



County of Roanoke
PLANNING COMMISSION

Ms. Martha Hooker, Chairman
Mr. Gary Jarrell, Vice-Chairman
Mr. Rick James
Mr. Gene Marrano
Mr. Jim Woltz

Catawba District
Hollins District
Vinton District
Cave Spring District
Windsor Hills District

AGENDA
TUESDAY, JANUARY 21, 2014
6:00 P.M. (4th FLOOR CONFERENCE ROOM 438)

WORK SESSION

- A. Call to Order
- B. Approval of Agenda
- C. Discussion of Smith Gap Landfill Host Community Fund – Dan Miles
- D. Discussion of 2014 Planning Commission Work Plan – Philip Thompson
- E. Citizens' Comments
- F. Comments of Planning Commissioners and Planning Staff
- G. Adjournment

DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Commission

FROM: Philip Thompson, AICP
Deputy Director of Planning

DATE: January 16, 2014

SUBJECT: *Smith Gap Landfill Host Community Fund*

At the Planning Commission's January 21st meeting, Dan Miles, Chief Executive Officer for the Roanoke Valley Resource Authority (RVRA), and representatives of the Bradshaw Citizens Association (BCA) will be present to discuss the Smith Gap Landfill Host Community Fund and some proposed changes to the Host Community Fund. Attached to this memorandum is a report from RVRA's December 11th meeting discussing those proposed changes to the Host Community Fund.

If you have any questions, please contact me by phone at (540) 772-2068 ext. 365 or by email at pthompson@roanokecountyva.gov.

Attachment

NEW BUSINESS
ITEM NO. II.D.

AT A REGULAR MEETING OF THE ROANOKE VALLEY RESOURCE AUTHORITY (RVRA); ROANOKE, VIRGINIA; HELD AT THE RVRA TINKER CREEK TRANSFER STATION

MEETING DATE: December 11, 2013

AGENDA ITEM: Amendment to Host Community Fund Provisions

SUBMITTED BY: Daniel D. Miles, P.E.
Chief Executive Officer

SUMMARY OF INFORMATION:

The Roanoke County Board of Supervisors adopted landfill permit conditions and operating policies pertaining to the Authority's management of the Smith Gap Landfill upon the landfill's creation in 1989 which included the provision of a Host Community Fund (Fund) for the benefit of residents residing in the Host Community. The Host Community is defined as the area within Roanoke County that is within 5,000 ft. of the Smith Gap Landfill property boundaries. The Host Community formed the Bradshaw Citizen's Association (BCA) which was incorporated on December 21, 2011. The BCA conducts business on behalf of the Host Community and holds meetings with the Community to determine how the Fund should be utilized.

The BCA held an annual meeting on November 12, 2013 at the Smith Gap Landfill. One of the outcomes of the meeting was a request by the BCA to amend portions of the Fund as follows:

Note: New language in bold and underlined; proposed deletions are strikethrough

Host Community Improvement Fund

A Host Community Improvement Fund ("Fund") will be established through the donations from the Landfill Agency for the purpose of public improvements for the Host Community. The Host Community is defined as the area within 5,000 feet of the landfill property **boundaries** along with the rail corridor. Donations will be made annually in amounts of \$10,000; however, the Fund shall never exceed \$150,000-**\$250,000.00**.

The Fund shall be utilized **by the Bradshaw Citizens Association ("BCA"), in accordance with the process outlined below,** for capital improvements having an estimated useful life of at least ten (10) years that will benefit the Host Community and BCA operating costs. The capital improvements ~~must~~ **shall** be located on public **or Landfill Agency** property within the Host Community and ~~must~~ **shall** be made available for public use **by all residents of the Host Community**.

The Bradshaw Citizens Association, made up of citizens from within the Host Community, **shall** may develop a Public Improvement Plans (**"Plan or Plans"**) **from time to time**, with assistance provided, as needed and available by staff of the Landfill Agency, for the express

purpose of utilizing the Fund. Prior to implementing any the Plan and the Landfill Agency expending any or all of the Fund, all the Plans must shall be approved and authorized, in order, by: The Landfill Agency; the Planning Commission, if necessary; and the Board of Supervisors.

FISCAL IMPACT:

There are no fiscal impacts on the Authority's annual contributions to the Fund. There is a potential for a minor increase in annual investment earnings should the Fund grow beyond the existing cap level of \$150,000.

STAFF RECOMMENDATION:

Staff recommends the Authority adopt the attached resolution amending the Host Community Fund language, subject to, and to become effective upon, the final approval(s) by Roanoke County, as deemed necessary by the County, with the Chief Executive Officer being authorized to take such additional actions as may be necessary to implement such amendment, including additional changes to the Host Community Fund provisions that are consistent with the request of the BCA and Authority direction.

