

**AMHERST COUNTY
PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 06, 2012
MINUTES**

VIRGINIA

A public meeting for the Amherst County Planning Commission was held on Thursday, September 06, 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
Leslie Irvin
Beverly Jones
Mitch Heishman, Vice-Chairman

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

Agenda

1. Call to Order
2. Approval of Agenda
3. Citizens Comments
4. Special Exception – (Non-public hearing)
 - A. #2012-18 Global Tower Assets, LLC.
5. Site Plan Review
 - B. #0612-SP-002 Verizon Wireless – 369 Moses Mountain Rd, Amherst VA
6. Comprehensive Plan Discussion
7. Old/New Business
8. Monthly report for August 2012
9. Approval of Minutes for August 2, 2012
10. Adjournment

1. CALL TO ORDER

The meeting was called to order at 7:00 PM.

2. APPROVAL OF AGENDA

Mr. Bryant stated that the agenda was amended.

Planning Commission Action:

Motion: Foor Motion to approve the amended agenda.

Second: Heishman

The motion carried by a 6-0 vote

3. CITIZENS COMMENTS

There were none.

4. PUBLIC HEARING – SPECIAL EXCEPTION

- A. #2012-18 Global Tower Assets, LLC. –
Request by Global Tower Assets, LLC, for approval of a special exception in the M-1 Industrial District. The purpose of the special exception is to allow a personal wireless service facility to be erected to one-hundred and ninety-five (195) feet in height, with a four (4) foot lightning rod for a total height of one-hundred and ninety-nine (199) feet. The parcel is located at the intersection of Cedar Gate Road and Iron Bridge Road in Monroe, VA, within the Norfolk Southern Railroad property right-of-way.
- 1. Landscaping: The Zoning Administrator or Board of Supervisors may establish different requirements for landscaping based on unique site characteristics. Because the site is surrounded by existing hardwood trees, staff does not see any need for additional landscaping.
- 2. Governmental Access: Prior to the issuance of a zoning permit, the Director of Public Safety shall determine if the County needs space to co-locate in accordance with Section 919.09.

Mr. Bryant presented the Global Tower Assets case which was postponed from August 16th Planning Commission meeting due to notification of the balloon test. Mr. Bryant stated that a public hearing had already been held on August 16th.

There was discussion amongst the Planning Commission regarding written notification from Gary Roakes, Public Safety Director, that the County did not need tower access.

Mr. Lynn Koerner, representative from Global Assets, spoke in favor of the request and discussed the height of the tower and the distance from the propane tanks are separated far enough to not propose a danger.

Planning Commission Recommendation:

Motion: Jones

Make a motion that #2012-18 Global Tower Assets, LLC. be approved with staff recommendations and the request for written notification from the Safety Director by September 18, 2012 for County access to the communications tower.

Second: Irvin

The motion carried by a 6-0 vote

5. SITE PLAN REVIEW

A. #2012-14 Verizon – 369 Moses Mtn. Rd -

Request by Verizon Wireless for a special exception application to replace an existing 50 foot tall wooden monopole with a 120 foot tall steel pole. The wireless communication facility is located on a ridge that is sky lighted and considered to be located in an avoidance area. The parcel is located at 369 Moses Mountain Road and is further identified as tax map number 52-A-5.

Mr. Bryant presented the Staff report and concluded his comments by stating that Staff recommends the following conditions:

- 1) Landscaping: The Zoning Administrator or Board of Supervisors may establish different requirements for landscaping based on unique site characteristics. Because the site is surrounded by existing hardwood trees, staff does not see any need for additional landscaping.
- 2) Governmental Access: Prior to the issuance of a zoning permit, the Director of Public Safety shall determine if the County needs space to co-locate in accordance with Section 919.09.

Planning Commission Recommendation:

Motion: Irvin

Motion that case #2012-14 Verizon at 369 Moses Mtn. Rd be approved with staff recommendations.

Second: Brine

The motion carried by a 6-0 vote

6. COMPREHENSIVE PLAN DISCUSSION

Mr. Bryant briefly discussed and updated the Planning Commission on the status of the Transportation Element section of the Comprehensive Plan.

7. OLD//NEW BUSINESS

Mr. Bryant updated the Planning Commission on the following:

- Citizens Academy
- Board of Zoning Appeals case on Jessie Pacyga
- Board of Supervisors approval on the Sign Ordinance
- Status of Old Town Madison Heights Rezoning

8. MONTHLY REPORT FOR AUGUST 2012

The monthly report was reviewed.

9. APPROVAL OF MINUTES FOR AUGUST 2, 2012

Several changes were made to the minutes.

Planning Commission Recommendation:

Motion: Heishman

Motion to approve the minutes for August 2, 2012
with changes.

Second: Foor

The motion carried by a 6-0 vote

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 7:45 p.m.

Planning Commission Recommendation:

Motion: Heishman Motion to adjourn.

Second: Jones

The motion carried by a 6-0 vote

/ss/10.01.12


Chairman