

**AMHERST COUNTY
PLANNING COMMISSION MEETING
THURSDAY, MARCH 1, 2012 MINUTES**

VIRGINIA

A public meeting for the Amherst County Planning Commission was held on Thursday, March 1, 2012, in the Board of Supervisors Room located in the Administration Building at 153 Washington Street, Amherst VA.

MEMBERS PRESENT: Donald Hedrick, Chairman
Donald Kidd, Board of Supervisors Liaison
Derin Foor
George Brine
Beverly Jones
Les Irvin

MEMEBERS ABSENT: Mitch Heishman

STAFF PRESENT: Jeremy Bryant, Director of Planning & Zoning
Stacey Stinnett, Administrative Assistant
Ellen Bowyer, County Attorney

STAFF ABSENT: Matthew Rowe, Assistant Planner Planning & Zoning

Agenda

1. Call to Order
2. Approval of Agenda
3. Subdivision Plat
 - A. Ballard Tract 0112-SUB-002
4. Comprehensive Plan Update
5. Old/New Business
6. Monthly Report for February 2012
7. Approval of Minutes for February 2, 2012
8. 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: Jones

Motion to approve the agenda.

Second: Foor

The motion carried by a 5-0 vote.

3. SUBDIVISION PLAT

A. Ballard Tract Subdivision # 0112-SUB-002

In accordance with Section 1007, Appendix A of the Code of the Amherst County, Clayton C. Bryant, Jr. (contract owner) submitted a request for approval of a preliminary plat prepared by Michael Rae Goin, of Dickerson Surveying, LLC, for a twenty (20) lot subdivision on the above-referenced property bordered by the Buffalo River to the North, Rocky Creek Lane (State Route 603) to the West, Richmond Highway (U.S Route 60) to the South and Park Lane (State Route 602) to the South-East. The lots without public road frontage will be served by private road "Ballard Trail". The total project area is 235.16 acres. No common areas are being reserved for parks or open space, however, the plat does legitimize and reconfigures an existing family cemetery lot that has not been depicted on the County's Tax Map.

Mr. Bryant gave the staff report and recommended approval of the preliminary subdivision plat with the following conditions:

1. The final subdivision plat shall show the location of the primary and 100% reserve drainfields for all lots (excluding "Lot A", Evan Family Cemetery Lot).
2. The owner/developer shall provide a written statement to the County's Erosion & Sediment Control Program Administrator (Kenneth M. Campbell) giving the square footage of land disturbance associated with proposed private road grading/construction.

3. A copy of the proposed homeowners' association agreement(s) must be submitted to the Planning & Zoning Director for review.

The following items were discussed amongst the Planning Commission Members, in addition to Staff's recommended conditions:

- The applicant must provide evidence of the easement for the private road "Ballard Trail".
- The applicant must provide evidence indicating that all lots in parcel 98-A-13 will be included in the homeowner's association.
- The applicant must provide a copy of the homeowner's association agreement.

The Planning Commission requested that the above items be provided to the County Attorney for review.

Planning Commission Recommendation:

Motion: Irvin Motion to table #0112-SUB-002 Ballard Tract to the next Planning Commission Meeting which will be held on March 15, 2012.

Second: Brine

The motion carried by a 5-0 vote.

4. COMPREHENSIVE PLAN UPDATE

Mr. Bryant discussed that he had been collecting the revised data for the Comprehensive Plan update process from all Department Directors. Mr. Bryant stated that this information would be in the packet and be presented at the April 5, 2012, Planning Commission Meeting.

5. OLD/NEW BUSINESS

Mr. Bryant briefly discussed the joint meeting/training session that the Planning Commission and the Board of Zoning Appeals had on February 27, 2012, with Mike Chandler.

Mr. Bryant reminded the Planning Commission about the upcoming Board of Supervisors Meeting on March 6, 2012, which would include discussion regarding the A-1 Agricultural

Residential District amendment, the Rural Long Range Transportation Plan and the first reading for the Wireless Ordinance.

Mr. Foor expressed an interest in including a section on the agenda that included "Citizens Comments". There was a Planning Commission consensus to include "Citizen Comments" on future agenda's.

There was a discussion regarding the Wireless Ordinance. Mr. Foor stated that he was in favor of the monopole style towers and not in favor of the lattice style towers. He stated the lattice style would be more obtrusive.

6. MONTHLY REPORT FOR FEBRUARY 2012

The monthly report was reviewed and the Commission commented on the increase of Home Occupation permits.

There was some discussion regarding where junk vehicles were allowed and how many could be allowed.

Mr. Foor commented on the appearance of the property off of Coffeytown Road near the Mount Pleasant Hiking Trail. Mr. Foor stated that the property has been cleaned up and looks nice.

7. APPROVAL OF MINUTES FOR FEBRUARY 2, 2012

There were no changes made to the minutes.

Planning Commission Recommendation:

Motion: Jones Motion to approve the minutes for the February 2, 2012, Planning Commission Meeting as submitted.

Second: Foor

The motion carried by a 5-0 vote.

8. **ADJOURNMENT**

Planning Commission Recommendation:

Motion: Jones 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 7:50 pm.

A handwritten signature in blue ink, appearing to read "D. Hedrick", is written above a horizontal line.

Chairman

/ss/3.19.12