

Agenda Item XII. C.

Meeting Date: February 7, 2017

Department: Planning/Zoning

Issue: **Planning Commission Annual Report - 2016**

Board Action: None

Attachment: Planning Commission Annual Report - 2016

Summary: Annually, the Planning Commission (PC) prepares a report to consolidate actions taken by the PC and activities that have taken place within the Department of Planning and Zoning.

The report summarizes the creation of the Route 29 Beautification Committee, Community Development Block Grant, special exceptions/site plans, Train Depot progress, ordinance changes and the number of zoning permits, and subdivisions.

Recommendation: None - For information only.



Amherst County, Virginia

Planning Commission Annual Report 2016

Route 29 Beautification Committee

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On July 21, 2016 the Planning Commission approved a charter for the Route 29 Business Beautification Committee. The purpose of the Route 29 Business Beautification Committee is to beautify the roadways of Amherst County so as to instill pride and appreciation of the citizenry and the attractiveness of their community. The Committee will work towards promoting the attraction of customers to the 29 Business corridor and will provide citizens an opportunity to take an active role in the appearance of our community.

The Route 29 Business Beautification Committee will be an advisory committee of the Planning Commission as allowed in County Code, Chapter 11, and Section 11-19 (7). The Committee will consist of nine (9) voting members to achieve representation from a wide variety of stakeholders. Five (5) at large members will be selected by the Planning Commission, of the five (5) at large members; three (3) members will be business owners that own property or manage a business within the defined corridor and two (2) members will be citizens. Two (2) members will be from County staff, one (1) member will be from the Planning Commission, one (1) member will be from the Economic Development Authority.

Community Development Block Grant

Amherst County hopes to provide housing and infrastructure funding to properties along Main Street within the Old Town Madison Heights Community. The County received a \$30,000 grant in 2016 to assess the needs, including housing, commercial property façade improvements and infrastructure in the neighborhood, and develop a strategy that would benefit the entire community.

The planning process has determined that the second area to focus community improvements is along Main Street, beginning at Route 210 and running through 2nd Street, in Old Town Madison Heights. The first phase of the grant was successfully completed in 2014 in the Stumps Hill area of Old Town Madison Heights, which included water, sewer, drainage and housing improvements. The second phase of the grant includes community improvements, including housing, water, sewer, and commercial property upgrades, proposed for the project. Although the planning for the second phase commenced in 2016, if funded, it will likely proceed for the next couple of years.



2016's Numbers¹

In 2017, the Amherst County Planning Commission will meet on the third Thursday of every month at 7 PM at the Amherst County Administration Building.

In 2016 the Planning and Zoning Department approved the following:

- 330 Zoning permits
- 66 Single family dwelling permits.
- 19 Building addition permits.
- 87 Home occupation permits.
- 98 Accessory structure permits.
- 9 Wireless communication facility permits.
- 5 New sign permits.
- 4 Replacement or modification sign permits.
- 4 Commercial/ 1 Institutional site plans.
- 0 PC Approved Major subdivisions.

Special Exceptions/Site Plans/Rezoning

Five special exceptions were recommended to the Board of Supervisors for approval by the Planning Commission in 2016 and all five were approved by the Board of Supervisors in the following month. In March the Planning Commission heard a request for a manufactured home in the R-2 General Residential District. An expansion of the outdoor display area for the James River Equipment facility was recommended for approval in June. Two cases were heard by the Planning Commission in October for uses in the A-1 Agricultural Residential District. A request was approved to expand an existing home occupation into a retreat facility and a request to construct a cabinet shop, kennel, and associated sign was also approved. In November a special exception was heard to allow for the operation of an automotive repair garage in the RMU-1 Residential Mixed Use District.

Three site plans were also approved by the Planning Commission in 2016. Two site plans were related to cabinet shops in the A-1 Agricultural Residential District. In May a site plan for the addition to an existing cabinet shop was approved and in December a site plan for the construction of a new cabinet shop was approved. An addition to an existing automotive repair garage on S. Amherst Hwy. was approved at the September meeting.

Amendments to existing proffers for a previously rezoned property were also approved by the Board of Supervisors in November after being recommended for approval in October. These removed proffers were for the hours of operation and playground fencing for a property zoned B-2 General Commercial District that was previously a daycare facility. The amended proffers allow for a new use for the facility as a multipurpose center.



