

**AMHERST COUNTY
PLANNING COMMISSION MEETING
THURSDAY, AUGUST 17, 2017
MINUTES**

VIRGINIA

A public meeting for the Amherst County Planning Commission was held on Thursday, August 17, 2017, in the Public Meeting Room located in the Administration Building at 153 Washington Street, Amherst, VA.

MEMBERS PRESENT: Derin Foor, Chairman
George Brine
Beverly Jones
Jim Thompson
Lillian Floyd
David Wall, EDA Board of Liaison (non-voting)
David Pugh, Board of Supervisors Liaison (non-voting)

MEMBERS ABSENT: Michael Martineau

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. Public Hearing – Special Exception Case
 - A. 2017-10 Pauline Henley
5. Comprehensive Plan Review
6. Old/New Business
7. Approval of Minutes for July 20, 2017
8. Adjournment

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

The agenda was approved.

Planning Commission Action:

Motion: Jones Motion to approve the agenda as submitted.

Second: Brine

The motion carried by a 5-0 vote

3. CITIZENS COMMENTS

There were none.

4. PUBLIC HEARING – SPECIAL EXCEPTION REQUEST

A. 2017-10 Pauline Henley

Request by Pauline Henley for a special exception in the A-1 Agricultural Residential District. The purpose of the special exception is to allow a family day home (daycare/early learning). The parcel is located at 801 Ebenezer Road and is further identified as tax map number 126-A-33.

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

1. Maximum Number of Children: The applicant shall provide care for a maximum of twelve (12) children under the age of thirteen (13), exclusive of the provider's own children who reside in the home.
2. Well & Septic System: The applicant shall consult with the Virginia Department of Health to ensure that the existing well and septic system is adequate to handle the increased capacity, prior to the issuance of a zoning permit.
3. Building Safety and Inspections: The applicant shall comply with all regulations applicable to the Virginia Statewide Building Code, prior to the issuance of a zoning permit.
4. Transportation: The applicant shall contact the Virginia Department of Transportation to determine if the entrances are safe and adequate at this location prior to the issuance of a zoning permit.
5. Licensing: Applicant shall comply with all other licensing requirements as required by any other local, State or Federal law.

The Planning Commission briefly discussed well and septic regulations, the above ground pool on site, whether there would be a fenced in location for the children and what Health Department and Virginia Department of Transportation regulations must be met.

Mr. Foor opened the public meeting.

No one spoke in favor or in opposition, therefore Mr. Foor closed the public hearing.

Planning Commission Recommendation:

Motion: Jones Motion to approve special exception for 2017-10 for Pauline Henley with staff recommendations.

Second: Floyd

Motion carried by a 5-0 vote.

5. COMPREHENSIVE PLAN REVIEW

Mr. Bryant stated that he had spoken to Mr. Nickols, the school superintendent, and he has requested that the School Board would like to review the Comprehensive Plan at the September meeting. Mr. Bryant stated that a joint public hearing with the Board of Supervisors and the Planning Commission would be held in November to approve the Comprehensive Plan.

Mr. Wall, read a letter from the EDA Economic Development Authority of Amherst County and a separate letter from the Town of Amherst Industrial Development Authority expressing their opposition in the change to the growth boundary.

Mr. Wall speaking on behalf as a citizen did not approve putting the Speyer property in a conservation easement and stated that it was strictly for Ms. Speyer's perpetuity purposes only and reminded the Planning Commission that she can still use the property as agricultural use, however, she just will not receive the tax credits for putting this property in a conservation easement. Mr. Wall stated that the change in the Comprehensive Plan and subsequent conservation easement will only result in a significant financial benefit to Ms. Speyer, not the citizens and future generations of the Town or County of Amherst.

Mr. Bryant reviewed the updated growth boundary map that the Planning Commission had directed him to amend for their review.

Mr. Terry Morcom spoke in opposition to this change. Mr. Morcom stated that he owns land within this area and he did not feel it would be beneficial for the future growth of Amherst County to lock this property that connects Route 60 West to Kenmore Road into a Conservation Easement. Mr. Morcom stated that this is prime location that already has water and septic lines within Amherst and by moving the growth boundaries and allowing this property to be put into a conservation easement would be a waste of money for the county and a disadvantage to

the future growth of Amherst County.

Planning Commission Recommendation:

Motion: Thompson Motion to move forward to adopting the new growth boundary as rewritten and shown tonight in the amended Amherst County Future Land Use Map and added to the Comprehensive Plan based on formal meetings with the public.

Second: Brine
Motion carried by a 5-0 vote.

Mr. Bryant stated that this change would be included in the amended Comprehensive Plan and voted on at the advertised public hearing for the Comprehensive Plan.

Mr. Wall left the meeting at 7:49 pm.

6. OLD/NEW BUSINESS

Mr. Bryant reminded the Planning Commission of the opening day for the Train Depot Station for August 26, 2017.

There was discussion regarding the grading of the pad ready site at the Amelon Commerce Center.

There was brief discussion regarding the status of Broadband coming to the County with partnership of SweetBriar College. Mr. Bryant stated that he had been in contact with Sweet Briar College Vice President Rocky Query and this potentially could go into effect first of the year.

7. APPROVAL OF MINUTES FOR JULY 20, 2017

One change was made to the minutes.

Planning Commission Recommendation:

Motion: Jones Motion to approve Planning Commission Meeting Minutes for July 20, 2017 with the one change.

Second: Floyd
Motion carried by a 5-0 vote.

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8. ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 7:55 p.m.

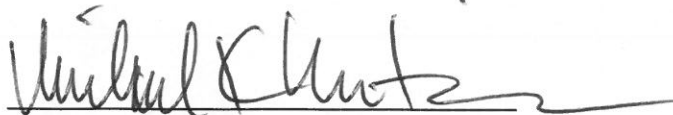
Planning Commission Recommendation:

Motion: Foor Motion to adjourn.

Second: Jones

Motion carried by a 5-0 vote.

/ss/8.23.17


Chairman

