



Planning Commission Annual Report 2013

INSIDE THIS ISSUE:

- ▶ 2013 Numbers 2
- ▶ Business Taskforce 2
- ▶ Meet the Planning Commission 3
- ▶ Stormwater 3
- ▶ Dam Break Inundation Zones 3

Comprehensive Plan Update

In 2007 the Amherst County Planning Commission and Board of Supervisors adopted the Comprehensive Plan 2007-2027. The Comprehensive Plan is the community's vision for its future. The Plan guides future growth in a responsible manner that results in quality development and redevelopment consistent with County's character. The County's Comprehensive Plan includes policies and

objectives that, when implemented, will help achieve the goals of the County. Comprehensive Planning works to provide a perspective beyond current events. It involves researching long-term issues affecting land use plus gathering statistics on population, income, and employment to assess trends. Citizen surveys are conducted to gather public input. This process is implemented and the Plan is

updated every five years. In early 2012 the Planning Commission began the process of updating statistical data and reviewed policies that included goals, objectives, and strategies within the Plan. In May of 2013 the Amherst County Planning Commission and Board of Supervisors approved the updated Comprehensive Plan.

Ordinance Changes

Several ordinances were adopted in 2013 to amend or make additions to the Amherst County Zoning and Subdivisions Ordinance. The Board of Supervisors adopted four ordinances at their October 15, 2013 meeting that had been recommended by the Planning Commission on September 19, 2013. Amendments were made to the landscape ordinance to lessen the requirements for landscaping and to the sign ordinance to allow a sign for each main building on a single lot. These two amendments were

recommended by the Business Taskforce prior to being recommended by the Planning Commission. The Board also adopted amendments to the definitions section of the Zoning and Subdivisions Ordinance to add definitions for terms not previously defined in the ordinance and remove the numbering of the definitions. In addition, the Board adopted changes to the Wireless Communication Ordinance to allow the placement of additional personal wireless service facilities on ridge areas where more than two

facilities already exist.

At the December 3, 2013 meeting, the Board of Supervisors adopted an ordinance concerning hunt clubs and shooting ranges. This ordinance defines hunt clubs and shooting ranges and allows hunt clubs as a permitted use and adds shooting ranges and private clubs as special exception uses in the Agricultural Residential District. The Planning Commission recommended this ordinance for approval at their April 18, 2013 meeting.



2013's Numbers¹

The Amherst County Planning Commission meets on the first and third Thursday of every month at 7 PM at the Amherst County Administration Building.

In 2013 the Planning and Zoning Department approved the following:

- 436 Zoning permits
- 55 Single family dwelling permits.
- 5 Multi-family dwelling permit.
- 5 Building addition permits.
- 109 Home occupation permits.
- 86 Accessory structure permits.
- 8 Wireless communication facility permits.
- 15 New sign permits.
- 6 Replacement or modification sign permits.
- 1 Commercial/1 Industrial site
- 1 PC Approved Major subdivisions.

Business Taskforce

On July 19, 2011 the Amherst County Board of Supervisors created a Business Taskforce. The Business Taskforce was established as an ad hoc standing committee of the Board for the purposes of supplying the Board with a business perspective on County codes, policies, and procedures. Primary objectives of the Business Taskforce were to identify amendments to the sign and

landscaping requirements contained in the County Code that would make those requirements more sensitive to the needs of local businesses. The committee consisted of eleven members, two members of the Board, two members of the Economic Development Authority, one member from the Planning Commission and Chamber of Commerce and five members that were nominated by a

Board of Supervisors member. During the two year period, the Business Taskforce reviewed and recommended changes to both the signage requirements and landscaping requirements to the County code. After careful consideration, both the Planning Commission and Board of Supervisors recommended changes to the previously mentioned code sections.



