

**AMHERST COUNTY  
PLANNING COMMISSION MEETING  
THURSDAY, FEBRUARY 02, 2012  
MINUTES**

**VIRGINIA**

A public meeting for the Amherst County Planning Commission was held on Thursday, February 2, 2012, 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  
Donald Kidd, Board Liaison

**MEMBERS ABSENT:** Mitch Heishman, Vice-chairman

**STAFF PRESENT:** Ellen Bowyer, County Attorney  
Jeremy Bryant, Director of Planning/Zoning  
Matthew Rowe, Planner/Assistant Zoning Administrator  
Stacey Stinnett, Administrative Assistant

**Agenda**

1. Call to Order
2. Approval of Agenda
3. Site Plan
  - A. Rising Sun Missionary Baptist Church #1011-SP-002
  - B. Temple Baptist Church #1211-SP-002
4. Revised Facilities Ordinance – Ordinance, No. 2012-0001 – First Reading
5. Comprehensive Plan Update
6. Chesapeake Bay – Phase 2 - WIP
7. Old/New Business
8. Annual Report for 2011
9. Monthly Report for January 2012
10. Approval of Minutes for January 5, 2012 and January 19, 2012
11. Adjournment

## **1. CALL TO ORDER**

Chairman Hedrick called the meeting to order at 7:01 PM.

## **2. APPROVAL OF AGENDA**

The agenda was amended by adding item number ten (10): January 19, 2012 minutes.

### **Planning Commission Recommendation:**

**Motion:** Jones                      Motion to approve the amended agenda.

**Second:** Foor

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

## **3. SITE PLAN**

### **A. Rising Sun Missionary Baptist Church    # 0111-SP-002**

In accordance with Section 1103 of the Code of Amherst County, a major site plan has been submitted by Rising Sun Missionary Baptist Church for the construction of a 6,000 square foot sanctuary addition to serve the existing church, on property located at 230 Rising Sun Circle. The proposed addition will have a projected maximum occupancy of 250 persons and will increase the need for additional off-street parking, as shown on the plan. Copies of the plan were reviewed by the Development Review Committee on November 8, 2011.

Mr. Rowe gave the staff report and staff recommended approval of the site plan with the following conditions:

1. An erosion and sediment control plan must be submitted and approved prior to any land disturbance on the property.
2. A Safe, Adequate and Proper Review of the drainfield and private onsite sewage system must be completed and approved by the Virginia Department of Health prior to the issuance of a Zoning Permit.
3. A rapid entry key box must be provided per Amherst County Code 11.5-107.
4. All parking areas must be surface treated or paved in accordance with Section 602.02.1 of the Ordinance.

There was some discussion as to where the septic system would be located.

**Planning Commission Recommendation:**

**Motion:** Jones

Motion to approve site plan for Rising Sun  
Missionary Baptist Church # 1011-SP-002 with staff  
recommendations.

**Second:** Irvin

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

**B. Temple Baptist Church # 1211-SP-002**

In accordance with Section 1103 of the Code of Amherst County, a major site plan has been submitted by Temple Baptist Church for the construction of a 14,850 square foot gym and locker room addition to serve the existing church/religious facility, on property located at 4465 S. Amherst Hwy. The proposed addition will not be comprised of fixed sanctuary seating however, it may increase the need for additional off-street parking, as determined by the Planning Commission. Copies of the plats were reviewed by the Development Review Committee on January 10, 2012.

Mr. Rowe gave the staff report and staff recommended approval of the site plan with the following conditions:

1. An erosion and sediment control bond for the approved estimated costs of implementing the ESC plan must be provided to the County prior to ESC site plan approval.
2. Revised service demand estimated must be provided to the Amherst County Service Authority. The ACSA must approve the site plan prior to the Zoning Administrator's approval of the site plan.

**Planning Commission Recommendation:**

**Motion:** Irvin

Motion to approve site plan for Temple Baptist Church  
# 1211-SP-002 with staff recommendations.

**Second:** Brine

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

**4. REVISED FACILITIES ORDINANCE – ORDINANCE, NO. 2012-0001 – FIRST READING**

Ms. Bowyer, County Attorney, discussed the revisions that had been made to the Wireless Communication Facilities Ordinance.

