

**AMHERST COUNTY
PLANNING COMMISSION MEETING
THURSDAY, MARCH 3, 2011
MINUTES**

VIRGINIA

A public meeting of the Amherst County Planning Commission was held on Thursday, March 03, 2011, in the Board of Supervisors Room located in the Administration Building at 153 Washington Street, Amherst VA.

MEMBERS PRESENT: Donald Hedrick, Chairman
Mitch Heishman, Vice-chairman
Leslie Irvin
Derin Foor
George Brine, Jr.
Beverly Jones

MEMBERS ABSENT: Donald Kidd, Board Liaison

STAFF PRESENT: Jeremy Bryant, Director of Planning/Zoning
Matthew Rowe, Planner/Assistant Zoning Administrator

1. CALL TO ORDER

Chairman Hedrick called the meeting to order at 7:00 PM.

2. APPROVAL OF AGENDA

The agenda was approved as submitted.

Planning Commission Recommendations:

Motion: Jones Moved to approve the agenda.
Second: Heishman
The motion carried by a 6-0 vote.

3. SITE PLAN REVIEW

- A. Bills Body Shop – New Commercial Structure Site Plan for a 4,000 square foot building in the B-2 General Commercial District located at 1340 N. Amherst HWY, Amherst, VA. Tax Parcel Number 83-A-16A.

Mr. Rowe presented to the Planning Commission a major site plan submitted by William T. Masencup for the construction of a new 4,000 square foot building on property located off of North Amherst Highway (U.S. Route 29). Mr. Rowe stated that staff recommends approval of the site plan with the following conditions:

1. A rapid entry key box must be provided per Amherst County Code 11.5-107.
2. Per Section 602.02, all new parking areas and aisles must be surface treated.
3. Per Section 602.02(2), all lighting facilities must be arranged so that light is reflected away from adjacent properties and streets.
4. A landscaping bond must be established with Amherst County per Section 1602.

Mr. Brine inquired about the number of restrooms in the proposed structure, the safety of the distribution box to the parking lot and the location of the shared well with the business next door.

Mr. Rowe replied that one (1) restroom would be installed in the new structure and that the Health Department approved the location of the distribution box with the exception that it would be mapped off with railroad ties.

Mr. Rowe stated that the Health Department approved the conditions for a shared well which is located on the property next to Mr. Masencup.

Mr. Hedrick wanted the applicant to know that Amherst County did not require him to surface treat the original parking lot with the existing body shop although his surveyor recommended surface treating the entire parking lot.

Mr. Rowe mentioned that a dumpster is located in the back of the original building and would remain. Teresa Nuckols, Director of the Department of Public Works, doesn't have any concerns regarding the location of the dumpster since it is not within the new structured area.

Mr. Rowe also wanted to add an amended change to the site plan. To decrease cost of paving the parking lot, the surveyor recommended to delete the five (5) foot bulb that meanders around the drainfield. This minor change will not have any effects to the parking, entrance or the structure.

Planning Commission Recommendations:

Motion: Heishman

Motion to approve site plan under the staff recommendations.

Second: Irvin

The motion carried by a 6-0 vote.

- B. Verizon Wireless – Site Plan for Replacement Cellular Tower in the A-1 Agricultural Residential District located at 1975 North Amherst Highway, Amherst, Virginia. Tax Parcel Number 67-A-52.

Mr. Rowe presented to the Planning Commission that in accordance with Sections 914 and 1103.02.04 of the Zoning & Subdivision Ordinance, Verizon Wireless submitted a plan prepared by Tectonic Engineering & Surveying Consultants, P.C., for construction of a fifty (50) foot tall monopole cellular tower to replace an existing fifty (50) foot tower on property owned by David and Sandra Martin. Copies of the plans were reviewed by the Development Review Committee on February 8, 2011. Staff recommended conditions are:

1. Per past policy of the Planning Commission, the color of the replacement monopole tower must be: Sherwin Williams 6069 French Roast (dark brown).

Mr. Irvin recommended that the color for all wireless towers within Amherst County should just specify dark brown and not specifically be a Sherwin Williams identified paint color.

Mr. Heishman wanted to clarify that the new cellular tower would be the exact height as the existing cellular tower.

Mr. Holland, site development consultant with Verizon, stated that the existing fifty (50) foot tower is unable to hold the additional proposed antenna loading, therefore requires placement of a new fifty (50) foot galvanized steel monopole tower placed within the existing fenced compound.

Planning Commission Recommendations:

Motion: Jones

Motion to approve site plan with change to staff recommendations.

Second: Irvin

The motion carried by a 6-0 vote

Approved Condition:

1. The color of the replacement monopole tower must be brown

C. Verizon Wireless – Site Plan for Replacement Cellular Tower in the A-1 Agricultural Residential District located at 2833 Richmond Highway, Amherst, Virginia. Tax Parcel Number 114-A-9A.

