



AMHERST COUNTY PLANNING COMMISSION MEETING



MINUTES

August 10, 2022

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

1. Call to Order

MEMBERS PRESENT: Michael Bryant (Chair), Catherine Gamble (Vice Chair), Beverly Jones, Derin Foor, Michael Martineau & Jim Thompson

STAFF PRESENT: Jeremy Bryant (Director), and Stacey Stinnett (Administrative Assistant)

STAFF ABSENT: Tyler Creasy (Assistant Zoning Administrator)

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

2. Approval of Agenda

Planning Commission Recommendation:

Motion: Motion to approve the agenda as submitted.

Motion made by: M. Bryant

Second: Gamble

Motion carried by a 6-0 vote.

3. Invocation & Pledge of Allegiance

Vice Chair Catherine Gamble led the Invocation and Pledge of Allegiance.

Michael Bryant stated that he would be recusing himself from the Rowan Holdings LLC case since he is employed with the firm working with Mr. Patel.

Catherine Gamble took her position as Chair.

Mr. Michael Bryant left the meeting at 7:04 pm.

4. Citizens Comments

There were none.

5. Public Hearing - Special Exception

A. 2022-378 Rowan Holdings LLC

Request by Rowan Holdings LLC for a special exception request. The purpose of the request is for two multi-family apartment buildings within the residential neighborhood area of the Madison Heights Town Centre development that is zoned MU/TND. The two apartment buildings will have 54 units in each building, totaling 108 apartment units. The site will also feature garage units with a clubhouse and pool. The parcel is identified as tax map numbers 156-A-3A, 156-A-4 and 156-A-5.

Mr. J. Bryant presented the staff report and recommended approval with the following proffers and conditions:

The property was rezoned to MU-TND in July of 2022 with proffers. They are:

1. All site plans are to be built generally in accordance with the Master Plan dated 5/12/22.
2. All new utilities are to be underground.
3. The densities and design shown on the current rezoning for 9.9 Acres will be adopted within the upcoming 170.1 Acre development rezoning.
4. All roads will be built to the Virginia Department of Transportation (VDOT) standards.
5. In order to be in compliance with the subarea requirement within a MU/TND project, the applicant shall submit a Master Plan for the remainder of the property that will include tax map numbers 156-A-3A, 156-A-3 (portion), 156-A-5 (portion), 156-1-2, 3, 4A, 5, C (portion) and 156-A-4 (portion) that meets all regulations found in Section 711 of the Amherst County Zoning Ordinance.
6. The two 54 unit apartment buildings will be white brick for the first three stories, the top story will use materials such as cementitious siding and External Insulation Finishing System (EIFS) on the top level and cornice lines as attached hereto as Exhibit B. The pool house shall have a brick or masonry façade and be constructed in substantial conformance with the design of the apartment buildings.

Conditions recommended by staff are:

1. Master Plan: That the apartment buildings and complex are built generally in accordance with the Master Plan dated 5/12/2022 and comply with all approved proffers from the rezoning (2022-2004).
2. Regulations: All other local, state and federal regulations shall apply.

Mr. Patel the owner and Mr. Trent Warner with Hurt & Proffitt, representing Mr. Patel, both spoke in favor of the request and answered the Planning Commission's questions.

Madam Chair Gamble opened the public hearing.

No one spoke in favor or opposition to the request. Therefore, Madam Chair Gamble closed the public hearing.

Planning Commission Recommendation:

Motion to approve special exception 2022-378 for Rowan Holdings LLC with special conditions and noted proffers.

Motion made by: Foor

Second: Martineau

Motion carried by a 5-0 vote.

6. Adjournment

There being no further business to conduct, the meeting was adjourned at 7:15 pm.

Planning Commission Recommendation:

Motion to adjourn.

Motion made by: Foor

Second: Thompson

Motion carried by a 5-0 vote.