Train Depot

Phase III of the Train Depot project commenced in the spring of 2016. Phase III included renovations to the interior of the building, such as; interior walls, flooring, HVAC, lighting, molding, trim and other customary finishes. Phase III also included paving of the parking lot with striping, exterior lighting, and an exterior metal railing. The building has a total of four offices, two conference rooms, kitchenette, bathrooms and a space for visitors.

The Depot will be the new home for the Amherst County Economic Development Authority and the Amherst County Chamber of Commerce. The Amherst County Chamber of Commerce will be in charge of running the Visitor Information Center.

1. For a complete breakdown of 2016's numbers see Appendix 1.

Meet the Planning Commission

Member	Phone Number	Email	District
George J. Brine – Chairman	929-6830	gjbrine@countyofamherst.com	District 4
Michael K. Martineau – V. Chairman	946-2697	mkmartineau@countyofamherst.com	District 1
Lillian H. Floyd	929-7420	lhfloyd@countyofamherst.com	At-Large
Derin S. Foor	277-8940	dsfoor@countyofamherst.com	District 2
Beverly C. Jones	929-7617	bcjones@countyofamherst.com	District 5
Jim D. Thompson	841-7499	jdthompson@countyofamherst.com	District 3
David Pugh (Board Liaison)	509-2038	dwpugh@countyofamherst.com	District 4

Ordinance Changes

A number of changes to the Zoning and Subdivision Ordinance were approved during 2016. In February the Planning Commission recommended allowing time-share projects as a special exception use in the A-1 Agricultural Residential District, where they had previously been prohibited, and as a permitted use in planned unit developments. Planning and Zoning staff, with assistance from the Economic Development Authority, drafted additions to uses in the B-2 General Business District and M-1 Industrial District that were recommended for approval by the Planning Commission in March. These two ordinances were approved by the Board of Supervisors on April 19, 2016.

The Board of Supervisors directed the Planning Commission to consider several code changes in 2016. The first change was to make all new construction of personal wireless service facilities a special exception use in all districts. The second amendment was to lengthen the allowable stay in travel trailer parks in the County from 45 days to 120 days. These ordinances were recommended for approval by the Planning Commission in May and approved by the Board of Supervisors in June. The Planning Commission also drafted a change at the direction of the Board of Supervisors to allow for a single carport meeting certain requirements on a lot without needing a zoning permit. This change was recommended for approval in December and will be heard by the Board of Supervisors in January 2017.

The Planning Commission recommended an ordinance in July that was approved by the Board of Supervisors in August that added limited breweries and limited distilleries as permitted uses in the A-1 Agricultural Residential District. Planning and Zoning staff has continued to work to make better broadband internet coverage a priority for Amherst County. An amendment was approved by the Board of Supervisors in November after receiving a favorable recommendation from the Planning Commission to make wireless broadband service facilities of certain heights permitted. This will allow for a more efficient development of wireless broadband throughout the County.

