

TOWN OF AMHERST PLANNING COMMISSION
Wednesday, April 3, 2024
AGENDA

1. **Call to Order** – *Chair 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 March 6 and 21, 2024 meeting minutes** – *Chair- The minutes of the March 6 and 21, 2024 meeting are attached.*
5. **Amherst Presbyterian Church-** *Amherst Presbyterian Church requests approval of their site plan for their church addition. Staff recommends approval, pending approval from all agencies and confirmation of addressing previous comments.*
6. **Discussion: Proposed Code Amendments-** *Consideration of the previously discuss and heard Code amendments is recommended.*
 - a. *Consideration of an amendment to the Sign Ordinance that would allow ‘open’ flags and chalkboard displays. If the Commission agrees with the proposed language, staff recommends a second public hearing for the change.*
 - b. *Consideration of new definitions for ‘driveways’ and ‘parking areas.’ If the Commission agrees with the proposed language, staff recommends that it be forwarded to the Council.*
7. **Concerns of Commissioners**
8. **Adjournment**

**Town of Amherst Planning Commission
Minutes
February 7, 2024**

A meeting of the Town of Amherst Planning Commission was called to order by Chairperson June Driskill, on March 6, 2024, 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	Michael Driskill
A	William Jones	P	John Vandervelde
P	Anne Webster Day	P	Veda Butcher
P	Clifford Hart		

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

The Chair opened the floor for citizen comments.

There being no one present in person or otherwise who wished to speak, no comments were made.

The Chair opened a duly advertised public hearing at 7:01 P.M., on the Town of Amherst FY24-25 Capital Improvement Program proposal that identifies acquisition, construction and improvement of town facilities, and acquisition of capital equipment, copies of which were distributed to the Commissioners.

There being no one present who wished to speak on the matter, the public hearing was closed at 7:01 PM.

After discussion and a report by Town Manager McGuffin, Mr. Hart made a motion that was seconded by Ms. Day to make a recommendation to Town Council to approve the Town of Amherst FY24-25 Capital Improvement Program proposal, as recommended by staff.

There being no further discussion, the motion carried 6-0 according to the following:

June Driskill	Aye	Anne Webster Day	Aye
Michael Driskill	Aye	John Vandervelde	Aye
William Jones	Absent	Veda Butcher	Aye
Clifford Hart	Aye		

The Chair opened a duly advertised public hearing at 7:02 P.M., on a proposed amendment to the Town of Amherst Zoning Ordinance Section 24-2 - Definitions and rules of construction, that would, if approved, add definitions for Outdoor Display and Outdoor Storage.

There being no one present who wished to speak on the matter, the public hearing was closed at 7:02 PM.

After discussion and a report by Town Manager McGuffin, Mr. Hart made a motion that was seconded by Mr. Driskill to make a recommendation to Town Council to approve the proposed amendment to the Town of Amherst Zoning Ordinance Section 24-2 to add definitions for Outdoor Display and Outdoor Storage, as recommended by staff.

There being no further discussion, the motion carried 5-1 according to the following:

June Driskill	Nay		Anne Webster Day	Aye
Michael Driskill	Aye		John Vandervelde	Aye
William Jones	Absent		Veda Butcher	Aye
Clifford Hart	Aye			

The Chair opened a duly advertised public hearing at 7:06 P.M., on a proposed amendment to the Town of Amherst Zoning Ordinance Section 24-576 – Signs permitted in all sign districts, that would, if approved, add new subsection (3)(c) providing for “open” flags and chalkboard displays.

Tim Ware, Town of Amherst business owner, came forward in support of the proposed amendment.

There being no one else present who wished to speak on the matter, the public hearing was closed at 7:15 PM.

After discussion and a report by Town Manager McGuffin, by consensus the matter was deferred to the April 3, 2024, meeting.

The Chair opened a duly advertised public hearing at 7:16 P.M., on a proposed amendment to the Town of Amherst Zoning Ordinance Section 24-75 Developments subject to site plan review, that would, if approved, include a minor site plan process.

