



**AMHERST COUNTY
PLANNING COMMISSION
MEETING**



MINUTES

February 19, 2026

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

1. Call to Order

MEMBERS PRESENT: Beverly Jones, Michael Martinaeu, Susan Schjonning, Jim Thompson

MEMBERS ABSENT: Derin Foor (Chair), Chris Adams (Board of Supervisors Liaison)

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

Planning Commission Members called meeting to order at 7:00pm.

Motion made by Martinaeu: Motion for Beverly Jones to be temporary chair
Motion carried by 4-0 vote.

2. Approval of Agenda

The Agenda was approved with two changes.

Zoning appeals request 2026-013 White was withdrawn.

Addition under section 8. Old/New Business, Tyler Creasy welcomes Haley Alger as new Administrative Assistant for Community Development.

Motion made by: Schjonning
Second: Thompson
Motion carried with 4-0 vote.

3. Invocation & Pledge of Allegiance

Michael Martinaeu led the Invocation and then the Pledge of Allegiance.

4. Citizens Comments

None

5. Public Hearing - Special Exception

A. 2026-037 Kevin L Mays

Request by Kevin L Mays for a special exception in the B-2, General Commercial District. The purpose of the special exception is to allow for the construction of an automotive repair garage. The proposal includes a four (4) bay 3,200 square foot shop, auxiliary parking for customers and storage, and proposed screening and landscaping. The property is located at 3362 S. Amherst Highway, and is further identified as tax map no. 137-1-6.

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

1. Lighting: All outdoor lighting will be glare-shielded and directed so as to prevent illumination across the property line.
2. 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. No vehicle waiting for repair shall stay on the lot longer than ten (10) consecutive business days.
3. Outdoor Storage: There shall be no outdoor storage as it relates to parts, chemicals, or tools. All materials and equipment shall be kept within an enclosed structure.
4. Hours of Operation: The business shall only operate between the hours of 7:30 am – 7:30 pm.
5. The applicant shall submit a major site plan in accordance with Article 11 of the Zoning and Subdivision Ordinance and shall receive approval from all applicable agencies.
6. The minimum landscaping and screening (areas adjoining residentially zoned property) requirements in Article XVI of the Amherst County Zoning and Subdivision Ordinance shall be met. Screening trees shall be planted at a minimum of 5' in height.
7. The site shall be developed in substantial compliance with the submitted conceptual plan dated January 8, 2026.
8. All requirements set forth by the Amherst County Fire Marshall shall be met prior to issuance of a Certificate of Occupancy.
9. All requirements from the Virginia Department of Transportation shall be met prior to the issuance of a zoning permit.

Jones opened the public hearing.

Calvin Kennon spoke in favor and spoke about how beneficial it would be for the county.

Lynn Mays spoke in favor regarding the applicant's character and how the work space will be respectful to surrounding areas.

Sabrina Kennon spoke in favor.

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

Planning Commission had a discussion regarding the proposal.

Planning Commission Recommendation

Motion made by Thompson: Motion to recommend to the Board of Supervisors approval for Special Exception 2026-037 at 3362 S. Amherst Hwy with staff recommendations.

Second: Martineau

Motion carried with 4-0 vote.

B. 2026-038 William E Maddox

Request by William E. Maddox 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 property is located at 4820 Elon Road and is further identified as tax map number 104-A-22.

Mr. Creasy presented the staff report and concluded his comments by saying that staff recommends 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: 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.

Jones opened the public hearing.

Tracy and William Maddox, applicants, spoke in favor of the request, noting that two homes across the road are also rental properties.

Calvin Kennon spoke in favor of the request.

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

Planning Commission had a discussion regarding the proposal.

Planning Commission Recommendations:

Motion made by Martineau: Motion to recommend to the Board of Supervisors approval of Special Exception 2026-038 at 4820 Elon Road to allow a short-term tourist rental of a dwelling with staff recommendations.

Second: Thompson

Motion carried with 4-0 vote.

6. Board of Zoning Appeals Request

A. 2026-013 White

Request withdrawn.

7. Site Plan Review

A. Site Plans

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

8. Old/New Business

A. Height Requirements in the M-1 Industrial District

Mr. Amburgey presented a proposed ordinance for height requirements in the M-1 district.

A discussion was had regarding setbacks and staff was directed to move forward with a public hearing.

B. Vape Shops Discussion

The Commission had a discussion regarding a potential zoning ordinance for vape shops. The Commission recommended an additional workshop regarding a vape shop ordinance proposal. Staff said they would have a proposed ordinance for March meeting.

9. Approval of Minutes

A. Minutes

Motion by Jones: Motion made by Jones to table Approval of Minutes due to Chairman Foor being absent.

Second: Martineau

Motion carried by 4-0 vote.

10. Adjournment

There being no further business to discuss, the meeting was adjourned at 8:04pm.

Motion made by Jones.
Second: Martineau
Motion carried with 4-0 vote.



Chairman