

**Town of Amherst
Planning Commission Minutes
June 1, 2011**

A meeting of the Town of Amherst Planning Commission was called to order by Vice Chairperson William Jones in the Council Chambers of the Town Hall at 7:30 PM on June 1, 2011. It was noted that a quorum was present as indicated below:

A June Driskill	P William Jones
P Ted Finney	A Steve LaBar
A William Hathaway	P Richard Wydner
P Clifford Hart	

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

The minutes of the February 2, 2011 Commission meeting were approved on a motion by Mr. Wydner, seconded by Mr. Finney, and carried 4-0 according to the following:

June Driskill	Absent	William Jones	Aye
Ted Finney	Aye	Steve LaBar	Absent
William Hathaway	Absent	Richard Wydner	Aye
Clifford Hart	Aye		

Amherst Baptist Church Special Use Permit Application

The Secretary reported that a complete application requesting a special use permit that would, if approved, allow a day care/preschool program to be operated from the Amherst Baptist Church building at 226 Lexington Turnpike has been received.

Amherst Baptist Church representative Dr. David Clay came forward to report that he had written a letter to the Church's neighbors to advise them of the pending application and has attempted to reach VDOT to check on the adequacy of the entrance off Rt. 60. There was a discussion about the water service at the church building, the number of children that would be enrolled there, and the potential traffic and pickup/drop-off times.

Commission agreed to publish the following notice for a public hearing on July 6:

PUBLIC NOTICE

The Town of Amherst Planning Commission will hold a public hearing on July 6, 2011 at 7:30 PM in the Town Hall at 186 S. Main Street. The subject of the hearing is an application by Amherst Baptist Church for an amendment to the February 11, 2004 special use permit that would, if approved, permit a preschool/day care operation at 226 Lexington Turnpike. Information pertaining to this request is on file and available for review in the Town Hall weekdays between 9:00 AM and 5:00 PM.

Urban Development Area

The Commissioners discussed the state mandate that all high-growth localities must show "urban development areas" in their comprehensive plans. However, the 2010 census figures indicate that the Town does not fall into the high growth category. By consensus, the Commissioners agreed to consider this issue during its next comprehensive plan update.

Status Report on Family Dollar

The Secretary reported that he expects to receive a package of applications involving rezoning, site plan and special use permit (for a lower parking space requirement) approval requests for a Family Dollar building on U.S. Route 60 at Whitehead Drive in time for a public hearing at the Commission's August 3 meeting.

George Dawson, a resident of 148 Whitehead Drive, came forward to express concern about maintaining the residential character of his neighborhood, safety aspects of increased traffic there and adequacy of the proposed entrance and exit relative to the rescue squad building.

There being no further business, the meeting adjourned at 7:52 PM on a motion by Mr. Wydner that was seconded by Mr. Hart and carried 4-0 according to the following:

June Driskill	Absent	William Jones	Aye
Ted Finney	Aye	Steve LaBar	Absent
William Hathaway	Absent	Richard Wydner	Aye
Clifford Hart	Aye		

William Jones, Vice Chairperson

Attest: _____