There being no one present who wished to speak on the matter, the public hearing was closed at 7:18 PM.

After discussion and a report by Town Manager McGuffin, Mr. Vandervelde made a motion that was seconded by Mr. Hart to make a recommendation to Town Council to approve the proposed amendment to the Town of Amherst Zoning Ordinance, Section 24-75 Developments subject to special site plan review, to include a minor site plan process, as recommended by staff.

There being no further discussion, the motion carried 6-0 according to the following:

June Driskill	Aye		Anne Webster Day	Aye
Michael Driskill	Aye		John Vandervelde	Aye
William Jones	Absent		Veda Butcher	Aye
Clifford Hart	Aye			

The Chair opened a duly advertised public hearing at 7:18 P.M., on a proposed amendment to the Town of Amherst Zoning Ordinance Section 24-511 Surfacing, that would, if approved, amend subsection (a) to include duplexes, and accessory dwelling units in a residentially zoned district; amend subsection (b) to include surface treatment; and add new subsection (c) to define parking spaces and driveways.

Jerry Martin, Town of Amherst business owner, came forward in opposition to the existing ordinance on surfacing and whether the Town government has authority to explicitly limit surfacing only to impervious surface treatment.

Steve Martin, Town of Amherst business owner, came forward to comment on the amount of parking spaces required and requested that permeable surfacing such as gravel be included in surfacing of commercial property.

There being no one present who wished to speak on the matter, the public hearing was closed at 7:23 PM.

After discussion and a report by Town Manager McGuffin, Mr. Vandavelde made a motion to make a recommendation to Town Council to approve the proposed amendment to the Town of Amherst Zoning Ordinance Section 24-511, Surfacing, to amend subsection (a) to include duplexes, and accessory dwelling units in a residentially zoned district; amend subsection (b) to include surface treatment; and add new subsection (c) to define parking spaces and driveways, as recommended by staff. Prior to the chair calling for a second Mr. Vandavelde withdrew the motion and by consensus the matter was deferred to the April 3, 2024, meeting.

The Chair opened a duly advertised public hearing at 7:36 P.M., on a proposed amendment to the Town of Amherst Zoning Ordinance that would, if approved, add New Section xx-xxx under Article VIII. – Supplemental zoning regulations, defining short term rental and management plan and process.

There being no one present who wished to speak on the matter, the public hearing was closed at 7:37 PM.

After discussion and a report by Town Manager McGuffin, Mr. Hart made a motion that was seconded by Mr. Vandavelde to make a recommendation to Town Council to approve the proposed amendment to the Town of Amherst Zoning Ordinance to add New Section xx-xxx under Article VIII. – Supplemental zoning regulations, defining short term rental and management plan and process, as recommended by staff.

There being no further discussion, the motion carried 6-0 according to the following:

June Driskill	Aye		Anne Webster Day	Aye
Michael Driskill	Aye		John Vandavelde	Aye
William Jones	Absent		Veda Butcher	Aye
Clifford Hart	Aye			

Town Manager McGuffin gave a report on a request from Amherst Presbyterian Church, to consider a parking plan for the church addition.

Grant Massie was present on behalf of the church to comment and answer questions.

By consensus, the Amherst Presbyterian Church was allowed to use a cooperative parking agreement with the County to satisfy the parking requirement and Town Manager was directed to present the full site plan to the Commission for review.

Town Manager McGuffin gave a report on a request for an amendment to the Amherst County Public School approved site plan for the Amherst County High School to modify the site plan to remove the concrete islands around the six light poles in the new parking lot., increasing the parking capacity from 100 parking spaces to 112.

Gary M. Roakes, Maintenance Supervisor, and Tim Hoden, Deputy Superintendent, Amherst County Public Schools, were present to comment and answer questions.

Mr. Vandavelde made a motion that was seconded by Mr. Hart to approve the amendment to the Amherst County Public School approved site plan eliminating the landscaping islands, as recommended by staff.

