



AMHERST COUNTY PLANNING COMMISSION MEETING



MINUTES

November 16, 2023

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

1. Call to Order

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

MEMBERS ABSENT: Beverly Jones (Vice Chair), Michael Martineau, David Pugh (Board of Liaison Non-Voting Member)

STAFF PRESENT: Tyler Creasy (Director of Community Development), Sarah Nichols (Assistant Zoning Administrator) and Stacey Stinnett (Administrative Assistant)

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

2. Approval of Agenda

The agenda was approved as submitted.

Planning Commission Recommendation:

Motion to approve the agenda.

Motion made by: Thompson

Second: Gamble

Motion carried by a 4-0 vote.

3. Pledge of Allegiance & Invocation

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

4. Introduction of Sarah Nichols as the New Assistant Zoning Administrator

Mr. Creasy introduced Sarah Nichols as the new Assistant Zoning Administrator. The Planning Commission welcomed Mrs. Nichols.

5. Citizens Comments

There were none.

6. Public Hearing

A. Ordinance 2023-11 SE Multifamily Dwellings

Mr. Creasy stated that the Planning and Zoning division recently received a request from Perkins and Orrison on behalf of Rown Holdings, LLC for a revision to the County's Mixed-Use/Traditional Neighborhood (MU/TND) Zoning District. The proposed change would allow for multi-family dwellings to exceed the 15' maximum front yard setback through a special exception in the residential subareas of the MU/TND zoning district.

There was a brief discussion among the Planning Commission.

Chair Foor opened the public hearing.

Sam Patel, spoke in favor of the ordinance and explained his reason for contacting staff regarding the change.

Mr. Bryant stated that he felt this was a good change and that the Planning Commission should expect to see changes within this ordinance since this is a new development with unique terrain that could easily cause limitations.

No one spoke in opposition.

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

Planning Commission Recommendation:

Motion to approve Ordinance 2023-11 SE Multifamily Dwellings with the proposed change to allow for multi-family dwellings to exceed the 15' maximum front yard setback through a special exception in the residential subareas of the MU/TND zoning district.

Motion made by: Thompson

Second: Bryant

Motion carried by a 4-0 vote.

7. Site Plan Review

A. Site Plan Updates

Mr. Creasy updated the Planning Commission on the siteplan reviews.

8. Old/New Business

There was a brief discussion regarding Energix appealing the 15.2 review.

Staff also discussed meeting with developers on Central Virginia Training Center to put together a committee', which would include a member of the Planning Commission acting as a liaison to be part of the planning process in hopes of finding the perfect use for the property.

Other discussions were the Monacan Indian Nation project concerning the erosion and sediment control issues and updates on the property across from 84 Lumber that is in violation.

9. Approval of Minutes for October 19, 2024

A. Minutes

Planning Commission Recommendation:

Motion to approve the October 19, 2023 minutes with the one grammar correction.

Motion made by: Thompson

Second: Gamble

Motion carried by a 4-0 vote.

10. Adjournment

There being no further business to discuss, the meeting was adjourned at 7:35 pm.

Planning Commission Recommendation:

Motion to adjourn.

Motion made by: Bryant

Second: Thompson

Motion carried by a 4-0 vote.


Chairman