

**AMHERST COUNTY
PLANNING COMMISSION MEETING
THURSDAY OCTOBER 17, 2019
MINUTES**

VIRGINIA

A public meeting for the Amherst County Planning Commission was held on Thursday, October 17, 2019, in the Public Meeting Room located in the Administration Building at 153 Washington Street, Amherst, VA.

MEMBERS PRESENT: Beverly Jones, Chair
Michael Martineau, Vice Chair
Derin Foor
Jim Thompson
Michael Bryant
Catherine Gamble
Chad Eby, EDA (non-voting)

MEMBERS ABSENT: David Pugh, Board of Supervisors Liaison (non-voting)
Kennedy Campbell, Youth Representative (non-voting)
Alexandria Goins, Youth Representative (non-voting)

STAFF PRESENT: Jeremy Bryant, Director of Community Development
Stacey Stinnett, Administrator Assistant

STAFF ABSENT: Tyler Creasy, Assistant Zoning Administrator/Planner

Agenda

1. Call to Order
2. Approval of Agenda
3. Citizens Comments
4. Public Hearing – Special Exception
 - A. 2019-385 Jacobs Telecommunication
 - B. 2019-396 Samuel & Janis Roskelley
 - C. 2019-419 David McCormack
 - D. 2019-433 Dale W. Kidd
5. Old/New Business
6. Approval of Meeting Minutes for September 19, 2019
7. Adjournment

1. CALL TO ORDER

Madam Chair Jones called the meeting to order at 7:00 p.m.

2. APPROVAL OF AGENDA

The agenda was approved.

Planning Commission Action:

Motion: Foor Motion to approve the agenda as submitted.

Second: M. Bryant

The motion carried by a 6-0 vote

3. CITIZENS COMMENTS

There were none.

4. PUBLIC HEARING – SPECIAL EXCEPTION

A. 2019-385 Jacobs Telecommunications

Request by Jacobs Telecommunications, Inc., for a special exception request in the R-2 General Residential District. The purpose of the special exception is to co-locate an antenna on an existing tower. The current tower is approximately 192 feet in height, the proposed antenna will be placed at 180 feet in height. The existing tower will not increase in height. The property is located at 143 Boxwood Circle and is further identified as tax map number 124-A-77.

Mr. J. Bryant presented the Staff report.

Mr. Foor stated that co-locating antennas on existing towers, if not increasing the height, should be considered in the next set of code changes. Mr. J. Bryant agreed and stated that the Commission would be seeing this as well when the next set of code changes were brought forth to them for review.

Madam Chair Jones opened the public hearing.

No one spoke in favor or in opposition of the request. Therefore, Madam Chair Jones closed the public hearing.

Planning Commission Recommendation:

Motion: M. Bryant Motion to approve special exception 2019-385 Jacobs Telecommunications.

Second: Martineau

Motion carried by a 6-0 vote.

B. 2019-396 Samuel & Janis Roskelley

Request by Samuel and Janis Roskelley for a special exception request in the A-1 Agricultural Residential District. The purpose is to operate a short-term tourist rental of a dwelling. The structure is located on a parcel that is approximately 150 acres in total size. The property is located at 631 Buffalo Springs Turnpike and is further identified as a tax map number 47-A-21.

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. Sewage 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 tourist rental of dwellings.

Madam Chair Jones opened the public hearing.

Sam Roskelley, applicant, spoke in favor of the request.

No one spoke in opposition of the request. Therefore, Madam Chair Jones closed the public hearing.

Planning Commission Recommendation:

Motion: Thompson Motion to approve special exception 2019-396 Samuel & Janis Roskelley with staff recommendations.

Second: Gamble

Motion carried by a 6-0 vote.

C. 2019-419 J. David McCormack

Request by J. David McCormack for a special exception request in the R-3 Multi-family Residential District. The purpose is to increase the total density from 40 units to 42 total units. The Amherst County Comprehensive Plan Future Land Use designation is High Density Residential. The structure is located at 123 Phelps Road (former Seminole Elementary School) and is further identified as tax map number 155D-A-44.

