



BOOK 38
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**AMHERST COUNTY
BOARD OF SUPERVISORS**

Board of Supervisors

Tom Martin, Chair
District 1
Claudia Tucker, Supervisor
District 2
Drew Wade, Supervisor
District 5
David W. Pugh, Jr., Supervisor
District 4

MINUTES

July 18, 2023
Administration Building - 153 Washington
Street - Public Meeting Room
Amherst, Virginia 24521
Meeting Convened - 7:00 PM

County Administrator
Jeremy Bryant

County Attorney
Mark Popovich

I. Call to Order

At a regular meeting of the Amherst County Board of Supervisors held on July 18, 2023, at 7:00 p.m., the following members were present:

BOARD OF SUPERVISORS:

Tom Martin, Chairman
Claudia D. Tucker, Supervisor
Drew Wade, Supervisor
David W. Pugh, Jr., Supervisor

ABSENT: None

STAFF:

Jeremy S. Bryant, County Administrator
Stacey McBride, Finance Director/Deputy County Administrator
Mark Popovich, County Attorney
Kristen Freeman, Clerk

Chairman Martin called the meeting to order at 7:00 p.m.

NOTE: All Board of Supervisors meetings are now being streamed live on Facebook and on YouTube.

Chairman Martin announced that Vice-Chair Ayers submitted his resignation from the Board of Supervisors to focus on his campaign for Sheriff. Chairman Martin spoke about some of Mr. Ayers's accomplishments while serving on the Board and thanked him for his time served, and wished him luck in the future.

II. Approval of Agenda

By motion of Supervisor Pugh and with the following vote, the Board approved the agenda with the following amendments, removing Section IX. New Business Item B. Financial Support - Amherst County Public Schools and adding Section XVI. Closed Session Item C. A closed session pursuant to Section 2.2-3711 (A)(8) for consultation with legal counsel for the provision of legal advice by legal counsel related to the resignation of a board member and procedural steps going forward.

AYE: Mr. Martin, Mrs. Tucker, Mr. Wade, and Mr. Pugh

NAY: None
ABSENT: None

III. Invocation and Pledge of Allegiance

Supervisor Pugh led the Invocation and Supervisor Wade led the Pledge of Allegiance.

IV. Citizen Comment

Samuel Bryant addressed the Board regarding concerns about Solar Farms in our area. He also wanted to address the Board regarding the children in our area and stated they need things to do to keep them busy and keep them on the right track. Mr. Bryant also stated his opinion on the need to keep the monument plaque at the Courthouse.

Barbara Pryor addressed the Board explaining her concerns with the monument plaque.

V. Public Hearing

A. Special Exception 2023-116 Phyllis Maire

The request is by Phyllis Maire for a special exception in the A-1, Agricultural Residential district. The purpose of the special exception is to allow a photography venue and a special event place for weddings, tea parties, and other similar uses. The property is located at 2409 Riverville Road and is further identified as tax map numbers 130-A-21 and 130-A-21A.

Planning Commission's Recommended 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. Parking: Guests shall be required to park on the property and not park on neighboring lots or on any right-of-way outside of their property unless they have written permission.
4. Transportation: The applicant shall work with the Virginia Department of Transportation for an entrance permit, if applicable.
5. Public Safety: The owner shall meet all requirements set forth by the Director of Public Safety as it has to do with access to the property.
6. Dumpster: If a dumpster is proposed, it shall meet all screening requirements as required in the landscaping regulations.
7. Traffic: A parking attendant shall be directing traffic with events greater than seventy-five (75) guests.
8. The second dwelling shall be inspected by the Amherst County Building Office for compliance of a single-family dwelling and have it properly addressed by the Department of Public Safety.

The Public Hearing was opened.

Ms. Maire addressed the Board regarding her request. She stated she bought this property in 2017 and would like to share it with others. She thanked the Board for their consideration.

Proponents: Carol Frasier, Kathy Blanchard
Opponents: None

The Public Hearing was closed.

By motion of Supervisor Tucker and with the following vote, the Board approved Special Exception 2023-116 with Planning Commission's recommended conditions and added another condition that restricted special events on the track of land across railroad tracks.

AYE: Mr. Martin, Mrs. Tucker, Mr. Wade, and Mr. Pugh

NAY: None

ABSENT: None

B. Special Exception 2023-234 Verna & Preston Sellers

Request by Verna and Preston Sellers for a special exception in the R-2, General Residential District. The purpose of the special exception is to allow a short-term tourist rental of a dwelling. The property is located at 1648 S. Coolwell Road and is further identified as tax map number 138-A-164B.

Planning Commission's Recommended 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. Parking: Guests shall be required to park on the property and not park on neighboring lots or on any right-of-way outside of their property unless they have written permission.
4. Transportation: The applicant shall work with the Virginia Department of Transportation for an entrance permit, if applicable.
5. Public Safety: The owner shall meet all requirements set forth by the Director of Public Safety as it has to do with access to the property.
6. Short-Term Tourist Rental: The applicant shall meet all requirements of Section 916 which regulates short-term tourist rental of dwellings.

The Public Hearing was opened.

Verna Sellers wanted to thank the Board for their consideration on this request. She stated this property has been in her family a long time and would like to share the beauty of this property with others.

Proponents: None

Opponents: None

The Public Hearing was closed.

By motion of Supervisor Pugh and with the following vote, the Board approved Special Exception 2023-234 with Planning Commission recommended conditions.

