

**AMHERST COUNTY  
PLANNING COMMISSION MEETING  
THURSDAY, MAY 21, 2013  
MINUTES**

**VIRGINIA**

A public meeting for the Amherst County Planning Commission was held on Tuesday, May 21, 2013, in the Board of Supervisors Room located in the Administration Building at 153 Washington Street, Amherst, VA.

**MEMBERS PRESENT:** Donald Hedrick, Chairman  
Mitch Heishman, Vice-Chairman  
Leslie Irvin  
Derin Foor  
George Brine  
Beverly Jones  
Donald Kidd, Board of Supervisors Liaison

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

**Agenda**

1. Call to Order
2. Approval of Agenda
3. Public Hearing – BOS & PC
  - A. 2013-08 Comprehensive Plan - UpdatePLANNING COMMISSION WILL RECONVENE IN THE BOARD OF SUPERVISORS MEETING ROOM
4. Citizens Comments
5. Special Exception – Public Hearing
  - A. 2013-07 Scott Zion Baptist Church
  - B. 2013-09 Sweet Briar Storage
  - C. 2013-10 Virginia Select Auto
6. Old/New Business
7. Approval of Minutes for April 18, 2013
8. Adjournment

Before the Planning Commission called the meeting to order the Board of Supervisors called their meeting to order at 7:00 pm and recognized a couple of students from Amherst County High School.

**1. CALL TO ORDER**

Mr. Hedrick called the meeting to order at 7:03 PM.

**2. APPROVAL OF AGENDA**

The agenda was approved as submitted.

**Planning Commission Action:**

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

**Second:** Irvin

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

**3. PUBLIC HEARNG – BOARD OF SUPERVISORS & PLANNING COMMISSION**

**A. 2013-08 Comprehensive Plan - Update**

Mr. J. Bryant gave a power point presentation of the Comprehensive Plan (2007-2027 Update).  
Mr. Bryant briefly discussed the following:

- What is the Comprehensive Plan?
- How many years does the Comprehensive Plan consider?
- Authority to Plan
- Community Participation
- Updating the Plan
- Current Updates
- Community Facilities
- Transportation
- Land Use
- Future Land Use

Mr. Bryant stated that staff, various departments and the Planning Commission worked on the Comprehensive Plan update for the past sixteen (16) months.

Mr. Hedrick opened the Planning Commission public hearing.

No one spoke; therefore, Mr. Hedrick closed the Planning Commission public hearing.

**Planning Commission Action:**

**Motion:** Heishman    Motion to recommend approval of the Comprehensive Plan Update to the Board of Supervisors.

**Second:** Foor

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

Mr. R. Curd, Chairman, opened the hearing for the Board of Supervisors.

No one spoke; therefore, Mr. Curd closed the public hearing. Mr. Kidd made a motion to adopt the updated Comprehensive Plan.

**THE PLANNING COMMISSION RECONVENED IN THE  
BOARD OF SUPERVISORS ROOM AT  
7:12 P.M.**

Mr. Hedrick reconvened the Planning Commission meeting at 7:15 p.m.  
(D. Kidd & J. Bryant absent due to attending the Board of Supervisor's Meeting)

**4. CITIZENS COMMENTS**

There were none.

**5. SPECIAL EXCEPTION – PUBLIC HEARING**

A.     # 2013-07     Scott Zion Baptist Church

Request by I.H. McBride Sign Company for a special exception request in the R-2 General Residential Zoning District. The purpose of the special exception is to allow a sign to be erected in front of the Scott Zion Baptist Church. The property is located at 2579 Galts Mill Road and is further identified as tax map number 57-A-143.

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

1. Sign: The proposed sign shall not block sight distance and shall be in conformance with all local, state and federal laws.

Mr. Hedrick asked if the sign would be lit and if the dimensions included the brick structure. Mr. Mitchell replied yes to both questions.

Mr. Hedrick opened the public hearing.

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

**Planning Commission Action:**

**Motion:** Irvin                      Make a motion that special exception request # 2013-07 for I.H. McBride Sign Company to construct a sign at Scott Zion Baptist Church to be approved with the staff recommendation.

**Second:** Heishman

**The motion carried by a 5-0 vote (Jones abstained)**

B.     # 2013-09     William Mays, Jr.

Request by William Mays Jr., for a special exception request in the B-2 General Commercial District. The purpose of the special exception is to permit the construction of *another* self-service mini-storage building. The property located at 1744 South Amherst Highway and is further identified as tax map number 124B-1-B.

Mr. Mitchell presented the Staff report and gave the existing conditions that were applied to the first special exception request for a self-service mini storage building:

Existing Conditions (from Zoning Case 2011-13):

1. Lighting: All proposed outdoor lighting will be glare shielded and directed so as to prevent illumination across the property line. No light shall be installed that will adversely affect traffic on Route 29 Business or any neighboring property.
2. Entrance: One (1) ingress/egress point to Route 29 business should be allowed for vehicle access and in accordance to the site plan submitted by David Collins, dated April 22, 2011.
3. Drainfield: The applicant shall provide a safe, adequate and proper review approval from the Virginia Department of Health prior to the issuance of a zoning permit to ensure that the proposed structure will not interfere with the waste disposal system.
4. Lot Lines: The applicant shall reduce the number of lots from fifteen (15) lots to two (2) lots that front on Route 29 Business. Therefore, the existing building will be on one (1) lot and the proposed storage building will be on a separate lot.

Staff does not recommend any further conditions.

Mr. Irvin asked if this second storage building would be on the same parcel as the first storage building that was permitted. Mr. Mitchell stated that both storage buildings would be on one parcel, however, the insurance business is on a separate parcel.

