

**AMHERST COUNTY
PLANNING COMMISSION MEETING
THURSDAY, AUGUST 21, 2014
MINUTES**

VIRGINIA

A public meeting for the Amherst County Planning Commission was held on Thursday, August 21, 2014, in the Board of Supervisors Room located in the Administration Building at 153 Washington Street, Amherst, VA.

MEMBERS PRESENT: Derin Foor, Chairman
Beverly Jones, Vice Chairman
Michael Martineau
Les Irvin
Lillian Floyd
David Pugh, Board of Supervisors Liaison

MEMBERS ABSENT: George Brine

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

STAFF ABSENT: Austin Mitchell, Assistant Zoning Administrator/Planner

Agenda

1. Call to Order
2. Approval of Agenda
3. Citizens Comments
4. Public Hearing
 - A. #2014-14 Rodney Callands (tax map# 156-A-58)
5. Miscellaneous Code Changes
6. Old/New Business
7. Approval of Minutes for August 7, 2014
8. Adjournment

1. CALL TO ORDER

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

Mr. Bryant introduced Dean Rogers, the new County Administrator to the Planning Commission.

2. APPROVAL OF AGENDA

The agenda was approved as submitted.

Planning Commission Action:

Motion: Irvin Motion to approve the agenda as submitted.

Second: Martineau

The motion carried by a 5-0 vote

3. CITIZENS COMMENTS

There were none.

4. PUBLIC HEARING

A. # 2014-14 Rodney Callands (tax map# 156-A-58)

Request by Rodney Callands for a special exception request in the R-2 General Residential District. The purpose of the special exception is to allow a manufactured home. The property is located on a private drive off of Riverview Road and is further identified as tax map number 156-A-58.

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 dwelling.
2. Abandonment: In the event that the manufactured home is abandoned for a period of more than twenty-four (24) months, the manufactured home and related items shall be removed from the property.

Mr. Foor opened the public hearing.

Mr. Callands, applicant, spoke in favor of the request. Mr. Callands stated that the lot is heavily wooded and the manufactured home would be approximately 400-500 feet from the road and 200 feet from the nearest home separated by a wooded area.

No one spoke in opposition to the request; therefore the public hearing was closed.

Planning Commission Recommendation:

Motion: Jones Motion to approve special exception #2014-14 for Rodney Callands with staff recommendations.

Second: Martineau

The motion carried by a 5-0 vote

Mr. Bryant stated that the request would be heard by the Board of Supervisors on September 16, 2014.

5. MISCELLANEOUS CODE CHANGES

Mr. Bryant briefly reviewed multiple potential code changes to the Zoning and Subdivision Ordinance. Some of the changes are in accordance to the Code of Virginia while other proposed changes are to clarify existing procedures.

Staff and the Planning Commission agreed to bring back for further review at the September 4, 2014 Planning Commission Meeting.

6. OLD/NEW BUSINESS

Updates were given on the approval by the Board of Zoning Appeals cases for Corey Shrader and Tim Fuller and the Board of Supervisors approval for Aberdeen Ln., Winbrook Rd., and cases for Brian & Kim Mays and Kim Heiber & Michael Millner Jr.

7. APPROVAL OF MINUTES AUGUST 7, 2014

August 7, 2014 Minutes

Planning Commission Recommendation:

Motion: Irvin Motion to approve the August 7, 2014 Planning Commission minutes as submitted.

Second: Floyd

The motion carried by a 5-0 vote

8. ADJOURNMENT

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

Planning Commission Recommendation:

Motion: Martineau Motion to adjourn.

Second: Jones

The motion carried by a 5-0 vote.

/ss/8.25.14



Chairman