AGENDA
PLANNING COMMISSION
March 7, 2022
7:00 p.m.

I. DETERMINATION OF QUORUM AND CALL TO ORDER

II. CITIZEN’S TIME

III. COUNTY ENGINEER REPORT

IV. COMPREHENSIVE PLAN
   i. Agricultural Economic Findings, Aaron Arnette
   ii. Schedule & Work Update, David Hill

V. ASSISTANT COUNTY ADMINISTRATOR’S REPORT

VI. COMMISSIONER CONCERNS

VII. EX-OFFICIO REPORT – Jesse R. Burnett

VIII. ADJOURNMENT
Lead Mines Rescue Squad:
2. Cody Jackson and Billy Bowers made significant changes to the layout. Preliminary sketch will be drafted and delivered to Cody and Billy to sign off on before an engineering firm is hired to finish the new design.
3. Additional cost for changes to the floor plan is $65,100.
4. PO issued after discussion of re-bidding.
5. Footing to be dug the week after Thanksgiving.
6. Cut sheets being reviewed.
8. Footing Poured. Slab will be poured after Christmas.
9. Building has been delivered.
10. Pad has been poured.
11. Building addition is complete. Inside work to start soon.

Wythe County Office Building Project:
1. Finishes selected. Server Room Added. Preliminary plans received.
2. Lori and Billy are reviewing finishes and final design of Treasurer area.
3. Plan will be ready for review next week as per Doug Williams.
5. Specifications and Plans will be ready for Bid in January.
6. Specification have been delivered. Review is ongoing.
7. Plans and specs will have to be corrected before an advertisement goes out.
8. Bid Due March 8th.

Klockner Pentaplast:
1. Grading complete. Footings are being poured. Soil stockpile is not being stabilized. Town of Rural Retreat may use some of the stockpile for their Farmers Market Project.
2. Stockpile has been stabilized but more grading is ongoing on the stockpile as per inspection 9-21-21
3. Finishing up the building. Grading and Stabilization needed.

Town of Rural Retreat – Farmers Market Project:
1. E&S permit was issued.
2. Work has begun.

Town of Rural Retreat – Sewer Line:
1. Plans being reviewed.
2. E&S Permit NO application fill out.
3. Permit application completed.
4. Work has begun

Smoking Guns:
1. Plans Approved for E&S.
2. Peed & Bortz working on DEQ approval.
3. DEQ Approved Plans for Stormwater.
4. Kyle will need to review and approve his building plans now.
5. No building plans issued for this project.
6. Grading/Filling has begun.
7. Graded area is larger than the permitted plans. GIS confirms.
8. New Plans have been submitted. Review is ongoing.
9. Revised Plans approved.
10. Another revision requested but no plan have been submitted.

Wytheville Solar – Lovers Lane:
1. Plans Approved for E&S
2. Contractor is “potholing” to attempt to categorize rock.
3. Laydown area being review by the Town of Wytheville.
4. DEQ SWM Permit Issued. Wythe County E&S Permit Issued.
5. Construction grading is underway.
6. A few E&S issues mainly because of the plans.
7. Contractor Continued to work without having all E&S controls in place. STOP WORK issued 11-15-21.
8. DEQ inspected along with the County. Comments are coming.
9. Town of Wytheville issued STOP WORK for their portion of the project.
10. Inspected with DEQ.
11. Grading basically complete. Issues with diversions being worked out.
12. The rainy week, The town of Wytheville shut their portion down.

Savion Solar – Foster Falls:
1. No plans have been submitted. Meeting requested. NO movement on this project.
2. Matt Hankins has produced a Siting Agreement to present to Savion.

Chuck Neal -New River Marine:
1. Approved E&S Plans to get this moving. Waiting on DEQ.
2. Inspection shows much improvement with stabilization vegetation.
3. No movement on project. An inspection shows that the site is stabilized but DEQ is still owed plans.
4. DEQ visited the site again.

