

**AMHERST COUNTY
PLANNING COMMISSION MEETING
THURSDAY, JULY 18, 2013
MINUTES**

VIRGINIA

A public meeting for the Amherst County Planning Commission was held on Thursday, July 18, 2013, 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
Mitch Heishman, Vice-Chairman
Derin Foor
George Brine
Leslie Irvin

MEMBERS ABSENT: Beverly Jones

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

1. Call to Order
2. Approval of Agenda
3. Citizens Comments
4. Election of Officers
5. Special Exception – Public Hearing
 - A. 2013-11 Donald W. Meeks
6. Site Plan Review
 - A. Greif Riverville Mill – (Tax Map # 130-A-14,15, 16; 144-A-2)
7. Old/New Business
8. Monthly Report for June 2013
9. Approval of Minutes for June 6, 2013 & June 20, 2013
10. 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. ELECTION OF OFFICERS

SECRETARY:

Motion: Heishman Make a motion to nominate Jeremy Bryant to remain as secretary.

Second: Foor

The motion carried by a 5-0 vote.

The Planning Commission agreed through consensus that the rotation of Chair and Vice Chair should rotate, however, it would be left to the discretion of future members.

CHAIRMAN:

Motion: Foor Make a motion to nominate Les Irvin as Chairman.

Second: Brine

The motion carried by a 5-0 vote.

VICE CHAIRMAN:

Motion: Irvin Make a motion to nominate Derin Foor as Vice Chairman.

Second: Heishman

The motion carried by a 5-0 vote.

5. SPECIAL EXCEPTION

A. Donald Meeks

Request by Donald W. Meeks for a special exception request in the FH Flood Hazard Overlay District. The purpose of the special exception is to allow the placement of a manufactured home within the Flood Hazard Overlay District. The property is located at 801 Woodson Road in Lowesville and is further identified as tax map number 21-A-41.

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

1. Drainfield: Prior to issuance of a zoning permit, approval from the Virginia Department of Health will be required to determine that the drainfield will be adequate for the additional dwelling.
2. Additional Conditions: Additional conditionals may be recommended by the Planning Commission, and imposed by the Board of Supervisors.

Mr. Hedrick opened the public hearing.

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

Mr. Hedrick questioned if the drainfield was not found adequate for the additional dwelling then what would the applicant do since the site is in the Flood Hazard Overlay District. Mr. Bryant explained that there is adequate space (three (3) acres) if additional drain lines need to be added and that drain lines can be added to the Flood Hazard Overlay District.

Planning Commission Action:

Motion: Irvin Make a motion that special exception request # 2013-11 Donald Meeks be approved with staff recommendations.

Second: Heishman

The motion carried by a 5-0 vote

6. SITE PLAN REVIEW

A. Grief Riverville Mill – (Tax Map # 130-A-14,15,16; 144-A-2)

In accordance with Section 1103 of the Code of Amherst County, a major site has been submitted by Greif for the construction of the existing No. 2 PM Roll Storage facility, on property located at 861 Fibre Plant Rd. 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 July 9, 2013. The following sections summarize staff and agency comments with respect to the major elements of the plan.

Mr. Mitchell presented the Staff report and stated that Staff recommends approval of the siteplan with the following recommendations.

1. An erosion & sediment control bond must be established with Amherst County in the total amount of the cost of implementing the erosion and sediment control measures shown in the plan.
2. A Safe, Adequate and Proper Review of the drainfields and private onsite sewage Systems shall be completed and approved by the Virginia Department of Health prior to issuance of a Zoning Permit.

Mr. Heishman abstained.

Mr. Hedrick questioned if the building would be located on top of the drainfield. Mr. Heishman asked Staff & the Chairman if it was appropriate to comment. Mr. Heishman is an employee at Greif and familiar with this project. Mr. Bryant and Chairman Hedrick allowed Mr. Heishman to comment on the project.

Mr. Heishman stated that this addition was a warehouse for storage and paper and that there would be no restroom facilities, no drinking water and water is only used for a dry protection system.

Planning Commission Action:

Motion: Irvin

Motion to approve site plan for Greif Riverville Mill – (Tax Map # 130-A-14,15,16; 144-A-2) with Staff Recommendations.

Second: Foor

The motion carried by a 4-0 vote (Heishman abstained)

7. OLD/NEW BUSINESS

Mr. Bryant updated the Planning Commission that as of July 1, 2014 all localities will be required by the Commonwealth of Virginia to enforce the Virginia Stormwater Management Act. Mr. Bryant stated that builders, land developers and engineers will most likely be required to obtain a Virginia Stormwater Management Permit (VSMP) for each new project. Individual homeowners may also be required to obtain a VSMP, depending on the type of project. Mr. Bryant explained that added time to work through the permitted process will increase, added cost of planning, permitting and construction will increase, and added responsibility for stormwater management during and after construction will increase for the builder and homeowner. Training groups will begin this fall. More details will follow.

8. MONTHLY REPORT FOR JUNE 2013

The monthly report for June 2013 was reviewed.

9. APPROVAL OF MINUTES FOR JUNE 6, 2013 & JUNE 20, 2013

June 6, 2013 Minutes

One change was made to the minutes

Planning Commission Action:

Motion: Irvin Motion to approve the June 6, 2013 Meeting Minutes with one change.

Second: Heishman

The motion carried by a 5-0 vote

June 20, 2013 Minutes

Planning Commission Action:

Motion: Foor Motion to approve the June 20, 2013 Meeting Minutes with one change.

Second: Heishman

The motion carried by a 5-0 vote

10. ADJOURNMENT

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

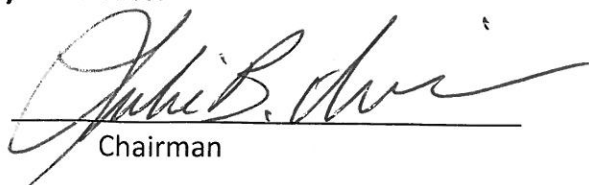
Planning Commission Recommendation:

Motion: Brine Motion to adjourn.

Second: Foor

The motion carried by a 5-0 vote.

/ss/8.12.13


Chairman