

**Town of Amherst  
Planning Commission Minutes  
April 1, 2009**

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 1, 2009. It was noted that one seat on the Commission is vacant and that a quorum was present as indicated below:

P June Driskill	P Steve LaBar
P William Hathaway	P Mike Mozingo
P William Jones	P Richard Wydner

Town Attorney Tom Berry and Town Manager Jack Hobbs, in his capacity as Secretary to the Commission, were also present.

The minutes of the March 4, 2009 Commission meeting were approved on a motion by Mr. Wydner, seconded by Mr. Hathaway, and carried 6-0 according to the following:

June Driskill	Aye	Steve LaBar	Aye
William Hathaway	Aye	Mike Mozingo	Aye
William Jones	Aye	Richard Wydner	Aye

Public Hearing on S. Main Street Rezoning

At 7:35 PM a duly advertized public hearing was opened.

The Secretary reported that the subject of the hearing was the Planning Commission's proposal to rezone land located on the east side of S. Main Street between Macadam Road and Amherst County High School shown on Tax Map # 110-A-98 (Staton, zoned T-1 Transitional Use Zone District), 110-A-98A, 99 (Jenkins, zoned T-1 Transitional Use Zone District) and 110-A-100 (Elliot, zoned R-2 General Residential District). The Planning Commission proposed B-2 General Commercial District Zoning for these parcels.

The Secretary reported that there is a small water line that serves the area along S. Main Street and the house on Macadam Road. There is no good access to sewer for any of these parcels. Traffic impact on the post-development parcels has been estimated to be below the threshold for what is required for mandatory VDOT review of the rezoning proposal. The Town is in the process of installing sidewalk along S. Main Street in the area in question.

The Secretary reported that the comprehensive plan indicates that the area south of the high school should be rezoned to B-2 (general commercial) after arrangements are made for water and sewer infrastructure. However, the Town has applied for "stimulus" grants to fund this new infrastructure. Although the long-term plan is for the property to be rezoned to commercial, timing and determining who will pay for the water, sewer, and street (i.e. stop lights and road widening) infrastructure that will be needed to support it has not been determined.

John Batman came forward to request that the Commission initiate a rezoning procedure for Ambriar area property on the west side of S. Main Street. He noted the advantages of rezoning everything in the Ambriar area as recommended in the comprehensive plan at one time to avoid a "piecemeal" approach. He indicated that his specific interest is in lots 90, 90A 91 and 103 - portions of which were rezoned several years back but other portions are still shown as T-1 and R-1.

There being no one else who wished to speak, the public hearing was closed at 7:50 PM.

Mr. Hathaway made a motion that was seconded by Mr. Jones to recommend that the Town Council approve the proposal. The motion passed 6-0 on the following vote:

June Driskill	Aye	Steve LaBar	Aye
William Hathaway	Aye	Mike Mozingo	Aye
William Jones	Aye	Richard Wydner	Aye

Public Hearing on Amendment to the Outside Storage Regulations

At 7:57 PM a duly advertized public hearing was opened.

The Secretary reported that the subject of the hearing was the Planning Commission's proposal to amend the "Farm machinery display, sales and services" use category of the Zoning and Subdivision Ordinance, which is listed as a permitted use in the B-2 and CBD districts, to read "Agricultural, farm and lawn machinery display, sales and services, provided that all inoperable machinery must not be visible from any public right of way".

There being no one who wished to speak, the public hearing was closed at 7:56 PM.

Mr. LaBar made a motion that was seconded by Mr. Mozingo to recommend that the Town Council approve the proposal. The motion passed 6-0 on the following vote:

June Driskill	Aye	Steve LaBar	Aye
William Hathaway	Aye	Mike Mozingo	Aye
William Jones	Aye	Richard Wydner	Aye

Transportation/Pedestrian Plan

It was noted that no one was present to explain work on the transportation and pedestrian plans project and so discussion on that was tabled until a later meeting.

The Secretary reported that on March 11 the Town Council suggested that it might take a while to find a replacement for Mr. Garrette and so the Commission might want to go ahead and hold its elections for Chairperson, Vice Chairperson and Secretary. The Commission agreed by consensus to consider officer elections at future meeting.

The Secretary reported that the Town Council is scheduled to hold hearings on the Staton sign ordinance amendment proposal, the outside storage code amendment and the S. Main Street rezoning matters during its meeting on April 8.

There being no further business, the meeting adjourned at 8:00 PM on a motion by Mr. Wydner, seconded by Mr. Hathaway, and carried 6-0 according to the following:

June Driskill	Aye	Steve LaBar	Aye
William Hathaway	Aye	Mike Mozingo	Aye
William Jones	Aye	Richard Wydner	Aye

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June Driskill, Chairperson

Attest: \_\_\_\_\_