Speedway Truck Stop at Exit 84:
1. Preliminary Engineering underway. Don and I reviewed the first set of plans and believe it can be accomplished in a much more cost-effective way. Meetings are ongoing.
2. No movement to on this project.
3. Project has been cancelled.

Abilene Trucking:
1. 2nd set of plans have been reviewed and comments submitted.
2. A lot of comments by DEQ. They want to truncate plans for 30 stalls or find local firm to complete DEQ requirements.
3. I recommended they utilize the existing SWM structure.
4. DEQ reviewing the site. Peed & Bortz asking for Flooding information. I have not received updated plans.

Coffee Shop in Fort Chiswell:
1. Preliminary plans submitted.
2. Conversations with Andrew Johnson ongoing.
3. No Movement on this project.
4. Subdivision Map reviewed by Michelle. Lot appears to be legal.
5. New lot at Exit 77 is being reviewed by the company now.

Blue Star NBR
2. 2nd Submission is being reviewed now.
3. Plans Approved for Erosion and Sediment Control. Waiting on DEQ.
4. Revised plans have been submitted. Review is ongoing.
5. SS pump station plans will have to be reviewed for E&S.
6. Railroad extension plans will have to be reviewed for E&S.
7. WWTP expansion plans will have to be reviewed for E&S.
8. Lots Gap Tank Plans will have to be reviewed for E&S.
9. Water Treatment Plant plans will have to be reviewed for E&S.
Dixon Camp Ground

1. Site reviewed. Owners did not comply with RV ordinance, E&S ordinance, and building code.
2. Letters issued by Engineering Department, Planning Department, and Building Official.
3. Second notice letter sent from Engineering Department.
4. Email from Mr. Dixon states that an Engineer has been hired.
5. Final Notice sent with a 30 day deadline to submit plan or fines will be levied.

Cell Tower

1. New Cell Tower proposed on Old Stage Road near the railroad crossing.

Speedwell Landfill:

1. Gun Range for Sheriff’s office – Engineering Dept to design the preliminary engineering site plan with Erosion and Sediment Controls and additionally to present to DEQ for review to make sure we do not violate existing permits with DEQ.

New Building on Franklin Street:

1. Roof design being studied. Scope and schedule being put together as well. Parking lot designed on west side.

Musser Lumber

1. Phase 2 Expansion plans received. Review on going.
2. Phase 3 log yard is being designed. Working with Mick Musser.

VDOT:

1. STARS Study for I-81 exits 77 and 80 – No movement- New meeting to be scheduled in October.
   b. Survey was issued. No word on the results.
   c. Work session with Wythe County on Feb. 10th.
2. Revenue Sharing Projects- Pre-Applications Submitted. Full applications being worked on.
   New Revenue Sharing Projects:
   1. Griffith Knob Lane – Working with Kirk Chamberlain and VDOT.
   2. Ghent Lane – No Right of Way found for existing road yet.

Approved 2021:
   a. Muskrat – VDOT approved, but part of the road is too steep for VDOT standards.
   c. Meetings Planned for March 2022.

Approved 2019:
   a. Bentwood Drive 0.80 miles, Cost Est. $149,815
   b. Orion Drive 0.14 Miles, Cost Est $34,952 At 10-19-21 B&G Meeting, the county will add $7500 because of the importance of the road to the water department. Calculations revised. Tax District Created.
   c. Penwood Lane 300 Feet $35,000
   d. Staff Street – Lead Mines Estates is moving forward with construction on their own. Letter to VDOT. Done. Tax district created.

NOT Approved or Cancelled:
   a. Calico rejected – Entrance Site Distance.
   b. Peacehaven – VDOT-does not meet VDOT standards at this time (Note on Plat)
   c. Dyer – Residents not willing to invest.
   d. Newground – VDOT cannot approve, too steep. Only one house could be served.
   e. Beetle Spinner - Residents not willing to invest.
   f. Pine Brook and Timberland- VDOT approved - Cancelled

APEX:
1. Ready Mix Road Deed of Release recorded; working with Pam at VDOT to finish the revenue sharing project for Ready Mix Road.
2. R/W plat produced. Comments from Planning Department being addressed.
3. Subdivision created to show the conservation easement, and keep the stormwater ponds on the site with the building and the barn. Comments from the Planning Department being addressed.