Mr. Driskill made a motion that was seconded by Mr. Hart to approve the minutes of the February 7,

2024, meeting.

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

June Driskill	Aye		Anne Webster Day	Aye
Michael Driskill	Aye		John Vandervelde	Aye
William Jones	Absent		Veda Butcher	Aye
Clifford Hart	Aye			

There being no further business, on motion of Mr. Driskill which was seconded by Mr. Vandervelde, and carried 6-0, the meeting adjourned at 7:55 PM, according to the following:

June Driskill	Aye		Anne Webster Day	Aye
Michael Driskill	Aye		John Vandervelde	Aye
William Jones	Absent		Veda Butcher	Aye
Clifford Hart	Aye			

June Driskill, Chairperson

Attest: _____

**Town of Amherst Planning Commission
Minutes
March 21, 2024**

A special meeting of the Town of Amherst Planning Commission was called to order by Chairperson June Driskill, on March 21, 2024, at 6:00 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	Michael Driskill
A	William Jones	P	John Vandervelde
P	Anne Webster Day	P	Veda Butcher
P	Clifford Hart		

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

The purpose of the meeting was to discuss proposed code amendments.

Discussions involved consideration of a proposed amendment to the Town of Amherst Zoning Ordinance Section 24-576 – Signs permitted in all sign districts, that would, if approved, add new subsection (3)(c) providing for “open” flags and chalkboard displays; and, consideration of the proposed amendment to the Town of Amherst Zoning Ordinance Section 24-511, Surfacing, to amend subsection (a) to include duplexes, and accessory dwelling units in a residentially zoned district; amend subsection (b) to include surface treatment; and add new subsection (c) to define parking spaces and driveways.

Town Manager McGuffin was directed to revise the proposed amendments as discussed for further consideration by the Commission at its April 3, 2024, meeting.

There being no further business, on motion of Mr. Driskill which was seconded by Mr. Vandervelde, and carried 6-0, the meeting adjourned at 7:12 PM, according to the following:

June Driskill	Aye	Anne Webster Day	Aye
Michael Driskill	Aye	John Vandervelde	Aye
William Jones	Absent	Veda Butcher	Aye
Clifford Hart	Aye		

June Driskill, Chairperson

Attest: _____

Sec. 24-511. Surfacing.

- (a) Parking spaces and driveways for single-family dwelling units, duplexes, and accessory dwelling units shall be constructed of gravel, compacted stone, surface treating, concrete, asphalt, brick or paving stones.
- (b) Parking spaces and driveways for other than uses listed in subsection a shall be constructed of concrete, asphalt, surface treating, brick or paving stones.
- (c) For the purposes of the section, parking spaces are those spaces that are required for the use by the Zoning or Building Code. Driveways for section b are the access between the road and the required parking spaces. Driveways must be 22 feet in width.

For the purposes of this section, surface treatment shall require a preparation of the surface that includes excavation to the substrate to the desired slope and with removal of all vegetation. A minimum 3 inch base of large stone and fine binder shall be applied and compacted on the substrate. This base will be “triple treated” with three separate applications of asphalt emulsion covered with a layer of aggregate and then compacted.

For instances where the existing area has been covered by well-compacted gravel, the base layer may be reduced to a minimum of 2 inches.

For instances where surface treating will be applied to existing asphalt pavement, a minimum of “double treated” asphalt emulsion and aggregate shall be applied.

ARTICLE IX. SIGNS

Sec. 24-571. Intent.

