McMillan mentioned that a Vinton Chamber After Hours event will be held on September 25th from 5 p.m. to 7 p.m. at Wolf Creek Greenway near Lynn Haven Baptist Church. She said the event is being sponsored by Sunapsys Inc., a company located in Vinton.

In other business, Chairman Mayer stated that they needed to decide the meeting schedule for September. Ms. McMillan said that an application for rezoning had been received for the 1000 block of Hardy Road. She said it was for the properties with brick homes on them. The request is to rezone the properties from RB Residential Business to GB General Business. Chairman Mayer asked what is proposed for the properties. Ms. McMillan said it would be for Walgreen's store. Ms. McMillan said that a community meeting would be held at the Municipal Building on September 13th. She gave them a copy of the proposed site plan and store rendering that had been submitted. She stated that they have shown a 50 foot buffer instead of the required 25 feet between the proposed store and the neighborhood to the rear of the property. Ms. McMillan said the

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existing bike lane on Hardy Road will be left, but that the sidewalk will be rerouted. Ms. Scheid asked if a traffic study will be required. Ms. McMillan stated that a brief version of a traffic study has been requested. The public hearing for the rezoning was scheduled for September 27th. Additionally, the Commission scheduled a work session for September 6th to discuss the recreational vehicle regulations.

With there being no further business, the meeting was adjourned at 7:30 p.m. on a motion by Ms. Drewery and a second by Mr. Patterson.

Respectfully Submitted,

Anita McMillan
Planning Commission Secretary