



## **Agenda Item VI. B.**

**Meeting Date:** May 16, 2017

**Department:** Planning/Zoning

**Issue:** **Special Exception 2017-03 – Fran Paul**

**Board Action:** The Board is being asked to approve three (3) special exceptions.

**Attachments:**

- Special Exception Packet
- Letters and Petitions from the public

**Summary:** Fran Paul has requested a special exception in the A-1 Agricultural Residential District. The purpose of the special exception is to allow an educational facility, event venue and a short term tourist rental of a dwelling. The applicant is requesting approval of three (3) different and distinct uses that require the approval of multiple special exceptions. The Planning Commission made a separate recommendation for each of the three (3) requests.

On April 20, 2017 the Planning Commission made a recommendation for the following three (3) uses:

- 1) Educational Facility: Planning Commission recommended denial.
- 2) Event Venue: Planning Commission recommended denial.
- 3) Short Term Tourist Rental of a dwelling: Planning Commission recommended approval with staff recommended conditions.

**Recommendation:** That the Board of Supervisors approve the Planning Commission's recommendation by denying the educational facility, denying the event venue and approving the short term tourist rental of a dwelling with the recommended conditions.





Special  
Exception  
Packet

**Notice of Public Hearing of the Amherst County Board of Supervisors**

The Amherst County Board of Supervisors will conduct a public hearing during its regular meeting on Tuesday, May 16, 2017 at 7:00 P.M., or as soon thereafter as may be heard, in the Amherst County Administration Building, 153 Washington Street, Amherst, Virginia, 24521, to consider the following request:

**SPECIAL EXCEPTION REQUEST, NO. 2017-03**

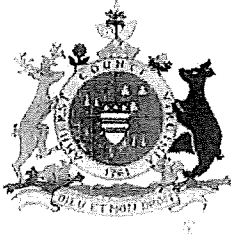
Request by Fran Paul for a special exception in the A-1 Agricultural Residential District. The purpose of the special exception is to allow an educational facility, event venue and a short term tourist rental of a dwelling. The parcel is located at 1656 Thrashers Creek Road and is further identified as tax map number 26-A-10A.

The proposed hearing packet is available for review Monday through Friday from 8:30 A.M. to 5:00 P.M. in the Office of the County Administrator at the above address.

Accommodations for disabled persons may be made with the Office of the County Administrator by calling 434-946-9400 or (TTD) 434-946-9335 at least three (3) days prior to the hearing date.

Dean C. Rodgers  
Amherst County Administrator

2017-03



# APPLICATION FOR A ZONING PERMIT / SPECIAL EXCEPTION Amherst County, Virginia

The undersigned applicant wishes to petition Amherst County for an amendment, supplement, or change in the district boundaries or zoning classification on the Official Zoning Map. Please refer to Section 1004 of the zoning ordinance regarding changes to the Official Zoning Map. Please call the Department of Planning and Zoning at 434-946-9303 if you have any questions regarding the County zoning map or zoning ordinance.

## Applicant / Property Owner Information

Fran Paul  
Applicant Name

1658 Thrashers' Creek Rd Amherst Virginia 24521  
Applicant Address City/Town State Zip Code

434 381 0036 n/a Arcadiaretreat@gmail.com  
Applicant phone number Applicant fax number Applicant E-Mail

You are the ( ) property owner; (☒) agent for the property owner.

If you are the agent for the property owner, do you have consent of the owner attached? Please circle one: ☒ Yes ☐ No

Matthew Komoroski  
Property Owner Name

1656 Thrashers' Creek Rd Amherst Virginia 24521  
Property Owner Mailing Address City/Town State Zip Code

434 381 0036 n/a arcadiaretreat@gmail.com  
Property owner telephone number Property owner fax number Property owner E-Mail

## Location of Property

1658 Thrashers' Creek Rd 26-A-10A  
Street Address Tax parcel ID number

## General Description of Property

Sloping Hillside

## Current Use(s) of Property

Single-Family Residential



**Proposed Use(s) of Property**

Education Facility with Event Venue AND SHORT TERM TOURIST USE  
RENTAL OF A DWELLING <sup>PZ</sup>  
<sub>4-4-11</sub>

Total Acreage: 24.76+/-

Check all categories that apply for the parcels requesting to be heard for special exception:

Public water \_\_\_\_\_ Private wells X  
Public sewer \_\_\_\_\_ On-site septic systems \_\_\_\_\_ Mass drainfield(s) \_\_\_\_\_

Comprehensive Plan Land Use Designation: A-1 Agricultural

**Current Zoning:**

(please circle one)

P-1 XA-1X R-1 R-2 R-3 V-1 B-2 M-1 FH Other \_\_\_\_\_

Requested Special Exception Code Section: 702.03

VDOT Review: Will the proposed development require Chapter 527 review? YES NO X

**Petitioner Comments** (Continue on separate sheets if necessary.)

How will the proposed special exception affect adjacent property?

Expected effects to adjoining properties will be minimal.

How will the proposed special exception affect the character of the district(s) surrounding the property?

Expected effect to the character of the district will be minimal due to the small footprint  
of our facility, limited scope and hours of operation, and a policy of transparency  
and open communication between all parties affected by our facility or operations.

How is the use in harmony with the purpose and intent of the Zoning Ordinance?

While our intended uses do not fall specifically within the stated purpose and intent  
of the Zoning Ordinance for A-1 Agricultural, they do fall within the first two categories  
of recognized Special Exemption uses as outlined in section 702.03.

How is the use in harmony with the uses permitted by right in the district?

Our facility would promote agriculturally-based learning principles, developed on a philosophy

of self-sufficiency, sustainability, and environmental awareness. We will also develop  
partnerships with local farms, vineyards, etc to encourage agri-tourism within the county.

How will the use promote the public health, safety, and general welfare of the community?

The facility would promote lifelong learning among it's students, promote ecologically  
responsible living, and provide an outdoor venue for enjoyment of live music and stage  
performances.

Has the Planning Commission and/or Board of Supervisors heard a request for special exception of this property within twelve (12) months of the date of this application? Yes/No **X**

#### **Proffers and Conditions**

List any conditions or proffers currently associated with this property.

n/a

#### **Expiration**

Any zoning permit shall automatically expire twelve (12) months from the date of issuance if the persons, firm, or corporation to which the permit was issued has not clearly demonstrated that the permit is being exercised for the purpose for which it was issued, or if the work so authorized is suspended or discontinued for a period of twelve (12) months.

#### **Application fee and other requirements**

A \$300.00 application fee must be paid to the County of Amherst upon submission of this application for the cost of advertising and for expenses of notifying the adjacent property owners and incidental to reviewing, publishing, and processing the application.

A survey plat of the property by a certified land surveyor must accompany this application. The scale must be 1"=100'.

#### **Zoning Permit**

Has a zoning permit been filled out and attached with this application? Yes **X** No \_\_\_\_

#### **Signatures**

The undersigned Applicant hereby affirms that all information contained herein is accurate to the best of his/her knowledge and confirms that he/she has read the Application and its Instructions and has paid all fees currently due and is aware of costs which may be assessed to Applicant related to this Application process. The undersigned Applicant (and Landowner, if applicable) also authorizes entry onto the subject property by the Zoning Administrator, Planning Director and/or Board of Zoning Appeals and/or Board of Supervisors during the normal discharge of their duties regarding the above Applicant.

M.C.  
\_\_\_\_\_  
Property Owner Signature

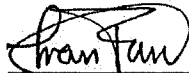
Date

3-24-2017

\_\_\_\_\_  
Property Owner Signature

Date





Agent Signature

03/24/2017

Date

Agent Signature

Date

\*\*\*\*\*DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY\*\*\*\*\*

For use by the County of Amherst Department of Planning and Zoning

Case No. 2017-03

Actions Taken:

S. Ginnert / G. Bryant

County Official Receiving Application

S. Ginnert

Public Hearing fee received by

Application returned for correction/additional information

Amended application received by

New Era Progress

Public Hearing advertised in

Adjacent property owner(s) notified by mail

Action by Planning Commission

Action by Board of Supervisors

3/24/17

Date

3/24/17

Date

Date

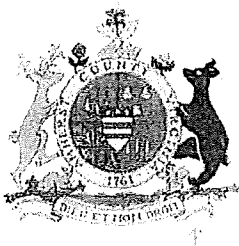
Date

Date(s)

Date

Date

Date



## Application for Zoning Permit Amherst County, Virginia

Section A (Please print in blue or black ink)

Permit No: \_\_\_\_\_

<u>Komoroski</u>	<u>Matthew</u>	<u>J</u>
Last (Name of Applicant)	First	MI
<u>1656 Thrashers' Creek Rd</u>	<u>Amherst</u>	<u>VA</u>
Mailing Address	City	State
<u>1658 Thrashers' Creek Rd</u>	<u>Amherst</u>	<u>VA</u>
Property Address	City	State
<u>4343810036</u>	<u>n/a</u>	<u>arcadiaretreat@gmail.com</u>
Telephone Number(s) Home	Business	E-Mail Address
<u>n/a</u>		
Last (Name of Property Owner, if different)	First	MI

Is the lot recorded? ..... Yes ☒ No ☐

If yes, complete section B

Section B (Please fill out as completely as possible)

Date lot recorded (if applicable) <u>12/3/98</u>	Date lot surveyed (if applicable) _____
Name of subdivision _____	Tax Map # <u>26-A-10A</u>
Deed Book/Page No. _____	
Lot area: <u>25.67</u> acres.	
Lot width: _____ ft.	
The lot is served by (check all that applies):	Public water: _____
	Private well: <u>X</u>
	Public sewer: _____
	Septic system: <u>X</u>
Are the water and sewage systems adequate for the proposed use?	YES NOX
Is the lot a corner lot? YES NOX	
Does the lot have frontage on more than one street (i.e. double frontage)?	YES NOX
Does the owner of the property own any adjacent lots? <u>no</u>	
(If so, please include the locations and dimensions of adjacent lots on attached sketch)	
Is the parcel of land located in a flood district? YES NOX	If so, what flood district? _____
Is the parcel of land located in a dam inundation zone? YES NOX	If so, what zone? _____
The erection, modification, replacement of a sign or sign structure requires approval of a sign permit.	

Directions to project site (from Amherst County Administration Building):

West on 60 to Mt. Pleasant Rd, turn right. Follow Mt. Pleasant to Thrashers' Creek, bear left. Follow Thrashers' Creek to 1658, on right, 1/4 mile from end of road.

Section C (Please fill in the blanks where applicable)

For construction of a new building (including accessory buildings and building additions):

Type of building: n/a Existing floor area: n/a sq. ft.

Proposed floor area: n/a sq. ft. Number of dwelling units proposed: n/a



DATE:

## Description of Planned Activities at 1658 Thrashers' Creek Rd Amherst, VA

### STATEMENT OF PURPOSE:

We are planning to open and operate a nature-based, outdoor education facility with an event venue on our property at 1658 Thrashers' Creek Rd in western Amherst County.

NOTE: The address of 1658 was recently "pinned" by the Dept of Public Safety as the address of our "new" building. Any prior applications may be listed under 1656, which is on the same lot as the "new" address of 1658. I include this only to avoid any confusion as to the address listed on any former applications or references to this venue.

### DESCRIPTION OF OPERATIONS:

Daily activities of the education center would include instruction and education on a variety of subjects based on our natural world. Goals for students would include increased knowledge of the nature and its' processes, increased self-sufficiency, and the ability to manage a small farm or homestead while following ecologically-based principles of conservancy of nature and sustainability of production. Class size would be limited to a maximum of 2 classes per day of 20 students each. No excessive noise is expected to be generated by these classes.

### SPECIAL EVENTS:

Special Events would also be held at our stage and terraced seating area. These would be much less frequent in nature, as our current hope is to hold 10-12 concerts from May to September. These events would be less than 12 hours in duration, comprising of multiple artists performing live music. Actual starting and ending times are to be determined by Planning and Zoning through the Board of Supervisors and would be strictly enforced. It is only during these limited times that excessive noise could be produced by our operations.

### PLANNED MAXIMUMS:

The planned maximum number of attendees would be 300 or less, to be limited by tickets sales. No one will be admitted to the venue without a ticket, except for venue personnel, official representatives of local or state government, or law enforcement.

### FOOD/ALCOHOL:

No alcohol or food vending is planned at this time. However, a "BYOB" policy will be in



effect for those who choose to personally ingest alcohol during our events. We will offer an overnight camping option to those who choose to ingest alcohol, as an attempt to limit drunk driving by those who attend our Special Events.

#### SECURITY CONCERNS:

Private security will be in place to discourage alcohol misuse, public intoxication, or any other violations of Virginia law. Any violations will be reported to the Amherst County Sheriffs Office promptly for resolution. (Changes could be made to this part of the plan pending input from the Sheriffs' Office)

OUTDOOR LIGHTING: No purpose-built outdoor lighting (ie: Stadium lighting, mobile lighting units, etc) are planned for use at the venue, either during normal operations or during Special Events. Stage Lighting will be used, but it will be positioned to only shine on the stage itself or on the ground immediately in front of the stage (20' radius), and should not pose any danger of illuminating adjacent properties or causing disturbance to neighbors. Stage lighting is only to be used during Special Events, and will be disconnected from power at all other times. Contour and safety lighting for Special Events will consist of readily-available "solar garden path lights" and/or "Tiki Torches" to illuminate the edges of the Terraced Seating Area, pathways, and other areas where needed. These lights will be collected and stored within 24 hours after the Special Event has ended, and have no use during normal operations of the education center.

NOISE CONCERNS: During Special Events, we expect to generate a certain amount of noise. We intend to fully and voluntarily comply with any restrictions placed by the Board of Supervisors or any other governmental body in order to limit or eliminate the generation of excessive noise. Quiet hours will be strictly enforced by venue personnel, and violators will be asked to leave the property.

PARKING: Parking will be conducted on our property as possible. We are in the process of conducting a parking survey for the property. We are working under the assumption that we will need 75 parking spaces for our expected maximum of 300 guests. We are also assuming a 9' x 18' standard for each parking space. I will update you all when I have finished my Parking Survey as to the number of spaces available on our property.

WATERSHED CONSIDERATIONS: We recognize and enthusiastically accept our role as "Water Keepers" for our small stretch of the South Fork of Thrashers' Creek. It is with that responsibility in mind that we will strive to maintain all necessary vegetative buffers, "no-mow" areas, and any other conservancy measures necessary to maintain or improve the basin of the South Fork in its' ability to support the species native to it.

SUMMARY: Our plans couldn't be more varied, and we planned it that way. Yes, we

would like to host a few evenings of loud music to give people the opportunity to get out of the house on a Saturday night. But on the other hand, we would also like the opportunity to grow a school where anyone can come add to their knowledge base, learning things as simple as gardening basics or as complex as adding wireless internet across multiple buildings on their property.

**SPECIAL EXCEPTION STAFF REPORT  
MAY 2017**

**ZONING REQUEST:** 2017-03

**PETITIONER:** Fran Paul

**OWNER:** Matthew Komoroksi

**REQUEST:** Request by Fran Paul for a special exception in the A-1 Agricultural Residential District. The purpose of the special exception is to allow an educational facility, event venue and a short term tourist rental of a dwelling.

**LOCATION/ MAP NUMBER:** 1656 Thrashers Creek Road / TM# 26-A-10A

**SIZE:** 24.76 acres

**EXISTING LAND USE:** Wooded / Dwelling

**ZONING:** A-1 Agricultural Residential District

**SURROUNDING ZONING/LAND USES:**

**NORTH:** A-1 – Vacant land / Single-Family Dwelling

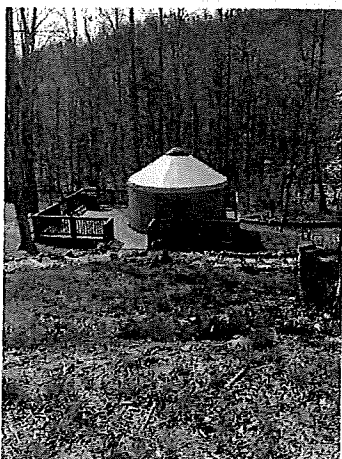
**SOUTH:** A-1 – Vacant land / Single-Family Dwelling

**EAST:** A-1 – Vacant land / Single-Family Dwelling

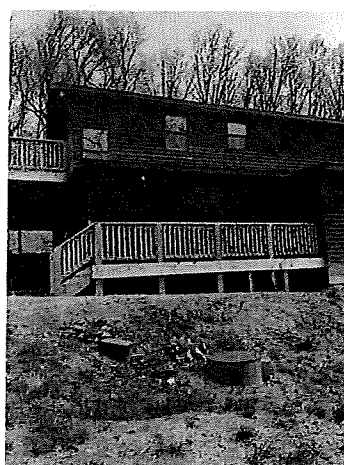
**WEST:** A-1 – Vacant land / Single-Family Dwelling

**LAND USE PLAN DESIGNATION:** Agricultural Limited

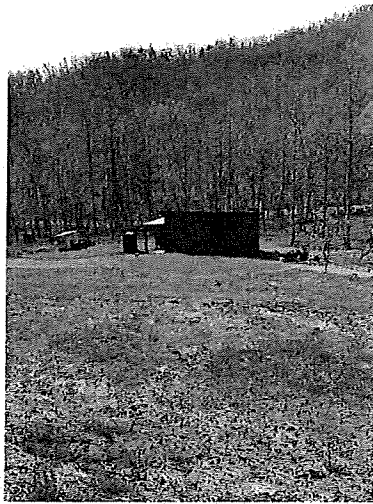
**SEWER AND WATER CONDITIONS:** Private water and private sewer.



*Proposed Short-Term Tourist Rental of a  
Dwelling*



*Multi-Purpose Facility  
(Dwelling/Classroom/Garage/Bathroom)*



*Stage*



*Public Hearing Sign*

## **ANALYSIS**

Fran Paul has requested a special exception in the A-1 Agricultural Residential District. The purpose of the special exception is to allow an educational facility, event venue and a short term tourist rental of a dwelling. The applicant is requesting approval of three different and distinct uses that require the approval of multiple special exceptions. Staff recommends that the Planning Commission make separate motions for each of the three uses.

Currently, the property has a single-family dwelling that, according to the Commissioner of the Revenue was constructed in 1931. The dwelling is located approximately 100 feet from Thrashers Creek Road. The applicant applied for and was approved for a second dwelling with multiple uses in the structure. The applicant has also applied for multiple zoning permits for accessory structures. The parcel of land is approximately 24 acres with road frontage on Thrashers Creek Road, and Thrashers Creek runs parallel to the road. The owner of the property (Mathew Komoroski) owns an adjacent parcel that is approximately 57 acres in size and borders the George Washington National Forest.

## **HISTORICAL PERSPECTIVE – PLANNING/ZONING DEPARTMENT**

In April of 2016, the Department of Planning and Zoning sent the owner a letter detailing a complaint concerning the number of structures on the property. It was noted that zoning permits had been approved for the location of current structures on the property and the property was found to be in general compliance in regards to zoning permits as they related to structures. It was also pointed out that terracing and grading of an area appeared to have taken place in order to use a potential amphitheater. The letter noted that as of April 2016, the permitted uses on the property were for two single-family dwellings and accessory structures serving those dwellings. The purpose of the letter was to inform the owner that additional permits were required for changes to uses or structures.

On October 12, 2016, the Department of Planning and Zoning sent the owner a NOTICE OF CORRECTION concerning camping that was occurring on the property without issuance of a zoning permit. According to the owner, the use of camping has ceased and shall cease unless a zoning permit is issued.

On October 26, 2016, the Department of Planning and Zoning sent the owner a NOTICE TO COMPLY for violations of Erosion and Sediment Control laws for activities of land disturbance. The owners of the property received a land disturbance permit on October 31, 2016 for land disturbance activities.

### **CONSIDERATION OF THREE SPECIAL EXCEPTION USES**

The applicant is seeking approval for three separate special exception uses. Staff recommends that the Planning Commission handle these uses with three separate motions for consideration.

#### **Special Exception Use #1: Educational Facility**

The first special exception request is for the use of an educational facility. This facility was constructed as a single-family dwelling, garage, and has two bathrooms and two shower facilities. The remaining space on the top floor of the structure is proposed to be used as an educational facility. According to the applicant the educational facility:

*"Would include instruction and education on a variety of subjects based on our natural world. Goals for students would include increased knowledge of the nature and its' processes, increased self-sufficiency, and the ability to manage a small farm or homestead while following ecologically-based principles of conservancy of nature and sustainability of production. Class size would be limited to a maximum of 2 classes per day of 20 students each. No excessive noise is expected to be generated by these classes."*

#### **Special Exception Use #2: Event Venue**

The second special exception request is for the use of an event venue. The applicants have constructed an outdoor stage and a terraced seating area. According to the applicant:

*"Special events would also be held at our stage and terraced seating area. These would be much less frequent in nature, as our current hope is to hold 10-12 concerts from May to September. These events would be less than 12 hours in duration, comprising of multiple artists performing live music. Actual starting and ending times are to be determined by Planning and Zoning through the Board of Supervisors and would be strictly enforced. It is only during these limited times that excessive noise could be produced by our operations."*



*"The planned maximum number of attendees would be 300 or less, to be limited by tickets sales. No one will be admitted to the venue without a ticket, except for venue personnel, official representatives of local or state government, or law enforcement."*

### **Special Exception Use #3: Short-Term Tourist Rental of a Dwelling**

The third special exception request is for the use of a yurt for a short-term tourist rental of a dwelling. Short-term rental of a dwelling requires a number of special approvals as referenced in Section 916 of the Zoning Ordinance. The special exception process could allow the approval for the use, but according to the Building Official the structure would need to be carefully reviewed to determine what would need to be done in order to meet the Virginia Statewide Building Code.

### **TRAFFIC IMPACT:**

The property is addressed off of Thrashers Creek Road. Thrashers Creek Road is a Rural Collector and is a State maintained paved road.

According to the Virginia Department of Transportation (VDOT) the pavement width is approximately 16 feet, and a 2015 traffic volume of 140 vehicle trips per day. Also according to VDOT, events with 300 attendees may expect 120 vehicle trips (2.5 persons per vehicle), adding 240 round trips days of events.

### **LAND USE IMPACT/CONCERNS/NOTABLES**

- The property has been approved for two-single family dwellings. The original dwelling was built in 1931; the second dwelling was permitted with a zoning permit in 2016.
- Special events will be held outdoors. The hillside opposite of the stage has been terraced for seating.
- The existing yurt does not currently meet the Virginia Statewide Building Code.
- Parking will be primarily located in a parallel manner alongside the road that is constructed within the parcel.
- The parcel is 24.76 acres in total size.
- The property is currently served by a private well an outhouse and an on-site sewerage system.
- The parcel is located within the primary drinking water supply district – Buffalo River Watershed.

### **REQUIREMENTS OF A SPECIAL EXCEPTION**

- Will be harmonious with and in accordance with the general objectives, or with any specific objective of the county's comprehensive plan and/or this article;
- Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

- Will not be hazardous or disturbing to existing or future neighboring uses;
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structure, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
- Will not create excessive additional requirements at public costs for public facilities and services and will not be detrimental to the economic welfare of the community;
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odors, or water pollution;
- Will have vehicular approaches to the property which shall be so designed as not to create any interference with traffic on surrounding public streets or roads; and
- Will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance.

**SPECIAL EXCEPTIOIN USE #1: EDUCATIONAL FACILITY**  
**STAFF RECOMMENDATED CONDITIONS:**

1. Transportation: Prior to the issuance of a zoning permit, the applicant shall contact the Virginia Department of Transportation to determine if the existing entrances are safe and adequate.
2. Drainfield: Prior to the issuance of a zoning permit, the applicant shall contact the Virginia Department of Health to determine if the drainfield is adequate for the proposed combined use.
3. Lighting: All outdoor lighting will be glare-shielded and directed so as to prevent illumination across the property line.
4. Number of Classes/Students: No more than 2 classes per day. No more than 20 students per class.

**SPECIAL EXCEPTIOIN USE #2: EVENT VENUE**  
**STAFF RECOMMENDATED CONDITIONS:**

1. Transportation: Prior to the issuance of a zoning permit, the applicant shall contact the Virginia Department of Transportation to determine if the existing entrances are safe and adequate.
2. Lighting: All outdoor lighting will be glare-shielded and directed so as to prevent illumination across the property line.
3. Sewerage Facilities: The applicant shall follow all regulations prescribed by the Virginia Department of Health.
4. Parking: A parking attendant shall be directing traffic with events greater than seventy-five (75) guests.
5. Parking: No parking alongside Thrashers Creek Road. All cars shall be parked on tax map parcel number 26-A-10A.

6. Noise: All noise shall be in compliance with Chapter 10, Article II of the noise ordinance.

No person shall cause or permit to be caused, operating or permitting the use or operation of any radio receiving set, musical instrument, television, phonograph or any other device for the production of sound between the hours of 11:00 p.m. and 7:00 a.m. of the following day, at a volume sufficient to be plainly audible in the dwelling unit or on the property of another, or through partitions common to two (2) or more residences within a building.

7. Hours of Operation: All events shall cease by 11:00 p.m.
8. Number of Guests: No more than 300 guests may be on the property at any time.
9. Sheriff's Department: The Amherst County Sheriff's Office shall be notified when events exceed 20 persons.
10. Security Requirement: At least two (2) security officers for the first one hundred (100) patrons, or portion thereof, shall be in attendance at any event. Thereafter, an additional security officer shall be provided for every additional one hundred (100) such patrons, or portion thereof. For purposes of this condition, a "security officer" shall be a deputy, peace officer, or special police officer, if such an off-duty assignment is permitted by such appointee's department, or a private security officer procured by the owner or operator, through a private security business licensed pursuant to the Code of Virginia (1950), as amended.

### **SPECIAL EXCEPTIOIN USE #3: SHORT TERM-TOURIST RENTAL OF A DWELLING**

#### **STAFF RECOMMENDATED CONDITIONS:**

1. Sewerage Facilities: The applicant shall follow all regulations prescribed by the Virginia Department of Health.
2. Short Term Tourist Rental: The applicant shall meet all requirements of Section 916 which regulates short-term tourist rental of dwellings.
3. Building: The structure shall meet the Virginia Statewide Building Code or any other applicable regulations as approved by the Building Official.

## AMENDED - ZONING PUBLIC NOTIFICATION

Case: 2017-03

Board/Commission: Planning Commission  
Board of Supervisors

Public Hearing Dates: April 20, 2017 - Planning Commission  
May 16, 2017- Board of Supervisors

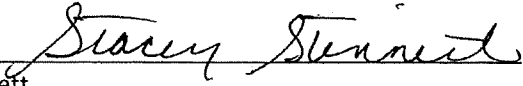
Applicant: Fran Paul  
1658 Thrasher's Creek Rd  
Amherst, VA 24521

Property Owner  
Matthew Komoroski  
1656 Thrasher's Creek Rd  
Amherst, VA 24521

Tax Map Number: 26-A-10A

Adjoining Property Owners:		
Tax Map # 27-A-4A	Tax Map # 26-A-11	
Edward & Martha Brown	Janelle Thomas	
1630 Thrashers Creek Rd	2031 Echo CV	
Amherst, VA 24521	Virginia Beach, VA 23454	
Tax Map# 27-A-5	Tax Map # 26-A-12	
Robert & Deborah Beckel Walter	David & Nannie Martin	
POB 10904	1645 Trahshers Creek Rd	
Lynchburg, VA 24506	Amherst, VA 24521	
Tax Map# 26-A-10	Tax Map # 27-A-5A	
Matthew Komoroski	Michael & Deborah Ware	
1656 Thrashers Creek Rd	2553 River Rd	
Amherst, VA 24521	Madison Heights, VA 24572	
Tax Map# 26-A-7A		
Marion Maddox		
1824 Thrashers Creek Rd		
Amherst, VA 24521		

I hereby make affidavit that the notices of public hearing for this case as required by Section 15.2-2204 of the Code of Virginia, 1950, as amending, have been sent by first class mail to the last known address of the owners of abutting property as shown on the current real estate tax assessment books.