The intent of this section is to establish limitations on signs to ensure that they are appropriate to the neighborhood, building or use to which they are appurtenant and are adequate, but not excessive, for their intended purpose as a means of communication without adverse impact on the visual character of the area; to ensure that signs are compatible with their surroundings; to maintain and enhance the aesthetic environment of the town and its entrance corridors; to improve pedestrian and traffic safety; to minimize the possible adverse effect of signs on nearby public and private property; to avoid visual clutter that is potentially harmful to traffic and pedestrian safety, property values, and community appearance; to establish reasonable time, place, and manner provisions to facilitate the appropriate exercise of free speech; and to enable the fair and consistent enforcement of these sign regulations. Any display of off-premises signs is considered inappropriate to the character and sound development of the town, and it is intended by this article that street and highway rights-of-way in the town shall not be made available for such display unless erected and maintained by the town or another governmental entity. It is the policy of the town that the purpose of commercial signs is to attract patrons onto the site of business activity and not for brand promotion, advertising goods and services, or directing traffic to other locations.

(Zoning Ord. 2003, § 18.1-908.01)

Sec. 24-572. Calculation of sign area.

- (a) Sign area shall be calculated as the area within a single rectangle, triangle, or circle and shall include all letters, figures, graphics or other elements of the sign together with the framework or background of the sign. Double-faced signs (two sign faces back-to-back at not more than a 60-degree angle) shall be counted as one sign.
- (b) Whenever an individual lot has not used all of its permissible sign area, then the unused portion may be used for displaying noncommercial messages.

(Zoning Ord. 2003, § 18.1-908.02)

Sec. 24-573. Signs shall pertain to the property.

Any commercial message carried by permitted signs shall pertain to the business located on the same premises as the sign; or to any otherwise lawful noncommercial message that does not direct attention to a business operated for profit, or to a commodity or service for sale, provided that signs erected on contiguous properties with the same owner may pertain to a business located on any such contiguous property. Billboards and other off-premises signs are prohibited except as expressly permitted by this article.

(Zoning Ord. 2003, § 18.1-908.03)

Sec. 24-574. Permit required.

- (a) *Compliance.* No sign, except those qualifying for permit exceptions, shall be constructed, erected, relocated, expanded or otherwise altered until a sign permit has been obtained from the zoning administrator in accordance with the provisions of this section.
- (b) *Permit exceptions.* A permit shall not be required for the following signs, but they shall be subject to all other applicable provisions of this article:
 - (1) Repainting or refacing an existing sign or minor nonstructural repairs.
 - (2) Signs specifically excluded from permit requirements.
 - (3) Signs permitted in all sign districts as outlined in section 24-576.

(Zoning Ord. 2003, § 18.1-908.04)

Sec. 24-575. Sign districts.

In order to meet the intent of this section, sign districts are hereby created to reflect the character of various areas in the town. These districts are:

- (1) *Commercial and industrial sign district.* This district is designed to support retail and service businesses in the town's commercial areas. As such, it encompasses all town lands zoned commercial or industrial.
- (2) *Mixed use district.* This district is designed to support smaller scale retail and service businesses that are consistent with residential development. This district encompasses the central business and transitional zoning districts.
- (3) *Residential and agricultural sign district.* This district encompasses residential and noncommercial areas to ensure that signage is in keeping with the character of these areas. As such, it includes all town lands not included in the aforementioned sign district.

(Zoning Ord. 2003, § 18.1-908.05)

Sec. 24-576. Signs permitted in all sign districts.

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 section shall not be included in computing the aggregate sign areas specified for individual districts.

- (1) *Temporary signs.* Temporary signs, which shall be nonilluminated 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 12 feet.
 - 2. In the commercial and industrial sign district, the maximum aggregate sign area shall be 32 square feet and the maximum height shall be 12 feet.

