

**AMHERST COUNTY
PLANNING COMMISSION MEETING
THURSDAY NOVEMBER 21, 2019
MINUTES**

VIRGINIA

A public meeting for the Amherst County Planning Commission was held on Thursday, November 21, 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
Calvin Kennon, EDA (non-voting)
Kennedy Campbell, Youth Representative (non-voting)

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

STAFF PRESENT: Jeremy Bryant, Director of Community Development
Tyler Creasy, Assistant Zoning Administrator/Planner
Stacey Stinnett, Administrator Assistant

Agenda

1. Call to Order
2. Approval of Agenda
3. Citizens Comments
4. Public Hearings
 - A. 2019-457 Alden Armstrong Virginia 1 LLC (Special Exception)
 - B. 2019-471 Vicky Litchford (Special Exception)
 - C. 2019-487 Billy L. Blevins (Special Exception)
 - D. 2019-488 Billy L. Blevins (Rezoning)
5. Route 29 Business Beautification Mini-Grant Program
6. Old/New Business
 - A. Ginger Mitchell
7. Approval of Meeting Minutes for September 19, 2019 & October 17, 2019
8. Adjournment

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

Mr. J. Bryant stated that the agenda needed to be amended by switching items (C) and (D), because the rezoning case needed to be heard before the special exception case.

The amended agenda was approved as submitted.

Planning Commission Action:

Motion: Thompson Motion to approve the amended agenda.

Second: Gamble

The motion carried by a 6-0 vote

3. CITIZENS COMMENTS

There were none.

4. PUBLIC HEARING – SPECIAL EXCEPTION

A. 2019-457 Alden Armstrong Virginia 1 LLC (Special Exception)

Request by Alden Armstrong for a special exception in the R-1 Limited Residential District. The purpose of the special exception is to allow a two-family dwelling that has an outward appearance of a single family dwelling. The property is located at 1065 Izaak Walton Road and is further identified as tax map number 139C-1-A.

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

1. Safety: That the Building Inspector conduct an inspection to be sure that the dwelling meets applicable sections of the Virginia Statewide Building Code.
2. Drainfield: The drainfield shall be sized properly for a two-family dwelling.

Madam Chair Jones opened the public hearing.

Mr. Alden Armstrong, 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: Foor Motion to approve special exception 2019-457 Alden Armstrong with staff recommendations.

Second: Thomspson

Motion carried by a 6-0 vote.

B. 2019-471 Vicky Litchford (Special Exception)

Request by Vicky Litchford for a special exception request in the V-1 Village Center District. The purpose of the special exception is to allow the placement of a manufactured home. The property is located at 2581 Richmond Highway and is further identified as tax map number 113-A-54.

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

1. Department of Health: The applicant shall seek all necessary approvals and permits regarding a septic system and a well from the Virginia Department of Health.
2. Entrance: The applicant shall seek and entrance permit from the Virginia Department of Transportation.

Madam Chair Jones opened the public hearing.

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

Planning Commission Recommendation:

Motion: M. Bryant Motion to approve special exception 2019-471 Vicky Litchford with staff recommendations.

Second: Thompson

Motion carried by a 6-0 vote.

C. 2019-488 Billy L. Blevins (Rezoning)

Request by Request by Billy L. Blevins to rezone a parcel from the M-1 Industrial District to the B-2 General Commercial District. The purpose of the rezoning is to allow for an automotive repair, truck repair and state inspection garage. The request also includes an amendment to the Future Land Use Map associated with the Amherst County Comprehensive Plan and to add

a commercial land use designation in the vicinity of the request. The property is located at 117 Enterprise Drive and is further identified as tax map number 147-A-205A

Mr. Bryant presented the Staff report and concluded his comments by stating that there were no voluntary proffers submitted.

Madam Chair Jones opened the public hearing.

Calvin Kennon spoke on behalf of Amherst County Economic Development in favor of this request.

Mr. Bill Blevins, 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: M. Bryant Motion to approve special exception 2019-488 Billy L. Blevins (Rezoning) with staff recommendations.

Second: Gamble

Motion carried by a 6-0 vote.

D. 2019-487 Billy L. Blevins (Special Exception)

Request by Billy L. Blevins for a special exception request in the B-2 General Commercial District. The purpose of the special exception is to allow an automotive repair, truck repair and state inspections garage. The property is located at 117 Enterprise Drive and is further identified as tax map number 147-A-205A.

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 to prevent illumination across the property line.
2. Miscellaneous Items: No miscellaneous items, such as, but not limited to: tires, automotive parts, tools or similar items related to automotive repair shall be stored outside the building.
3. Trash Facility: If an exterior trash disposal facility is added, it shall be screened by a solid wooden fence that fully shields the view of the trash disposal facility.
4. Repair Vehicle Parking: All vehicles waiting repair shall be placed in a designated area that is screened from view and in compliance with screening regulations. The maximum time any vehicle can be on a parcel is 90 days.
5. Maximum Number of Vehicles: A maximum of ten (10) vehicles may be stored in the fenced in lot behind the building.

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: Thompson Motion to approve special exception 2019-487 Billy L. Blevins with staff recommendations.

Second: Martinuea

Motion carried by a 6-0 vote.

5. ROUTE 29 BUSINESS BEAUIFICATION MINI-GRANT PROGRAM

Mr. J. Bryant presented the Route 29 Business Beautification Mini-Program stating that the purpose is to assist businesses along the corridor to make improvements to the overall appearance of their property. The purpose of the grant is to enhance the sense of community and environmental wellness of our corridor through the accomplishment of sustainable community planning.

6. OLD/NEW BUSINESS

A. Ginger Mitchell

Mr. J. Bryant stated that Ms. Mitchell is requesting a code change to the wireless ordinance to consider new cell towers in residential districts which would include the R-1, R-2, and R-3 Zoning Districts.

There was a brief discussion amongst the Planning Commission and a consensus to direct staff to research other localities and bring back information at the next Planning Commission Meeting.

7. APPROVAL OF MINUTES FOR SEPTEMBER 19, 2019 & OCTOBER 17, 2019

September 19, 2019 Meeting Minutes

Planning Commission Recommendation:

Motion: Foor Motion to approve the September 19, 2019 Planning Commission Meeting Minutes.

Second: M. Bryant

Motion carried by a 6-0 vote.

October 17, 2019 Meeting Minutes

Planning Commission Recommendation:

Motion: Martineau Motion to approve the October 17, 2019 Planning Commission Meeting Minutes.

Second: Foor

Motion carried by a 6-0 vote.

8. ADJOURNMENT

There being no more business to discuss, the meeting was adjourned 8:00pm

Planning Commission Recommendation:

Motion: Thompson Motion to adjourn.

Second: Gamble

Motion carried by a 6-0 vote.

/ss/12.10.19


Chairman