

**AMHERST COUNTY
PLANNING COMMISSION MEETING
THURSDAY, AUGUST 16, 2012
MINUTES**

VIRGINIA

A public meeting for the Amherst County Planning Commission was held on Thursday, August 16, 2012, in the Board of Supervisors Room located in the Administration Building at 153 Washington Street, Amherst, VA.

MEMBERS PRESENT: Donald Hedrick, Chairman
Donald Kidd, Board of Supervisors Liaison
Derin Foor
George Brine
Leslie Irvin
Beverly Jones

MEMBERS ABSENT: Mitch Heishman, Vice-Chairman

STAFF PRESENT: Jeremy Bryant, Director of Planning/Zoning
Matthew Rowe, Planner/Assistant Zoning Planner
Stacey Stinnett, Administrative Assistant

Agenda

1. Call to Order
2. Approval of Agenda
3. Citizens Comments
4. Public Hearing – Special Exception
 - A. #2012-14 Verizon – 369 Moses Mtn. Rd.
 - B. #2012-16 Wright Brothers Properties
 - C. #2012-18 Global Tower Assets, LLC.
5. Site Plan Review
 - A. #0812-SP-001 McBride Industrial, LLP
6. Old/New Business
7. Approval of Minutes for July 19, 2012
8. Adjournment

1. CALL TO ORDER

The meeting was called to order at 7:00 PM.

2. APPROVAL OF AGENDA

Mr. Bryant stated that the agenda was amended by deleting item 4 (b). The amended agenda was approved as submitted.

Planning Commission Action:

Motion: Irvin Motion to approve the amended agenda. .

Second: Foor

The motion carried by a 5-0 vote

3. CITIZENS COMMENTS

There were none.

4. PUBLIC HEARING – SPECIAL EXCEPTION

- A. #2012-14 Verizon – 369 Moses Mtn. Rd -
Request by Verizon Wireless for a special exception application to replace an existing 50 foot tall wooden monopole with a 120 foot tall steel pole. The wireless communication facility is located on a ridge that is sky lighted and considered to be located in an avoidance area. The parcel is located at 369 Moses Mountain Road and is further identified as tax map number 52-A-5.

Mr. Bryant explained that a balloon test had been successfully completed and in accordance to the ordinance.

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

- 1) Landscaping: The Zoning Administrator or Board of Supervisors may establish different requirements for landscaping based on unique site characteristics. Because the site is surrounded by existing hardwood trees, staff does not see any need for additional landscaping.
- 2) Governmental Access: Prior to the issuance of a zoning permit, the Director of Public Safety shall determine if the County needs space to co-locate in accordance with Section 919.09.

Lori, Schweller, attorney with Leclare Ryan representing Verizon gave a brief power point presentation and answered the Planning Commission's questions.

Mr. Hedrick opened the public hearing.

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

Planning Commission Recommendation:

Motion: Foor

Motion that case #2012-14 Verizon at 369 Moses Mtn. Rd be approved with staff recommendations.

Second: Brine

The motion carried by a 5-0 vote

- B. #2012-18 Global Tower Assets, LLC. –
Request by Global Tower Assets, LLC, for approval of a special exception in the M-1 Industrial District. The purpose of the special exception is to allow a personal wireless service facility to be erected to one-hundred and ninety-five (195) feet in height, with a four (4) foot lightning rod for a total height of one-hundred and ninety-nine (199) feet. The parcel is located at the intersection of Cedar Gate Road and Iron Bridge Road in Monroe, VA, within the Norfolk Southern Railroad property right-of-way.

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

1. Landscaping: The Zoning Administrator or Board of Supervisors may establish different requirements for landscaping based on unique site characteristics. Because the site is surrounded by existing hardwood trees, staff does not see any need for additional landscaping.
2. Governmental Access: Prior to the issuance of a zoning permit, the Director of Public Safety shall determine if the County needs space to co-locate in accordance with Section 919.09.

Mr. Bryant asked that this case be tabled to the September 6, 2012 Planning Commission meeting due to a balloon test needed to be conducted on the property.

Mr. Kidd was concerned about the propane tanks if the tower were to fall. Mr. Bryant said that he would contact the applicant to determine the distance of the tanks.

Mr. Hedrick opened the public hearing.

No one spoke in favor or in opposition to the request; therefore, Mr. Hedrick closed the public Hedrick.

Planning Commission Recommendation:

Motion: Irvin

Motion to table #2012-18 Global Tower Assets, LLC. until the September 6, 2012 Planning Commission Meeting so that a balloon test can be completed.

Second: Foor

The motion carried by a 5-0 vote

5. SITE PLAN REVIEW

A. #0812-SP-001 McBride Industrial, LLP

In accordance with Section 1103 of the Code of Amherst, a minor site plan has been submitted by McBride Industrial LLP for the construction of a 400 square foot lunch room and library addition to the existing sign company, on property located at 5493 S. Amherst Hwy. The proposed addition will not result in the addition of any new employees or company vehicles and, in accordance with Section 602.03.5.a, will not require any additional parking spaces. Copies of the plans were reviewed by the development Review Committee on August 14, 2012. The following sections summarize staff and agency comments with respect to the major elements of the plan.

Mr. Rowe presented the Staff report and concluded his comments by stating that Staff recommends the following conditions must be approved by the Planning Commission.

1. A rapid entry access key must be placed on the building's entrance per Amherst County Code 11.5-107.

Planning Commission Recommendation:

Motion: Jones

Make a motion that #0812-SP-001 McBride Industrial, LLP be approved with staff recommendations and the request for the rapid entry access key.

Second: Brine

The motion carried by a 5-0 vote

6. OLD/NEW BUSINESS

Mr. Foor updated the Planning Commission on the last Business Taskforce Meeting which was held on August 13, 2012.

There was discussion regarding the Noise Ordinance.

7. APPROVAL OF MINUTES FOR JULY 19, 2012

Planning Commission Recommendation:

Motion: Irvin Make a motion to approve the minutes for July 19, 2012.

Second: Foor

The motion carried by a 5-0 vote

8. ADJOURNMENT

Planning Commission Recommendation:

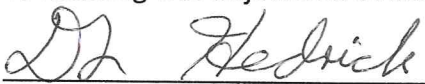
Motion: Irvin Motion to adjourn.

Second: Brine

The motion carried by a 5-0 vote

There being no further business to discuss, the meeting was adjourned at 8:35 p.m.

/ss/9.12.12


Chairman