

**AMHERST COUNTY  
PLANNING COMMISSION MEETING  
TUESDAY, SEPTEMBER 18, 2012  
MINUTES**

**VIRGINIA**

A joint public meeting between the Amherst County Planning Commission and Amherst County Board of Supervisors was held on Tuesday, September 18, 2012, in the Board of Supervisors Room located in the Administration Building at 153 Washington Street, Amherst, VA.

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

**STAFF PRESENT:** Jeremy Bryant, Director of Planning/Zoning

**Agenda**

1. Call to Order
2. Approval of Agenda
3. Comprehensive Plan Amendment and Rezoning of Old Town Madison Heights Ordinance 2012-0013
4. Adjournment

**1. CALL TO ORDER**

The meeting was called to order at 7:15 PM.

**2. APPROVAL OF AGENDA**

The agenda was approved as submitted.

**Planning Commission Action:**

**Motion:** Irvin                      Motion to approve the agenda.  
**Second:** Jones  
**The motion carried by a 6-0 vote**

**3. COMPREHENSIVE PLAN AMENDMENT AND REZONING OF OLD TOWN MADISON HEIGHTS  
ORDINANCE 2012-0013**

**Ordinance 2012-0013:** Amending the 2007-2027 Comprehensive Plan and Future Land Use Map to establish a new zoning district, the Residential Mixed Use District (the "RMU-1 district"), in the neighborhood known as Old Town Madison Heights. This will result in a rezoning of all parcels zoned R-2 General Residential District located in the area demarcated by the James River to the south, Route 210 to the north, U.S. Route 29 Business to the east, and Route 163 to the west. The rezoning will ease the restrictions on yard setbacks to facilitate development of small and irregularly shaped lots in the neighborhood, and will authorize new uses and development standards. The new standards are intended to permit a compatible mix of uses in a single structure or a group of structures on a parcel or group of parcels, for a variety of uses – including residential, commercial, cultural, educational, and other public and private uses – discourage piecemeal development, facilitate investment by increasing the number of permitted principal and accessory uses in a single district, and encourage high quality redevelopment by permitting greater regulatory flexibility. The density standards applicable to the RMU-1 district are the same as those for the R-2 district as specified in § 801 of Appendix A, Amherst County Code.

Mr. Bryant presented a staff report and a PowerPoint presentation with the Planning Commission and Board of Supervisors.

Chairman Hedrick opened the joint public hearing.

Calvin Carlson, 330 Main Street, Madison Heights spoke in favor of the request.

No one spoke in opposition.

Chairman Hedrick closed the public hearing.

**Planning Commission Recommendation:**

**Motion:** Jones                      Due to public necessity, convenience, general  
welfare and good zoning practice, I make a motion  
to adopt resolution 2012-0013.

**Second:** Irvin  
**The motion carried by a 6-0 vote**

**4. ADJOURNEMENT**

**Planning Commission Recommendation:**

**Motion:** Irvin


Motion to adjourn.

**Second:** Heishman

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

There being no further business to discuss, the meeting was adjourned at 7:40 p.m.

/jb/9.28.12

  
Chairman