

**Town of Amherst
Planning Commission Minutes
December 6, 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 December 6, 2017.

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

A Kevin Belcher	P William Jones
P June Driskill	P Kenneth Bunch
A Ted Finney	A 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 R-3

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

Interim Town Manager Peter Huber 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 R-3 High Density Residential. It was reported that a community meeting was held on December 4, 2017, at the Amherst Town Hall, to provide an opportunity to open conversation between adjacent property owners and Mr. Hines regarding the rezoning request. Notice of the meeting was mailed to adjacent property owners on November 28, 2017.

Matthew Hines, Owner, Blue Ridge Realty Holdings, was present to answer questions.

Doug Thompson, 268 S. Main Street, Amherst, VA, came forward and stated that although he agrees in concept that the community could use something like this, he is against this rezoning request on procedural points such as adherence to the requirement of a one year waiting period between filing rezoning requests and VDOT compliance of ingress and egress. He further stated that he objects to the project entirely and urged the Commission not to vote in favor of the request.

Darryl Spradley, Amherst, VA, came forward requesting more information on a detailed plan. Ms. Driskill and Interim Town Manager Huber explained that the zoning law does not require Mr. Hines to provide a detailed plan of the project.

Janice Wheaton, 148 Ridge Drive, Amherst, VA, came forward and stated that she hoped that going forward that the project would not be cheap and could be regulated somehow to be tasteful.

Rachel Thompson, 268 S. Main Street, Amherst, VA, expressed her objection and enquired about the use of a homeowner association for maintenance and stated concerns about future use of property and run off into streams.

There being no one else present who wished to speak on the matter the hearing was closed at 8:09 P.M.

After discussion, on a motion by Mr. Mozingo which was seconded by Mr. Bunch, the Commission agreed to recommend that Town Council approve to rezone 4.92 acres of land at 258 S. Main Street (TM#964-A- 49&50 adjacent to Wells Fargo Bank), from General Residential District R-2 to R-3 High Density Residential. The motion carried 3-1-3 according to the following:

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

The minutes from the November 1, 2017, Commission meeting, as corrected, were approved on a motion by Mr. Jones, seconded by Mr. Mozingo, and carried 4-0-3 according to the following:

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

After discussion, on a motion by Mr. Mozingo which was seconded by Mr. Bunch, the Commission agreed that beginning January 2018, the Commission will meet at 7:00 PM on the first Wednesday of each month. The motion carried 4-0-3 according to the following:

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

On motion by Mr. Mozingo which was seconded by Mr. Bunch, the Commission agreed to elect Vicki K. Hunt to be the Commission's Secretary. The motion carried 4-0-3 according to the following:

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

There being no further business, the meeting adjourned at 8:25 PM.

June Driskill, Chairperson

Attest: _____