

**Town of Amherst
Planning Commission Minutes
April 5, 2017**

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 174 S. Main Street at 7:30 PM on April 5, 2017. It was noted that a quorum was present as indicated below:

A Kevin Belcher	P William Jones
P June Driskill	P Kenneth Bunch
P Ted Finney	P Clifford Hart

It was noted that one seat is vacant. Deputy Town Clerk Vicki Hunt and Town Manager Jack Hobbs, in his capacity as Secretary to the Commission, were present.

The minutes from the March 1, 2017, Commission meeting were approved on a motion by Mr. Hart seconded by Mr. Jones, and carried 5-0 according to the following:

Kevin Belcher	Absent	William Jones	Aye
June Driskill	Aye	Kenneth Bunch	Aye
Ted Finney	Aye	Clifford Hart	Aye

Rezoning Request: McDonalds 135/Richmond Highway

The Commissioners discussed an application from Golden Arch Limited Partnership, through its signatory Scott Thompson and representative Scott Frye, for property located at 135 Richmond Highway, Amherst, VA, (TM#96A4-A-174B, zoned B-2 [Conditional] General Commercial District) for adjustments to condition 3 and 4 of the Conditional Zoning Ordinance adopted on July 20, 1994. If approved, adjustments to condition 3 would add the option of screening the dumpster with masonry materials and condition 4 would eliminate the prohibition on drive-through speakers of that ordinance.

Scott Frye of Stimmel Associates, P.A., and local McDonalds operator Mike Freeman were present to answer questions.

By consensus the Commissioners agreed to hold a public hearing on the matter at the Commission's May meeting.

Variance Application Review: Clemson Investments, LLC – 195 Mt. Olive Road

The Secretary reported that the application by Clemson Investment, LLC, involving property located at 195 Mt. Olive Road (TM#96A3-2-5, zoned Light Commercial District B-1), that would support the conversion of an existing accessory building into a multifamily dwelling was approved by the Board of Zoning Appeals at its meeting on April 4, 2017, by a vote of 5-0 as follows:

Mr. Carton made a motion, seconded by Mrs. Tatlock, that the Board (a) find that the shape and topography at the site and arrangement of the existing building on the property constitutes a hardship and the cantilevering of the balcony will result in no horizontal encroachment on the ground level so that impact on adjacent property will be minimal, and (b) approve the variance so that the conversion and renovation of the existing accessory building into the multifamily dwelling proposed could be built as close as 7' to the right side property line instead of having to maintain the 25' setback

specified in the Zoning and Subdivision Ordinance. The motion carried 5-0 with Messrs. Mays, Akershoek, Hensley, Carton and Mrs. Tatlock voting in favor.

Mr. Hensley made a motion, seconded by Mr. Carton, to approve a variance to the paving requirement as set forth in Sec. 18.1-602.04.1 of the Town Code as requested, except for a paved 150' driveway that would be installed into the property from Mt. Olive Road, due to the potential for increased stormwater runoff and potential for erosions and the practical problems associated with building a stormwater pond at the bottom of the property. The motion carried 5-0 with Messrs. Mays, Akershoek, Hensley, Carton and Mrs. Tatlock voting in favor.

Lloyd Property Conservation Easement

The Commissioners discussed a request that the Amherst County Planning Commission amend the Amherst County Comprehensive Plan Future Land Use Map so that a future request to the Virginia Outdoors Foundation (VOA) can be made to place approximately 480 acres of land on the Lloyd property west of the Town of Amherst into a conservation easement with the VOA. A presentation on the proposal is expected to be made to the Amherst County Planning Commission on April 20, 2017.

Comprehensive Plan

The Secretary reported that Town Council has scheduled a public hearing on the 2017 Comprehensive Plan proposal on April 12, 2017.

There being no further business, the meeting adjourned at 8:03 PM on a motion by Mr. Finney seconded by Mr. Bunch, and carried 5-0 according to the following:

Kevin Belcher	Absent	William Jones	Aye
June Driskill	Aye	Kenneth Bunch	Aye
Ted Finney	Aye	Clifford Hart	Aye

June Driskill, Chairperson

Attest: _____