

**Town of Amherst
Planning Commission Minutes
September 6, 2006**

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 September 6, 2005.

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

P Jason Campbell	P William Jones
P June Driskill	P Steve LaBar
A Lyle Garrette	P Richard Wydner
	(One seat is vacant)

Town Attorney Tom Berry and, in his capacity as Secretary to the Commission, Town Manager Jack Hobbs were present. It was noted that there is one vacant Commission seat.

The minutes of the August 2, 2006 Commission meeting were approved on a motion by Mr. Campbell, seconded by Mr. Jones, and carried 5-0 according to the following:

Jason Campbell	Aye	William Jones	Aye
June Driskill	Aye	Steve LaBar	Aye
Lyle Garrette	Absent	Richard Wydner	Aye

Workshop on Ambriar Study

Rick Youngblood, Walter Pribble, Jeff Kessler and Mike McCormack from VDOT and Cayce Dagenhart from Region 2000 Local Government Council gave a presentation on traffic projections for the Ambriar area. Scenarios involving existing land use and projected "buildout" according to the current zoning pattern there were reviewed. The need to balance zoning (residential vs. commercial) and access management regulations against road capacity and road improvements (new lanes, stop lights, etc.) was discussed. Whether the Town has adequate water and sewer capacity to serve a more intensively developed Ambriar area as well as other approved and pending developments in and around the Town - such as Mill Race, Brockman Park, and Poplar Grove - was discussed. The Commission was asked to develop two new zoning and development intensity concepts of the Ambriar area for further analysis. The Commission agreed to hold a worksession meeting on September 20 at 7:00 PM to develop these case studies.

Zoning and Subdivision Ordinance Revisions

The Commission discussed the planned revisions to the zoning and subdivision ordinance. The limits of the proposed Central Business District and alternative language to the setback language in that zone were discussed. By consensus, the Commission agreed to discuss these issues at its September 20 meeting to enable the Commission to hold a public hearing on the ordinance/zoning map amendment package in October.

There being no further business, Mr. Wydner made a motion that was seconded by Mr. LaBar and carried 5-0 according to the following to adjourn the meeting at 9:46 PM:

Jason Campbell	Aye	William Jones	Aye
June Driskill	Aye	Steve LaBar	Aye
Lyle Garrette	Absent	Richard Wydner	Aye

June Driskill, Chairperson

Attest: _____