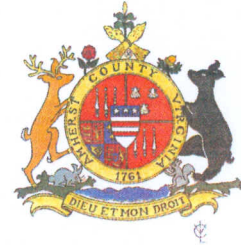


# Planning Commission Annual Report



## Recent Ordinance Changes

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The Planning Commission (PC) has been hard at work drafting and creating new Ordinances. They also made sure to take in comments from local developers and surveyors while creating some of the Ordinances. These Ordinances include new site plan review requirements, new lot frontage on cul-de-sac lots, regulations on flaglots, permitting small wind energy systems and updating the family division Ordinance.

The PC also formed a committee to look into cash proffers. PC members Don Hedrick and Beverly Jones met with several localities that have cash proffers in place and submitted a recommendation to the Board of Supervisors. It was

decided that cash proffers would have to wait until a Capitol Improvements Plan was in place for Amherst County.

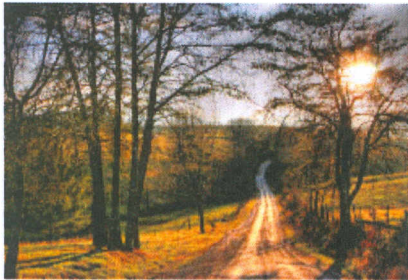
The new site plan review requirements were created in an attempt to relieve some of the burden on applicants making smaller developments or changes to their existing structures. There are now three levels of requirements: a plot plan for zoning permits, a minor site plan for smaller developments and a major site plan for developments over 10,000 square feet and meet other requirements.

The small wind energy systems turbines permits small turbines to be used for personal (noncommercial) use as a Special Exception use in the A-1, Agricultural

Residential and B-2, Commercial Districts. This Ordinance was based partly on surrounding County's Ordinances and a training seminar attended by the Planning Staff.

Also, lot frontage cul-de-sacs has been reduced to help decrease the amount of irregularly shaped lots. And, the number of flaglots permitted in subdivisions has been decreased and the shape is now regulated.

Now when a citizen is creating a family division they must provide an affidavit to prove the relationship between the grantor and grantee. The receiving family member must keep the property for five years before selling it to a nonfamily member.



## Ordinance Changes in the Works

The PC is currently working on several Ordinance changes for 2010. These include adopting a clustering ordinance, a general ordinance "house keeping" and finding a way to help preserve the agricultural feel of the County by changing the A-1 Agriculture District.

The PC formed a subcommittee of

Commissioners Les Irvin and Mitch Heishman to develop a clustering ordinance which would allow greater density in the A-1 district if the developer follows certain rules such as leaving a percentage for open space.

The Planning Staff is working on a number of changes to the current Ordinance, such as updating the definitions,

eliminating repetitions and adding references in the text to other regulations. These have been nicknamed the "general housekeeping" changes. The intent is to make the Ordinance more readable and informative.

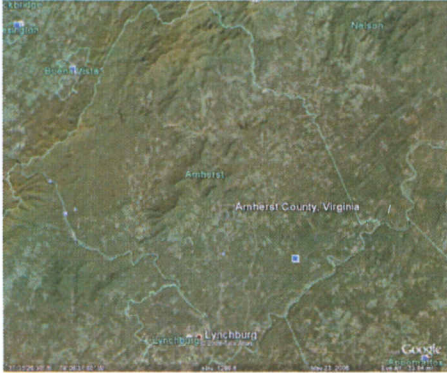
Once again, the PC is considering the best way to help the preservation of open space and agricultural areas in the County. They have

developed several ideas, in a subcommittee of Commissioners Robert Fener and Claudia Tucker, such as increasing the minimum lot size, implementing a sliding scale rule for future divisions or requiring time release developments. The PC plans to present these ideas to the Board in 2010.

## 2009's Numbers<sup>1</sup>

In 2009 the Planning and Zoning Department approved the following:

- 106 Single family dwelling permits.
- 2 Multi-family dwelling permits.
- 62 Building addition permits.
- 67 Home occupation permits.
- 60 Accessory structure permits.
- 3 Wireless communication facility permits.
- 15 New sign permits.
- 11 Replacement or modification sign permits.
- 1 Commercial Site plan.
- 21 Family Divisions.
- 37 Reconfigurations.
- 18 Administrative subdivisions.
- 7 PC Approved Major subdivisions.



*"The County hopes to have the GIS program running in the spring of 2010."*

## Amherst County's GIS

Geographical Information Systems (GIS) are used all over the world to capture, store, analyze and present data in the form of a map. Amherst County has been working on creating a GIS to provide citizens information about properties within the County, the zoning of parcels and their proximity to roads,

schools and other areas of interest.

The Planning staff and Commissioner of the Revenue is currently reviewing the parcel data that has been provided to verify if the parcels are being accurately converted from the paper form of tax maps to the digital form. Digitally these maps will be more

accurate of the layout of parcels and be able to show aerial photos of what is located on the property. Additional layers will include the streets, flood plain data, watershed districts, zoning districts, topography, etc. The County hopes to have the system up and running in the spring of 2010.

