

**AMHERST COUNTY
PLANNING COMMISSION MEETING
THURSDAY, MAY 18, 2017
MINUTES**

VIRGINIA

A public meeting for the Amherst County Planning Commission was held on Thursday, May 18, 2017, in the Public Meeting Room located in the Administration Building at 153 Washington Street, Amherst, VA.

MEMBERS PRESENT: George Brine, Chairman
Beverly Jones
Michael Martineau
Jim Thompson
Derin Foor
Lillian Floyd
Chad Eby, EDA Board of Liaison (non-voting)

MEMBERS ABSENT: David Pugh, Board of Supervisors Liaison (non-voting)

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 Request
 - A. 2017-04 Kevin Scott Stinnett
5. Board of Zoning Appeals Request
 - A. 2017-03 Keith & Mary Ogden
6. Comprehensive Plan Amendment – Debra G. Speyer Request
7. Section 916 – Short Term Tourist Rental Discussion
8. Comprehensive Plan
9. Old/New Business
10. Approval of Minutes for April 20, 2017
11. Adjournment

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. APPROVAL OF AGENDA

The agenda was approved.

Planning Commission Action:

Motion: Jones Motion to approve the agenda as submitted.

Second: Thompson

The motion carried by a 6-0 vote

3. CITIZENS COMMENTS

There were none.

4. PUBLIC HEARING – SPECIAL EXCEPTION REQUEST

A. 2017-04 Kevin Scott Stinnett

Request by Kevin Scott Stinnett for a special exception in the B-2 General Commercial District. The purpose of the special exception is to allow a used automobile sales lot. The parcel is located at 121 Highview Drive and is further identified as tax map number 148-A-24.

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

1. **Trash Disposal:** If an outdoor trash facility is used, the trash disposal facility shall be placed in an area that is not visible from a public right-of-way and in an area that is not objectionable to neighboring properties. If it is visible from a public right-of-way (as determined by the Zoning Administrator) or objectionable to a neighboring property owner, a wooden privacy fence shall be erected around the trash facility. The fence shall be a wooden fence that is a minimum of six (6) feet in total height.
2. **Lighting:** Lighting facilities shall be so arranged that light is reflected away from adjacent properties and streets.
3. **Sight Distance:** The placement of all automobiles for sale shall be located in an area that

does not affect any vehicular sight distance.

4. Outdoor storage: No miscellaneous items shall be stored outside the building other than vehicles that are for sale.

5. Operative Motor Vehicles: All vehicles for sale must be in operating condition.

6. Vehicles for Sale: The maximum number of vehicles for sale shall not exceed the minimum required parking spaces required in Section 602 of the Amherst County Zoning Ordinance.

Mr. Scott Stinnett, applicant, spoke in favor of the request. Mr. Stinnett stated that he does general repair auto body work and since they have a dealership license they would like to utilize having no more than five (5) cars at any given time on the lot.

Mr. Thompson asked staff what the setback requirement was for parking cars from the road. Mr. Bryant stated that there was no regulated setback for parked cars but Mr. Bryant did give the setbacks for structures. Mr. Thompson asked the applicant if this would be an issue if a setback requirement was given. The applicant replied that it would not be a problem.

Mr. Brine opened the public hearing.

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

Planning Commission Recommendation:

Motion: Thompson Motion to approve special exception for 2017-04 Kevin Scott Stinnett with staff recommendations.

Second: Foor

Motion carried by a 6-0 vote.

5. BOARD OF ZONING APPEALS REQUEST

Request by Rayburn Keith & Mary Ruth C. Ogden for approval of a variance from Section 804 of the Zoning & Subdivision Ordinance to reduce the front yard setback from fifty (50) feet to thirty-three (33) feet to allow for the addition of a porch to an existing single-family dwelling. The request is referenced by a drawing submitted by the applicant. The property is located at 227 Forest Sale Road, and is further identified as being tax map parcel number 48-A-10.

Mr. Bryant presented the Staff report and concluded his comments by stating should the Board of Zoning Appeals approve this request; Staff recommends the following conditions.