Austinville WWTP and Conveyance System:
2. Working on Certified Payrolls.
3. EC Pace is on schedule.
4. Citizens have issues with site being untidy.
5. Rain from Tropical Storm Fred stopped work for the whole week starting Monday August 16, 2021.
6. Conveyance system upgrades nearing completion.
7. WWTP work just getting underway.
8. Specifications were not followed. Calling for cameras to be run in the piping as specified. Low points in the pipe bursting lines. Sewage backing up.
10. Overrun on pavement not justified by Engineering (Project Manager)
11. Close out documents are being put together. WWTP is finished and operational. Only Fence is not complete.

JPSA
2. Tim called. They are ready to go out for Bids and Martha will be advertising.

DEQ:
1. Finished the Certification for Erosion and Sediment Control Inspector
2. Testing scheduled for Sept. 28th
3. Passed the test.
4. Have to start preparing for Program Administrator Testing next.
I-81 Exit-77 and Exit-80 Interchange Improvement Operational Analysis and Safety Study

Wythe County Board of Supervisors Work Session

February 10, 2022
AGENDA

- Introductions
- Project Background
- Concept Development Process
- Public Engagement
- Concept Screening
- Next Steps
STUDY WORK GROUP (SWG)

- VDOT Bristol District
  - Planning
  - Traffic Engineering
  - L&D
  - Environmental
  - Drainage
  - Structural
  - ROW
- VDOT Wytheville Residency
- VDOT Central Office
  - TMPD
  - I-81 Team
- FHWA
- Mount Rodgers PDC
- Wythe County
- Kimley-Horn
OVERALL SCHEDULE AND MAJOR MILESTONES

▪ Completed to-date:
  ▪ Existing and No-Build Conditions Analysis
  ▪ Preliminary Concept Development
  ▪ Public Engagement (2 Metroquest Surveys)
  ▪ Concept Screening

▪ January-February: Build Analysis
  ▪ Meeting with Wythe County Board of Supervisors
  ▪ Build Analysis (2 Concepts per Interchange)
  ▪ Full Study Work Group Meeting (if necessary)
  ▪ Identification of **Preferred Alternative**
    ▪ Smart Scale Round 5 – Pre-applications due at the end of March 2022
STUDY AREA

I-81 Exit-77 and Exit-80 Interchange Improvement Operational Analysis and Safety Study
**Review of Existing Conditions Analysis**

- **Congestion influenced by intersection/driveway spacing**
  - Exit 77:
    - LOS C or Better
    - Slight congestion around Chapman Road
    - Queues on I-81 Ramps are about a little less than “halfway down” to the interstate (~200 feet)
  - Exit 80:
    - LOS F on Frontage Roads
    - Old signal timings/phases resulted in high delays
    - Queues on I-81 Ramps are about a little less than “halfway down” to the interstate (~225 feet)

- **Safety “Hot Spots”**
  - Chapman Road at Fort Chiswell Road (Exit 80)
  - Chapman Road at Ready Mix Road (Exit 77)
  - E. Lee Highway at Max Meadows Road (Exit 80)
PUBLIC COMMENTS

Long Queues
Bad Pavement
Long Wait at Signals
Difficult to make left-turns

Confusing to Navigate
Support Need for Study

Poor Visibility
Intersection Blockages
Hard to get to businesses

Accessibility Traffic
Truck Traffic
Frontage Road Connections
Better Pavement Markings

Crashes
Aggressive Drivers
Distracted Drivers

Heavy Congestion
Dangerous
CONCEPT DEVELOPMENT PROCESS

- **Existing Conditions Analysis**
  - Intersection safety and capacity considerations
  - Traffic Operations
  - Access Management

- **Public input**
  - MetroQuest Survey #1 responses
  - Over 1,100 Participants

- **Future Traffic Projections**
  - Regional Growth
  - Potential Developments (i.e., Progress Park)
FUTURE CONDITIONS ANALYSIS
Future Traffic Potential

