



AMHERST COUNTY PLANNING COMMISSION MEETING



MINUTES

October 19, 2023

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

1. Call to Order

MEMBERS PRESENT: Derin Foor (Chair), Beverly Jones (Vice Chair), Michael Martineau, Michael Bryant, Catherine Gamble, Jim Thompson & Chad Eby (EDA Non-Voting Member).

MEMBERS ABSENT: David Pugh (Board of Liaison Non-Voting Member)

STAFF PRESENT: Tyler Creasy (Director of Community Development), & Stacey Stinnett (Administrative Assistant)

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

2. Approval of Agenda

Planning Commission Recommendation:

Motion to approve the agenda.

Motion made by: Jones

Second: Bryant

Motion carried by a 6-0 vote.

3. Pledge of Allegiance & Invocation

Mr. Martineau led in the Pledge of Allegiance and then led in prayer.

4. Citizens Comments

There were none.

5. Public Hearings

A. Rezoning 2023-478 Shirley Marie Tomlin Bryant

Request by Shirley Bryant for a rezoning request of approximately 1.09 acres from the R-1, Limited Residential District, and P-1, Public Lands District to the R-2, General Residential District. The purpose of the rezoning is to allow for a manufactured home (double-wide) to be placed on the property. The property is identified as tax map number(s) 139-A-42D, E.

The request includes an amendment to the Future Land Use Map (FLUM) of the Amherst County Comprehensive Plan from low-density residential to medium-density residential in the area identified on the proposed rezoning map.

Mr. Creasy gave a brief summary of the request.

Chair Foor opened the public hearing.

No one spoke in favor or in opposition to the request. Therefore, Chair Foor closed the public hearing.

There was a brief discussion amongst the Planning Commission at how the request conforms to the neighborhood.

Planning Commission Recommendation:

Motion to approve rezoning request 2023-478 for Shirely Marie Tomlin Bryant as well as amend the Future Land Use Map (FLUM) of the Amherst County Comprehensive Plan from low-density residential to medium-density residential in the area identified on the proposed rezoning map for this tax map parcel.

Motion made by: Jones

Second: Gamble

Motion carried by a 6-0 vote.

B. Ordinance 2023-9

This ordinance amends and reenacts Appendix A, Zoning and Subdivisions, Article III, Definitions of Terms Used in this Ordinance, Section 302, Specific Definitions; Article VIII, Use Requirements by Zoning Districts, Section 702, Agricultural Residential District A-1; and Article XII, Subdivision Platting Requirements, Section 1207, Administrative Review of Certain Plats. The purpose of this ordinance is to allow for recreational dwellings and for the spouse of a qualified family member to be added to a family division plat.

Mr. Creasy gave a brief summary.

Chair Foor opened the public hearing.

Mr. Gary Friend, who resides at 114 Black Forest Drive in Madison Heights, VA spoke in favor of the request.

No one spoke in opposition.

There being no further speakers, Chair Foor closed the public hearing.

Planning Commission Recommendation:

Motion to approve Ordinance 2023-9.

Motion made by: Thompson

Second: Martineau

Motion carried by a 6-0 vote.

6. Subdivision Plat Approval

A. White Mountain Subdivision

Request by White Mountain Investments for approval of a revised subdivision exceeding 10 lots in the A-1, Agricultural Residential district. The proposed subdivision is located at Tax Map No. 149-A-64 and is at the intersection of Kentmoor Farm Road and Bright Wells Mill Road. The subject property has a total area of 42.815 acres and is proposed to be subdivided into four additional lots, which would create a total of 17 lots from the previously approved subdivision.

Mr. Creasy gave a brief summary and concluded his comments by stating that staff recommended approval with the following conditions:

1. All subdivision requirements of Appendix A of the Amherst County Zoning and Subdivision Ordinance shall be met.
2. All requirements for the Virginia Department of Transportation shall be met.
3. All requirements of the Virginia Department of Health shall be met.
4. All requirements of the Amherst County Service Authority shall be met.

Planning Commission Recommendation:

Motion to approve the Wite Mountain Subdivision with staff recommendations.

Motion made by: Bryant

Second: Thompson

Motion carried by a 6-0 vote.

7. Solar Discussion

Mr. Creasy reviewed the changes that the Planning Commission had previously discussed with him regarding the solar code.

Chair Foor, Gamble, Thompson and Martineau all felt that the size of the acreage for the property should be reduced from 100 acres to 50 acres. Also, stressed these solar farms only be allowed in M1 zoning districts and only allowed east of Hwy 29.

Ms. Jones expressed her concern with the Planning Commission segregating certain areas based on viewsheds (west of Hwy 29) because she felt that was not treating landowners that lived on the east side of Hwy 29 fairly.

Mr. Creasy explained that these changes would need to go through the Comprehensive Plan not in an ordinance.

There was a consensus amongst the Planning Commission that all requests in the Agricultural District for solar farms be considered as a special exception and that the use of solar farms not be allowed on any property west of Hwy 29 and that no utility-scale solar generation facility shall exceed 50 acres in project size.

8. Old/New Business

Mr. Creasy stated that he had hired Sarah Nuckols as the Assistant Zoning Administrator and she would be at the next scheduled Planning Commission Meeting.

Mr. Creasy informed the Planning Commission that Energix had appealed the Section 15.132 Review and that this would go before the board of Supervisors on December 5th and that the special exception would continue before the Board of Supervisors and be heard on December 19th.

9. Approval of Minutes for September 28, 2023

A. Minutes for September 28, 2023

Planning Commission Recommendation:

Motion to approve the September 28, 2023 Meeting Minutes.

Motion made by: Thompson

Second: Gamble

Motion carried by a 6-0 vote.

10. Adjournment

There being no further business to discuss, the meeting was adjourned at 8:11 pm.

Planning Commission Recommendation:

Motion to adjourn.

Motion made by: Gamble

Second: Bryant

Motion carried by a 6-0 vote.

Chairman