

**AMHERST COUNTY
PLANNING COMMISSION MEETING
THURSDAY, JANUARY 19, 2017
MINUTES**

VIRGINIA

A public meeting for the Amherst County Planning Commission was held on Thursday, January 19, 2017, in the Board of Supervisors Room located in the Administration Building at 153 Washington Street, Amherst, VA.

MEMBERS PRESENT: George Brine, Chairman
Beverly Jones
Jim Thompson
Derin Foor
Lillian Floyd
Michael Martineau
David Pugh, Board of Supervisors Liaison

MEMBERS ABSENT: None

STAFF PRESENT: Jeremy Bryant, Director of Planning/Zoning
Austin Mitchell, Assistant Zoning Administrator/Planner
Stacey Stinnett, Administrative Assistant

STAFF ABSENT: None

Agenda

1. Call to Order
2. Approval of Agenda
3. Citizens Comments
4. Public Hearing - Special Exception
 - A. 2016-17 Wright Family Rentals LLC
5. Rural Long Range Transportation Plan (RLTP)
6. Comprehensive Plan Update Timeline
7. Review of Annual Report for 2016
8. Discussion – Planning Commission Meeting Schedule for 2017
9. Old/New Business
10. Approval of Minutes for December 15, 2016
11. Adjournment

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. APPROVAL OF AGENDA

The agenda was approved as submitted.

Planning Commission Action:

Motion: Martineau Motion to approve the agenda.

Second: Jones

The motion carried by a 6-0 vote

3. CITIZENS COMMENTS

There were none.

4. PUBLIC HEARING – SPECIAL EXCEPTION

A. 2016-17 Wright Family Rentals LLC

Request by Wright Family Rentals LLC for a special exception request in the RMU-1 Residential Mixed Use District. The purpose of the special exception is to allow a two-family dwelling that has the outward appearance of a single family dwelling. The parcel is located at 373 Main Street and is further identified as tax map number 160-A-7.

Mr. Martineau and Mr. Thompson recused themselves from the public hearing since they have both worked with the applicant in the past.

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

1. Utilities: The structure shall be connected to public water and public sewer.

Mr. Brine opened the public hearing.

Mr. Calvin Carson, residing at 330 Main Street in Madison Heights, VA spoke in favor of the request. Mr. Carson stated that more homes needed to be fixed up just as Mr. Wright is doing to help the neighborhood receive grants and become more inviting.

Mr. Wright, applicant, spoke in favor of the request. Mr. Wright stated that he would fully maintain the premises.

There being no further comments, Mr. Brine closed the public hearing.

Planning Commission Recommendation:

Motion: Foor Motion to approve #2016-17 Wright Family Rentals LLC
with Staff recommended conditions.

Second: Floyd

Motion carried by a 4-0 vote. (Martineau and Thompson abstained)

5. RURAL LONG RANGE TRANSPORTATION PLAN (RLRTP)

Mr. Mitchell reviewed a memo in which VDOT staff presented a prioritized matrix used to rank the transportation projects. There were a total of twenty-two (22) transportation projects. Ten (10) of these projects had previously been ranked by the Planning Commission in 2011 and incorporated into the Comprehensive Plan. Staff asked the Planning Commission to review the list of projects and make a decision at this January meeting so that staff can forward to the Virginia Department of Transportation (VDOT)

The Planning Commissions discussed and agreed to the following list:

1. Intersection of US HWY 29 and US 151 (Patrick Henry Hwy) Intersection.
2. Roadway, US 60 (Richmond Hwy) east of town limits to VA 600 (Riverville Rd).
3. Intersection of US 151 (Patrick Henry Hwy) and VA 662 (Geddes Mtn Rd).
4. Roadway, VA 631 (Mt Pleasant Rd) from US 60 West (Lexington Tpke)/ to VA 617 (Thrashers Creek Rd).
5. Roadway, VA 635 (Buffalo Springs Tpke)/US 60 West (Lexington Tpke) to VA 636 (Slapp Creek Rd).
6. VA 625 (Gidsville Rd) from VA 830 (Stone House Lake Rd)/ VA 627 (Dug Hill Rd).
7. VA 627 (Dug Hill Rd) from VA 625 (Gidsville Rd) South to VA 778 (Lowesville Rd).
8. VA 739 (Boxwood Farm Rd) from VA 608 (Toytown Rd) to VA 708 (Honeybee Dr).
9. VA 643 (Kenmore Rd) from VA 655 (Father Judge Rd) to Town of Amherst western limit.
10. VA 655 (Father Judge Rd) from Fall Rock Creek Bridge to VA 643 (Kenmore Rd).
11. US Hwy 29/Northern Boundary of MPO to Nelson Co. line.
12. US 60(Richmond Hwy)/ VA 600 (Riverville Rd) to Amherst E. Co. line.
13. VA 600 (Riverville Rd) from US 60 (Richmond Hwy) to VA 601 (Old Galilee Rd).
14. VA 617 (Baileys Sawmill Rd) from US 60 (Lexington Tpke) to VA 616 (Cherry Hill Rd) North.
15. VA 643 (Matohe Rd) from VA 636 North (Wares Gap) to VA 655 (Father Judge Rd)
16. VA 604 (Union Hill Rd) from VA 659 (Ebenezer Rd) North to US 60 (Richmond Hwy)