## Urban Development Area Grant



In late 2009 the County of Amherst received a planning grant of \$25,000. This grant will be used to hire a consultant in 2010 to help the County update the Comprehensive Plan to include Urban Development Areas (UDA). These areas are required to

accommodate at least 10 years to 20 years worth of growth based on official estimates and projections from the University of Virginia or other official government sources. The size necessary to accommodate such growth will vary based on the residential and

commercial densities. UDAs to be established need to be included in the locality's Comprehensive Plan and consider proximity to cities, transportation and public utilities when being established.

1. For a complete breakdown of 2009's numbers see Appendix 1.

## Meet the Planning Commission

Member	Phone Number	Email	District
Don Hedrick – Chairman	846-6774	<a href="mailto:donjunez@msn.com">donjunez@msn.com</a>	District 3
Robert Fener – Vice Chairman	941-3066	<a href="mailto:fenerbob@hotmail.com">fenerbob@hotmail.com</a>	District 3
Mitch Heishman	946-2451	<a href="mailto:mitch.heishman@greif.com">mitch.heishman@greif.com</a>	District 1
Beverly Jones	929-7617	<a href="mailto:bjones69@verizon.net">bjones69@verizon.net</a>	District 5
Leslie Irvin	384-1512	<a href="mailto:lbirvin@comcast.net">lbirvin@comcast.net</a>	District 3
Claudia Tucker (former)	277-5059	<a href="mailto:claudia_tucker@medco.com">claudia_tucker@medco.com</a>	District 2
Leon Parrish (former) BD Liason	845-6130	<a href="mailto:ljparrish@countyofamherst.com">ljparrish@countyofamherst.com</a>	District 5
Don Kidd (2010) BD Liason	528-5292	<a href="mailto:dwkidd@countyofamherst.com">dwkidd@countyofamherst.com</a>	District 1
Derin Foor (2010)	941-7345	<a href="mailto:shoe4ya@wildblue.net">shoe4ya@wildblue.net</a>	District 2

## Membership News

The Planning Commission saw a few changes in 2009. Claudia Tucker ran for Board of Supervisors for District 2 and won, moving out of the PC into the Board. Leon Parrish the Board Liaison lost his campaign for re-election and was replaced by Supervisor Don Kidd as the new Board Liaison. With

Mrs. Tucker's vacation of her Commission seat a new member has been appointed to serve, named Derin Foor. He should start attending meetings in February of 2010.

Current members Mitch Heishman and Leslie Irvin have been attending the Planning Commission training classes offered by CPEAV. Each member

must attend these classes to have a better understanding of state laws and the purpose of the Planning Commission.

Also, Don Hedrick and Mitch Heishman were reappointed to serve on the PC with their terms ending in 2013. Robert Fener's term will expire in August of 2010.

### When and Where:

The Planning Commission meets the first and third Thursday of every month at 7:00PM in the County Administration building. The first meeting is generally used for site plan and subdivision reviews and the third Thursdays are used for Public Hearings. At a public hearing the PC

will make a recommendation to the Board of Supervisors who will ultimately make the final decision.

If there is inclement weather all the agenda items from the cancelled meeting will be placed on the next regularly scheduled PC meeting agenda.

**AMHERST COUNTY  
PLANNING AND ZONING**

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See us at:  
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	Annual '07	Annual '08	Annual '09	Jan '09	Feb '09	Mar '09	Apr '09	May '09	June '09	July '09	Aug '09	Sept '09	Oct '09	Nov '09	Dec '09
<b>Site Plans:</b>															
Residential:															
Mobile home parks															
Two-family developments															
Townhouse developments															
Multi-family developments															
Commercial:	1	1													
Agricultural:															
Industrial:															
Institutional:															
<b>Subdivision Plats:</b>															
Subdivision, Planning Commission	6														
Preliminary plats	19	14	7		1	2									
Final plats	10	28	18		1	1	2	3	3	1	2	2	1	3	
Subdivision, Administrative	9	28	21		2	3	6	2	2	2	7	8	4	1	1
Reconfigurations	20	34	37	2	3	2	2	1	5	3	3	7	1	2	1
Resurvey	4	26	17		1	2	3	2	3	1	3	2			
# of lots	343	246	276	5	36	40	11	16	17	11	31	82	6	10	2
# of lots with public water	49	83	117		1	8		6	10	4	15	68	2	2	1
<b>Zoning Maps Amendments (Rezoning):</b>	1														
<b>Ordinance Amendments:</b>															
<b>Erosion &amp; Sediment Control Plans:</b>															
Residential:	6	6	4							1		1	2		
Commercial:	8	2	7	1			3		1	1					1
Industrial:	3														
Institutional:		5	3					2		1					
Total LDA (acres):	46.69	64.53	51.95	2.5			6	7.6	2.05	9.45		18.86	5.75		2.24
<b>Land Disturbance Permits:</b>															
Residential:	97	39	18				4	5		3		1		1	1
Commercial:	7	5	2	1					1						
Industrial:		1													
Institutional:	1	2	4					1		3		1	1	1	1
Total LDA (acres):	55.27	62.69	39.59	2.5			4	25.73	1	3		1.15	3.21	2	1
<b>Public Water Connection (ACSA)</b>															
<b>Public Sewer Connection (ACSA)</b>															
<b>911 Addresses Issued:</b>	169	130	130	6	12		13	10	12	13	21	6	26	5	6