

**AMHERST COUNTY
PLANNING COMMISSION MEETING
THURSDAY, MAY 17, 2018
MINUTES**

VIRGINIA

A public meeting for the Amherst County Planning Commission was held on Thursday, May 17, 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
George Brine
Leslie Gamble
Jim Thompson
Chad Eby, EDA Liaison (non-voting)

MEMBERS ABSENT: Beverly Jones
David Pugh, Board of Supervisors Liaison (non-voting)

STAFF PRESENT: Dylan Bishop, 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. Site Plan Review
 - A. 2018-114 Shenandoah Mobile LLC (Shentel)
Tax Map # 112-A-44
5. Old/New Business
 - A. 2018-03-26 Rehabilitation of Derelict Tax
Abatement Ordinance
 - B. Business Friendliness Initiative Update
6. Approval of Minutes for April 19, 2018
7. 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: Foor Motion to approve the agenda.

Second: Thompson

The motion carried by a 5-0 vote

3. CITIZENS COMMENTS

There were none.

4. SITE PLAN REVIEW

A. 2018-114 Shenandoah Mobile LLC (Shentel) Tax Map # 112-A-44

In accordance with Section 1103 of the Amherst County Zoning Ordinance, a major site plan has been submitted by Shenandoah Mobile, LLC for new construction of a telecommunications tower and compound on Route 60 located at tax map parcel 112-A-44. The parcel on which the proposed tower is located comprises an approximately 49 acre wooded lot. Copies of the plan were reviewed by the Developmental Review Committee electronically, and comments were sent to the applicant on May 2, 2018. The following sections summarize staff and agency comments with respect to the major elements of the plan.

Ms. Bishop presented the Staff report and concluded her comments by stating that Staff recommends the following condition:

Virginia Department of Transportation approval of the site plan.

Ms. Bishop stated that the applicant Ryan Fletcher was unable to be present at the meeting tonight, however he did submit her an email on May 16, 2016 that the revised plans would include the new access route to the site and proposing 7,000 square feet of disturbance. Mr. Fletcher also stated in the email that by increasing the site distance to the East the new entrance would not only provide a better turning radius, but also offer a safer option by increasing the stopping distance for west bound traffic on Rt. 60.

Ms. Bishop referred to the page Z-1 of the site plan referencing VDOT's fall radius of 195' as well as the proposed 20' access and utility easement.

Planning Commission Recommendation:

Motion: Thompson Motion to approve site plan 2018-114 Shenandoah Mobile LLC (Shentel) Tax Map # 112-A-44 with staff recommendation.

Second: Brine

Motion carried by a 5-0 vote.

5. OLD/NEW BUSINESS

A. 2018-03-26 Rehabilitation of Derelict Structure Tax Abatement Ordinance

Ms. Bishop briefly explained that the County Building Official shall have the authority to declare a structure derelict if it meets the criteria set forth in this article. The Building Official may make such declaration on his own initiative, upon complaint, or the landowner may apply to the Building Official to make such a declaration.

Sec. 7-3550 Tax abatement for rehabilitation of derelict structures.

a) Prior to commencement of work on the rehabilitation plan, the property owner may request in writing a tax abatement from the County.

b) Upon receipt of the request, the Commissioner of the Revenue shall make an assessment of the property in its current derelict condition.

c) On the building permit application, the owner shall declare the costs of demolition, or the costs of materials and labor to complete the renovation.

d) At the request of the property owner, after demolition or renovation of the derelict building, the Commissioner of the Revenue shall reflect the fair market value of the demolition costs or the fair market value of the renovation improvements, and reflect such value in the real estate tax assessment records. The real estate tax on an amount equal to the costs of demolition or an amount equal to the increase in the fair market value of the renovations, shall be abated for a period of not less than 15 years, and is transferable with the property.

e) The abatement of taxes for demolition shall not apply if the structure demolished is a registered landmark or is determined by the Department of Historic to contribute to the significance of a registered historic district.

Ms. Bishop briefly explained that at the last Planning Commission meeting David Pugh requested staff to look into 10 years instead of 15 years. Ms. Bishop spoke with Jeff Bandy and he stated the City of Lynchburg considers 15 years. Ms. Bishop stated that after consulting with the County Attorney, Mike Lockaby, stated that the ordinance only references one state

code and that is 15 years, however if the County wanted to change to 10 years then an ordinance would need to be drafted.

Planning Commission Recommendation:

Motion: Martineau Motion to move forward with 2018-03-26 Rehabilitation of Derelict Structure Tax Abatement Ordinance as presented with 15 years.

Second: Brine

Motion carried by a 5-0 vote.

B. Business Friendliness Initiative Update

Victoria Hansen, Director of Economic Development, was not present to give the presentation.

6. OLD/NEW BUSINESS

There was none

7. APPROVAL OF MINUTES FOR APRIL 19, 2018

April 19, 2018 Planning Commission Meeting minutes

Planning Commission Recommendation:

Motion: Foor Motion to approve the Planning Commission Meeting Minutes for April 19, 2018.

Second: Gamble

Motion carried by a 5-0 vote. (Thompson abstained)

8. ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 7:16 p.m.

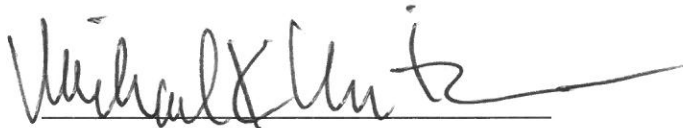
Planning Commission Recommendation:

Motion: Brine Motion to adjourn.

Second: Foor

Motion carried by a 5-0 vote.

/ss/6.12.18


Chairman

