



**AMHERST COUNTY
PLANNING COMMISSION
MEETING**



MINUTES

July 17, 2025

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

1. Call to Order

Members Present: Beverly Jones (Chair), Derin Foor (Vice Chair), Michael Martineau, Michael Bryant, Catherine Gamble, and Christine Vroomanc (EDA Liaison Non-Voting Member).

Members Absent: David Pugh (Board of Liaison Non-Voting Member)

Staff Present: Tyler Creasy (Director of Community Development) and Tyler Amburgey (Assistant Zoning Administrator).

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

2. Invocation & Pledge of Allegiance

Michael Bryant led the invocation and then the Pledge of Allegiance.

3. Approval of Agenda

The agenda was approved as submitted.

Planning Commission Recommendation

Motion: to approve the agenda.

Motion made by: Gamble

Second: Bryant

Motion carried by a 5-0 vote.

4. Election of Officers

A. Election of Officers Vote

Planning Commission Recommendation:

Motion: Motion to elect Derin Foor as chair.
Motion made by: Jones
Second: Martineau
Motion carried by a 4-0 vote. (Foor abstained)

Planning Commission Recommendation:

Motion: Motion to elect Michael Bryant as Vice Chair Motion made by: Jones
Second: Martineau
Motion carried by a 4-0 vote. (Bryant abstained)

Planning Commission Recommendation:

Motion: Motion to elect Tyler Creasy as Secretary Motion made by: Jones
Second: Martineau
Motion carried by a 5-0 vote.

Foor took his seat as chairperson and led the rest of the meeting.

5. Citizens Comments

There were none.

6. Public Hearing

A. 2025-337 John Tomlin - Rezoning

Request by John Tomlin for a rezoning from the R-1, Limited Residential District to the R-2, General Residential District. The purpose of the rezoning is to allow a double-wide to be placed on the property. The property is identified as Tax Map No. 139-A-45.

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 presented the staff report. Chair Foor opened the public hearing. John Tomlin, the petitioner, spoke in favor of the request.

Lindsay Smith, representative of Oakwood Homes, spoke in favor of the request. She highlighted the similarities in the current manufactured homes to stick built homes.

Patricia Tomlin, petitioner's mother and adjoining property owner, spoke in favor of the request.

Ronald Thacker, adjoining property owner, spoke in favor of the request. As an employee of a

company that sets manufactured homes, he highlighted the durability and strength of the current manufactured homes.

No one spoke in opposition.

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

Planning Commission Recommendation:

Motion: I make a motion to recommend approval of rezoning 2025-337, which includes an amendment to the Future Land Use Map (FLUM) of the Amherst County Comprehensive Plan, from low-density residential to medium-density residential, to the Board of Supervisors.

Motion made by: Bryant

Second: Gamble

Motion carried by a 5-0 vote.

B. 2025-354 William Casey Jr & Thressa Qualls - Special Exception

Request by William Casey Jr. and Thressa Qualls for a special exception in the A-1, Agricultural Residential District. The purpose of the special exception is to allow a welding business. The petitioner intends to convert an existing pole barn into a welding shop, with three employees. The parcel is identified as Tax Map No. 110-2-1.

Mr. Creasy presented the staff report and gave staff's recommended conditions:

1. Lighting: All outdoor lighting will be glare-shielded and directed so as to prevent illumination across the property line.
2. Sewerage Facilities: The applicant shall follow all regulations prescribed by the Virginia Department of Health.
3. Parking: All vehicles shall be required to park on the property and not park on neighboring lots that are not of common ownership or on any right-of-way outside of their property unless they have written permission.
4. Outdoor Storage: There shall be no outside storage. All materials and equipment shall be kept within an enclosed structure.
5. The owner shall apply for a change of use permit for the structure and receive final approval from the Building Official prior to the issuance of a zoning permit.
6. The minimum landscaping requirements in Section 1605 of the Amherst County Zoning and Subdivision Ordinance shall be met.
7. All requirements set forth by the Amherst County Fire Marshall shall be met.
8. All requirements from the Virginia Department of Transportation shall be met prior to the issuance of a zoning permit.
9. Any expansion of the facility, other than to meet building safety and the Virginia Department of Health requirements, shall require an approved special

exception permit.

Chair Foor opened the public hearing.

William Casey Jr, petitioner, spoke in favor of the request. He confirmed that he had no plans to bring in any large vehicles or equipment.

Cecil Lloyd, owns multiple adjoining properties, spoke in favor of the request. He indicated that he had never had any issues with Mr. Casey and was fully supportive of the request.

No one spoke in opposition.

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

Planning Commission's Recommendation:

Motion: I move to recommend approval of Special Exception 2025-354 at Tax Map No. 110-2-1 to the Board of Supervisors with the following conditions: 1. Lighting: All outdoor lighting will be glare-shielded and directed so as to prevent illumination across the property line. 2. Sewerage Facilities: The applicant shall follow all regulations prescribed by the Virginia Department of Health. 3. Parking: All vehicles shall be required to park on the property and not park on neighboring lots that are not of common ownership or on any right-of-way outside of their property unless they have written permission. 4. Outdoor Storage: There shall be no outside storage. All materials and equipment shall be kept within an enclosed structure. 5. The owner shall apply for a change of use permit for the structure and receive final approval from the Building Official prior to the issuance of a zoning permit. 6. The minimum landscaping requirements in Section 1605 of the Amherst County Zoning and Subdivision Ordinance shall be met. 7. All requirements set forth by the Amherst County Fire Marshall shall be met. 8. All requirements from the Virginia Department of Transportation shall be met prior to the issuance of a zoning permit. 9. Any expansion of the facility, other than to meet building safety and the Virginia Department of Health requirements, shall require an approved special exception permit.

Motion made by: Jones

Second: Bryant

Motion carried by a 5-0 vote.

7. Youth Participant Seat

A. Discussion

Sam Williams came forward requesting to serve as a Planning Commission Youth Participant. The Commission discussed his goals and interest in serving.

Planning Commission Recommendation:

Motion: Motion to elect Sam Williams as a Youth Participant

Motion made by: Jones

Second: Martineau

Motion carried by a 5-0 vote

8. Potential Code Changes

A. Energy (Battery) Storage Facility Ordinance

Mr. Creasy discussed the proposed updates and changes to the battery storage ordinance based on discussions with the Planning Commission and the County Attorney. The Planning Commission agreed to staff recommendation to advertise for an August 21 Public Hearing.

B. Blueridge Railroad Overlay

Mr. Creasy presented information regarding additional setbacks and requirements for the Blueridge Railway Trail. A visual representation of the overlay was presented per the Planning Commission's request. Staff intends to advertise this as a public hearing on August 21.

9. Site Plan Review

A. Attachment

Mr. Amburgey updated the Planning Commission on the current site plans.

10. Old/New Business

The Planning Commission and Mr. Creasy briefly discussed the shared solar program. Mr. Creasy also discussed that he would be out of town for a conference for the September meeting and asked about cancelling or rescheduling.

11. Approval of Minutes June 26, 2025

A. Minutes

Planning Commission Recommendation:

Motion: Motion to approve the June 26, 2025 Meeting Minutes as submitted.

Motion made by: Gamble

Second: Jones

Motion carried by a 5-0 vote.

12. Adjournment

There being no further business to discuss, the meeting was adjourned at 8:10 pm.

Planning Commission Recommendation:

Motion: Motion to adjourn.

Motion made by: Martineau

Second: Bryant

Motion carried by a 5-0 vote.


Chairman