

**Town of Amherst  
Planning Commission Minutes  
March 7, 2007**

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 March 7, 2006.

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

A Jason Campbell	P William Jones
P June Driskill	P Steve LaBar
A Lyle Garrette	P Richard Wydner
P William Hathaway	

Town Manager Jack Hobbs was present in his capacity as Secretary to the Commission.

**Rezoning Application for 350 S. Main Street**

The Secretary reported that a proper application for rezoning of property at 350 S. Main Street from R-2 to B-1 has been received but that the application has been amended to request T-1 zoning. After some discussion with owner Jackie Dawson and representative Michelle Cash, the Commission agreed to hold the required Planning Commission public hearing on the application at its April 4 meeting.

**Ambriar Study**

Cayce Dagenhart and Bob White from the Local Government Council came forward to present the Ambriar study document to the Commission. The technical report includes proposed amendments to the Comprehensive Plan and the Zoning and Subdivision Ordinance. The Commissioners agreed to review the document in detail and to return comments at the earliest possible date so that the Local Government Council would be able to close out its contract with VDOT.

**Land Use/Transportation Study**

Joe Springer from Parsons Transportation, a Central Virginia Metropolitan Planning Organization consultant, came forward to give a briefing on the status of the regional land use/transportation study. The Commissioners were invited to a public meeting on the project that is to be held on March 29 from 3:00 PM to 5:00 PM in the Lynchburg City Hall.

**Ordinance Amendment Proposal**

The Secretary reported that on February 14 the Town Council had its hearing on the amendments to the Zoning and Subdivision Ordinance that were proposed by the Planning Commission. Following the hearing, the Council asked the Planning Commission

to review its recommendation on the proposed front setback regulation for the central business district.

After some discussion, Mr. Jones made a motion that was seconded by Mr. Wydner that the Planning Commission revise its recommendation so that the setback requirements in the Central Business District would be the same as those in the B-2 General Commercial District in Section 18.1-804 of the Town Code as follows:

<b>Sec. 18.1-804 Minimum yard requirements.</b>				
a. Within the district herein defined, the following minimum yard requirements shall apply:				
	<b>Front Yard Setback</b>	<b>Side-Yard Setback</b>		<b>Rear Yd Setback</b>
		<b>Corner Lot</b>	<b>Other Lots</b>	
A-1 Agricultural	50'	15'	15'	25'
R-1 Limited Residential	60'	20'	15'	35'
R-2 General Residential	50'	15'	10'	35'
T-1 Transitional Use Zone	50'	(b)	(b)	35'
R-3 High Density Res.	30'	15'	15'	35'
R-4 Manufactured Home	30'	15'	15'	35'
B-1 Light Commercial	50'	(c)	(c)	(c)
CBD Central Business District	50'	(c)	(c)	(c)
B-2 General Commercial	50'	(c)	(c)	(c)
E-1 Business Park	50'	(c)	(c)	(c)
M-1 Industrial	50'	(c)	(c)	(c)

b. The minimum side yard shall be 15' on corner lots and 10' on other lots, except that no building or structure shall be erected within twenty-five (25) feet of a residentially zoned lot or a lot on which a residence exists.

c. No minimum requirement except that no building or structure shall be erected within twenty-five (25) feet of a residentially zoned lot or a lot on which a residence exists.