  
Stacey Stinnett (Signature)  
Planning & Zoning Administrative Assistant (Title)  
5-Apr-17

# ZONING PUBLIC NOTIFICATION

Case: 2017-03

Board/Commission: Planning Commission  
Board of Supervisors

Public Hearing Dates: April 20, 2017 - Planning Commission  
May 16, 2017- Board of Supervisors

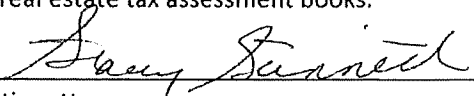
Applicant: Fran Paul  
1658 Thrasher's Creek Rd  
Amherst, VA 24521

Property Owner  
Matthew Komoroski  
1656 Thrasher's Creek Rd  
Amherst, VA 24521

Tax Map Number: 26-A-10A

Adjoining Property Owners:		
Tax Map # 27-A-4A	Tax Map # 26-A-11	
Edward & Martha Brown	Janelle Thomas	
1630 Thrashers Creek Rd	2031 Echo CV	
Amherst, VA 24521	Virginia Beach, VA 23454	
Tax Map# 27-A-5	Tax Map # 26-A-12	
Robert & Deborah Beckel Walter	David & Nannie Martin	
POB 10904	1645 Trahshers Creek Rd	
Lynchburg, VA 24506	Amherst, VA 24521	
Tax Map# 26-A-10	Tax Map # 27-A-5A	
Matthew Komoroski	Michael & Deborah Ware	
1656 Thrashers Creek Rd	2553 River Rd	
Amherst, VA 24521	Madison Heights, VA 24572	
Tax Map# 26-A-7A		
Marion Maddox		
1824 Thrashers Creek Rd		
Amherst, VA 24521		

I hereby make affidavit that the notices of public hearing for this case as required by Section 15.2-2204 of the Code of Virginia, 1950, as amending, have been sent by first class mail to the last known address of the owners of abutting property as shown on the current real estate tax assessment books.

  
\_\_\_\_\_  
Stacey Stinnett

(Signature)

Planning & Zoning Administrative Assistant

(Title)

31-Mar-17

(Date)





## AMHERST COUNTY TREASURER – PROPERTY TAXES FORM

Case #: 2017-03 Special exception

Case Request for: Alan Paul

Date Contacted Treasurer Department: 3-24-17

Caller: Stacy Duinell

Spoke with: Janez Coffey

Has Owner Paid All Property Taxes with Amherst County: YES ☒ NO ☐

If Not Please Include Comments: \_\_\_\_\_

owner name - Philip Komarski

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
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Community  
Letters

# Arcadia Sanctuary Application

for Large Music Venue / School / Short Term Tourist Rental  
County Web Page [www.countyofamherst.com](http://www.countyofamherst.com)

## Please Let Your Views Be Known.

Write or contact Amherst County Supervisors

All letters should be in by *May 8, 2017*

Amherst County  
Board of Supervisors  
P.O. Box 390  
Amherst, Va 24521

## Public Hearing (Amherst County Board of Supervisors)

Tuesday *May 16, 2017 7:00pm*

School Board Meeting Room

153 Washington St.  
Amherst, Va 24521

Please come to support your decision

## Amherst County Board of Supervisors Contact Information

**Ken Campbell**

Supervisor-District 1

Phone 434-946-7359

Email [kcampbell@countyofamherst.com](mailto:kcampbell@countyofamherst.com)

**Claudia Tucker**

Supervisor-District 2, Chair

Phone 434-277-5059

Email [cdtucker@countyofamherst.com](mailto:cdtucker@countyofamherst.com)

**Jimmy Ayers**

Supervisor-District 3

Phone 434-907-2340

Email [jayers@countyofamherst.com](mailto:jayers@countyofamherst.com)

**David Pugh, Jr.**

Supervisor - District 4, Vice-Chairman

Phone: 434-509-2038

Email: [dwpugh@countyofamherst.com](mailto:dwpugh@countyofamherst.com)

**John A Marks Jr**

Board of Supervisors - District 5

Phone: 434-845-8635

Email: [jamarks@countyofamherst.com](mailto:jamarks@countyofamherst.com)

**Primary address for all:**

P.O. Box 390

Amherst, VA 24521

5-5-2017

MATTHEW KOMOROSKI WAS NOT AT THE ZONING COMMISSION MEETING ON APRIL 20, 2017.

WILL MATTHEW KOMOROSKI BE AT THE MEETING OF THE AMHERST BOARD OF SUPERVISORS ON MAY 16, 2017?

IS MATTHEW KOMOROSKI ABLE TO MANAGE HIS AFFAIRS?

DO FRAN PAUL OR PHILLIP KOMOROSKI HAVE  
A POWER OF ATTORNEY  
OR A NOTARIZED CONSENT OF THE OWNER FORM  
FOR MATTHEW KOMOROSKI?

WHO IS THE RESPONSIBLE PARTY FOR THIS BUSINESS  
AND ITS ACTIONS?

# Amherst County Board of Supervisors

5-5-17

Mr Komoroski entered into a Contract with Amherst County, to make residential improvements

This Contract is now in Question

Mr Komoroski applied for residential Building permits and after inspections and approval from Building inspectors these building were then converted by the owner to other uses.

Now we see by the Tran Paul / Matthew Komowski applications that the intent all along was for a Commercial use. These permits are for residential use only. A shed is not a Stage.

Under land disturbing permit for one acre the entire site of this application has been disturbed with roads, Camp grounds, terraced areas, drainage ditches, and a pond

Adjoining land also owned by Mr Komoroski has seen the addition of more roads and a multi Table picnic area.

Major work such as a bridge across Thashers Creek was done without an engineered site plan or soil erosion analysis.

Because of the number of Structures on the Property a Short Term Tourist rental could easily be added

It is time for Amherst County who acts on behalf of the residents of Amherst County to officially note a breach of Contract and null and Void all Three proposals.

Respectfully  
Edward P Brown  
1630 Threshers Creek Rd  
Amherst Virginia 24521



5-5-2017

## Amherst County Board of Supervisors

I Love Music. I played in the Band from 4<sup>th</sup> grade into College and with a community orchestra. I've been to a lot of music venues Rock, jazz, beach, bluegrass, gospel, classical, and folk. But after this Arcadia experience I just want to vomit. I don't care if I go to another music venue ever.

These applicants have and continue to jam their music down my throat. I can't even imagine what they would do with a school. They have skated just inside the letter of the law but totally twisted the spirit of the law.

The applicants do not live on this property. They breeze in Raise Hell and breeze out calling us Westboro Baptist Wannabes and leaving us to pick up their trash. They have upset mothers and fathers who have pulled in their children and their grandchildren. They set the dogs to barking which upsets everybody. We are on the verge of hiring The Magnificent Seven.

We are everyday Americans, many with two or three jobs to make ends meet. We have worked hard to have nice homes that are peaceful and quiet and where we can get a good night's sleep.

The applicants say their business will have minimal impact and be ecofriendly. If that is true then unplug the amplifiers and play your music naturally. Turn off your four wheelers a while and walk up the hill. Put your guns in the scabbard. Stop plowing down the trees so everyone can enjoy nature.

Stop pouring alcohol around your campfires  
in a forest fire zone. Turn off your computers  
and see the real world.

This community has really been upset by these  
applications. Topics discussed include traffic,  
water pollution, structures built, noise,  
scenic areas, crowds, Baptist wannabes and hippies,  
selfishness, witchcraft, permits, transients, security,  
the environment, regulations, guns, curriculums,  
commercialism, lighting, parking, feet in the door,  
the law, vacant lands, and the future.

But one topic stands out for me

I feel this project is a violation

of my basic human rights

to peace and quiet

to freedom from abuse

to law and order

I would like to see all three applications turned down.

Thank you

Martha Brown

1630 Thrashers Creek Rd.

Amherst, Va. 24521

7

Rock Komorosi

https://www.facebook.com/munuwzrde6

Rock Komorosi



Rock Komorosi Timeline Recent

Add details about you to your profile

Add Details

Photos



Friends

English (US) Español Português (Brasil) Français (France) Deutsch +

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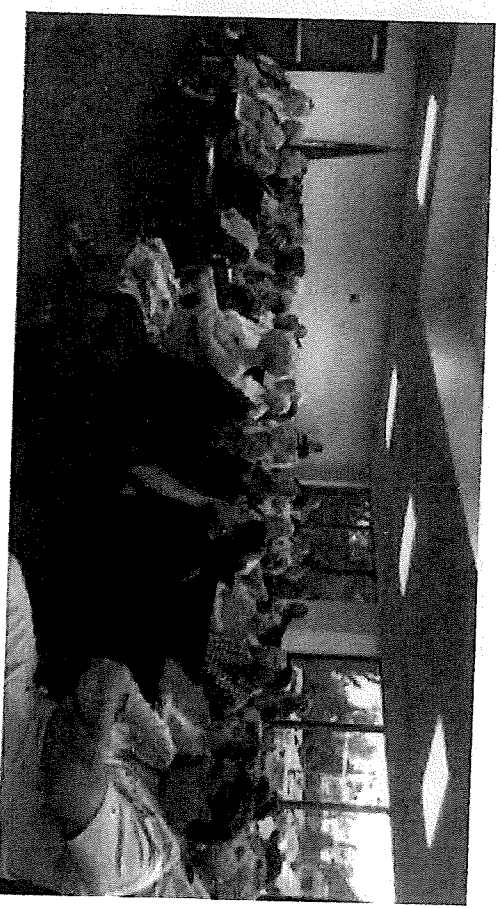
Jeanette Home 9

Search

Add Friend Follow

Rock Komorosi 9 hrs

The paper was actually kind of fair to us. But the REAL meeting is May 16 at 700 in Amherst. That is when it will actually be decided. And even if our Venue is rejected, the horse has left the barn on that one. The stage and amphitheater are there, and our series of private parties with incredible live music will go forward, probably in private, where the Man cannot mess with us unless he has a Warrant. Instead of In public, where all these people have a say.



Commission denies request for event center, education facility

A proposed event venue and educational facility in the Mount Pleasant area failed to receive approval from the Amherst County Planning Commission last week. NEWSADVANCE.COM

VA Live Music Shows Bulletin Board



VA Live Music Shows Bulletin Board

Public Group

Discussion

Rock's post

Members

Events

Videos

Photos

Files

Search this group

Shortcuts

St Benedict's School, Ph...

Breast Cancer: Wo... 20+



Rock Komoroski

3 hrs

News from Arcadia Sanctuary and Mondo Stage.

You may have heard about the intense, slanderous, and vitriolic attack Fran and Phil and several others of our people absorbed at the meeting of the Planning Commission of Amherst Co from the local Westboro Baptist Wannabes. About 20 of them showed up, including my fifth grade teacher, to say that I was a bad person, and anything I wanted to do was probably bad, particularly since I talk openly about Witchcraft. Music is also Bad, and anyone who wants to listen to it is too undesirable to even be allowed on local roads. Music Venues are the tools of the Devil. As one person summed it up "I am not racist.. but we don't want those kind of people around here." So if you want to show up at the meeting of the actual Board of Supervisors, which will finally decide what we can be licensed and zoned by the county to do, that would be awesome.

IT WILL BE TUES. MAY 16 AT 700 PM (at least as far as I know.) Might be a good fight.

But here is the thing. These people have already lost. The thing they are terrified of is not even at issue. It's a done deal! The stage is there! And we can have private parties any size we want and as loud as we want until 11 pm as often as we want, and the county can go stuff itself. The Hippies are coming, and music fans, to drive on county roads and experience our incredible stage and amphitheater. And there aint a thing they can do about it! All they can stop us from doing is advertising events publicly or charging at the gate in any really obvious way. Surely we are creative people who can work around that in exchange for paying no more taxes than any other farm, and telling the county where to get off.

Like

Share

5/4/2017

Westboro Baptist Church - Wikipedia

Coordinates: 39.0454°N 95.7216°W

# Westboro Baptist Church

From Wikipedia, the free encyclopedia

**Westboro Baptist Church (WBC)** is a Baptist church which is known for its hate speech, especially against LGBT people (homophobia), Catholics (anti-Catholicism), Orthodox Christians (anti-Orthodoxy), Muslims (Islamophobia), Jews (antisemitism), American soldiers and politicians.<sup>[3][4]</sup> The church is widely known as a hate group<sup>[5]</sup> and is monitored as such by the Anti-Defamation League and the Southern Poverty Law Center. The church has been involved in actions against gay people since at least 1991, when it sought a crackdown on homosexual activity at Gage Park six blocks northwest of the church.<sup>[6]</sup> In addition to conducting anti-gay protests at military funerals, the organization pickets celebrity funerals and public events.<sup>[7]</sup> Protests have also been held against Jews and Catholics, and some protests have included WBC members stomping on the American flag or flying the flag upside down on a flagpole. The church also has made statements such as, "thank God for dead soldiers," "God blew up the troops," "thank God for 9/11," and "God hates America."<sup>[8]</sup>

The church is headquartered in a residential neighborhood on the west side of Topeka about 3 miles (5 km) west of the Kansas State Capitol. Its first public service was held on the afternoon of November 27, 1955.<sup>[9]</sup> The church was headed by Fred Phelps before his death in March 2014, though church representatives said the church had had no defined leader for some time before his death.<sup>[10]</sup> The church consists primarily of members of Phelps's extended family,<sup>[11]</sup> and in 2011, the church stated that it had about 40 members.<sup>[2]</sup>

The WBC is not affiliated with any Baptist denomination, although it describes itself as Primitive Baptist and following the five points of Calvinism.<sup>[1]</sup> Many other Baptist churches and Baptist conventions, including the Baptist World Alliance and the Southern Baptist Convention (the two largest Baptist denominations), have denounced the WBC over the years.<sup>[12]</sup> In addition, other mainstream Christian denominations have condemned the actions of the independent Westboro Baptist Church.

## Contents

- 1 History
- 2 Protest activities
  - 2.1 Anti-gay picketing
  - 2.2 Funeral pickets
  - 2.3 Protests against Jewish institutions
  - 2.4 Other protest activities

**Westboro Baptist Church**



<b>Theology</b>	Primitive Baptist Calvinist <sup>[1]</sup>
<b>Region</b>	Topeka, Kansas
<b>Founder</b>	Fred Phelps (deceased)
<b>Members</b>	40 <sup>[2]</sup>
<b>Official website</b>	godhatesfags.com ( <a href="http://godhatesfags.com">http://godhatesfags.com</a> )

To Amherst County Planning Commission

4-20-17

Arcadian Retreat

This Application is  
for a Corporation to operate  
in a residential area.

This Corporation will  
tell you anything that they  
think you want to hear to  
get their foot in the door.

This County has many  
locations that are zoned  
for Industrial and Corporate  
Business

This Corporation will  
destroy a beautiful community.  
There are many dark & gray topics  
I personally have experienced  
while investigating this  
Project.

I will gladly and honestly  
discuss these topics with  
anyone.

Sincerely

Edward P. Brown Jr  
1630 Thrasher Creek Rd  
Amherst Virginia  
24521



To: Amherst Co. Planning Commission

4-20-2017

CONCERNING MATTHEW KOMOROSKI / FRAN PAUL / ARCADIA  
Applications

After reading the applications I feel as if I'm seeing just the tip of the iceberg and I have two questions.

The Applicants have presented the surrounding properties as vacant / single family dwelling. These lands are remote but they are not vacant. They are actively used and worked everyday by their owners, their families and their friends.

Until two years ago Matthew Komoroski lived on his property in peace. He has now moved off this property and a new group of people are being seen. There is now frequent armed four wheeler traffic with random gun shots fired.

Will this courtesy be extended to the visitors and security force planned for this project?

And will Amherst County vet any security force for the safety of the public and the residents of this community?

Martha R. Brown  
1630 Thrashers Creek Rd.  
Amherst, Va. 24521

303 Dug Hill Rd.  
Amherst, VA. 24521  
April 12, 2017

George J. Brine, Jr.  
128 Cricket Hills Dr.  
Madison Heights, VA. 24572

Dear George J. Brine, Jr.

I wish to pose the following reasons as to why the application for a zoning permit / special exception by property owners at 1658 Thrashers' Creek R. should not be approved:

1. Approval of this exception sets a precedent for commercialization of farmlands and nature areas.
2. We have 3 watersheds in the area facilitating fishing, picnicing, and nature studies.
3. Bird watchers will be adversely affected by loud noises and large crowds.
4. The Blue Ridge Trail offers jogging / walking, and nature studies already.
5. Farm lands and apple orchards are available for field trips by county school children.
6. Fish hatcheries, the Crabtree Falls, college nature studies at Sweet Briar, Randolph, Lynchburg, and L.U. offer young people extras beyond science classes in our schools.
7. There are amphitheaters experiences at colleges, some vineyards, indoor music space at Second Stage Amherst, in Lovington, at Winter Green, and Lockn' at Ryan Estate.
8. The narrow Thrashers' Creek Road will not accommodate an influx of traffic that will prove a safety hazard to families along the road.

9. Noise and  $H_2O$  pollution hazards are other negatives for this application.
10. Another major concern is the possibility of a forest fire like the one we had last fall (which originated in that very area).
11. Our county cannot afford protection for such on-going activities in a remote area.
12. Private property owners will be adversely affected in multiple ways.

As a retired elementary teacher, native to this area for 80 years, a respecter of keeping our natural resources serving us and beautiful, not only for our generation, but for our posterity, I beg you to say no to such endeavour in our county!

Thank you,  
Dean A. Mays

306 Dug Hill Road  
Amherst, Virginia 24521  
April 13, 2017

Amherst County Planning Commission  
Mr. George J. Brine, Jr.  
128 Cricket Hills Drive  
Madison Heights, Virginia 24572

Re: Arcadia Sanctuary Application for a Zoning Permit/ Special Exception

Dear Sir:

We are adamantly opposed to this zoning permit. We moved here seven years ago for the peace and quiet of these beautiful mountains, to be in the "boonies". The majority of the population in this area of Amherst County, Temperance area, is over 50 years of age. The second largest age group is families with small children. Because there are few jobs in the area, is one of the reasons, you have an older population that does not have a daily commute.

One of the first concerns with having an amphitheater for 300 people, is we would be on one of the roads that people would have to access to attend any events at this property on Thrasher's Creek. I drove a school bus in this county for a year. These roads are not set up to accommodate this amount of traffic on a regular basis. Many are in disrepair at this time, and need attention. Another route to this property, Sandidges Road, has a one lane bridge. After you pass the turn off for Mount Pleasant Road, Thrasher's Creek soon becomes a one-lane road. So, not only would you have the 300 people traveling these roads, you would also have vehicles carrying the bands, their equipment and entourage, and any employees hired to work these events. So what happens if there are more than 75 vehicles trying to park at this property? There is no parking room on the side of Thrasher's Creek Road. If people park there, not only will it block people that live on the other side of this property from being able to come and go during these events, but what if emergency vehicles need to get into the area?

Next, the noise factor produced from the music. Sound really carries out here. Not long ago, someone on Gidsville Road was playing music, and we could hear it in our backyard. When they have a ballgame on the corner of Althea and Dug Hill Roads, you can hear it at our house. And let's not forget our military flyboys with their flyovers. During the fire in our area, November 2016, the sounds and echoes of the helicopters sounded like they were going to land in our yard. Putting an amphitheater on that property with the backdrop of the mountain, would really make the sound carry even more.

There are already several outdoor venues in the area that can handle the crowds, traffic, and are much easier to access. Lazy Days Winery is the first one to come to mind. Outside of the county, is the Lockn property. Winton Country Club could be converted.

They already have water and sewer facilities. We have many businesses in the Amherst County and neighboring counties that offer all types of music.

I really don't know where to begin with these "agriculturally-based" learning classes that Arcadia Sanctuary is supposed to offer. Outdoor concert venues of live music with 300 people is in direct conflict with nature. There are many other sources that provide for agriculturally-based learning, from colleges, National Forest information, libraries, and internet.

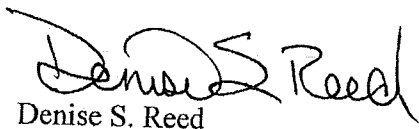
They have stated environmental awareness, but this business has filed no sight plans, no restroom facility plans, or any environmental impact plans. What happens if there are 300 people at the venue, and there is a hard rain or thunderstorm?

The application also mentions having wireless internet across multiple buildings on the property. Does this mean they will be providing classes via internet? Are they going to put up some sort of a tower?

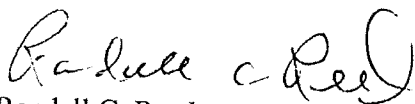
How will this affect our property values? And the reselling of our property? Amherst County is already one of the poorest counties in the state of Virginia. If properties can't be resold, they will go into disrepair, so fewer real estate taxes and personal property taxes will be collected.

The Arcadia Sanctuary application for a Zoning Permit/ Special Exception is very vague. A lot of unanswered questions, and direct conflicts in their stated purposes. If this zoning request is granted, you will have a very large group of unhappy people that have lived here all their lives, and those of us that chose to retire here because of the peace and tranquility in these mountains, that this business will take away from us. We are vehemently opposed to this zoning permit.

Sincerely yours,



Denise S. Reed



Randall C. Reed

To: Whom it May Concern :  
Tuesday April 11, 2017

Our names are Dale and Barbara Higginbotham  
1202 Thrashers Creek Road, Amherst, Va. 24521

I (Dale) was born on the farm July 19, 1935  
and am very familiar with the area. When the  
farm was sold in 2006 we kept  $3\frac{1}{4}$  acres and  
built a new home on Thrashers Creek Road.  
The farm is located by Mollys Mt Road and  
Thrashers Creek Road. We are now in our 11<sup>th</sup>  
year living in our present home. The neighborhood  
and community has been an excellent place to live  
and we would hate to see it change. We have  
a beautiful view of the surrounding area (360°)  
of the farm land, mountains and streams. Our  
Daughter and our twin grand Daughters love to come  
and spend time with us.

Our main concerns with the proposed zoning  
change are as follows:

- 1.) Increase of traffic on the secondary road  
which they are counting on 75 vehicles and  
300 people over the weekends for a six (6)  
month period from May through October.  
If this is for now what will it be like  
5-10 years in the future.

Also it would not be safe to walk or ride bicycles with this much traffic on the road.

We also like to walk our dog (Pepper Jack) and with this much traffic we would be afraid to do this. There are many bad areas in the road where if each person is not on their side of the road, it may lead to accidents and even death.

A lot of the people coming to the area will not be familiar with this situation. This is also a dead end road so if you go up the road, you have to come back the same way.

2) Parking is going to be a problem as with this many vehicles and if they park on the side of the road, it will be dangerous for people that live in the area to get by safely. Also this will create a problem and the law enforcement people will have extra duty to come and correct the problem.

3) Pollution:

With the number of people involved there will be more trash (cans, papers, etc.) thrown in the creek and wash down the creek which will end up in Thrasher Lake and then to Amherst, Va. where the town of Amherst obtains their water for their use.

Trash will be thrown on the Roads and in people yards, fields such as glass bottles, cans, paper items and etc for some one to clean up.

4.) Noise

Although we are not involved in this Particular phase where we live, I am sure the people who are close to the area will keep the Sheriff department busy with calls pertaining to the loud noise and not being able to enjoy their peaceful way of life. Anytime you get this many people together there will be drinking and other things not for the good of other people in the area, all of these items are not for the safety of the community.

The petitions we took around we did not have anyone in favor of reopening this parcel of land.

We hope the Planning Commission will say No to the approval of this request as we are definite against it.

Thanking you.

(Wale & Barbara Higginbotham)



Gracie Martin  
1645-1649 Thrashers Creek Rd.  
Amherst, Va. 24521

April 10-17

To: Jeremy S. Bryant,

We respectfully oppose  
the Special exception  
Request No: 2017-03 by

Frank Paul + Matthew

Konorski. We have lived

here for many years, with  
a peaceful neighborhood +  
community. The impact of  
loud music, traffic, and  
not knowing the kind  
of people coming in.

We feel it will not  
be safe, as we have  
known for many years.  
We also believe it  
will not be as they  
are proposing. We feel  
that this should be  
rejected.

Respectfully

David Martin  
1645-1649 Massena (Excll).  
Amherst, Va. 24521

(over)

To The Amherst County  
Planning Commission  
April 3, 2017

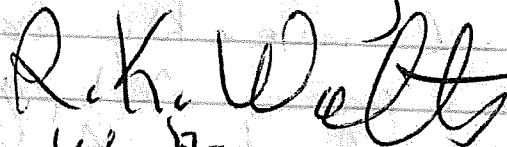
Regarding a proposed special exemption  
to the A-1 Residential Zoning  
on the South Fork of Thrashers Creek (Rt. 617)  
in Amherst County, Virginia.

In June of 2002 my wife and I  
purchased Valley View Farm at 1594  
Thrashers Creek Road on state Route  
617 in Amherst County. We had  
searched for 15 years to locate a  
quite, peaceful community where  
my wife could complete a book  
on North Carolina History and I could  
apply my skills in Architectural  
Restoration on an antebellum  
Farm house.

In 2013 I was diagnosed with  
PTSD which I have since been  
able to control with medication  
and weekly counseling sessions.  
Our peaceful, quiet setting at  
the foot of Little Mt. Pleasant  
has greatly aided in ~~my~~ the treatment  
of my Condition. In February of 2017  
I received a diagnosis of "Symptom Free"  
from my counselor.

With regular counseling and medication I hop to remain "Symptom Free".

However, in 2016 we began to experience loud music and an influx of added traffic due to music events that we being staged on Mr. Komoroski's Property. The road noise, added traffic and window pane rattling music are disrupting our peace and quiet. And I fear they will have a ~~def~~ negative effect on my prolonged recovery. I do not believe we have the infrastructure to handle the anticipate 300 individuals Mr Komoroski anticipate's will attend his paid events. I do not believe a commercial entertainment venue falls within the categories require for a special exemption and respectfully request that the Zoning board deny Mr Komoroski's Request.



Robert K. Walter  
1574 Thrasher's Creek Rd  
Amherst County, Virginia  
Phone 434-277-9668

Cathy Connor  
Joe Sokolowski  
364 Dug Hill Road  
PO Box 787  
Amherst, VA 24521-0787  
908-310-5412

April 10, 2017

Amherst County Board of Supervisors

PO Box 390

Amherst, VA 24521

To Whom It May Concern:

Four years ago, my husband and I drove into Amherst, falling deeply in love with the town, its people and the mountains. We purchased a home on Dug Hill Road that day with the plan to retire here. The here is now. As we worried with our neighbors through the fires on Mt Pleasant and Mt Molly through Thanksgiving we fell more deeply in love with our community. Now I have to wonder, did we make the right decision?

I have read over the Special Exception Application Requirements for the property located at 1658 and 1656 Thrasher's Creek Road Amherst Virginia 24251.

The beauty of our county, is its harmonious objectives to the people of the community and beauty of nature of the mountains. I can't imagine that not only will this disrupt the routine of the farmers and their way of life but the animals that have belong to the mountains over many centuries. This will cause the animals to be frighten, unnecessarily cause attacks to humans or nowhere for them to go to.

