



AMHERST COUNTY PLANNING COMMISSION MEETING



MINUTES

June 17, 2021

Administrative Office Complex
153 Washington Street
Public Meeting Room
Meeting Convened - 7:00 PM

1. Call to Order

MEMBERS PRESENT: Michael Martineau (Chair), Michael Bryant (Vice Chair), Jim Thompson, Catherine Gamble, Beverly Jones, Derin Foor, Calvin Kennon (EDA Liaison-Non Voting)

MEMBERS ABSENT: David Pugh (Board of Supervisors Liaison-Non Voting)

STAFF PRESENT: Tyler Creasy (Assistant Zoning Administrator), Stacey Stinnett (Administrative Assistant)

STAFF ABSENT: Jeremy Bryant (Director of Community Development)

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

2. Approval of Agenda

The agenda was approved as submitted.

Planning Commission Recommendation:

Motion: Motion to approve the agenda as submitted.

Motion made by: Jones

Second: Foor

Motion carried by a 6-0 vote.

3. Citizens Comments

There were none.

4. Public Hearing - Rezoning

A. 2021-206 Jamey White - White Engineering & Design

Request by Jamey White - White Engineering and Design for the rezoning of a parcel of land off Coolwell Road. Currently, the parcel is zoned R-2 General Residential. The request is to rezone the parcel to the R-3 Multi-Family Residential District to allow the property to be developed for high density residential. The property owner desires to build a multi-family development which will include a mix of one-level patio homes and townhouses.

Mr. Creasy presented the staff report and gave the three (3) staff recommended proffers.

1. A pedestrian multi-purpose trail shall be installed around the perimeter of the property. (Comprehensive Plan - Transportation Section, Goal #3, Objective #1 - Promote walking and biking).
2. Screening shall be required in accordance with Article XVI (Landscape Ordinance) of the County code between high-density residential and low-density developments. (Comprehensive Plan - Land Use, Goal #1 - To accommodate future population growth in a planned manner).
3. A formal site plan submitted. (Comprehensive Plan - Land Use, Goal #1 - To accommodate future population growth in a planned manner).

Chair Martineau opened the public hearing.

Jamey White, applicant, spoke in favor of the request. Mr. White stated that he doesn't see this request as a spot zoning but rather more of a transitional zoning

Les Irvin, resides at 210 Hans Hill in Madison Heights, VA. spoke in favor of the request. Mr. Irvin stated that Amherst County needs suitable housing for seniors.

Randy Jennings, resides at 182 Graham Creed Road in Amherst, VA . spoke in favor of the request. Mr. Jennings stated that Amherst County is behind times and losing seniors which are moving to other counties because Amherst doesn't have housing for seniors such as this.

There being no further comments, Mr. Martineau closed the public hearing.

Planning Commission Recommendation:

Motion: Motion to approve rezoning case 2021-206 for Jamey White - White Engineering and Design to rezone from R2 to R3 with proffers included.

Motion made by: Jones

Second: Gamble

Motion carried by a 6-0 vote.

Planning Commission Recommendation:

Motion: Motion to amend the Future Land Use Map to show the change from medium density to high density in this area.

Motion made by: M. Bryant

Second: Thompson

Motion carried by a 6-0 vote.

5. Site Plan Update

A. Update

Mr. Creasy updated the Planning Commission on the site plan reviews done by staff.

6. Comprehensive Plan

A. Supporting Documents

Mr. Creasy stated that due to COVID the census numbers have not come out yet. However, staff will provide a timeline as to when the Comprehensive Plan should be finished and provide at the next Planning Commission Meeting.

7. Old/New Business

The Commission asked staff if the Scottish Inn owners had yet been approached by the Howard Johnsons franchise. Mr. Creasy stated that he would speak to Nate Young, the Building Official and get an update and let them know at the next meeting.

Mr. M. Bryant asked if the Route 29 Business could mulch around the Amherst County Entrance Signs.

Mr. Creasy updated the Planning Commission and stated that so far they had only been given one name from Mr. Derrick Brown (Amherst County High School Principal) for the Youth Participant on The Planning Commission. Staff agreed they would get in touch with Mr. Brown about other youth participants interested in sitting on the Planning Commission.

8. Approval of Minutes for April 15, 2021

A. April 15, 2021 Minutes

Planning Commission Recommendation:

Motion: Motion to approve the May 20, 2021 meeting minutes as submitted.

Motion made by: M. Bryant

Second: Jones

Motion carried by a 6-0 vote.

9. Adjournment

Planning Commission Recommendation:

Motion: Motion to adjourn.

Motion made by: M. Bryant

Second: Jones

Motion carried by a 6-0 vote.

The meeting was adjourned at 7:51 pm.