BUSINESS

1. For a complete breakdown of 2013's numbers see Appendix 1.

Meet the Planning Commission

Member	Phone Number	Email	District
Leslie B. Irvin – Chairman	384-1512	lbirvin@countyofamherst.com	District 3
Derin Foor – V-Chairman	277-8940	dsfoor@countyofamherst.com	District 2
George Brine	929-6830	gjbrine@countyofamherst.com	District 4
Beverly Jones	929-7617	bcjones@countyofamherst.com	District 5
Lillian Floyd	929-7420	lhfloyd@countyofamherst.com	At-Large
Michael Martineau	946-2697	mkmartineau@countyofamherst.com	District 1
David Pugh (Board Liaison)	509-2038	dwpugh@countyofamherst.com	District 4

Stormwater

As required by the Code of Virginia, beginning July 1, 2014, local governments will become the Virginia Stormwater Management Program (VSMP) authorities. Prior to this date, this responsibility belonged to the Virginia Department of Conservation and Recreation. The Commonwealth will maintain oversight of local programs to ensure that all applicable state regulations are applied and enforced. This oversight

responsibility is enforced by the Virginia Department of Environmental Quality (DEQ). In order to comply with the new regulations, staff requested that the Board of Supervisors fund a position to assist with the enforcement of these regulations. The local program will ensure that land disturbing activities comply with its Stormwater Management Ordinance, and thereby, the Virginia Stormwater Management Act, and associated

regulations. These regulations provide for the control of stormwater from development sites, both during construction and in the long-term, after construction is complete



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Dam Break Inundation Zones

The Virginia Dam Safety Act of the Code of Virginia requires that “an owner of an impounding structure shall prepare a map of the dam break inundation for” said structure. The County is responsible for four applicable dams found on the following lakes: Mill Creek, Thrashers Creek, Stonehouse Creek, and Graham Creek

Reservoir; and must provide a dam inundation zone study and map for each lake’s dam and spillway. Dam inundation studies and dam inundation zone maps have been completed on these lakes and the maps were added to Amherst County’s GIS in 2013. The City of Lynchburg also provided the County with the study and

inundation zone map for Pedlar Reservoir which has also been added to the GIS. The Planning Commission recommended dam break inundation zone language to be added to the Zoning and Subdivisions Ordinance at their November 21, 2013 meeting and the Board of Supervisors is expected to adopt the changes in early

2014. The new language will require a developer to note the location of any dam break inundation zone on a site plan or plat and the County to notify the dam owner and the Department of Conservation when a development or subdivision is taking place in an inundation zone.

PERMIT/PLAN TYPE:	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Total
Parcels of Land: (Comm. Revenue)													
Zoning Permits:	22	39	40	42	38	36	40	29	49	45	33	23	436
Residential uses/structures:													
Single-family	1	4	3	7	10	1	5	8	4	5	4	3	55
Single-family, manufactured, transportable in two (2) or more sections (Doublewide)	1	2	1	0	1	1	2	0	1	0	2	0	11
Single-family, attached (townhouses)	1	0	1	0	0	1	3	0	2	2	3	0	13
Dwelling, short-term tourist rental	0	0	0	0	0	0	0	0	1	0	0	1	2
Two-family (duplexes)	0	2	0	0	0	0	0	0	0	1	0	0	3
Multi-family	0	0	0	1	0	1	0	0	0	0	0	0	2
Building addition/expansion	3	1	2	0	2	2	3	3	3	2	0	0	0
Home occupations	9	9	10	14	7	4	4	5	8	18	13	8	109
Other	0	0	1	0	0	1	0	0	0	0	0	0	2
Commercial uses:													
New buildings/structures	1	0	0	1	0	0	0	0	0	0	0	0	2
Change in use to existing building or property	2	1	0	0	3	0	0	0	0	0	0	0	6
Mixed-use buildings	0	0	0	0	0	0	0	0	0	0	0	0	0
Wireless Communication Facility	0	3	2	0	4	1	3	0	5	0	1	0	8
Other (Business Licenses)	0	6	4	5	0	4	6	4	3	4	1	4	41
Industrial uses/structures:	0	0	0	0	0	1	0	0	2	0	1	0	4
Accessory structures/uses:	0	0	0	0	0	0	0	0	0	0	0	0	0
Storage buildings/sheds	0	2	0	3	2	3	1	1	12	5	2	3	34
Garages/carports	0	4	5	0	2	5	4	3	3	1	1	1	29
Pools, above-ground and in-ground	0	1	2	0	0	4	4	0	1	1	0	0	13
Agricultural buildings	0	1	1	1	1	0	1	0	2	1	2	0	10
Other (Decks, etc)	1	1	1	6	3	2	1	2	2	2	3	2	26
Signs:													
New signs	1	2	3	1	2	3	1	1	0	0	0	1	15
Replacements/modifications of existing signs	0	0	1	1	0	1	1	1	0	1	0	0	6
Zoning Permits for Special Exceptions:													
Residential	0	0	0	0	0	1	1	1	0	0	0	0	3
Commercial	2	0	3	1	1	0	0	0	0	1	0	0	8
Industrial	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional	0	0	0	1	0	0	0	0	0	1	0	0	2

