

**Town of Amherst  
Planning Commission Minutes  
November 1, 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 November 1, 2017.

It was noted that a quorum was present as indicated below:

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

Clerk of Council Vicki Hunt and Interim Town Manager Peter Huber were present.

**Rezoning Request: 258 S. Main Street from R-2 to CBD**

At 7:31 P.M. a duly advertised public hearing on a rezoning request was opened.

Chairperson June Driskill reported that the proposal by Matthew Hines, on behalf of Blue Ridge Realty Holdings, would, if approved, rezone 4.92 acres of land at 258 S. Main Street (TM#96A4-A-49&50 adjacent to Wells Fargo Bank), from General Residential District R-2 to Central Business District CBD. Although not present at this time, Matthew Hines, Owner, Blue Ridge Realty Holdings, was present to answer questions at the public hearing held during the October Planning Commission meeting during which the Commissioners could not take any official action due to lack of a quorum.

Darryl Spradley, Amherst, VA, came forward to voice his concern that there are no restrictions or control over the future use of the property if rezoned.

Wanda Spradley, Amherst, VA, came forward and stated that she did not want it rezoned unless a restriction was placed.

Andra Higginbotham, Amherst, VA, came forward indicating that although he is in favor of progress for the Town agrees there needs to be a stipulation in order to control the use of the property.

Doug Thompson, Amherst, VA, came forward stating that he agrees that the community needs housing but has concerns that there is no control over the future use of the property if rezoned.

Rachel Thompson, Amherst, VA, came forward with traffic concerns, future use of property, and suggested that the Town could consider adjusting the conditions of zoning for patio homes.

There being no one else present who wished to speak on the matter the hearing was closed at 7:48 P.M.

After discussion, on a motion by Mr. Bunch which was seconded by Mr. Belcher the Commission accepted the verbal condition offered by Mr. Hines limiting uses allowed in the area to be rezoned from General Residential District R-2 to Conditional Business District CBD to the construction of patio homes and recommending Council approval of the rezoning request conditioned on this limitation. The motion carried 6-1 according to the following:

June Driskill	Aye	Clifford Hart	Aye
Kevin Belcher	Aye	Kenneth Bunch	Aye
Ted Finney	Aye	Mike Mozingo	Aye
William Jones	No		

**Rezoning Request: 140 Union Hill Road, Old Mill Property (Waukeshaw Development, Inc)**

At 7:50 P.M. a duly advertised public hearing on a rezoning request was opened.

Interim Town Manager Huber reported that the proposal by Waukeshaw Development, Inc., through its representative J. David McCormack, would, if approved, rezone 7.17 acres of land at 140 Union Hill Road (TM#s96A7 A 26-29) otherwise known as the Old Mill Property, from General Residential District R-2 to B-2.

David McCormick, Owner of Trapezium Brewing, and representative of Waukeshaw Development, Inc., was present to answer questions.

There being no one present who wished to speak on the matter the hearing was closed at 7:55 P.M.

After discussion, on a motion by Mr. Bunch which was seconded by Mr. Finney the Commission agreed to recommend that the Town Council approve the rezoning request from General Residential District R-2 to B-2. The motion carried 7-0 according to the following:

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

The minutes from the September 6, 2017, Commission meeting were approved on a motion by Mr. Hart, seconded by Mr. Bunch, and carried 7-0 according to the following:

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

The minutes from the October 4, 2017, Commission meeting were approved on a motion by Mr. Hart, seconded by Mr. Bunch, and carried 7-0 according to the following:

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

There being no further business, the meeting adjourned at 8:00 PM on a motion by Mr. Finney seconded by Mr. Hart.

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June Driskill, Chairperson

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