After last year's fire, does this mean that they will not be allowed to have fire pits for their campers as dictate governing the level of safety with winds and dry weather? Can the community with stand another fire like last Novembers? Will they be responsible for having the fire department and rescue squad personal available for fire and first aid. Three hundred people is a lot of people especially with BYOB not to see an accident waiting to happen. Who pays for this, us the tax payers?

I don't see how this is not going to change the visional beauty of this community. Our garbage dumpster is barely big enough for the local's garbage without adding more and extra pickups. This will only place an added burden on the taxpayers, who are already are struggling enough in today's world. Not to mention a septic system big enough to accommodate that many people

and if not, will the sewage leak into our brooks and streams making the animals sick from E.coli, just to name one horrible bacteria disease or better yet Hep A. If not properly maintained. Or will the toxic fumes from the port a pots be enough. They require cleaning weekly. Trunks will be commuting down Thrasher's Creek Road constantly adding more traffic noise to a quiet area. Our roads will not be able to with stand the traffic that will occur. Our taxes again will go up to pay for the damage that was caused by vehicles and not mother nature.

The resale values our homes will go down as no one is going to want to own or build a home next to an Amphitheater with loud bands and strangers camped in their back yards. I feel safe allowing my grandchildren to pay outside and I honestly would rethink my thoughts on that especially knowing that someone could possibly hurt them in unspeakable ways.

I understand that the Komoroski's have changed their residents from private ownership to an LLC which means they fully understand the legal actions that could never be taken against them personally but through a company. Allowing BYOB isn't going to limit the abuse of alcohol. It doesn't really take the responsibility off them either. They are still responsible for the outcome of the actions of the guest. Providing camp sites doesn't ease my mind. With the knowledge of what can happen when alcohol is involved. Which brings me to his security. As a taxpayer I am very weary of Arcadia Sanctuary hiring their own security. I would rather see them, have to hire 2 officers per 100 people paying the county for their time and half. Along with paying for the fire and rescue squad to be present.

I don't want this, my husband doesn't want this, the people in this community don't want this. This does absolutely nothing for this community. It isn't bringing jobs, it isn't bringing business, what it is doing is making a traffic nightmare, a reduction in real estate that is just barely bouncing back and it certainly doesn't make a family atmosphere or the family values I want instilled on my family. It will however make the owners of that property a bit wealthier. I hope that if the status of Agriculture is changed to a Commercial point for this gentlemen and that it would reflex in his tax rate not that of his neighbors. Would the 25 +/- acres then be restricted only to that area so that the area of property could never expand? How does this effect the historic history of the county? How does this effect the National Forrest?

I am hoping that we get to come to the meeting.

Sincerely

Cathy L. Connor

Joe Sokolowski

840 Stonewall Creek Road  
Amherst, VA 24521

April 7, 2017

Amherst County Planning Commission  
153 Washington Street  
Amherst, VA 24521

Gentlemen:

Although you will hear many emotional reasons why people who enjoy the peace and quiet of the Mt. Pleasant community do not want the noise and traffic of the city brought into our community, I only wish to address the safety aspect of the rezoning proposal.

We engineers have many technical classifications for highway constructions and I won't bore you with these, but let it suffice to say that the roads providing ingress/egress to the "Arcadia Sanctuary" area are as about as far down the classification scale as it goes. Mt. Pleasant Road, for example, is a narrow, hard-surface (irregular-surfaced) patchwork, non-centerlined, non-boundary-lined, tertiary road classified for use as a rural, local road. Even more important, in my opinion, is the fact that the winding, up-and-down nature of this road makes the driving on this road perilous at best, even for those of us who know the road, and simply dangerous for someone unfamiliar with the road, particularly at night, with or without alcohol impairment. There are at least a half dozen "blind spots" on this road where two oncoming vehicles have less than one second to correct their courses if one or both happens to be not entirely in their own traffic lane.

Please consider these facts when you make your decision. Thank you very much for your time.



Jeff Johnson, MSE



April 5, 2017

Amherst County Planning Commission  
153 Washington St.  
Amherst, VA 24521

To Whom It May Concern:

Four and a half years ago my husband and I purchased a home and acreage in the Mount Pleasant area just off Thrashers Creek Road. We were especially drawn to this area because of its natural beauty and its quiet, rural atmosphere. We are now dismayed to learn that the character of this neighborhood is threatened by a proposed Zoning Exception for 1656 Thrashers Creek Road to allow live outdoor music and overnight camping.

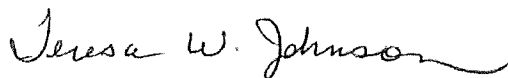
There are several areas I'd like to address concerning the proposed Special Exemption. First, I am concerned about the increased traffic on rural country lanes not fully equipped to handle it. The roads leading to this venue are narrow and winding, and in my opinion, not conducive to providing safe passage for an increased volume of traffic accessing weekend events at the property. I am concerned for the safety of the residents who must travel these roads daily for their jobs and day-to-day living. I feel that the increased traffic on such roads exponentially increases the risks of serious accidents and bodily harm.

Secondly, as I mentioned above, the quiet, peaceful character of this area is one of its greatest charms. Many families have lived in the area for generations enjoying the rural, country-living it so ideally affords. I sincerely feel that live outdoor music at events from May until October would be extremely detrimental to the surrounding properties and to the peace that we all should be able to enjoy as tax-paying citizens of Amherst County. Wildlife and farm animals also abound in this area. They too would be negatively affected by live music playing from lunchtime until the evening hours. I realize that the persons requesting the Exemption are also tax-paying citizens, but I don't feel that the wants and desires of one party should threaten those of so many others.

Thirdly, after the devastating forest fire on Mt. Pleasant in November, it's frightening to think of overnight camping at multiple sites in an area that is hard to access and where campfires will surely be part of the setting. I feel this would expose other property owners to an increased risk of fire and possible loss or harm to their properties, possibly even their lives.

In closing, I know that change and growth are a part of our culture and the times we live in. I am not opposed to live music concerts and camping in the right settings. I just do not believe that the property in question affords either the access or safe setting in which such a venue should be located.

Sincerely,



Teresa W. Johnson

April 10, 2017

Amherst County Planning Commission  
153 Washington Street  
Amherst, VA 24521

Dear Commissioners:

As concerned citizens of the Mount Pleasant Community, we wanted to address the Arcadia Sanctuary, LLC's application for a special exception. It is our opinion that the applicant meets none of the required standards.

- a. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the county's comprehensive plan and/or this article;

***Disagree. In our opinion, any reference or similarity to the county's comprehensive plan is to the benefit of Arcadia Sanctuary, LLC and their attempt to receive special exception and not for the good of Amherst County or the Mt. Pleasant community.***

- b. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

***Disagree. The Mt. Pleasant area of the county consists of farm land and single family dwellings. The appearance of the alterations already underway at the location in question are similar in appearance to a turn of the century West Virginia mining camp, with multiple shed type buildings, common buildings, gravel/dirt roads replacing forests and a yurt, along with an apparent disregard for the environment. The surrounding land has been cleared and consists mostly of bare dirt, rather than forest and pasture land like the rest of the surrounding area.***

- c. Will not be hazardous or disturbing to existing or future neighboring uses;

***Disagree. Mt. Pleasant Road and Thrashers Creek Road were not built to handle the traffic volume proposed. Any parking or vehicular congestion at the site would prevent emergency responders from getting through and we have multiple sick and elderly neighbors up above the complex. These curvy, country roads are already a hazard to drive on and with the addition of that many vehicles, some under the influence of alcohol and other drugs, we are risking lives needlessly***

*The level of noise on the weekends will be extremely disturbing to the residents' peace and quiet, hunting, fishing, hiking and family time, and also to the area's wildlife habitats. One of our favorite things about Mt. Pleasant is its complete silence, affording the ability to hear the birds, wind and the rush of Thrashers Creek.*

- d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structure, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

*Disagree. The existing roads cannot withstand the wear and tear created by an additional 300 visitors every weekend. Thrashers Creek Road is surface treated, not even paved, and surface treated roads are not designed to handle that kind of traffic, nor the weight of excessive construction equipment and port-o-johns being delivered.*

- e. Will not create excessive additional requirements at public costs for public facilities and services and will not be detrimental to the economic welfare of the community;

*Disagree. The number of people attending the events will undoubtedly require police presence at a tremendous additional cost to the county, and the fire rituals performed at these events greatly increases the likelihood the fire department is needed, as well.. The likelihood of another forest fire in the George Washington National Forest increases exponentially with multiple fires burning on the property most weekends, for 6-8 months of the year. We also believe the economic welfare of our community is in danger, with property values that will be negatively affected.*

- f. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odors, or water pollution;

*Disagree. The entire proposed plan is detrimental to the people, property and general welfare of the Mt. Pleasant community. Black Metal music concerts, high decibel sound levels, 300 Black Metal music fans, the vehicles they will use to travel to and from the venue, likely under the influence of alcohol and narcotics, and multiple campfires threatening our forests, are all detrimental to the people of this community, the property located in this community and the general welfare of this community.*

- g. Will have vehicular approaches to the property which shall be so designed as not to create any interference with traffic on surrounding public streets or roads;

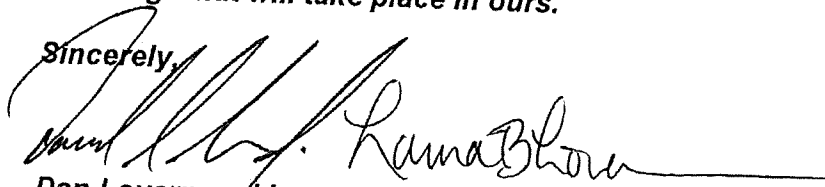
*Disagree. There is no way around the fact that traffic will be interfered with – this is impossible – we are talking about as many as 300 vehicles every weekend from May through September, and probably longer if the concerts go on throughout the fall as they did last year.*

- h. Will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance.

*Disagree. The destruction of the natural scenic features has already occurred. One only needs to ride out to the property to see the harm that has been done and the obvious difference in this property and those surrounding it. It is an eye sore in appearance already and will be the ruin of this fine community if this special exception is approved.*

*We hope you will consider what you would want in your back yard when deciding what will take place in ours.*

*Sincerely,*

  
Dan Lovern and Laura Brockman Lovern

April 10, 2014

To whom it may concern,

Twenty eight years ago my family embarked on a two year search for real property to move our young family out of the city of Lynchburg. We found our dream property on Thrashers Creek Road. We built our beautiful home and moved our family to what we have named "Finally There" because we feel that it is the most beautiful, peaceful and spiritual place that we could ever live. We raised our children, then moved our elderly parents here to have security and peace for the rest of their lives. Our children are now prepared to move back here to help us in our retirement. We do not wish to listen to music so loud that it vibrates our house, nor walk the road cleaning up trash after an "event." The traffic is also a concern because we have livestock and pets and we enjoy walking beside the creek. So please, when you cast your vote concerning the re-zoning of Thrashers Creek Road for Arcadia LLC, consider it could be in your back yard.

Respectfully,  
Graham M. Harker  
"Finally There Farm"

Ken's Letter for Meeting 4/10/17 &

For 4/20/17 BKH

To our county employees, our elected officials, and my community,

I would like to address the proposed Arcadia Sanctuary's request for a zoning exception in our community. During this process of absolutely opposing their proposal I have noticed several concerning patterns. First, I have noted their effort to physically remove a resident (Gregory Cogdill) violent sex offender from "overseeing" this project (Arcadia Sanctuary) by relocating his official address from 1656 Thrashers Creek road to Gidsville Road in December 2017. Please note though, that he continues to oversee this project which, as they report, is for families (adults and children) to enjoy an evening of relaxation. Gregory Coghill and Matt Komoroski have been the ones playing music (Arcadia Sanctuary's Mondo Stage) together throughout 2016. Furthermore, over the past two years they have progressively worked towards their agenda regardless of the impact on the community and environment.

Next is the concern associate with the individuals as well as illegal drugs traveling into our community. From witnesses who have attended previous Arcadia Sanctuary gatherings, I have personally been informed of the drugs observed by one individual, the fear which was instilled upon another who could not wait to exit the gathering, and finally the observation by another individual where a group of males ascended up the mountain to conduct a ritual. The young lady that reported the latter behavior attended the Arcadia Sanctuary with a male (Maurice Michaely) from the Wolves of Vinland (please look up Paul Waggener and Wolves of Vinland online). Mr. Michaely had been convicted of conducting animal sacrifice and burning down an African American church in Haymarket, VA (please look Mr. Michaely up online through the Virginia Courts System). She also noted that witchcraft was a part of that celebration in which she attended at the Arcadia Sanctuary. Though the Arcadia Sanctuary may not follow the Wolves' philosophy where they are a Pagan/Neo-Nazi hate group, by having just one of its members attend only one of their gatherings, the Arcadia Sanctuary becomes an affiliate/associate of that group as well. Please also note that both of these groups practice and play satanic music.

Finally, I would like to express another concern to our county employees as well as elected officials (i.e., zoning office, Board of Supervisors, etc.). Since I became involved in this opposition to the proposed Zoning Exception for the Arcadia Sanctuary, I have been somewhat disappointed in the response to our community's concerns. I have been told that we need to calm down, to let the county officials handle this situation. I have been told that some things could be viewed as hearsay, that concerns regarding certain behaviors at the Arcadia Sanctuary had to be proven/backed with evidence, and that we should be careful as to how much we complain regarding this matter. Well, I take offense to this tone coming from any hired or elected official. If this matter was before your front or back door, perhaps you too would be concerned about the welfare of your community and not so much about being politically correct. I have provided three eye witness accounts in the previous paragraph, each of which I have no reason to doubt. How is it that the burden of proof falls upon the ones who are effected by this proposal and seemingly not so much on the ones who are initiating it?

We have a situation here that is becoming more and more alarming daily. The application and proposal that has been provided to the county is in no way reflective of what has been occurring in our community for the past two years. Neither is the context of their true agenda, going forward, presented in their request. I respectfully request that you deny this proposal at the meeting on April 20th and do not allow this to go on any further.

B K Melt

1903 THRASHERS CREEK RD

## Cindy Letter for meeting

To my neighbors

My name is Cindy Gilbert. I live at 1903 Thrasher's Creek Rd in Amherst. I have lived at this address since I married my husband, Ken, on April 24, 2004. He built our house and we intend to live our lives out here. My daughter and I moved here from Greene County when I was 37 and she was 10 years old. She grew up here and loves it too. We love living at the bottom of the George Washington National Forest on our dead end road with Thrashers Creek running through our front yard. We enjoy our chickens and our dogs and soon we will have hogs. We have numerous gardens and fruit trees each year and we can our food and eat a lot of deer meat. We are "homesteading" as much as possible and it's not a new trend for us, we were raised this way and intend to pass these traditions on to our children and grandchildren.

The safety and peacefulness that we've enjoyed for years is now in jeopardy. In the 13 years that I have lived here, I've never, ever been nervous about my neighbors. I've never been concerned about my grandchildren riding their bikes down the road. I've never been concerned about my daughter's car possibly breaking down in front of the wrong people's house. My husband and I used to walk up and down Thrasher's Creek Rd for exercise, but now feel uneasy doing that. This is not Chicago or New York, where you should be cautious of others, this is the country on an unlined road where country people believe in God, go to church, raise their kids and have good lives. It's not that way now and we feel if the Arcadia Sanctuary is able to proceed with their "Summer of Love" concert series, our world will be tossed upside down.

Not only will there be loud music, traffic and trash, but there will be drugs and alcohol. Cigarettes being tossed into the woods and we all know that we do not need another forest fire, we may not be so lucky next time. Party people will be coming into our neighborhood, trashing it out and then leaving until the next party. They are advertising that these will be "peaceful nights under the stars", but I cannot find peace in heavy metal music. The types of people who will be coming to these parties are not your average teen-ager out for a night. These people are truly dangerous. They are associated with the Wolves of Vinland who are satanic worshippers, who sacrifice animals and have fight clubs. This is not hear-say. Their link on the World Wide Web shows it all for the world to see. You do not have to be a facebook "friend" to see what kind of people these are. They carry AR-15's and swords on their sides. They paint their faces with blood and dance around the fire. One visitor to the Arcadia Sanctuary was a white supremacist who burned down a church (google Maurice Michael), was given a twenty year sentence only to serve just over two years in prison via a guilty plea agreement. Google the sex offender list for Amherst County and you will see another of the originators of the Arcadia Sanctuary, Gregory Coghill. He is a violent sex offender with three convictions. One of the bands that are already scheduled for the "Summer of Love" concert series, Gretchen McMahan for June 17th and September 2nd, 2017 also played for the Houston Witches Ball in Houston Texas in 2014. I can only wonder why it was titled that. Because I am a Christian and I believe in God with all my heart, I also believe in the devil and evil. Evil is real and Satan is becoming even more obvious in our world today. We can only try to save our little safe spot in the world, our homes.

This is information that is all over the internet, however they have cleaned up much of their social media postings. I suppose the Arcadia Sanctuary originators believe we are all stupid and cannot look this information up for ourselves. There is only enough information on the web to scare me to death. I do not want to know any more. I just know that I do not want these activities at my front door all summer long. We all pay our taxes on our houses, our cars, our roads, our wages and even \$7.00 per year for our dogs. We should not have to put up with this mess. If it is able to happen and no one does anything, it

will only become worse. Our home is the only thing that we will be leaving our children and grand children when we die, a piece of us that we built with our hands. Who would really want to come here for peace and quiet when they will have to worry about their safety?

*Cindy Gilbert*



Charles and Susan Ivins  
1454 Thrashers Creek Road  
Amherst, Virginia 24521  
434-277-8343  
mtnsidefarm2@aol.com

Since relocating to our horse farm twenty-eight years ago, we have enjoyed the peaceful, quiet nature of this community. With little traffic – mostly residents – it has been a safe area. Everyone is considerate; enjoying friendships and helping each other when needed...and at other times allowing everyone their desired amount of privacy.

We believe that the Komoroski's proposed special use is completely incompatible with this area's well established character.

The increased traffic will present a hazard on the narrow, windy, dead end road.

The influx of partyers will present many risks.

And the noise will fracture the peace and quiet – disturbing humans and wildlife.

Finally, despite promises to manage these problems, the applicants have already demonstrated their disdain for the community by proceeding with these events – and the construction/excavation - last year, without the required permissions.

We chose to live here for the existing character of privacy and quiet. While we understand that growth happens – and we've certainly seen plenty in the past twenty-eight years – we vigorously object to such a drastic change. There are locations that can better support the usage being proposed. The Thrashers Creek Road vicinity is simply not suitable. It will profoundly change the essential character of the community, and will have a negative impact on the established lifestyle of its residents.

See: Charlie Lin  
4/10/17

Jeremy Bryant  
Director, Planning and Zoning

Wendy Kendrick  
668 Sandidges Road  
Amherst, VA 24521  
April 10, 2017

RE: Application for a zoning permit/special exception submitted by Fran Paul  
Zoning permit submitted by Matthew Komoroski

Dear Mr. Bryant,

I am writing to voice my opposition to the above referenced applications submitted to the Amherst Planning Commission 3/24/17. I feel very strongly that the intended uses of the property as proposed in the applications are unreasonable and far too intensive for this area. The property in the request (tax map parcel 26 A 10A) is located on a dead end, narrow road, within the protected watershed. The volume of traffic, attendees and music proposed in the applications are all excessive for this area and may constitute a mixed nuisance (public and private). The residents of the community have expectations of privacy, road safety and quiet enjoyment of their property. A venue such as the one proposed would be better located next to a major road like the wineries on Route 29 and the Loch'n Festival in Nelson County.

Zoning is in place to enforce restrictions of property uses in specific locations to maintain the quality of a neighborhood. I request that you deny the referenced applications.

Sincerely,

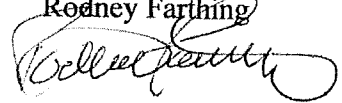


Wendy Kendrick

To the Amherst County Planning Commission:

My name is Rodney Farthing and my residence is 578 Mollys Mt. Rd. I received news Friday April 7<sup>th</sup> that Fran Paul had submitted an application for a special permit to allow Matthew Komoroski to establish an education center and event venue on Thrashers Creek Rd. After reading their purpose for this permit I find that I am highly opposed to it. I have lived here for over 35 years and it has been a peaceful and quiet neighborhood. Aside from that we border the National Forest and our water which is still clean, flows into the county's watershed lakes. I believe the activities which they intend to bring here will be detrimental to our quiet neighborhood and pollute our land and streams as well. Also our roads are not built to handle the traffic that they intend bring in. I am convinced that we would regret giving them a special permit for this.

Respectfully submitted,  
Rodney Farthing



1630 Thrashers Creek Rd.  
Amherst, Va. 24521  
April 11, 2017

## Opposition to Matthew Komoroski / Fran Paul Applications

We feel this project is being forced on us.

We are for progress in Amherst County but in a constructive way that is good for all residents

We have looked at this project and found the problems to be numerous.

### ① Environmental & Community Impact

- ④ The construction of a bridge and a holding pond and the destruction of trees left in piles has already destroyed wildlife habitat. This was done without a site plan or feasibility study being filed with the county or Army Corp of Engineers
- ⑥ Construction of buildings, decks, well and septic system under residential (not commercial) permits
- ⑤ Safety concerns for the public and wildlife. This property and those that surround it are hugged by the Mt. Pleasant National Scenic Area. Crows, camping, alcohol, tiki torches mixed with the forest, bears, bobcats and poisonous snakes. One hour to the nearest hospital.
- ④ County roadway through this community is not even 2 lanes wide (1½ wide) with many blind spots and curves and a final dead end. The roadway follows the creek and any parking there would have an impact to the creek and the roadbanks. No parking plan has yet been shown to us. Large Vehicular traffic blocks emergency vehicles.
- ⑤ Quiet is our greatest treasure. Loud decibel music (which we have already been treated to without permit) can be heard for miles destroying the quiet nature of this community.

②

④ Trash from this property is already a burden to others. No county pickup - nearest dumpster 6 miles away.

### ② Management

- ① Contradictions on building permits and Zoning Applications
- ② Applicants not residents on site
- ③ community calls to police and county officials for assistance
- ④ no agricultural activity seen
- ⑤ no organized curriculum seen
- ⑥ bed and breakfast without county license

### ③ Property Line Violations

Due to the open nature of the land it is tempting for visitors to violate the rights and boundaries of others. By seeking a better view, looking for water, cutting firewood, following an animal, curiosity, or just getting lost (multiplied by the number in the crowd), they ignore signs, fences, property rights, habitat and privacy.

There are places in Amherst County for commercial ventures, many already underutilized. There are designated areas for music venues, schools, accommodations and fundraisers. There are procedures in place for licenses, permits, and accountability.

We are asking all to recognize there is a place to call home. Don't exploit our community for obvious open ended commercial ventures.

Martha R. Brown Edward P. Brown

(3)

#### ④ Economic Impact

The agricultural products of this area are livestock, wild game and trees.

All are dependent on a good water source, time to grow and careful handling.

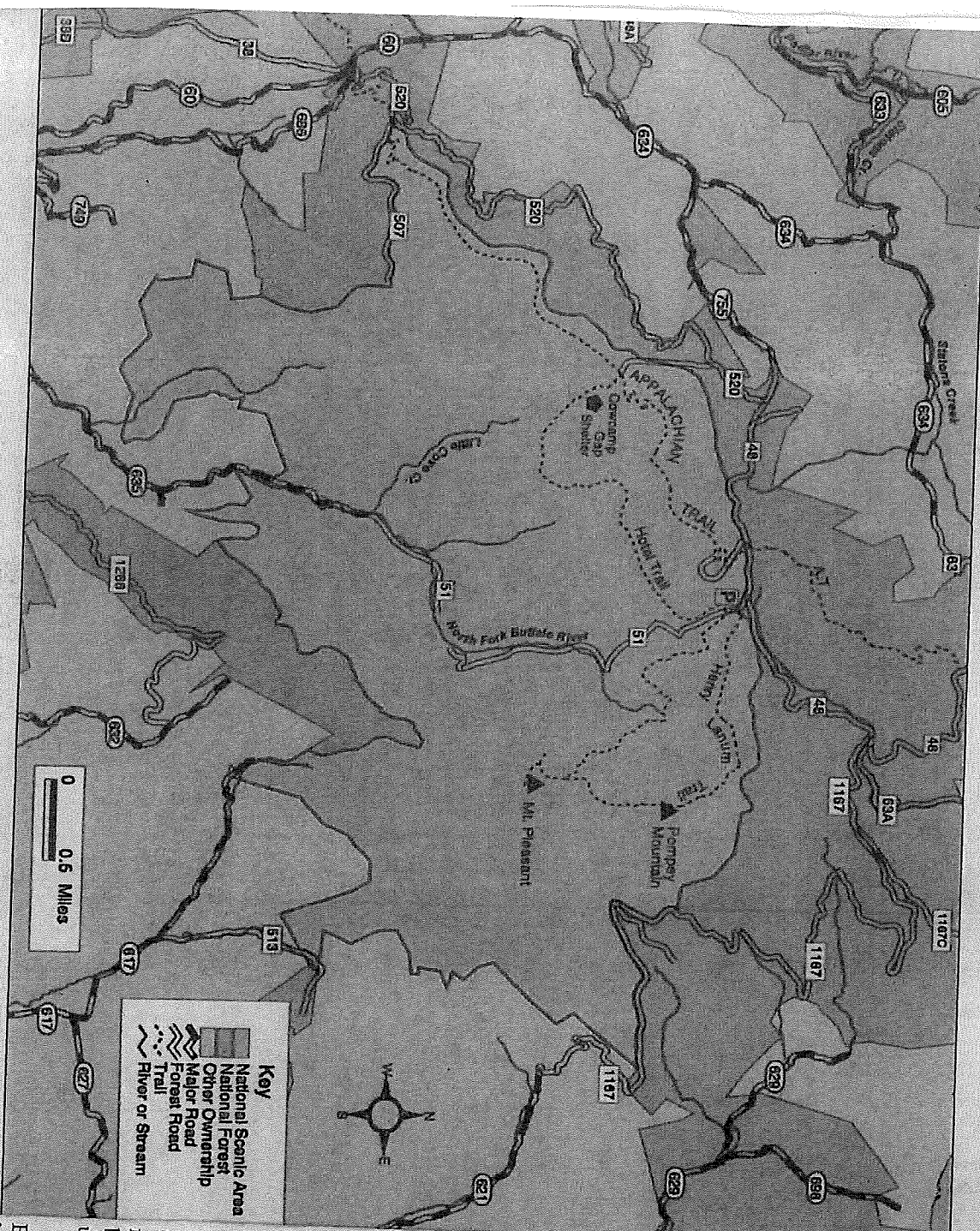
The animals often share the roads with us. Any increase in traffic would disturb the balance.

Martha R. Brown  
Edward P. Brown



# MOUNT PLEASANT NATIONAL SCENIC AREA

## GEORGE WASHINGTON NATIONAL FOREST



*Neighborhood in question*

### LEAVE NO TRACE

The following principles will enhance your enjoyment of the Mount Pleasant National Scenic Area and minimize impacts on this outstanding resource.

#### Plan Ahead and Prepare

Know the regulations and obtain a map. Travel in small groups; recommend groups of 4-6. Prepackage food in reusable containers. Prepare for all types of weather.

#### Travel and Camp on Durable Surfaces

Stay on designated trails; walk in single file. Do not cut switchbacks. When camping, choose established campsites. Don't clear vegetation or dig trenches. Camp at least 200 feet from streams to avoid pollution.

