

**Town of Amherst
Planning Commission Minutes
May 2, 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 May 2, 2007.

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

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

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

The Chairperson recognized Amherst County Planning Commissioner Bob Fenner and welcomed him to the meeting.

Historic Amherst Train Station Site Plan

The Secretary reported that a site plan for the new county visitor's center that will be located on U.S. Route 60 East between U.S. Route 29 Bypass and the Norfolk Southern railroad tracks had been submitted for Commission review as required by the Zoning and Subdivision Ordinance and, since all requirements appear to have been met, approval was recommended. There was some discussion about the location of the entrance off U.S. Route 60 relative to the U.S. 29 Bypass North offramp between the Commissioners and David Proffitt and architect Eric Amtmann. The site plan was approved on a motion by Mr. Garrette, seconded by Mr. Campbell, and carried 7-0 according to the following:

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

Variance Request - Hwong: 151 Pine Street

The Secretary reported that an application has been received from Henry Hwong for a variance to Section 18.1-804 of the Zoning and Subdivision Ordinance. If approved, a new dwelling to be located at 151 Pine Street could be built as close as 30' to the front property line. This property (TM# 96A4-14-53 thru 55) is zoned General Residential District R-2 which requires a 50' front yard. The Commission agreed to recommend that the Board

of Zoning Appeals grant the variance on a motion by Mr. Wydner, seconded by Mr. Hathaway, and carried 7-0 according to the following:

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

Ambriar Study

The Commission discussed the Ambriar study and asked the Secretary to begin working toward comprehensive plan and zoning ordinance amendments that would effect its recommendations.

Report on Flood Plain Ordinance Update

The Secretary gave a report on the need to update the Town's floodplain ordinance and maps and was asked to prepare an ordinance amendment for the Commission's review at the June meeting.

The minutes of the April 4, 2007 Commission meeting were approved on a motion by Mr. Wydner, seconded by Mr. Jones, and carried 7-0 according to the following:

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

The Secretary reported that the Central Business District rezoning was approved by the Town Council at its April 11 meeting.

The Secretary reported that the rezoning request for property at 350 S. Main Street is the subject of a May 9 Town Council public hearing.

The Secretary reported that the April 24 Downtown Revitalization Study presentation is available for review on the Town's web site at www.amherstva.gov.

The Secretary reported that the Land Use/Transportation Study is wrapping up but that the problem has proven much more complicated than anyone understood it to be earlier. The current draft of the study can be found online at <http://www.centralvirginiafuture.com/Default files/Page1405.htm>.

The Secretary reported that the planning district commission has promised a draft of the "baseline" work on the comprehensive plan by the end of June.

There being no further business, Mr. Campbell made a motion that was seconded by Mr. Hathaway and carried 7-0 according to the following to adjourn the meeting at 8:05 PM:

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

June Driskill, Chairperson

Attest: _____