

**AMHERST COUNTY  
PLANNING COMMISSION MEETING  
THURSDAY, MARCH 15, 2018  
MINUTES**

**VIRGINIA**

A public meeting for the Amherst County Planning Commission was held on Thursday, March 15, 2018, in the Public Meeting Room located in the Administration Building at 153 Washington Street, Amherst, VA.

**MEMBERS PRESENT:** Michael Martineau, Chairman  
Derin Foor, Vice Chairman  
George Brine  
Leslie Gamble  
Beverly Jones  
Jim Thompson  
Mitch Heishman, EDA Liaison (non-voting)

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

**STAFF PRESENT:** Jeremy Bryant, Director of Planning/Zoning  
Dylan Bishop, Assistant Zoning Administrator/Planner  
Stacey Stinnett, Administrative Assistant

**Agenda**

1. Call to Order
2. Approval of Agenda
3. Citizens Comments
4. Special Exception
  - A. 2018-18 Crown Castle, Inc.
5. Public Hearing – Special Exception
  - A. 2018-50 Heartpine Company
6. Site Plan Review
  - A. 2018-17 Crown Castle, Inc. (Tax Map No. 68-A-1,41)
7. Board of Zoning Appeals Review
  - A. 2018-63 Hyangnan Supernaw
8. Old/New Business
  - A. Business Friendliness Initiative Update
9. Approval of Minutes for February 15, 2018
10. Adjournment

### **1. CALL TO ORDER**

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

### **2. APPROVAL OF AGENDA**

The agenda was amended by reversing items 4 and 5 and adding letter B for Felicia & Colby Mays under Old & New Business.

#### **Planning Commission Action:**

**Motion:** Jones            Motion to approve the amended agenda.

**Second:** Foor

**The motion carried by a 6-0 vote**

### **3. CITIZENS COMMENTS**

There were none.

### **4. PUBLIC HEARING - SPECIAL EXCEPTION**

#### **A. 2018-50 Heartpine Company**

Request by the Heartpine Company for a special exception request in the A-1 Agricultural Residential District. The purpose of the special exception is to allow a sign in an agricultural district. The property is located at 894 Union Hill Road and is further identified as tax map number 111-A-53.

Mr. Bryant presented the Staff report.

Chairman Martineau opened the public hearing.

No one spoke in favor or in opposition to the request. Therefore, Chairman Martineau closed the public hearing.

#### **Planning Commission Recommendation:**

**Motion:** Thompson    Motion to approve 2018-50 for Heartpine Company.

**Second:** Brine

**Motion carried by a 6-0 vote.**

## 5. SPECIAL EXCEPTION

### A. 2018-18 Crown Castle Inc.

Request by Crown Castle, Inc. for a special exception request in the A-1 Agricultural Residential District. The purpose of the special exception is to allow for the replacement of a 50' telecommunications monopole. The property is located at 2631 North Amherst Highway and is further identified as tax map number 68-A-1,41

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

- 1) Governmental Access: Prior to the issuance of a zoning permit, the Director of Public Safety shall determine if the County needs space to co-locate in accordance with Section 919.09.

Mr. Bryant explained that a balloon test was held on March 6, 2018 from 8:00 am – 12:00 pm.

Chairman Martineau opened the public hearing.

Deborah Balser, a representative from Shentel spoke in favor of the request and answered the Planning Commission's questions.

Ed Donahue, attorney representing Crown Castle and owner of Donohue & Stearns, PLC. at 117 Oronoco Street, Alexandria, VA spoke in favor of the request and answered legal questions from the Planning Commission.

Mr. Thompson expressed concern with improvement to the gravel road to the tower.

There being no further speakers, Chairman Martineau closed the public hearing.

### Planning Commission Recommendation:

**Motion:** Foor      Motion to special exception request 2018-18 Crown Castle, Inc. with staff recommendation as well as improvements to the potholes in the gravel road.

