

TOWN OF AMHERST PLANNING COMMISSION
Wednesday, August 3, 2022
AGENDA

1. **Call to Order** – *Mrs. Driskill*
2. **Determination of Quorum**
3. **Citizen Comment-** *This time is provided for citizens to bring concerns or comments to the Commission that are not scheduled for a public hearing. This is not meant to be a discussion or an exchange, but rather, an opportunity for citizens to have their concerns be heard.*
4. **Approval of July 6, 2022 meeting minutes** – *Chair- The minutes of the July 6, 2022 meeting are attached.*
5. **Public Hearing: Setbacks for Accessory Structures-** *Town Council has sent a request to the Planning Commission that the Commission hold a public hearing regarding the placement of detached sheds and other accessory structures, such as carports or garages. There has been a citizen request for consideration of different locations for these items and the Council would like to address these questions through a public hearing process for consideration of an Ordinance amendment. At this meeting, staff will review the current standards and discuss with the Commission what should be advertised.*
6. **Discussion of Temporary Signage-** *We have had several questions regarding the utilization of temporary signage for the two Farmer’s Markets in Town. It would be helpful to review these with the Commission and determine if there is any need for a change.*
7. **Concerns of Commissioners**
8. **Adjournment**

**Town of Amherst Planning Commission
Minutes
July 6, 2022**

A meeting of the Town of Amherst Planning Commission was called to order by Chairperson June Driskill on July 6, 2022, at 7:00 P.M. in the Council Chambers of Town Hall at 174 S. Main Street.

It was noted that a quorum was present as indicated below:

P	June Driskill	P	Janice N. Wheaton
P	William Jones	P	John Vandervelde
P	Anne Webster Day	A	Nathaniel Holden Chase
P	Clifford Hart		

Town Manager Sara McGuffin, and Clerk of Council Vicki K. Hunt, in her capacity as Secretary to the Commission, were present.

The Chair opened the floor for citizen comments.

There being no one present to speak; no comments were made.

Mr. Jones made a motion that was seconded by Ms. Wheaton to approve the minutes of the June 1, 2022, meeting.

There being no discussion, the motion to approve the June 1, 2022, minutes carried 6-0 according to the following:

June Driskill	Aye	Anne Webster Day	Aye
Janice Wheaton	Aye	John Vandervelde	Aye
William Jones	Aye	Nathaniel Holden Chase	Absent
Clifford Hart	Aye		

After Town Manager McGuffin gave a report on setbacks for accessory structures as set out in Sec. 18.1-901.02 of the Town's Zoning and Subdivision Ordinances, Mr. Jones made a motion that was seconded by Ms. Wheaton to set a public hearing at its next meeting on August 3, 2022, for consideration to amend Section 18.1-902.02 of the Zoning and Subdivision Ordinances, as recommended by Town Council and staff.

After discussion, the motion carried 6-0 according to the following:

June Driskill	Aye	Anne Webster Day	Aye
Janice Wheaton	Aye	John Vandervelde	Aye
William Jones	Aye	Nathaniel Holden Chase	Absent
Clifford Hart	Aye		

There being no further business, the meeting adjourned at 7:30 P.M., until August 3, 2022, at 7:00 p.m., on motion of Mr. Hart seconded by Ms. Wheaton.

The motion carried 6-0 according to the following:

June Driskill	Aye		Anne Webster Day	Aye
Janice Wheaton	Aye		John Vandervelde	Aye
William Jones	Aye		Nathaniel Holden Chase	Absent
Clifford Hart	Aye			

June Driskill, Chairperson

Attest: _____
Secretary

FOR APPROVAL

Sec. 18.1-901.02 Accessory buildings.

The location of accessory buildings and uses in residential districts must meet the following restrictions:

1. Where an accessory building is attached to the main building, a substantial part of one wall of the accessory building shall be an integral part of the main building or such accessory building shall be attached to the main building in a substantial manner by a roof, and therefore such attached accessory building shall comply in all respects with the requirements applicable to the main building.
2. A detached accessory building shall not be closer than fifteen (15) feet to the main building or rear lot line. Accessory building shall not be closer to a lot line than the setback line for side yards for the district in which the lot is located. Additionally, no building housing livestock shall be placed within two hundred (200) feet of a lot line located within or abutting any residential or business district.
3. A detached accessory building, not more than two (2) stories in height, may be constructed on not more than thirty (30) percent of the rear yard.
4. No detached accessory building may be located in the front yard of a lot.
5. Radio and television antennae, satellite dishes with a dish area larger than 4 square feet, solar panels, wind mills and similar accessory uses shall be permitted as accessory uses provided they conform to all appropriate yard and height requirements for the district in which the lot is located. The installation of a satellite dish antenna shall be permitted in accordance with the Virginia Uniform Statewide Building Code.

S . 18.1-908.06. Signs permitted in all sign districts.

(a)

The following signs shall be permitted in all sign districts and shall not require a sign permit, unless otherwise indicated. The area of any sign described in this subsection shall not be included in computing the aggregate sign areas specified for individual districts.

(1) Temporary signs. Temporary signs, which shall be non-illuminated and limited to the following types:

- a.** When buildings are under construction or sites are under development, signs may be displayed provided that they are removed upon issuance of a certificate of occupancy. The maximum sign area of each such sign shall be 32 square feet.
- b.** When a property is offered for lease or for sale, signs may be displayed provided that they are removed within five days of the date of closing or within five days of the beginning of the lease.
 - 1.** In the residential sign and mixed use districts, the maximum aggregate sign area shall be four square feet and the maximum height shall be twelve feet.
 - 2.** In the commercial and industrial sign district, the maximum aggregate sign area shall be thirty-two square feet and the maximum height shall be twelve feet.
- c.** When a business in the mixed use or commercial and industrial sign district opens, temporary building-mounted signs and banners shall be permitted, provided that such sign or signs shall not be displayed for more than 30 days. The maximum aggregate sign area shall be 32 square feet.
- d.** When a dwelling in a residential sign district is holding a yard sale, signs may be displayed for only 48 hours and only on the property where the yard sale will be held.
- e.** For special events within the Town, any property owner may display up to two signs of up to four square feet each for up to five days in any 60 day period.
- f.** Signs on private property that exercise the property owner's right to right to free speech and express non-commercial messages such as ideals, causes, policies or candidates, provided that the aggregate sign area is not larger than 40 square feet in the mixed use and commercial and industrial sign districts or 16 square feet in the residential and agricultural sign district, and the total number of signs on a parcel cannot exceed two. Such signs shall be removed within 60 days of installation, and no property can display such signs for more than a total of 120 days per year