#### Dispose of Waste Properly

Pack It In, Pack It Out! Go a step further and carry out trash left by others. Dispose of human waste in catholes dug 6-8 inches deep at least 200 feet from water, camps, and trails; cover and disguise with loose soil, sod, and sticks. Wash yourself and dishes 200 feet from springs or streams. Scatter strained dishwater.

#### Leave What You Find

Take Only Photos, Leave Only Footprints! Don't remove artifacts. Leave rocks, plants, other natural objects where found. Don't build structures or dig trenches.

#### Minimize Campfire Impacts

Use a lightweight portable stove for cooking. If you have a campfire, use established fire rings or mound fires away from brush, logs, or trees. Keep fires small. Use only dead, downed wood that can be broken by hand. Burn all wood and coals to ash. Make sure fire is dead-out before leaving.

#### Respect Wildlife

Observe wildlife from a distance. Never feed wild animals. Feeding damages their health and alters natural behavior. Store rations and trash securely. Keep pets under control at all times.

#### Be Considerate of Others

Be courteous. Yield to other users on the trail. Take breaks on durable surfaces away from the trail. Let nature's sounds prevail. Keep noise to a minimum.

Planning Commission 4-11-17

I found this ad on Air BNB on 4-2-17. on 4-3-17 I went to the Commission of Revenue office to see if there was a Business license for this Business. Jane Irby told me there was no license for this location.

I returned one hour later with the ad and Jane Irby told me she <sup>just</sup> received a E mail inquiring about a license from Fran Paul.

The ad was no longer on Air BNB on 4-5-17

Edward P Brown



Subj: **Komoroski**  
 Date: 3/19/2017 3:01:03 P.M. Eastern Daylight Time  
 From: [REDACTED]  
 To: [REDACTED]

Philip Komoroski

March 4 at 10:10am

So, I read a fascinating 155 page report last night on the economic outlook and strategic plan for my county. In this report, notes that the counties rural nature affords many opportunities for business growth based on it's natural resources; like outdoor recreation and agricultural education - while its greatest weaknesses include: "resistance to change", "Lack of vision, leadership, and innovation", "closed thinking", and "anti-growth sentiment" Soon I will step in front of the Planning and Zoning Board, then the Board of Supervisors with this report in hand, to battle "for" my planned business. Wish me luck. In case you live in Amherst County, and want to read this report (which is spot on from what I have seen during my time here) the link will be in the comments. #RESIST

Like Show more reactions

Comment Share

77

**Comments**



Philip Komoroski <http://www.amherstvabusiness.com/.../Amherst-Strategic...>  
Like · Reply · March 4 at 9:11am



Mark Letourneau Last time the county revisited the Comprehensive Plan it had language strewn through it that was an outright attack on property rights. Looks like it's time to resurge the Concerned Citizens of Amherst County group.

Like · Reply · March 4 at 9:22am



Philip Komoroski I am laser-focused on getting our business plan approved. Nothing else is on my radar right now. I fully plan to use multiple sections of this report during any arguments that may come up attempting to thwart our plans. Their own words spell out exactly where the resistance may lie, and outlines how best to defeat it.

Like · Reply · 2 · March 4 at 9:25am



Mark Letourneau I will assist.

Like · Reply · March 4 at 12:31pm



Write a reply...

Browse...

10/18/2016

## Amherst County, VA Code of Ordinances

ARTICLE II. - NOISE<sup>[2]</sup>

## Footnotes:

--- (2) ---

*Editor's note—An ordinance adopted on July 10, 2001, amended Art. II in its entirety. Former Art. II pertained to similar subject matter and derived from an ordinance adopted on Sept. 1, 1982.*

## Sec. 10-26. - Short title.

This article shall be known as the "Noise Ordinance of the County of Amherst, Virginia."

(Ord. of 6-10-01)

## Sec. 10-27. - Declaration of policy.

It is hereby declared to be the public policy of the County of Amherst to promote an environment for its citizens free from excessive noise that jeopardizes their health or welfare or degrades the quality of life within Amherst County.

(Ord. of 6-10-01)

## Sec. 10-28. - Definitions.

*Emergency work* shall mean work necessary to restore property, public or private, to a safe condition following a state of emergency or a local emergency declared pursuant to Chapter 3.2 of Title 44 of the Code of Virginia, 1950, as amended, or its successor, or work required to protect persons or property from immediate exposure to danger, including work performed by the Amherst County Service Authority or by public or private service companies when emergency inspection, repair of facilities or restoration of services is required for the immediate health, safety, or welfare of the community.

*Motor vehicle* shall mean a self-propelled vehicle including passenger cars, trucks, truck-trailers, semitrailers, campers, racing vehicles, and any motorcycles, including, but not limited to, motor scooters, mini-bikes, all terrain vehicles and three-wheelers, as defined in Code of Virginia, § 46.2-100.

*Person* shall mean any individual, corporation, cooperative, partnership, firm, association, trust, estate, private institution, group, agency or any legal successor, representative, agent or agency thereof.

*Sport shooting range* shall mean an area or structure designed for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any other similar sport shooting.

(Ord. of 6-10-01; Ord. No. 2012-0012, § 1, 10-16-12)

dwelling unit or on the property of another, or through partitions common to two (2) or more residences within a building.

- (3) Using a radio receiving set, an audio cassette player, a compact disc player, a loudspeaker, or other device in public for the production of sound in a motor vehicle at a volume sufficient to be plainly audible at fifty (50) feet from such vehicle.
- (4) Allowing an animal to howl, bark, whine, meow, or make other such noises which are plainly audible on the property of another person and which occur repeatedly or continuously for a period of thirty (30) minutes or more in duration, except that this prohibition shall not apply to a county shelter or pound, a kennel licensed under County Code section 3-59, or to livestock or poultry.

(Ord. of 6-10-01; Ord. No. 2012-0012, § 1, 10-16-12)

#### Sec. 10-32. - Penalties.

- (a) A single violation of this article shall constitute a class 4 misdemeanor and may result in the imposition of a fine of not more than two hundred fifty dollars (\$250.00).
- (b) A second violation of this article within any twelve-month period shall constitute a class 3 misdemeanor and may result in the imposition of a fine of not more than five hundred dollars (\$500.00).
- (c) A third violation and every additional violation of this article within any twelve-month period shall constitute a class 2 misdemeanor and may result in confinement to jail for not more than six (6) months and imposition of a fine of not more than one thousand dollars (\$1,000.00), either or both.
- (d) Any person operating or controlling a source of sound shall be guilty of any violation caused by that source. If that person or persons cannot be identified by direct evidence, a court may infer that any owner, tenant, resident or manager physically present on the property where the violation is occurring was operating or controlling the sound source. Such inference may be rebutted by any person so charged.
- (e) This section shall not be construed to limit the ability of any person to institute a common law civil proceeding to abate any excessive sound that is alleged to constitute a public or private nuisance.

(Ord. of 6-10-01; Ord. No. 2012-0012, § 1, 10-16-12)

#### Sec. 10-33. - Reserved.

**Editor's note—** Ord. No. 2012-0012, § 2, adopted Oct. 16, 2012, repealed § 10-33, which pertained to undue hardship waivers and derived from Ord. of June 10, 2001.

#### Secs. 10-34—10-39. - Reserved.

Mrs & Mrs Brown

VIP 46  
invite



Saturday

LIVE!

MAV  
28th

**AT THE MONDO STAGE**

IN THE AMPHITHEATER AT ARCADIA ON MOUNT PLEASANT, AMHERST, VA

The  
**MONDO JELLY  
KINGS**

FOR FAMILY & FRIENDS OF ARCADIA SANCTUARY

COME PREPARED TO STAY THE NIGHT & ENJOY THE SHOW  
UNDER THE STARS IN THE BEAUTY OF THE MOUNTAIN  
83 ACRES OF HIKING TRAILS AND CAMP SITES - MORE  
For show times and information contact us at  
[mountainwizard1966@gmail.com](mailto:mountainwizard1966@gmail.com)



**Saturday, Sept. 17th Show at the  
Campgrounds at ARCADIA**



***The MONDO JELLY-KINGS***

**Featuring Special Guest Artists**

**Firecracker  
Jam**

More will be  
announced soon at  
the Mondo Stage  
at Arcadia

**Admission is FREE!!! Bring your own & stay the night  
at the gorgeous campgrounds and amphitheater  
located at 1656 Thrashers Creek Road in Amherst Co.**

Enjoy the great weather, beautiful night sky and relaxed atmosphere  
of the performances on our theater style stage with professional lighting system  
and 16,000 watt JBL/Crown FOH sound system with big pro sound

# GRETCHEN MCMAHON

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[BIO](#)
[CALENDAR](#)
[STORE](#)
[AUDIO](#)
[PHOTO GALLERY](#)
[BLOG](#)
[PRESS / REVIEWS](#)
[CONTACT](#)
[GRETCHEN AND  
THE SCOTTS](#)

## UPCOMING DATES

### THURSDAY, MARCH 16TH, 2017

Dahlia Woods Gallery

Third Thursday - 7:00 PM

232 LBJ

San Marcos, TX 78666

### THURSDAY, MARCH 23RD, 2017

Dahlia Woods Gallery

Gretchen and The Scotts - 7:00 PM

232 LBJ

San Marcos, TX 78666

214-763-7123

Gretchen and Scott McMahon along with Scott Wade play for you as you see wonderful art.

### SATURDAY, JUNE 17TH, 2017

Arcadia Sanctuary

Gretchen McMahon and Friends - 7:00 PM

Amherst, VA

### SATURDAY, SEPTEMBER 2ND, 2017

Arcadia Sanctuary

Gretchen McMahon and Friends - 7:00 PM

Amherst, VA

## PAST DATES

### SATURDAY, MARCH 11TH, 2017

San Marcos Courthouse Square

Art Squared - 2:30 PM

111 E. San Antonio St

San Marcos, TX 78666

GO LIKE GRETCHEN  
MCMAHON



SIGN UP FOR GRETCHEN  
UPDATES

Join the email list!  
Email Address

JOIN!

3/14/2017

Long Strange Night

Long Strange Night

Friday, June 9 @ 9:00 PM Fri, Jun 9 @ 9:00 PM

The Clubhouse Bar and Billiards, 21174 Timberlake Road, Lynchburg, VA

Playing Originals, Grateful Dead, Beatles and Blues!!!!

[Share](#)[View on Google Maps](#)

Jun10

Long Strange Night

Saturday, June 10 @ 9:00 PM Sat, Jun 10 @ 9:00 PM

Dogtown Roadhouse, 302 Locust St., Floyd, VA

Playing originals, Grateful Dead, Beatles and Blues!!!

[Share](#)[View on Google Maps](#)

Jun17

Long Strange Night

Saturday, June 17 @ 6:00 PM Sat, Jun 17 @ 6:00 PM

Arcadia Sanctuary and Mondo Stage, Amherst, VA

Playing Grateful Dead, Beatles, Blues and Originals!!!

[Share](#)[View on Google Maps](#)[2 3 Next Last](#)[View previous events](#)

•

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•

•

## Long Strange Blog

ERIC HOLLANDSWORTH IS THE NEWEST ENDORSING ARTIST FOR SPECTOR BASSES!

\$70 per night

[Overview](#)
[Reviews](#)
[The Host](#)
[Location](#)

## Retreat to the mountains in comfortable style.

Amherst, VA, United States



Fran

Check In

Check Out

mm/dd/yyyy

mm/dd/yyyy

Guests

1 guest



Book

You won't be charged yet



Entire home/apt



3 Guests



1 Bedroom



2 Beds

### About this listing

Really want to get away from it all? You should seriously consider coming to stay at the red yurt situated on Arcadia Sanctuary. You can enjoy beautiful surroundings in the heart of nature with a bubbling creek just a stones throw away. Enjoy getting away from it all, without the discomfort. It has a comfy bed, and the basic necessities of modern life. A great place for honeymooners or singles. Expect a warm welcome and an enjoyable stay, if I can help make it better for you, I will.

### Contact host

#### The space

Accommodates: 3

Check In: 1PM - 9PM

Bathrooms: 1

Check Out: 10AM

Bedrooms: 1

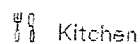
Property type: Yurt

Beds: 2

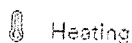
Room type: Entire home/apt

#### House Rules

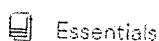
#### Amenities



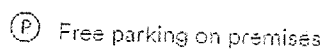
Kitchen



Heating



Essentials



Free parking on premises

+ More

#### Prices

Extra people: No Charge

Cancellation: Flexible

Weekly Discount: 21%

#### Description

##### Sleeping arrangements



Bedroom 1

1 double bed, 1 floor mattress

##### The space

Lie in bed and look at the stars. Plenty of space to put your clothes

Save to Wish List

17 travelers saved this place

Save to Wish List

17 travelers saved this place



Report this listing

Save to Wish List

17 travelers saved this place



Report this listing

Save to Wish List

17 travelers saved this place



Report this listing

Save to Wish List

17 travelers saved this place

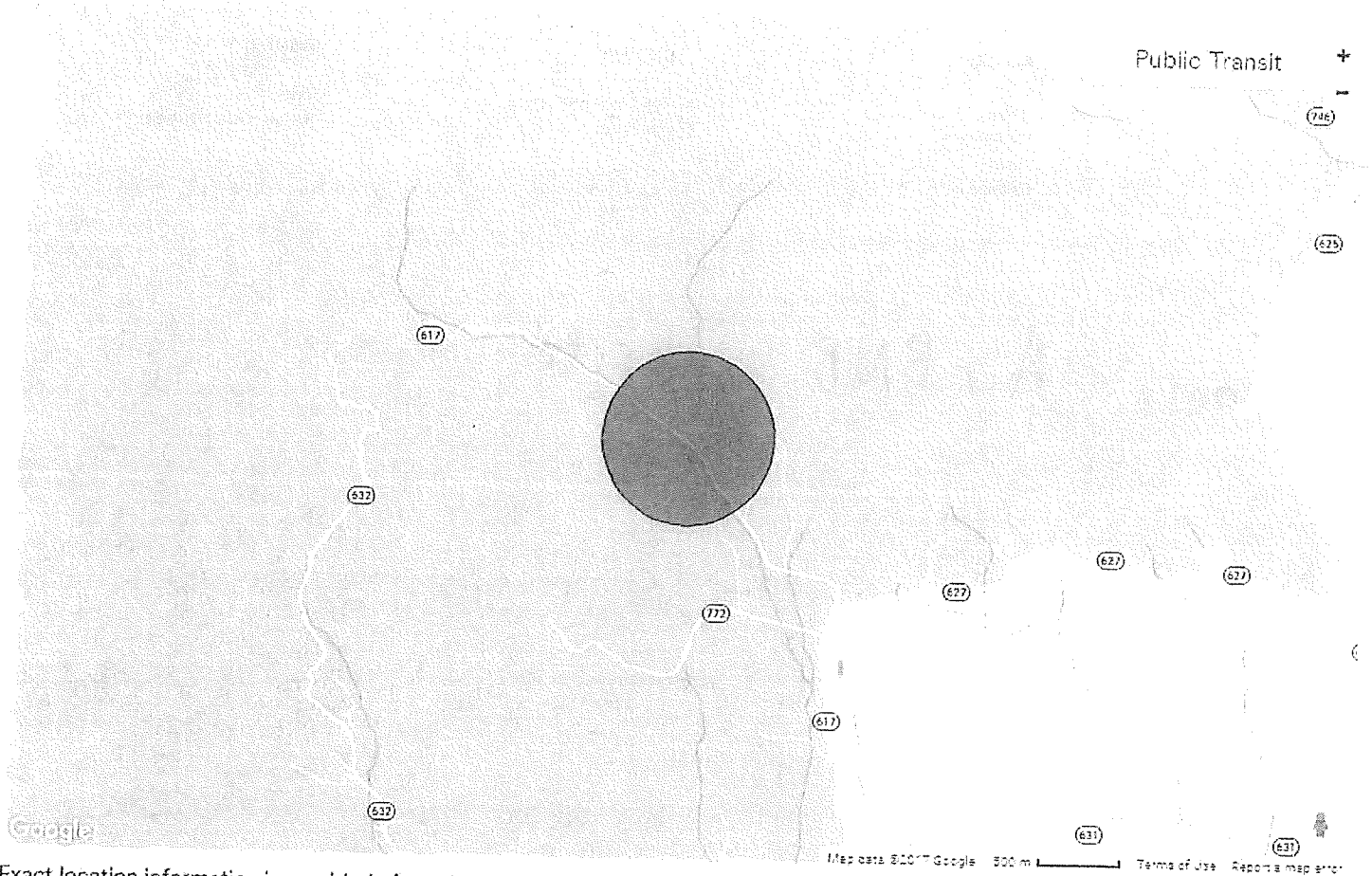


Report this listing



## The neighborhood

Fran's home is located in Thrashers Creek Road, Amherst, Virginia, United States



Exact location information is provided after a booking is confirmed.

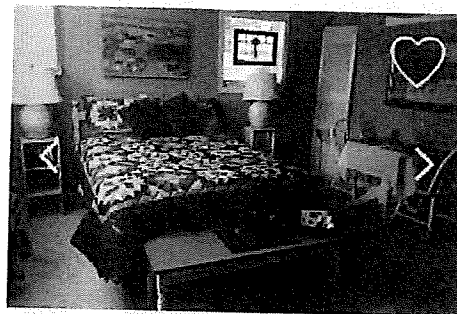
## Similar Listings



\$59

★★★★★ 118 reviews

Tipi with a great view of the Blue Ridge Moun...  
Entire home/apt · 1 bed · 2 guests



\$59

★★★★★ 20 reviews

Welcoming Country Apartment  
Entire home/apt · 2 beds · 3 guests



\$75

★★★★★ 26 reviews

Maple Creek Cottage  
Entire home/apt · 1 bed · 3 guests

## Explore other options in and around Amherst

More places to stay in Amherst: Apartments · Houses · Bed & Breakfasts · Lofts · Villas

Places nearby:

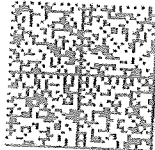
Sulmona Vacation Rentals  
Gravenhurst Vacation Rentals

Washington  
Bethesda

White Rock  
Merton



COUNTY OF AMHERST  
DEPARTMENT OF PLANNING  
P. O. BOX 390  
AMHERST, VIRGINIA 24521



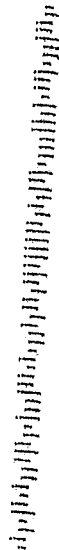
U.S. POSTAGE PITNEY BOWES

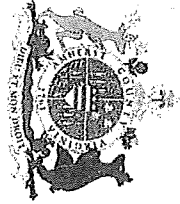


ZIP 24521 \$ 000.46<sup>0</sup>  
02 4W  
0000338993 APR 05 2017

Edward & Martha Brown  
1630 Thrashers Creek Rd  
Amherst Va 24521

245219975 R004

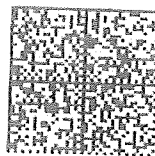




COUNTY OF AMHERST  
DEPARTMENT OF PLANNING  
P. O. BOX 390  
AMHERST, VIRGINIA 24521

Edward & Martha Brown  
1630 Thrashers Creek Rd  
Amherst, VA 24521

245213975 POC4



U.S. POSTAGE PITNEY BOWES  
ZIP 24521 \$ 000.46<sup>0</sup>  
02 4W  
0000338993 APR 03 2017



# Arcadian Sanctuary

Fancy hill.wk to: Jeremy Bryant

04/26/2017 09:47 PM

From: "Fancy hill.wk" <fancyhill.wk@aol.com>  
To: Jeremy Bryant <jsbryant@countyofamherst.com>

Jeremy - this is the recent post on the Arcadian Sanctuary facebook. So much for wanting to be good neighbors. Looks like we are going to have problems.  
Wendy

>  
> News from Arcadia Sanctuary and Mondo Stage.  
> You may have heard about the intense, slanderous, and vitriolic attack Fran and Phil and several others of our people absorbed at the meeting of the Planning Commission of Amherst Co from the local Westboro Baptist Wannabes. About 20 of them showed up, including my fifth grade teacher, to say that I was a bad person, and anything I wanted to do was probably bad, particularly since I talk openly about Witchcraft. Music is also Bad, and anyone who wants to listen to it is too undesirable to even be allowed on local roads. Music Venues are the tools of the Devil. As one person summed it up "I am not racist... but we don't want those kind of people around here."  
> So if you want to show up at the meeting of the actual Board of Supervisors, which will finally decide what we can be licensed and zoned by the county to do, that would be awesome.  
> IT WILL BE TUES, MAY 16 AT 700 PM (at least as far as I know.) Might be a good fight.  
> But here is the thing. These people have already lost. The thing they are terrified of is not even at issue. It's a done deal! The stage is there! And we can have private parties any size we want and as loud as we want until 11 pm as often as we want, and the county can go stuff itself. The Hippies are coming, and music fans, to drive on county roads and experience our incredible stage and amphitheater. And there aint a thing they can do about it! All they can stop us from doing is advertising events publicly or charging at the gate in any really obvious way. Surely we are creative people who can work around that in exchange for paying no more taxes than any other farm, and telling the county where to get off.  
> Sent from my iPad

FB update.jpg

Facebook logo

VA Live Music Shows Bulletin Board

Search bar

Home

Timeline

Groups

Marketplace

Watch

Settings

VA Live Music Shows Bulletin Board

Public Group

Discussion

Rock's post

Members

Events

Videos

Photos

Files

Rock Komoroski

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Like · 2 · Share

Ricky Morton Great venue !!! Will be here again this year !!  
Like · 1 · Share

James Moore We will be glad to play!  
Like · 0 · Share

UP TO DATE Live music info in Virginia

GROUP FIVE Support

ROCKS LIVESMUSIC

CREATE NEW GROUP

Groups make it easier than ever to share with friends, family and teammates

CREATE GROUP

MORE WAYS TO CREATE

Friends Who Like Story  
Creek Farmstead

Get Started

RECENT GROUP PHOTOS

SUGGESTED GROUPS

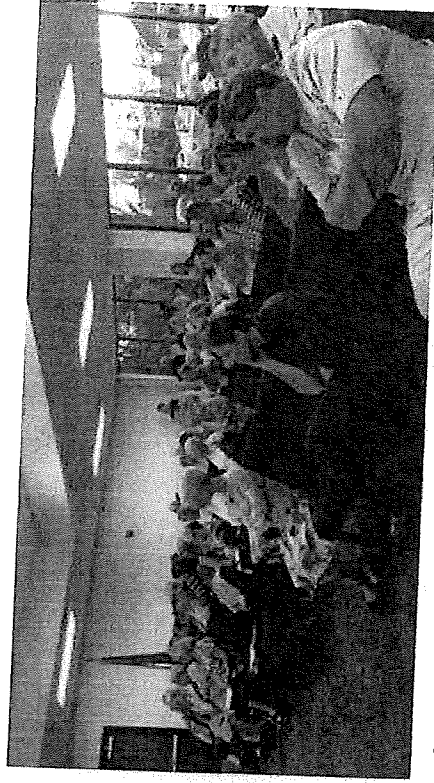
Chat (On)



Rock Komoroski

The paper was actually kind of fair to us. But the REAL meeting is May 16 at 700 in Amherst. That is when it will actually be decided.

And even if our Venue is rejected, the horse has left the barn on that one. The stage and amphitheater are there, and our series of private parties with incredible live music will go forward, probably in private, where the Man cannot mess with us unless he has a Warrant. Instead of in public, where all these people have a say.



Commission denies request for event center, education facility

A proposed event venue and educational facility in the Mount Pleasant area failed to receive approval from the Amherst County Planning Commission last week.

[illegible]

Rock Komoroski Timeline Recent

Add details about you to your profile

### Add Details

## Photos

 Friends

Español    Português (Brasil)  
 Français (France)    Deutsch

*Schizothorax sinensis*, Schlegel, 1860  
Miyake,  
*Fisheries Bulletin*



To the Amherst County Board of Supervisors  
from R.K. Walter 1574 Thrashers Creek Road

May 01, 2017  
RECEIVED

MAY 08 2017

AMHERST COUNTY  
ADMINISTRATOR'S OFFICE  
NO. 2017-03

Concerning Special Exception Request, No. 2017-03

My verbal comments to the Amherst County Planning Commission concerning S.E.R. No. 2017-03 on the evening of April 20, 2017 focused on dangerous driving conditions on our narrow winding roads and their effect on Police, Fire & EMT Response time in the event of another Fire outbreak or other event related emergency. Please be advised that the parcel in question is accessed via a dead end road. There is no through traffic Rt. what comes up Thrasher Creek Road, must go back down Thrashers Creek Road.

ON April 20, 2017 Mr Komonoski posted the information on the reverse side of this letter on his Face Book account.

Quote #1 "The stage is there! And we can have private parties any size we want and as loud as we want until 11pm. as often as we want, and the county can go stuff itself."

Quote #2 "And there ain't a thing they can do about it! All they can stop us from doing is advertising events publicly or charging at the gate in any really obvious way. Surely we are creative people who can work around that in exchange for paying no more taxes than any other farm, and telling the county where to get off. (Drumming too.)"

(continued on Reverse)

It would appear that Mr Komonoski has no intention of working with the County to meet the conditions for a special exemption. Nor does he hold the United States Government tax collection Service (the I.R.S.) to be a challenge to his leadership.

Are these the type of entrepreneurs we want to attract to do business in Amherst County? Perhaps this is the real question before the B.O.S.

I heartily urge the Amherst County Board of Supervisors to deny any and all requests related S.E.R # 2012-03  
- Lets not Kick this can of worms any further down the road. Perhaps Mr Komo would be happier in some third world dictatorship where money rules and people don't.  
R.K. Walto

*Handwritten:* #12

*Handwritten:* #12



*Handwritten:* 4/27/17

*Handwritten:* Please note: Begins of my letter work of my own free work. Thank you R.K. Walto 1514 Thimble Road

Please Repost this News from Arcadia Sanctuary and the Mondo Stage. You may have heard about the intense, slanderous, and vitriolic attack Fran and Phil and several others of our people absorbed at the meeting of the Planning Commission of Amherst Co from the local Westboro Baptist Wannabes. About 20 of them showed up, including my fifth grade teacher, to say that I was a bad person, and anything I wanted to do was probably bad, particularly since I talk openly about Witchcraft. Music is also bad, and anyone who wants to listen to it is too undesirable to even be allowed on local roads. Music Venues are the tools of the Devil. As one person summed it up "I am not racist... but we don't want those kind of people around here."

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IT WILL BE TUES, MAY 16 AT 700 PM (at least as far as I know.) Might be a good fight.

But here is the thing. These people have already lost. The thing they are terrified of is not even at issue. It's a done deal! The stage is there! And we can have private parties any size we want and as loud as we want until 11 pm as often as we want, and the county can go stuff itself. The Hippies are coming, and music fans, to drive on county roads and experience our incredible stage and amphitheater. And there aint a thing they can do about it! All they can stop us from doing is advertising events publicly or charging at the gate in any really obvious way. Surely we are creative people who can work around that in exchange for paying no more taxes than any other farm, and telling the county where to get off. (Drumming too)





4/27/17

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### Commission denies request for event center, education facility

A proposed event venue and educational facility in the Mount Pleasant area failed to receive approval from the Amherst County Planning Commission last week.

## SPECIAL EXCEPTION APPLICATION REQUIREMENTS

A special exception application consists of four parts:

1. Application form;
2. Requirements of a special exception;
3. Site plan; and
4. Zoning Permit.

1. **Special Exception Application Form:** The application is available in the Planning Department and may also be found on the department's website at [www.countyofamherst.com](http://www.countyofamherst.com). It must be signed by all owners of the property. If a legal representative signs for a property owner, a copy of the executed power of attorney is required.