AYE: Mr. Martin, Mrs. Tucker, Mr. Wade, and Mr. Pugh

NAY: None

ABSENT: None

VI. Consent Agenda

By motion of Supervisor Wade and with the following vote, the Board approved the Consent Agenda for July 18, 2023.

AYE: Mr. Martin, Mrs. Tucker, Mr. Wade, and Mr. Pugh

NAY: None

ABSENT: None

A. Minutes - June 20, 2023

It was moved that the Board adopt the minutes of June 20, 2023.

B. Budget Transfer of Expenditures - Amherst County Public Schools

It was moved that the Board approved the expenditure budget transfer of \$335,000 within the FY2022-2023 School Operational Budget.

C. Appropriation of Revenue - Amherst County Public Schools

It was moved that the Board appropriated \$800,000 of additional funds to the FY2022-2023 School Operational Budget.

D. Appropriation of Revenue - Sheriff's Office

It was moved that the Board approved the appropriation of funds as described.

VII. Special Presentation

A. Commemorative Resolution 2023-3-CR - David Proffitt

By motion of Chairman Martin and with the following vote, the Board adopted Commemorative Resolution 2023-3-CR.

AYE: Mr. Martin, Mrs. Tucker, Mr. Wade, and Mr. Pugh

NAY: None

ABSENT: None

VIII. Old Business

A. Boards/Commissions/Committees - Social Services Board

By motion of Supervisor Pugh and with the following vote, the Board appointed Mr. Todd Rodes to the Social Services Board to serve a four-year term.

AYE: Mr. Martin, Mrs. Tucker, Mr. Wade, and Mr. Pugh

NAY: None

ABSENT: None

IX. New Business

A. Solar Project Development Agreement Amendment

By motion of Supervisor Wade and with the following vote, the Board approved the proposed Project Development Agreement Amendment as presented.

AYE: Mr. Martin, Mrs. Tucker, Mr. Wade, and Mr. Pugh
NAY: None
ABSENT: None

B. Financial Support - Amherst County Public Schools

Item removed from agenda.

C. Resolution 2023-13-R, Setting Solid Waste Rates and Fees

By motion of Supervisor Pugh and with the following vote, the Board adopt the solid waste rates and fees resolution as presented.

AYE: Mr. Martin, Mrs. Tucker, Mr. Wade, and Mr. Pugh
NAY: None
ABSENT: None

X. County Administrator's Report

A. Project Status Report

For the Board's Information.

XI. County Attorney's Report

The County Attorney had no matter to discuss.

XII. Liaison and Committee Reports

A. Parks, Recreation & Cultural Development Board- Tom Martin

Chairman Martin reported that the Board is looking for a youth representative and they continue to meet regularly.

B. Agriculture Committee - Claudia Tucker

Supervisor Tucker had nothing to report.

XIII. Departmental Reports

A. Planning Commission - Annual Report

Planning Commission Vice-Chair, Derin Foor, presented the Board with its annual report. (See Attachment 1)

XIV. Citizen Comment

Todd Rodas addressed the Board thanking them for the opportunity to serve on the Social Services Board.

XV. Matters from Members of the Board of Supervisors

Chair Martin had no matter to discuss.

Supervisor Tucker had no matter to discuss.

Supervisor Wade congratulated the multiple Dixie youth boys and girls teams headed to the World Series.

Supervisor Pugh had no matter to discuss.

XVI. Closed Session

- A. A closed session pursuant to Section 2.2-3711(A)(3) for the discussion or consideration of the acquisition of real property for a public purpose where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body regarding the Amherst Life Saving Crew property.

Chairman Martin moved that the Amherst County Board of Supervisors convene in closed session pursuant to Section 2.2-3711 (A)(3) for the discussion or consideration of the acquisition of real property for a public purpose where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body regarding the Amherst Life Saving Crew property.

AYE: Mr. Martin, Mrs. Tucker, Mr. Wade, and Mr. Pugh

NAY: None

ABSENT: None

Supervisor Wade motioned to come out of closed session and was approved with the following vote:

AYE: Mr. Martin, Mrs. Tucker, Mr. Wade, and Mr. Pugh

NAY: None

ABSENT: None

- B. A closed session pursuant to Sec. 2.2-3711(A)(8) for consultation with legal counsel retained by the county regarding specific legal matters requiring the provision of legal advice by such counsel related to public announcements on public property.

Chairman Martin moved that the Amherst County Board of Supervisors convene in closed session pursuant to Section 2.2-3711 (A)(8) for consultation with legal counsel retained by the county regarding specific legal matters requiring the provision of legal advice by such counsel related to public announcements on public property.

AYE: Mr. Martin, Mrs. Tucker, Mr. Wade, and Mr. Pugh

NAY: None

ABSENT: None

Supervisor Wade motioned to come out of closed session and was approved with the following vote:

AYE: Mr. Martin, Mrs. Tucker, Mr. Wade, and Mr. Pugh

NAY: None

ABSENT: None

Item added by agenda amendment

- C. A closed session pursuant to Sec. 2.2-3711 (A)(8) for consultation with legal counsel for the provision of legal advice by legal counsel related to the resignation of a board member and procedural steps going forward.

Chairman Martin moved that the Amherst County Board of Supervisors convene in closed session pursuant to Section 2.2-3711 (A)(8) for consultation with legal counsel for the provision of legal counsel related to the

resignation of a board member and procedural steps going forward.

