



**AMHERST COUNTY
PLANNING COMMISSION
MEETING**



MINUTES

August 15, 2024
Administrative Office Complex
153 Washington Street
Public Meeting Room
Meeting Convened - 7:00 PM

1. Call to Order

Members Present: Beverly Jones (Chair), Michael Bryant (Vice Chair), Jim Thompson, Michael Martineau, Derin Foor, Catherine Gamble, David Pugh (Board of Liaison Non-Voting Member) and Andrew Proctor (EDA Liaison Non-Voting Member).

Staff Present: Tyler Creasy (Director of Community Development), Sarah Nichols (Assistant Zoning Administrator) and Stacey Stinnett (Administrative Assistant).

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

2. Invocation & Pledge of Allegiance

Mr. Bryant led in prayer and then led in the Pledge of Allegiance.

3. Approval of Agenda

Mr. Creasy stated that Item 5(A) for 2024-375 Partridge Creek Solar LLC had been removed from the agenda due to approval of Chapter 437. Mr. Creasy explained that this is an act to amend and reenact 15.2-2209.1:1 of the Code of Virginia, relating to local land use approvals to address the COVID-19 pandemic. This clause extends the approval of special exceptions 2022-511 Partridge Creek Solar LLC., until July 1, 2025.

Planning Commission Recommendation:

Motion: Motion to remove 2024-375 Partridge Creek Solar LLC from the agenda.

Motion made by: Gamble

Second: Bryant

Motion carried by a 6-0 vote.

Planning Commission Recommendation:

Motion: Motion to amend the agenda.

Motion made by: Bryant

Second: Thompson

Motion carried by a 6-0 vote.

4. Citizens Comments

There were none.

5. Public Hearing

A. 2024-375 Partridge Creek Solar LLC - Special Exception

This was removed from the agenda.

B. 2024-393 Jennifer Lloyd Fisher - Special Exception

Request by Jennifer Lloyd Fisher for a special exception in the A-1, Agricultural Residential District. The purpose of the special exception is to allow multiple uses such as short-term tourist rental of a dwelling, multi-purpose event venue, public entertainment, and other similar uses. The property is located at 229 Dancing Creek Road and is further identified as tax map number 76-A-53.

Mr. Creasy presented the staff report and stated that since writing his staff report he had been in discussion with the applicant and the applicant has requested a change to condition number five (5) to: no more than fourteen (14) bedrooms (28 adult guests) may be used as a short-term rental. Mr. Creasy stated that staff recommended approval of the request with the following conditions:

1. A parking attendant shall direct traffic with events greater than seventy-five (75) attendees.
2. The Virginia Department of Health shall approve the sewage disposal system for the proposed change of use.
3. The entrance(s) shall be approved by the Virginia Department of Transportation for the proposed change of use.
4. Guests 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.
5. No more than fourteen (14) bedrooms (28 adult guests) may be used as a short-term rental.

6. All rules and regulations of Section 7-1. Public Entertainment shall be met.

https://library.municode.com/va/amherst_county/codes/code_of_ordinances?nodeId=COCO_CH7LIPEBURE_ARTIINGE_S7-1PUEN

Jenna Lloyd, applicant/owner, spoke in favor of the request. Mrs. Fisher stated that this property has always been very special to her and has been the heart or the central "hub" of the community. Mrs. Fisher felt that the community has suffered since the school closed its doors in 2016. By purchasing the property and her intended use, she hopes that the property will flourish as it once did and bring the community back together.

Ron Fisher, owner, spoke in favor of the request. Mr. Fisher stated that he has known the Lloyd family for seven (7) years and has become very fond of the area. Mr. Fisher is inspired by this project and hopes that the intended use will utilize the property well and serve the community.

Mr. & Mrs. Fisher presented a brief slide show of the property showing a proposed site plan for the interior and exterior renovations.

Madam Chair Jones opened the public hearing.

Tammy Eubank, sister of the applicant, spoke in favor of the request. Mrs. Eubank commented on Mr. and Mrs. Fisher's vision for the property, stating it would be a "top-notch facility" and that the Fishers are committed to serving the community.

Randy Driskill, an adjoining property owner, spoke in favor of the request. Mr. Driskill stated that since the closure of the school, the community has suffered. He feels that the Fisher's vision is perfect for this property. He is confident that this could bring the community back together and the property could once again be enjoyed by everyone as it once was for many years.

Andrea Lloyd, a neighbor in the community and family member, spoke in favor of the request. Mrs. Lloyd stated that her husband and children attended this school and it has been the "hub of the community".

No one spoke in opposition.

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

Mrs. Gamble commented on Mrs. Fishers vision, stating that it would be a unique and beautiful addition to Amherst County.

