



# Planning Commission Annual Report 2011

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## Launch of Geographic Information System

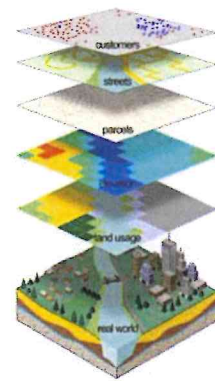
A geographic information system (GIS) integrates hardware, software, and data for capturing, managing, analyzing, and displaying all forms of geographically referenced information. GIS allows us to view, understand, question, interpret, and visualize data in many ways that reveal relationships, patterns, and trends in the form of maps, globes, reports, and charts.

On July 1, 2011, Amherst County launched its GIS, which was a joint effort between Amherst County

staff and the Timmons Group. The GIS allows users to view satellite and local imagery, street maps and topographic maps. More impressively, the system has a vast amount of data that will help assist businesses, realtors, government agencies, utility companies, citizens, and many more. The remarkable amount of data allows many different County agencies and departments to integrate multiple data sets into a single use system. The GIS contains parcel information, real estate data, floodplains, zoning, election districts, growth boundaries, wetlands, watersheds, no-shoot zone, national forest, utilities,

railroads, buildings, address points, fire hydrants and water features. The amount of data that can be included onto the GIS can and should be expanded over time. The Amherst County GIS can be located on the homepage of the Amherst County website at:

[www.countyofamherst.com](http://www.countyofamherst.com).



## Dam Inundation Zone

The Virginia Dam Safety Act of the Code of Virginia requires that "an owner of an impounding structure shall prepare a map of the dam break inundation for" said structure. The County is responsible for three applicable dams found on the following lakes: Mill Creek, Thrashers Creek, and Stonehouse Creek; and must

provide a dam inundation zone study and map for each lake's dam and spillway. Planning Staff delivered a PowerPoint presentation to both the Planning Commission and the Board of Supervisors to both educate and provide awareness to the bodies' respective members. According to the Virginia

Dam Safety Act, dam inundation studies and their associated inundation maps must be completed by 2014. The Planning Commission will provide dam inundation zone language and maps, as required in the Virginia Dam Safety Act, in the County's Comprehensive Plan through the Comprehensive Plan update.



## 2011's Numbers<sup>1</sup>

The Amherst County Planning Commission meets on the first and third Thursday of every month at 7 PM at the Amherst County Administration Building.

In 2011 the Planning and Zoning Department approved the following:

- 60 Single family dwelling permits.
- 1 Multi-family dwelling permit.
- 34 Building addition permits.
- 71 Home occupation permits.
- 78 Accessory structure permits.
- 6 Wireless communication facility permits.
- 10 New sign permits.
- 10 Replacement or modification sign permits.
- 8 Commercial Site plans.
- 8 Family Divisions.
- 39 Reconfigurations.
- 25 Administrative subdivisions.
- 7 PC Approved Major subdivisions.

## Urban Development Areas

In 2007, the Virginia General Assembly adopted legislation on Urban Development Areas (UDAs), specified in Section 15.2-2223.1 of the Code of Virginia, requiring certain higher growth localities to adopt UDAs as part of their Comprehensive Plan. The legislation was amended in April 2010 and outlined the requirements and criteria for incorporating UDAs. UDAs

are designated areas appropriate for higher density development due to the proximity of transportation facilities, availability of water and sewer, or proximity to a developed area.

Localities that fall under the State mandate were required to adopt UDAs as areas that are appropriate for higher density development and

redevelopment or infill development where feasible. UDAs are intended to accommodate the future growth of a locality for at least ten years, and no more than 20 years. Furthermore, development in the UDA should incorporate principles of traditional neighborhood design including pedestrian-friendly road design, a connected local street network, preservation of

natural areas, mixed-use neighborhoods, smaller building setbacks, and narrower streets.

Focusing future growth into designated Urban Development Areas in compliance with Section 15.2-2223.1 has potential benefits in terms of a more compact – and thus more efficient – service area for

public infrastructure, utilities and capital facilities. In addition, potential transportation benefits may also be realized from implementation of UDAs, primarily through shorter trip lengths. On June 16, 2011, the Amherst County Comprehensive Plan was recommended for amendment to include Urban Development Areas and was

adopted by the Board of Supervisors on July 19, 2011. On November 17, 2011, the Amherst County Planning Commission recommended adoption of a newly created zoning and subdivision ordinance that would allow development to take place that is similar to traditional neighborhood development and the Board of Supervisors

approved the new zoning and subdivision ordinance on December 20, 2011.



