



AMHERST COUNTY PLANNING COMMISSION MEETING



MINUTES

August 21, 2025

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

1. Call to Order

1. Call to Order
2. Invocation & Pledge of Allegiance
3. Approval of Agenda
4. Citizens Comments
5. Public Hearings
 - A. 2025-412 Walter & Patricia Prillaman - Special Exception
 - B. 2025-448 Thomas Brooks Sr - Rezoning/Conditional Zoning
 - C. Ordinance No. 2025-1
 - D. Amherst County Comprehensive Plan Update
6. Site Plan Review
7. Old/New Business
8. Approval of Minutes for July 17, 2025
9. Adjournment

Members Present: Derin Foor (Chair), Micheal Bryant (Vice Chair), Beverly Jones, Michael Bryant, Jim Thomas and Paul Kilgore (EDA Liaison Non-Voting Member).

Members Absent: Catherine Gamble, David Pugh (Board of Supervisors Liaison Non-Voting Member) and Sam Williams (Youth Participant Non-Voting Member).

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

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

2. Invocation and Pledge of Allegiance

Beverly Jones led in prayer and then led in the Pledge of Allegiance.

3. Approval of Agenda

The agenda was amended by adding item B to Old/New Business for the Blue Ridge Railway Structures as a Special Exception.

Planning Commission Recommendation:

Motion to approve the agenda as amended.

Motion made by: Jones

Seconded: Martineau

Motion carried by a 5-0 vote.

4. Citizens Comments

The Planning Commission recognized Susan Schjonning, who remained in the audience, as the new District 2 Planning Commission Member. Her term will begin on August 31, 2025.

5. Public Hearings

A. 2025-412 Walter and Patricia Prillaman -Special Exception

Request by Walter and Patricia Prillaman for a special exception in the A-1, Agricultural Residential District. The purpose of the special exception is to allow a short-term tourist rental of a dwelling. The parcel is located at 149 Indigo Ridge and is further identified as Tax Map No. 92-7-6.

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: Guest shall be required to park on the property and not park on neighboring lots or on any right-of-way outside of their property unless they have written permission.
4. Amherst County Fire and EMS: The owner shall meet all requirements set forth by the Director and Fire Marshal of Amherst County Fire and EMS as it has to do with access to the property.
5. Short-Term Tourist Rental: The applicant shall meet all requirements of Section 916.

Chair Foor opened the public hearing.

Mr. Walter Prillaman, applicant, spoke in favor of the request. He requested that condition

number four (4) be removed because it may take him two (2) to four (4) years to work on the grade of the driveway to meet Amherst County Fire and EMS standards. Mr. Prillaman stated that from November 1st to March 31st the property will not be rented for short-term tourists with respect for the hunters as well as the traffic on the road during the winter season. Mr. Prillaman also mentioned that he wanted to share the beauty of the property with others as well as gain income to help in keeping the house and property maintained.

Mr. Brady Woods, who resides at 122 Indigo Ridge in Monroe, VA. spoke in favor of the request and did not see where this use would negatively affect the neighborhood.

Mr. John Kempf, an adjoining property owner, spoke in opposition to the request and read a letter that he had written to the Planning Commission members. Mr. Kempf concerns were for the road traffic and for his safety, because the applicant had trespassed on his property and made threats.

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

The Planning Commission discussed the grade of the road and driveway and would like input from the County Attorney and Fire Marshal on removing item number four (4).

The Planning Commission also requested staff to see if John Kempf had a camping permit and if he met the setback requirements for the camper.

Planning Commission's Recommendation:

Motion: Motion to table this request until the next Planning Commission Meeting so that staff could speak with the County Attorney and have the Fire Marshal present at the next meeting.

Motion made by: Thompson

Second: Bryant

Motion carried by a 5-0 vote.

B. 2025-448 Thomas Brooks Sr. - Rezoning/Conditional Zoning

Request by Dr. Thomas C. Brooks, Sr., of Acres of Virginia, Inc. for a conditional rezoning of approximately 1.712 acres from the A-1, Agricultural Residential District to the R-2, General Residential District. The purpose of the rezoning is to allow a duplex to be placed on the property. The property is identified as Tax Map No(s). 113A-1-96-101.

The request includes an amendment to the Future Land Use Map (FLUM) of the Amherst County Comprehensive Plan, changing the designation from "Village" to "Medium-Density Residential" in the area identified on the proposed rezoning map.