AYE: Mr. Martin, Mrs. Tucker, Mr. Wade, and Mr. Pugh

NAY: None

ABSENT: None

Supervisor Wade motioned to come out of closed session and was approved with the following vote:

AYE: Mr. Martin, Mrs. Tucker, Mr. Wade, and Mr. Pugh

NAY: None

ABSENT: None

XVII. Certification of Closed Session

CERTIFICATION OF CLOSED MEETING

Supervisor Wade moved that the Amherst County Board of Supervisors certify by a recorded vote that, to the best of each Board member's knowledge, only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the motion authorizing the closed session were heard, discussed, or considered in the closed session.

Mr. Pugh: AYE

Mr. Martin: AYE

Mrs. Tucker: AYE

Mr. Wade: AYE

XVIII. Adjournment

By motion of Supervisor Pugh and with the following vote, the Board adjourned at 8:08 pm.

AYE: Mr. Martin, Mrs. Tucker, Mr. Wade, and Mr. Pugh

NAY: None

ABSENT: None



Tom Martin, Chair
Amherst County Board of Supervisors



Jeremy Bryant, County Administrator

2022



AMHERST

Perfect Slice of Virginia

Planning Commission Annual Report

AMHERST COUNTY
PLANNING COMMISSION

TELE: (434) 946-9303 | Address: 153 Washington Street, Amherst, VA 24521

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Planning Commission

The duties and functions of the Amherst County Planning Commission are to promote the orderly development of the County and its environment. The Commission serves primarily in an advisory capacity to the Board of Supervisors in which it is their goal to provide specific measurable, reasonable, and timely information, advice recommendations and reports on matters within the Community.



The commission consists of seven (7) members appointed by the Board of Supervisors. Five (5) members are drawn from the five (5) election districts, with one more member being drawn from any of the election districts (at-large member). The last member is a non-voting, board of supervisor that serves as a liaison to the board. The Planning Commission meets every third Thursday of each month.

Commission Members

Member	Email	District
Beverly C. Jones	bcjones@countyofamherst.com	District 5
Derin S. Foor	dsfoor@countyofamherst.com	At-Large
Jim D. Thompson	jdthompson@countyofamherst.com	District 3
Michael D. Bryant	mdbryant@countyofamherst.com	District 4
Michael K. Martineau	mkmartineau@countyofamherst.com	District 1
Catherine L. Gamble	clgamble@countyofamherst.com	District 2
David Pugh (Board Liaison)	dwpugh@countyofamherst.com	District 4
Annalyn Burley		Youth Participant

Commission Member Spotlight

A message from madam chair Mrs. Catherin Gamble – “Amherst County is a rural community with challenges that had in the past, presented obstacles for growth and development, but has now redefined itself where developers and businesses are eager to be vested in our county. We have met those challenges head on and are eagerly looking forward to the future that will make Amherst County a desired place to live, work and conduct business.

While we are excited about the future, we remain steadfast in our commitment to preserve and protect our agricultural lands and view sheds that make Amherst County a unique place in Virginia.”

Route 29 Business Beautification Committee

Mini-Grant Expansion

In partnership with the Economic Development Authority, the Route 29 Business Beautification Committee increased its match amount from \$1,000 to \$5,000. Any business along the Route 29 Business Corridor (from the James River to Route 657, Cedar Gate Road) are encouraged to apply. Examples of qualifying improvements include sign replacement and restoration, landscaping, removal of blight, façade improvements, fencing, etc.

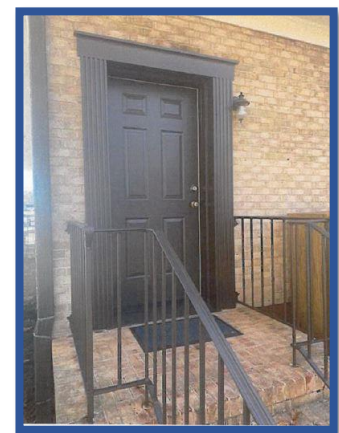


Figure 1. 115 Hughes Drive used the funding for new siding and gutters

Approved Mini-Grant Applications

The committee approved three beautification grant applications in 2022:

- Anderson's Country Market – sign replacement
- Amherst Auto and Tire, LLC – new roof
- Cash Brothers Real Estate Inc. – façade upgrades (painting of trim, sign post and overhang)



Daffodil Planting

In November of 2022, Amherst County volunteers and staff planted 2,000 bulbs inside the grass medians along Route 210 and 130 connector roads. The Route 29 Business Beautification Committee, a subcommittee of the Planning Commission, funded the project. The project was a group effort among Community Development, Public Works, the Economic Development Authority, the Amherst County Sheriff's Department, the Route 29 Business Beautification Committee, volunteers, and the Virginia Department of Transportation.




Figure 3. Volunteers and staff who helped plant 2,000 tulip bulbs along the Route 210 and 130 connector roads.

Madison Heights Master Plan

The Madison Heights Master Plan will create a blueprint for the future of the Madison Heights area bounded by the James River, US 29 Business, US 29 Bypass and Route 130. The purpose of the plan is to reinforce the area's sense of community, improve quality of life, expand public services, and increase economic development through future growth. The plan is set to be finalized and adopted in 2023!



