



**AMHERST COUNTY
PLANNING COMMISSION
MEETING**



MINUTES

October 20, 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, Derin Foor, Beverly Jones, Fatima Urmani (Youth Representative-Non Voting), Emma McPhatter (Youth Representative-Non Voting)

MEMBERS ABSENT: David Pugh (Board of Supervisors Liaison-Non Voting), Michael Russell (EDA Liaison-Non Voting)

STAFF PRESENT: Jeremy Bryant (Director), Tyler Creasy (Assistant Zoning Administrator) and Stacey Stinnett (Administrative Assistant)

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

2. Approval of Agenda

Planning Commission Recommendation:

Motion: Motion to approve the agenda.

Motion made by: M. Bryant

Second: Foor

Motion carried by a 6-0 vote.

3. Citizens Comments

There were none.

4. Public Hearing - Ordinances

A. 2021-0010 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 approve Ordinance 2021-0010 Recreational Vehicle Code Modifications A-1 Agricultural Residential District and send to the Board of Supervisors for consideration.

Motion made by: Thompson

Second: Martineau

Motion carried by a 6-0 vote.

B. 2021-0009 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 approve Ordinance 2021-0009 Sale of Self-Storage Containers/Accessory Structures and send to the Board of Supervisors for consideration.

Motion made by: M. Bryant

Second: Jones

Motion carried by a 6-0 vote.

Mr. Bryant stated that the two ordinances needed to be heard as a public hearing and the Planning Commission needed to open the public hearing and close the public hearing so that it's on record.

Chairman M. Bryant opened the public hearing for Ordinances 2021-0010 and 2021-0009.

No one spoke in favor or in opposition of the request, therefore, Chairman M. Bryant closed the public hearing.

5. Potential Code Change to Amherst County Zoning and Subdivision Ordinance

A. Memo - Underground Power Lines

At the Amherst County's Board of Supervisor's retreat in August of 2021 a consensus was made that all new developments on Route 29 Business should be required to place all utilities underground. Staff is seeking recommendations and would like input from the commission on whether or not they want staff to send the drafted text to the County's Attorney office to be put into the form of an ordinance.

Planning Commission Recommendation:

Motion to approve the drafted text for Underground Power Lines and submit to the County Attorney for review.

Motion made by: Thompson

Second: Foor

Motion carried by a 6-0 vote.

B. Memo - Landscaping Requirements in the B-2 General Commercial Business District

At the Planning Commission meeting in September, Chairman Bryant voiced concerns about the screening requirements for certain businesses located in the B-2, General Commercial district. Therefore, in order to have a uniform code, staff has addressed screening concerns for contractor facilities and yards for storage of equipment in the B-2 district Section 707.02 of the Amherst County Zoning and Subdivision Ordinance. Staff is seeking recommendations for if the proposed code change should be sent to the County's Attorney office to be drafted into an ordinance.

Planning Commission Recommendation:

Motion to approve the drafted text for Landscaping Requirements in the B-2 General Commercial Business District and submit to the County Attorney for review.

Motion made by: Thompson

Second: Jones

Motion carried by a 6-0 vote.

6. Site Plan Updates

A. Site Plan Update Discussion

Mr. Creasy updated the Planning Commission on the current status on the Stow Away, Poplar Grove, CMB Piping, Star Bucks and Cookout Siteplans.

7. Comprehensive Plan

Mr. Creasy stated that he would be emailing the Planning Commission changes made to the Comprehensive Plan.

Mr. J. Bryant stated that he would like to see a section in the Comprehensive Plan pertaining to the Youth comments and their recommendations for the future.

Mr. J. Bryant also gave an explanation for the decline in the current census population.

8. Old/New Business

A. Planning Commission Charter - Youth Participate Section

There was a consensus for staff to draft changes pertaining to all youth residents from the ages of 16-20 are eligible to comply with a one year term and that a network of educators be provided for staff to reach out to get recommendations.

Mr. Thompson and Mrs. Gamble felt that the Village District should have an architectural committee to keep the district's construction details and appearance consistent with its unique character.

There was a consensus for staff to draft language regarding certain architectural standards for the Village District as well as siteplans over 5,000 square feet be considered as a special exception request.

9. Approval of Minutes for July 15, 2021 & September 16, 2021

A. Minutes for July 15, 2021

Planning Commission Recommendation:

Motion to approve the Planning Commission Meeting Minutes for July 15, 2021.

Motion made by: Jones

Second: Foor

Motion carried by a 5-0 vote (Martineau absent)

B. Minutes for September 16, 2021

Planning Commission Recommendation:

Motion to approve the Planning Commission Meeting Minutes for September 16, 2021.

Motion made by: Thompson

Second: Jones

Motion carried by a 4-0 vote (Martineau & Gamble absent)

10. Adjournment

There being no further business to discuss, the meeting was adjourned at 8:37 pm.

Planning Commission Recommendation:

Motion to adjourn.

Motion made by: Thompson

Second: Jones

Motion carried by a 6-0 vote.

Michael Burt

11/18/2021

