



**AMHERST COUNTY
PLANNING COMMISSION
MEETING**



MINUTES

October 30, 2025

Administrative Office Complex
153 Washington Street
Public Meeting Room
Meeting Convened - 6:00 PM

1. Call to Order

Members Present: Derin Foor (Chair), Beverly Jones, Susan Schjonning, Jim Thompson and Paul Kilgore (EDA Liason).

Members Absent: Michael Martineau, Michael Brynat (Vice-Chair), and David Pugh (Board of Liaison Non-Voting Member)

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

Chairman Foor called the meeting to order at 6:04 pm.

2. Approval of Agenda

The agenda was approved as submitted.

Planning Commission Recommendation

Motion: to approve the agenda.

Motion made by: Thompson

Second: Jones

Motion carried by a 4-0 vote.

3. Citizens Comments

There were none.

4. Discussion

Mr. Creasy presented staff-recommended changes to the home occupation regulations. The Commission agreed that changes to the County's home occupation regulations were needed and decided to move forward with an ordinance pending the following changes to the draft:

- Teachers were listed twice within the intent statement.

- Include "on-premise" in section 905.02.7
- Clarify which size trailer would not be allowed to be stored on-site.
- Include Bedford County's requirement relating to noise produced by a home occupation.
- Increase the size allowed for a home occupation within a dwelling to 40% or 1,000 square feet. Whichever is smaller.

A. Potential Code Change(s) - Home Occupation Regulations / Business Uses within Residential Zoning Districts

5. Adjournment

There being no further business to discuss, the meeting was adjourned at 7:00 pm.

Planning Commission Recommendation:

Motion: Motion to adjourn.

Motion made by: Thompson

Second: Jones

Motion carried by a 4-0 vote.



Chairman