

**Town of Amherst
Planning Commission Minutes
February 1, 2012**

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 1, 2012. It was noted that a quorum was present as indicated below:

P 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 September 7, 2011 Commission meeting were approved on a motion by Mr. Wydner, seconded by Mr. Hart, and carried 5-0 according to the following:

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

The Secretary reported that the Town's Industrial Development Authority has been working with a developer who could help market Brockman Park, and this developer suggests two amendments to the Zoning and Subdivision Ordinance. Mr. Wydner, who serves on the IDA, discussed the features of the developer's proposal.

The first suggestion is to include warehouses in Sec. 18.1-602.06f to clarify that warehousing uses are required to have one off-street parking space for each 1½ employees on the maximum working shift. Otherwise, one space would be required for each 1,000 SF of floor area devoted to enclosed storage per Sec. 18.1-602.06e.

The second suggestion is to amend the loading dock requirement in Sec. 18.1-603.03 to require one "loading space" for each 25,000 SF in large buildings with at least two instead of one for every 10,000 SF.

By consensus, the Commission agreed to initiate the Zoning and Subdivision Ordinance amendment process by holding a public hearing utilizing the following advertisement:

PUBLIC NOTICE

The Town of Amherst Planning Commission will hold a public hearing on March 7, 2012 at 7:30 PM, and the Town Council of the Town of Amherst will hold a public hearing on March 14, 2012 at 7:00 PM. Both hearings will be held in the Town Hall at 186 S. Main Street.

The subject of the hearings is a proposal to amend Sections 18.2-602 and 603 of the Code of the Town of Amherst to adjust the number of off-street parking spaces required for warehouses and the number of loading spaces required for large buildings.

Information pertaining to the proposal matters is available online at www.amherstva.gov and is on file and available for review in the Town Hall weekdays between 9:00 AM and 5:00 PM.

The Secretary reported that the Town Council had approved the Amherst Baptist Church special use permit on October 12, 2011 generally as recommended by the Commission with the additional conditions that the school is limited to 50 students and the screening trees being planted before the school opens.

It was noted that VDOT's access management, traffic impact statements, and subdivision design guidelines and rules have recently changed, but the impact of these on future development in the Town has not been evaluated.

The Commission discussed the number of parking spaces required in townhouse developments and the schedule for reviewing and updating the Comprehensive Plan.

There being no further business, the meeting adjourned at 7:52 PM on a motion by Mr. Finney that was seconded by Mr. Hart and carried 5-0 according to the following:

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

June Driskill, Chairperson

Attest: _____