

**AMHERST COUNTY
PLANNING COMMISSION MEETING
THURSDAY, JUNE 21, 2018
MINUTES**

VIRGINIA

A public meeting for the Amherst County Planning Commission was held on Thursday, June 21, 2018, in the Public Meeting Room located in the Administration Building at 153 Washington Street, Amherst, VA.

MEMBERS PRESENT: Michael Martineau, Chairman
Derin Foor, Vice Chairman
Beverly Jones
George Brine
Leslie Gamble
Jim Thompson
Mike Russell, EDA Liaison (non-voting)
David Pugh, Board of Supervisors Liaison (non-voting)

MEMBERS ABSENT: None

STAFF PRESENT: Jeremy Bryant, Director of Community Development
Dylan Bishop, Assistant Zoning Administrator/Planner

STAFF ABSENT: Stacey Stinnett, Administrative Assistant

Agenda

1. Call to Order
2. Approval of Agenda
3. Citizens Comments
4. Public Hearing
 - A. 2018-181 Dodd's Store Solid Waste Convenience Center (Rezone)
 - B. 2018-183 Dodd's Store Solid Waste Convenience Center (Special Exception)

5. Site Plan Review
 - A. 2018-168 Dodd's Store Solid Waste Convenience Center
 - B. 2018-147 Cooper Steel
6. Subdivision Review
 - A. 2018-079 Frank Good
7. Power Point Presentation on Route 29 Business Beautification Corridor
8. Old/New Business
 - A. Business Friendliness Initiative Update
 - B. Department Name Change – Community Development
 - C. Board of Zoning Appeals (Ordinance)
9. Approval of Minutes for May 17, 2018
10. Adjournment

1. CALL TO ORDER

Chairman Martineau called the meeting to order at 7:01 p.m.

2. APPROVAL OF AGENDA

The agenda was approved as submitted.

Planning Commission Action:

Motion: Jones Motion to approve the agenda.

Second: Foor

The motion carried by a 6-0 vote

3. CITIZENS COMMENTS

There were none.

4. PUBLIC HEARING

- A. 2018-181 Dodd's Store Solid Waste Convenience Center (Rezone)

Amherst County is requesting to rezone approximately 4.0 acres from the V-1 Village Center District to the P-1 Public Lands District. Amherst County is proposing to construct a solid waste trash disposal convenience center that will serve the residents in the surrounding area and

Amherst County. The property is located on Route 60 West (across from Buffalo Springs Turnpike) and further identified as tax map number 47-A-4B. Additionally, this request includes an amendment to the Amherst County Comprehensive Plan 2007-2027 future land use map from village to public land.

Mr. Bryant presented the Staff report.

Mr. Thompson confirmed that Amherst County owns the parcel, and Ms. Gamble confirmed that only 4 acres of the parcel are proposed to be rezoned.

Chairman Martineau opened the public hearing.

Ms. Amy Roscelli read a letter from her father, Sam Roscelli of 633 Buffalo Springs Turnpike. He was concerned with the convenience center affecting the rural character in the surrounding area, the resulting change in traffic at the intersection of Route 60 and Buffalo Springs Turnpike, and the close proximity to the road. Ms. Roscelli expressed her own concern with the aesthetics and beauty of the area.

Mr. David Smith, of 167 Sweet Herb Farm Road, stated he was concerned with the 55 mile per hour speed limit, and whether a turning lane would be added for safety. He was also concerned with the possibility of a rat infestation, but stated he is in favor of the proposed location.

Mr. Pugh assured Mr. Smith that he would address his concerns with the Board of Supervisors.

Chairman Martineau closed the public hearing, and opened the topic up for discussion among the Commissioners.

Planning Commission Recommendation:

Motion: Thompson Motion to approve 2018-181 Dodd's Store Solid Waste Convenience Center rezoning from V-1 Village to P-1 Public, with an amendment to the Amherst County Comprehensive Plan 2007-2027 future land use map from village to public land.

Second: Gamble

Motion carried by a 6-0 vote.

B. 2018-183 Dodd's Store Solid Waste Convenience Center (Special Exception)

Request by Amherst County for a special exception request in the FH – Flood Hazard District. The purpose of the special exception is to allow a solid waste trash disposal facility within a flood hazard district. All proposed equipment and containers will be flood-proofed and bolted

to concrete pads to mitigate damage to the facility, contamination to water ways and flotation of equipment and containers during flood events.

Mr. Bryant presented the staff report with the following staff recommended condition:

1. Flood Requirements: All proposed facilities will be in compliance with flood-proofing standards as required in Section 714. - FH – Flood Hazard Overlay District.

Chairman Martineau opened the public hearing.

Amy Roscelli returned to the podium, and requested details regarding the proposed landscaping and screening.

Andrew Hemmen (Draper Aden & Associates), the engineer for the project explained the types of planting and fences that are proposed to be used, and how they are to screen the site.

Chairman Martineau closed the public hearing.

Mr. Thompson commented that in lieu of building the site above base flood elevation, flood-proofing the containers is a reasonable alternative.

Planning Commission Recommendation:

Motion: Brine Motion to approve 2018-183 Dodd's Store Solid Waste Convenience Center special exception, with staff recommendations.

Second: Foor
Motion carried by a 6-0 vote.

5. SITE PLAN REVIEW

A. 2018-168 Dodd's Store Solid Waste Convenience Center

In accordance with Section 1103 of the Amherst County Zoning Ordinance, a major site plan has been submitted by Draper Aden Associates for new construction of a solid waste convenience center at Lexington and Buffalo Springs Turnpikes located at tax map parcel 47-A-4B. The parcel on which the proposed convenience center is located comprises 21.73 acre wooded lot. Copies of the plan were reviewed by the Developmental Review Committee on May 23, 2018.

