

**AMHERST COUNTY
PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 6, 2012
MINUTES**

VIRGINIA

A public meeting for the Amherst County Planning Commission was held on Thursday, December 6, 2012, 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
Leslie Irvin
Beverly Jones
Derin Foor
Donald Kidd, Board of Supervisors Liaison
George Brine

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

STAFF ABSENT: Austin Mitchell, Assistant Zoning Administrator & Planner

Agenda

1. Call to Order
2. Approval of Agenda
3. Citizens Comments
4. Midland Trail (Route 60) as a National Scenic Byway
5. Comprehensive Plan Discussion
6. Hunt Club/Lodge Discussion
7. Old/New Business
8. Monthly Report for November 2012
9. Approval of Minutes for November 15, 2012
10. Adjournment

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

The agenda was approved as submitted.

Planning Commission Action:

Motion: Irvin Motion to approve the agenda.

Second: Jones

The motion carried by a 6-0 vote

3. CITIZENS COMMENTS

Mr. Eubank, attorney representing Mr. & Mrs. Zeliah, expressed concerns if Amherst County allows hunt lodges to be a permitted use in the Agricultural district. Mr. Eubank stated that the Zeliah family is not opposed to hunting, however, is opposed to allowing hunting lodges as a permitted use and should be considered a special exception use due to safety, sanitation, adequate space and stipulations for the utilization of the buildings/lodge specified.

Mr. Metts, spoke in favor of the request and read a letter to the Planning Commission from a fifteen (15) year old girl named Elizabeth Curry that was a member of his hunt club. The letter stated that her and her younger brother enjoyed hunting and the hunt club enforced hunting education and safety. Mr. Metts invited the Planning Commission to the property and stated that this organization is to educate and be a positive influence to the youth. Mr. Metts stated that this would be his retirement home and stated that no more than five (5) to six (6) people at any given time would stay overnight.

Lloyd Botcon, spoke in favor of the request.

Robert School, spoke in favor of the request.

Brad Wilson, spoke in favor of the request.

Carol Diliupe, spoke in favor of the request.

Mr. Zeliah, resides at 145 Stapleton Rd. Gladstone, VA, spoke in opposition. Mr. Zeliah stated that he was not opposed to hunting but opposed to allowing a hunting lodge as a permitted use in the Agricultural district. Mr. Zeliah expressed concerns with safety and stated that this request should be considered as a special exception.

Mrs. Zeliah resides at 145 Stapleton Rd. Gladstone, VA, spoke in opposition. Mrs. Zeliah was concerned with the number of hunting dogs allowed, parking, and the management of large amounts of people in any one given area.

There being no further speakers, Mr. Irvin requested that the Planning Commission have no discussion since this was not a public hearing.

4. MIDLAND TRAIL (ROUTE 60) AS A NATIONAL SCENIC BYWAY

Mr. Bryant, Planning & Zoning Director, introduced the subject of the extension of the Midland Trail (Route 60) as a National Scenic Byway into Virginia, which the Nelson County Administrator is asking Amherst County to support. Mr. Bryant referred to Mr. Mitchell's, the Assistant Zoning Administrator/Planner, attached memo and information packet.

There was a brief discussion amongst the Planning Commission pertaining to limitations, stipulations and costs that could be placed on the county. The Planning Commission asked that these issues be looked into further by the Zoning department before a decision was made.

5. COMPREHENSIVE PLAN DISCUSSION

Mr. Bryant stated that the document was in rough draft form and he was looking for feedback from the Planning Commission. Mr. Bryant stated that once the final draft was complete then two (2) public hearings would take place for citizen's comments.

6. HUNT CLUB/LODGE DISCUSSION

The Planning Commission discussed possible definitions for a private club, hunt club/lodge and used the bed and breakfast definition as an example.

The Planning Commission agreed that the Agricultural District definition for private clubs should be that of the bed and breakfast which states: A single-family dwelling containing sleeping and breakfast accommodations as an accessory use to the principal use. Such lodging shall have no more than five (5) room accommodations for transient persons and wherein a charge is normally paid for such accommodations and anything greater than five (5) room accommodations would be considered a special exception. There was a consensus requesting Mr. Bryant to draft this text and bring back to the next Planning Commission meeting to review prior to the County Attorney's review.

7. OLD/NEW BUSINESS

The revised Planning Commission members list was revised and distributed to the Planning Commission.

8. MONTHLY REPORT FOR NOVEMBER 2012

The monthly report was reviewed.

9. ADJOURNMENT

There being no more business to discuss the meeting was adjourned at 8:31 p.m.


Planning Commission Recommendation:

Motion: Heishman Motion to adjourn.

Second: Brine

The motion carried by a 6-0 vote.

/ss/1.9.13



Chairman