Community Engagement

One of the first steps of the planning process was to receive input from the Madison Heights community members. Ideas and opinions of community members are critical to the success of developing and implementing the master plan. Several of the engagement activities included:

- Madison Heights Vision Survey – an online survey that received 551 responses.
- Madison Heights Interactive Mapping Tool – an online, interactive map that allowed users to identify areas of concern for preservation, land use, safety, redevelopment, and connection issues. A total of 175 issues/ideas were recorded.
- Stakeholder Meetings – a series of open-forum meetings between County staff and plan consultants and a variety of local stakeholders such as outside agencies, property owners, business owners, churches, and many others. These meetings were held between May 17, 2022, and June 13, 2022.

Community participants returned a wide variety of feedback and that information will remain a critical piece in the completion of the Madison Heights Master Plan. A few highlights from all engagement activities are summarized below:

- Participants generally supported future growth and development in Madison Heights, including the potential development of a town center area. While some support for new residential was shown, the greatest desires were expressed for shopping, entertainment, and restaurant uses.
- Retail and service development was strongly supported among participants, including preserving existing businesses and attracting new ones that elevate the market position of Madison Heights.
- Participants expressed a general concern about the aesthetics of the area as it currently exists, including dilapidated or abandoned buildings and businesses (such as vape shops) that occupy a low-market or low-value position. Additionally, business owners noted that the lower average incomes in this area limit business expansion, recruitment, and retention.
- Desire was expressed in many areas to preserve the small town feel and natural features of Madison Height, even as growth and development take place. Preservation would save green space and respect private property rights as well as improve the aesthetics of roadways with plantings and other improvements.

Major Developments

The Amherst County Planning Commission and Board of Supervisors voted and approved two large residential/multi use developments in 2022. The first development was a 100+ acre site in the center of Madison Heights that was rezoned to mixed-use/traditional neighborhood. This development, currently under site plan review coincides with Madison Heights Master plan that is currently in progress. The development will consist of commercial space, apartment buildings, townhouses, single-family dwellings, trails/walking paths, and a 13^{+/-} acre park. The second development,

which is more towards the City of Lynchburg consisted of 40 +/- acres with a majority of it rezoned to R-3, Multi-family and a portion staying B-2, General Commercial. A portion of the development is devoted to senior living with a two-story independent living facility, two –story assisted living facility and eighty-four (84) age restricted townhouses. The remaining portion of the development will be devoted to commercial space, recreation fields and apartments.

Approved master plans for both developments can be found in Appendix B.

Comprehensive Plan

The Board of Supervisors approved the update to the 2007-2027 Amherst County Comprehensive Plan in July of 2022. The update included the incorporation of 2020 census data to charts and tables so that policy changes would reflect the existing landscape of the community. The update also provided an overview of the County's obstacles and opportunities for future land use, transportation, and modifications to the future land use map, as well as the addition of an appendix to incorporate the Master Plan for the redevelopment of the Central Virginia Training Center. All of which strive to meet the goals that help unite the mission, vision, and values of Amherst County.

Appendix B contains a land use map from the Central Virginia Training Center master plan.

Ordinances

Revocation of Special Exception Permits

Ordinance No. 2022-0002 which provides the Board of Supervisors, by resolution, the opportunity to revoke previously approved special exception permits was adopted in March of 2022. This new regulation specifies time limits for special exception permits to be exercised, as well as text to allow the Board of Supervisors to initiate a revocation of permits by resolution that do not meet certain standards. Grounds for revocation shall include, but are not limited to, the following:

- A change in conditions affecting the public health, safety and welfare since the adoption of the special exception permit; or
- Repeated violations of this article, including any conditions attached to the special exception permit, by the owner/operator of the use; or
- Fraudulent, false or misleading information or an error or mistake in fact supplied by the applicant (or his agent) for the special exception permit.

Utility, Cemetery and Storm-Water Divisions

In August of 2022, the Amherst County Board of Supervisors adopted the County's first utility, cemetery and storm-water division ordinance. The purpose of the ordinance is

to offer flexibility for future developers, citizens and utility companies. The ordinance allows such lots to go below the minimum lot area and lot width for the zoning district in which they are situated.

Key points include:

- Conveyance of a 20' right-of-way when lots do not meet the minimum frontage requirements.
- Arrangements for perpetual maintenance for cemetery and storm-water facility lots.
- Notation on all plats that these are not building lots.

Campgrounds

The Board of Supervisors adopted ordinance No. 2022-0010, which restructured the County's existing travel trailer park ordinance, in August of 2022. The purpose of the change was so that tents, yurts, cabins or other structures suitable for temporary habitation may be included for future campsites throughout the County. In addition, due to the intensity of the use, the change from a permitted use to a special exception will allow citizens, and more importantly, adjoining property owners the ability to voice any concerns about a proposed campground.

Subdivisions and Zoning Permits

The Amherst County Planning and Zoning Department reviewed and or issued over 600 zoning and or subdivision approvals in 2022. For this report, zoning permits consist of: single / multi-family dwellings (single/double-wide, modular and stick-built), accessory structures (deck, agricultural building, carport/garage, pools, and sheds), camping, site plan, special exception, rezoning / conditional zoning, erosion and sediment control plan, land disturbance, wireless cell tower, home occupations, short-term tourist rental, business licenses, addition/expansion, mixed-use, variances, and sign reviews and or approvals. Subdivisions consist of resurveys, family divisions, reconfigurations, subdivisions reviewed/approved by staff, and subdivisions reviewed and approved by the Planning Commission.