1. For a complete breakdown of 2011's numbers see Appendix 1.



## Meet the Planning Commission

Member	Phone Number	Email	District
Don Hedrick – Chairman	846-6774	<a href="mailto:donjunez@msn.com">donjunez@msn.com</a>	District 3
Mitch Heishman – V-Chairman	946-2451	<a href="mailto:Mitch.heishman@greif.com">Mitch.heishman@greif.com</a>	District 1
George Brine	929-6830	<a href="mailto:george.brine@dbhds.virginia.gov">george.brine@dbhds.virginia.gov</a>	District 4
Beverly Jones	929-7617	<a href="mailto:bjones69@verizon.net">bjones69@verizon.net</a>	District 5
Leslie Irvin	384-1512	<a href="mailto:lbirvin@comcast.net">lbirvin@comcast.net</a>	District 3
Derin Foor	941-7345	<a href="mailto:shoe4ya@wildblue.net">shoe4ya@wildblue.net</a>	District 2
Donald Kidd (Board Liaison)	528-5292	<a href="mailto:dwkidd@countyofamherst.com">dwkidd@countyofamherst.com</a>	District 1

## Chesapeake Bay Watershed Protection

The Chesapeake Bay TMDL (Total Maximum Daily Load) was established by the U.S. Environmental Protection Agency (EPA) on December 29, 2010 through the Clean Water Act of 1972. The goal of the Chesapeake Bay TMDL is to improve the health of the Chesapeake Bay and its tributaries by monitoring and reducing nutrient and sediment-laden stormwater run-off through the implementation of local watershed-based plans. Planning Staff has been

active in this process attending numerous meetings, seminars and educational workshops. County Planners have worked with Region 2000 and surrounding Planners to ensure that both the County and the region are in a favorable position to meet all mandatory requirements associated with the Chesapeake Bay TMDL. In addition, County Planners took a leading role in creating and delivering a PowerPoint presentation to

the region's council of local government officials explaining how stormwater run-off (both point and non-point sources) negatively impacts the Chesapeake Bay and its associated tributaries, including the James River and the County's smaller rivers, streams and creeks. The Planning Commission will continue to be updated regularly throughout this process, as Planning Staff actively works to provide the necessary input for Phase II of the Chesapeake Bay TMDL.

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## Business Taskforce

On July 19, 2011, through Board of Supervisor's Resolution No. 2011-0031-R, the Business Task Force was officially created. The Taskforce is comprised of 10 members: two members of the Board; and one member each from the EDA, Planning Commission and the Chamber of Commerce; and five members who are

representatives of private businesses in the County, with each Board member nominating one such representative. The goal of the Taskforce is to identify, discuss and review various issues that impact businesses within the County, and to ultimately make recommendations to the Planning Commission, EDA,

and/or the Board regarding possible code and/or policy changes. In the fall of 2011, the Taskforce voiced concerns over the County's existing sign and landscaping regulations and the group directed Planning & Zoning Staff to research and present information regarding potential revisions to existing sign regulations

and requirements. The Taskforce shall report its progress to the Board of Supervisors in July 2012, at which time the Board will decide whether the Taskforce should be continued or disbanded.

Department of Planning & Zoning	Annual-07	Annual-08	Annual-09	Annual-10	Jan-11	Feb-11	Mar-11	Apr-11	May-12	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Annual-11
PERMIT/PLAN TYPE:																	
Parcels of Land: (Comm. Revenue)	19296	19098	19235	19434													19431
Zoning Permits:	413	394	362	386	20	32	41	42	30	45	21	36	22	23	20	16	348
Residential uses/structures:																	
Single-family	86	97	74	52	2	2	5	3	4	3	2	4	2	4	7	3	41
Single-family, manufactured, transportable in two (2) or more sections	26	17	20	28	1	1	1	0	2	1	1	3	1	1	1	0	13
Single-family, attached (townhouses)	17	18	12	13	1	0	1	0	1	2	0	0	0	1	0	0	6
Dwelling, short-term tourist rental				0	0	0	0	0	0	0	0	0	0	0	0	0	0
Two-family (duplexes)	1	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0	3
Multi-family	1	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building addition/expansion	74	39	62	76	2	5	7	5	2	5	0	3	0	3	0	2	34
Home occupations	72	62	67	70	6	11	7	11	6	6	2	9	7	4	1	1	71
Other	13	15	35	7	0	0	3	7	5	5	5	3	2	0	0	0	30
Commercial uses:																	
New buildings/structures	10	5	1	8	0	0	0	2	0	0	1	1	1	0	0	0	5
Change in use to existing building or property																	
Mixed-use buildings	4	1	2	2	0	3	0	2	4	7	3	0	0	1	0	1	21
Wireless Communication Fcily	1	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Business Licenses)	2	0	3	2	0	2	1	0	0	2	0	0	0	0	1	0	6
Industrial uses/structures:	4	6	8	38	2	0	2	0	1	1	1	2	2	0	5	0	32
Institutional uses/structures:	2	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Accessory structures/uses:	1	5	4	2	0	1	0	0	0	1	0	1	0	0	0	0	3
Storage buildings/sheds	34	33	18	33	1	4	7	5	2	3	4	2	3	3	1	0	35
Garages/carports	26	23	21	20	2	1	2	2	2	4	0	3	0	0	1	1	18
Pools, above-ground and in-ground																	
Agricultural buildings	13	15	7	13	0	0	1	1	0	3	1				0	0	6
Other (Decks, etc)	6	5	5	8	1	0	0	1	1	0	0	2	1	0	0	2	8
Signs:																	
Other (Decks, etc)	2	11	9	2	0	0	0	1	0	1	0	0	0	4	2	3	11
New signs	14	11	15	12	1	2	2	1	0	0	0	0	1	1	1	1	10
Replacements/modifications of existing signs	4	6	11	9	0	2	1	2	0	1	0	0	1	1	0	2	10
Zoning Permits for Special Exceptions:																	
Residential	0	0	1	0	0	1	1	0	0	0	0	0	0	0	0	0	2
Commercial	0	0	1	2	1	1	0	3	1	0	1	0	0	1	0	1	9
Industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional				0	0	0	0	1	0	0	0	0	0	1	1	0	3



