

**AMHERST COUNTY
PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 17, 2015
MINUTES**

VIRGINIA

A public meeting for the Amherst County Planning Commission was held on Thursday, September 17, 2015, in the Board of Supervisors Room located in the Administration Building at 153 Washington Street, Amherst, VA.

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

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 – Special Exception
 - A. 2015-07 Bon Secours Health Systems Inc. (Townley Farms)
5. Site Plan
 - # 0815-SP-001 Taco Bell – Tacoma Inc. (Tax map # 155D-A-16C)
6. Draft Text for the Ordinance – Timeshares
7. Old/New Business
8. Approval of Minutes for August 20, 2015
9. 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: Martineau

The motion carried by a 6-0 vote

3. CITIZENS COMMENTS

There were none.

4. PUBLIC HEARING – SPECIAL EXCEPTION

A. 2015-07 Bon Secours Health Systems Inc. (Townley Farms 2015-06)

Request by Bon Secours Health System, Inc. (Townley Farm) for a special exception request in the A-1 Agricultural Residential District. The purpose of the special exception is to allow a ministry retreat and conference center. The parcel is located at 1402 Stapleton Road and is further identified as tax map numbers 129-A-12 and 142-A-1.

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

1. Prior to the issuance of a zoning permit, the applicant shall contact the Virginia Department of Transportation to determine if the existing entrances are safe and adequate.
2. Prior to the issuance of a zoning permit, the applicant shall contact the Virginia Department of health to determine if the drainfield is adequate.

Ms. Jones opened the public hearing.

John Hash, engineer with Timmons Group, briefly explained the project.

Raymond Scheller, project manager with Onpointe Consulting Firm in Louisville, Kentucky, briefly informed the Planning Commission on the history of Bon Secours Health Systems.

No one spoke opposition to the request; therefore, Ms. Jones closed the public hearing.

The Planning Commission had a brief discussion.

Planning Commission Recommendation:

Motion: Foar Motion to approve special exception request #2015-07
Bon Secours Health Systems Inc. (Townley Farms 2015-06)
with staff recommended conditions.

Second: Brine

The motion carried by a 5-0 vote (Martineau abstained)

5. SITE PLAN

A. Taco Bell – Tacoma Inc. (Tax map # 155D-A-16C)

In accordance with Section 1103 of the Code of Amherst County, a major site plan has been submitted by Berkley Howell & Assoc., P.C. for the construction of a 2,200 square foot fast food restaurant between the Lynchburg Expressway and S. Amherst Hwy. The previous development on this property was demolished and the site is mostly vacant except for a canopy which will be demolished for the proposed new construction. Copies of the plans were reviewed by the Development Review Committee on August 26, 2015. The following sections summarize staff and agency comments with respect to the major elements of the plan.

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

1. The proposed and existing entrances must be approved by a representative of the Virginia Department of Transportation (through site plan approval).
2. Amherst County Service Authority approval of the site plan.
3. Per Section 602.02(2), all lighting facilities must be arranged so that light is reflected away from adjacent properties and streets.
4. Landscape bond must be established with Amherst County in the total amount of the cost of implementing the proposed landscaping per Section 1602.
5. The Erosion & Sediment Control plan must be approved and a 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.

Mr. Irvin stated that a rapid key box should be included in the staff recommendations.

Ty Mosby, engineer with Berkley Howell, answered the Planning Commission's questions.

Planning Commission Recommendation:

Motion: Irvin Motion to approve the site plan for Taco Bell with the addition of a rapid key entry box with staff recommended conditions.

Second: Floyd

The motion carried by a 6-0 vote

6. DRAFT TEXT FOR THE ORDINANCE –TIME-SHARES

The Economic Development Authority of Amherst County wrote a letter to the Board of Supervisors dated July 15, 2015 which was presented at the August 4, 2015 Board of Supervisors meeting requesting that Section 702.1 of the Amherst County Zoning and Subdivisions ordinance, which prohibits time-share projects in the A-1 Agricultural Residential District, be rescinded. Mr. Bryant reviewed the modifications with the Planning Commission.

Victoria Hansen, Economic Development Authority Director of Amherst County, answered the Planning Commission's questions.

Mr. Irvin stated that the ordinance should be more flexible and suggested that staff should strike all language pertaining to "a period of (5) years."

Planning Commission Recommendation:

Motion: Martineau Motion to direct staff to have the County Attorney review the Time-Shares Proposed Text for the Ordinance with recommended changes.

Second: Irvin

The motion carried by a 6-0 vote.

7 . APPROVAL OF MINUTES FOR AUGUST 20, 2015

Two changes were made to the minutes.

Planning Commission Recommendation:

Motion: Irvin Motion to approve the August 20, 2015 Planning Commission Meeting minutes with changes.

Second: Martineau

The motion carried by a 5-0 vote. (Foor abstained)

8. ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 7.45 p.m.

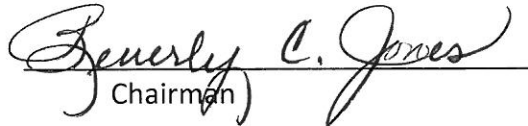
Planning Commission Recommendation:

Motion: Brine Motion to adjourn.

Second: Foor

The motion carried by a 6-0 vote.

/ss/9.23.15


Chairman