A complete break of all reviewed and or approved permits can be found in Appendix A.

Single-Family Dwellings

Single-family dwelling zoning permits continued to stay steady as it has in recent years. The table below illustrates the number of single-family dwelling permits reviewed and or approved for the previous 4 years.

Single-Family Dwelling Permits				
No. of Permits	77	104	128	116
Year	2019	2020	2021	2022

Accessory Structures

Just as single-family dwellings, accessory structures have also stayed consistent over the past several years. Accessory structures consist of sheds, pools, garages, decks and agricultural buildings. The below tables illustrates the number of accessory permits reviewed and or approved from 2019 to 2022.

Accessory Structure Zoning Permits				
No. of Permits	104	138	123	127
Year	2019	2020	2021	2022

Special Exceptions

The Planning Commission reviewed twenty-three (23) special exceptions in 2022. Compared to previous years, 2022 served as one of the busiest year for Planning Commission to date. A majority of the special exception cases were for the short-term tourist of a dwelling. A complete list of the reviewed special exceptions for 2022 is below.

Classification	Use	Zoning District	Address / Tax Map	Status
Residential	Short-Term Tourist Rental of a Dwelling	A-1, Agricultural Residential	455 Robinson Gap	Approved
Residential	Short-Term Tourist Rental of a Dwelling	A-1, Agricultural Residential	312 Montrose Road	Approved
Residential	Trucking Business	R-1, Limited Residential	111-A-39	Dormant
Commercial	Automotive Repair and Towing	B-2, General Commercial	128 Old Town Connector	Pending - Special Exception Conditions
Residential	Pastors Retreat, Church and Wedding Venue	A-1, Agricultural Residential	1770 Early Farm Road	Approved
Residential	Short-Term Tourist Rental of a Dwelling	R-2, General Residential	779 River Road	Approved
Commercial	Above Ground Propane Tank	B-2, General Commercial	192 Amelon Square Plaza	Approved
Residential	AirBnb, Wedding Venue and Event Space	A-1, Agricultural Residential	369 Kenmore Road	Denied
Commercial	Automotive Repair Garage	B-2, General Commercial	4454 S. Amherst Hwy	Approved
Residential	Short-Term Tourist Rental of a Dwelling	A-1, Agricultural Residential	196 Athlone Lane	Approved
Residential	Daycare	A-1, Agricultural Residential	801 Ebenezer Road	Approved
Residential	Short-Term Tourist Rental of a Dwelling	R-1, Limited Residential	343 Elon Road	Pending - Special Exception Conditions
Residential	Short-Term Tourist Rental of a Dwelling	R-1, Limited Residential	129 Appleway	Pending - Special Exception Conditions

Residential	Two Apartment Buildings	Mixed Use / Traditional Neighborhood	156-1-2	Pending - Special Exception Conditions
Residential	Density Bonus Increase	R-3, Multi-family Residential	160A2-A-19A	Pending - Special Exception Conditions
Residential	Assisted Living / Memory Care Facilities	R-3, Multi-family Residential	160-A-14	Pending - Special Exception Conditions
Residential	Manufactured Home within Route 130 Overlay District	A-1, Agricultural Residential	104-A-45A	Approved
Commercial	Outside Display of Granite	B-2, General Commercial	1340 N. Amherst Hwy	Pending - Special Exception Conditions
Commercial	Solar Farm (Utility Scale)	R-1, Limited Residential	139-A-54	Pending - Special Exception Conditions
Residential	Wedding and Special Event Venue	A-1, Agricultural Residential	2416 Lowesville Road	Approved
Residential	Short-Term Tourist Rental of a Dwelling	A-1, Agricultural Residential	239 Christian Springs Road	Approved
Residential	Short-Term Tourist Rental of a Dwelling	A-1, Agricultural Residential	132 Pera Road	Approved
Residential	Short-Term Tourist Rental of a Dwelling	A-1, Agricultural Residential	243 Christian Spring Road	Pending Approval

Rezoning and Conditional Zonings

The Commission took up five (5) rezoning / conditional zoning cases in 2022. The approved rezoning / conditional cases were for multi-use and or multi-family residential. All of the rezoning / conditional zoning cases of 2022 are below.

Existing Zoning	Proposed Zoning	Proposed Use	Address /Tax Map	Status
B-2, General Commercial	R-3, Multi-Family Residential	Townhomes	147-A-175	Denied
M-1, Industrial District & B-2, General Commercial	Mixed Use / Traditional Neighborhood District	Mixed Use	156-A-1,2,3,3A,4,4A,5	Approved
M-1, Industrial District & B-2, General Commercial	Mixed Use / Traditional Neighborhood District	Mixed Use	156-1-A,8,9	Approved
B-2, General Commercial	R-3, Multi-Family Residential	Apartments	160A2-A-19A	Approved
R-1, Limited Residential	R-3, Multi-Family Residential	Senior Living Center	160A1-2-1	Approved

Subdivisions

Staff and or the Planning Commission reviewed Ninety-five (95) total plats in 2022. This number is consistent with reviews from past years. A complete breakdown of the reviews completed in 2022 are below.

