



AMHERST COUNTY PLANNING COMMISSION MEETING



MINUTES

March 19, 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, Susan Schjonning, Jim Thompson, Chris Adams (Board of Supervisors Liaison), Paul Kilgore (EDA Representative)

MEMBERS ABSENT: None

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

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

2. Invocation & Pledge of Allegiance

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

3. Approval of Agenda

The Agenda was approved with one change.

Addition under Old/New Business regarding Senate Bill 443.

Motion: Thompson

Second: Schjonning

Motion carried with 6-0 vote.

4. Citizens Comments

None

5. Public Hearing - Special Exception

A. 2026-089 Mays & Nichols

Request by Jerry and Debbie Mays and Jason and Sarah Nichols for a special exception in the A-1, Agricultural Residential District. The purpose of the special exception is to allow a 'glamping' retreat (campground) that would include a shared bathhouse, pavilion, office structure, 15 canvas tents, and a common parking area and utilities. The property is located at 480 Emmanuel Church Road and is further identified as tax map number 49-A-5.

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

1. The campground shall be developed in substantial conformance with the **conceptual site plan submitted with the application**.
2. The campground shall be limited to **no more than fifteen (15) campsite structures**. Any expansion of the campground beyond **15 campsites** shall require further review and approval by the County.
3. The maximum occupancy of any campsite shall **not exceed one hundred twenty (120) days**, consistent with **Section 904.02 of the Amherst County Zoning Ordinance**.
4. All guest parking shall occur within the **designated parking area** shown on the conceptual plan.
5. Outdoor lighting shall be **shielded and directed downward** to minimize impacts on adjacent properties.
6. A **vegetative buffer shall be maintained along property boundaries** where practicable.
7. The development shall comply with all applicable **health department, fire marshal, and building code requirements**.

Chairman Foor opened the public hearing.

Sarah Nichols, applicant, spoke in favor of the request.

Russ Nixon spoke in favor of the request, noting the positive tourism it could bring.

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

Planning Commission had a discussion regarding the proposal.

Planning Commission Recommendations:

Motion made by Jones: Motion to recommend to the Board of Supervisors approval of Special Exception 2026-089 at 480 Emmanuel Church Road to allow a "glamping" retreat on the property with staff recommendations.

Second: Martineau

Motion carried with 6-0 vote.

B. 2026-062 Believablebuild

Request by Nixon Land Surveying for a conditional rezoning of approximately 1.731 acres from the B-2, General Commercial District, to the R-2, General Residential District. The purpose of the conditional rezoning is to build two new single-family dwellings and to allow two existing single-family dwellings to function as conforming uses within the R-2, General Residential District. The properties are located at 138 and 124 Cedar Gate Road and are further identified as tax map number(s) 137C4-A-16 and 137C4-A-18.

Mr. Creasy presented the staff report.

Chairman Foor opened the public hearing.

Russ Nixon, applicant, spoke in favor of the proposal, noting that it could provide inexpensive homes for sale.

Sarah Nichols spoke in favor of the request, noting it would be better visually.

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

Planning Commission had a discussion regarding the proposal.

Planning Commission Recommendations:

Motion made by Bryant: Motion to recommend to the Board of Supervisors approval of Case 2026-062, a conditional rezoning from B-2 General Commercial to R-2 General Residential and the associated Future Land Use Map amendment for Tax Map Parcels 137C4-A-16 and 137C4-A-18, subject to the following proffer dated February 25, 2026:

The applicant shall complete a subdivision plat that substantially matches the site plan submitted for the rezoning application dated November 26, 2025, and signed December 19, 2025.

Second: Thompson

Motion carried with 6-0 vote.

C. 2025-733 Jamey White

Request by Jamey L. White, P.E. – White Engineering & Design for an amendment to the proffers and master development plan associated with conditional rezoning 2021-206. The property is located at 2045 S. Coolwell Road and is further identified as tax map number(s) 148-1-7A and 148I-2-B-B.

Mr. Creasy presented the staff report.

Chairman Foor opened the public hearing.

