

**AMHERST COUNTY  
PLANNING COMMISSION MEETING  
THURSDAY, APRIL 4, 2013  
MINUTES**

**VIRGINIA**

A public meeting for the Amherst County Planning Commission was held on Thursday, April 4, 2013, 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  
Beverly Jones  
Leslie Irvin  
Derin Foor

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

**MEMBERS ABSENT:** Donald Kidd, Board of Supervisors Liaison  
George Brine

**Agenda**

1. Call to Order
2. Approval of Agenda
3. Citizens Comments
4. Draft Text of Proposed Zoning Amendments
  - A. Landscaping
  - B. Signs
5. Old/New Business
6. Approval of Minutes for February 7, 2013 & March 7, 2013
7. Adjournment

**1. CALL TO ORDER**

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

## **2. APPROVAL OF AGENDA**

The agenda was approved as submitted.

### **Planning Commission Action:**

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

**Second:** Heishman

**The motion carried by a 5-0 vote**

## **3. CITIZENS COMMENTS**

There were none.

## **4. DRAFT TEXT OF PROPOSED ZONING TEXT AMENDMENTS**

### **A. Landscaping**

Mr. Bryant introduced the draft text for the proposed zoning text for the landscaping ordinance that the Business Taskforce had made changes to.

The Planning Commission made several grammar corrections.

### **Planning Commission Action:**

**Motion:** Heishman    Motion to submit draft landscape ordinance with changes to County Attorney.

**Second:** Foor

**The motion carried by a 5-0 vote**

### **B. Signs**

Mr. Bryant briefly discussed to the Planning Commission that on March 19, 2013 Joseph W. King II, requested that the Business Taskforce consider 907.04 (3) of the sign ordinance. Mr. King suggested rewriting a portion of the sign ordinance to allow parcels of land that have more than one (1) main building to have a freestanding sign to serve each building. Mr. King is the property owner of two (2) business located on one (1) parcel at 4116 and 4124 South Amherst HWY, Madison Heights.

Currently, the sign ordinance only allows one (1) freestanding sign on a given parcel for every public road contiguous to that property. Therefore, in the case of multiple main buildings on a

single parcel, only one (1) sign may be allowed. Therefore, the Business Taskforce on March 19, 2013 motioned for the Planning Commission to consider modifying this section of the sign ordinance.

There was discussion amongst the Planning Commission.

**Planning Commission Action:**

**Motion:** Irvin                      Motion to submit modification to section 907.04 (3) of the Sign Ordinance to the County Attorney to read: "Excepting those signs exempted pursuant to Section 907.03, there may be erected upon a given property no more than one (1) on-site freestanding sign which is allowed for every main building that exists on a given property and has a frontage on a public road contiguous to that property.

**Second:** Heishman

**The motion carried by a 5-0 vote**

**5. OLD/NEW BUSINESS**

Mr. Bryant briefly discussed a letter that he had recently received from Jorg Huckabee-Mayfield, Director of VDOT Lynchburg District Office of Transportation and Land Use. The letter referred to a design, which was approved in 2008 by VDOT for the proposed connector road between the Stratford Place subdivision and Woody's Lake Road for the reconstruction and widening of a portion of Woody's Lake Road. However, recently VDOT has been in discussion with Countryside Service Company, the developer of Stratford Place Subdivision, and agreed that a slight modification to the original proposal that includes achieving a consistent 18' cross section through pavement wedging, spot leveling and reshaping, to be performed by VDOT, then the developer will overlay the road. VDOT has asked the developer to provide an additional connection between the Stratford Place subdivision and Woodland Drive. Mr. Bryant stated that the letter suggests the pavement will require extensive maintenance due to the added traffic; therefore VDOT is suggesting the county to prioritize this roadway in considering future Secondary Six Year Plan requests and consider the use of Revenue Sharing funds available for this purpose. While the developer appears willing to make the connection to Woodland Drive, the timing will be dependent upon market conditions.

Mr. Bryant updated the Planning Commission on attending the Board of Supervisors and Amherst County Service Authority Meeting and discussing the motion that was made in favor of replacing the existing package plants at Ivanhoe Forest and Westbriar Place subdivisions at some point in the future and work in estimates for work into the Capital Improvement Plan.

Mr. Bryant stated that nothing had been submitted by Liberty University regarding the proposed development of Treasure and Daniel Islands discussing the possible intent to build nineteen (19) athletic fields on the islands.

Mr. Bryant stated that there would be a joint Public Hearing with the Planning Commission and the Board of Supervisors on Tuesday, May 21, 2013 at 7:00 p.m. in the School Board Room. The Planning Meeting Commission decided that the May 16<sup>th</sup> meeting would be canceled.

Mr. Bryant passed out a letter addressed to the Planning Commission from Kenneth Campbell, Amherst County Building Official. The letter was in response to a comment made on the March 7, 2013 Planning Commission Meeting concerning a condemned residence which Mr. Campbell was allowing to be inhabited by a family.

Mr. Hedrick assigned each Planning Commission member a section of the Comprehensive Plan and asked that they thoroughly go through their assigned section and identify items that the Commission needs to initiate and take action on and make comments and identify any changes that they see necessary and these items will be reviewed at a future Planning Commission meeting.

#### **6. MONTHLY REPORT FOR MARCH 2013**

The monthly report was reviewed.

#### **7. APPROVAL OF MINUTES FOR FEBRUARY 7, 2013 & MARCH 7, 2013**

Approval of the February 7, 2013 Planning Commission Meeting Minutes

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

**Motion:** Foor                      Motion to approve the February 7, 2013 Meeting Minutes as submitted.

**Second:** Jones

**The motion carried by a 5-0 vote**

Approval of the March 7, 2013 Planning Commission Meeting Minutes

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

**Motion:** Irvin                      Motion to approve the March 7, 2013 Meeting Minutes as submitted.

**Second:** Jones

The motion carried by a 5-0 vote

**8. ADJOURNMENT**

There being no more business to discuss the meeting was adjourned at 8:30 p.m.

**Planning Commission Recommendation:**

**Motion:** Foor                      Motion to adjourn.

**Second:** Heishman

**The motion carried by a 5-0 vote.**

A handwritten signature in cursive script, appearing to read "DL Hedrick", is written over a horizontal line.

Chairman

/ss/4.17.13