Type of Plat	Resurvey	Subdivision – Administrative	Family Division	Reconfiguration	Subdivision – Planning Commission
No. of Reviews	41	15	12	25	2

Appendix A

Table A1. Zoning and Subdivision Permits, 2022

Permit Type / Proposed Use	Total Number of Permits
Accessory Structure – Deck/porch	27
Accessory Structure – Agricultural Building	10
Accessory Structure – Carport/Garage	26
Accessory Structure – Other	8
Accessory Structure – Pool	17
Accessory Structure – Storage/Shed	37
Erosion and Sediment Control Plan	11
Land Disturbance – Commercial	10
Land Disturbance – Residential	35
Resurvey	41
Rezoning	5
Sign – Alter/Modify Existing	2
Sign – New	11
Site Plan – Agricultural	0
Site Plan – Commercial	5
Site Plan – Multi-Family Development	1
Site Plan – Townhouses Development	1
Special Exception – Commercial	6
Special Exception – Residential	17
Subdivision Plat – Administrative	15
Subdivision Plat – Family Division	12
Subdivision Plat – Reconfiguration	25
Variance	1
Variance – Administrative	1
Wireless Communication Facility	0
Wireless Communication Modifications	10
Camping	4
Short-Term Tourist Rental (By-Right)	7
Home Occupations	85
Institutional Use/Structures	0
Mixed Use Building	2
New Building/Structure (Commercial)	2
Single-Family Dwelling	77
Two-Family, Duplex	0
Zoning – Other (Business Licenses)	33
Zoning Verification	5
Addition/Expansion	19
Zoning – Other	13
Single-Family, Doublewide	17
Single-Family, Manufactured	5
Single-Family, Singlewide	17
Total	627