17. VA 610 (Puppy Creek Rd/Sandidges Rd)/ VA 635 North Buffalo Springs Tpke to VA 625 (Gidsville Rd).
18. US 60 (Lexington Tpke)/ VA 686(Mt Horeb Rd) Intersection
19. VA 670 (Isaak Walton Rd/Partridge Creek Rd) from VA 670 South (Kentmoor Farm Rd) to VA 604 (Bobwhite Rd).
20. VA 622 (Galts Mill Rd/Stapleton Rd)/ from VA 648 (Beck Creek Rd) to VA 823 (Fibre Plant Rd).
21. VA 708 (Boxwood Farm Rd)/ from VA 739 (Honeybee Dr.) South to VA 610 (New Glasgow Rd)
22. VA 617(Thrashers Creek Rd)/VA 631 W (Mt Pleasant Rd). to VA 627(Mollys Mtn Rd).

Planning Commission Recommendation:

Motion: Jones Motion to approve the top ten (10) from the Amherst County Priorities List and the remaining twelve (12) that fall in order afterwards using the Virginia Department of Transportation VDOT Matrix List.

Second: Foor

Motion carried by a 6-0 vote.

6. COMPREHENSIVE PLAN UPDATE TIMELINE

Mr. Bryant stated that the Virginia State Code, §15.2-2230 states, "At least once every five years the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan. In 2013, the Amherst County Planning Commission and Board of Supervisors approved an update to the Comprehensive Plan. Staff recommends updating the Plan in 2017 and is suggesting the following schedule in order to complete the update within the calendar year.

	Activity Name	Duration (Days)	Start Date	Finish Date
1	Update Statistical and Demographic Data / Land Use Sections	90	February 1, 2017	May 1, 2017
2	Request review and comments from other departments and agencies	90	February 1, 2017	May 1, 2017
3	Review and approval VDOT	60	March 1, 2017	May 1, 2017
4	Draft submitted to Planning Commission at May meeting	N/A	N/A	May 18, 2017
5	Planning Commission Review/Approval	60	May 18, 2017	July 20, 2017
6	Board of Supervisors Review/Approval	50	August 1, 2017	September 19, 2017

Planning Commission Recommendation:

Motion: Foor Motion to approve staff's Comprehensive Plan timeline for 2017 calendar year.

Second: Martineau

Motion carried by a 6-0 vote.

7. REVIEW OF ANNUAL REPORT FOR 2016

The Planning Commission reviewed the annual report for 2016. Staff commented that 2016 has displayed the most single family dwellings in six (6) years, commenting that most of these numbers are related to the new subdivisions in Stratford Place and Elon Forest.

8. DISCUSSION – PLANNING COMMISSION MEETING SCHEDULE FOR 2017

The Planning Commission agreed to continue meeting the third Thursday of every month at 7:00 pm.

9. OLD/NEW BUSINESS

Mr. Bryant updated the Planning Commission on the Train Depot Project and the Route 29 Business Beautification Corridor Committee.

10. APPROVAL OF MINUTES FOR DECEMBER 15, 2016

Planning Commission Recommendation:

Motion: Thompson Motion to approve Planning Commission Meeting Minutes for November 17, 2016.

Second: Foor

Motion carried by a 5-0 (Martineau absent)

11.ADJOURNMENT

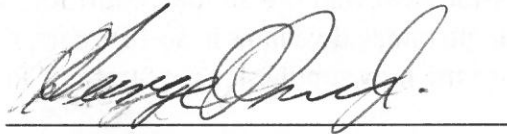
There being no more business to discuss, the meeting was adjourned at 7:56 p.m.

Planning Commission Recommendation:

Motion: Foor Motion to adjourn.

Second: Floyd

The motion carried by a 6-0 vote.

A handwritten signature in black ink, appearing to read "Darryl D. Smith", is written over a horizontal line.

Chairman

/ss/1.31.17