1. The variance is granted for Tax Map Parcel No. 48-A-10 to reduce the front yard setback from fifty (50) feet to thirty-three (33) feet and to allow for the addition of a porch to an existing single-family dwelling.
2. The granting of this variance shall not be construed to vest in the applicant a right to the variance until all necessary local, State and Federal plan application, review and approval processes have been completed.
3. This approval may be revoked by the County of Amherst or its designated agent for failure by the applicant or its assigns to comply with any of the listed conditions or any provision of Federal, State or local regulations.

Mrs. Mary Ogden, applicant, spoke in favor of the request.

Planning Commission Recommendation:

Motion: Foer Motion to make a favorable recommendation to the Board of Zoning Appeals for case # 2017A-03 for Keith & Mary Ogden with staff recommended conditions.

Second: Martineau

Motion carried by a 6-0 vote.

6. COMPREHENSIVE PLAN AMENDMENT – DEBRA SPEYER REQUEST

Mr. Bryant read a memo briefly stating that Ms. Speyer is requesting that staff compose a letter to the Virginia Outdoors Foundation (VOF) to support her efforts to place her property into a conservation easement; however, this request is unique due to the fact that a majority of the parcels that Ms. Speyer owns are located within a designated growth area for public water and public sewer as indicated by the Future Land Use Map found in the Amherst County Comprehensive Plan.

Mr. Bryant also briefly presented a memo from Jack Hobbs, Amherst Town Manager, confirming that the Town Council of the Town of Amherst adopted an updated Comprehensive Plan during its April 12, 2017 meeting and “the 60 West Area-Lloyd Property Development Area” section was not changed from the Planning Commission’s recommended document that was presented for the Town Council’s consideration prior to the hearing. Mr. Bryant also briefly reviewed the following attachments: a letter from staff written to Ms. Speyer explaining the process to make a modification to the Amherst County Comprehensive Plan, Town of Amherst utility line map, and a future land use map.

Ms. Debra Speyer introduced herself and stated that her goal is to retire here in Amherst and raise cattle, sheep and lamas.

Mr. Chad Mooney, attorney representing Debra Speyer, spoke on Ms. Speyer donating a

conservation easement for tax credits to be invested back into the community.

Mr. Mooney and Ms. Speyer answered the Planning Commissions questions.

Planning Commission Recommendation:

Motion: Jones Motion to take request under advisement for further discussion over the next sixty (60) days during review of the Comprehensive Plan.

Second: Thompson
Motion carried by a 6-0 vote.

7. SECTION 916 – SHORT TERM TOURIST RENTAL

Mr. Bryant presented a brief memorandum discussing the local regulations that govern the short-term tourist rental of a dwelling and whether or not this regulation should be relaxed in order to allow short term-rentals within a platted subdivision.

There was a brief discussion amongst staff and the Planning Commission. There was a consensus that this would be looked at again at the next Planning Commission.

8. COMPREHENSIVE PLAN

Mr. Bryant briefly reviewed the updated changes in the Comprehensive Plan that were highlighted and stated that he was still waiting for updated changes from the Economic Development Authority. There was a consensus that the Comprehensive Plan would be reviewed further at the next Planning Commission meeting.

9. OLD/NEW BUSINESS

Updates and Discussion to the Planning Commission on the following:

- Closing of Central Virginia Training Center
- Service Authority upcoming director Bob Hopkins
- Updates on Route 29 Business Beautification Corridor Committee
- Board of Supervisors denial on Fran Paul case
- New Bike Trail from Sweet Briar College to Ambriar Shopping Center

10. APPROVAL OF MINUTES FOR APRIL 20, 2017

A couple changes were made to the minutes.

Planning Commission Recommendation:

Motion: Jones

Motion to approve Planning Commission Meeting
Minutes for April 20, 2017 with changes.

Second: Floyd

Motion carried by a 5-0 vote. (Martineau absent)

11. ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 8:29 p.m.

Planning Commission Recommendation:

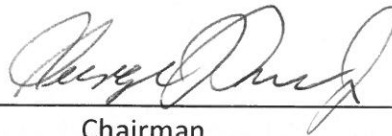
Motion: Foor

Motion to adjourn.

Second: Floyd

Motion carried by a 6-0 vote.

/ss/6.8.17



Chairman