Chart A1. Zoning Permits, 2017-2021

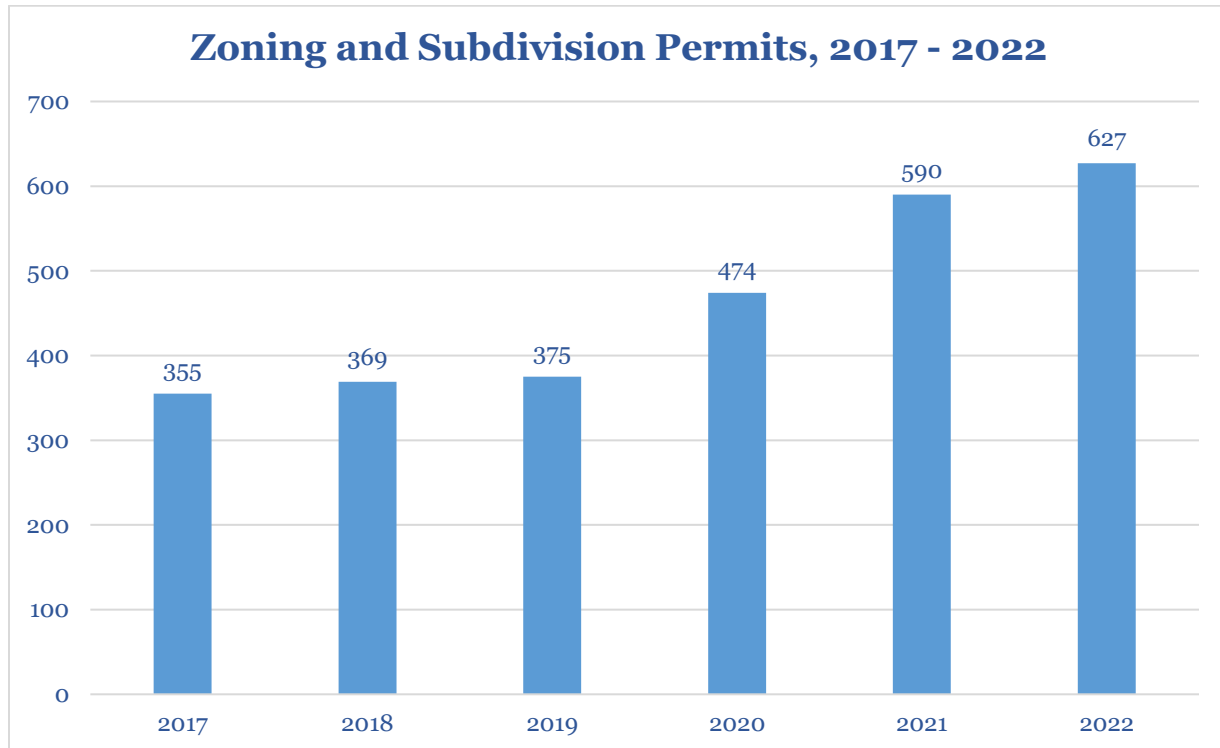
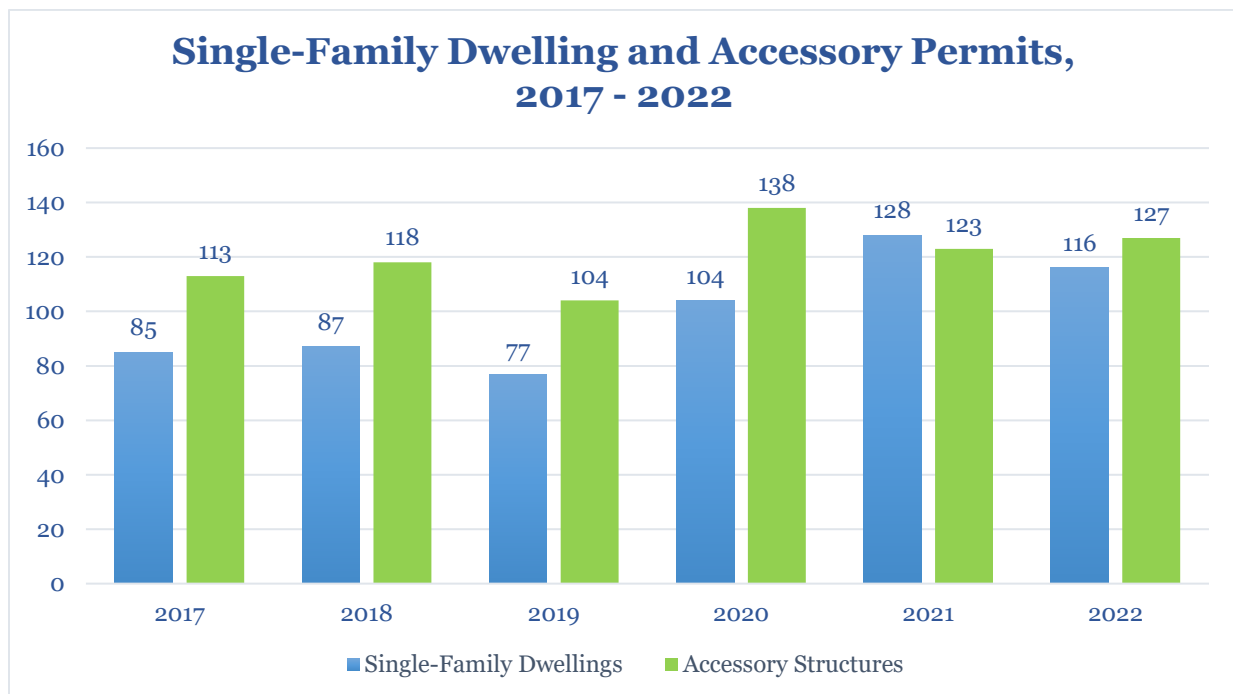
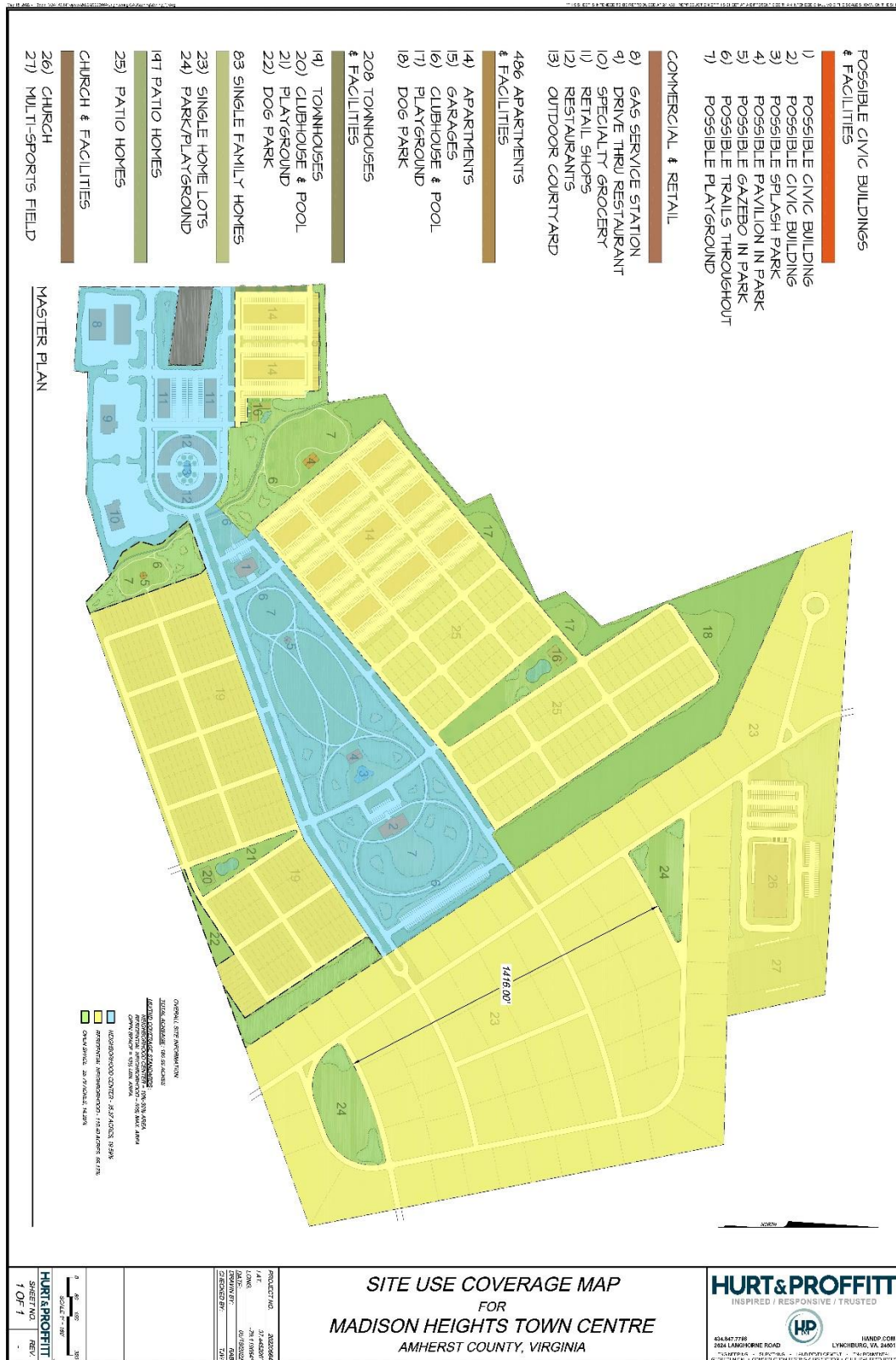