Mr. Creasy gave his staff report and stated that the property owner had not signed the amended proffers and he was not present at tonight's meeting to do so. Mr. Creasy stated

that based on his analysis and there being no public utilities, staff recommended denial of this request.

Planning Commission Recommendation:

Motion: Motion to table and advertise request 2025-448 Thomas Brooks Sr. — Rezoning/Conditional Zoning to the next Planning Commission Meeting.

Motion made by: Jones

Second: Thompson

Motion carried by a 5-0 vote.

C. Ordinance No. 2025-1

Amending and enacting §§ 302 of Article III – Definitions of terms and use in this Ordinance, §§ 708 of Article VII – Use Requirements by Zoning Districts, and §§ 925 of Article IX– Special Provisions, of Appendix A – Zoning and Subdivisions Ordinance to the Code of the County of Amherst, Virginia. The purpose of the ordinance is to allow energy storage facilities as a special exception in the M-1, Industrial District and set forth developmental standards and requirements for such facilities, such as, but not limited to: setbacks, screening of the facility, fire safety and environmental protections such as an emergency response plan and soil testing, revenue sharing, and decommissioning.

Mr. Creasy presented the ordinance.

Chair Foor opened the public hearing.

Mr. Chad Eby, resident of Amherst County, spoke in favor of the ordinance. Mr. Eby stated that he supported these facilities because they were good for economic development in Amherst County.

Mr. Samuel Bryant, resident of Amherst County, spoke in opposition of the ordinance.

Mr. Bob Fener, resident of Amherst County, spoke in opposition of the ordinance.

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

Planning Commission Recommendation:

Motion: Motion to recommend approval of Ordinance No. 2025-1 to the Board of Supervisors as presented.

Motion made by: Jones

Second: Bryant

Motion carried by a 5-0 vote.

D. Amherst County Comprehensive Plan Update

Update to the 2007-2027 Amherst County Comprehensive Plan proposes additional language to the Land Use section for Goals, Objectives, and Strategies. The proposed change would incorporate energy storage facilities and promote them East of Route 29 and 29 Business and in areas that do not have a negative impact on adjoining property, natural resources, or Amherst County residents.

Mr. Creasy presented the update.

Chair Foor opened the public hearing.

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

Planning Commission Recommendation:

Motion: I make a motion to recommend approval of including language regarding energy storage facilities to the 2007-2027 Comprehensive Plan to the Board of Supervisors, as presented.

Motion made by: Jones

Second: Bryant

Motion carried by a 5-0 vote.

6. Site Plan Review

A. Attachment

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

7. Old/New Business

A. Discussion of September Meeting Date

Staff discussed with the Planning Commission that the September 18th meeting would either need to be rescheduled or canceled due to staff obligations for continued education purposes.

Planning Commission Recommendation:

Motion: Motion to cancel the September 25th meeting. The next meeting will be held on October 16th.

Motion made by: Jones

Second: Martineau

Motion carried by a 5-0 vote.

Mr. Creasy presented information regarding additional setbacks and requirements for the Blue Ridge Railway Trail. A visual representation of the overlay was presented per the Planning Commission's request. Per the Commission's recommendation, staff will remove the sign

provision from the proposed ordinance and work on a revision that will require a property owner to go through the special exception process for any structure within 125 feet of the western border of the Blueridge Railroad Trail.

Planning Commission Recommendation:

Motion: Recommend motion to take no action and do nothing.

Motion made by: Bryant

Second: Thompson

Motion carried by a 5-0 vote.

8. Approval of Minutes for July 17, 2025

A. Attachment

Planning Commission Recommendation:

Motion: Motion to approve the July 17, 2025 meeting minutes as amended.

Motion made by: Jones

Second: Bryant

Motion carried by a 5-0 vote. (Gamble absent)

9. Adjournment

There being no further business to conduct, the meeting was adjourned at 8:30 pm.

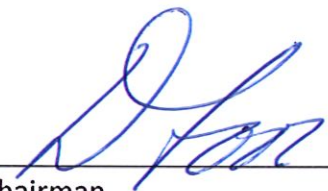
Planning Commission Recommendation:

Motion: Motion adjourn.

Motion made by: Bryant

Second: Martineau

Motion carried by a 5-0 vote.


Chairman