



AMHERST COUNTY PLANNING COMMISSION MEETING



MINUTES

November 18, 2021

Administrative Office Complex
153 Washington Street
Public Meeting Room
Meeting Convened - 4:30 PM

1. Call to Order

MEMBERS PRESENT: Michael Bryant (Chair), Catherine Gamble (Vice Chair), Jim Thompson, Derin Foor, Beverly Jones Fatima Urmani (Youth Representative-Non Voting), Emma McPhatter (Youth Representative Non-Voting), and David Pugh (Board of Supervisors Liason Non Voting).

MEMBERS ABSENT: Michael Martineau.

STAFF PRESENT: Jeremy Bryant (Director), Tyler Creasy (Assistant Zoning Administrator) and Stacey Stinnett (Administrative Assistant).

1. Chair M. Bryant called the meeting to order at 4:35 pm.

2. The agenda was approved.

Planning Commission Recommendation:

Motion: Motion to approve the agenda.

Motion made by: Jones

Second: Gamble

The motion carried by a 5-0 vote.

3. Mr. J. Bryant introduced Dr. Michael Chandler, who was virtual, to the Planning Commission and Dr. Chandler proceeded with his training session.

4. Adjournment

The training session adjourned at 6:51 pm.

Planning Commission Recommendation:

Motion: Motion to adjourn.

Motion made by: Thompson
Second: Gamble
The motion carried by a 5-0 vote.

Chair M. Bryant called the meeting to order at 7:00 pm.

2. Approval of Agenda

Planning Commission Recommendation:

Motion: Motion to amend the agenda. Case number 2021-527 James Jackson Jr. has been withdrawn by the applicant.

Motion made by: Gamble

Second: Jones

The motion carried by a 5-0 vote.

3. Citizens Comments

There were none.

4. Public Hearing - Special Exception

A. 2021-505 AT&T Mobility

Request by AT&T Mobility for a special exception in the A-1 Agricultural Residential District. The purpose of the special exception is to allow an existing personal wireless service facility to be raised 20 feet in height to 134 feet in total height and expand the size of the existing equipment compound. The property is located at 369 Moses Mountain Road and is further identified as tax map number 52-A-5.

Mr. J. Bryant presented his staff report and concluded his comments stating that staff recommends approval with the following condition:

1. Tower heights: The tower shall not exceed 165 feet in heights.

Chair M. Bryant opened the public hearing.

No one spoke in favor or opposition to the request. There being no further speakers, Chair M. Bryant closed the public hearing.

Planning Commission Recommendation:

Motion to approve case 2021-505 AT&T Mobility with staff recommendations.

Motion made by: Foor

Second: Thompson
Motion carried by a 5-0 vote.

B. 2021-519 David & Susan Moon

Request by David and Susan Moon for a special exception in the A-1 Agricultural Residential District. The purpose of the special exception is to allow a short-term rental of a dwelling. The property is located at 455 Robinson Gap Road and is further identified as tax map number 44-A-1F.

Mr. J. Bryant presented his staff report and concluded his comments that staff recommends approval with the following conditions:

1. Lighting: All outdoor lighting will be glare-shielded and directed so as to prevent illumination across the property line.
2. Sewerage Facilities: The applicant shall follow all regulations prescribed by the Virginia Department of Health.

Chair M. Bryant opened the public hearing.

Susan & David Moon, applicants, spoke in favor of the request. The Moons stated that they would be using the driveway that Mr. Barton does not use it. The Moon's stated that they are happy to work with the neighbors to make accommodations to make this a pleasant experience for everyone.

James Barton, who resides at 453 Robinson Gap Road in Amherst, spoke in opposition to the request. Mr. Barton stated that his concern is that this request will change the character of the area. Mr. Barton stated that he also shared a well with the property and he had concerns about that as well.

There being no further speakers, Chair M. Bryant closed the public hearing.

The Planning Commission had a brief discussion.

Planning Commission Recommendation:

Motion to approve case 2021-519 for David & Susan Moon with staff recommendations.

Motion made by: Jones

Second: Foor

Motion carried by a 5-0 vote.

C. 2021-527 James Jackson Jr. (Request has been WITHDRAWN)

5. Draft Text

A. Revocation of Special Exception

Mr. J. Bryant briefly explained how revoking special exception permits that are not in compliance could help staff and the County.

The Planning Commission had a brief discussion.

Planning Commission Recommendation:

Motion to take the proposed drafted text to the County Attorney to put in the form of an Ordinance.

Motion made by: Jones

Secind: Thompson

Motion carried by a 5-0 vote.

6. Comprehensive Plan

Mr. Creasy stated that he is still waiting on feedback from other departments and that he has not received any feedback yet from any members of the Planning Commission on the Comprehensive Plan. Mr. Creasy stated that he would be sending out a memo before Thanksgiving asking for feedback, more information, revisions, so that he can have the information ready to present at the next Planning Commission meeting.

Mr. J. Bryant stated that he would like to use the totals of the Community Development annual report instead of the census data, for single family housing and manufactured homes because he thought this would be a better representation to show in the Comprehensive Plan. Mr. J. Bryant stated that the decrease in population was largely due to the closing of the Central Virginia Training Center.

Chair M. Bryant stated that he wanted to see the youth ideas incorporated into the Comprehensive Plan because it would be curious to see if we are meeting their needs, ideas and goals for the County.

7. Planning Commission Charter - Youth Section

A. Youth Section

Mr. J. Bryant read the revision made to the Youth Section of the Planning Commission Charter.

The Planning Commission had a discussion regarding the term served and youth participants being on private property. Mr. J. Bryant stated that he would need to get legal counsel from the County Attorney regarding answers to their questions.

8. Changes to Village District

A. Drafted Changes

There was a consensus for staff to do more research and the Planning Commission to have more time to discuss.

9. Site Plan Updates

A. Attachment

Mr. Creasy updated the Planning Commission on the site plan changes.

10. Old/New Business

Mr. J. Bryant updated the Planning Commission on:

1. The Madison Heights kick off plan on December 2nd
2. Riversedge Park
3. Central Virginia Training Center Master Plan
4. Approval from the Board of Supervisors on hiring an additional Building Inspector.
5. Dollar General in Elon tractor in trailer parking

11. Approval of Minutes for October 20, 2021

A. Minutes

The October 20th meeting minutes were approved as submitted.

Planning Commission Recommendation:

Motion to approve the October 20th Meeting Minutes as submitted.

Motion made by: Jones

Second: M. Bryant

The motion carried by a 5-0 vote.

12. Adjournment

There being no further discussion, the meeting was adjourned at 8:45 pm.

Planning Commission Recommendation:

Motion to adjourn.

Motion made by: Jones

Second: Gamble

The motion carried by a 5-0 vote.