



AMHERST COUNTY PLANNING COMMISSION MEETING



MINUTES

December 15, 2022

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

1. Call to Order

MEMBERS PRESENT: Catherine Gamble (Chair), Derin Foor (Vice Chair), Jim Thompson, Beverly Jones & Annalyn Burley (Youth Representative)

MEMBERS ABSENT: Michael Bryant, Michael Martineau, David Pugh (Board Liaison Non Voting), and Dan Sweeney (EDA Liaison Non-Voting)

STAFF PRESENT: Tyler Creasy (Interim Community Development Director), Stacey Stinnett (Administrative Assistant)

Madam Chair Gamble 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: Thompson

Motion carried by a 4-0 vote.

3. Invocation & Pledge of Allegiance

Thompson led in prayer and then led in the pledge of allegiance.

4. Citizens Comments

There were none.

5. Public Hearing - Special Exception

A. 2022-597 Zebulon & Ellen Strickland

Request by Zebulon & Ellen Strickland for a special exception in the A-1, Agricultural Residential District. The purpose of the special exception is to allow a short-term tourist rental of a dwelling. The property is located at 132 Pera Road and is further identified as tax map number 75-A-20.

Mr. Creasy presented the staff report and recommended 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.
3. Parking: Guest shall be required to park on the property and not park on neighboring lots or on any right-of-way outside of their property unless they have written permission.
4. Transportation: The applicant shall work with the Virginia Department of Transportation for an entrance permit, if applicable.
5. Public Safety: The owner shall meet all requirements set forth by the Director of Public Safety as it has to do with access to the property.
6. Short Term Tourist Rental: The applicant shall meet all requirements of Section 916 which regulates short-term tourist rental of dwellings.

Mr. Strickland, the applicant, spoke in favor of the request.

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 2022-597 for Zebulon and Ellen Strickland with staff conditions.

Motion made by: Jones

Second: Foor

Motion carried by a 4-0 vote.

B. 2022-544 Michelle Knight

Request by Michelle Knight for a special exception in the A-1, Agricultural Residential District. The purpose of the special exception is to allow a short-term tourist rental of a dwelling. The property is located at 239 Christian Springs Road and is further identified as tax map number 81-3-5.

Mr. Creasy presented the staff report and recommended 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.

3. Parking: Guest shall be required to park on the property and not park on neighboring lots or on any right-of-way outside of their property unless they have written permission.

4. Transportation: The applicant shall work with the Virginia Department of Transportation for an entrance permit, if applicable.

5. Public Safety: The owner shall meet all requirements set forth by the Director of Public Safety as it has to do with access to the property.

6. Short Term Tourist Rental: The applicant shall meet all requirements of Section 916 which regulates short-term tourist rental of dwellings.

Ms. Knight, the applicant, spoke in favor of the request.

Madam Chair Gamble opened the public hearing.

Robert Spence, a neighbor, spoke in favor of the request.

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

Planning Commission Recommendation:

Motion to approve 2022-544 for Michelle Knight with staff conditions.

Motion made by: Thompson

Second: Gamble

Motion carried by a 4-0 vote.

6. Subdivision Plat Approval

A. Kentmoor Acres : Lots 1 - 13

In accordance with Section 1207.03 of the Amherst County Zoning Ordinance, a subdivision exceeding 10 new lots has been submitted for approval by the Planning Commission in Amherst, VA, located at tax map [arcel 149-A-64. The parcel, on which the subdivision will be built, currently comprises 58.516 acres. Copies of the plan were reviewed by the Developmental Review Committee on November 30, 2022.

Mr. Creasy presented the subdivision plat and recommended approval with the following conditions:

1. All subdivision requirements of Appendix A of the Amherst County Zoning and Subdivision Ordinance shall be met.

2. All requirements for the Virginia Department of Transportation shall be met.

3. All requirements of the Virginia Department of Health shall be met.

4. All requirements of the Amherst County Service Authority shall be met.

Planning Commission Recommendation:

Motion to approve and direct staff to put this information in the form of an ordinance and advertisement for a public hearing.

Motion made by: Thompson

Second: Foor

Motion carried by a 4-0 vote.

7. Potential Code Changes

A. Traditional Neighborhood Development Potential Code Change

Mr. Sam Patel of Rowan Holdings LLC is seeking several code changes to the Mixed Use/Traditional Neighborhood Development (MU/TND) District. The proposed code changes include but is not limited to the following: reduction in lot size, reduction in required infrastructure (lighting), and inclusion of Accessory Dwelling Units (ADUs).

Mr. Creasy reviewed the code changes to the Traditional Neighborhood Developments and answered the Planning Commission's questions.

Planning Commission Recommendation:

Motion to direct staff to put the code change into ordinance form and bring it back to the Planning Commission for a public hearing.

Motion made by: Foor

Second: Thompson

Motion carried by a 4-0 vote.

B. Subdivision Standard Changes

The Board of Supervisors adopted Ordinance 2021-0003 in June of 2021. This ordinance defined the priority service area for public water and public sewer to be 250'. Meaning that any new development within 250' of any public sanitary sewer designed to flow by gravity, or public water main, owned by the Amherst County Service Authority and installed within a public easement right-of-way. This ordinance change conflicts with sections 1302.3, 1302.4 and 1302.5 of the County's subdivision standards. These ordinances state any new subdivision within 1,000' of any existing centralized public water or sewer system must extend the service to those new lots.

Planning Commission Recommendation:

Motion to approve and direct staff to put this information in the form of an ordinance and advertisement for a public hearing.

Motion made by: Jones

Second: Foor

Motion carried by a 4-0 vote.

8. Site Plan Updates

A. Attachments

Mr. Creasy updated the Planning Commission on the current site plans in the office.

9. Old/New Business

There was none.

10. Approval of Minutes for November 17, 2022

A. Minutes

The minutes could not be approved.

11. Adjournment

There being no further business to conduct, the meeting was adjourned at 7:46 pm.

Planning Commission Recommendation:

Motion: Motion to adjourn.

Motion made by: Foor

Second: Thompson

Motion carried by a 4-0 vote.