

**AMHERST COUNTY  
PLANNING COMMISSION MEETING  
THURSDAY, DECEMBER 15, 2011  
MINUTES**

**VIRGINIA**

A public meeting for the Amherst County Planning Commission was held on Thursday, December 15, 2011, in the Board of Supervisors Room located in the Administration Building at 153 Washington Street, Amherst VA.

**MEMBERS PRESENT:** Donald Hedrick, Chairman  
George Brine  
Leslie Irvin  
Derin Foor  
Beverly Jones

**MEMBERS ABSENT:** Mitch Heishman, Vice-chairman  
Donald Kidd, Board Liaison

**STAFF PRESENT:** Jeremy Bryant, Director of Planning/Zoning  
Matthew Rowe, Planner/Assistant Zoning Administrator

**STAFF ABSENT:** Stacey Stinnett, Administrative Assistant

**Agenda**

1. Call to Order
2. Approval of Agenda
3. Public Hearing – Special Exception
  - Zoning Case # 2011-24    Rising Sun Missionary Baptist Church
4. Old/New Business
  - Rural Long Range Transportation Plan
5. Approval of Minutes for November 17, 2011
6. Adjournment

1. **CALL TO ORDER**

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

2. **APPROVAL OF AGENDA**

Mr. Bryant informed the Commission that the Rural Long Range Transportation Plan, which is to be presented by Mr. Grant Massie of Region 2000, will be discussed under Old/New Business. There were no amendments or changes to the agenda.

**Planning Commission Recommendation:**

**Motion:** Jones                      Moved to approve the agenda with no changes.

**Second:** Foor

**The motion carried by a 5-0 vote.**

3. **PUBLIC HEARING**

Zoning Case # 2011-24 Rising Sun Missionary Baptist Church (Special Exception)  
Request by Rising Sun Baptist Church for a special exception in the A-1 Agricultural Residential District. The purpose of the special exception is to construct a new sanctuary. The property is located at 230 Rising Sun Circle and is further identified as tax map number 137-A-13 and 137-A-15.

Mr. Bryant presented the Staff report and informed the Commission that the Board of Zoning Appeals unanimously approved the church's variance request at their December 8, 2011 meeting. Mr. Bryant concluded his comments by stating that Staff recommends approval of the request 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 and proposed entrances are 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. Thomas Brooks, Sr., agent for the applicant and owner/surveyor of Acres of Virginia. Mr. Brooks gave a brief presentation in favor of the church's request and site plan. Mr. Brooks stated that all Development Review Committee comments had been addressed and reiterated that a variance had been granted to the church. He showed several renderings of the proposed

structure and described how he conducted a traffic study for the property. He concluded by describing the church's need for a larger sanctuary space and the benefits of having a multi-purpose center.

Mr. Brooks had all the members of the church that were present in the room stand. No one else spoke in favor of the application.

No one spoke in opposition to the application.

There being no further speakers Mr. Hedrick closed the public hearing and asked members if they had any questions for the applicant, their agent and/or Staff.

Mr. Brine asked if the road that served the property is state maintained. Mr. Brooks stated that was the case.

**Planning Commission Recommendation:**

**Motion:** Foor                      Motion to recommend approval of Zoning Case # 2011-24  
with staff recommended conditions.

**Second:** Irvin

**The motion carried by a 5-0 vote.**

**4.     OLD/NEW BUSINESS**

Rural Long Range Transportation Plan

Mr. Grant Massie, Region 2000, reviewed a submitted informational packet highlighting potential transportation problem target areas with the Commission. He discussed the listed sites, if they are in the County's current Comprehensive Plan, the number of accidents at the sites, and the level of service grade for each site. He informed the Commission that all identified sites were rated a level of service "D" or below.

Mr. Massie and the Commission briefly discussed already completed projects that were repeatedly noted within the submitted packet. Mr. Massie concluded his initial presentation by requesting that the Commission prioritize the site list and highlight what they perceive to be the 10 most important projects and/or sites.

Mr. Hedrick asked the Commission for their thoughts and opinions on the matter.

Mr. Foor informed the Commission that he had researched and visited a majority of the locations and had created such a priority list based upon viewed site conditions, driving experiences, volume of traffic, and safety considerations. Mr. Foor discussed his findings with the Commission, and the Commission chose the following 10 sites in order of priority:

1. Intersection of US 29 and VA 151
2. US 60 from eastern town limit of Amherst to VA 600

3. Intersection of VA 662 at VA 151
4. VA 631 from US 60 to VA 617 West
5. VA 635 from VA 636 North to US 60 West
6. VA 625 from VA 830 to VA 627 South
7. VA 627 from VA 625 South to VA 778
8. VA 739 from VA 608 to VA 708
9. VA 643 from VA 655 to Amherst western town limit
10. VA 655 from Fall Rock Creek Bridge to VA 643

Mr. Hedrick and other members commended Mr. Foor on his efforts and valuable input.

Mr. Massie thanked the Commission for their input and informed them that their priority list recommendation will be considered by the Board of Supervisors for final decision. He stated that actual site visits to the project areas will be conducted in the spring of 2012.

**5. APPROVAL OF MINUTES FOR NOVEMBER 17, 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:** Irvin

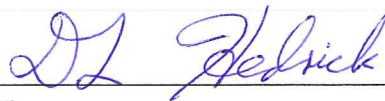
Motion to adjourn.

**Second:** Foor

**The motion carried by a 5-0 vote.**

There being no further business to discuss, the meeting was adjourned at 7:43 pm.

Chairman



/mdr/12.16.11