**Second:** Jones

**Motion carried by a 6-0 vote.**

## **6. SITE PLAN REVIEW**

### **A. 2018-17 Crown Castle, Inc. (Tax Map No. 68-A-1,41)**

In accordance with Section 1103 of the Amherst County Zoning ordinance, a major site plan has been submitted by Crown Castle for the expansion of a telecommunications tower and compound at 2631 N. Amherst Highway. The two parcels on which the existing tower is located comprises an approximately 300 acre working cow pasture. Copies of the plan were reviewed by the Development Review Committee electronically, and comments were sent to the applicant on February 21, 2018. The following sections summarize staff and agency comments with respect to the major elements of the plan.

Ms. Bishop presented the Staff report and concluded her comments by stating that Staff recommends the following condition:

- 1) Site plan approval shall be contingent upon determination of Crown Castle Special Exception Case 2018-17 by the Board of supervisors at their March 20, 2018 Meeting.

There was a brief discussion amongst the Planning Commission.

### **Planning Commission Recommendation:**

**Motion:** Thompson Motion to approve site plan for 2018-17 Crown Castle Inc. (Tax Map # 68-A-1,41) with Staff recommendation.

**Second:** Brine

**Motion carried by a 6-0 vote.**

## **7. BOARD OF ZONING APPEALS REVIEW**

### **A. 2018-63 Hyangnan Supernaw**

Request by Hyangnan Supernaw for approval of three variances from Section 714.12(1)(C) and Section 804. The purpose of the request is to construct an addition to an existing building that will be used as a bathroom and to allow the applicant to increase the value of the structure greater than fifty percent of its market value.

The first requested variance is for a bathroom addition which will reduce the setback from the front yard requirements of 40 feet to 7 feet and the second requested variance will reduce the rear yard setback of 25 feet to 12 feet.

The purpose of the third variance is to allow the applicant to increase the value of the structure greater than fifty percent of its market value. The request is referenced by a drawing submitted by the applicant. The property is located at 535 River Road and is further identified as tax map number 155-5-5B.

Mr. Bryant gave a brief description of the variance request and showed pictures of the property.

Hyangnan Supernaw, applicant resides at 205 Fox Run Drive, Lynchburg, VA spoke in favor of the request and answered the Planning Commissions questions and concerns regarding setbacks, potential future uses, parking and flooding issues.

**Planning Commission Recommendation:**

**Motion:** Jones                      Motion to not make a recommendation for nor against the variance request for 2018-63 Hyangnan Supernaw to the Board of Zoning Appeals.

**Second:** Gamble

**Motion carried by a 5-1 vote. (Thompson)**

**8. OLD/NEW BUSINESS**

Mr. Bryant gave the Planning Commission a Business Friendliness Initiative update stating that surveys are currently being sent from the Amherst Economic Development Authority to stakeholders and business owners. Results from the surveys will be presented in a joint meeting with the EDA, Planning Commission and Board of Supervisors in May.

Ms. Bishop stated that she received a phone call today from Tommy Brooks Jr. with Acres of Virginia requesting changes to the Felicia & Colby Mays site plan. Ms. Bishop reminded the Planning Commission that this site plan was approved at the last Planning Commission Meeting on February 15, 2018. The changes consisted of relocating the structure and parking lot 100 feet closer to the road and property line and removing two (2) parking spaces. Staff believes that this change can be done administratively but staff wanted the Planning Commission to be aware of the change.

The Planning Commission had a consensus to agree on the administrative changes to the Felicia & Colby Mays (Tax Map # 126-A-10A) site plan.

**9. APPROVAL OF MINUTES FEBURARY 15, 2018**

The approval of minutes for February 15, 2018 could not be approved and will be put on the next Planning Commission Meeting agenda.

**10. ADJOURNMENT**

There being no more business to discuss, the meeting was adjourned at 8:00 p.m.

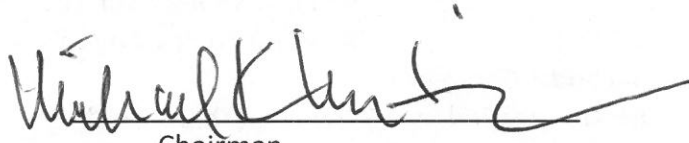
**Planning Commission Recommendation:**

**Motion:** Foor                      Motion to adjourn.

**Second:** Thompson

**Motion carried by a 6-0 vote.**

/ss/4.5.18

  
Chairman