

**AMHERST COUNTY  
PLANNING COMMISSION MEETING  
THURSDAY SEPTEMBER 20, 2018  
MINUTES**

**VIRGINIA**

A public meeting for the Amherst County Planning Commission was held on Thursday, September 20, 2018, in the Public Meeting Room located in the Administration Building at 153 Washington Street, Amherst, VA.

**MEMBERS PRESENT:** Derin Foor, Chairman  
Beverly Jones, Vice Chair  
George Brine  
Leslie Gamble  
Jim Thompson  
Michael Bryant  
David Pugh, Board of Supervisors Liaison (non-voting)  
Dan Sweeney, EDA Liaison (non-voting)

**MEMBERS ABSENT:** Michael Martineau

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

**STAFF ABSENT:** Dylan Bishop, Assistant Zoning Administrator/Planner

Agenda

1. Call to Order
2. Approval of Agenda
3. Citizens Comments
4. Public Hearing – Special Exception
  - A. 2018-274 Tiffany Alcock
5. Business 29 Construction of Sidewalk
6. Members Route 29 Business Beautification Corridor
  - A. Discussion on Two New Possible Members
  - B. Removal of Exxon Sign
7. Old/New Business
8. Approval of Minutes for June 21, 2018 and August 14, 2018
9. Adjournment

## **1. CALL TO ORDER**

Chairman Foor called the meeting to order at 7:00 p.m.

## **2. APPROVAL OF AMENDED AGENDA**

The amended agenda was approved.

### **Planning Commission Action:**

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

**Second:** Thompson

**The motion carried by a 6-0 vote**

Mr. Bryant introduced and welcomed Michael Bryant as the new Planning Commission member.

## **3. CITIZENS COMMENTS**

There were none.

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

A.      2018-274 Tiffany Alcock

Request by Tiffany Alcock for a special exception request in the V-1 Village Center District. The purpose of the special exception is to allow a bed and breakfast and a venue for weddings and special events. The property is located at 2816 Lowesville Road and further identified as tax map number 29-A-14.

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

1. Transportation: Prior to the issuance of a zoning permit, the applicant shall contact the Virginia Department of Transportation to determine if the existing entrances 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 drainfield is adequate for the proposed combined uses.

3. Lighting: All outdoor lighting will be glare-shielded and directed so as to prevent illumination across the property line.
4. Parking: A parking attendant shall be directing traffic with events greater than seventy-five (75) guests.
5. Noise: All noise shall be in compliance with Chapter 10, Article II of the noise ordinance.
6. Building: The structure shall meet the Virginia Statewide Building Code or any other applicable regulations as approved by the Building Official.

Mr. Bryant stated that there were three requests, however, request three (3) could not be considered as of now due to how the code reads.

1. Bed and Breakfast
2. Wedding Venue
3. Four (4) cabins – In the Village District only one (1) dwelling per parcel is allowed. The property would have to be divided into five (5) parcels to allow.

Mr. Bryant stated that the property could be subdivided into five (5) individually lots or a code change would have to be considered to allow more than one (1) dwelling on a parcel in the Village District. Mr. Bryant stated that cabins could not be considered because it wasn't advertised in request because currently they are not allowed due to they must be considered as a single family dwelling.

Mr. Foor opened the public hearing.

Ms. Tiffany Alcock, applicant, spoke in favor of the request.

Mr. Shimp resides at 2758 Lowesville Rd., in Amherst, VA. Spoke in favor of the request.

There being no further speakers Chairman Foor closed the public hearing.

**Planning Commission Recommendation:**

**Motion:** Jones                      Motion to approve special exception 2018-274 for Tiffany Alcock with staff recommendations.

**Second:** Brine

**Motion carried by a 6-0 vote.**

Mr. Bryant stated that the Board of Supervisors will review this case at the October 16, 2018 Board of Supervisors Meeting.

## **5. BUSINESS 29 CONSTRUCTION OF SIDEWALK**

Mr. Bryant briefly gave an update on the Business 29 Sidewalk project and included where sidewalks would be placed throughout the corridor.

## **6. MEMBERS ROUTE 29 BUSINESS BEAUTIFICATION CORRIDOR**

### **A. Discussion of Two New Possible Members**

Mr. Bryant briefed the Planning Commission that there were two seats available on the Route 29 Business Beautification Corridor Committee and to please get the word out to citizens and business owners.

### **B. Removal of Exxon Sign**

Mr. Bryant briefed the Planning Commission on the Exxon Sign that was removed by CSE at no charge and was filmed on a Roanoke TV news station WSLs.

## **7. OLD and NEW BUSINESS**

Mr. Bryant briefly mentioned to the Planning Commission that the BOS asked the EDA to rank incentives. Mr. Bryant stated that he would like to see the Planning Commission review all special exception uses and requirements in zoning districts and critique by the next meeting. This is to hopefully help the citizens with requests and the County being more business friendly.

## **8. APPROVAL OF MINUTES FOR AUGUST 14, 2018**

August 14, 2018

### **Planning Commission Recommendation:**

**Motion:** Jones                      Motion to approve August 14, 2018 Planning Commission Meeting Minutes.

**Second:** Thompson

**Motion carried by a 6-0 vote**

## **9. ADJOURNMENT**

There being no more business to discuss, the meeting was adjourned at 7:50 p.m.

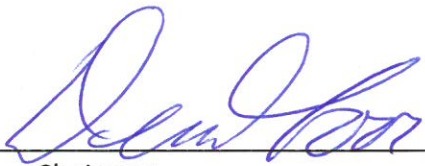
**Planning Commission Recommendation:**

**Motion:** Bryant      Motion to adjourn.

**Second:** Jones

**Motion carried by a 6-0 vote.**

/ss/10.12.18

  
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Chairman