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

1. Exterior Lighting. All exterior lighting should be installed to prevent glare on adjacent properties and streets. Exterior lighting should be sufficient to illuminate and internal parking areas, sidewalks, doorways, stair wells and steps. (Comprehensive Plan, page 155)
2. Bus Shelter. Greater Lynchburg Transit Company shall be notified prior to the Certificate of Occupancy.
3. Public Utilities. All buildings should remain on public water and public sewer and shall be in compliance with the regulations specified by the Amherst County Service Authority. (Comprehensive Plan, page 51, pg 111)
4. Transportation. The applicant should meet all applicable regulations in accordance with the Virginia Department of Transportation. (Comprehensive Plan, page 86)
5. Trash Disposal. If a dumpster is located on the parcel it shall be screened with solid wood fence from all residential districts. The dumpster should be screened with solid wood fence or solid material that is opaque. (Zoning Ordinance, Sec. 1601)
6. Sign. If a sign is erected, it should meet the requirements of the Amherst County Zoning Ordinance. Additionally, the sign shall not be internally lit. (Comprehensive Plan, page 122)
7. Landscaping. In addition to plantings that will be required as part of the site plan, all plantings should be designated in ways not to develop any hidden areas and shrubbery against the building should be of low to medium growth as approved by the Amherst County Sheriff's Department. (Comprehensive Plan, page 122)
8. Easement. An easement from High Street to the parking lot is needed across property owned by Amherst County (TM# 155D-A-44).
9. Site Plan Approval. The owner shall seek site plan approval from the Planning Commission.

Madam Chair Jones opened the public hearing.

Bob Hopkins, resides at 2136 Cedar Gate Road in Madison Heights VA, spoke in favor of the

request. Mr. Hopkins stated that he is in favor of reusing viable infrastructures. As the Service Authority Director for Amherst County, Mr. Hopkins also stated that he would like to see the easement on the site plan that had been discussed with Mr. McCormack regarding the county having access to use for a drive thru payment center for the Service Authority.

No one spoke in opposition of the request. Therefore, Madam Chair Jones closed the public hearing.

Planning Commission Recommendation:

Motion: Foor Motion to approve special exception 2019-419 J. David McCormack with staff recommendations.

Second: M. Bryant

Motion carried by a 6-0 vote.

D. 2019-433 Dale W. Kidd

Request by Dale W. Kidd for a special exception request in the R-1 Limited Residential District. The purpose is to operate a short-term tourist rental of a dwelling. The structure is located on a parcel that is 13.193 acres total in size. The property is located at 507 Dixie Airport Road and is further identified as tax map number 148-A-117.

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. Sewage 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 tourist rental of dwellings.

Madam Chair Jones opened the public hearing.

No one spoke in favor or in opposition of the request. Therefore, Madam Chair Jones closed the public hearing.

Planning Commission Recommendation:

Motion: Martineau Motion to approve special exception 2019-433 Dale W. Kidd with staff recommendations.

Second: Gamble

Motion carried by a 6-0 vote.

7. OLD/NEW BUSINESS

Mr. Bryant updated the Planning Commission on the grass maintenance issue with VDOT. Mr. Bryant stated that this concern had been brought to VDOT's attention, however, VDOT said they are trying to find the time but they have more projects than they can complete. Mr. Bryant stated that several scenerios had been considered involving local landscapers but that could be costly and the county would have to insure them.

Mr. J. Bryant updated the Commission on Scottish Inn stating that the county is trying to make this a spot blight property. The owners of Scottish Inn have requested two more weeks to negotiate further in tearing the property down and bring another motel chain in.

8. APPROVAL OF MINUTES FOR SEPTEMBER 19, 2019

Mrs. Stinnett stated that these minutes would be on the next Planning Commission agenda.

9. ADJOURNMENT

There being no more business to discuss, the meeting was adjourned 7:47 pm

Planning Commission Recommendation:

Motion: Thompson Motion to adjourn.

Second: Gamble

Motion carried by a 6-0 vote.

/ss/10.18.19


Chairman