2. **Requirements of a Special Exception:** In addition to the specific requirements for special exception as specified in this article, the board of supervisors shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

a. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the county's comprehensive plan and/or this article;

Not b. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

Not c. Will not be hazardous or disturbing to existing or future neighboring uses;

Challenge d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structure, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;  
- Road Hazard

Does e. Will not create excessive additional requirements at public costs for public facilities and services and will not be detrimental to the economic welfare of the community;

It f. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odors, or water pollution;

It is A problem g. Will have vehicular approaches to the property which shall be so designed as not to create any interference with traffic on surrounding public streets or roads; and

h. Will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance.

Amphitheatre excavation  
destroyed native topography  
& plants in protected H<sub>2</sub>O shed

61

RECEIVED

MAY 04 2017

AMHERST COUNTY  
ADMINISTRATOR'S OFFICE

May 2, 2017

Arcadia Sanctuary - Against

**Amherst County Board of Supervisors**

P.O.Box 390

Amherst, VA 24521

I am a tax paying resident of Amherst County Virginia. My family has lived on Thrasher Creek Road for many generations. My grandfather was the mail carrier back in the 50s and 60's. His name is Willie Bowles. His land was taken by the state for the two lakes, Thrashers Lake and Stone House Lake. We lost so much land back in the late 70's because the state wanted the lakes for flood control. The traffic has exponentially increased due to people from all over going to the lakes to fish and hang out.

Now there is property that has requested to be used at the end of Thrashers Creek to be a venue for concerts, camping etc. The roads are not safe and set up for increased traffic going to a concert venue, camping and drinking such as the Arcadia Sanctuary!!!! I am all for a business, but our neighborhood and roads are not set up like the venue similar to the lock-in in Nelson County. That venue is right off of 29 and does not affect the homes like this awful set up would for us! Dogs have been killed, cows have been hit and there have been fatalities on Thrashers Creek road over many years of living here. More people have moved out here to get away from this kind of excitement. Already people who live in this area, drive fast to get to work, are easily distracted, the farmers are trying to farm and transport cattle. This is a horrible and unsafe situation. For me, I am close to the road, (457 Thrashers Creek) because we could not afford to move off the road more. The traffic is constantly loud and fast!!! Litter and trash is a constant. Additionally, there are two churches; Emmanuel Baptist and Mt. Pleasant Methodist church.

I would ask that you take a drive out to Thrashers Creek Road and see the area. It is not safe and not an acceptable situation for increase traffic such as drivers under the influence of (drugs, and alcohol), concert vehicles, food trucks, porta-johns, you name it, will all be all be out on Thrashers Creek road going to the venue for set up and take down!!!!!! There are so many requirements needed to provide protection for these kinds of events!!! Additionally, environmental, the area will be dramatically affected!!!!!!! mean the water ways and creeks with human sewage, trash and debris. People will litter and leave behind their trash because that's what people do when they drink and party. That is what they will be doing. Going and leaving!!!! They will not care about the homes, private property, and keeping the area clean. Whether private sheriffs are hired, the county will be required to provide citizen protection, to answer complaints, drinking, drugging and littering!!!! This is not something I believe the county is prepared to handle or would want to police and worry about. It will get worse and get out of hand. It will affect safety and privacy for all the residence on Thrasher Creek Road and the surrounding areas!!!! **I respectfully request you vote to deny this zoning application.**

Respectfully,



Valerie Thompson

457 Thrashers Creek Road

Amherst, Va 24521



RECEIVED

MAY 03 2017

AMHERST COUNTY  
ADMINISTRATOR'S OFFICE

April 30, 2017



Jane Hurt  
1910 Airview Rd SW  
Roanoke VA 24018-1906

62

to: Amherst County Supervisors  
Re: Arcadia Sanctuary Application

I will be unable to attend the  
Public Hearing, 5-16-17 at 7:00 PM

My husband, Ira Hurt and I, Mary B (Jane) Hurt  
strongly oppose the Arcadia Sanctuary Application  
for Large Music Venue / School / Short Term  
Tourist Rental!

We have a home on Trashus Creek Road,  
547 Trashus Creek Rd, Amherst, VA 24521.  
I was born and raised on Bowles property,  
Trashus Creek Rd and am very familiar  
with the entire Road - Clearly the area  
and road are not suitable for the above  
activities listed. Traffic alone would be  
too much.

Please consider the residents along this  
Road - as one writes to the New Era Progress  
route - it is "Pheasant View" and we  
would love to see it continue to be flat.

Thank you for your consideration.

Jane B. Hurt  
(540) 774-4193

or

(434) 922-7503

Sender is a guest

Radisson SAS

5/1/17

63

RECEIVED

MAY 03 2017

AMHERST COUNTY  
ADMINISTRATOR'S OFFICE

DEAR SIRS AND MADAMS:

I Reside at 901 Gosville Rd.  
I also own a trucking company.  
Every SUNDAY and Friday I come in  
this Rd (Rt 625) with A TRACTOR  
TRAILER. The ROAD IS NOT WIDE  
ENOUGH now to meet anyone. IF I  
Do meet anyone I CANNOT GO IN  
the ditch, they have to. The trees  
ARE too close to ROAD AND HAVE  
OVER HANG. Before these people moved  
in, we were all friendly neighborly  
and everyone knew everyone and we  
were considerate. in the past year  
there is considerably more traffic and  
they do "not" respect the trucks  
or the speed limit and they are  
up and down the road at all hours.  
I do not support this zoning for  
the media/venue. The roads are NOT  
~~capable~~ WIDE enough and is going to  
cause Accidents. IT IS NOT SAFE!  
NO TO ARCADIA Amy Mayes

RECEIVED

MAY 03 2017

AMHERST COUNTY  
ADMINISTRATORS OFFICE

885 Midsville Rd.

Amherst, VA 24521

May 1, 2017

Dear Supervisors,

I have lived in the area of Amherst County being considered for rezoning for more than 87 years. I taught in Amherst County Public Schools for more than 30 years.

I sincerely beg of you to please leave the zoning for this area as agricultural. It is a quiet and peaceful place to live.

We do not need the excessive traffic, noise, and crime. I'm sure changing the zoning to allow large music venues, schools, and short term tourist rentals would encourage drug and alcohol use, and increased traffic.

Please consider the desire of the people. Keep the quiet and peace of this rural area.

Sincerely,

Barbara J. Nays



RECEIVED

MAY 08 2017

AMHERST COUNTY  
ADMINISTRATOR'S OFFICE

May 2, 2017

Claudia Tucker  
Supervisor, District 2- Chair  
PO Box 390  
Amherst, VA 24521

Dear Ms. Tucker,

This letter is to request denial of the three separate special exceptions made by Fran Paul to allow an educational facility, event venue and a short term tourist rental of a dwelling on the parcel at 1656 Thrashers Creek Rd. Amherst, VA, identified by Tax Map 26-10-A.

We have been residents of the neighborhood since 1976 when we purchased our property, 65 acres at the end of the state maintained road at the end of Thrashers Creek Rd. for the purpose of organic apple farming which we engaged in for several years while working full time jobs. We moved here when the road was still gravel, several neighbors still used outhouses and the telephone system was a party line. The area has since modernized: the road is now paved asphalt, there are several new, modern homes and we enjoy cell phone service (though still spotty coverage in places) and something called the internet via satellite. But what has remained constant over the years is the quiet, pristine beauty and serenity of the land at the foothills of Mt. Pleasant and the refreshing sound and clean quality of the waters of Thrashers Creek.

Despite their official request for zoning exceptions, the property owners of the subject property have, **since 2013**, flagrantly and openly been in violation of permit requirements and zoning approval by holding several "concerts", charging for camping (see Attachment A) and have had people staying in the yurt (which, as stated in the Zoning Exemption, does not yet meet VA State Building Codes).

There have been numerous posts on Facebook pages for Mondo Stage at Arcadia Sanctuary, Arcadia Stage and the Mondo Friends, Rock (Matt) Komoroski and Fran Tastic Paul, the property owners, which advertised musical events for the Mondo Jelly Kings (Matthew Komoroski's band) and guest musicians at Arcadia Stage:

**2013**

August 17, 2013: Luna Sun Party (See Attachment B)

**2015**

August 15, 2015

September 26, 2015: Mondo Jelly Kings, and Moose Rock and Hammer, Featuring Graham Spice

**2016:** Summer of Love Concert Series at Arcadia Sanctuary Mondo Fest - 6:30 PM (see Attachment C)

July 2, 2016

July 23, 2016

August 13, 2016

August 27, 2016

September 17, 2016

October 1, 2016

October 15, 2016

October 29, 2016

## **2017**

Projected 10-12 concerts from May to September

Saturday, June 17th, 2017: Gretchen McMahon and Friends - 7:00 PM

Saturday, September 2nd, 2017: Gretchen McMahon and Friends - 7:00 PM

The owners' Statement of Purpose and Description of Operations causes concern due to the potentially detrimental and negative impact on this quiet residential and farming neighborhood.

**TRAFFIC:** "Expected effect to the adjoining properties will be minimal"

The frequency of planned musical events, the planned maximum attendance (300), the expected recreational drinking and possible drug use on premises will definitely have an impact on the neighbors. Any increased road traffic on Thrashers Creek Rd. and access roads from Mt. Pleasant Rd. and Molly's Mountain Rd. presents safety issues: these rural roads have sharp curves, twists and blind bends, single lane bridges, and narrow or no shoulders in some spots for approaching vehicles to safely pass each other. Years ago there was a death on Thrashers Creek Rd. resulting from a single vehicle accident and excessive speed along a turn. Also, cars have been parked along Thrashers Creek Rd which were NOT in described designed parking spaces on Arcadia Sanctuary property.

My husband and I, as owners of Sunhigh Orchard, have cleaned the 2 miles of road from the end of Thrashers Creek Rd. to Molly's Mountain Rd. through the Adopt-A Highway Program since 1990. Admittedly, most neighbors maintain the cleanliness of their own road frontage along Thrashers Creek Rd., but the inevitable increase in road traffic from planned activities at 1656 Thrashers Creek Rd. may result in increased trash, refuse and debris along the road which could soil and even pollute Thrashers Creek which is the primary source of drinking water for the Buffalo River Watershed.



The music events advertised online on Facebook and other websites will attract people from both inside and outside the County. The TYPE of people who may attend their events greatly concerns us, based on many references to witchcraft and wiccan imagery by Mr. Komoroski and Fran Paul. The Arcadia Sanctuary was even promoted at a Pagan Pride Festival in New York City in October 2016 (see Attachment D). Is it a coincidence that Matt Komoroski's band, The Mondo Jelly Kings' Logo (which appears to be a sheriff star) closely resembles a wiccan star? (see Attachments E and F). Property owner Matt Komoroski's facebook page is <http://facebook.com/mntnwzrd66>. According to the Merriam-Webster dictionary, the definition of **wizard** is "one skilled in magic: sorcerer".

His wife Fran Paul's Facebook page's Profile picture is a drawing of a witch standing over a boiling cauldron with a black cat nearby (see Attachment G). Her Facebook page posts too are rife with references to Witchcraft and "goddesses".

The same concern applies to their proposed Education facility for the "natural world". Again, based on the owner's references to marijuana use, paganism and witchcraft, we are concerned that the Education provided at Arcadia Sanctuary School may be of the UNNATURAL world! Mr. Komoroski has publicly stated on his April 16, 2017 Facebook post: (see Attachments H and I)

***"Don't trust anyone who does not use Marijuana. They are not right in the head...."***

What may on the surface sound like an innocuous "back to the earth" school in farming techniques they describe in their statement of objectives to the public, may, in fact, be more a Hogwarts School of Witchcraft and Wizardry or training for survivalists and Armageddon preppers of every ilk.

**SOUND AND NOISE:** "Expected effect to the adjoining properties will be minimal"

Matt Komoroski publicizes that Arcadia Stage features an advanced sound system technology for premium listening enjoyment: a 16,000 watt JBL sound system with "big pro sound" (see Attachment J). In August 1969, WOODSTOCK, which had a crowd of almost 400,000 people at one point, reportedly used 10 McIntosh MC-3500 350-watt tube amplifiers to power the PA system. This proposed local, rural music venue would use higher amplifier power than WOODSTOCK!!! We have been able to hear their live music from at least half a mile up the road. The Martin residence, directly across the road from the Arcadia Stage venue is at ground zero, affected by conversations, partying, and music originating on Arcadia Sanctuary. Residents along Thrashers Creek closer to the Komoroski property also receive full brunt aural assault of the heavy drums, bass and electric guitars and singing from Mondo Jelly Kings and their musical guest performers.

In Facebook page posts of April 26, 2017 and April 27, 2017 Matthew Komoroski boasts that he will basically do whatever he wants, irregardless of County approval (see Attachments K and L). For the past few years he has disregarded public zoning regulations and county laws and continues to thumb his nose and give the proverbial finger to his neighbors, residents and officials of Amherst County.

*"...the county can go stuff itself. The Hippies are coming, and music fans, to drive on county roads and experience our incredible stage and amphitheater. And there aint a thing they can do about it..."*

**THIS MUST STOP!!!**

Matthew Komoroski filed a Corporate registration for ARCADIA SANCTUARY LLC on January 17, 2017 with the VA State Corp. Commission. According to Greek mythology, Arcadia was the domain of Pan, a virgin wilderness home to the god of the forest and his court of dryads, nymphs and other spirits of nature. It was believed that it was a utopic place, where inhuman creatures dwelled.

We do not deny him the freedom to practice whatever religion he chooses under his First Amendment rights, or to enjoy and share nature's beauty of his property with his guests. We do, however, respectfully request denial to all three special exceptions for the reasons stated above and because Mr. Komoroski has failed to meet the stated requirements of a special exception: his plans for recreational and educational activity at Acadia Sanctuary are not harmonious to the neighborhood or to the county at large.

Sincerely,



Anthony and Jeanette Ciccarello

1950 Thrashers Creek Rd.

Amherst, VA 24521

Encl.

# Mondo Stage at Arcadia Sanctuary

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Breast Cancer: Wo... 20+

AMAZON.COM

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Rock Komoroski

April 13, 2016

So the current thinking is the Mondo Jelly Kings will play most every Friday Night from May 27 to October. We think Friday is a bigger party night than Saturday, and it suits other scheduling issues. The first one has already been announced as happening Saturday or Sunday. We may play more than one show, if it seems like there is a different audience turning up on different nights. We expect to have camping space for as many as want to come. Camping will be priced competitively, and will cost more on show nights.

If you really want to be part of things but can't afford to pay to camp, we have volunteer and employment opportunities.

I don't want anyone in our Tribe kept away simply because they are broke, ever. Scheduling is still vague and subject to change, but this policy of not turning away people who are broke won't change. We won't throw anyone out simply for being broke. Now, if they are broke and causing trouble for others, that is something else. Nobody is entitled to cause trouble for others, not for any amount of money. This is about having a good time, and let everyone give according to their ability, and take according to their need, up to the point where doing so harms others. OK?

Like Share

5

Seen by 30



Fran Tastic Paul created an event for the group.  
March 16, 2016

Buy and Sell Groups Near You



Lynchburg Online Yard Sale  
3 friends · 3,688 members

+ Join



Lynchburg, VA Online Women Only  
Yard Sale  
1 friend · 2,594 members

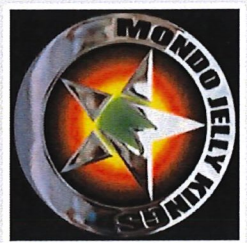
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# Mondo Jelly Kings

- Home
- About
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- Likes
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- Create a Page

Like Follow Share ...



We have our first show coming up since this incarnation of our band. Next Spring and Summer we'll be performing at a lot more events. This Winter will see more activity here, since we have started laying down final tracks for finished arrangements going on our new CD.

Anyone interested in attending the event should contact Rock Komoroski via his personal FB page for directions. After the show, we'll have jams with some local players and acoustic music on the lawn in the evening. Should be a big time!



Like Comment Share

Send Message

April 30, 2015 at 1:22am

## People Also Like

**Jupiter's Incense**  
Musician/Band  
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**Blackout 434**  
Musician/Band  
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**BBQ & Brews Fire Fest**  
Community  
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Bands & Musicians in Amherst, Virginia

## Pages liked by this Page

**JMI Music**  
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Chat (Off)

FREE!

# Family & Friends of ARCADIA

Sanctuary on Mt. Pleasant in Amherst, VA  
Where the trees, people and animals are free

## The Mondo Jelly Kings

Present The

SUMMER LOVE

Concert Event Series

Live at the Mondo Stage & Amphitheater FREE  
Admission, Camping & Concerts Saturdays!

July 23 / Aug 13 / Aug 27 / Sept 17

Oct 1 / Oct 15 / Oct 29

Volunteers will be on hand to help campers get settled, plus water & first aid  
Come prepared to spend the night under the stars at our amphitheater & campsites  
Bring your family & friends, bring your own and share - stay the night and stay safe  
For more information or directions contact us via [mountainwizard1966@gmail.com](mailto:mountainwizard1966@gmail.com)  
Event activities begin around 6:30pm - 1656 Thrashers Creek Road, Amherst, VA 24521



## Mondo Stage at Arcadia Sanctuary

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Discussion

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Events

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St. Benedict's School, P...

Breast Cancer: Wo... 20+

7

Seen by 36



TU Christie shared New York City Pagan Pride's event. August 26, 2016

We will be there, having been welcomed to participate with a table supplying information for the Maetrium (upstate New York), Arcadia Sanctuary, and Katwood Sanctuary (both in Virginia), and the Spiritual Journey Fellowship (a 501(c)3 non-denominational group still in its infancy -- perhaps we can build it together?). Will we see you there? Please post a comment here, and tag others whom you think would be interested... also, kindly share this (public) thread. We are looking forward to meeting and making new friends, and seeing you again if you are an old friend from times long past! Blessed Be, all.

## NYC Pagan Pride

www.nyc-ppp.org



OCT 1 NYC Pagan Pride Day 2016 Sat 11 AM - Washington Square Park - New York, NY Emma and Ashley visited this place

★ Interested

Like Share

8

Seen by 34



Living in Lynchburg 8 friends · 12,254 members

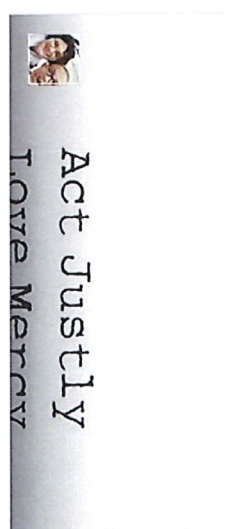
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Lynchburg Online Yard Sale 17 friends · 52,767 members

+ Join

Buy and Sell Groups Near You



Only Girls LU 1 friend · 8,997 members

+ Join

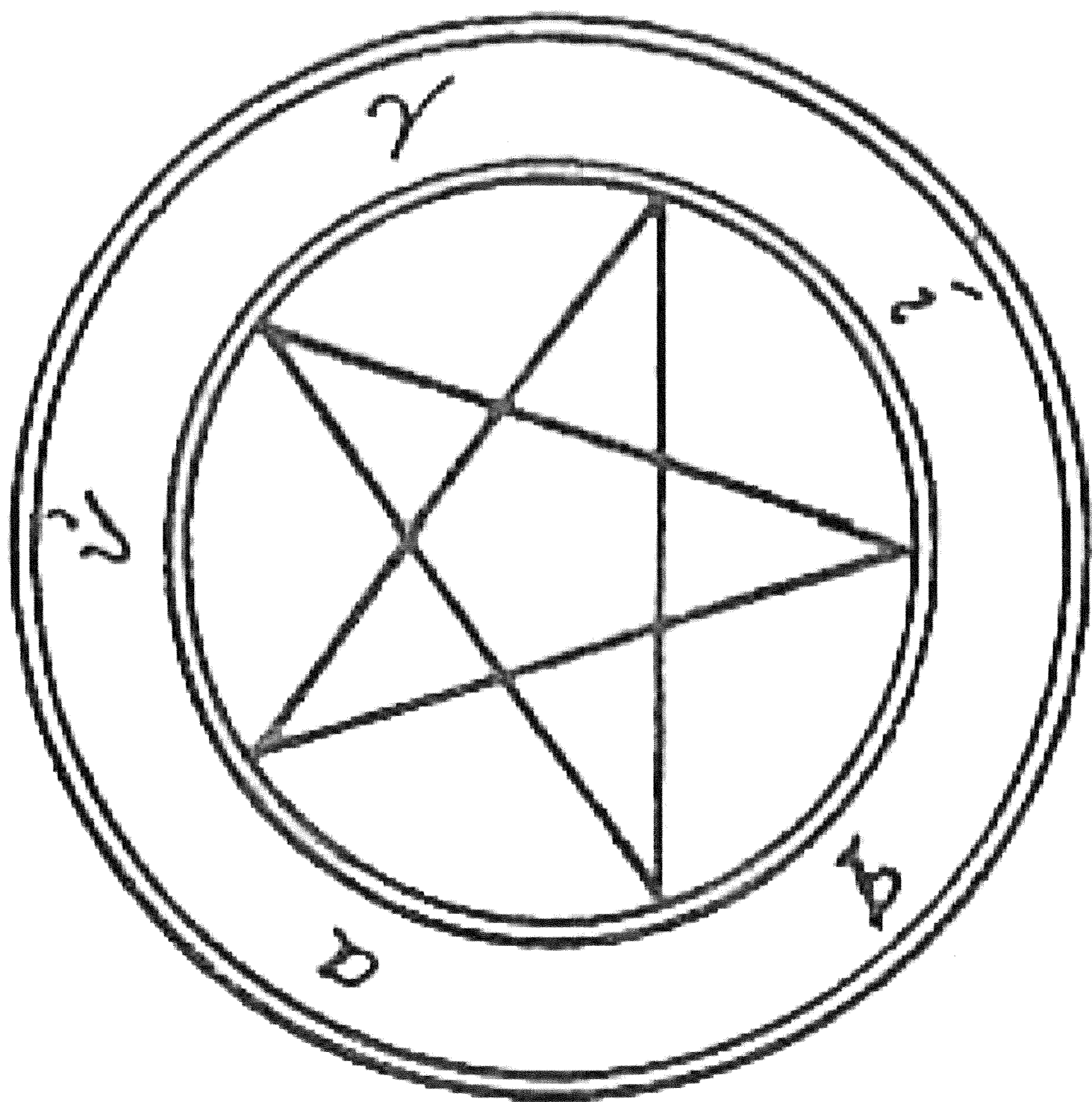


Rustburg Online Yard Sale 6 friends · 12,049 members

+ Join









**f** Fran Tastic Paul



Jeanette

Home 3



Cover Photo



**Fran Tastic Paul**

Timeline

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DO YOU KNOW FRAN?

To see what she shares with friends, send her a friend request.

+ Add Friend

**Photos**

Fran's Photos   Albums

Featured Photos

p?fbid=3645935027890&set=a.3645934747883.171385.1259830361&type=3

WE DON'T MEET PEOPLE BY ACCIDENT. THEY ARE





f Rock Komoroski

Rock Komoroski Timeline Recent



Married to Fran Tastic Paul

Followed by 79 people

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Jeanette

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Like · Reply · April 16 at 7:02am

Write a comment...



Rock Komoroski

April 16 at 4:16am ·

Don't trust anyone who does not use Marijuana. They are not right in the head, and seem bent on betraying all decent folks.

## A Brief History of...

# Marijuana Law



1619

Grow hemp!  
1st N. American marijuana law forces farmers to grow hemp  
Jamestown Colony, Virginia

1850

Cannabis extract widely recommended & sold over-the-counter in Western pharmacies



1915-1927

Influx of Mexican immigrants into the U.S.

9 states pass laws outlawing the 'marijuana' they smoked

"All Mexicans are

1929-1936

Recreational marijuana use spreads among minorities...

"Reefer makes Darkies think they're as good as white men"



"I wish I could show you what a small marijuana cigarette can do to one of our degenerate Spanish-speaking residents. That's why our problem is so great"

Harry J. Anslinger is appointed as head of the Federal Bureau of Narcotics

1937

Anslinger proposes Marijuana Tax Act to Congress and testifies:

"Marijuana is the most violent drug in the history of mankind"

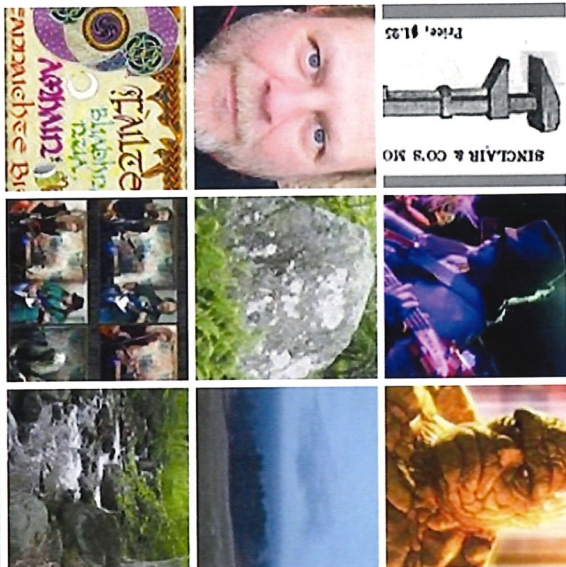
Act passes...



Rock Komorowski

Rock Komorowski Timeline Recent

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Jeanette Home 1

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Messages

April 19 at 10:37 am ·

The Earth Tribe April 17 at 2:31 am ·

A study conducted by ScienceDaily proves what Rastas have know for years, and that is; Marijuana is the weed of wisdom.



Women who smoke weed are smarter than those who don't.

A study conducted by ScienceDaily proves what Rastas have know for years, and that is; Marijuana is the weed of wisdom. ScienceDaily reports that...

THEEARTHCILD.CO.ZA

Like Comment Share

5

Write a comment...



**f** Mondo Stage at Arcadia Sanctuary



Mondo Stage at

Arcadia Sanctuary

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Shortcuts

St. Benedict's School, Ph...

Breast Cancer. Wo... 20+

Like · October 13, 2016 at 1:22pm

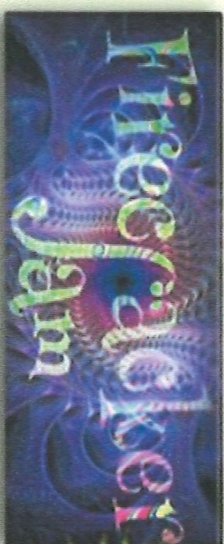


Rock Komoroski shared his post.

September 13, 2016



Featuring Special Guest Artists



Show will begin around open on the Mondo Stage at Arcadia

Admission is **FREE!!!** Bring your own & stay the night at the gorgeous campgrounds and amphitheater located at 1656 Thrashers Creek Road in Amherst Co.

Enjoy the great weather, beautiful night sky and relaxed atmosphere of the performances on our theater style stage with professional lighting system and 16,000 watt JBL/Crown FOH sound system with big pro sound

ONLY 4 PERFORMANCES LEFT FOR 2016 - DON'T MISS OUT!

