

**Town of Amherst
Planning Commission Minutes
April 4, 2007**

A meeting of the Town of Amherst Planning Commission was called to order by Chairperson June Driskill in the Council Chambers of the Town Hall at 7:30 PM on April 4, 2007.

It was noted that a quorum was present as indicated below:

P Jason Campbell	P William Jones
P June Driskill	P Steve LaBar
P Lyle Garrette	P Richard Wydner
P William Hathaway	

Town Manager Jack Hobbs was present in his capacity as Secretary to the Commission.

The minutes of the March 7, 2007 Commission meeting were approved on a motion by Mr. Wydner, seconded by Mr. Jones, and carried 7-0 according to the following:

Jason Campbell	Aye	William Jones	Aye
June Driskill	Aye	Steve LaBar	Aye
Lyle Garrette	Aye	Richard Wydner	Aye
William Hathaway	Aye		

Rezoning Application: 350 S. Main Street

The Secretary reported that Michelle Cash, on behalf of property owner Jacqueline Arnold Dawson, has requested rezoning of the property at 350 S. Main Street from General Residential District R-2 to Transitional Use Zone District T-1. The property is located at on Tax Map #96A3-6-1 thru 8 and is known as the Dr. Arnold property.

The stated purpose of the request is to support the conversion of the building on the property from a medical office to a child day care center. It was noted that the existing building does not conform to the Town's Zoning and Subdivision Ordinance since it is a commercial building in a residential zone. This conversion request is also unusual in that minimal construction is anticipated and major exterior changes to the property include the elimination of the northern access driveway per VDOT requirements, improvement of the southern entrance and the installation of playground fencing at the rear of the property.

The site is located on a section of S. Main Street which has taken on an increasingly commercial character over the past decade. The zoning of the area also varies, and the land use transitions from "downtown" commercial to residential (i.e. Sunset Drive, Woodland Drive, and Kenmore Road). Specific

adjacent land uses include offices, a church, residences and the county library.

The Secretary reported that factors that would favor the rezoning of the property include:

- Access directly from S. Main Street, a traditional location for non-residential land uses
- There is a general need for additional day care providers in the Town
- Adequate local infrastructure, including water and sewer utilities and sidewalks

The Secretary reported that factors that could be considered unfavorable to the application include:

- Potential increase in traffic, particularly during dropoff and pickup times
- Potential for an increase in noise and therefore disturbance of the peace and quiet of the Woodland Avenue neighborhood during daylight hours

A duly advertised hearing on the application was opened at 7:02 PM. Michelle Cash advised that she also plans to install a small storage shed on the property and offered to answer questions. There being no one else present who wished to speak, the hearing was closed at 7:04 PM. On a motion by Mr. Jones, seconded by Mr. Garrette, and carried 7-0 according to the following, the Commission recommended that the Town Council approve the rezoning as proposed:

Jason Campbell	Aye	William Jones	Aye
June Driskill	Aye	Steve LaBar	Aye
Lyle Garrette	Aye	Richard Wydner	Aye
William Hathaway	Aye		

Ambriar Study

The Commission discussed the finalization of the Ambriar study by the Local Government Council and the need to follow through on the study's findings. It was noted that quite a bit of work remains to be done before the study's recommendations can be implemented and that, for the Commission, major items include processing amendments to the Comprehensive Plan and the Zoning and Subdivision Ordinance.

Land Use/Transportation Study

Joe Springer from Parsons Transportation, a consultant for the Central Virginia Metropolitan Planning Organization, and Bob White from the Local Government Council gave a presentation on the status of the regional land use/transportation study.

The Secretary reported that the Town Council had approved the amendments to the Zoning and Subdivision Ordinance on March 14 as recommended by the Commission on March 7 and that the Town Council is scheduled to have a hearing on the Central Business District rezoning proposal on April 11.

The status of the Comprehensive Plan update effort was discussed.

The March 27 presentation of a proposed Amherst County Comprehensive Plan at an Amherst County Planning Commission hearing was discussed.

It was reported that future Planning Commission work will include a review of the Amherst Train Station site plan after the entrance design is approved by VDOT and work on the flood plain regulations pending additional documents expected from FEMA.

The pending expiration of terms of various Town committees was discussed.

There was a discussion about the demolition of a dwelling on Pine Street and its replacement at the required 50' setback.

There being no further business, Mr. Campbell made a motion that was seconded by Mr. Hathaway and carried 7-0 according to the following to adjourn the meeting at 8:28 PM:

Jason Campbell	Aye	William Jones	Aye
June Driskill	Aye	Steve LaBar	Aye
Lyle Garrette	Aye	Richard Wydner	Aye
William Hathaway	Aye		

June Driskill, Chairperson

Attest: _____