

**AMHERST COUNTY
PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 16, 2017
MINUTES**

VIRGINIA

A public meeting for the Amherst County Planning Commission was held on Thursday, November 16, 2017, in the Public Meeting Room located in the Administration Building at 153 Washington Street, Amherst, VA.

MEMBERS PRESENT: Michael Martineau, Chairman
Derin Foor, Vice Chairman
George Brine
Leslie Gamble
Jim Thompson
Chad Eby, EDA Liaison (non-voting)
David Pugh, Board of Supervisors Liaison (non-voting)

MEMBERS ABSENT: Beverly Jones

STAFF PRESENT: Jeremy Bryant, Director of Planning/Zoning
Dylan Bishop, Assistant Zoning Administrator/Planner
Stacey Stinnett, Administrative Assistant

Agenda

1. Call to Order
2. Approval of Agenda
3. Citizens Comments
4. Public Hearing
 - A. 2017-17 Vincent J. & Margo E. Baker
 - B. 2017-18 Rutcom Properties LLC
 - C. 2017-19 Comprehensive Plan Update
5. Recommendation Needed for BOS on Business Unfriendliness Discussions
6. Old/New Business
7. Approval of Minutes for October 19, 2017
8. 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: Thompson Motion to approve the agenda as submitted.

Second: Foer

The motion carried by a 5-0 vote

3. CITIZENS COMMENTS

There were none.

4. PUBLIC HEARING

A. 2017-17 Vincent J. & Margo E. Baker

Request by Vincent & Margo Baker for a special exception in the A-1 Agricultural Residential District. The purpose of the special exception is to allow a short term tourist rental of a dwelling. The parcel is located at 203 Forks of Buffalo Drive and is further identified as tax map number 35-2-9.

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

1. Lighting: All outdoor lighting will be glare-shielded and directed so as to prevent illumination across the property line.
2. Sewerage Facilities: The applicant shall follow all regulations prescribed by the Virginia Department of Health.
3. Short Term Tourist Rental: The applicant shall meet all requirements of section 916 which regulates short-term rental dwellings.

Chairman Martineau opened the public hearing.

Jerry Harambasic, resides at 561 North Fork Road, Amherst, VA spoke in favor of the request.

There being no further speakers Chairman Martineau closed the public hearing.

Planning Commission Recommendation:

Motion: Foor Motion to approve 2017-17 Vincent J. & Margo E. Baker with staff recommendations.

Second: Gamble

Motion carried by a 5-0 vote.

B. 2017-18 Rutcom Properties LLC

Request by Rutcom Properties for a special exception in the A-1 Agricultural Residential District. The purpose of the special exception is to allow a short term tourist rental of a dwelling. The parcel is located at 1025 Lexington Turnpike and is further identified as tax map number 80-A-16.

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

1. Lighting: All outdoor lighting will be glare-shielded and directed so as to prevent illumination across the property line.
2. Sewerage Facilities: The applicant shall follow all regulations prescribed by the Virginia Department of Health.
3. Short Term Tourist Rental: The applicant shall meet all requirements of section 916 which regulates short-term rental dwellings.

Chairman Martineau opened the public hearing.

Terry Morcom, applicant, spoke in favor of the request.

There being no further speakers Chairman Martineau closed the public hearing.

The Planning Commission had a brief discussion.

Planning Commission Recommendation:

Motion: Thompson Motion to approve 2017-18 Rutcom Properties with staff recommendations.

Second: Foor

Motion carried by a 5-0 vote.

C. 2017-19 Comprehensive Plan Update

Request by the County of Amherst to approve modification to the Amherst County Comprehensive Plan. The Comprehensive Plan was written in 2007; the County is proposing to update the current Plan. In general, sections that are proposed to be updated include the Introduction, Process, Development and Growth Trends, Community Facilities, Anticipated Growth Trends, Land Use, and the Mixed Use and Urban Development Areas Sections.

Staff briefly discussed that:

More specifically, updates were made to the demographic data found in the Development and Growth Trends Section that include population projections, employment and unemployment data, household income, housing units constructed, housing value and rent distribution by census tract; policies were updated in the Public Water and Wastewater Section that improve the readability of that Section, and includes a strategy that address annual increases of water and sewer rates and fees rather than periodic large increases, also including the addition of a strategy for future funding; the Solid Waste Management Section includes a name change to the Department of Public Works and addresses the enforcement of inoperative motor vehicles; the Transportation Section reflects amendments to updated road projects, specifically updating the current Six Year Improvement Program and other updates to proposed road projects; the Public Education Section was re-written to address primary and secondary education, higher education, adult education and to reflect the Amherst County Public School's Six-Year Strategic Plan, four goals have been added to ensure continuous improvement in student and school achievement, that is conducive to teaching and learning for all students and staff, strengthen relationships with students, parents, community members and local organizations and to expand opportunities to learn; Public Library Services was modified to clarify library services; objectives and strategies were updated in the Law Enforcement Section to clarify their services, the Public Safety Section was re-worded to better address their operations; the Social Services and Health Care Section was updated with budgetary information and office space additions; the Economic Development Section was modified to address a number of changes including the closure of Central Virginia Training Center, objectives dealing with business friendly policies and procedures, references the 2016 economic Development Strategic Plan, policies to address business growth, funding plans, creation of business sites and buildings, job creation, removal of irrelevant goals, objectives and strategies; additions to Cultural Resources and the Natural Heritage Resources Section that promote Sweet Briar College and the Virginia Center for the Creative Arts and identify and support conservation practices that protect rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geological formations; the Future Land Use Map is modified to reflect a change in a growth boundary near the Town of Amherst and the Land Use Section has been updated to support tourism and agritourism, promoting parks, clarify objectives and strategies, support of Planned Unit Developments, retirement communities and the redevelopment of Central Virginia Training Center.

Chairman Martineau opened the public hearing.

Wendy Kendrick, resides at 668 Sandidges Rd in Amherst, spoke in favor of the removal of the Speyer Property in the designated growth area and making this change in the Comprehensive Plan.

Nancy Paumen, resides in Amherst, spoke in favor of the removal of the Speyer Property in the designated growth area and making this change in the Comprehensive Plan.

Monty Jennings, resides at 799 Lexington Turnpike in Amherst, spoke in favor of the removal of the Speyer Property in the designated growth area and making this change in the Comprehensive Plan.

Ken Watts, resides at 131 Epiphany Ct. in Amherst, spoke in opposition of removing the Speyer Property from the designated growth area.

Sally Mock, resides at 580 Kenmore Road in Amherst, spoke in opposition of removing the Speyer Property from the designated growth area.

Sharon Turner resides at 193 North Main Street in Amherst, spoke in favor of the removal of the Speyer Property in the designated growth area and making this change in the Comprehensive Plan.

Tom Berry, resides at 1770 Boxwood Farm Road in Amherst and is representing the Town of Amherst as their attorney spoke in opposition of removing the Speyer Property from the designated growth area. Mr. Berry said that good town management would be to still offer a portion of this land in the M-1 Industrial zoning to promote future industry business close to the town and readily available to the towns water and septic hookups.

Pete Huber, the Interim Town Manager for the Town of Amherst, spoke in opposition of removing the Speyer Property from the designated growth area. Mr. Huber stated that the town needed to leave room for future developers and growth.

Mr. Newman, resides in Amherst, spoke in favor of the removal of the Speyer Property in the designated growth area and making this change in the Comprehensive Plan.

Duncan Augustine, resides at 138 Garland Ave. in Amherst, spoke in favor of the removal of the Speyer Property in the designated growth area and making this change in the Comprehensive Plan.

Chad Mooney, attorney for Debra Speyer, spoke in favor of the removal of the Speyer Property in the designated growth area and making this change in the Comprehensive Plan. Mr. Mooney stated the intent is to preserve the property in its natural state.

Debra Speyer, applicant, spoke in favor of the removal of the Speyer Property in the designated growth area and making this change in the Comprehensive Plan. Ms. Speyer stated that she wants to reserve the open space for her family and for future generations to come.

Janice Augustine, resides at 138 Garland Ave. in Amherst, spoke in favor of the removal of the Speyer Property in the designated growth area and making this change in the Comprehensive Plan.

Bill Masencup, spoke in opposition of removing the Speyer Property from the designated growth area.

There was a brief discussion amongst the Planning Commission Members.

Planning Commission Recommendation:

Motion: Thompson Motion that 2017-19 Comprehensive Plan Update be moved forward with the removal of the Speyer Property from the growth boundary and to include additional staff recommendations.

Second: Foor

Motion carried by a 5-0 vote.

5. BUSINESS UNFRIENDLINESS

There was a consensus to instruct staff to work with Victoria and the EDA of Amherst County to review and implement dates to meet.

6. OLD/NEW BUSINESS

There was none.

7. APPROVAL OF MINUTES OCTOBER 19, 2017

The minutes were approved with no changes.

Planning Commission Recommendation:

Motion: Foor Motion to approve the minutes for October 19, 2017 as submitted.

Second: Brine

Motion carried by a 4-0 vote. (Thompson abstained)

8. ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 8:50 p.m.

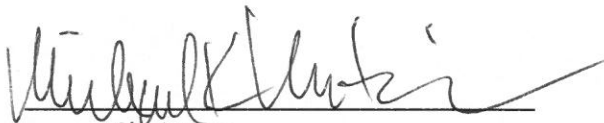
Planning Commission Recommendation:

Motion: Brine Motion to adjourn.

Second: Foor

Motion carried by a 5-0 vote.

/ss/1.11.18


Chairman