Mr. Brine asked about the total area of land disturbance. Mr. Mays, applicant, replied that he was unaware of the exact amount at the time, however, it would be more than 10,000 square feet and he would be submitting an application to the Developmental Review Committee (DRC).

Mr. Hedrick opened the public hearing.

Mr. Heishman asked if the entrance from the previous storage building had met Virginia Department of Transportation's (VDOT) approval. Mr. Mays, replied that he had complied with all of VDOT's requirements.

No one spoke; therefore, Mr. Hedrick closed the public hearing.

**Planning Commission Action:**

**Motion:** Foor                      Make a motion that special exception request  
# 2013-09 William Mays, Jr. be approved.

**Second:** Jones

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

C.     **# 2013-10**     Virginia Auto Select

Request by Virginia Auto select for a special exception request in the B-2 General Commercial District. The purpose of the special exception is to allow used automobile sales and an automobile sales and an automobile repair garage. The property is located at 1873 South Amherst Highway and is further identified as tax map number 124-A-103.

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

1. Drainfield: The applicant shall consult with the Department of Health to ensure that the drainfield serving the parcel can accommodate the proposed use.
2. Trash Disposal: If an outdoor trash facility is added, a wooden privacy fence shall be erected around the dumpster and shall be placed in the rear yard. The fence shall be a wooden slat fence that is a minimum of six (6) feet in total height.
3. Lighting: Lighting facilities shall be so arranged that light is reflected away from adjacent properties and streets.

4. Sight Distance: The placement of all automobiles for sale shall be located in an area that does not affect any vehicular sight distance.
5. Outdoor storage: No miscellaneous items shall be stored outside the building other than vehicles that are for sale and or waiting repair.
6. Operative Motor Vehicles: All vehicles for sale must be in operating condition. Vehicles that are waiting repair should be stored in a fenced in area that is fully screened from Route 29 Business. The maximum time any vehicle that is not for sale can on the parcel is 120 days.
7. Hours of operation:
  - i. Monday-Saturday 7AM – 9PM
  - ii. Closed on Sunday
8. Entrances: The applicant should contact the Virginia Department of Transportation to ensure that the entrances provide safe access to and from the site.

Mr. Mitchell stated that there is a letter to the Planning Commission from the Economic Development Authority (EDA) in support of the request.

Mr. Brine questioned if there would be fencing in the back of the building and if the propane tanks would remain. Mr. Bruce Strickland, applicant, stated there would be adequate fencing in the back of the property and three (3) propane tanks would be removed.

Mr. Foor questioned why a special exception process was necessary when an automobile sales and an automobile repair garage had been at this location in the past. Mr. Mitchell replied that according to the code automobile sales and automobile repair garage in the B-2 General Commercial District is considered a special exception. If the same use has not been in existence for no more than one (1) years than another special exception process is necessary.

Mr. Hedrick questioned if there would be additional excavation for additional display/parking areas and if so then would those areas be paved or surface treated. Mr. Strickland replied that there would be no changes. Mr. Hedrick also requested that dumpster sites be fenced.

Mr. Hedrick opened the public hearing.

Mr. Edgar Kinnier, representing the Amherst Economic Development Authority spoke in favor of the request.

Mr. Don Manley, Chairman of the Amherst County Economic Development Authority spoke in favor of the request.

Mr. Bruce Strickland, applicant spoke in favor of the request. Mr. Strickland stated that this was a good location for his business. He stated that he had a strong internet base and would be selling approximately two hundred (200) late model low mileage cars.

Ms. Frances Wayne, residing at 178 N. Coolwell spoke in opposition to the request. Ms. Wayne was concerned about the increased traffic that the business would bring by opening the entrance on Coolwell Road. Mr. Strickland replied that this entrance would not be opened at any time because he could lose potential customers.

Ms. Wayne also asked if all repair work would be done inside the building. Mr. Strickland replied yes all work would be done inside and that he would be installing five (5) new lifts inside the shop.

Ms. Wayne was concerned about the dumpster site and safety. Mr. Strickland confirmed that the current fence in the back of the property would remain and that the dumpster would be located in the back corner right outside the gate inside the fenced area (near the N. Coolwell Road entrance).

Mr. Hedrick closed the public hearing.

Mr. Heishman asked if Mr. Strickland had businesses in other locations. Mr. Strickland stated that he did and that he had investors in Fairfax, Washington D.C, and Maryland. Mr. Strickland stated that this is a strong internet base business that has been modeled after businesses he has worked with and has been very successful.

**Planning Commission Action:**

**Motion:** Heishman                      Make a motion to approve special exception request # 2013-10 Virginia Select Auto with staff recommendations.

**Second:** Brine

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

**6. OLD/NEW BUSINESS**

Ms. Stinnett reminded the Planning Commission about the Region 2000 Local Government Council Seminar on Wednesday, May 29<sup>th</sup> and needed a head count for catering purposes. Mr. Hedrick replied that he would be in attendance.

**7. APPROVAL OF MINUTES FOR APRIL 18, 2013**

Several changes were made to the minutes.

**Planning Commission Action:**

**Motion:** Brine                      Motion to approve the April 18, 2013 Meeting Minutes  
with changes.  
**Second:** Heishman  
**The motion carried by a 6-0 vote**

**8. ADJOURNMENT**

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

**Planning Commission Recommendation:**

**Motion:** Foor                      Motion to adjourn.  
**Second:** Brine  
**The motion carried by a 6-0 vote.**

/ss/6.14.13

  
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Chairman