- Coordinated with County, District, and Central Office Staff
- Background Growth Rates
- Proposed/Planned Development Traffic (i.e., Progress Park)
  - 27,895 New Daily Traffic Potential
  - 1,800 to 2,200 Peak Hour Potential
  - Heavy Truck Traffic
2040 NO BUILD CONDITIONS – (AM PEAK @ EXIT 77)

Legend:
- Overall Intersection LOS
- X - LOS by movement

LOS Control Delay Thresholds (sec/veh)

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I-81 Exit-77 and Exit-80 Interchange Improvement Operational Analysis and Safety Study
2040 NO BUILD CONDITIONS – (PM PEAK @ EXIT 77)
2040 NO BUILD CONDITIONS – (PM PEAK @ EXIT 80)

I-81 Exit-77 and Exit-80 Interchange Improvement Operational Analysis and Safety Study
AM Peak – Max Queues

PM Peak – Max Queues
CONCEPT DEVELOPMENT
**PRELIMINARY CONCEPTS — DESIGN CONSIDERATIONS/FACTORS**

- **Improves Safety**
  - Reduction of Crashes/Conflict Points
  - Access Management Strategies

- **Traffic Operations**
  - Accommodate Future Traffic Demands
  - Impacts to Interstate 81

- **Innovative Intersection Designs**

- **Environmental Impacts**

- **Cost-Effective Solution**
  - Constructability
  - ROW Costs and Impacts
  - Maintenance of Traffic (MOT)

- **Constructability**

- **Ease of Use**

- **Public Support**

- **SWG Support**
PRELIMINARY CONCEPTS

- **Exit 77**
  - Alt 77.1 – Traffic Signals
  - Alt 77.2A – Full Roundabouts
  - Alt 77.2B – “Tear drop” Roundabouts
  - Alt 77.3 – Single Point Urban Interchange (SPUI)
  - Alt 77.4 – J-Ramps
  - Alt 77.5 – Realignment of Frontage Roads

- **Exit 80**
  - Alt 80.1 – Traffic Signal
  - Alt 80.2A – Full Roundabouts
  - Alt 80.2B – “Tear drop” Roundabouts
  - Alt 80.3A – Full R-Cut
  - Alt 80.3B – Frontage Road Only R-Cut
  - Alt 80.4 – J-Ramps
  - Alt 80.5 – Realignment of Frontage Roads
  - Alt 80.6 – Single Point Urban Interchange (SPUI)
**PRELIMINARY CONCEPTS**

### Exit 77
- Alt 77.1 – Traffic Signals
- Alt 77.2A – Full Roundabouts
- Alt 77.2B – “Tear drop” Roundabouts
- Alt 77.3 – Single Point Urban Interchange (SPUI)
- Alt 77.4 – J-Ramps
- Alt 77.5 – Realignment of Frontage Roads

### Exit 80
- Alt 80.1 – Traffic Signal
- Alt 80.2A – Full Roundabouts
- Alt 80.2B – “Tear drop” Roundabouts
- Alt 80.3A – Full R-Cut
- Alt 80.3B – Frontage Road Only R-Cut
- Alt 80.4 – J-Ramps
- Alt 80.5 – Realignment of Frontage Roads

Note: Preliminarily Screened out
EXIT 77 – SINGLE POINT URBAN INTERCHANGE (SPUI)
EXAMPLE OF A SPUİ
EXIT 77 – J-RAMPS
EXIT 80 – RESTRICTED CROSSING U-TURN (RCUT)
EXIT 80 – NORTH FRONTAGE ROAD REALIGNMENT
EXIT 80 – SINGLE POINT URBAN INTERCHANGE (SPUI)
Public Survey #2
PUBLIC SURVEY #2

- **Metroquest Online Survey**
  - Ran between December 6, 2021 to January 3, 2022
  - 387 Participants
  - Link: [https://demo.metroquestsurvey.com/z6e5k](https://demo.metroquestsurvey.com/z6e5k)
  - Focus on public’s input on the concept alternatives

