

**AMHERST COUNTY
PLANNING COMMISSION MEETING
THURSDAY SEPTEMBER 19, 2019
MINUTES**

VIRGINIA

A public meeting for the Amherst County Planning Commission was held on Thursday, September 19, 2019, in the Public Meeting Room located in the Administration Building at 153 Washington Street, Amherst, VA.

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

STAFF PRESENT: Jeremy Bryant, Director of Community Development
Tyler Creasy, Assistant Zoning Administrator/Planner
Stacey Stinnett, Administrator Assistant

Agenda

1. Call to Order
2. Approval of Agenda
3. Citizens Comments
4. Public Hearing – Rezoning
 - A. 2019-321 William A. Tyree
 - B. 2019-360 Amherst County –Boxwood Farm Rd
Solid Waste Convenience Center
 - C. 2019-365 Russell Nixon
5. Site Plan
 - A. 2019-391 Edgar Wise (Greif)
6. Old/New Business
7. Approval of Meeting Minutes for July 18, 2019
8. Adjournment

1. CALL TO ORDER

Madam Chair Jones called the meeting to order at 7:00 p.m.

Mr. J. Bryant introduced Tyler Creasy as the new Administrator/Planner.

2. APPROVAL OF AGENDA

The agenda was amended by removing item number four (4) 2019-365 Russell Nixon and adding under item number six (6) Old New Business adding letter of support for Riveredge Trail.

Planning Commission Action:

Motion: Martineau Motion to approve the amended agenda.

Second: Thompson

The motion carried by a 6-0 vote

3. CITIZENS COMMENTS

There were none.

4. PUBLIC HEARING – REZONINGS

A. 2019-321 William Tyree

Request by William A. Tyree to rezone a parcel from the R-2 General Residential District to the V-1 Village Center District. The purpose of the rezoning is to allow a small restaurant on the parcel. The request also includes an amendment to the Future Land Use Map that is associated with the Amherst County Comprehensive Plan to add a village land use designation on the vicinity of the request. The property is located at 547 Old Wright Shop Road and is further identified as tax map number 161C1-A-58.

Mr. J. Bryant presented the staff report with staff concerns and voluntary proffers submitted by the applicant.

Staff Concern(s):

1. Lack of on-site parking. Staff calculates the availability for 9 parking spaces. Applicant has not shown how many parking spaces are available. Staff needs to know the interior floor layout of the restaurant, including seating and area for patron use to determine required parking spaces. Staff recommends that the applicant must paint parking spaces that meet the zoning and building codes.

Voluntary Proffers Submitted by the Applicant:

1. Hours of Operation are Monday – Saturday 9:00 am to 7:00 pm, closed on Sundays.
2. No alcohol on premises.

Madam Chair Jones opened the public hearing.

Being that no one spoke in favor or in opposition of the request Madam Chair Jones closed the public hearing.

The Planning Commission had a brief discussion about the structure of the building, when the applicant would get the information requested by staff and other areas in the vicinity that were zoned in the Village District.

Mr. Kennon stated that the EDA was in favor of this request in bringing business to Amherst County.

Planning Commission Recommendation:

Motion: M. Bryant Motion to approve rezoning case 2019-321 William Tyree with voluntary proffers submitted by the applicant.

Second: Foor

Motion carried by a 4-2 vote. (Gamble & Thompson)

B. 2019-360 Amherst County – Boxwood Farm Road Solid Waste Convenience Center

Request by Amherst County to rezone a parcel from A-1 Agricultural Residential District to the P-1 Public Lands District. The purpose of the rezoning is to allow a solid waste convenience center. The rezoning is referenced by a site plan. The request also includes an amendment to the Future Land Use Map that is associated with the Amherst County Comprehensive Plan to add public land use designation in the vicinity of the request. The property is located at 2334 Boxwood farm Road and is further identified as tax map number 68-A-62A.

Mr. Bryant presented the staff report and stated that there were no voluntary proffers.

Madam Chair Jones opened the public hearing.

George Cash, resides at 2400 Boxwood Farm Road spoke in favor of the request, however, requested that a fence be put around the facility.

Carol Patterson, resides at 2551 Boxwood Farm Road spoke in favor of the request, however, had questions and concerns regarding the litter, fencing, maintenance of facility, feral cat

colony that currently exists at the dumpster site (rabies within cats), surrounding livestock and monitored security.

There being no further speakers, Madam Chair Jones closed the public hearing.

Mr. J. Bryant addressed Mrs. Patterson's concerns. Mr. J. Bryant also explained that a site plan would be done by Hurtt & Proffitt and that would come back to Planning Commission for review and at that time of site plan review concerns can be addressed regarding landscaping, fencing, security, lightening and ingress/egress concerns.

Planning Commission Recommendation:

Motion: M. Bryant Motion to approve rezoning case 2019-360 for Amherst County – Boxwood Farm Road Solid Waste Convenience Center.

Second: Thompson

Motion carried by a 6-0 vote.

5. SITE PLAN

A. 2019-391 Edgar Wise (Greif)

In accordance with Section 1103.02 of the Amherst County Zoning Ordinance, additions to an existing commercial or industrial structure are subject to a minor site plan review. The site details an addition of a Maintenance Shop at an already existing building, located at tax map parcel 130-A-16. The parcel on which the maintenance shop will be located currently comprises 31.87 acres. Copies of the plan were emailed to the Developmental Review Committee on September 4, 2019.

Mr. Creasy presented the staff report with one staff recommendation. Staff recommends:

1. Approval from Amherst County Health Department.

Planning Commission Recommendation:

Motion: M. Bryant Motion to approve site plan 2019-391 for Edgar Wise (Greif).

Second: Foor

Motion carried by a 6-0 vote.

6. OLD/NEW BUSINESS

Mr. Bryant informed the Planning Commission that their tablets had arrived and he would distribute them once the IT Department has finished loading the software on them.

Mr. J. Bryant briefly spoke of the letter of support that would be signed by Madam Chair Beverly Jones addressed to Virginia Department of Transportation's Central Office regarding funding for the bridge on Riveredge Trail. Mr. Bryant stated that the county is still having to meet with the Lee Family to get their approval for an easement on their property.

Planning Commission Recommendation:

Motion: Thompson Motion to endorse letter of support to the Virginia Department of Transportation.

Second: Gamble

Motion carried by a 6-0 vote.

Mr. J. Bryant briefly updated the Planning Commission on the Broadband activity, stating that currently there are two (2) towers that have gone live and they are High Peak and Buffalo Ridge.

Madam Chair Jones expressed her concerns regarding the tall grass in the medians along the Route 29 Corridor.

Mr. Creasy updated the Planning Commission on the Biscuitville and new car wash projects.

7. APPROVAL OF MINUTES FOR JULY 18, 2019

Planning Commission Recommendation:

Motion: Foor Motion to approve the July 18, 2019 meeting minutes with the one change.

Second: B. Bryant

Motion carried by a 5-0 vote. (Martineau abstained)

8. ADJOURNMENT

There being no more business to discuss, the meeting was adjourned 7:44 pm

Planning Commission Recommendation:

Motion: Foor Motion to adjourn.

Second: Martineau

Motion carried by a 6-0 vote.

/ss/10.02.19


Chairman