

**Town of Amherst
Planning Commission Minutes
February 6, 2008**

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 February 6, 2008. It was noted that a quorum was present as indicated below:

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

Mr. Garrette arrived late as noted below. Town Manager Jack Hobbs was present in his capacity as Secretary to the Commission.

The minutes of the January 2, 2008 Commission meeting were approved with one correction on a motion by Mr. Hathaway, seconded by Mr. LaBar, and carried 5-0 according to the following:

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

Dulwich Commons Site Plan

A site plan showing a new housing development to be built off Dulwich Drive was reviewed. The plans encompass the full buildout of the proposed Dulwich Commons development which involves 29 new residential water/sewer/refuse collection customers, approximately 530 LF of new 6" water main with one fire hydrant, and approximately 1,249 LF of new 8" sewer main with 8 new manholes. Owner Ron Mittelman is the project owner/developer and is the project's representative.

It was noted that all parking is off the internal roads behind the dwelling units, but all parking spaces are assigned two per dwelling unit by driveway placement. Due to the narrowness of the internal driveways, no parking is to be allowed "on the streets". A 10 square foot sign is proposed. An irregular feature of the development plan is that a series of rainwater infiltration areas are proposed which will eliminate the need for the more typical stormwater management ponds.

It was noted that the development is being built under the Town's multifamily dwelling rules and not the more restrictive townhouse and subdivision rules; the property will not be subdivided but individual units might be sold as condominiums. It was also noted that "phase 1" site plan for this project was approved by the Planning Commission on September 5, 2007.

It is understood that, although the water and sewer utilities have been designed to meet all Town requirements, the Town Council will need to approve a contract for the installation of Town water and sewer facilities, easements dedicated, a Town-licensed contractor identified, and fees paid before permits can be issued and that landscape bonding requirements apply even if the plantings have been installed per §18.1-920.02 of the Town Code.

After the Secretary reported that all ordinance requirements have been met, the proposed 29-unit Dulwich Commons site plan was approved on a motion by Mr. Wydner, seconded by Mr. Campbell, and carried 5-0 according to the following:

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

Comprehensive Plan

Kelly Hitchcock and Bob White from the Region 2000 Local Government Council came forward to distribute a copy of the comprehensive plan "phase 1" document which has been updated as per comments received to date.

Mr. Garrette entered the meeting.

The Commission reviewed a proposed strategy for the "phase 2" or forward looking portion of the project. It was agreed that, although adjustments will probably be made during the process, the "phase 2" table of contents would be as follows:

Phase 2: Forward Planning (Identify/Prioritize Issues to Address & Set Goals)

1. Economic Development Plan
 - a. Brockman Park
 - b. Downtown Economic Development Center
 - c. Tourism
2. Water Utility Plan
 - a. Source
 - b. Treatment

- c. Transmission & Storage
 - d. Distribution
- 3. Sewer Infrastructure Plan
 - a. Pretreatment
 - b. Collection
 - c. Treatment
- 4. Transportation Infrastructure Plan
 - a. Road Improvements
 - b. Access Management
 - c. Sidewalks
 - d. Downtown Parking
- 5. Historic Preservation Plan
- 6. Environmental Management Plan
- 7. Public Safety Plan
- 8. Housing Plan
- 9. Public Services Plan
- 10. Undeveloped/Redevelopment Areas (Areas for Special Focus)
 - a. Ambriar Area
 - b. Central Business District
 - c. Rt 60/Bypass Interchange
 - d. N. Main/Bypass interchange
 - e. 60 East Area-Poplar Grove
 - f. 60 West Area-Lloyd Property
 - g. 29 North
- 11. Parks and Recreation Plan
- 12. Future Land Use Plan

The Secretary reported that there would be a training session sponsored by the Region 2000 Local Government Council on February 21 at 4:00 PM in the Bank of the James Building in Lynchburg.

The Secretary reported that there would be an "open house" public worksession on the proposed Regional Water Supply Plan on February 28 from 4:00 PM to 7:00 PM at the Lynchburg City Hall. This would be the first of three public events envisioned for that planning project.

After deciding to not have a hearing on amending the landscape ordinance, the Commission agreed to hold a public hearing on March 5 on a proposed ordinance package that would implement the recommendations of the recent comprehensive plan amendment affecting the Ambriar area.

Mr. Wydner asked if there was any way to encourage the release of water from county-operated reservoirs in the event of a drought without the Town having to impose water use

restrictions. He noted that the current practice affects Town water and sewer rate revenue but also imposes a hardship on water users since lawns, landscaping and gardens can be lost during drought conditions if they are not watered.

There being no further business, Mr. Wydner made a motion that was seconded by Mr. Hathaway and carried 6-0 according to the following to adjourn the meeting at 7:55 PM:

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

June Driskill, Chairperson

Attest: _____