Search

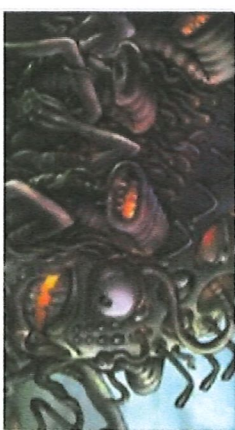


Jeanette Home

112,781 members



The Pagan Way 45,789 members



Robert Anton Wilson Fans 10,144 members

Suggested Pages



Susquehanna String Band Musician/Band · 447 likes

Like Page





Jeanette

Home 1



## VA Live Music Shows Bulletin Board

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Rock's post

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Breast Cancer: Wo... 20+



Rock Komoroski

3 hrs

News from Arcadia Sanctuary and Mondo Stage.

You may have heard about the intense, slanderous, and vitriolic attack Fran and Phil and several others of our people absorbed at the meeting of the Planning Commission of Amherst Co from the local Westboro Baptist Wannabes. About 20 of them showed up, including my fifth grade teacher, to say that I was a bad person, and anything I wanted to do was probably bad, particularly since I talk openly about Witchcraft. Music is also Bad, and anyone who wants to listen to it is too undesirable to even be allowed on local roads. Music Venues are the tools of the Devil. As one person summed it up "I am not racist... but we don't want those kind of people around here." So if you want to show up at the meeting of the actual Board of Supervisors, which will finally decide what we can be licensed and zoned by the county to do, that would be awesome.

IT WILL BE TUES, MAY 16 AT 700 PM (at least as far as I know.) Might be a good fight.

But here is the thing. These people have already lost. The thing they are terrified of is not even at issue. It's a done deal! The stage is there! And we can have private parties any size we want and as loud as we want until 11 pm as often as we want, and the county can go stuff itself. The Hippies are coming, and music fans, to drive on county roads and experience our incredible stage and amphitheater. And there ain't a thing they can do about it! All they can stop us from doing is advertising events publicly or charging at the gate in any really obvious way. Surely we are creative people who can work around that in exchange for paying no more taxes than any other farm, and telling the county where to get off.

Like

Share

2



Ricky Morton Great venue !!! Will be there again this year !!

Like · 2 hrs



James Moore We will be glad to play

Like · 29 mins



### DESCRIPTION

UP TO DATE Live music info. in Virginia

GROUP TYPE

Support

### TAGS

Livemusic

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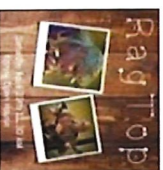
+6

Friends Who Like Stony Creek Farmstead

Get Started

### RECENT GROUP PHOTOS

See All



### SUGGESTED GROUPS

St. Chat (Off)



Rock Komorowski

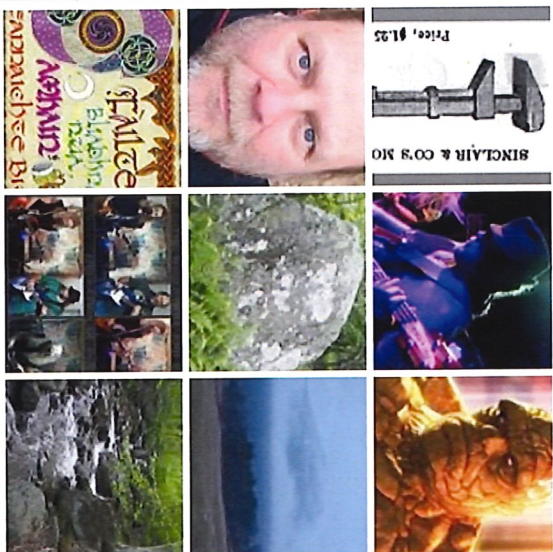


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Jeanette

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Rock Komorowski 9 hrs ·

The paper was actually kind of fair to us. But the REAL meeting is May 16 at 700 in Amherst. That is when it will actually be decided. And even if our Venue is rejected, the horse has left the barn on that one. The stage and amphitheater are there, and our series of private parties with incredible live music will go forward, probably in private, where the Man cannot mess with us unless he has a Warrant. Instead of in public, where all these people have a say.



Commission denies request for event center, education facility

A proposed event venue and educational facility in the Mount Pleasant area failed to receive approval from the Amherst County Planning Commission last week.

NEWSADVANCE.COM



RECEIVED  
MAY 08 2017 69  
AMHERST COUNTY  
ADMINISTRATOR'S OFFICE

306 Dug Hill Road  
Amherst, Virginia 24521  
May 3, 2017

Amherst County Board of Supervisors  
Mr. John A. Marks, Jr.  
P.O. Box 390  
Amherst, Virginia 24521

Re: Arcadia Sanctuary Application for a Zoning Permit/ Special Exception

Dear Sir:

We are adamantly opposed to this zoning permit. We moved here seven years ago for the peace and quiet of these beautiful mountains, to be in the "boonies". The majority of the population in this area of Amherst County, Temperance area, is over 50 years of age. The second largest age group is families with small children. Because there are few jobs in the area, is one of the reasons, you have an older population that does not have a daily commute.

One of the first concerns with having an amphitheater for 300 people, is we would be on one of the roads that people would have to access to attend any events at this property on Thrasher's Creek. I drove a school bus in this county for a year. These roads are not set up to accommodate this amount of traffic on a regular basis. Many are in disrepair at this time, and need attention. Another route to this property, Sandidges Road, has a one lane bridge. After you pass the turn off for Mount Pleasant Road, Thrasher's Creek soon becomes a one-lane road. So, not only would you have the 300 people traveling these roads, you would also have vehicles carrying the bands, their equipment and entourage, and any employees hired to work these events. So what happens if there are more than 75 vehicles trying to park at this property? There is no parking room on the side of Thrasher's Creek Road. If people park there, not only will it block people that live on the other side of this property from being able to come and go during these events, but what if emergency vehicles need to get into the area?

Next, the noise factor produced from the music. Sound really carries out here. Not long ago, someone on Gidsville Road was playing music, and we could hear it in our backyard. When they have a ballgame on the corner of Althea and Dug Hill Roads, you can hear it at our house. And let's not forget our military flyboys with their flyovers. During the fire in our area, November 2016, the sounds and echoes of the helicopters sounded like they were going to land in our yard. Putting an amphitheater on that property with the backdrop of the mountain, would really make the sound carry even more.

There are already several outdoor venues in the area that can handle the crowds, traffic, and are much easier to access. Lazy Days Winery is the first one to come to mind. Outside of the county, is the Lockn property. Winton Country Club could be converted.

They already have water and sewer facilities. We have many businesses in the Amherst County and neighboring counties that offer all types of music.

I really don't know where to begin with these "agriculturally-based" learning classes that Arcadia Sanctuary is supposed to offer. Outdoor concert venues of live music with 300 people is in direct conflict with nature. There are many other sources that provide for agriculturally-based learning, from colleges, National Forest information, libraries, and internet.

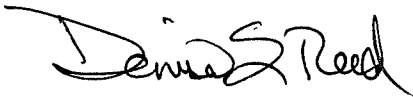
They have stated environmental awareness, but this business has filed no sight plans, no restroom facility plans, or any environmental impact plans. What happens if there are 300 people at the venue, and there is a hard rain or thunderstorm?

The application also mentions having wireless internet across multiple buildings on the property. Does this mean they will be providing classes via internet? Are they going to put up some sort of a tower?

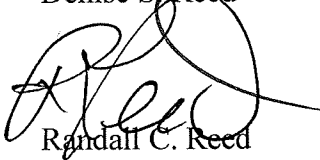
How will this affect our property values? And the reselling of our property? Amherst County is already one of the poorest counties in the state of Virginia. If properties can't be resold, they will go into disrepair, so fewer real estate taxes and personal property taxes will be collected.

The Arcadia Sanctuary application for a Zoning Permit/ Special Exception is very vague. A lot of unanswered questions, and direct conflicts in their stated purposes. If this zoning request is granted, you will have a very large group of unhappy people that have lived here all their lives, and those of us that chose to retire here because of the peace and tranquility in these mountains, that this business will take away from us. We are vehemently opposed to this zoning permit.

Sincerely yours,



Denise S. Reed



Randall C. Reed



RECEIVED

MAY 08 2017

AMHERST COUNTY  
ADMINISTRATOR'S OFFICE303 Dug Hill Rd.  
Amherst, VA. 24521  
May 5, 2017

Dear

I wish to pose the following reasons as to why the application for a zoning permit / special exception by property owners at 1658 Thrashers' Creek R. should not be approved:

1. Approval of this exception sets a precedent for commercialization of farmlands and nature areas.
2. We have 3 watersheds in the area facilitating fishing, picnicing, and nature studies.
3. Bird watchers will be adversely affected by loud noises and large crowds.
4. The Blue Ridge Trail offers jogging / walking, and nature studies already.
5. Farm lands and apple orchards are available for field trips by county school children.
6. Fish hatcheries, the Crabtree Falls, college nature studies at Sweet Briar, Randolph, Lynchburg, and L.U. offer young people extras beyond science classes in our schools.
7. There are amphitheaters experiences at colleges, some vineyards, indoor music space at Second Stage Amherst, in Lovington, at Winter Green, and Lockn' at Ryan Estate.
8. The narrow Thrashers' Creek Road will not accommodate an influx of traffic that will prove a safety hazard to families along the road.

9. Noise and  $H_2O$  pollution hazards are other negatives for this application.

10. Another major concern is the possibility of a forest fire like the one we had last fall (which originated in that very area).

11. Our county cannot afford protection for such on-going activities in a remote area.

12. Private property owners will be adversely affected in multiple ways.

As a retired elementary teacher, native to this area for 80 years, a respecter of keeping our natural resources serving us and beautiful, not only for our generation, but for our posterity, I beg you to say no to such endeavour in our county!

Thank you,  
Dean A. Mays



RECEIVED

MAY 04 2017

AMHERST COUNTY  
ADMINISTRATORS OFFICE

Mr. &amp; Mrs. David Martin

May 1, 2017

To: all Amherst County  
Supervisors -

We respectfully  
oppose The Arcadia  
Sanctuary application  
because we don't  
need loud music,  
or a school or  
short term tourist  
rental in our  
Neighborhood.



Mr. & Mrs. David Martin.

we strongly believe  
it will not be  
safe, on the roads,  
we have been  
safe for many years  
in our community  
we won't feel  
safe with this  
proposal. we  
are concerned about  
the people, and  
bad influences  
that may be



Mr. & Mrs. David Martin

Connected with  
this project. we  
don't believe it will  
be good for this  
community, or other  
areas involved.

Please Vote No!

Thank You!

David & Grace Martin

ARTICLE II. - NOISE<sup>[2]</sup>*Footnotes:*

--- (2) ---

*Editor's note—An ordinance adopted on July 10, 2001, amended Art. II in its entirety. Former Art. II pertained to similar subject matter and derived from an ordinance adopted on Sept. 1, 1982.*

## Sec. 10-26. - Short title.

This article shall be known as the "Noise Ordinance of the County of Amherst, Virginia."

(Ord. of 6-10-01)

## Sec. 10-27. - Declaration of policy.

It is hereby declared to be the public policy of the County of Amherst to promote an environment for its citizens free from excessive noise that jeopardizes their health or welfare or degrades the quality of life within Amherst County.

(Ord. of 6-10-01)

## Sec. 10-28. - Definitions.

*Emergency work* shall mean work necessary to restore property, public or private, to a safe condition following a state of emergency or a local emergency declared pursuant to Chapter 3.2 of Title 44 of the Code of Virginia, 1950, as amended, or its successor, or work required to protect persons or property from immediate exposure to danger, including work performed by the Amherst County Service Authority or by public or private service companies when emergency inspection, repair of facilities or restoration of services is required for the immediate health, safety, or welfare of the community.

*Motor vehicle* shall mean a self-propelled vehicle including passenger cars, trucks, truck-trailers, semitrailers, campers, racing vehicles, and any motorcycles, including, but not limited to, motor scooters, mini-bikes, all terrain vehicles and three-wheelers, as defined in Code of Virginia, § 46.2-100.

*Person* shall mean any individual, corporation, cooperative, partnership, firm, association, trust, estate, private institution, group, agency or any legal successor, representative, agent or agency thereof.

*Sport shooting range* shall mean an area or structure designed for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any other similar sport shooting.

(Ord. of 6-10-01; Ord. No. 2012-0012, § 1, 10-16-12)

## Sec. 10-29. - Exceptions to this article.

This article shall not apply to:

- (1) Sound necessary for the protection or preservation of property, health, or safety, including sound generated by: (i) emergency work; (ii) radios, sirens, horns, and bells on law enforcement or public safety vehicles or school buses; and (iii) fire, burglar, and car alarms terminated within a reasonable period of time;
- (2) Music, bells, chimes or other sounds which are emanating from a church, temple, synagogue or other place of worship;
- (3) Sound generated from school or county sponsored athletic or recreational events;
- (4) Sound generated by or emanating from a sport shooting range;
- (5) Sound generated by the operation of railway equipment and vehicles;
- (6) Sound generated by construction activities lawn care equipment during the period from 4:30 a.m. to 10:00 p.m.;
- (7) Agricultural operations as defined in Code of Virginia, § 3.2-300;
- (8) The collection of solid waste from residences between 6:00 a.m. and 8:00 p.m.;
- (9) Sound generated in a manner as authorized by the board of supervisors or compliant with any valid zoning permit;
- (10) Sound generated by dogs while they are working as hunting dogs or as livestock or property guardians;
- (11) Sound generated by power generators; and
- (12) Sound generated by fireworks ignited during legal holidays.

(Ord. of 6-10-01; Ord. No. 2012-0012, § 1, 10-16-12)

## Sec. 10-30. - Reserved.

**Editor's note—** Ord. No. 2012-0012, § 2, adopted Oct. 16, 2012, repealed § 10-30, which pertained to general prohibitions and derived from Ord. of June 10, 2001.

## Sec. 10-31. - Prohibited noises.

No person shall cause or permit to be caused any of the following acts:

- (1) Sounding the horn or warning device of a motor vehicle for a period in excess of five (5) seconds, except when necessary as a warning during the operation of the motor vehicle.
- (2) Operating or permitting the use or operation of any radio receiving set, musical instrument, television, phonograph or any other device for the production of sound between the hours of 11:00 p.m. and 7:00 a.m. of the following day, at a volume sufficient to be plainly audible in the



dwelling unit or on the property of another, or through partitions common to two (2) or more residences within a building.

- (3) Using a radio receiving set, an audio cassette player, a compact disc player, a loudspeaker, or other device in public for the production of sound in a motor vehicle at a volume sufficient to be plainly audible at fifty (50) feet from such vehicle.
- (4) Allowing an animal to howl, bark, whine, meow, or make other such noises which are plainly audible on the property of another person and which occur repeatedly or continuously for a period of thirty (30) minutes or more in duration, except that this prohibition shall not apply to a county shelter or pound, a kennel licensed under County Code section 3-59, or to livestock or poultry.

(Ord. of 6-10-01; Ord. No. 2012-0012, § 1, 10-16-12)

#### Sec. 10-32. - Penalties.

- (a) A single violation of this article shall constitute a class 4 misdemeanor and may result in the imposition of a fine of not more than two hundred fifty dollars (\$250.00).
- (b) A second violation of this article within any twelve-month period shall constitute a class 3 misdemeanor and may result in the imposition of a fine of not more than five hundred dollars (\$500.00).
- (c) A third violation and every additional violation of this article within any twelve-month period shall constitute a class 2 misdemeanor and may result in confinement to jail for not more than six (6) months and imposition of a fine of not more than one thousand dollars (\$1,000.00), either or both.
- (d) Any person operating or controlling a source of sound shall be guilty of any violation caused by that source. If that person or persons cannot be identified by direct evidence, a court may infer that any owner, tenant, resident or manager physically present on the property where the violation is occurring was operating or controlling the sound source. Such inference may be rebutted by any person so charged.
- (e) This section shall not be construed to limit the ability of any person to institute a common law civil proceeding to abate any excessive sound that is alleged to constitute a public or private nuisance.

(Ord. of 6-10-01; Ord. No. 2012-0012, § 1, 10-16-12)

#### Sec. 10-33. - Reserved.

**Editor's note—** Ord. No. 2012-0012, § 2, adopted Oct. 16, 2012, repealed § 10-33, which pertained to undue hardship waivers and derived from Ord. of June 10, 2001.

#### Secs. 10-34—10-39. - Reserved.



79

**Saturday, Sept. 17th Show at the  
Campgrounds at ARCADIA**



***The MONDO JELLY KINGS***

**Featuring Special Guest Artists**

**Firecracker  
Jam**

Show will begin  
around 8pm on  
the Mondo Stage  
at Arcadia

**Admission is FREE!!! Bring your own & stay the night  
at the gorgeous campgrounds and amphitheater  
located at 1656 Thrashers Creek Road in Amherst Co.**

Enjoy the great weather, beautiful night sky and relaxed atmosphere  
of the performances on our theater style stage with professional lighting system  
and 16,000 watt JBL/Crown FOH sound system with big pro sound

# GRETCHEN MCMAHON

[HOME](#)[BIO](#)[CALENDAR](#)[STORE](#)[AUDIO](#)[PHOTO GALLERY](#)[BLOG](#)[PRESS REVIEWS](#)[CONTACT](#)[GRETCHEN AND  
THE SCOTTS](#)

## UPCOMING DATES

**THURSDAY, MARCH 16TH, 2017**

Dahlia Woods Gallery  
Third Thursday - 7:00 PM  
232 LBJ  
San Marcos, TX 78666

**THURSDAY, MARCH 23RD, 2017**

Dahlia Woods Gallery  
Gretchen and The Scotts - 7:00 PM  
232 LBJ  
San Marcos, TX 78666  
214-563-7523  
Gretchen and Scott McMahon along with Scott Wade play for you as you see  
wonderful art.

**SATURDAY, JUNE 17TH, 2017**

Arcadia Sanctuary  
Gretchen McMahon and Friends - 7:00 PM  
Amherst, VA

**SATURDAY, SEPTEMBER 2ND, 2017**

Arcadia Sanctuary  
Gretchen McMahon and Friends - 7:00 PM  
Amherst, VA

## PAST DATES

**SATURDAY, MARCH 11TH, 2017**

San Marcos Courthouse Square  
Art Squared - 2:30 PM  
111 E. San Antonio St  
San Marcos, TX 78666

GO LIKE GRETCHEN  
MCMAHON



SIGN UP FOR GRETCHEN  
UPDATES

Join the email list!  
Email Address

JOIN!

3/14/2017

Long Strange Night



Long Strange Night

Friday, June 9 @ 9:00 PM Fri, Jun 9 @ 9:00 PM

The Clubhouse Bar and Billiards, 21174 Timberlake Road, Lynchburg, VA

Playing Originals, Grateful Dead, Beatles and Blues!!!!

[Share](#)

[View on Google Maps](#)

Jun10

Long Strange Night

Saturday, June 10 @ 9:00 PM Sat, Jun 10 @ 9:00 PM

Dogtown Roadhouse, 302 Locust St., Floyd, VA

Playing originals, Grateful Dead, Beatles and Blues!!!

[Share](#)

[View on Google Maps](#)

Jun17

Long Strange Night

Saturday, June 17 @ 6:00 PM Sat, Jun 17 @ 6:00 PM

Arcadia Sanctuary and Mondo Stage, Amherst, VA

Playing Grateful Dead, Beatles, Blues and Originals!!!

[Share](#)

[View on Google Maps](#)

1 2 3 [Next](#) [Last](#)

[View previous events](#)

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## Long Strange Blog

ERIC HOLLANDSWORTH IS THE NEWEST ENDORSING ARTIST FOR SPECTOR BASSES!

## &gt;&gt;&gt; SELECTED SEARCH CRITERIA &lt;&lt;&lt;

Jurisdiction: 009 Amherst Circuit Court 04/05/2017 11:47

From Date To Date

Available: Deeds and Land Records 09/01/1987 04/03/2017

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Detail Instrument Inquiry

Instr# 140003343 Rec Date: 12/12/2014

IType: DEED OF BARGAIN AND SALE Total 3 Image(s)

Book: 1267 Page: 311

Description: 57.169 AC, LOT 2,

Grantee KOMOROSKI, MATTHEW

Grantor REYNOLDS, KATHY M

Grantor REYNOLDS, LARRY L

---

\*\*\* End Of Print Screen \*\*\*

This document was prepared by  
 Ronald D. Henderson, Esq.  
 P. O. Box 1139, Amherst, VA 24521

3343

Title Insurance: Existence is unknown to preparer

Assessed Value \$ 102,900.<sup>00</sup>  
 Consideration \$ 161,000.<sup>00</sup>

Doc ID: 000559490003 Type: DEE  
 Book 1267 Page 311 - 313  
 File# 3343

Tax Map No. 26-A-10

THIS DEED, made and entered into this 12<sup>th</sup> day of December, 2014, by and between **LARRY L. REYNOLDS** and **KATHY M. REYNOLDS**, husband and wife, parties of the first part, Grantors; and **MATTHEW KOMOROSKI**, party of the second part, Grantee:

# WITNESSETH

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the parties of the first part, the parties of the first part do hereby GRANT, BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto Matthew Komoroski, party of the second part, in fee simple absolute, the following described real estate, to-wit:

All that certain tract or parcel of land, together with the buildings and improvements thereon and the privileges, appurtenances and easements thereunto belonging, situate, lying and being in Temperance Magisterial District of Amherst County, Virginia, containing 57.169 acres, more or less, and being more particularly described and designated as Lot 2 on a plat of survey entitled "PLAT OF SUBDIVISION FOR DAVID SMITH ON THRASHERS CREEK..." by Berkley Howell & Associates, P.C., dated November 2, 1995 and recorded in the Clerk's Office of the Circuit Court for the County of Amherst, Virginia in Plat Book P, at page 121. Said plat is incorporated herein by reference for amore accurate and complete description of the property herein conveyed.

This conveyance is expressly subject to a permanent, non-exclusive right of way and easement for ingress and egress to State Route 617, from Lot 2, over Lot 1, and over parcels "A" and "B" on the aforementioned plat, as

*Old Republic National Title Ins*



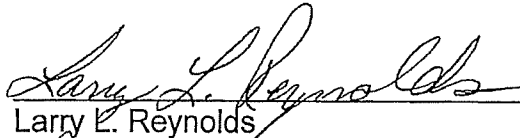
an appurtenance to the property herein conveyed, said easement being 50' in width, to be used jointly and in common with the owners of Lot 1 and other owners situated on said right of way, their heirs, successors and assigns.

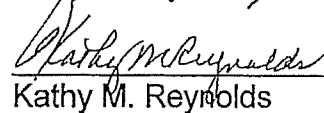
This is the same property conveyed unto Larry L. Reynolds and Kathy M. Reynolds, husband and wife, by Deed dated December 6, 2007 from Gary M. Jennings, Stephen Eric Benson and Gary M. Jennings, Jr., and recorded in the aforesaid Clerk's Office at Deed Book 1099, page 268.

This conveyance is made subject to any and all reservations, restrictions, rights of way, conditions and easements of record and now binding on said property.

This deed was prepared without the benefit of a title examination.

WITNESS the following signatures and seals:

 (SEAL)  
Larry L. Reynolds

 (SEAL)  
Kathy M. Reynolds

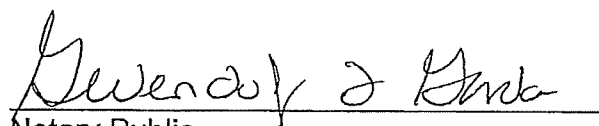
STATE OF VIRGINIA

CITY/COUNTY OF Amherst, to-wit:

The foregoing instrument was acknowledged before me in the state and city/county aforesaid, this 12<sup>th</sup> day of Dec, 2014, by Larry L. Reynolds and Kathy M. Reynolds, husband and wife.

My commission expires: \_\_\_\_\_.

Commonwealth Of Virginia  
Gwendolyn F. Gordon - Notary Public  
Commission No. 205475  
My Commission Expires 9/30/2017

  
Notary Public  
Reg. No. \_\_\_\_\_

1656 Thrashers Green  
Road  
Amherst Va  
2452

State Tax 039 \$402.50 VIRGINIA: in the Clerk's Office of the Circuit Court of  
County Tax 213 \$134.17 Amherst County Dec. 12 2014, This writing  
Transfer Fee \$ 1.00 was admitted to record at 2:45 o'clock P M. and  
VSLF 145 \$ 1.50 the tax imposed by Sec. 58.1.802 of the Code in the amount  
Clerk's Fee \$ 40.50 of \$ 141.00 has been paid.  
Plats \$ \_\_\_\_\_  
State Tax 038 \$80.50  
County Tax 220 \$80.50  
Total \$740.67

TESTE: ROY C. MAYO, III Clerk  
By Deborah Coffey Moritz, Deputy Clerk

EB 3



# Application for Zoning Permit Amherst County, Virginia

Section A (Please print in blue or black ink)

Permit No: \_\_\_\_\_

Komoroski	Matthew	J
Last (Name of Applicant)	First	MI
1656 Thrashers' Creek Rd	Amherst	VA
Mailing Address	City	State
24521		
Zip Code		
1658 Thrashers' Creek Rd	Amherst	VA
Property Address	City	State
24521		
Zip Code		
4343810036	n/a	arcadiaretreat@gmail.com
Telephone Number(s) Home	Business	E-Mail Address
n/a		
Last (Name of Property Owner, if different)	First	MI

Is the lot recorded? ..... Yes ☒ No ☐

If yes, complete section B

## Section B (Please fill out as completely as possible)

Date lot recorded (if applicable)	12/3/98	Date lot surveyed (if applicable)	
Name of subdivision		Tax Map #	26-A-10A
Deed Book/Page No.			
Lot area:	25.67	acres:	
Lot width:		ft.	
The lot is served by (check all that applies):	Public water:	Public sewer:	
	Private well: <input checked="" type="checkbox"/>	Septic system: <input checked="" type="checkbox"/>	
Are the water and sewage systems adequate for the proposed use?	YES	NOX	
Is the lot a corner lot?	YES	NOX	
Does the lot have frontage on more than one street (i.e. double frontage)?	YES	NOX	
Does the owner of the property own any adjacent lots?	NO		
(If so, please include the locations and dimensions of adjacent lots on attached sketch)			
Is the parcel of land located in a flood district?	YES	NOX	If so, what flood district? _____
Is the parcel of land located in a dam inundation zone?	YES	NOX	If so, what zone? _____
The erection, modification, replacement of a sign or sign structure requires approval of a sign permit.			

Directions to project site (from Amherst County Administration Building):

West on 60 to Mt. Pleasant Rd, turn right. Follow Mt. Pleasant to Thrashers' Creek, bear left. Follow Thrashers' Creek to 1658, on right, 1/4 mile from end of road.

## Section C (Please fill in the blanks where applicable)

For construction of a new building (including accessory buildings and building additions):

Type of building: \_\_\_\_\_ n/a Existing floor area: \_\_\_\_\_ n/a sq. ft.

Proposed floor area: \_\_\_\_\_ n/a sq. ft. Number of dwelling units proposed: \_\_\_\_\_ n/a



Edward Brown &lt;edpbrown@gmail.com&gt;

---

**Pond and bridge-Thrasher Creek Amherst Co, VA.**

1 message

**Anne Marie Clarke** <anne.clarke@releeconservation.com>  
To: steven.a.vanderploeg@usace.armymil  
Cc: edpbrown@gmail.com

Thu, Apr 6, 2017 at 12:08 PM

Steven- A landowner up on Thrashers Creek road (route 617) in Amherst County, VA has installed a pond like structure with culverts out letting onto their neighbors property. They are also installing a bridge over Thrashers Creek. Have you had any correspondence with the landowner(s) (Komoroski) at 1656 Thrashers Creek Road Amherst, VA 24521/Tax Map; 26 A 10A?