RESOLUTION OF THE ROANOKE VALLEY RESOURCE AUTHORITY

Adopted this 11th day of December, 2013

No. RA 2013-_____

A RESOLUTION AMENDING THE LANDFILL, RAIL & TRANSFER STATION PERMIT CONDITIONS AND OPERATING POLICIES OF THE ROANOKE VALLEY RESOURCE AUTHORITY BY CHANGING THE HOST COMMUNITY FUND PROVISIONS

BE IT RESOLVED by the Roanoke Valley Resource Authority as follows:

1. The Permit Conditions and Operating Policies for the Host Community Fund for the Roanoke Valley Resource Authority are hereby amended as follows:

Host Community Improvement Fund

Host Community Improvement Fund

A Host Community Improvement Fund ("Fund") will be established through the donations from the Landfill Agency for the purpose of public improvements for the Host Community. The Host Community is defined as the area within 5,000 feet of the landfill property boundaries along with the rail corridor. Donations will be made annually in amounts of \$10,000; however, the Fund shall never exceed ~~\$150,000~~ \$250,000.00.

The Fund shall be utilized by the Bradshaw Citizens Association ("BCA"), in accordance with the process outlined below, for capital improvements having an estimated useful life of at least ten (10) years that will benefit the Host Community and BCA operating costs. The capital improvements ~~must~~ shall be located on public or Landfill Agency property within the Host Community and ~~must~~ shall be made available for public use by all residents of the Host Community.

The Bradshaw Citizens Association, made up of citizens from within the Host Community, shall ~~may~~ develop a Public Improvement Plans ("Plan or Plans") from time to time, with assistance provided, as needed and available by staff of the Landfill Agency, for the express purpose of utilizing the Fund. Prior to implementing any the Plan and the Landfill Agency expending any or all of the Fund, all the Plans ~~must~~ shall be approved and authorized, in order, by: The Landfill Agency; the Planning Commission, if necessary; and the Board of Supervisors.

2. This amendment shall take effect immediately upon adoption by Roanoke County; and,
3. The Chief Executive Officer shall be authorized to take such other actions as may be necessary to implement such amendment, including additional changes to the Host Community Fund provisions that are consistent with the request of the BCA and Authority direction, as more particularly set forth in the report of the Chief Executive Officer to this Board dated December 11, 2013.

ATTEST: _____

Deborah T. Charles
RVRA Board Secretary

_____ made a motion to adopt the resolution, seconded by _____, and carried by the

following recorded voice vote:

AYES:

NAYS:

ABSENT:

DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Commission

FROM: Philip Thompson, AICP
Deputy Director of Planning

DATE: January 16, 2014

SUBJECT: *2014 Annual Work Plan*

At the Planning Commission's January 21st meeting, staff will discuss with the Planning Commission which projects the Commission would like to work on for 2014. The Planning Commission reviewed a list of potential future projects at its September 17, 2013, meeting, which is attached to this memorandum.

If you have any questions, please contact me by phone at (540) 772-2068 ext. 365 or by email at pthompson@roanokecountyva.gov.

Attachment

FUTURE PLANNING PROJECTS – PC DISCUSSION 9/17/13

Comprehensive Planning

- Peters Creek/Hollins Community Plan
- Route 221 Area Plan Amendment (WVWA Water line)
- Comprehensive Plan (2005) updates needed
 - Review and update of plan sections needed including Vision statements (2010)
- Update Area Plans/Corridor Studies
 - Route 419 Frontage Plan (1987)
 - Mount Pleasant Community Plan
- New Plan Development
 - Brambleton Avenue Corridor Study
 - Route 460 (East) Corridor Plan
 - Blue Ridge Parkway Plan (GMP, Trail Plan)
 - Master Water & Sewer Plan
 - Other Community Planning Areas
 - Back Creek
 - Bent Mountain
 - Bonsack
 - Catawba & Masons Cove
 - Cave Spring
 - Clearbrook
 - Vinton
 - Windsor Hills

Corridor Improvements

- Commercial Matching Grant Program Expansion
- Design Guidelines & Design Handbook Updates
- Corridor Improvements Projects
 - Submitting Grants for Transportation Funding (Transportation Alternatives, Regional Surface Transportation Program)
- VDOT Comprehensive Roadside Management Program

Demographics/Housing

- Collection and updating of demographic and housing information

Zoning Ordinance Amendments

- Permitted Use Analysis – multi-phase review and development of existing and new uses and their associated standards
- Potential Review of Zoned Areas
- Review of Commercial / Industrial Zoned Areas – including SUP & proffered conditions
- Future Ordinance Amendments – BOS or PC initiated review of ordinance – Wind Energy Systems regulations, etc.