Ms. Bishop presented the staff report with the following staff recommended conditions:

1. Site plan approval shall be contingent upon determination of Dodd's Store Convenience Center Special Exception Case #2018-183 by the Board of Supervisors at their July 17, 2018 meeting.
2. Site plan approval shall be contingent upon determination of Dodd's Store Convenience Center Rezoning Case #2018-181 by the Board of Supervisors at their July 17, 2018 meeting.
3. Virginia Department of Transportation approval of the site plan.
4. Amherst County Service Authority approval of the site plan.
5. Site plan approval shall be contingent upon approval of the Erosion and Sediment Control Plan.

Mr. Thompson asked how far away the proposed site entrance is from the rescue squad on Route 60.

Mr. Bryant indicated that it is approximately a quarter-mile away.

Mr. Brine asked if any of the containers would be used for recycling.

Ms. Nuckols indicated that some of these details remain to be worked out.

Planning Commission Recommendation:

Motion: Jones Motion to approve 2018-168 Dodd's Store Solid Waste Convenience Center site plan, with staff recommendations.

Second: Brine
Motion carried by a 6-0 vote.

B. 2018-147 Cooper Steel

In accordance with Section 1103 of the Amherst County Zoning Ordinance, a minor site plan has been submitted by Acres of Virginia, Inc. for new construction of additions at 273 Francis Avenue located at tax map parcel 137C3-A-4. The parcel on which the proposed additions are located is an approximately 14 acre lot with an existing steel manufacturing warehouse (formerly Lynchburg Steel, now Cooper Steel). Copies of the plan were reviewed by the Developmental Review Committee on May 23, 2018.

Ms. Bishop presented the staff report with the following staff recommended conditions:

1. Amherst County Service Authority approval of the site plan.

2. Virginia Department of Transportation approval of the site plan.
3. Requirements of Section 714.12.2 or Section 714.12.3 of the Floodplain Ordinance shall be met.

Mr. Thompson inquired about the functionality of the proposed flood-proofing measures. Specifically if the louver system would be underground.

Andrew Lunik, Cooper Steel, explained the engineering aspects of the proposed flood-proofing systems and that the louver system is built above ground into the walls on top of a slab.

Chairman Martineau confirmed that the purpose of the proposed additions is to use more efficient materials and transport equipment.

Planning Commission Recommendation:

Motion: Thompson Motion to approve 2018-147 Cooper Steel site plan, with staff recommendations.

Second: Jones

Motion carried by a 6-0 vote.

6. SUBDIVISION REVIEW

A. 2018-079 Frank Good

In accordance with Section 1207 of the Amherst County Subdivision Ordinance, a major subdivision plat has been submitted by Slusher Surveying Inc. for the creation of 7 new lots located at tax map parcel 155-A-195. The parcel where the proposed subdivision is located comprises a 12.67 acre wooded lot. Copies of the plat were reviewed by the Developmental Review Committee on March 28, 2018, and again on May 23, 2018.

Ms. Bishop presented the staff report with the following staff recommended conditions:

1. Virginia Department of Transportation approval of the subdivision plat.
2. Amherst County Service Authority approval of the subdivision plat.
3. Virginia Department of Health approval of the subdivision plat.

The drainage easement required by VDOT was briefly discussed.

Planning Commission Recommendation:

Motion: Jones Motion to approve 2018-079 Frank Good 8-lot subdivision plat in the R-1 Limited Residential District, with staff recommendations.

Second: Foor
Motion carried by a 6-0 vote.

7. POWER POINT PRESENTATION ON ROUTE 29 BUSINESS BEAUTIFICATION CORRIDOR

Mr. Bryant thanked all those involved in this subcommittee of the Planning Commission.

The purpose of the Route 29 Business Beautification Committee is to beautify the roadways of Amherst County so as to instill pride and appreciation of the citizenry and the attractiveness of their community. The Committee will work towards promoting the attraction of customers to the 29 Business corridor and will provide citizens an opportunity to take an active role in the appearance of our community.

Mr. Bryant listed some of the completed and upcoming accomplishments of the Committee, including:

- VDOT cleaning of curbing from Coolwell Road down to the river
- Acted as advocacy group for replacement of median barrier to the Highway Safety Improvement Program
- Tree beautification
- Banners on AEP poles
- Assistance from CSE to remove an old sign blighting the corridor

Mr. Bryant presented the power point presentation, followed by a brief discussion.

8. OLD/NEW BUSINESS

A. Business Friendliness Initiative Update

Mr. Bryant summarized the process of the initiative and reviewed some of the positive and negative comments received from the survey. This was followed by a brief discussion. Ms. Lori Saunders was present to address questions.

B. Department Name Change – Community Development

Mr. Bryant informed the Commission that the departments of Planning & Zoning and Building Safety and Inspections have merged into the Community Development Department.

C. Board of Zoning Appeals (Ordinance)

Mr. Bryant informed the Commission that updates to the Board of Zoning Appeals language required by state code would be coming up in the near future.

9. APPROVAL OF MINUTES FOR MAY 17, 2018

May 17, 2018 Planning Commission Meeting minutes.

Planning Commission Recommendation:

Motion: Jones Motion to approve the Planning Commission Meeting Minutes for May 17, 2018.

Second: Thompson

Motion carried by a 6-0 vote.

10. ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 8:48 p.m.

Planning Commission Recommendation:

Motion: Brine Motion to adjourn.

Second: Thompson

Motion carried by a 6-0 vote.

/ss/6.12.18



Chairman