

**AMHERST COUNTY  
PLANNING COMMISSION MEETING  
TUESDAY JUNE 18, 2019  
MINUTES**

**VIRGINIA**

A joint public meeting for the Amherst County Planning Commission and the Board of Supervisors was held on Tuesday, June 18, 2019, in the Public Meeting Room located in the Administration Building at 153 Washington Street, Amherst, VA.

**MEMBERS PRESENT:** Derin Foor, Chairman  
Beverly Jones, Vice Chair  
Michael Martineau  
Michael Bryant  
Catherine Gamble  
David Pugh, Board of Supervisors Liaison (non-voting)  
Kennedy Campbell, Youth Representative (non-voting)  
Alexandria Goins, Youth Representative (non-voting)

**MEMBERS ABSENT:** Jim Thompson

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

**Agenda**

1. Call to Order
2. Approval of Agenda
3. Joint Public Hearing – BOS & PC
  - A. Ordinance 2019-0005 Minimum Setbacks Route 130 Corridor

PLANNING COMMISSION WILL RECONVENE IN THE ADMIN  
CONFERENCE ROOM

4. Site Plan
  - A. 2019-212 157 Stowaway Ln LLC, C/O Kim Alami
5. Citizens Comments
6. Old/New Business
7. Adjournment

## **1. CALL TO ORDER**

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

## **2. APPROVAL OF AGENDA**

The agenda was approved.

### **Planning Commission Action:**

**Motion:** Martineau Motion to approve the agenda.

**Second:** Jones

**The motion carried by a 5-0 vote**

## **3. JOINT PUBLIC HEARING – BOS & PC**

### **A. Ordinance 2019-0005 Minimum Setbacks Route 130 Corridor**

Mr. Jeremy Bryant stated that the Planning Commission is holding a joint public hearing with the Board of Supervisors to consider changing the setback distance along a section of Elon Road (Rt 130). The proposed modifications in Ordinance 2019-0005 will reduce setback requirements found in the Route 130 Corridor Overlay District. Currently, the setback requirements begin where the railroad bridge crosses Route 130 and extends to the eastern boundary of the V-1 Village zoning district in the Village of Elon. A minimum set back from the Route 130 right-of-way of one hundred (100) feet is required of all structures. Three options are attached and have been properly advertised for the Planning Commission and Board to consider. The first option reduces the setback from Graham Creek Road to Nottaway Drive and on the northern side of the road. The minimum setback from the Route 130 right-of-way would be seventy (70) feet. The second option reduces the setback from Graham Creek Road to Nottaway Drive and on the northern side of the road. The minimum setback from the Route 130 right-of-way would be sixty (60) feet. The third option reduces the setback from Graham Creek Road to the eastern boundary of the V-1 Village of Elon and on the northern side of the road. The minimum setback from the Route 130 right-of-way would be sixty (60) feet.

Planning Commission Chairman Foor opened the public hearing.

Board of Supervisors Chairman Ayers opened the public hearing.

Bill Wise, resides at 216 Oakcroft Dr. in Madison Heights, Va., Vice Chair and member of the Elon Ruritan Club spoke in favor of option number (3) three.

Alan Nixon, contractor with Wall Construction, spoke in favor of option number (3) three. Mr. Nixon stated that currently a temporary stoop is placed there now because it was cheaper to propose a temporary structure while they had the construction equipment.

Barry Tucker, President of the Elon Ruritan Club spoke in favor of option number three (3) and stated that on behalf of Elon Ruritan Club, he was very grateful for the Planning Commission, Staff and Board of Supervisors for working with them. Mr. Tucker stated that this is a nonprofit job courtesy of Wall Construction since the building was a community building destroyed by the tornado.

Tim Fuller, owner of Fuller Construction, current purchaser of 2158 Elon Rd. in Madison Heights, VA., stated that he was in favor of option number (3) three.

Holcomb Nixon, resides at 123 Younger Dr. in Madison Heights, VA., spoke in favor of option number (3) three.

John Oblinger, resides at 463 Johns Creek Rd., in Madison Heights VA., stated that he is the Vice President of the Ruritan Club and that he is in favor of option number (3) three.

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

Chairman Ayers of the Board of Supervisors closed the public hearing.

The Planning Commission had a brief discussion that option three (3) would benefit the community the best.

**Planning Commission Recommendation:**

**Motion:** Jones                      Motion to approve Ordinance 2019-0005 to reduce the setback from Graham Creek Road to the Nottaway Drive and on the northern side of the road. The minimum setback from the Route 130 right-of-way would be sixty (60) feet.

**Second:** M. Bryant

**Motion carried by a 4-1 vote. (Foor)**

Chairman Ayers of the Board of Supervisors commended the Planning Commission and Staff on coming up with a solution.

7:25 pm              Planning Commission Chairman Foor stated that the Planning Commission meeting would reconvene in the County Administration Conference Room.  
7:29 pm              The Planning Commission continued the meeting.

#### **4. SITE PLAN REVIEW**

A. 2019-212 157 Stowaway Ln., LLC. C/O Kim Alami

In accordance with Section 1103 of the Amherst County Zoning Ordinance, a major site plan has been submitted by 157 Stowaway Lane, LLC for the addition of a new storage building in Madison Heights, located at tax map parcel 155-A-133A. The parcel on which the existing and proposed storage buildings are located comprises 3 acres. Copies of the plan were reviewed by the Development Review Committee electronically, and comments were provided on May 22, 2019. The following sections summarize staff and agency comments with respect to the major elements of the plan.

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

1. Amherst County Service Authority approval of the site plan.
2. Virginia Department of Transportation approval of the site plan.

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

**Motion:** Jones                      Motion to approve Site Plan 2019-212 for 157 Stowaway Ln. with staff recommendations.

**Second:** M. Bryant

**Motion carried by a 5-0 vote.**

#### **5. OLD/NEW BUSINESS**

The Planning Commission recognized Dylan Bishop with a gift of appreciation for all of her hard work and wished her the very best as the new Planning Director for Nelson County.

Mrs. Bishop updated the Planning Commission on the Waffle House, Biscuitville, Car Wash and the Phelps Road Apartment Renovation projects.

**6. ADJOURNMENT**

There being no more business to discuss, the meeting was adjourned 7:36 pm

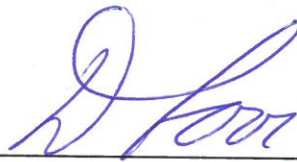
**Planning Commission Recommendation:**

**Motion:** Jones            Motion to adjourn.

**Second:** B. Bryant

**Motion carried by a 5-0 vote.**

/ss/7.11.19



Chairman