	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Total
Site Plans:													
Residential:													
Mobile home parks	0	0	0	0	0	0	0	0	0	0	0	0	0
Two-family developments	0	0	0	0	0	0	0	0	0	0	0	0	0
Townhouse developments	0	0	0	0	0	0	0	0	1	0	0	0	1
Multi-family developments	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial:	0	0	1	0	1	0	1	1	0	0	0	0	4
Agricultural:	0	0	0	0	0	0	0	0	0	0	0	0	0
Industrial:	0	0	0	0	1	1	0	0	1	0	0	0	3
Institutional:	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	1	0	2	1	1	1	2	0	0	0	8
Subdivision Plans:													
Subdivision, Planning Commission													
Preliminary plats	0	0	0	1	0	0	0	0	0	0	0	0	1
Final plats	0	0	0	0	0	0	0	0	0	0	0	0	0
Subdivision, administrative	2	1	0	1	0	0	3	2	1	0	0	2	12
Family Division	0	0	0	1	2	0	1	0	0	3	0	0	7
Reconfiguration	1	2	1	2	1	2	2	5	0	1	3	3	20
Resurvey (not a subdivision)	2	5	3	3	3	0	3	1	0	3	3	1	27
Subdivision Info:													
# of Lots (Admin., Family, Final, etc.)	0	0	0	8	0	0	0	0	0	0	0	0	8
# of Lots with Public Water	0	0	0	NA	0	0	0	0	0	0	0	0	0
Zoning Map Amendments (Rezoning):	0	0	0	0	0	0	0	0	0	0	0	0	0
Ordinance Amendments:	0	0	0	0	0	0	0	4	0	1	2	0	7
BZA Appeals:	0	0	0	0	0	0	0	0	0	2	0	0	2
Erosion and Sediment Control Plans:													
Residential:	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial:	0	0	1	0	0	0	0	1	0	1	0	0	3
Industrial:	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional:	0	0	0	0	0	0	0	0	0	0	0	0	0
Total LDA (acres):	0												
Land Disturbance Permits:													
Residential:	0	0	0	1	0	1	3	0	1	1	0	0	7
Commercial:	2	3	0	1	0	1	0	1	2	0	0	1	11
Industrial:	0	1	0	0	0	0	0	0	0	0	0	0	1
Institutional:	0	0	0	0	0	0	0	0	0	0	0	0	0
Total LDA (acres):	0												
Public Water Connection (ACSA)													
New Connections (Business)	0	0	1	0	0	0	0	0	0	0	0	0	1
New Connections (Residential)	1	1	0	4	1	2	1	2	3	2	4	5	26

	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Total
Public Sewer Connection (ACSA)													
New Connections (Business)	0	0	1	0	0	0	0	0	0	0	0	0	1
New Connections (Residential)	0	0	0	3	1	0	1	2	0	1	3	0	11
911 Addresses Issued:	0	9	0	6	8	12	8	5	10	7	8	6	79
Complaints/Violations:													0
Unpermitted Structures:	0	2	0	0	0	0	0	3	1	4	0	1	11
Illegal Signs:	0	1	0	0	0	0	0	0	1	0	0	0	2
Junk Vehicles:	0	1	0	0	0	0	1	0	2	1	0	0	5
Nuisance:	0	1	1	1	1	0	1	0	1	1	0	0	7
Misc.	1	0	0	0	0	0	0	0	0	0	0	0	1
Business Related:	0	1	0	0	0	0	0	0	1	0	1	1	4
Total:	1	6	1	1	1	0	2	3	6	6	1	2	30