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- 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 noncommercial 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.
 - g. Signs in the commercial or mixed use district, at a permitted and licensed business, that is displayed only when open, is attached to the building, does not impede the right of way or obscure vehicular or pedestrian traffic, and are no larger than 15 square feet. No more than one is allowed per business.
 - h. LED or other lit signs inside of a business window, in the commercial or mixed use district, at a permitted and licensed business, that is displayed only when open, with no more than one per business and no more than six square feet in six.
- (2) *Permanent signs.*
- a. One sign at each parking lot entrance with no commercial logo or other message and not exceeding three square feet in area.
 - b. Nonilluminated names of buildings, dates of erection, monumental citations, commemorative tablets, insignia of local, state or federal government, and like when carved into stone, concrete or similar material or made of bronze, aluminum or other permanent type construction and made an integral part of a building structure. The maximum size of such sign shall be 32 square feet.
 - c. Usual and customary signs identifying disabled parking, restrooms, directions, driving instructions or other facilities relating to such places or activities.
 - d. Signs not visible from adjacent properties or public rights-of-way.
- (3) *Flags.* Flags containing no commercial message are not regulated.
- (4) *Location on right-of-way.* Signs installed on VDOT right-of-way under a VDOT permit. The town will only assist in the VDOT permitting process with town-approved banners installed above South Main Street on the existing banner bracket.
- (5) *Nonconforming.* Any sign may remain in use provided that it was lawful at the time this article was enacted. However, signage for any business shall be required to conform to all requirements of this chapter as a condition of approval before any change to the signage for that business.
- (6) *Community promotions.* Community promotions that do not contain any commercial messages or references and are constructed or displayed on public property under the auspices of a locally based government agency.

(Zoning Ord. 2003, § 18.1-908.06)

Sec. 24-577. Signs located in the commercial and industrial sign district.

For residential uses in the commercial and industrial sign district, signs shall be regulated as in the residential and agricultural sign district. For all other uses, the following regulations shall apply:

- (1) *Freestanding signs.*
 - a. Number of freestanding signs permitted: One.
 - b. Maximum sign area:
 1. 40 square feet.
 2. For shopping centers of 60,000 square feet or greater of retail space, or single users of 40,000 square feet or greater, 200 square feet total.
 - c. Maximum height: 12 feet, or in the case of subsection (1)b.2 of this section, 25 feet.
 - d. Setback: Seven feet.
- (2) *Building-mounted signs in the commercial and industrial sign district.*
 - a. Number of building-mounted signs permitted: Up to four on a single building, with a cumulative area of allowable size as listed in subsection (2)b, or one per business in a shopping center.
 - b. Maximum sign area:
 1. Mounted flat against the building: 60 square feet.
 2. Projecting configuration: 12 square feet.
 3. For shopping centers or large users, as defined in subsection (1)b.2 of this section, 120 square feet for the center.
 4. Restaurants located in a B-2 district are also permitted to have up to 30 square feet of signage in menu boards, that is not counted against their cumulative sign average.
 - c. Maximum height: All areas of building mounted signs shall be located below the ridge line of a gable roof building or the top of the parapet of a flat-roofed building.

(Zoning Ord. 2003, § 18.1-908.07)

Sec. 24-578. Signs located in the mixed use district.

For residential uses in the mixed use district, signs shall be regulated as in the residential and agricultural sign district. For all other uses, the following regulations shall apply:

- (1) *Freestanding signs.*
 - a. Number of freestanding signs permitted: One.
 - b. Maximum sign area: 20 square feet.
 - c. Maximum height: Ten feet.
 - d. Setback: Seven feet.
 - e. Placement requirement: Freestanding signs in this district shall be placed within a grass or landscaped area of at least 200 square feet.
- (2) *Building-mounted signs in the mixed use sign district.*

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- a. Number of building-mounted signs allowed: Up to four on a single building, or one per business in a multi-tenant building.
 - b. Maximum sign area: 60 square feet.
 - c. Projecting configuration: 12 square feet.
 - d. Maximum height: All areas of building-mounted signs shall be located below the ridge line of a gable roof building or at the top of the parapet of a flat-roofed building.

(Zoning Ord. 2003, § 18.1-908.08)

Sec. 24-579. Signs located in the residential and agricultural sign district.

