

**AMHERST COUNTY  
PLANNING COMMISSION MEETING  
THURSDAY, DECEMBER 15, 2016  
MINUTES**

**VIRGINIA**

A public meeting for the Amherst County Planning Commission was held on Thursday, December 15, 2016, in the Board of Supervisors Room located in the Administration Building at 153 Washington Street, Amherst, VA.

**MEMBERS PRESENT:** George Brine, Chairman  
Beverly Jones  
Jim Thompson  
Derin Foor  
Lillian Floyd

**MEMBERS ABSENT:** Michael Martineau, Vice Chairman  
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 Hearing - Special Exception
  - A. 2016-16 Unity Baptist Church
  - B. Ordinance No. 2016-0011
5. Review of Site Plan
  - A. Marvin Coblenz #1116-SP-001
6. Rural Long Range Transportation Plan (RLTP)
7. Appointee of Route 29 Business Beautification Committee Member
8. Old/New Business
9. Approval of Minutes for November 17, 2016
10. Adjournment

## **1. CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

## **2. APPROVAL OF AGENDA**

The amended agenda was approved as submitted.

### **Planning Commission Action:**

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

**Second:** Thompson

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

## **3. CITIZENS COMMENTS**

There were none.

## **4. PUBLIC HEARING – SPECIAL EXCEPTION**

### **A.     2016-16 Unity Baptist Church**

Request by Unity Baptist Church for a special exception request in the A-1 Agricultural Residential District. The purpose of the special exception is to construct a church and related facilities. The parcel is located on Route 29 and is further identified as tax map number 82-A-15A.

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

1.     **Entrance:** Prior to the issuance of a zoning permit, the applicant shall contact The Virginia Department of Transportation to determine if the entrances(s) are safe and adequate.
2.     **Drainfield:** Prior to the issuance of a zoning permit, the applicant shall contact the Virginia Department of Health to determine if the proposed drainfield is adequate.
3.     **Lighting:** All outdoor lighting will be glare-shielded and directed so as to prevent illumination across the property line.

Mr. Brine opened the public hearing.

Nathan Weidman, applicant and pastor of Unity Baptist Church, spoke in favor of the request. Mr. Weidman stated that the congregation of approximately sixty (60) members currently meet at the Second Stage Building in Amherst and hopes to relocate to the new location within one (1) to two (2) years.

Dorothy Fletcher, resides at 1161 N. Amherst Hwy in Amherst, spoke in opposition. Ms. Fletcher was concerned with the entrance of the church on Hwy 29 and stated that it was a very dangerous location with heavy traffic.

There being no further comments, Mr. Brine closed the public hearing.

**Planning Commission Recommendation:**

**Motion:** Foor                      Motion to approve #2016-16 Unity Baptist Church with Staff recommended conditions.

**Second:** Jones

**Motion carried by a 5-0 vote.**

Mr. Mitchell stated that this request will go to the Board of Supervisors meeting on January 17, 2017.

B.        Ordinance, No. 2016-0011

Amending §§ 302,407, and 1301.07 of Appendix A to the Amherst County Code to clarify how the requirements governing subdivision design vary depending on whether the private streets or forest service roads accessing the subdivision are constructed in accordance with the requirements of Virginia Department of Transportation.

Mr. Mitchell briefly reviewed Ordinance No. 2016-0011.

Mr. Brine opened the public hearing.

No one spoke in favor or opposition to the request; therefore Mr. Brine closed the public hearing.

**Planning Commission Recommendation:**

**Motion:** Jones                      Motion to approve Ordinance No. 2016-0011.

**Second:** Foor

**Motion carried by a 5-0 vote.**

## **5. REVIEW OF SITE PLAN**

### **A. Marvin Coblentz # 1116-SP-001**

In accordance with Section 1103 of the Code of Amherst County, a major site plan has been submitted by Marvin Coblentz for the construction of a 2800 square foot cabinet shop, on property located on Blue Ledge Loop off of Patrick Henry Highway. This property is currently being developed as a farm with a barn being constructed by the applicant on an adjoining area of the property. Copies of the plans were reviewed by the Development Review Committee on November 23, 2016. The following sections summarize staff and agency comments with respect to the major elements of the plan.

Mr. Mitchell presented the Staff report and concluded his comments by stating that Staff recommends approval of the site plan with the following conditions:

1. Virginia Department of Health approval of the site plan and a copy of the construction permit submitted prior to the issuance of a Zoning Permit.
2. VDOT approval of the site plan.

Mr. Thompson asked if there would be an entrance on Patrick Henry Highway in the future. Mr. Mitchell responded that access would only be from Blue Ledge Loop.

### **Planning Commission Recommendation:**

**Motion:** Foor                      Motion to approve Site Plan # 1116-SP-001 for Marvin Coblentz with Staff recommended conditions.

**Second:** Thompson

**Motion carried by a 5-0 vote.**

## **6. RURAL LONG RANGE TRANSPORTATION PLAN (RLRTP)**

Mr. Mitchell briefly reviewed a memorandum that discussed Staff collaborating 2011 with Region 2000 Local Government Council and VDOT's Lynchburg District to select from the 2035 Rural Long Range Transportation Plan the most important projects to the county. The selection process allowed for input from the local planning and engineering staff, the Planning Commission and the Board of Supervisors. It is time for an update to the Rural Long Range Transportation Plan (RLRTP), Philipp Gabathuler from Region 2000 briefly reviewed the list and answered the Planning Commission's questions concerning the ranking of the projects.

The Planning Commission is being asked to review the list of potential projects and make a decision at the January meeting to determine the priority order of the projects.

**7. APPOINTEE OF ROUTE 29 BUSINESS BEAUTIFICATION COMMITTEE MEMBER**

Mr. Mitchell stated that in November a member notified Staff and said they could no longer serve on the committee; therefore, a new member had to be appointed. Mr. Mitchell said that Staff had been in contact with C.T. Wingfield because he was a Route 29 Business owner and Mr. Wingfield agreed to serve on the committee.

**Planning Commission Recommendation:**

**Motion:** Thompson Motion to appoint C.T. Wingfield as the new Route 29 Business Beautification Committee Member.

**Second:** Floyd

**Motion carried by a 5-0 vote.**

**8. OLD/NEW BUSINESS**

There was none.

**9. APPROVAL OF MINUTES FOR NOVEMBER 17, 2016**

**Planning Commission Recommendation:**

**Motion:** Thompson Motion to approve Planning Commission Meeting Minutes for November 17, 2016.

**Second:** Foor

**Motion carried by a 5-0 vote.**

## **7. ADJOURNMENT**

There being no more business to discuss, the meeting was adjourned at 7:53 p.m.

### **Planning Commission Recommendation:**

**Motion:** Foor                      Motion to adjourn.

**Second:** Thompson

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



Chairman

/ss/12.20.16