Mr. Rowe presented to the Planning Commission that in accordance with Sections 914 and 1103.02.04 of the Zoning & Subdivision Ordinance, Verizon Wireless submitted a plan prepared by Tectonic Engineering & Surveying Consultants, P.C., for construction of a fifty (50) foot tall monopole cellular tower to replace an existing fifty (50) foot tower on property owned by Thomas and Frankie Zwirblia. Copies of the plans were reviewed by the Development Review Committee on February 8, 2011. Staff recommended condition is:

1. The color of the replacement monopole tower must be dark brown.

After reviewing the site plan, Mr. Hedrick felt that the tower seemed very close to the house and vehicles located in the photograph presented. Mr. Hedrick also wanted to make sure the owners of the house were aware and agreed with the site location of the cellular tower.

Mr. Holland, site development consultant with Verizon, spoke and added that the house is located on the same property as the cellular tower. The owners are in agreement with the cellular tower being located in the front view of the home. He also stated that the cellular tower met all the appropriate setbacks and is seventy (70) feet away from the closest property line.

Planning Commission Recommendations:

Motion: For

Motion to approve site plan with staff recommendation.

Second: Heishman

The motion carried by a 6-0 vote

D. Verizon Wireless – Site Plan for Replacement Cellular Tower in the A-1 Agricultural Residential District located at 369 Moses Mountain Road, Amherst, Virginia. Tax Parcel Number 52-A-5.

Mr. Rowe presented to the Planning Commission that in accordance with Sections 914 and 1103.02.04 of the Zoning & Subdivision Ordinance, Verizon Wireless submitted a plan prepared by Tectonic Engineering & Surveying Consultants, P.C., for construction of a fifty (50) foot tall monopole cellular tower to replace an existing sixty (60) foot tall wooden utility pole tower on property owned by Barbara G. Ramsey. Copies of the plans were reviewed by the Development Review Committee on February 8, 2011. Staff recommended condition is:

1. The color of the replacement monopole tower must be dark brown.

Planning Commission Recommendations:

Motion: Irvin Motion to approve site plan with staff recommendation.

Second: Foor

The motion carried by a 6-0 vote

- E. Living Water Baptist Church – Site Plan for a Multi-Purpose Room Addition. Located in the R-2 General Residential District at 496 Dogwood Drive, Amherst, Virginia. Tax Parcel Number 149-A-1C.

Mr. Rowe presented to the Planning Commission that in accordance with Section 1103 of the Code of Amherst, a major site plan had been submitted for the construction of a 1,500 square foot multi-purpose room addition. Copies of the plans were reviewed by the Development Review Committee on February 8, 2011. Staff recommended conditions are:

1. Per section 602.02, all new parking areas and aisles must be surface treated.
2. Per Section 602.02(2), all lighting facilities must be arranged so that light is reflected away from the adjacent properties and streets.

Planning Commission Recommendations:

Motion: Heishman Motion to approve site plan with staff recommendations.

Second: Jones

The motion carried by a 6-0 vote

4. PLANNING COMMISSION MEETING GUIDELINES

Mr. Bryant presented the Planning Commission with the Resolution of the Meeting Guidelines and requested that the Planning Commission approve the public meeting guidelines with the attached resolution. The revised Meeting Guidelines will appear on the back of the Planning Commission agenda's effective March 17, 2011.

Planning Commission Recommendations:

Motion: Heishman Motion to approve the Resolution adopting the
Planning Commission Guidelines.

Second: Irvin

The motion carried by a 6-0 vote

5. OLD/NEW BUSINESS

Mr. Bryant stated that staff would like to schedule the second subcommittee with Mr. Heishman and Mrs. Jones regarding the Route 29 Business Corridor. Mr. Bryant intends to bring this back to the Planning Commission in May after review and comments have been made.

Mr. Bryant briefly gave an update on the outcome of the A-1 Agricultural Meetings which were held at Amherst Elementary and Amelon Elementary. Mr. Bryant will be giving the third and final presentation at Temperance Elementary School on March 10, 2011.

6. MONTHLY REPORT

Mrs. Jones asked what the process was if a complaint was made and how it would involve the Sheriff's Office versus the County.

Mr. Bryant explained the complaint process to Ms. Jones.

Mr. Hedrick commented that the Home Occupation Permits had increased and Business Permits decreased which could be a result of the economy.

7. APPROVAL OF MINUTES

Mr. Hedrick made numerous changes to the February 3, 2011 Planning Commission Meeting Minutes. Staff will revise and submit to Mr. Hedrick for his approved signature.

Planning Commission Recommendations:

Motion: Irvin Motion to approve the Minutes from February 3,
2011 with corrections.

Second: Foor

The motion carried by a 6-0 vote

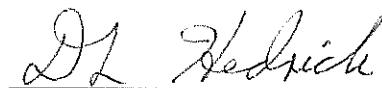
8. ADJOURNMENT

Motion: Jones I move to adjourn.

Second: Foor

The motion carried by a 6-0 vote

There being no further business to discuss, the meeting was adjourned.

A handwritten signature in cursive script, appearing to read "DL Hedrick", is written above a horizontal line.

CHAIRMAN

/ss/031111