The following regulations shall apply in the residential and agricultural sign district:

- (1) *Single-family, duplex and townhouse dwelling units.* One building-mounted or freestanding sign, not exceeding two square feet in area for each dwelling unit, indicating only the street address of the property, shall be permitted.
- (2) *Multifamily buildings.* One or more building-mounted signs, not exceeding in the aggregate ten square feet per building, shall be permitted.
- (3) *Subdivisions, apartment or condominium complexes and planned developments.* Freestanding signs, with maximum total area of 24 square feet, shall be permitted. No more than two signs shall be permitted for each street frontage.

(Zoning Ord. 2003, § 18.1-908.09)

Sec. 24-580. Signs prohibited in all sign districts.

The following types of signs are prohibited in all sign districts:

- (1) Any sign that impedes sight distance for a VDOT owned right-of-way.
- (2) Any sign that obscures a sign display by a public authority for the purpose of giving traffic instructions or directions or other public information.
- (3) Any sign, except official notices and advertisements, that is nailed, tacked, posted or in any other manner attached to any utility pole or structure or supporting wire, cable, or pipe; or to any tree on any street or sidewalk or to public property of any description.
- (4) Any sign that is attached to or mounted on a roof or projects above the plane of the building facade. This shall include decorative roofs such as a mansard roof.
- (5) Portable freestanding signs larger than 24 square feet or displayed for more than 60 days per year.
- (6) Except for time and temperature, no sign shall display flashing or intermittent lights, moving signs, inflatables or other lights of changing degrees of intensity, brightness or color. The light from any illuminated sign shall not cause direct glare into or upon any building or property other than the building or property to which the sign may be related. Neither the direct nor reflected light from an illuminated sign shall be located so as to create a traffic hazard to operators of motor vehicles on public thoroughfares.
- (7) Feather or flutter flags are prohibited, except as allowed as a temporary sign, regulated by 24-576 (1).
- (8) Off-premises signs, other than those specifically permitted.

(Zoning Ord. 2003, § 18.1-908.10)

Secs. 24-581—24-608. Reserved.

Sign means any words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade name or marks, or combinations thereof, by which anything is made known, such as the designation of an individual, a firm, an association, a profession, a public business, a commodity, or product, which are visible from any public way ~~and used as an outdoor display.~~



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02/22/2024: General Legal	125.38
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Legal Processing Fee	20.00
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Total \$280.76

TOWN OF AMHERST PLANNING COMMISSION NOTICE OF PUBLIC HEARING

The Town of Amherst Town Planning Commission will hold public hearings at 7:00 PM on March 6, 2024, in the Council Chambers of the Town Hall at 174 South Main Street, Amherst, VA, on the following:

Code Amendments

To discuss proposed amendments to Town Code Zoning Ordinance, as follows:

- a) Section 24-2 – Definitions and Rules of Construction, that would, if approved, add Outdoor Display and Outdoor Storage definitions;
- b) Section 24-576 – Signs Permitted in all Sign Districts, that would, if approved, add a new subsection (3)(c) providing for "open" flags and chalkboard displays;
- c) Section 24-75 Developments Subject to Special Site Plan Review, that would, if approved, include a minor site plan process;
- d) Section 24-511 Surfacing, that would, if approved, amend subsection (a) to include duplexes, and accessory dwelling units in a residentially zoned district; amend subsection (b) to include surface treatment; and add a new subsection (c) to define parking spaces and driveways; and
- e) Article VIII – Supplemental Zoning Regulations, that would, if approved add new Section xx-xxx to define short term rental and management plan and process.

Supporting documentation is available at amherstva.gov and for inspection in the Town Hall during normal working hours.

Capital Improvement Program

To receive comments on the Town's 2024 – 2025 Capital Improvement Program that identifies acquisition, construction and improvement of town facilities, and acquisition of capital equipment.

A document containing the complete Capital Improvement Program proposal and supporting documentation is available online at www.amherstva.gov and for inspection in the Town Hall during normal working hours.

All interested persons may express their views by emailing sara.mcguffin@amherstva.gov prior to the meeting. Anyone having questions regarding the above may contact the Town Hall Office at 434-946-7885. COL-4000035