

**AMHERST COUNTY
PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 17, 2011
MINUTES**

VIRGINIA

A public meeting for the Amherst County Planning Commission was held on Thursday, November 17, 2011, in the Board of Supervisors Room located in the Administration Building at 153 Washington Street, Amherst VA.

MEMBERS PRESENT: Donald Hedrick, Chairman
Mitch Heishman, Vice-chairman
George Brine
Derin Foor
Donald Kidd, Board Liaison

MEMBERS ABSENT: Beverly Jones
Leslie Irvin

STAFF PRESENT: Jeremy Bryant, Director of Planning/Zoning
Stacey Stinnett, Administrative Assistant

STAFF ABSENT: Matthew Rowe, Planner/Assistant Zoning Administrator

Agenda

1. Call to Order
2. Approval of Agenda
3. Public Hearing
 - a. Zoning Case # 2011-23 Corner Stone Baptist Church (Special Exception)
 - b. Urban Development Areas – Zoning Amendment # 2011-25
4. Old/New Business
5. Approval of Minutes for October 20, 2011
6. Adjournment

1. CALL TO ORDER

Chairman Hedrick called the meeting to order at 7:00 PM.

2. APPROVAL OF AGENDA

The agenda was approved as submitted.

Planning Commission Recommendation:

Motion: Heishman Moved to approve the agenda.

Second: Brine

The motion carried by a 4-0 vote.

3. PUBLIC HEARING –

- A. Zoning Case # 2011-23 Corner Stone Baptist Church (Special Exception)
Request by Corner Stone Baptist Church for a special exception in the A-1 Agricultural Residential District. The purpose of the special exception is to allow the construction of a multi-purpose center that will serve the needs of the existing church. The property is located at 106 Williams Store Road and is further identified as tax map number 103-A-63.

Mr. Bryant gave the staff report and stated that the 15x30 addition off of the proposed new addition will not be added. Staff recommends approval of the site plan with the following conditions:

1. The applicant shall contact the Virginia Department of Transportation (VDOT) to ensure that the existing entrance is adequate. A zoning permit shall not be issued unless VDOT determines that the existing entrance is satisfactory.
2. All outdoor lighting will be glare-shielded and directed to prevent illumination across the property line.
3. The applicant must receive approval from the Virginia Department of health prior to the issuance of a zoning permit.

Mr. Hedrick opened the public hearing.

Mr. Brooks, agent for the applicant and owner/surveyor of Acres of Virginia. Mr. Brooks gave a brief presentation of the site plan.

Mr. Brooks had all the members of the church that were present in the room stand.

No one spoke in opposition.

There being no further speakers Mr. Hedrick closed the public hearing.

Mr. Hedrick asked if the parking spaces on the site plan currently exist. Mr. Brooks replied that the twenty-nine parking spaces (29) do currently exist for the church that usually has an attendance of fifty (50).

Mr. Hedrick asked if a sidewalk would be installed between the two buildings and Mr. Brooks replied that there would be a sidewalk installed.

Planning Commission Recommendation:

Motion: Heishman Motion to approve Zoning Case 2011-23 with staff recommendations.

Second: Brine

The motion carried by a 4-0 vote.

Urban Development Areas – Zoning Amendment # 2011-25

The purpose of the hearing is to consider the adoption of an additional zoning district to the Amherst County Zoning/Subdivision Ordinance which will be referenced as the mixed Use/ Traditional Neighborhood Development (MU/TND) District. The MU/TND will facilitate development of projects that feature a mix of land uses and building types closely linked by a network of streets, sidewalks, formal and informal open spaces, and trails. Projects developed in a MU/TND District will reflect the following characteristics:

1. Compact development with defined edges and a distinct neighborhood center.
2. Human scale buildings and streets that are pedestrian – and public transit-oriented.
3. A mix of residential, commercial, civic, and open space uses located close to one another to reduce traffic congestion, travel demand and dependence on automobiles.
4. A mix of housing styles, types, and sizes to accommodate households of all ages, sizes and incomes.
5. A system of narrow interconnected streets with sidewalks and bikeways.
6. Public transit as a viable alternative to the automobile by organizing appropriate building densities.
7. Preservation of significant environmental features and incorporation of such features into the design of new neighborhoods.
8. Design and development consistent with the County's Comprehensive Plan.

Mr. Hedrick opened the public hearing.

Ms. Bowyer gave a brief presentation and explained where changes, mostly minor editing, were made.

There was discussion amongst the Planning Commission and Vladimir Gavriloric, representative from Renaissance Planning Group from Charlottesville, Virginia.

No one spoke in opposition.

There being no further speakers Mr. Hedrick closed the public hearing.

Planning Commission Recommendation:

Motion: Foor Move to approve Ordinance 2011-0008 as amended.

Second: Heishman

The motion carried by a 4-0 vote.

4. OLD/NEW BUSINESS

Mr. Foor and Mr. Kidd briefly discussed the Business Taskforce Meeting that was held November 14, 2011.

Mr. Brine reminded the Planning Commission that the Old Town Madison Heights Zoning Review Sub-Committee will be holding a public meeting on Monday December 5, 2011 at 7:00 p.m., at the Madison Heights Baptist Church, located at 329 Main Street, Madison Heights, Virginia.

Mr. Hedrick asked Mr. Bryant the status of outlining the top six (6) amended items. Mr. Bryant replied that they were in the packet to be reviewed at the next Planning Commission Meeting.

5. APPROVAL OF MINUTES FOR OCTOBER 20, 2011

The approval of the minutes was deferred due to members being absent. The meeting minutes will be on the next agenda to review.

6. ADJOURNMENT

Planning Commission Recommendations:

Motion: Brine

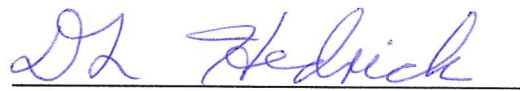
Motion to adjourn.

Second: Foor

The motion carried by a 4-0 vote.

There being no further business to discuss, the meeting was adjourned at 7:55 pm.

/ss/12.01.11


Chairman