Can you please follow up with the neighbors Ed Brown (copied) at: (434) 277-8470 or (434) 851-2327 and Kevin Walters at: (434) 277-9668 regarding this?

Thank you,

Anne Marie



**ROBERT E. LEE SOIL & WATER**  
**CONSERVATION DISTRICT**

**Anne Marie Clarke**

Amherst Watershed Coordinator

(434) 851-7043

anne.clarke@releeconservation.com

4/14/2017



Edward Brown <edpbrown@gmail.com>

88

## Fwd: thrashers creek

1 message

Fri, Apr 14, 2017 at 11:26 AM

Thomas Ulbricht <highpeak01@hughes.net>

To: edpbrown@gmail.com

----- Forwarded Message -----

From: Thomas Ulbricht <highpeak01@hughes.net>

To: steven a vanderploeg <steven.a.vanderploeg@usace.armymil>

Sent: Fri, 14 Apr 2017 11:25:06 -0400 (EDT)

Subject: thrashers creek

Attached: pictures of pond, drainage from pond under construction on property adjacent to mine at 1656 Thrashers Creek Road Amherst County.

Also bridge across thrashers creek to be used for commercial access to that property.  
Last picture #4219 is of bridge across thrashers creek for private access to my property.

Any thoughts or questions regarding this?

Please respond to: Ed Brown (434) 277-8470  
edpbrown@gmail.com

### 9 attachments



SANY4175.JPG  
3023K



SANY4177.JPG  
2366K

SANY4219.JPG  
2404K



4/14/2017

Gmail - Fwd: thrashers creek

89



**SANY4188.JPG**  
2670K



**SANY4207.JPG**  
2351K



**SANY4209.JPG**  
2136K



**SANY4178.JPG**  
2193K

**SANY4212.JPG**  
2318K

4/14/2017

Gmail - Fwd: thrashers creek

90



**SANY4211.JPG**  
2743K

Amherst County  
Amherst VA 24521  
LIEN AGENT:

BUILDING PERMIT

PERMIT NUMBER: 0000148 - 2014

USBC: 2009

APPLICATION DATE: 5/02/2014

ISSUANCE DATE: 5/05/2014

RENEWAL DATE:

DATE: 5/02/2014

OWNER NAME/ADDRESS  
KOMOROSKI MATTHEW J.  
1656 THRASHERS CREEK ROAD  
AMHERST, VA 24521

SITE ADDRESS

1656 THRASHERS CREEK ROAD

CONTRACTOR NAME/ADDRESS

OWNER

PHONE: 540-460-0040

PHONE: 000 000 0000

RE ACCOUNT#:

DESCRIPTION OF CONSTRUCTION LOCATION

TAX MAP NO.:

LOT: 10A

BLOCK: A

SECTION: 26

BLDG NO.:

SET-BACKS:

FRONT: 50' BACK: 50'

RIGHT: 50' LEFT: 50'

CNTR : FRTGE:

HEALTH PERMIT NO.:

FLOODPLAIN: N

AREA: TEMPERANCE

RIGHT-OF-WAY:

DISTRICT: TEMPERANCE

SUB-DIVISION:

ZONE: A1 Agriculture

S/E CUP NO.:

SITE PLAN:

DIRECTIONS TO SITE: 1656 THRASHERS CREEK ROAD  
CONSTRUCTED UNDER THE 2009 CODE

USE GROUP: RESIDENTIAL R-5

USE CODE: storage shed

SQ FEET: 384

INST. TYPE:

NATURE/WRK: PRIVATE STORAGE SHED FOR PPERSONAL USE ONLY

BUILDING PERMIT

Typ. Frame WOOD

Typ. Heat NONE

Ownership PRIVATE

Width

Length

Wat. Pub.

Wat. Priv.

Cent Air

Inf-base.

stories 1

Sq. Footage 384

fin-base.

Garage

# Bedrooms

#Part. Bth

#Full Bth

Spaces. Insp

Sewer

Lumber

Electrician

Drywall

Heat/Air

Architect

Engineer

JOB VALUE: 4,500.00

PERMIT FEE: 58.75

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by them to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction. 24 hour notice required on all inspections. CALL 946-9302

Kenneth Campbell, Building Official

TOTAL FEES: 58.75

REQUIRED SIGNATURES

OWNER/CONTRACTOR

*Matthew Komoroski*

Amherst County

Amherst VA 24521

LIEN AGENT:

ELECTRICAL PERMIT

PERMIT NUMBER: 0000020 - 2015

USBC: 2009

APPLICATION DATE: 1/21/2015

ISSUANCE DATE: 1/22/2015

RENEWAL DATE:

DATE: 1/21/2015

20-15 92

OWNER NAME/ADDRESS

SITE ADDRESS

CONTRACTOR NAME/ADDRESS

KOMOROSKI MATTHEW J.

OWNER

1656 THRASHERS CREEK ROAD

1656 THRASHERS CREEK ROAD

AMHERST, VA 24521

PHONE: PHONE: 000 000 0000

RE ACCOUNT#:

DESCRIPTION OF CONSTRUCTION LOCATION

TAX MAP NO.:

LOT:

BLOCK:

SECTION:

BLDG NO.:

SET-BACKS:

HEALTH PERMIT NO.:

DISTRICT:

PEDLAR

FRONT: BACK:

FLOODPLAIN: N

SUB-DIVISION:

RIGHT: LEFT:

AREA: PEDLAR

ZONE:

CNTR : FRTGE:

RIGHT-OF-WAY:

S/E CUP NO.:

SITE PLAN:

DIRECTIONS TO SITE: 1656 THRASHERS CREEK ROAD

SE GROUP: RESIDENTIAL R-5

USE CODE: change of service

SQ FEET:

NST.TYPE:

NATURE/WRK: CHANGE OF SERVICE TO EXISTING HOME

ELECTRICAL PERMIT

JTLETS

DISPOSALS

DRYER

HEAT FUR

LC APP

OTHER

RANGE

WATER HTR

[SHWASHER

RES COMPAC

PANELS

X

SUB PANEL

LOCATE

REPAIR

RENEWAL

TEMPORARY

JOB VALUE: 700.00

PERMIT FEE: 30.60

TOTAL FEES: 30.60

PERMIT WILL BECOME NULL AND VOID IF WORK IS NOT STARTED  
WITHIN SIX MONTHS OF THE DATE ISSUED. 24 HOUR NOTICE REQUIRED  
ON ALL INSPECTIONS.  
CALL 946-9302 FOR ALL INSPECTIONS

REQUIRED SIGNATURES

BUILDING OFFICIAL

BUILDING INSPECTOR

SECRETARY

CONTRACTOR

OWNER



Amherst County  
Amherst VA 24521  
LIEN AGENT:

BUILDING PERMIT

PERMIT NUMBER: 0000183 - 2015

USBC: 2012

APPLICATION DATE: 5/14/2015

ISSUANCE DATE: 5/14/2015

RENEWAL DATE:

DATE: 5/14/2015

183-18  
93

OWNER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADDRESS
KOMOROSKI MATTHEW	1656 THRASHERS CREEK ROAD	OWNER
1656 THRASHERS CREEK ROAD		
AMHERST, VA 24521		

PHONE: 901-3935

PHONE: 000 000 0000

RE ACCOUNT#:	DESCRIPTION OF CONSTRUCTION LOCATION			
TAX MAP NO.:	LOT:	BLOCK:	SECTION:	BLDG NO.:

SET-BACKS:	HEALTH PERMIT NO.:	DISTRICT:	PEDLAR
FRONT:	FLOODPLAIN: N	SUB-DIVISION:	
BACK:	AREA: PEDLAR	ZONE: A1 Agriculture	
RIGHT:	RIGHT-OF-WAY:	S/E CUP NO.:	SITE PLAN: ✓
LEFT:			
FRTGE:			
CNTR :			

DIRECTIONS TO SITE: 1656 THRASHERS CREEK ROAD  
NOT IN FLOOD PLAIN  
CONSTRUCTED UNDER THE 2012 CODE

USE GROUP: RESIDENTIAL R-5	USE CODE: storage shed	SQ FEET: 768
INST. TYPE:	NATURE/WRK: ERECT PRIVATE STORAGE SHED WITH NO PLUMBING OR ELECTRICAL	

BUILDING PERMIT

Typ. Frame WOOD	Typ. Heat NONE	Ownership PRIVATE	Width
Length	Wat. Pub.	Wat. Priv.	Cent Air
Inf-base.	stories 1	Sq. Footage 768	fin-base.
Garage	# Bedrooms	#Part. Bth	#Full Bth
Isbes.Insp	Sewer		
Lumber	Electrician	Drywall	
Heat/Air	Architect	Engineer	

JOB VALUE: 10,000.00

PERMIT FEE: 117.50

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by them to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction. 24 hour notice required on all inspections. CALL 946-9302

Kenneth Campbell, Building Official

TOTAL FEES: 117.50

REQUIRED SIGNATURES

OWNER/CONTRACTOR

Matthew Komoroski SR



IRON PIN FOUND  
CORNER NEITHER  
SET NOR FOUND



MARION D. MADDOX  
SEE P.C. 1, PG. 309  
TAX# 26-A-7A

LOT 2  
57.169AC.

LOT 1  
24.996AC.

50' PRIVATE DRIVE

*proposed shed*

SEE INSET

EDWARD P. BROWN  
D.B. 431, PG. 224  
TAX# 27-A-4A

NOTE: 50' PRIVATE DRIVE IS FOR THE  
EXCLUSIVE USE OF LOTS 1 & 2.

INSET

SCALE: 1" = 100'

PARCEL B

94

ΔR: L:

JULIA S. BLANKENSHIP, et al  
DB 584, PG. 408, #9924AC.  
RESIDUE

56°41'4"W  
58°33'  
60°08'28"W  
62°23'  
63°30'04"W  
64°36'  
65°36'

9°16'57"W  
92°99'  
N55°44'5"W  
76°88'  
N46°24'37"W

501  
716  
401  
011  
111

Amherst County  
Amherst VA 24521  
LIEN AGENT:

BUILDING PERMIT

PERMIT NUMBER: 0000300 - 2015  
USBC: 2012  
APPLICATION DATE: 7/20/2015  
ISSUANCE DATE: 7/21/2015  
RENEWAL DATE:  
DATE: 7/21/2015

300-15-SHE  
95

OWNER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADDRESS
KOMOROSKI MATTHEW		OWNER
1656 THRASHERS CREEK ROAD	1656 THRASHERS CREEK ROAD	
AMHERST, VA 24552		
PHONE: 901-3935		PHONE: 000 000 0000

RE ACCOUNT#:	DESCRIPTION OF CONSTRUCTION LOCATION			
TAX MAP NO.:	LOT: 10A	BLOCK: A	SECTION: 26	BLDG NO.:

SET-BACKS:	HEALTH PERMIT NO.:	DISTRICT: TEMPERANCE
FRONT: 50' BACK: 50'	FLOODPLAIN: N	SUB-DIVISION:
RIGHT: 50' LEFT: 50'	AREA: TEMPERANCE	ZONE: A1 Agriculture
CNTR : FRTGE:	RIGHT-OF-WAY:	S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: 1656 THRASHERS CREEK ROAD  
CONSTRUCTED UNDER THE 2012 CODE

USE GROUP: RESIDENTIAL R-5	USE CODE: garage attached	SQ FEET: 864
CNST.TYPE:	NATURE/WRK: ERECT GARAGE/STORAGE SHED/PAVILLION FOR PERSONAL USE TWO STORY	

BUILDING PERMIT			
Typ. Frame WOOD	Typ. Heat NONE	Ownership PRIVATSE	Width
Length	Wat. Pub.	Wat. Priv.	Cent Air
unf-base.	stories 2-864	Sq.Footage 864	fin-base.
Garage	# Bedrooms	#Part. Bth	#Full Bth
Asbes.Insp	Sewer		
Plumber	Electrician	Drywall	
Heat/Air	Architect	Engineer	

JOB VALUE: 10,000.00

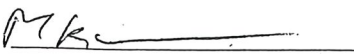
PERMIT FEE: 264.38

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by them to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction. 24 hour notice required on all inspections. CALL 946-9302

Nathan Young, Building Official

TOTAL FEES: 264.38

REQUIRED SIGNATURES

  
OWNER/CONTRACTOR

Amherst County

Amherst VA 24521

LIEN AGENT:

BUILDING PERMIT

PERMIT NUMBER: 0000074 - 2016

USBC: 2012

APPLICATION DATE: 3/02/2016

ISSUANCE DATE: 3/02/2016

RENEWAL DATE:

DATE: 3/02/2016

74-2016

96

OWNER NAME/ADDRESS SITE ADDRESS CONTRACTOR NAME/ADDRESS  
KOMOROSKI MATHEW OWNER  
1656 THRASHERS CREEK RD 001656 THRASHERS CREEK RD  
AMHERST VA  
APPLICANT: DAVID RIOSECO 24521 AMHERST VA 24521  
PHONE: 4346095354 PHONE: 000 000 0000

RE ACCOUNT#: 19396 DESCRIPTION OF CONSTRUCTION LOCATION  
TAX MAP NO.: 26 A 10A LOT: 10A BLOCK: A SECTION: 26 BLDG NO.:

SET-BACKS: HEALTH PERMIT NO.: 104160017 DISTRICT: Temperance  
FRONT: 75 BACK: 25 FLOODPLAIN: N SUB-DIVISION:  
RIGHT: 25 LEFT: 25 AREA: TEMPERANCE ZONE: A1 Agriculture  
CNTR : FRTGE: RIGHT-OF-WAY: S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: 1656 TRASHERS CREEK ROAD  
EXTENDING PERMIT # 300-2015 TO ADD APARTMENT ABOVE GARAGE AND 2 EXTERIOR  
BATHROOMS ATTACHED TO LOWER LEVEL OF GARAGE

SE GROUP: RESIDENTIAL R-5 USE CODE: alt and repair SQ FEET: 864  
NST.TYPE: LIGHT FRAME NON-RATED NATURE/WRK: EXTENDING PERMIT # 300-2015 TO ADD APPARTMENT W/ DECK ABOVE  
GARAGE & 2EXT. BTHRMS ON LL OF GARAGE 1656SQFT, 672DK, 864APART.

BUILDING PERMIT

yp. Frame WOOD Typ. Heat Ownership PRIVATE Width  
length Wat. Pub. X Cent Air  
nf-base. stories Sq.Footage fin-base.  
arage # Bedrooms 1 #Part. Bth #Full Bth 3  
sbes.Insp Sewer X  
lumber Electrician Drywall  
eat/Air Architect Engineer

JOB VALUE: 50,000.00

PERMIT FEE: 375.00  
Surcharge : 7.50

TOTAL FEES: 382.50

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by them to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction. 24 hour notice required on all inspections. CALL 946-9302

Nathan Young, Building Official

REQUIRED SIGNATURES

OWNER/CONTRACTOR

Amherst County  
Amherst VA 24521  
LICEN AGENT:

BUILDING PERMIT

PERMIT NUMBER: 0000075 - 2016

USBC: 2012

APPLICATION DATE: 3/02/2016

ISSUANCE DATE: 3/02/2016

RENEWAL DATE:

DATE: 3/02/2016

75-2016

97

OWNER NAME/ADDRESS	SITE ADDRESS	CONTRACTOR NAME/ADDRESS
KOMOROSKI MATHEW		OWNER
1656 THRASHERS CREEK RD	001656 THRASHERS CREEK RD	
AMHERST VA 24521	AMHERST VA 24521	
PHONE:		PHONE: 000 000 0000

RE ACCOUNT#:	19396	DESCRIPTION OF CONSTRUCTION LOCATION
TAX MAP NO.:	26 A 10A	LOT: BLOCK: SECTION: BLDG NO.:

SET-BACKS:	HEALTH PERMIT NO.:	DISTRICT: Temperance
FRONT: BACK:	FLOODPLAIN: N	SUB-DIVISION:
RIGHT: LEFT:	AREA: TEMPERANCE	ZONE: A1 Agriculture
CNTR : FRTGE:	RIGHT-OF-WAY:	S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: 1656 THRASHERS CREEK RD

USE GROUP: RESIDENTIAL R-5	USE CODE: deck	SQ FEET: 600
CNST.TYPE: LIGHT FRAME NON-RATED	NATURE/WRK: NEW 20X30 FREE STANDING PARTY DECK	

BUILDING PERMIT

Typ. Frame WOOD	Typ. Heat	Ownership	Width
Length	Wat. Pub.	Wat. Priv.	Cent Air
unf-base.	stories	Sq.Footage	fin-base.
Garage	# Bedrooms	#Part. Bth	#Full Bth
Asbes.Insp	Sewer		
Plumber	Electrician	Drywall	
Heat/Air	Architect	Engineer	

JOB VALUE: 5,000.00

PERMIT FEE: 90.00  
Surcharge : 1.80

TOTAL FEES: 91.80

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by them to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction. 24 hour notice required on all inspections. CALL 946-9302

Nathan Young, Building Official

REQUIRED SIGNATURES

OWNER/CONTRACTOR

98

Amherst County  
Amherst VA 24521  
FIELD AGENT:

LAND DISTURBING PERMIT

PERMIT NUMBER: 0000480 - 2016  
USBC: 2012  
APPLICATION DATE: 10/31/2016  
ISSUANCE DATE: 10/31/2016  
RENEWAL DATE:  
DATE: 10/31/2016

OWNER NAME/ADDRESS KOMOROSKI MATHEW 1656 THRASHERS CREEK RD AMHERST VA 24521  PHONE: 434-381-0036	SITE ADDRESS  001656 THRASHERS CREEK RD  AMHERST VA 24521	CONTRACTOR NAME/ADDRESS OWNER    PHONE: 000 000 0000
--	---	---

RE ACCOUNT#: 19396 TAX MAP NO.: 26 A 10A	DESCRIPTION OF CONSTRUCTION LOCATION LOT: BLOCK: SECTION: BLDG NO.:
-----	
SET-BACKS: FRONT: BACK: RIGHT: LEFT: CNTR : FRTGE:	HEALTH PERMIT NO.: FLOODPLAIN: N AREA: RIGHT-OF-WAY:
	DISTRICT: Temperance SUB-DIVISION: ZONE: A1 Agriculture S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: 1656 THRASHERS CREEK RD

GROUP: RESIDENTIAL R-2 TYPE:	USE CODE: land disturbing permit NATURE/WRK: PERMIT IS FOR LDP ASSOC W PERSONAL USE OF PROPERTY. LDP FOR A COMMERCIAL USE SUCH AS CAMPGROUND REQUIRE A E&S CONTROL PLAN	SQ FEET: 43550
---------------------------------	---	----------------

LAND DISTURBING PERMIT  
N NO # OF ACRES 1 ACRE

JOB VALUE: 10,000.00	<div>EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE BEFORE THE LAND DISTURBING ACTIVITIES IS COMMENCED.</div>
PERMIT FEE: 35.00 Surcharge :	
TOTAL FEES: 35.00	

\_\_\_\_\_  
OWNER/CONTRACTOR

REQUIRED SIGNATURES



99

Amherst County, Planning & Zoning

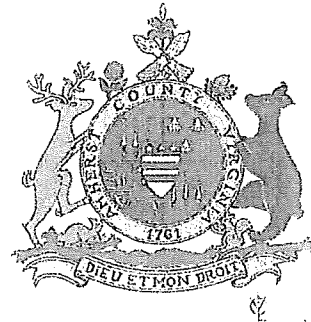
PO Box 390

(434)946-9303

October 26, 2016

**SENT VIA CERTIFIED MAIL**

Mathew Komoroski  
1656 Thrashers Creek Rd.  
Amherst, VA 24521



**RE: Notice to Comply - 1656 Thrashers Creek Rd  
TM# 26-A-10A**

To Whom It May Concern:

The purpose of this letter is to make you aware of violations of the Erosion & Sediment Control laws and regulations on a property that has land disturbance occurring. The property was inspected by an Erosion & Sediment Control Inspector on **October 26, 2016** and has been found to be out of compliance with Erosion & Sediment Control laws and regulations. The property fails to comply with the following Erosion & Sediment Control laws and regulations as given in Chapter 11, Article IV, Section 11-52 of the Code of the County of Amherst, Virginia.

- "Except as provided herein, no person may engage in any land-disturbing activity, nor shall the owner of any land permit any land-disturbing activity thereon, until the director has approved an erosion and sediment control plan for the land-disturbing activity, approved the bond or other security, and issued a land-disturbing permit."

There are no records that a land disturbance permit has been issued for this property. The Erosion & Sediment Control Inspector stated that he spoke with someone concerning obtaining, however one had not yet been applied for.

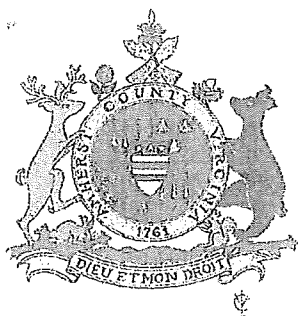
**A Notice to Comply is attached with this letter. Please contact my office concerning the need for an Erosion and Sediment Control plan. Failure to abide by the aforementioned laws and regulations by obtaining a permit within seven (7) days of receiving this letter will result in a Stop Work Order and civil penalties.**

Please contact me if you have questions or comments pertaining to this matter at (434) 946-9303 or by e-mail at [armitchell@countyofamherst.com](mailto:armitchell@countyofamherst.com). Thank you in advance for working with me to correct this issue.

Sincerely,

A handwritten signature in cursive script, reading "Austin R. Mitchell".

Austin R. Mitchell  
Assistant Zoning Administrator/Planner  
Erosion & Sediment Control Combined Administrator



Department of Planning & Zoning  
153 Washington Street, P.O. Box 390  
Amherst, Virginia 24521 • (434) 946-9303  
FAX • (434) 946-9370

**Notice to Comply**

**Project Name:** Property of Mathew Komoroski

**Site Address:** 1656 Thrashers Creek Road **Site Supervisor:** \_\_\_\_\_

**Inspected By:** Nate Young **Inspection Date:** 10/19/16

**Written/Verbal Notification Given to:** Person on property

**An inspection of the above-referenced project revealed the following violations of the Amherst County Erosion and Sediment Control Ordinance:**

Chapter 11, Article IV, Section 11-52: land disturbing activity without an  
approved plan

**Notice is hereby given that these violations shall be corrected in accordance with the approved Erosion and Sediment Control Plan on or before 11/4/2016; the site will be re-inspected at that time. Failure to comply with this notice will result in the issuance of a Stop Work Order and/or additional legal action by Amherst County to effect the implementation of the approved plan.**

**Erosion Control Inspector:** Nate M. Young

**Program Administrator:** Christine Mitchell



## \$49 - Online LLC Formation

Learn why filing an LLC in a state other than your home state can be a bad idea. Go to [infofile.com/llc/state](http://infofile.com/llc/state)



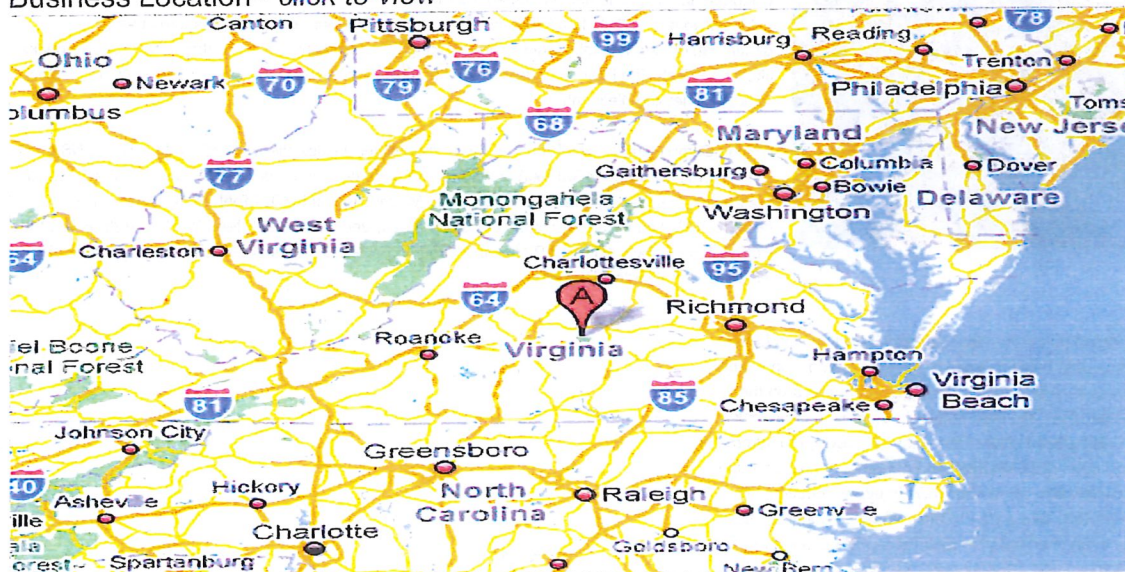
### Arcadia Sanctuary LLC

Corporate registration for ARCADIA SANCTUARY LLC by Seth E Twery of 1656 Thrashers Creek Rd, Amherst, VA filed on Tue, Jan 17th, 2017 with VA State Corp Commission.

Published January 21st, 2017 • [vasos.lookupbook.net](http://vasos.lookupbook.net)

MORE IN AMHERST, VA

Business Location - [click to view](#)



Registration Details



*Pioneering Wilderness Protection in Virginia since 1969*

([http://www.info@va-wilderness.org](mailto:info@va-wilderness.org)) Virginia-Wilderness-Con



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[Campaigns \(/campaigns.html\)](#)

[News \(/news.html\)](#)

[FAQs \(/faqs.html\)](#)

[VA Wilderness \(/va-wilderness.html\)](#)

[Donate/Join \(/donatejoin.html\)](#)

## Mt. Pleasant National Scenic Area



Located in Amherst County, this 7580 acre National Scenic Area (NSA) was designated by Congress in 1994. The area is named after Mountain Pleasant, a 4071 foot peak that dominates the view from the Cole Mountain bald. The origin for the name is rather obscure but a local gentleman offered this tale. After walking through the Religious Range to the northeast, with peaks like The Priest, The Friar, and The Cardinal and then over Pompey Mountain one should be able to expect something pleasant.

At Hog Camp Gap, the North Fork of the Buffalo River divides the two major ridges of the NSA. To the west is Bald Knob (4040 feet) and the grass covered summit of Cole Mountain (4022 feet). To the east is Pompey Mountain (4032 feet) and Mount Pleasant (4071 feet). Many other small streams including Rocky Branch, Little Cove Creek, and Cove Creek feed into the North Fork of the Buffalo River. East of Mount Pleasant are Indian Creek, Georges Creek and Pompey Creek all of which feed into Little Piney River.

Cow Camp Gap is a low spot between Bald Knob and Cole Mountain. Just below the gap is the Cow Camp Gap shelter that serves as a stopover for many through hikers on the Appalachian Trail. On Bald Mountain there is a small rock outcrop with a good view to the west. However, the summit is forest covered. Cole Mountain, on the other hand, is a huge open meadow with wonderful views in every direction. The climb from Cow Camp Gap to the summit of Cole Mountain features a long forgotten old rock fence. The summits of both Mount Pleasant and Pompey are capped by a layer of pre-Cambrian granite. Mount Pleasant has a short ridge running almost east to west with a rock outcrop offering a view of the Buffalo River valley and Virginia's Piedmont region even farther to the east. In the fall clusters of red berries hanging from the limbs of the Mountain Ash surrounding the summit is a sight to behold. It is also a good location to watch the annual raptor migration as these big birds make their journey southward for the winter.