	Annual-07	Annual-08	Annual-09	Annual-10	Jan-11	Feb-11	Mar-11	Apr-11	May-12	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Annual-11
<b>Site Plans:</b>																	
Residential:																	
Mobile home parks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Two-family developments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Townhouse developments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multi-family developments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agricultural:	1	1	0	6	0	2	0	0	0	2	2	1	0	0	1	0	8
Industrial:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional:	0	0	0	2	1	0	1	0	1	0	1	0	0	2	0	1	7
<b>Subdivision Plans:</b>																	
Subdivision, Planning Commission																	
Preliminary plats	6	0	0	1	0	0	2	0	0	0	0	0	0	0	5	0	7
Final plats	19	14	7	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Subdivision, administrative	10	28	18	20	0	1	2	5	0	4	1	0	0	0	0	0	13
Family Division	9	28	21	16	0	0	0	1	2	1	1	0	1	1	0	1	8
Reconfiguration	20	34	37	40	4	1	3	4	2	2	0	4	9	4	5	1	39
Resurvey (not a subdivision)	4	26	17	23	0	1	6	1	3	2	2	6	4	4	2	4	35
<b>Subdivision Info:</b>																	
# of Lots (Admin, Family, Final, etc)	343	246	267	170	10	0	3	4	6	0	2	0	0	0	0	0	25
# of Lots with Public Water	49	83	117	63	0	1	0	0	0	0	2	0	0	0	0	0	3
<b>Zoning Map Amendments (Rezoning):</b>	1			0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Ordinance Amendments:</b>				0	2	2	0	1	0	0	0	0	0	0	2	1	8
<b>BZA Appeals:</b>	4	5	5	4	0	0	0	2	0	0	0	2	1	0	1	0	6
<b>Erosion and Sediment Control Plans:</b>																	
Residential:	6	6	4	1	0	1	0	0	1	1	0	0	0	1	0	0	4
Commercial:	8	2	7	3	0	0	0	0	1	0	0	1	0	0	0	0	2
Industrial:	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional:	3	5	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total LDA (acres):	46.689	64.532	51.95	7.107	0	0	0	0	0	0	0	0	0	0	0	0	0
			3.26														
<b>Land Disturbance Permits:</b>																	
Residential:	97	39	18	9	0	1	0	1	1	1	0	0	2	0	3	1	10
Commercial:	7	5	2	3	0	1	0	0	0	1	1	2	0	0	0	0	5
Industrial:	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional:	1	2	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total LDA (acres):	55.27	62.697	39.59	<8.24	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Public Water Connection (ACSA)</b>																	
New Accounts (Business)								0	0	1	1	1	0	0	0	1	NA
New Accounts (Residential)											1	3	3	1	0	2	NA
<b>Public Sewer Connection (ACSA)</b>																	
New Accounts (Business)												1	0	0	0	1	NA
New Accounts (Residential)								0	0	0	0	0	2	1	0	0	NA

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911 Addresses Issued:	169	130	130	88	4	8	7	11	3	6	6	0	0	16	2	1	64
Complaints/Violations:																	
Unpermitted Structures:				3	2	1	3	3	0	1	0	1	0	2	0	0	13
Illegal Signs:				4	2	1	0	0	0	0	0	0	0	0	0	0	1
Junk Vehicles:				1	0	1	0	0	0	0	0	1	0	0	0	0	2
Nuisance:				2	1	0	1	0	0	0	0	0	0	0	0	0	2
Misc.				2	0	0	0	0	1	0	1	0	0	0	0	0	2
Business Related:				0	1	2	2	0	0	0	1	0	0	0	0	0	
Total:				12	6	5	6	3	1	1	2	2	0	2	0	0	28