AMHERST COUNTY PLANNING AND ZONING

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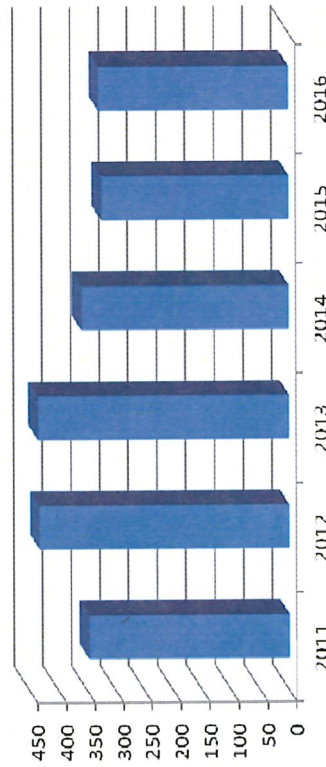
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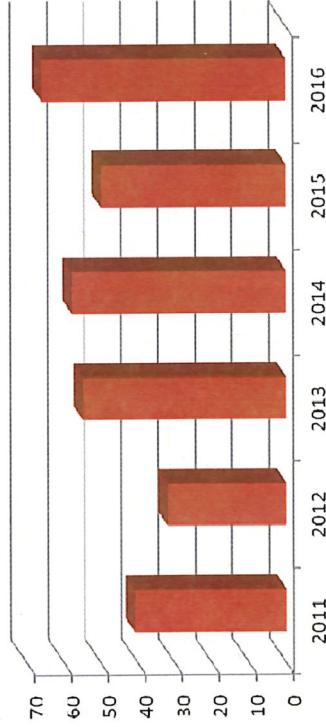
	Annual-13	Annual-14	Annual-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sept-16	Oct-16	Nov-16	Dec-16	Annual-16
Site Plans:																
Residential:																
Mobile home parks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Two-family developments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Townhouse developments	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multi-family developments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial:	4	4	1	0	0	0	0	1	1	0	0	1	0	1	0	4
Agricultural:	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Industrial:	3	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional:	0	2	2	1	0	0	0	0	0	0	0	0	0	0	0	1
Total	8	7	5	1	0	0	1	1	0	0	0	1	0	1	0	5
Subdivision Plats:																
Subdivision, Planning Commission																
Preliminary plats	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Final plats	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Subdivision, administrative	12	9	8	1	0	1	2	0	0	2	0	2	0	3	1	12
Family Division	7	16	5	0	0	1	1	2	0	0	1	3	2	0	0	10
Reconfiguration	20	33	42	1	3	2	5	2	1	4	2	4	2	2	5	33
Resurvey (not a subdivision)	27	43	45	2	2	6	3	2	5	6	2	10	4	3	6	51
Subdivision Info:																
# of Lots (Admin., Family, Final, etc.)	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
# of Lots with Public Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Zoning Map Amendments (Rezoning):																
	0	2	1	0	0	0	0	0	0	0	0	1	0	0	0	1
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ordinance Amendments:	7	6	3	1	0	2	0	2	0	1	1	0	0	0	0	7
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BZA Appeals:	2	4	4	0	0	0	0	0	0	0	1	0	0	0	0	1
Erosion and Sediment Control Plans:																
Residential:	0	1	0	0	0	0	0	NA	NA	0	0	0	0	0	1	1
Commercial:	3	4	4	0	0	0	0	1	NA	0	0	0	0	0	0	1
Industrial:	0	0	1	0	0	0	0	NA	NA	0	0	0	0	0	0	0
Institutional:	0	1	0	0	0	0	0	1	NA	0	0	0	0	0	0	1
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land Disturbance Permits:																
Residential:	7	29	49	4	1	4	6	2	5	2	7	1	3	4	2	41
Commercial:	11	5	5	0	0	0	1	0	1	0	0	0	0	0	0	2
Industrial:	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional:	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Total LDA (acres):	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Water Connection (ACSA)																
New Connections (Business)	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	1
New Connections (Residential)	26	24	24	1	2	6	3	4	3	5	5	2	2	2	4	37

	Annual-13	Annual-14	Annual-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Annual-16
Public Sewer Connection (ACSA)																
New Connections (Business)	1	1	2	1	0	0	0	0	0	0	0	0	0	0	0	1
New Connections (Residential)	11	5	9	0	1	4	1	1	0	3	2	0	0	1	2	15
911 Addresses Issued:	79	80	66	2	9	0	10	0	6	12	0	10	13	3	5	70
Complaints/Violations:																
Unpermitted Structures:	11	15	13	0	0	0	2	0	1	2	2	1	2	0	1	11
Illegal Signs:	2	3	1	0	0	0	0	0	0	2	0	0	0	0	0	2
Junk Vehicles:	5	5	9	1	0	1	1	1	0	0	2	0	1	0	1	8
Nuisance:	7	3	5	2	0	1	1	0	1	0	1	2	0	0	0	8
Misc:	1	6	1	0	0	0	0	1	0	0	0	0	0	0	0	1
Business Related:	4	7	8	1	0	0	3	3	1	0	0	0	0	0	0	8
Total:	30	40	37	4	0	2	7	5	3	4	5	3	3	0	2	38

Zoning Permits



Single Family Dwellings



Accessory Structures

