

**Town of Amherst
Planning Commission Minutes
December 3, 2014**

A meeting of the Town of Amherst Planning Commission was called to order by Chairperson June Driskill in the Council Chambers of the new Town Hall 174 S. Main Street at 7:30 PM on December 3, 2014. It was noted that a quorum was present as indicated below:

P Kevin Belcher	P William Jones
P June Driskill	A Kenneth Bunch
P Ted Finney	A Rachel Thompson
P Clifford Hart	

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

The minutes of the November 5, 2014 Commission meeting were approved on a motion by Mr. Finney, seconded by Mr. Belcher, and carried 5-0 according to the following:

Kevin Belcher	Aye	William Jones	Aye
June Driskill	Aye	Kenneth Bunch	Absent
Ted Finney	Aye	Rachel Thompson	Absent
Clifford Hart	Aye		

Gentry-Horizon Behavioral Health Site Plan Review

The Secretary reported that, on behalf of the Town of Amherst (as the current real estate owner) and Horizon Behavioral Health (the regional public mental health agency formerly known as the "Community Services Board" or "CSB", prospective tenant), developer Chris Gentry of HBH Amherst, LLC has applied for Planning Commission approval of a site plan that would, if approved, permit a 11,165 SF professional office building and 91-space landscaped parking lot to be installed at the northwest corner of the W. Commerce Street/Brockman Park Drive intersection.

Plans submitted for Planning Commission review include:

- Plat by Taze Crowder/Actual Surveyors revised last on November 18, 2014 (2 sheets), received on November 20, 2014
- Site Plan by Jamey White/Warner White Engineering Partners dated November 18, 2014 (11 sheets), received on November 19, 2014
- Building Plans by R.G. Simpkins dated August 20, 2014 (3 sheets), received on September 2, 2014

The plans indicate that the proposed building will have brick exterior walls, a hip roof covered with asphalt shingles, and vinyl clad windows and trim. A sign is not proposed at this time.

The new building would be built on lot 9b at the L. Barnes Brockman, Sr. Business and Industrial Park which is zoned Business Park District E-1. The reconfigured lot contains a total of 2.738 acres as created from a portion of parcel TM#96-5-9 and all of TM#96-5-C, an adjacent cemetery. Professional office buildings are allowed by right in this zoning district.

It was reported that the plans delivered to the Town have been reviewed by a variety of agencies. Certification from VDOT that the site plan meets all appropriate VDOT criteria has been received, and the Town Staff has confirmed that all pre-site plan approval Town requirements have been met. DEQ approval, which is not necessary for any Town approval but required before grading can begin, has not been provided as of the meeting date.

After the Secretary recommended that the Commission approve the proposal, Mr. Hart made a motion which was seconded by Mr. Jones and carried 5-0 according to the following to approve the Gentry site plan as proposed:

Kevin Belcher	Aye	William Jones	Aye
June Driskill	Aye	Kenneth Bunch	Absent
Ted Finney	Aye	Rachel Thompson	Absent
Clifford Hart	Aye		

The Secretary reported that the Town Council will be holding a public hearing on December 10 to consider the ordinance amendment proposal recommended by the Commission in November.

The meeting adjourned at 7:52 PM on a motion by Mr. Hart that was seconded by Mr. Finney and carried 4-0 according to the following:

Kevin Belcher	Aye	William Jones	Aye
June Driskill	Aye	Kenneth Bunch	Absent
Ted Finney	Aye	Rachel Thompson	Absent
Clifford Hart	Aye		

June Driskill, Chairperson

Attest: _____