Randy Jones, applicant, spoke in favor of the request, noting that they will stay out of the wetlands and that they will be adding more buffers so as not to disturb.

No one spoke in opposition to the request; therefore, Chairman Foor 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 the amendment to the proffers and master development plan associated with Conditional Rezoning 2021-206 for Tax Map Parcels 148-1-7A and 148I-2-B-B, located at 2045 S. Coolwell Road, subject to the following proffers dated January 22, 2026:

1. A formal site plan shall be submitted for review that is in general compliance with the submitted concept plan.
2. The developer shall work with Amherst County Planning, the Virginia Department of Environmental Quality (DEQ), and the U.S. Army Corps of Engineers to develop a plan that protects on-site wetlands, streams, and downstream properties.
3. Screening trees shall be installed where existing tree growth is absent between the Violet's View development and nearby single-family homes along Patrick Court and Valley View Drive.
4. The maximum number of residential units shall be limited to 72.

Second: Bryant

Motion carried with 6-0 vote.

D. Ordinance 2026-4

Amending and reenacting the Amherst County Code by amending and reenacting Appendix A, Zoning and Subdivisions, Article VIII, Other Requirements of Zoning Districts, Section 803, Maximum Height Restrictions and Section 804, Minimum Yard Requirements. The purpose of the ordinance is to increase the allowable height of structures to one hundred and twenty-five feet (125') within the M-1, Industrial District, and to provide additional setbacks and regulations.

Mr. Amburgey presented the proposed ordinance.

Planning Commission had a discussion regarding the changes to the ordinance.

Planning Commission instructed staff to make changes to the ordinance adjusting the ratio within M-1 adjacent properties.

Staff will return to the following meeting with an updated ordinance.

Motion made by Thompson: Motion to table.
Second: Bryant
Motion carried with 6-0 vote.

6. Board of Zoning Appeals Request

A. 2026-121 Tursiella

Request by Kenneth and Stacey Tursiella for a variance from Section 901.4 of the Amherst County Zoning Ordinance, which prohibits accessory structures from being located within the required front yard. The variance would allow the placement of a two-vehicle metal garage and two accessory sheds within the front yard area of the property. The property is located at 233 Gouyer Drive and is further identified as tax map number 147-A-182.

Mr. Creasy presented the staff report and concluded his comments by asking the Planning Commission if they would like to provide a recommendation to the Board of Appeals.

Planning Commission had a discussion regarding the request.

Motion made by Jones: Motion that Planning Commission has no position and will not send a recommendation to the Board of Zoning Appeals.

Second: Thompson

Motion carried with 6-0 vote.

7. Site Plan Review

A. Site Plans

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

8. Old/New Business

A. Vape Shops Discussion

The Commission was asked to approve a workshop date to discuss a potential ordinance regarding vape shops.

The Planning Commission had a discussion regarding the dates, and agreed upon April 28th, 2026 at 6pm.

B. Rt 29 Business Beautification Charter

The Commission was asked to approve a charter change to the Route 29 Business Beautification Committee. The change would reduce the number of staff members on the Committee from four to three and increase the number of business owners from three to four.

Motion made by Bryant: Motion to approve the charter change to the Route 29 Business Beautification Committee.

Second: Martineau

Motion carried with a 6-0 vote.

C. Senate Bill 443

The Planning Commission held a discussion regarding the bill. Planning Commission voted to send it to the Board of Supervisors.

Motion: Thompson

Second: Schjonning

Motion carried with 6-0 vote.

9. Approval of Minutes

A. January 15, 2026 Meeting Minutes

Motion by Jones: Motion made by Jones to approve January 15th, 2026 meeting minutes.

Second: Schjonning

Motion carried with 6-0 vote.

B. February 19, 2026 Meeting Minutes

Motion by Schjonning: Motion made by Schjonning to approve February 19th, 2026 meeting minutes.

Second: Thompson

Motion carried with 5-0 vote.

10. Adjournment

There being no further business to discuss, the meeting was adjourned at 8:44pm.

Motion made by Chairman Foor.

Second: Thompson

Motion carried with a 6-0 vote.


Chairman