

**AMHERST COUNTY
PLANNING COMMISSION MEETING
THURSDAY, JUNE 15, 2017
MINUTES**

VIRGINIA

A public meeting for the Amherst County Planning Commission was held on Thursday, June 15, 2017, in the Public Meeting Room located in the Administration Building at 153 Washington Street, Amherst, VA.

MEMBERS PRESENT: George Brine, Chairman
Beverly Jones
Michael Martineau
Jim Thompson
Derin Foor
Lillian Floyd
Michael Russell, EDA Board of Liaison (non-voting)

MEMBERS ABSENT: David Pugh, Board of Supervisors Liaison (non-voting)

STAFF PRESENT: Austin Mitchell, Assistant Zoning Administrator/Planner
Stacey Stinnett, Administrative Assistant

STAFF ABSENT: Jeremy Bryant, Director of Planning/Zoning

Agenda

1. Call to Order
2. Approval of Agenda
3. Citizens Comments
4. Public Hearing – Special Exception Request
 - A. 2017-06 Sweet Briar College (sign)
 - B. 2017-07 Kevin Mays
5. Board of Zoning Appeals Request
 - A. 2017A-04 Gregory P. Davidson
6. Comprehensive Plan
7. Section 916 – Short Term Tourist Rental Discussion
8. Old/New Business
9. Approval of Minutes for May 18, 2017
10. Adjournment

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

The agenda was approved.

Planning Commission Action:

Motion: Jones Motion to approve the agenda as submitted.

Second: Thompson

The motion carried by a 6-0 vote

3. CITIZENS COMMENTS

There were none.

4. PUBLIC HEARING – SPECIAL EXCEPTION REQUEST

A. 2017-06 Sweet Briar College

Request for Sweet Briar College for a special exception in the A-1 Agricultural Residential District. The purpose of the special exception is to allow two signs at the corner of Route 29 Business and Sweet Briar Drive. The parcel is located at 134 Chapel Road and is further identified as tax map numbers 110-A-15 and 94-A-27.

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

1. Sight Distance: The placement of the signs shall be located in a manner that does not impact sight distance.

Mr. Brine opened the public hearing.

No one spoke in favor or opposition; therefore, Mr. Brine closed the public hearing.

Planning Commission Recommendation:

Motion: Foor Motion to approve special exception for 2017-06 for Sweet Briar College with staff recommendations.

Second: Martineau

Motion carried by a 6-0 vote.

B. 2017-07 Kevin Mays

Request by Kevin Mays for a special exception in the B-2 General Commercial District. The purpose of the special exception is to allow automotive repair, automotive sales, towing and recovery as well as storage of vehicles. The parcel is located at 3596 South Amherst Highway and is further identified as tax map number 147A-10-13-22.

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

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. Hours of operation:
Sunday - Saturday 7AM - 7 PM
4. Transportation: Prior to the issuance of a zoning permit, the applicant shall contact the Virginia Department of Transportation to determine if the existing entrance is safe and adequate.
5. Drainfield: Prior to the issuance of a zoning permit, the applicant shall contact the Virginia Department of Health to determine if the drainfield is adequate.
6. 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.
7. Repair Vehicle Parking: All vehicles waiting repair shall be placed in a designated parking area that is in general conformance with the submitted site sketch as determined by the Zoning Administrator. The maximum time any vehicle can be on the parcel is 90 days.
8. Maximum Number of Vehicles: A maximum of ten (10) vehicles may be stored in the fenced in lot behind the building.

Kevin Mays, applicant spoke in favor of the request. Mr. Mays stated that he wanted to generate more business and have a permanent business location because currently he was working as a mobile unit and not allowed to run the business from his home.

Mr. Brine opened the public hearing.

Brandon Blair, spoke in favor of the request. Mr. Blair stated that they wanted to be an affordable business and make improvements to the building.

Colt Dodson, spoke in favor of the request. Mr. Dodson stated that they wanted to expand the business and be a reputable business to the community and county.

No one spoke in opposition; therefore, Mr. Brine closed the public hearing.

Mr. Thompson inquired on what type of vehicles could be towed. Mr. Mays replied that it wouldn't be heavy equipment.

Planning Commission Recommendation:

Motion: Martineau Motion to approve special exception for 2017-07 for Kevin Mays with staff recommendations.