**Exit 77**
- SPUJ
- J-Ramps
- Frontage Road (N/S)

**Exit 80**
- R-Cut
- J-Ramp
- North Frontage Road
EXIT 77 CONCEPT ALTERNATIVES RATINGS

3.09
3.4
2.13
2.22
2.61

Exit 77 Preliminary Concept Alternatives

Alternative 1 - SPUI
Alternative 2 - J Ramps
Alternative 3 - North Frontage
Alternative 4 - South Frontage
Alternative 5 - Both Frontage Roads

1 Star 2 Stars 3 Stars 4 Stars 5 Stars

I-81 Exit-77 and Exit-80 Interchange Improvement Operational Analysis and Safety Study
GENERAL COMMENTS ON EXIT 77 ALTERNATIVES

- **SPUI Alternative**
  - + Lower impact to adjacent properties
  - + Good for interstate travelers
  - - High cost
  - - Potentially confusing to navigate
  * *Mostly Positive Feedback*

- **J-Ramp Alternative**
  - + Lower impact to adjacent properties/less intrusive
  - + More cost effective
  - + Improve congestion/traffic
  - - Concerned if it can handle future traffic demands of Progress Park
  * *Very Positive Feedback*

- **Frontage Road Realignments**
  - + Opens land for more developments
  - + Improve congestion/traffic
  - - High cost
  - - Impacts to local traffic
  - - Impacts to property owners/large amount of land acquisition needed
  * Disliked the “north” option the most, but *very negative feedback on all Frontage Road options*
EXIT 80 CONCEPT ALTERNATIVES RATINGS

Exit 80 Preliminary Concept Alternatives

Alternative 1 - Full RCUT
Alternative 2 - Modified RCUT
Alternative 3 - J Ramps
Alternative 4 - North Frontage Road

## - Average Score

Alternative 1 - Full RCUT: 2.29
Alternative 2 - Modified RCUT: 2.36
Alternative 3 - J Ramps: 3.53
Alternative 4 - North Frontage Road: 2.22
GENERAL COMMENTS ON EXIT 80 CONCEPTS

▪ **RCUT Alternatives**
  + Low cost
  - Concerned about U-turning traffic
  * Mostly Negative Feedback

▪ **J-Ramp Alternative**
  + Could address congestion/traffic
  - Geometric concerns (hills) with being able to build
  * Mostly Positive Feedback

▪ **North Frontage Road Alternatives**
  + Opens land for more developments
  - Impacts to local traffic
  - Doesn’t address the whole problem
  * Mostly Negative Feedback
SCREEning CRiteria

Categories
- Operational Improvements
- Safety Improvements
- Constructability
- Project Cost
- ROW and Utility Impacts
- Ease of Use
- Public Support
- Environmental Impact
- SWG Support
- Innovative Intersection Design

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Effect Description Score
- Generally positive effect or better alternative: 2
- Generally no effect or moderate alternative: 1
- Generally negative effect or worse alternative: 0

Category Weighting - TO BE DETERMINED

Highest Weight

Lowest Weight

Category Weighting

Category Score

Total Category Score with Weighting Applied
### SUMMARY SCREENING MATRIX – EXIT 77

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+ Generally positive effect or better alternative
0 Generally no effect or moderate alternative
- Generally negative effect or worse alternative

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I-81 Exit-77 and Exit-80 Interchange Improvement Operational Analysis and Safety Study
## SUMMARY SCREENING MATRIX – EXIT 80

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Generally positive effect or better alternative

Generally no effect or moderate alternative

Generally negative effect or worse alternative

I-81 Exit-77 and Exit-80 Interchange Improvement Operational Analysis and Safety Study
Open Discussion Time
NEXT STEPS

- Identify Concepts for Detailed Build conditions analysis
- Concept refinement and preferred alternative selection
  - Smart Scale Round 5 Application
- Stage 2 concept sketches and cost estimates
- Project summary sheets
- Final Report
ANY QUESTIONS?