



**AMHERST COUNTY
PLANNING COMMISSION
MEETING**



MINUTES

February 2, 2023

Administrative Office Complex
153 Washington Street
Public Meeting Room
Meeting Convened - 2:00 PM

1. Call to Order

MEMBERS PRESENT: Catherine Gamble (Chair), Derin Foor (Vice Chair), Jim Thompson, Michael Bryant, Michael Martineau, and Beverly Jones

MEMBERS ABSENT: David Pugh (Board Liaison Non Voting) and Annalyn Burley (Youth Representative).

STAFF PRESENT: Tyler Creasy (Interim Community Development Director), Jeremy Bryant (Interim County Administrator) and Stacey Stinnett (Administrative Assistant).

Madam Chair Gamble called the meeting to order at 2:00 pm.

2. Approval of Agenda

The agenda was approved as submitted.

Planning Commission Recommendation:

Motion: Motion to approve the agenda as submitted.

Motion made by: Martineau

Second: Jones

Motion carried by a 5-0 vote.

3. Citizens Comments

There were none.

4. Mixed Use / Traditional Neighborhood Development Ordinance Discussion

Mr. Sam Patel of Rowan Holdings LLC is seeking several code changes to the Mixed Use/Traditional Neighborhood Development (MU/TND) District. The proposed code changes include but is not limited to the following: reduction in lot size, reduction in required infrastructure (lighting), and inclusion of Accessory Dwelling Units (ADUs). Mr. Creasy briefly reviewed what the existing code stated, the proposed change and staff recommendation. The Planning Commission discussed and made the following changes in yellow highlights (see below).

Mr. Micheal Bryant arrived at 2:05 pm.

Mr. Thompson and Chair Gamble had concerns with Planning Commission member Micheal Bryant being involved with the discussion and voting on the changes made to the Mixed Use / Traditional Neighborhood Development Ordinance. They felt like there was a conflict of interest since Mr. M. Bryant was employed by Hurtt & Proffitt, the engineering firm working with Sam Patel, the developer of Madison Heights Town Centre.

Mr. M. Bryant stated that he would be happy to abstain from voting, but that he would like to be included in the discussion of the code changes. Mr. M. Bryant stated that he was not currently involved or assigned to Mr. Patel's

Mr. Martineau and Ms. Jones stated that with Mr. M. Bryant's experience and knowledge as a civil engineer, his expertise was vital in the discussion.

The Planning Commission decided to vote on Mr. M. Bryant's participation.

Planning Commission Recommendation:

Motion: Motion to allow Mr. M. Bryant the advantage of being part of the discussion, but abstaining from voting.

Motion made by: Jones

Second: Martineau

Motion carried by a 3-2 vote. (Gamble & Thompson opposed) (M. Bryant abstained)

Mr. Creasy began reviewing the MU/TND presentation and the Planning Commission discussed and made the following changes (see highlighted).

711.06 (3)(a) Subareas include: a. Neighborhood Center. The Neighborhood Center shall be a distinct, centralized area contiguous to surrounding residential neighborhoods and open space and shall be the designated focal point of a MU/TND. The Neighborhood Center shall extend no further than a half of a mile (2,640 linear feet) ~~one thousand four hundred (1,400) linear feet~~ in any direction from its center point and shall comprise not less than ten (10) percent nor more than thirty (30) percent of the net developable area of the MU-TND District. The Neighborhood Center shall contain residential, civic, commercial and open space uses.

711.07 (1)(d) ~~Individual buildings shall not exceed twenty thousand (20,000) square feet of gross floor area, or ten thousand (10,000) square feet of floor area per floor, or forty thousand (40,000) square feet of gross floor area for a mixed-use or multi-tenant buildings.~~ Individual buildings shall not exceed forty thousand (40,000) square feet of gross floor area, or 50,000 for mixed-use, multitenant buildings.

711.07 (2)(c) ~~Each~~ Residential Neighborhood shall include a minimum of two (2) different housing types and no more than seventy (70) percent of the total number of units in a neighborhood shall be of any one (1) housing type (e.g. single-family detached, single-family attached, multi-family).