Second: Thompson

Motion carried by a 6-0 vote.

5. BOARD OF ZONING APPEALS REQUEST

A. 2017A-07 Gregory P. Davidson

Request by Gregory P. Davidson for approval of a variance from Section 804 of the Amherst County Zoning Ordinance. The requested variance will reduce the setback from the side yard requirement of ten (10) feet to four (4) feet. The purpose of the request is to allow for the addition of a deck and ramp. The request is referenced by a drawing submitted by the applicant. The property is located at 173 Seminole Drive and is further identified as being tax map parcel number 156A1-A-10.

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

Should the Board of Zoning Appeals approve this request; Staff recommends the following conditions:

1. The variance is for Tax Map Parcel No. 156A1-A-10 to reduce the ten (10) foot side yard setback to four (4) feet to allow for the addition of a deck and ramp.
2. The granting of this variance shall not be construed to vest in the applicant a right to the variance until all necessary local, State and Federal plan application, review and approval processes have been completed.
3. This approval may be revoked by the County of Amherst or its designated agent for failure by the applicant or its assigns to comply with any of the listed conditions or any provision of Federal, State or local regulations.

Mr. Robin Jones, speaking on behalf of the applicant, spoke in favor of the request. Mr. Jones stated that he voluntarily helped in the construction of this handicap ramp. Mr. Jones stated that the applicant was handicap and this ramp was necessary for him to access the house. Mr. Jones also mentioned that this ramp did not go into the grass as the ramp in the front of the house making it safer and more accessible from the home to the driveway.

Mr. Thompson commented that the deck was shielded from adjoining property owners and he felt that esthetically the side ramp was ideal and the better location.

Planning Commission Recommendation:

Motion: Thompson Motion to make a favorable recommendation to the Board of Zoning Appeals for case # 2017A-04 for Gregory P. Davidson with staff recommended conditions.

Second: Jones

Motion carried by a 6-0 vote.

6. COMPREHENSIVE PLAN

Mr. Mitchell stated that changes to the Economic Development and Future Land Use sections plan had been made to the Comprehensive Plan since the last Planning Commission meeting. Mr. Mitchell stated that the transportation section still has not been reviewed in the Comprehensive Plan. Mr. Mitchell also stated that the Debra Speyer request would be part of the review for the complete Comprehensive Plan if the Planning Commission considered making any changes. Mr. Mitchell reminded the Planning Commission that the Comprehensive Plan is reviewed every five (5) years and rewritten every twenty (20) years.

7. SHORT-TERM TOURSIT RENTAL DISCUSSION

The Planning Commission had a brief discussion about Short-Term rentals with-in the County and all agreed that these requests needed to be considered as special exception cases and to strike #9 (nine) of the County Code that stated: " There shall be no short-term tourist rental of any dwelling upon property located within a platted subdivision, unless a recorded declaration recorded in the land records of the county expressly permits such a use, or in the absence of a recorded declaration, the owners of all lots, tracts, and parcels in the subdivision unanimously agree to such a use."

Planning Commission Recommendation:

Motion: Foor Motion to direct staff to strike #9 nine from Short Term Rentals of the County Code and initiate process to the code change.

Second: Thompson
Motion carried by a 6-0 vote.

8. OLD/NEW BUSINESS

The Planning Commission briefly discussed the new jobs created at Amelon Commerce Center and Mr. Mitchell updated the Planning Commission on the outcome of the Keith Ogden Board of Zoning Appeals case.

9. APPROVAL OF MINUTES FOR MAY 18, 2017

One change was made to the minutes.

Planning Commission Recommendation:

Motion: Jones Motion to approve Planning Commission Meeting
Minutes for May 18, 2017 with the one change.

Second: Floyd
Motion carried by a 6-0 vote.

10. ADJOURNMENT

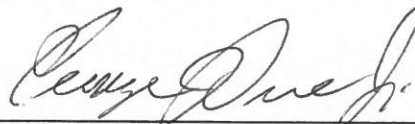
There being no more business to discuss, the meeting was adjourned at 8:01 p.m.

Planning Commission Recommendation:

Motion: Martineau Motion to adjourn.

Second: Floyd
Motion carried by a 6-0 vote.

/ss/6.19.17



Chairman