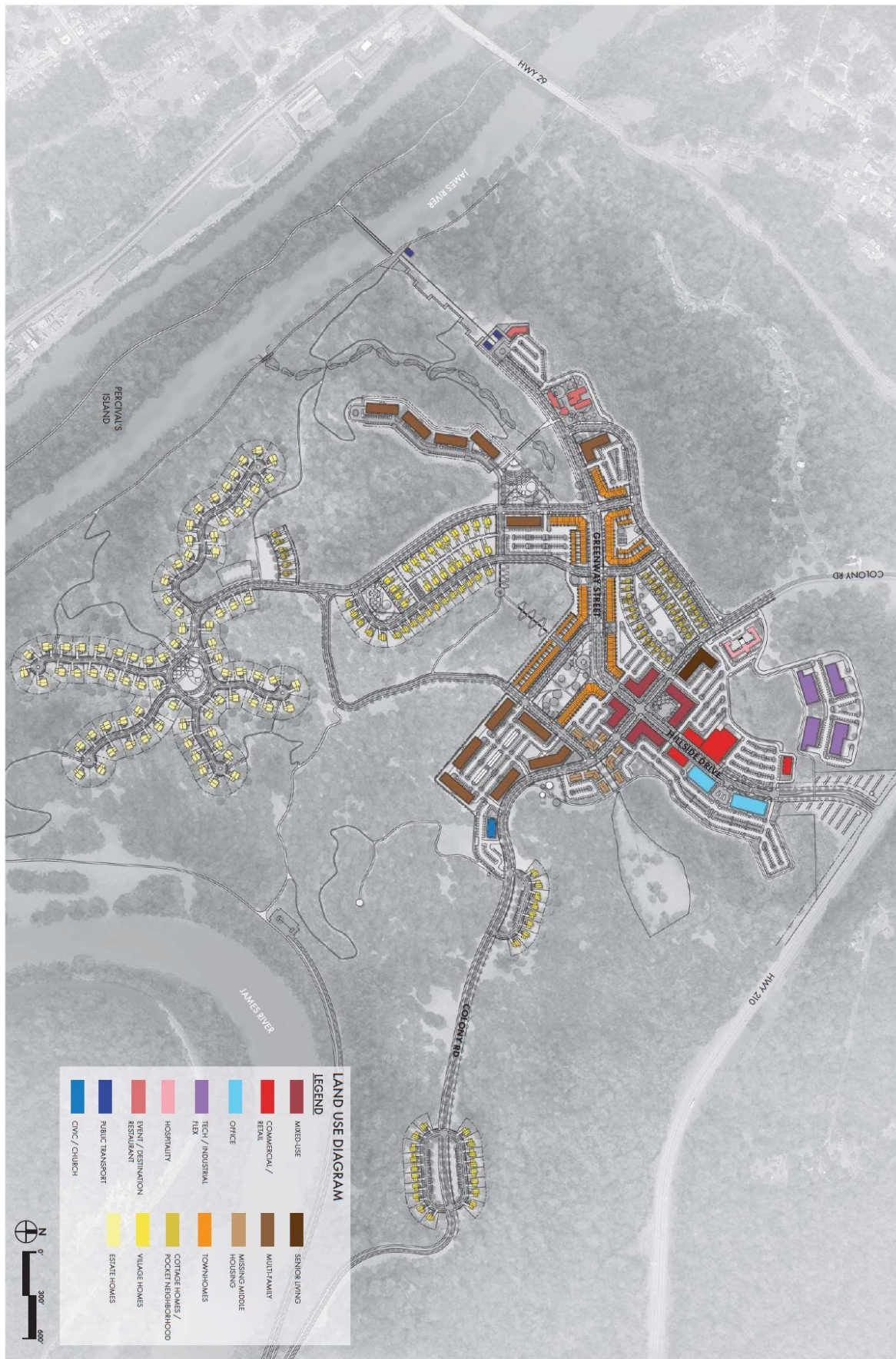
Chart A2. Single-Family Dwelling and Accessory Permits, 2017-2022



Appendix B

Madison Heights Town Centre Master Plan





Amherst Senior Living Master Plan

DKLEVY
architecture + design
3523 Highway Rd, Knoxville, TN 37920
P: 855.474.9284
WWW.DKLEVY.COM

06/20/2023
06/20/2023

AMHERST SENIOR LIVING CONCEPT

CODE INFORMATION
TYPE: SENIOR LIVING
CODE: 150
FIRE PROTECTION SYSTEM
SINGLE ALARM SYSTEM
SPEAKER & SMOKE DETECTOR
IN BUILT SYSTEMS

NO.	REVISION	DATE	BY

AMHERST SENIOR LIVING
06/20/2023
LIVING: SENIOR LIVING
SCALE: 1" = 100'-0"
ARCHITECTURAL SITE PLAN
A040.1