711.07 (2)(d) High density housing types (i.e., multi-family and single-family attached) shall be located closest to the core of the community and within ~~one-quarter~~ half ~~(1/4)~~ (1/2) mile of the Neighborhood Center.

711.07 (3)(d) All residential dwellings shall be located within ~~one-quarter~~ half ~~(1/4)~~ (1/2) mile of dedicated Open Space, including public spaces.

711.08 Individual buildings over ~~50,000 20,000~~ total square feet in gross floor area, or greater than ~~40,000 10,000~~ square feet per floor.

711.09 (3) Calculating Density for Mixed Use Buildings: the residential floor area of mixed use buildings shall not be used when calculating the maximum non-residential floor area permitted. Multi-family residential uses up to ~~fifteen (15)~~ twenty-five (25) units per net acre maximum shall be permitted if included on the upper floors of a building with ground floor commercial use.

711.10 (a)(i) Single-family detached dwellings: ~~Ten Four thousand (10,000)~~ (4,000) square feet where served by an ally or six thousand (6,000) square feet where not served by an ally.

711.10 (a)(ii) Two-family dwellings: ~~Twelve Eight thousand (12,000)~~ (8,000) square feet .

711.10 (b)(i) Single-family detached dwellings: ~~Seventy-five (75)~~ Forty (40) feet.

711.10 (b)(ii) Two-family dwellings: ~~Seventy-five (75)~~ Sixty (60) feet.

711.10 (d)(i) Front. • Single-family detached and two-family dwellings: • Minimum: six (6) feet in the Neighborhood Center; ten (10) feet in Residential Neighborhoods. • Maximum: fifteen (15) feet in the Neighborhood Center; twenty-five (25) feet in Residential Neighborhoods, except no maximum setback for any residential lot of twenty thousand (20,000) square feet or greater. • Single-family attached and multi-family dwellings: • Minimum: ~~six (6) feet in Neighborhood Center; ten (10) feet in the Neighborhood Residential area.~~ Fifteen (15) feet • Maximum: ~~fifteen (15) feet.~~ None

711.10 (d)(ii) Side. • Single-family detached and two-family dwellings: • Minimum: ~~Ten (10)~~ Six (6) feet

711.14 (5)(c) In the Neighborhood Center, the paved area of sidewalks shall be not less than eight (8) feet wide. ~~If a planting strip is provided, it shall be a minimum of six (6) feet in width.~~

711.18 (1)(c) Pedestrian scale decorative street lights (twelve (12) feet to fifteen (15) feet in height) shall be installed by the developer on ~~both one sides~~ of streets throughout the District with a maximum average spacing of seventy-five (75) feet on center.

711.22 Park. An open space, available for recreation, its landscape consisting of paved and or stoned paths and trails, open lawn, trees, open shelters, or recreational facilities. Facilities may range from simple picnic tables, benches, or a playground in a small park, to a recreation center, swimming pool, or sport field in a larger park. Other facilities may include playgrounds, shelters, sport courts, drinking fountains, parking lots, or restrooms. Park grounds are usually grassy and maintained on a regular basis for recreational activity, but may include some natural or formally landscaped areas.

Mr. Thomson did not want pea gravel in the development walkways because he was concerned for people that were handicap and had to use a wheelchair.

The Planning Commission decided to take a vote.

Planning Commission Recommendation:

Motion: Motion to all pea gravel in the Madison Heights Square Centre.

Motion made by: Martineau

Second: Jones

Motion carried by a 3-2 vote. (Thompson & Gamble opposed) (M. Bryant abstained)

The Planning Commission had a consensus to take up the ADU's discussion at the next Planning Commission meeting.

5. Old/New Business

Madam Chair Gamble requested that staff order Zoning 101 books to give to each youth participant.

The Piney River Solar Farm project was discussed and Mr. Foor stated that he had concerns and that the County needed to put more restrictions on solar farms.

6. Adjournment

There being no further business to conduct, the meeting was adjourned at 4:20 pm.

Planning Commission Recommendation:

Motion to adjourn.

Motion made by: Foor

Second: Thompson

Motion carried by a 6-0 vote.

