



**AMHERST COUNTY
PLANNING COMMISSION
MEETING**



MINUTES

September 19, 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, Derin Foor, Catherine Gamble, David Pugh (Board of Liaison Non-Voting Member), Paul Kilgore (EDA Liaison Non-Voting Member), Emerson Bryant (Youth Participant Non-Voting Member) and Beyla Cunningham (Youth Participant Non-Voting Member).

Members Absent: Michael Martineau and David Pugh (Board of 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. Foor led in prayer and then led in the Pledge of Allegiance.

3. Approval of Agenda

Planning Commission Recommendation:

Motion: Motion to approve the agenda

Motion made by: Gamble

Second: Bryant

Motion carried by a 5-0 vote.

4. Citizens Comments

There were none.

5. Youth Participation

A. Beyla Cunningham and Emerson Bryant

Mr. Creasy introduced Beyla Cunningham and Emerson Bryant, who had recently written staff letter's of interest to serve as youth representatives on the Planning Commission Committee.

Planning Commission Recommendation:

Motion: Motion to accept Beyla Cunningham and Emerson Bryant as the youth representatives for the 2024-2025 academic school year.

Motion made by: Foor

Second: Gamble

Motion carried by a 5-0 vote.

6. Public Hearing

A. 2024-351 EDA of Amherst County (Rezoning/Conditional Zoning)

Request by the Economic Development Authority of Amherst County for a rezoning of approximately 52 acres from the R-2, General Residential District to the M-1, Industrial District. The purpose of the rezoning is to develop a pad-ready site for industrial use. The property is identified as Tax Map No. 147-A-181.

Mr. Creasy presented the staff report and concluded his comments by stating that staff recommended approval of rezoning the parcel.

Madam Chair Jones opened the public hearing.

Lori Saunders, representative for Amherst EDA, spoke in favor of the request and answered the Planning Commission's questions.

No one spoke in opposition.

Madam Chair Jones closed the public hearing.

Planning Commission Recommendation:

Motion: Based on the analysis, the Planning Commission recommends to the Board of Supervisors approval of Rezoning 2024-351, which includes an amendment to the Future Land Use Map (FLUM) of the Amherst County Comprehensive Plan from medium density to manufacturing.

Motion made by: Gamble

Second: Thompson

Motion carried by a 5-0 vote.

B. 2024-504 Jessica Maria Jimenez (Special Exception)

Request by Jessica Maria Jimenez for a special exception in the R-1, Limited Residential District. The purpose of the special exception is to allow a family day home that will serve up to twelve (12) children. The property is located at 213 Clearview Road and is further identified as Tax Map No. 147D-4-56.

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

1. Maximum Number of Children: The applicant shall provide care for a maximum of twelve (12) children under the age of thirteen (13), exclusive of the provider's own children and any children who reside in the home.
2. Emergency Services: The applicant shall have their property reinspected by the County's Fire Marshal upon completion of the basement's renovations.
3. Licensing: Applicant shall comply with all other licensing requirements as required by any other local, State or Federal law.

Madam Chair Jones opened the public hearing.

Jessica Maria Jimenez, the applicant, spoke in favor of the request. Mrs. Jimenez presented a brief PowerPoint presentation about her daycare, which will be known as Little Lambs Bilingual Preschool.

No one spoke in opposition.

Madam Chair Jones closed the public hearing.

Planning Commission Recommendation:

Motion: Motion to recommend to the Board of Supervisors approval of Special Exception 2024-504 to allow a family day home that serves up to twelve (12) children with staff recommended conditions.

Motion made by: Foor

Second: Bryant

Motion carried by a 5-0 vote.

C. Resolution 2024-11 (Waldren)

A public hearing to consider a resolution for the revocation of Special Exception 2020-380

pursuant to Section 1003.03(11) of the Amherst County Zoning Ordinance. Special Exception 2020-380, with conditions, was previously approved by the Board of Supervisors for a trucking business and is located at Tax Map No. 82-A-15A.

Mr. Creasy briefly explained to the Planning Commission that Mr. Waldren has been making progress on the conditions that had been set in place to bring the property into compliance to allow him to operate his trucking business.

Madam Chair Jones opened the public hearing.

Mr. Waldren, spoke against the resolution. Mr. Waldren explained that he had gotten delayed because he was having to do the work himself because he didn't have any help. Mr. Waldren stated that to complete his entrance, the Virginia Department of Transportation (VDOT) would need to close the right lane. However, VDOT will not allow for a two-lane closure due to the work that is currently being done at the intersection of Route 29 and HWY 151. Therefore, until that lane opens up, VDOT will not allow for the lane closure for his entrance project. Mr. Waldren assured the Planning Commission that he could get the project completed within thirty (30) days.

Planning Commission Recommendation:

Motion: Motion to table Resolution 2024-11 due to the rationale that the Virginia Department of Transportation is delaying Mr. Waldren's project due to the timeline of the current HWY 151 and Route 29 intersection project. By tabling this resolution to allow Mr. Waldren the additional time he needs to bring his project into compliance.

Motion made by: Jones

Second: Bryant

Motion carried by a 5-0 vote.

7. Site Plan Review

A. Site Plan Review

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

8. Old/New Business

Mr. Creasy reminded the Planning Commission of the County Fair dates and stated that the next scheduled Planning Commission meeting is scheduled for October 17th, which is also the opening night of the fair. Mr. Creasy asked the committee if they preferred to keep the scheduled Planning Commission date or should it be rescheduled due to the fair conflict.

The Planning Commission had a discussion.

Planning Commission Recommendation:

Motion: Motion to reschedule the October Planning Commission Meeting from October 17th to October 24th.

Motion made by: Thompson

Second: Gamble

Motion carried by a 5-0 vote.

9. Approval of Minutes for August 15, 2024

A. Minutes for August 15, 2024

Planning Commission Recommendation:

Motion: Motion to approve the Planning Commission Meeting Minutes for August 15, 2024.

Motion made by: Foor

Second: Bryant

Motion carried by a 5-0 vote.

10. Adjournment

There being no further business to discuss, the meeting was adjourned at 8:00 pm.

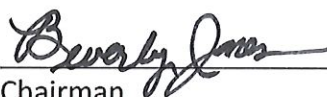
Planning Commission Recommendation:

Motion: Motion to adjourn.

Motion made by: Foor

Second: Thompson

Motion carried by a 5-0 vote.


Chairman

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