

**AMHERST COUNTY  
PLANNING COMMISSION MEETING  
THURSDAY APRIL 18, 2019  
MINUTES**

**VIRGINIA**

A public meeting for the Amherst County Planning Commission was held on Thursday, April 18, 2019, 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  
Michael Martineau  
Jim Thompson  
Michael Bryant  
Catherine Gamble  
Michael Russell, EDA Liaison (non-voting)  
David Pugh, Board of Supervisors Liaison (non-voting)

**STAFF PRESENT:** Jeremy Bryant, Director of Planning/Zoning  
Dylan Bishop, Assistant Zoning Administrator/Planner

**STAFF ABSENT:** Stacey Stinnett, Administrator Assistant

Agenda

1. Call to Order
2. Approval of Agenda
3. Citizens Comments
4. Public Hearing - Ordinance
  - A. BZA Ordinance 2019-0002
5. Public Hearing – Special Exception
  - A. 2019-131 Winton Farms LLC
6. Potential Code Changes (Staff Presentation)
7. Planning Commission Youth Participant Discussion
8. Old/New Business
9. Approval of Minutes for January 17, 2019
10. Adjournment

### **1. CALL TO ORDER**

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

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

The agenda was approved as submitted.

#### **Planning Commission Action:**

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

**Second:** Martineau

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

### **3. CITIZENS COMMENTS**

There were none.

### **4. PUBLIC HEARING – ORDINANCE**

A.      BZA Ordinance 2019-0002

Amending § sections 1402.03, 1402.04 and 1402.06 of Article XIV of Appendix A – Zonings and Subdivisions to the Code of the County of Amherst to address changes to the Board of Zoning Appeals.

Chairman Foor opened the public hearing.

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

#### **Planning Commission Recommendation:**

**Motion:** M. Bryant      Motion to approve BZA Ordinance 2019-0002

**Second:** Thompson

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

The first reading for the Board of Supervisors will be at the May 7, 2019 Board of Supervisors meeting. The public hearing for the Board of Supervisors will be at the May 21, 2019 Board of Supervisors meeting.

## 5. PUBLIC HEARING – SPECIAL EXCEPTION

### A. 2019-131 – Winton Farm LLC

Request by Winton Farm LLC for a special exception use in the A-1 Agricultural Residential District. The purpose of the special exception is to designate 286 acres a Planned Unit Development. The Planned Unit Development designation as shown on the plan designates the land use into categories such as: retail/business expansion area, future age restricted/residential area, golf/open agricultural area and an area for future county fairgrounds. The property is located at 599 Patrick Henry Highway and is further identified as tax map number 66-A-97.

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

1. Exterior Lighting. All exterior lighting should be installed to prevent glare on adjacent properties and streets. (Comprehensive Plan, page 155)
2. Water and Sewage Disposal. All future uses and future buildings shall meet the regulations of the Virginia Department of Health prior to the issuance of a zoning permit.
3. Transportation. The applicant should meet all applicable regulations in accordance with the Virginia Department of Transportation. (Comprehensive Plan, page 86)
4. Trash Disposal. If a dumpster is located on the parcel(s) it shall be screened from view from all residential districts. The dumpster should be screened with solid wood fence or solid material that is opaque. (Zoning Ordinance, Sec. 1601)
5. Sign. If a sign is erected, it should meet the requirements of the Amherst County Zoning Ordinance. (Comprehensive Plan, page 122)
6. Zoning Ordinance. Requirements of Section 911 will be met.
7. Site Plan Approval. The owner shall seek site plan approval from the Planning Commission prior to issuance of a zoning permit.
8. Removal of Uses. The following uses are excluded from future zoning approval: Automobile service station, marinas, docks and boating facilities of a commercial or club type, churches, manses, parish houses, schools, day care centers, indoor theatre, library, emergency services, time-share projects.

Other considerations:

- Timing of designating conservation easement before certain type of zoning approval
- Keeping golf course at 18 holes
- Concern over how the fair equipment will disrupt greens and fairways
- Landscaping
- Limit on the number of days and timing for special events

1. Lighting: All outdoor lighting will be glare-shielded and directed so as to prevent Chairman Foor opened the public hearing.

Mr. Foor opened the public hearing.

No one spoke in in favor or in opposition to the request. Therefore, Chairman Foor closed the public hearing.

**Planning Commission Recommendation:**

**Motion:** M. Bryant    Motion to approve special exception 2019-081 Maple Spring Farm B&B, LLC. with staff conditions.

**Second:** Gamble

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

**6. POTENTIAL CODE CHANGES**

Mr. J Bryant reviewed new potential code changes.

**7. RECOMMENDATION ON YOUTH PARTICIPATION (REFERENCE #12 ON PLANNING COMMISSION CHARTER**

Mr. J. Bryant referenced #12 on the Planning Commission Charter:

It is the intention on the Planning Commission to not only develop the citizenship and political involvement of the youth of the County, but to also obtain their input in as many areas of County leadership as possible. The Planning Commission Chairman is responsible to recruit and involve youth to fulfill their charter. While youth may be recruited from anywhere in the County, the Superintendent of Schools serves as a resource to identify interested and capable youth who are willing to serve. The minimum requirement for youth to participate is that they must be residents of the County and between the ages of 16 and 21 years of age (i.e., 16 to 20 years old).

The Planning Commission and Staff will start to review interested candidates for the position.

## **8. OLD/NEW BUSINESS**

Mr. J. Bryant invited the Planning Commission to attend the Route 29 Business Corridor Beautification Committee Community Meeting which will be held on April 4, 2019 at 6:00 pm at the Madison Heights Public Library. Mr. J. Bryant also gave a brief update on their progress which consisted of ordering banners, planting trees and liter.

Mr. J. Bryant informed the Planning Commission the Elon Ruritan Club is amending their application and requesting a 27-foot variance instead of a 23-foot variance.

### **Planning Commission Recommendation:**

**Motion:** Jones                      Motion to recommend approval of Board of Zoning Appeals request #2019-059 Elon Ruritan Club with the change from a 23-foot variance to a 27-foot variance.

**Second:** M. Bryant

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

## **9. APPROVAL OF MINUTES FOR JANUARY 17, 2019**

### **Planning Commission Recommendation:**

**Motion:** Gamble                      Motion to approve the January 17, 2019 meeting minutes as submitted.

**Second:** M. Bryant

**Motion carried by a 4-0 vote. (Martineau and Jones abstained)**

## 10. ADJOURNMENT

There being no more business to discuss, the meeting was adjourned 8:16 pm

### Planning Commission Recommendation:

**Motion:** Bryant      Motion to adjourn.

**Second:** Martineau

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

/ss/4.10.19

  
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Chairman