



AMHERST COUNTY PLANNING COMMISSION MEETING



MINUTES

September 16, 2021

Administrative Office Complex
153 Washington Street
Public Meeting Room
Meeting Convened - 7:00 PM

1. Call to Order

MEMBERS PRESENT: Michael Bryant (Chair), Catherine Gamble (Vice Chair), Jim Thompson, Michael Martineau, Calvin Kennon (EDA Liaison-Non Voting)

MEMBERS ABSENT: Beverly Jones, Derin Foor, David Pugh (Board of Supervisors Liaison-Non Voting)

STAFF PRESENT: Jeremy Bryant, Tyler Creasy and Stacey Stinnett

Chair M. Bryant called the meeting to order at 7:00 pm.

2. Approval of Agenda

Chair M. Bryant asked that Item D under Section Four be added to include General Commerical District.

Planning Commission Recommendation:

Motion: Motion to amend the agenda to add General Commercial District.

Motion made by: Gamble

Second: Thompson

Motion carried by a 4-0 vote.

3. Citizens Comments

Chair M. Bryant had the Planning Commission introduce themselves and welcomed Emma McPhatter and Fatima Urmani as the new Youth Participants on the Planning Commission.

There were no citizens comments.

4. Draft Text Amendments

A. Recreational Vehicle Code Modifications A-1 Agricultural Residential District

Mr. Creasy discussed with the Planning Commission the addition made to the Agricultural Residential District pertaining to recreational vehicles. See the added section below:

28. Camping for no longer than six (6) consecutive months in portable facilities; i.e., tent or camper or per Section 904, so long as the following conditions are met: a. The recreational vehicle or portable facility shall be located on the same lot as which the single family dwelling is being constructed and meet all applicable setbacks in Section 804. b. The recreational vehicle or portable facility shall have available onboard electrical service, plumbing, and waste management facilities. c. A building, water and septic permit has been issued for the building site.

Planning Commission Recommendation:

Motion: Motion to move that staff send draft text to the County Attorney's office for review and to be put in the form of an ordinance.

Motion made by: Thompson

Second: Martineau

Motion carried by a 4-0 vote.

B. Sale of Self-Storage Containers/Accessory Structures

Mr. Creasy discussed with the Planning Commission the addition made to the B-2 general Commercial District pertaining to retail sale of self-storage and or accessory structures. See the added section below:

80. Retail sale of self-storage and or accessory structures subject to all landscaping requirements in section 1605.

Planning Commission Recommendation:

Motion: Motion to move that staff send draft text to the County Attorney's office for review and to be put in the form of an ordinance.

Motion made by: Gamble

Second: Martineau

Motion carried by a 4-0 vote.

C. Village District Changes

Mr. Creasy discussed with the Planning Commission stated that in the fall of 2020, Planning Commission discussed the possibility of changing section 706 of the Amherst County Zoning and Subdivision Ordinance. The previously discussed change would reduce the total square footage for retail stores in the V-1, Village Center District from 10,000 to 5,000 square feet. This discussion stemmed from growing public concern for the size of buildings that are allowed in the County's Village Center District, V-1. Staff is seeking recommendations from the Commission on whether or not a code change is needed to address constituents' concerns.

Planning Commission Recommendation:

The Planning Commission came to a consensus to table until further research and thought can be put into this request, which would only include retail stores.

Planning Commission Recommendation:

Motion: Motion for staff to draft text amendments for Section 1607 # 49, # 51 and # 52 of the Amherst County Zoning and Subdivision Ordinance verbiage including landscaping to be added to the B-2 General Commercial Business District for accessory structures and storage buildings.

Motion made by: M. Bryant

Second: Martineau

Motion carried by a 4-0 vote.

5. Comprehensive Plan

A. Comprehensive Plan Documents

Mr. Creasy stated that he was still waiting to get the census data so that this information could be correlated into the Comprehensive Plan. However, he did have the following changes that he wanted the Planning Commission to pay close attention to when reviewing. These changes are:

- Development and growth trends – Data from the 2020 census will be uploaded to all tables and the current figures will be updated to reflect current statistics.
- Community Facilities – Several new goals and objectives for public water, sewer and solid waste management. Updates to reflect current infrastructure.
- Transportation plan – Updated statistics, figures and maps. More in-depth analysis of the current transportation infrastructure in the County and surrounding area.
- Economic Development – now correlates with EDA's 2022-2025 Strategic Plan.
- Land Use – Goals and objectives will be updated.

6. Site Plan Updates

A. Updates

Mr. Creasy updated the Planning Commission on the CookOut, Starbucks and the Solar Farm Site Plans.

7. Old/New Business

A. Proposed Planning Commission Meeting Date Change for Wednesday, October 20, 2021

Mr. J. Bryant stated that it had been brought to his attention that it may be a good idea to reschedule next month's Planning Commission Meeting from October 21, 2021 to October 20, 2021 due to the County Fair.

Planning Commission Recommendation:

Motion: Motion to change the Planning Commission's next meeting date from October 21, 2021 to October 20, 2021 due to the County Fair.

Motion made by: Martineau

Second: Gamble

Motion carried by 4-0 vote.

B. Discuss Route 29 Business Beautification Committee Membership

Mr. J. Bryant stated that John Ruff's position on the Route 29 Business Beautification Committee had expired and that this position was available and asked if staff would consider recommendations to discuss at the next Planning Commission meeting.

Mr. J. Bryant updated the Planning Commission on the Rivers Edge Park Easement, the Madison Heights Master Plan and Broadband Committee. The County is possibly receiving a grant to run fiber to all rural areas. This grant would service every house that doesn't have Comcast within the County.

Mr. Creasy stated that the Route 29 Business Beautification had discussed future major siteplans and new development requiring all utility lines be underground. Mr. Creasy stated that he would have this on the agenda to discuss at the next meeting.

8. Approval of Minutes for July 15, 2021 and August 19, 2021

A. July 15, 2021 Planning Commission Meeting Minutes

Mrs. Gamble stated that she would like the minutes to be reviewed again, paying close attention to the comments she made regarding the Planning Commission Charter section on Youth Participation.

Mrs. Gamble stated that she didn't think the Amherst County Public School system should be making recommendations on the the youth participants because that was excluding others, especially others that are in private, home-schooled or higher education.

Planning Commission Recommendation:

Motion: Motion to table the July 15, 2021 meeting minutes until changes are made.

Motion made by: Thompson

Second: Gamble

Motion carried by a 4-0 vote.

B. August 19, 2021 Planning Commission Meeting Minutes

Planning Commission Recommendation:

Motion to approve August 19, 2021 Meeting Minutes with amended changes.

Motion made by: M, Bryant

Second: Gamble

Motion carried by a 4-0 vote.

9. Adjournment

There being no more business to discuss, the meeting was adjourned at 8:15 p.m.

Planning Commission Recommendation:

Motion: Motion to adjourn.

Motion made by: Thompson

Second: Gamble

Motion carried by a 4-0 vote.