There was some discussion as to the number of Historic Districts that were in Amherst County. Ms. Bowyer stated that she would discuss with Mr. Bryant, putting together a map for all avoidance areas.

Mr. Brine questioned how a one hundred and fifty (150) foot tower could be concealed. Ms. Bowyer replied that there are many different techniques in trying to conceal these towers to make them less obtrusive. Mr. Brine also asked if the balloon test was a requirement. Ms. Bowyer stated that the Zoning Administrator *may* require a balloon test. Ms. Bowyer mentioned that the Planning Commission may want to discuss with the industry results using balloon tests.

Mr. Irvin was concerned that the avoidance areas could consist of many areas where wireless service is needed; examples were the Blue Ridge Parkway and many areas within the Agricultural District that had conservation easements. Mr. Irvin stated his main objective was that this ordinance not have so many stipulations that could cause business owners not to locate to Amherst County.

There was some discussion regarding the fee rates. Mr. Bryant proposed a fee rate that would be seven hundred and fifty (750) dollars that an applicant may have to pay.

Mr. Bryant and Ms. Bowyer answered the Planning Commissions questions concerning mitigation, flush mountings, government access to private towers and the intent of co-location.

There was some discussion regarding the two (2) tiered areas and height requirements for these areas.

Mr. Bryant commented on Verizon Wireless comments that were in the packet. Mr. Bryant stated that all public comments should be made and addressed at the next Planning Commission Meeting on February 16, 2012, which was advertised as a public hearing.

**Planning Commission Recommendations:**

**Motion:** Jones

Motion to move forward the wireless telecommunications document with modifications, which the Planning Commission will receive prior to the next Planning Commission Meeting.

**Second:** Brine

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



## **5. COMPREHENSIVE PLAN UPDATE**

Mr. Bryant stated that a memorandum had been given to all department heads and the Virginia Department of Transportation asking for their feedback regarding the Comprehensive Plan update. Mr. Bryant stated that he had a deadline for the departments to submit comments by March 12, 2012, so that this information could be in the Planning Commission packets by March 15, 2012, and discussed at the April 5, 2012, Planning Commission Meeting.

## **6. CHESAPEAKE BAY – PHASE 2 WIP**

Mr. Rowe briefly gave a report regarding the Local Chesapeake Bay Phase II Watershed Implementation Plan (WIP) submittal for Amherst County and answered the Planning Commission's questions.

## **7. OLD/NEW BUSIESS**

There was some discussion regarding pawn shops, the current status of the County's Noise Ordinance and the top three priority code changes.

There was discussion regarding getting Ipads or laptops for the Planning Commission members to help reduce paper usage. Mr. Bryant stated that he would discuss the cost of Ipads and laptops with the IT Department and report back to the Planning Commission at the February 16, 2012, meeting.

## **8. ANNUAL REPORT FOR 2011**

Mr. Bryant briefly discussed the Planning Commission annual report for 2011.

## **9. MONTHLY REPORT FOR JANUARY 2012**

The Planning Commission reviewed the monthly report for January 2012.

**10. APPROVAL OF MINUTES FOR JANUARY 5, 2012 AND JANUARY 19, 2012**

There were no changes made to the minutes for January 5, 2012.

**Planning Commission Recommendations:**

**Motion:** Jones                      Motion to approve the Minutes for January 5, 2012.  
**Second:** Foor  
**The motion carried by a 5-0 vote.**

There was one change made to the minutes for January 19, 2012.

**Planning Commission Recommendations:**

**Motion:** Irvin                      Motion to approve the Minutes for January 19, 2012 with one change.  
**Second:** Brine  
**The motion carried by a 5-0 vote.**

**11. ADJOURNMENT**

**Planning Commission Recommendations:**

**Motion:** Foor                      Motion to adjourn.  
**Second:** Brine  
**The motion carried by a 5-0 vote.**

There being no further business to discuss, the meeting was adjourned at 8:55 pm.

  
Chairman

/ss/2.13.12