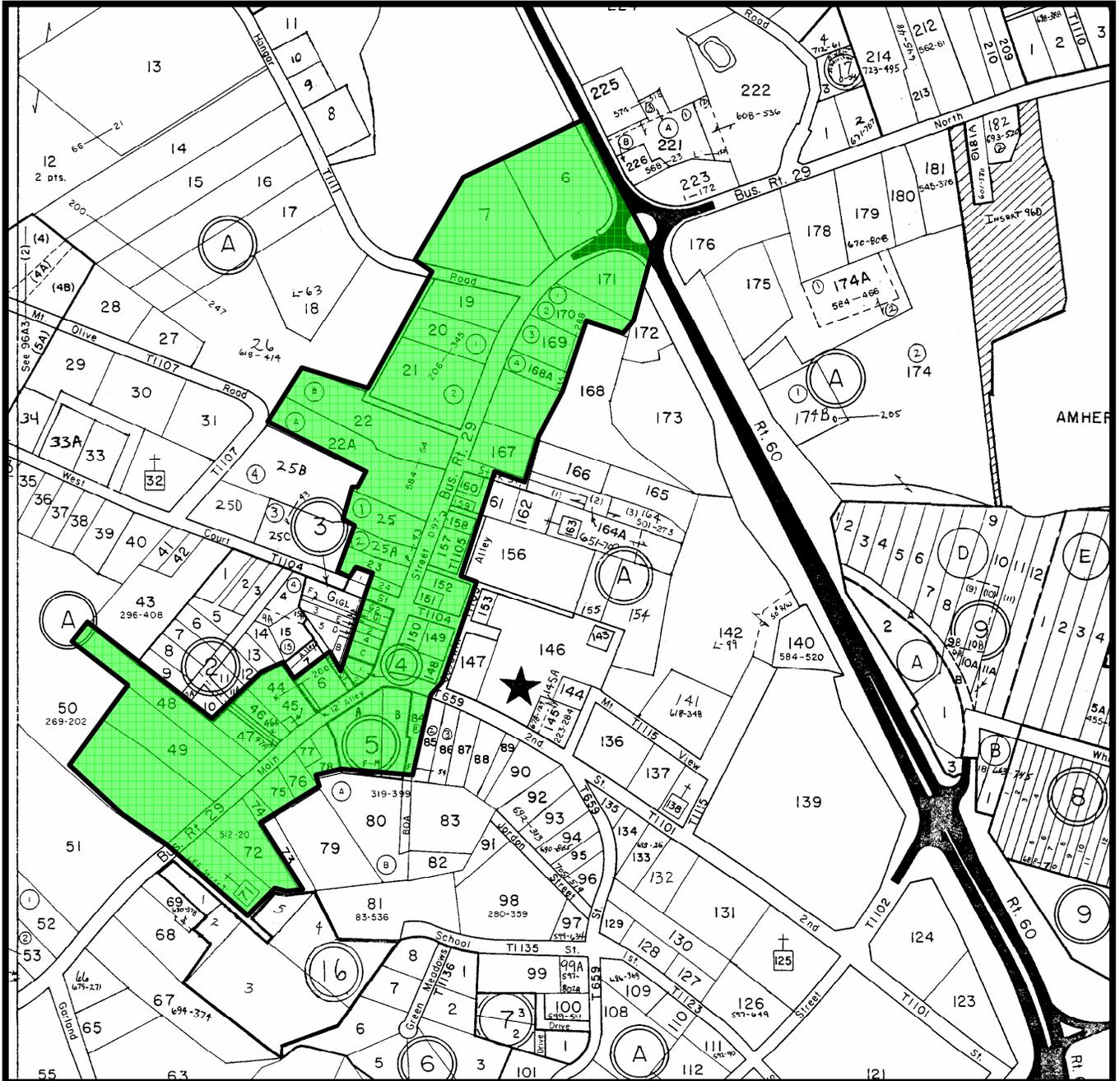
The motion carried 3-2 according to the following:

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

### **Central Business District Zone Boundary**

The Secretary reminded the Commission that it had a public hearing on the proposed rezoning of the downtown area to a new central business district during its meeting on November 1 and that it has not made a recommendation to the Town Council on this item as yet.

After some discussion, Mr. Jones made a motion that was seconded by Mr. Hathaway that the Planning Commission recommend that the Town Council establish the line for the new central business district according to the following map:



The motion carried 5-0 according to the following:

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

**Variance at 160 W. Court Street**

The Secretary reported that on March 6 the Board of Zoning Appeals approved a request from Mount Olive Baptist Church for a variance to the front setback requirement so that it will be able to build an addition as close as 18' to the front property line.

The Secretary reported that the petition for rezoning of property off Lee Street had been withdrawn by the applicant.

The Secretary reported that the Local Government Council's work on the comprehensive plan update is underway.

Mr. Wydner and Mr. Hathaway gave a report on a Planning Commissioner training session that they attended on February 22.

The Secretary suggested that the Commissioners consider attending a presentation on the Amherst County comprehensive plan that is to occur on March 27.

The minutes of the January 3, 2007 Commission meeting were approved on a motion by Mr. Wydner, seconded by Mr. Jones, and carried 6-0 according to the following:

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

There being no further business, Mr. Jones made a motion that was seconded by Mr. LaBar and carried 5-0 according to the following to adjourn the meeting at 8:47 PM:

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

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June Driskill, Chairperson

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