



AMHERST COUNTY PLANNING COMMISSION MEETING



MINUTES

January 15, 2026

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 (Vice Chair), Beverly Jones, Michael Martinaeu, Jim Thompson, Susan Schjonning, Paul Kilgore (EDA Liaison -- Non-voting)

MEMBERS ABSENT: Chris Adams (Board of Supervisors Liaison)

STAFF PRESENT: Tyler Creasy (Director of Community Development), Tyler Amburgey (Assistant Zoning Administrator)

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

2. Invocation and Pledge of Allegiance

Susan Schjonning led the invocation and then the Pledge of Allegiance.

3. Approval of Agenda

The agenda was approved with no changes.

Motion made by: Thompson

Second: Jones

4. Citizens Comments

None

5. Public Hearing - Special Exception

A. 2025-728 Cellco Partnership d/b/a Verizon Wireless

Request by Cellco Partnership d/b/a Verizon Wireless for a special exception in the P-1, Public Lands District. The purpose of the special exception is to allow a 199-foot overall height wireless communications facility within a 50'x50' fenced equipment compound. The property is located at 257 Trojan Road and is further identified as tax map number 148-A-65.

Mr. Creasy presented the staff report and concluded his comments by stating that staff recommends the following conditions.

1. The property shall be developed, maintained, and operated in substantial compliance with the "29 Madison-A Verizon Rawland NB+C Project#: 100374" site plan dated December 9, 2025.
2. Screening shall be installed and maintained around the equipment compound to screen ground-level facilities from adjacent properties and public rights-of-way. Screening shall consist of a double staggered row of evergreen trees planted at a minimum of 4' in height. Existing vegetation, as approved by the zoning administrator, may satisfy this condition.
3. The tower shall not be artificially lighted except as required by the FAA or other applicable regulatory authority.
4. Any transfer of ownership shall require written notice to the County within 30 days of the transfer.

Chairman Foor opened the public hearing.

Lori Schweller, applicant, spoke in favor and had a powerpoint presentation. In the presentation, she highlighted that it is a Tier 1 project, has an isolated location, provides needed services to local residents and businesses, and has room for 5 collectors.

Planning Commission had discussion regarding the proposal.

No one spoke in opposition to the request; therefore, Chairman Foor closed the public hearing.

Planning Commission Recommendation

Motion made by Jones: Motion to recommend to the Board of Supervisors approval of Special Exception 2025-728 at 257 Trojan Road and further identified as Tax Map No. 148-A-65 to allow a 199' monopole communications tower with auxiliary wireless service facilities with staff recommendations.

Second: Martineau

Motion carried by a 6-0 vote.

B. 2025-732 The Towers LLC

Request by The Towers LLC c/o Stuart Squier for a special exception in the A-1, Agricultural Residential District. The purpose of the special exception is to allow a 199-foot overall height wireless communications facility within a 50'x50' fenced equipment compound. The property is identified as tax map no. 150-A-19.

Mr. Creasy presented the staff report and concluded his comments by stating that staff

recommends the following conditions:

1. The property shall be developed, maintained, and operated in substantial compliance with the "HICO Verizon Rawland NB+C Project#: 100912" site plan dated September 16, 2025.
2. Screening shall be installed and maintained around the equipment compound to screen ground-level facilities from adjacent properties and public rights-of-way. Screening shall consist of a double staggered row of evergreen trees planted at a minimum of 4' in height. Existing vegetation, as approved by the zoning administrator, may satisfy this condition.
3. The tower shall not be artificially lighted except as required by the FAA or other applicable regulatory authority.
4. Any transfer of ownership shall require written notice to the County within 30 days of the transfer.

Chairman Foor opened the public hearing.

Lori Schweller, applicant, spoke in favor of the request.

Planning Commission had a discussion regarding the proposal.

No one spoke in opposition to this request; therefore, Chairman Foor closed the public hearing.

Planning Commission Recommendation

Motion made by Jones: Motion to recommend to the Board of Supervisors approval of Special Exception 2025-732 at Tax Map No. 150-A-19 to allow a 199' monopole communications tower with auxiliary wireless service facilities, with staff recommendations.

Second: Thompson

Motion carried by a 6-0 vote.

6. Height Requirements in the M-1 Industrial District

A. Attachment

Mr. Amburgey presented the Planning Commission with a request from the Economic Development Authority to review the maximum height allowance for uses within the M-1 Industrial District. Staff research regarding neighboring localities requirements was presented.

Victoria Hanson, Executive Director of the EDA, provided the rationale as to why she could like the Commission to look into increasing the height allowance to allow the county to be more competitive in attracting larger and more diverse industries.

The Planning Commission and Mr. Creasy discussed the current zoning regulations and

recommended letting staff research further and provide draft options for a potential code change. The Planning Commission chair recommended allowing staff to research further and provide options for a potential code change.

7. Approval of 2026 Meeting Dates

A. Attachment

Planning Commission Recommendation:

Motion made by Thompson. Motion to approve the 2026 Meeting Dates.

Second: Martineau

Motion carried by a 6-0 vote.

8. Site Plan Update

A. Attachment

Mr. Amburgey presented an update regarding the current site plans, erosion and sediment control plans, and subdivisions over 10 lots in the county.

9. Old/New Business

Planning Commission discussed future public hearing for an additional Planning Commission member.

Mr. Creasy announced the new hiring of Haley Alger as the new administrative assistant for the Planning and Zoning Department.

10. Approval of Minutes

A. November 20, 2025 Meeting Minutes

Planning Commission Recommendation:

Motion made by Jones. Motion to approve the November 20, 2025 Meeting Minutes.

Second: Martineau

Motion carried by a 6-0 vote.

11. Adjournment

There being no further business to discuss, the meeting was adjourned at 8:22 pm.

Planning commission Recommendation:

Motion made by Martineau

Second: Thompson

Motion carried by 6-0 vote.



Chairman