Mr. Thompson agreed with Mrs. Gamble and felt that this was the perfect use for this property. Mr. Thompson also mentioned how he appreciated the Fisher's taking the time to

arrange an open house and sharing their vision with the community. Mr. Thompson felt that the Fishers were great people that had nothing but the best intentions for this property, neighbors and the community.

Madam Chair Jones asked the applicant if they had a name for the property. Mrs. Fisher replied that it would be called, "Pleasant Vista on Dancing Creek".

Planning Commission Recommendation:

Motion: Motion to recommend approval of special exception case 2024-393 Jennifer Lloyd Fisher with staff recommended conditions, changing condition #5 to state: No more than (14) fourteen bedrooms (28 adult guests) may be used as a short-term rental.

Motion made by: Thompson

Second: Foor

Motion carried by a 6-0 vote.

C. 2024-402 Arcola Towers I, LP - Special Exception

Request by Arcola Towers I, LP for a special exception in the M-1, Industrial District. The purpose of the special exception is to allow a 199' monopole communications tower with auxiliary wireless service facilities. The property is identified as tax map number 130-A-14.

Mr. Creasy presented the staff report and concluded his comments by stating that staff recommended approval of the request under the following condition:

1. The property shall be developed in substantial compliance with the "Wreck Island" site plan dated June 27, 2024.

Lori Scweller, an attorney with Williams Mullen Attorneys, representing Arcola Towers, spoke in favor of the request and answered the Planning Commission's questions.

Madam Chair Jones opened the public hearing.

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

Planning Commission Recommendation:

Motion: Motion to recommend approval of special exception case 2024-402 Arcola Towers I, LP with staff recommended conditions.

Motion made by: Foor

Second: Martineau

Motion carried by a 6-0 vote.

D. 2024-406 Jonathan Scruggs - Rezoning

Request by Jonathan Scruggs for a rezoning of approximately 2.52 acres from the M-1, Industrial District to the B-2, General Commercial District. The purpose of the rezoning is to allow a recreational facility. The property is located at 3106 S. Amherst Highway and is further identified as tax map number 137C2-5-B. The request includes an amendment to the Future Land Use Map (FLUM) of the Amherst County Comprehensive Plan from manufacturing to commercial in the area identified on the proposed rezoning map.

Mr. Creasy presented the staff report and concluded his comments by stating that, based on the analysis, staff recommends approval, which includes an amendment to the Future Land Use Map (FLUM) of the Amherst County Comprehensive Plan from manufacturing to commercial.

Jonathan Scruggs, applicant, spoke in favor of the request. Mr. Scruggs stated that this facility would be newly renovated to accommodate a cross fitness area, small gym and space for a batting cage.

Madam Chair Jones opened the public hearing.

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

Planning Commission Recommendation:

Motion: Motion to recommend approval of rezoning case 2024-406 Jonathan Scruggs, which includes an amendment to the Future Land Use Map (FLUM) of the Amherst County Comprehensive Plan from manufacturing to commercial.

Motion made by: Bryant

Second: Gamble

Motion carried by a 6-0 vote.

6. Site Plan Review

A. Site Plan Review

Mrs. Nichols updated the Planning Commission on the current site plans.

7. Old/New Business

A. Battery Storage

Mr. Creasy stated that Sean Millot of Kimley-Horn had submitted a zoning amendment request

to allow for battery storage.

Staff requested direction from the Commission on how to proceed further.

Planning Commission Recommendation:

Motion: Motion to request staff to draft the Battery Storage amendment into Ordinance form for the Planning Commission to review.

Motion made by: Bryant

Second: Martineau

Motion carried by a 6-0 vote.

Mr. Creasy notified the Planning Commission that the County Attorney has offered his assistance in providing additional training to the Planning Commission. Mr. Creasy announced that training will take place on September 19th (the date of the next Planning Commission Meeting) from 5:00 pm - 6:00 pm. Staff will provide dinner after the training from 6:00 pm - 7:00 pm. The normal scheduled Planning Commission meeting will convene at 7:00 pm.

The Planning Commission and staff discussed updates on the Madison Heights Town Centre as well as the new company known as JLL that has been hired by the County to promote the sale of Central Virginia Training Center.

8. Approval of Minutes of Minutes for July 18, 2024

A. Minutes

Planning Commission Recommendation:

Motion: Motion to approve the July 18, 2024, Planning Commission Meeting Minutes as submitted.

Motion made by: Foore

Second: Bryant

Motion carried by a 6-0 vote.

9. Adjournment

There being no further business to discuss, the meeting was adjourned at 8:09 pm.

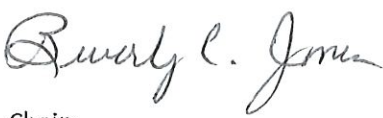
Planning Commission Recommendation:

Motion: Motion to adjourn.

Motion made by: Martineau

Second: Bryant

Motion carried by a 6-0 vote.


Chair

9/19/2024
Date: