

**AMHERST COUNTY
PLANNING COMMISSION MEETING
THURSDAY, JUNE 19, 2014
MINUTES**

VIRGINIA

A public meeting for the Amherst County Planning Commission was held on Thursday, June 19, 2014, in the Board of Supervisors Room located in the Administration Building at 153 Washington Street, Amherst, VA.

MEMBERS PRESENT: Leslie Irvin, Chairman
Derin Foor, Vice Chairman
Michael Martineau
Beverly Jones
Lillian Floyd
George Brine

MEMBERS ABSENT: David Pugh, Board of Supervisors Liaison

STAFF PRESENT: Austin Mitchell, Assistant Zoning Administrator/Planner
Stacey Stinnett, Administrative Assistant

STAFF ABSENT: Jeremy Bryant, Director of Planning/Zoning

Agenda

1. Call to Order
2. Approval of Agenda
3. Citizens Comments
4. Public Hearings
 - A. #2014-10 W.S.R Caterpillar Clubhouse
(tax map # 147-A-212A)
5. Draft Text of Proposed Zoning Amendments
 - A. Single Family Attached Dwelling Developments
 - B. Kennels
6. Old/New Business
7. Approval of Minutes for May 15, 2014
8. Adjournment

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

The agenda was amended by changing item number eight (8) to read "Approval of Minutes for May 15, 2014" instead of "June 5, 2014."

Planning Commission Action:

Motion: Foor Motion to approve the amended agenda.

Second: Martineau

The motion carried by a 6-0 vote

3. CITIZENS COMMENTS

There were none.

4. PUBLIC HEARINGS

A. # 2014-10 W.S.R Caterpillar Clubhouse (tax map# 147-A-212A)

Request by W,S,R Inc., (Caterpillar Clubhouse) – Sam Hunt, for a rezoning from the M-1 Industrial District to the B-2 General Commercial District. The purpose of the rezoning is to allow a facility that will offer childcare, family entertainment centers, warehouse storage, office space and light manufacturing. The property is located at 186 Dillard Rd and is further identified as tax map number 147-A-212A.

Mr. Mitchell presented the Staff report and concluded his comments by stating that at the time of submittal, no voluntary proffers had been made.

Mr. Mitchell read an email that the Economic Development Authority (EDA) had sent to the Planning Department. The email was pertaining to their June 18, 2014 meeting, stating that a 6-0 vote was made for no objection to the rezoning of Caterpillar Clubhouse at 186 Dillard Rd.

Mr. Irvin opened the public hearing.

Mr. Sam Hunt, the applicant passed out a pamphlet that he had put together regarding the expansion project. Mr. Hunt spoke in favor of the request and answered the Planning Commissions questions.

Mr. Frank Buhler, owner of the property, spoke in favor of the request. Mr. Buhler stated that the building was an older building and currently has six (6) businesses renting from this location. Mr. Buhler stated that the building had been a burden due to costly repairs as well unsuitable for any large industrial companies due to the ceiling height. Mr. Buhler stated that

this rezoning request for this particular project would be ideal for not only him but Amherst County as well.

Mr. Welford Donigan, residing at 131 Carson Lane, stated that he wasn't necessarily against the request, but had questions as to how this would affect his property and asked why the property had to be rezoned.

Mr. Irvin replied that this would not affect his property, but perhaps it could increase his property value since the property will be renovated. Mr. Irvin explained that in order for the applicant to get a zoning permit to operate the type of business they want from this facility that the property would need to be rezoned from M-1 Industrial to B-2 General Commercial District.

Mr. Buhler, son of the owner, spoke in favor of the request, he stated that currently there are six (6) businesses at this location that do minor industrial work.

Mr. Hunt stated he will continue to allow these tenants to rent the building and will closely monitor the truck traffic for one particular company. Mr. Hunt stated that all of the tenants, including the loading docks are on the west side of the building and would be completely isolated from the daycare. A double firewall would be constructed inside the building between the tenants and daycare, a fenced in playground, and a separate entrance for the trucks and tenant businesses.

No one spoke in opposition.

There being no further speakers, Mr. Irvin closed the public hearing.

Mr. Irvin was concerned that the fencing should be a voluntary proffer for the safety of the children.

The applicant stated that he would offer a proffer to construct a safety fence around the playground and the owner agreed.

Staff took a short break at 7:40 p.m. to have the owner sign document to the the added proffer to the request that states: "Fenced in playground for children, the fence will be 4' in height and will be a chain linked fence."

The meeting was back in session at 7:50 p.m.

Planning Commission Recommendation:

Motion: Jones

Motion to rezone the property at 186 Dillard Rd. from M-1 Industrial to B-2 General Commercial with the added proffer to construct a fence around the proposed

playground for the children and the fence will be 4' in height and will be a chain linked fence.

Second: Floyd

The motion carried by a 6-0 vote

5. DRAFT TEXT OF PROPOSED ZONING AMENDMENTS

A. Single Family Attached Dwelling Developments

Mr. Mitchell read a memo that stated: On April 17, 2014, the Planning Commission discussed single-family attached dwelling developments. Mr. Irvin shared his visit to a development in an adjacent locality and the desire for an ordinance to allow such developments in Amherst County. The attached language is a draft of possible code changes to allow for these developments in Amherst County.

The Planning Commission had a discussion.

Planning Commission Recommendation:

Motion: Foore

Motion to direct staff to review and bring back a recommendation for zoning districts where single family attached dwelling developments would be a permitted or special exception use.

Second: Brine

The motion carried by a 6-0 vote

B. Kennels

Mr. Mitchell read a memo that stated: At the May 15, 2014 meeting the Planning Commission reviewed a request from a citizen concerning allowing kennels as a use in the A-1 Agricultural Residential District. The Planning Commission directed staff to compare kennels in surrounding localities.

Mr. Mitchell gave a comparison of the zoning ordinance handling of kennels in Agricultural Districts in the counties adjacent to Amherst County.

The Planning Commission agreed that if Kennels were considered it would be best to do as a special exception request.

Planning Commission Recommendation:

Motion: Foor Motion to direct staff to draft language and bring back to the next Planning Commission Meeting on July 17, 2014 for review.

Second: Martineau

The motion carried by a 6-0 vote

6. OLD/NEW BUSINESS

Mr. Irvin and the Planning Commission thanked staff for their hard work and efforts throughout the A-1 Agricultural Residential District Ordinance. Mr. Irvin stated that he felt the Planning Commission and Board of Supervisors made the right decision by not voting in favor based on the feedback from the audience.

Mr. Irvin reminded the Planning Commission that the July 3, 2014 meeting was cancelled and the next meeting would be held as scheduled on July 17, 2014.

Mr. Irvin also reminded the Planning Commission that at that meeting the Election of Officers vote would take place; therefore he encouraged the Commission to be thinking of who they will nominate as Chair, Vice Chair and Secretary.

7. APPROVAL OF MINUTES MAY 15, 2014

The minutes were reviewed.

Planning Commission Recommendation:

Motion: Jones Motion to approve the May 15, 2014 minutes as submitted.

Second: Floyd

The motion carried by a 6-0 vote

8. ADJOURNMENT

There being no more business to discuss the meeting was adjourned at 8:35 p.m.

Planning Commission Recommendation:

Motion: Brine Motion to adjourn.

Second: Foor

The motion carried by a 6-0 vote.

/ss/6.24.14


Chairman