# Cindy Letter for meeting

Wednesday, April 5, 2017 8:57 AM

To my neighbors

My name is Cindy Gilbert. I live at 1903 Thrasher's Creek Rd in Amherst. I have lived at this address since I married my husband, Ken, on April 24, 2004. He built our house and we intend to live our lives out here. My daughter and I moved here from Greene County when I was 37 and she was 10 years old. She grew up here and loves it too. We love living at the bottom of the George Washington National Forest on our dead end road with Thrashers Creek running through our front yard. We enjoy our chickens and our dogs and soon we will have hogs. We have numerous gardens and fruit trees each year and we can our food and eat a lot of deer meat. We are "homesteading" as much as possible and it's not a new trend for us, we were raised this way and intend to pass these traditions on to our children and grandchildren.

The safety and peacefulness that we've enjoyed for years is now in jeopardy. In the 13 years that I have lived here, I've never, ever been nervous about my neighbors. I've never been concerned about my grandchildren riding their bikes down the road. I've never been concerned about my daughter's car possibly breaking down in front of the wrong people's house. My husband and I used to walk up and down Thrasher's Creek Rd for exercise, but now feel uneasy doing that. This is not Chicago or New York, where you should be cautious of others, this is the country on an unlined road where country people believe in God, go to church, raise their kids and have good lives. It's not that way now and we feel if the Arcadia Sanctuary is able to proceed with their "Summer of Love" concert series, our world will be tossed upside down.

Not only will there be loud music, traffic and trash, but there will be drugs and alcohol. Cigarettes been tossed into the woods and we all know that we do not need another forest fire, we may not be so lucky this time. Party people will be coming into our neighborhood, trashing it out and then leaving until the next party. They are advertising that these will be "peaceful nights under the stars", but I cannot find peace in heavy metal music. The types of people who will be coming to these parties are not your average teen-ager out for a night. These people are truly dangerous. They are associated with the Wolves of Vinland who are satanic worshippers, who sacrifice animals and have fight clubs. This is not hear-say. Their link on the World Wide Web shows it all for the world to see. You do not have to be a facebook "friend" to see what kind of people these are. They carry AR-15's and swords on their sides. They paint their faces with blood and dance around the fire. They are white supremacists who burn down black churches (google Maurice Michael ) who was charged and pulled two years in prison for arson. Google the sex offender list for Amherst County and you will see another of the originators of the Arcadia Sanctuary, Gregory Coghill. One of the bands that are already scheduled for the "Summer of Love" concert series, Gretchen McMahan for June 17th and September 2nd, 2017 also played for the Houston Witches Ball in Houston Texas in 2014. I can only wonder why it was titled that. Because I am a Christian and I believe in God with all my heart, I also believe in the devil and evil. Evil is real and Satan is becoming even more obvious in our world today. We can only try to save our little safe spot in the world, our homes.

This is information that is all over the internet. I suppose the Arcadia Sanctuary originators believe we are all stupid and cannot look this information up for ourselves. There is only enough information on the web to scare me to death. I do not want to know any more. I just know that I do not want these activities at my front door all summer long. We all pay our taxes on our houses, our cars, our roads, our wages and even \$7.00 per year for our dogs. We should not have to put up with this mess. If it is able to happen and no one does anything, it will only become worse. Our home is the only thing that we will be leaving our children and grand children when we die, a piece of us that we built with our hands. Who would really want to come here for peace and quiet when they will have to worry about their safety?

*Thank you,  
Cindy Gilbert*



To our county employees, our elected officials, and my community,

I would like to address the proposed Arcadia Sanctuary's request for a zoning exception in our community. During this process of absolutely opposing their proposal I have noticed several concerning patterns. First, I have noted their effort to physically remove a resident (Gregory Cogdill) violent sex offender from "overseeing" this project (Arcadia Sanctuary) by relocating his official address from 1656 Thrashers Creek road to Gidsville Road in December 2017. Please note though, that he continues to oversee this project which, as they report, is for families (adults and children) to enjoy an evening of relaxation. Gregory Coghill and Matt Komoroski have been the ones playing music (Arcadia Sanctuary's Mondo Stage) together throughout 2016. Furthermore, over the past two years they have progressively worked towards their agenda regardless of the impact on the community and environment.

Next is the concern associate with the individuals as well as illegal drugs traveling into our community. From witnesses who have attended previous Arcadia Sanctuary gatherings, I have personally been informed of the drugs observed by one individual, the fear which was instilled upon another who could not wait to exit the gathering, and finally the observation by another individual where a group of males ascended up the mountain to conduct a ritual. The young lady that reported the latter behavior attended the Arcadia Sanctuary with a male (Maurice Michaely) from the Wolves of Vinland (please look up Paul Waggener and Wolves of Vinland online). Mr. Michaely had been convicted of conducting animal sacrifice and burning down an African American church in Haymarket, VA (please look Mr. Michaely up online through the Virginia Courts System). She also noted that witchcraft was a part of that celebration in which she attended at the Arcadia Sanctuary. Though the Arcadia Sanctuary may not follow the Wolves' philosophy where they are a Pagan/Neo-Nazi hate group, by having just one of its members attend only one of their gatherings, the Arcadia Sanctuary becomes an affiliate/associate of that group as well. Please also note that both of these groups practice and play satanic music.

Finally, I would like to express another concern to our county employees as well as elected officials (i.e., zoning office, Board of Supervisors, etc.). Since I became involved in this opposition to the proposed Zoning Exception for the Arcadia Sanctuary, I have been somewhat disappointed in the response to our community's concerns. I have been told that we need to calm down, to let the county officials handle this situation. I have been told that some things could be viewed as hearsay, that concerns regarding certain behaviors at the Arcadia Sanctuary had to be proven/backed with evidence, and that we should be careful as to how much we complain regarding this matter. Well, I take offense to this tone coming from any hired or elected official. If this matter was before your front or back door, perhaps you too would be concerned about the welfare of your community and not so much about being politically correct. I have provided three eye witness accounts in the previous paragraph, each of which I have no reason to doubt. How is it that the burden of proof falls upon the ones who are effected by this proposal and seemingly not so much on the ones who are initiating it?

We have a situation here that is becoming more and more alarming daily. The application and proposal that has been provided to the county is in no way reflective of what has been occurring in our community for the past two years. Neither is the context of their true agenda, going forward, presented in their request. I respectfully request that you deny this proposal at the meeting on April 20th and do not allow this to go on any further.

B. K. Milt

To: Amherst County Board of Supervisors

105

Wednesday May 4, 2017

Our Names are Dale and Barbara Higginbotham  
1202 Thrashers Creek Road, Amherst, Va. 24521  
I (Dale) was born on the farm July 19, 1935  
and am very familiar with the area where they  
are requesting a zoning change. When our farm  
was sold in 2006 we kept  $3\frac{1}{4}$  acres and  
built a new home on Thrashers Creek Road. The  
farm is located by Mollys Mt Road and  
Thrashers Creek Road. We are now in our 11<sup>th</sup>  
year living in our present home. The neighborhood  
and community has been an excellent place to  
live and we would hate to see it change. We  
have a beautiful view of the surrounding area  
(360°) of the farm land, mountains, and streams.  
Our Daughter and our twin grand Daughters love to  
come and spend time with us.

Our main concerns with the proposed zoning  
changes are as follows:

- 1.) Increase of traffic on the secondary road  
system which they are coexisting on 75 vehicles and  
300 people over the weekends for a six (6)  
month period from May through October.

If this is for now, what will it be like 5-10 years for the future. Also it would not be safe to walk or ride bicycles with this much traffic. There are many bad areas in the roads where if each person is not on their side of the road it may lead to serious accidents or even deaths. A lot of people coming to the area will not be familiar with the situation of the roads. This is also a dead end road so if you go up the road you have to come back the same way. There are several one lane bridges in certain locations.

2) Parking is going to be a problem with this many vehicles and if they park on the side of the road it will be dangerous for people that live above the area involved to get by safely. This will create a problem and the law enforcement people will have extra duty to come and correct the problem.

3) Pollution:

With the number of people involved there will be more trash (cans, bottles, paper etc) thrown in the creek which will take away the quality of water which finally ends up for the town of Amherst water supply.

Trash will be thrown in the road ditches, in people yards, fields, such as glass bottles, cans, paper items for some one to clean up. We have enough of this now.

#### 4.) Noise:

Although we are not involved in this particular phase where we live, I am sure the neighbors who are close to the area will keep the Sheriff Department busy with calls pertaining to the loud noise and not being able to enjoy their peaceful way of life - Anytime you get this many people together there will be drinking and other things not for the good of other people in the area. all of these items are not for the safety of the Community.

The petition we took around to (40) people, we did not have anyone in favor of reopening this parcel of land.

We would like to make a recommendation to each board member. If you are not familiar with this area we would strongly recommend you visit the area so you may have a better understanding of the true picture being discussed on which you will be voting.

We hope each of you on the Board of Supervision will vote No to this request as we are definite against it. Thanking you. Dale & Barbara Higginbotham





**Zoning for 1656 Thrashers' Creek Road, Amherst, VA**  
**Lynn Mays** to: kcampbell, cdtucker, jayers, dwpugh, jamarks

05/08/2017 09:19 PM

May 3, 2017

Ken Campbell, Supervisor  
 Amherst County Board of Supervisors  
 Amherst, VA 24521

Re: Zoning 1656 Thrashers' Creek Road, Amherst, VA

Dear Supervisor Campbell and Members of the Board of Supervisors:

Please decline the Zoning exception for 1656 Thrashers' Creek Road, (a/k/a Arcadia Sanctuary, LLC).

This is a safety hazard, if and when a problem occurs, like fire, or any other emergency (and we are sure it will) it will be take so long for emergency vehicles to get there, it will do no good.

It is a DANGER to our community to have all those people up there.

This will be detrimental to our neighborhood. Traffic will be too much for the roadways, the noise will be bad for the community and our "animal sanctuary" This will tremendously affect the wildlife in our area. Trash along the road will increase, needless to say safety hazards on our roads. Also, there will be a water problem, we get well water here, and for that many people to be using well water takes too much away from the people in that area as will as the community. Also, think how the stream that runs by there will be polluted. Trash, human waste, etc.

We live here for a reason.....peace and quiet as well as the animals.

In a letter the Arcadia Sanctuary sent to the community stated "we enjoy being able to let go of the stresses of life" What "stresses" do these people have? NONE. THEY DO NOT WORK.

What a detrimental effect it will have for our community and Amherst County. These people are involved in witchcraft, The Hex Factory, etc. These are



absolutely things we DO NOT want here in our neighborhood or in the County of Amherst or neighboring Counties.

I know if this were coming to any one of your communities it would be an absolute NO without any hesitation on your part, and you would not even consider the matter. We are asking the same.

The Arcadia Sanctuary owns property at 1389 Gidsville Road (which is just about a mile or so from Arcadia Sanctuary at 1656 Thrashers' Creek Road). This house is being occupied by a violent sex offender by the name of Gregory Lewis Goghill. We do not feel safe in my home or community!

Please go to the websites <https://www.thehexfactory.com/matthiaswaggener.htr> which clearly states these people are out of Lynchburg, Virginia, and are now coming to our community. (there are many more websites also.)

Again, ask yourself where have these people received all of this money from??? None of them work.

We respectfully request all zoning be denied!! Please do not bring this to our Community or County!!!

Thank you,

Kent and Lynn Mays



## Reject Arcadia Sanctuary Exception Application

**Lisbeth** to: [kcampbell@countyofamherst.com](mailto:kcampbell@countyofamherst.com),  
[cdtucker@countyofamherst.com](mailto:cdtucker@countyofamherst.com),  
[jayers@countyofamherst.com](mailto:jayers@countyofamherst.com),

04/11/2017 12:24 PM

We are writing to state our concerns regarding the special exception application of Arcadia Sanctuary on Thrashers Creek Road.

We believe that continued expansion of the site, including a large musical venue, campgrounds, and a school, will be hazardous and disturbing to existing or future neighboring uses.

Specifically, Thrashers Creek Road is a narrow road, barely suitable for two-way traffic of the existing residents, much less increased traffic during any commercial venture.

Also, any large gathering of people will certainly overload the public facilities, such as police and fire protection as well as drainage and refuse disposal.

What would happen, if during a large gathering at Arcadia Sanctuary, a fire erupted? With the narrow road lined with vehicles, how would the fire department and other emergency vehicles get down Thrashers Creek road and, more importantly, how would the residents escape the danger of a spreading fire?

Regarding the damage of the enlarged footprint of Arcadia Sanctuary, one can already see the erosion caused by the existing buildings on the site.

Common sense tells us that a large music venue with concerts will produce lots of noise, which will be in drastic contrast to the quiet, pastoral scenes and sounds of the area.

Please do not allow this exception.

John and Lisbeth Kling  
 365 Pierce Mountain Road  
 Amherst, VA 24521  
 434-922-7519



**Objection To Arcadia Sanctuary LLC Planning Commission Request For Special Exemption**

**Dan Lovern** to: lhfloyd@countyofamherst.com,  
mkmartineau@countyofamherst.com,  
dsfoor@countyofamherst.com,

04/14/2017 12:27 PM

2 attachments



Objection To Arcadia Sanctuary LLC Request For Special Exemption.pdf image001.jpg

Please see the attached letter stating our objections to Arcadia Sanctuary, LLC's Request for a Special Exemption.

Daniel L. Lovern, Jr.  
Risk Advisor  
Campbell Insurance  
(O) 434-544-9528  
(F) 434-846-5648  
[dlovern@campbellins.com](mailto:dlovern@campbellins.com)

April 14, 2017

Amherst County Planning Commission  
153 Washington Street  
Amherst, VA 24521

Dear Commissioners:

As concerned citizens of the Mount Pleasant Community, we wanted to address the Arcadia Sanctuary, LLC's application for a special exception. It is our opinion that the applicant meets none of the required standards.

- a. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the county's comprehensive plan and/or this article;
- b. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

***Disagree. The Mt. Pleasant area of the county consists of farm land and single family dwellings. The appearance of the alterations already underway at the location in question are similar in appearance to a turn of the century West Virginia mining camp, with multiple shed type buildings, common buildings, gravel/dirt roads replacing forests and a yurt, and an apparent disregard for the environment. The surrounding land has been cleared and consists mostly of bare dirt, rather than forest and pasture land like the rest of the surrounding area.***

- c. Will not be hazardous or disturbing to existing or future neighboring uses;

***Disagree. Mt. Pleasant Road and Thrashers Creek Road were not built to handle the traffic volume proposed. Any parking or vehicular congestion at the site would prevent emergency responders from getting through and we have multiple sick and elderly neighbors up above the complex. These curvy, country roads are already a hazard to drive on and with the addition of that many vehicles, some under the influence of alcohol and other drugs, we are risking lives needlessly. The level of noise on the weekends will be extremely disturbing to the residents' peace and quiet, hunting, fishing, hiking and family time, and also to the area's wildlife habitats. One of our favorite things about Mt. Pleasant is it's complete silence, affording the ability to hear birds, winds and the rush of Thrashers Creek.***

- d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structure, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

***Disagree. The existing roads cannot withstand the wear and tear created by an additional 300 visitors every weekend. Thrashers Creek Road is surface treated, not even paved, and surface treated roads are not designed to handle that kind of traffic, nor the weight of excessive construction equipment and port-o-johns being delivered.***

- e. Will not create excessive additional requirements at public costs for public facilities and services and will not be detrimental to the economic welfare of the community;

***Disagree. The number of people attending the events will undoubtedly require police presence at a tremendous additional cost to the county, and the fire rituals performed at these events greatly increases the likelihood the fire department is needed, as well.. The likelihood of another forest fire in the George Washington National Forest increases exponentially with multiple fires burning on the property most weekends, for 6-8 months of the year. We also believe the economic welfare of our community is in danger, with property values that will be negatively affected.***

- f. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odors, or water pollution;

***Disagree. The entire proposed plan is detrimental to the people, property and general welfare of the Mt. Pleasant community. Black Metal music concerts, high decibel sound levels, 300 Black Metal music fans, the vehicles they will use to travel to and from the venue, likely under the influence of alcohol and narcotics, and multiple campfires threatening our forests, are all detrimental to the people of this community, the property located in this community and the general welfare of this community.***

- g. Will have vehicular approaches to the property which shall be so designed as not to create any interference with traffic on surrounding public streets or roads;

***Disagree. There is no way around the fact that traffic will be interfered with – this is impossible – we are talking about as many as 300 vehicles every weekend from May through September, and probably longer if the concerts go on throughout the fall as they did last year.***

- h. Will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance.

***Disagree. The destruction of the natural scenic features have already occurred. One only needs to ride out to the property to see the harm***



***that has been done and the obvious difference in this property and those surrounding it. It is an eye sore in appearance already and will be the ruin of this fine community if this special exception is approved.***

We hope you will consider what you would want in your back yard when deciding what will take place in ours.

Sincerely,

The block contains two handwritten signatures. The first signature is for Dan Lovern, written in a cursive style. The second signature is for Laura Brockman Lovern, also in cursive, and is longer than the first.

Dan Lovern and Laura Brockman Lovern



**Amherst County Board of Supervisors**  
**EDWIN FITZGERALD** to: kcampbell

04/25/2017 01:14 PM

Mr. Ken Campbell,

The special exception for the Thrashers Creek (Mt Pleasant neighborhood) area is not in harmony with a single family and agricultural area. Please, consider roads, parking, water and sewage.

Thrashers Creek is not able to handle a large influx of population. Remember, population is an environmental issue.

As you review the request, I hope you will consider the negative impact on the area and deny the request.

--

Edwin Fitzgerald  
622 Mt Pleasant Rd  
Amherst, VA 24521  
434-660-1984 (cell)  
[fitzgeraldedwin@gmail.com](mailto:fitzgeraldedwin@gmail.com)



**Arcadia Sanctuary Application**  
**Carol Anderson** to: kcampbell

04/29/2017 02:01 PM

Dear Supervisor Campbell,

I strongly urge you to deny the application of the Arcadia Sanctuary for the large music venue / school / short term tourist rental. The Planning and Zoning Commission denied the music venue and the school for just reason, based on safety issues both on the Arcadia site and the surrounding area. The pristine beauty of the area would certainly be impacted negatively, something no one in Amherst would like to see happen. The short-term tourist rental, while not as offensive, would be a "foot in the door" for further development. Please deny the Arcadia Sanctuary Application.

Arthur Engels

221 Althea Ln,

Amherst, VA 24521

**Application for a special permit for Arcadia Sanctuary**

**Rodney Farthing** to: kcampbell, cdtucker, jayers, dwpugh,  
jamarks

05/01/2017 06:07 PM

My name is Rodney Farthing and I reside at 578 Mollys Mt. Rd. On April 7th I was informed that Fran Paul had submitted an application for a special permit to allow Matthew Komoroski to establish an education center and event venue on Thrashers Creek Rd. I have lived here more than 35 years and have enjoyed the peaceful and beautiful surroundings. I boarder the National Forest and want to do all within my power to protect what we have here. Please consider the ramifications for their request. They will certainly adversely effect the beauty, peacefulness, and natural resources of not only the immediate neighbors, but all of Amherst County. I am highly opposed to this permit and want to thank you for your consideration of this matter.

Rodney Farthing

**Arcadia Sanctuary****John Shimp** to: kcampbell, cdtucker, jayers, dwpugh, jamarks

05/04/2017 08:01 AM

Thank you for your continued service to the citizens of Amherst County. I have reviewed much of the material related to the request by Arcadia, and attended the meeting earlier of the Planning Commission. I am asking that you deny the request, based on road safety concerns in that area of the county and because that proposed use does not comply with the "nature" of that area.

Sincerely,

John Shimp





**Wolves of Vinland**  
**Catherine Kay** to: kcampbell

05/05/2017 06:15 AM

Dear Mr. Campbell,

I recently heard that a group called the Wolves of Vinland are wanting to establish residence in Amherst County and are asking for a waiver. I researched them and found information in Wikipedia that they are backed by white supremacists and the pictures of the group are really shocking. Please deny their waiver. We do not need a group that divides our community and brings in objectionable practices in our midst

Sincerely,

Dr. Cathy Kay

Cathy Kay, PhD, MSN, FNP-C, RN

**Arcadia Sanctuary Application**

**Susie Shimp** to: [kcampbell@countyofamherst.com](mailto:kcampbell@countyofamherst.com),  
[cdtucker@countyofamherst.com](mailto:cdtucker@countyofamherst.com),  
[jayers@countyofamherst.com](mailto:jayers@countyofamherst.com),

05/09/2017 09:30 AM

Those of us who love this western Amherst County community, are very grateful to the Planning Commission for recommending that this group not be encouraged to expand in our community. Heavy Metal concerts of hundreds, potentially using alcohol and drugs in such a rural area with narrow roads filled with twist and turns is just not a good idea.

We hope and pray you will agree with the Planning Commission and not permit this in our peaceful, beautiful community. We are also concerned for the sake of the watersheds integrity.

Many have checked in to the people involved in this movement at Arcadia Sanctuary and this is not what we want ...or you may want a much larger police force. If this group is allowed to develop their intended movement of "educating" people to think like them and offer music venues to bring noise, chaos and the like...you may see a mass exodus of the people who have loved their neighbors, paid their taxes and contributed to this county for decades. Having our ears to the talk of neighbors, I can assure you that the community of Pedlar, Lowesville, and Thrasher's Creek are unanimously against this application by Arcadia. Thank you for taking the time to read.

Blessings for wisdom,

Susie Shimp





# Application to Respectfully Protest

An Application for Zoning Permit (Matthew J. Komoroski) dated 3/24/2017 and

An Application for a Zoning Permit/Special Exception (Fran Paul agent for Matthew Komoroski) dated 3/24/2017

Tax Parcel ID number 26A-10A (1656 & 1658 Thrashers Creek Road, Amherst, VA 24521)

Petitions

We, the undersigned, petition Amherst County to evaluate the validity of the Matthew Komoroski applications in relation to Commercial use in a Residential community. We object to proposed information, loud noise, large crowds, traffic patterns, environmental impact, and community impact.

Name (signature)	Print Name	Address
Elizabeth O. Mays	Elizabeth O. MAYS	709 Thrashers Cr. Rd Amherst
Barbara B. Johnson	Barbara B. Johnson	PO Box 764 Amherst VA 24521
Isabell George	Isabell George	307 Windy Ridge Wy Amherst
Susan Bailey	Susan Bailey	172 Briarherst Dr. Amherst, VA
Margaret Ann White	Margaret Ann White	167 Winton Hills Dr. Amherst, VA
Mack G Mays Jr	Mack G Mays Jr	149 Country Living Ln Madison Hts VA
Wanda Campbell	Wanda Campbell	186 Lexington Tpk Amherst VA
Jackie B. Sale	Jackie Sale	4235 Lexington Tpk, Amherst, VA
Ralph B. Sale	Ralph B. Sale	4235 Lexington Tpk, Amherst, VA
Wilma W. Ogden	Wilma W. Ogden	3763 Lexington Tpk, Amherst, VA
Flenoy M. Farthing	Flenoy M. Farthing	578 Mollys Mt Rd Amherst VA
Kodney Farthing	Kodney Farthing	578 Mollys Mt Rd Amherst VA
Franklin Dyson	FRANKLIN DYSON	549 Mollys Mt Rd Amherst
Beth Lou Dyson	Beth Lou Dyson	549 Mollys Mt Rd Amherst
Allan Blevins	Allan Blevins	685 Mollys Mt Rd Amherst
Jessie L. Dyson	Jessie L. Dyson	131 Richmond Hwy - P.O. Box 543
Violet Hesson	Violet Hesson	696 Thrashers Creek Road
Beth Wood	Beth Wood	577 Huff Creek Trl Amherst
Leslie Tweedy	Leslie Tweedy	141 Hissinbotham Creek Rd Amherst VA 24521
Tammy Bragg	TAMMY BRAGG	313 Canodeys Stov Rd Amherst VA
Virginia Franklin	VIRGINIA Franklin	690 Riverville Rd. Gladstone VA 24553 (Amherst Co.)
Bennie L. Tomlin	BENNIE TOMLIN	1074 NF Road
Heidi Woodson	Heidi Woodson	579 Stonewall Creek Road Amherst VA 24521
Helen M. Keller	Helen M. Keller	558 Stonewall Crk. Rd Amherst VA 24521
John Taylor	John Taylor	552 Stonewall Crk Rd Amherst 24521
Barbara A. Parker	Barbara A. Parker	501 Stonewall Crk Rd Amherst
Henry B. Parker	Henry B. Parker	524 Stonewall Crk Rd Amherst 24521
Judy Camp	Judy Camp	416 Stonewall Crk. Rd 24521
Avondale Thomas	Avondale Thomas	313 Stonewall Crk Rd Amherst
Dawn Welsh	Dawn Welsh	305 Stonewall Creek Rd Amherst
Tom Welsh	Tom Welsh	305 Stonewall Creek Rd Amherst 24521

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and

## An Application for a Zoning Permit/Special Exception

(Fran Paul agent for Matthew Komoroski) dated 3/24/2017

Tax Parcel ID number 26A-10A (1652<sup>6</sup> & 1658<sup>8</sup> Thrasher's Creek Road, Amherst, VA 24521)

We, the undersigned, petition Amherst County to evaluate the validity of the Matthew Komoroski applications in relation to Commercial use<sup>e</sup> in a Residential community. We object to proposed information, loud noise, large crowds, traffic patterns, environmental impact, and community impact.



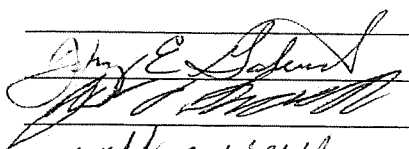

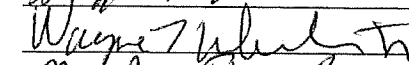
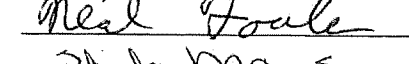
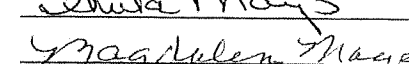
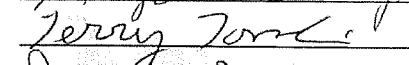
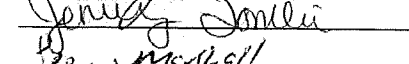
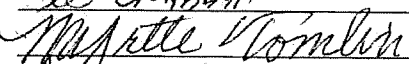
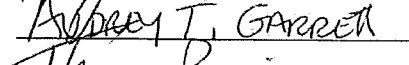
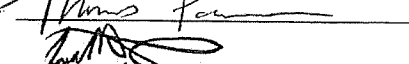
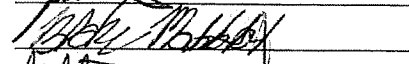
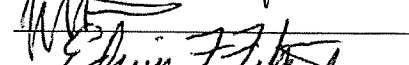
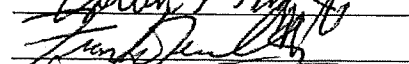
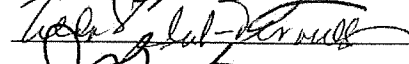

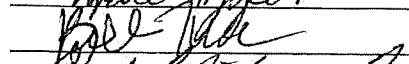
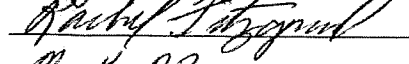
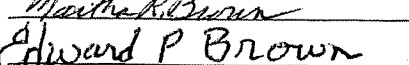
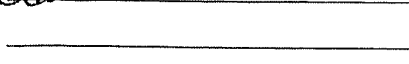



# Application to Respectfully Protest

An Application for Zoning Permit (Matthew J. Komoroski) dated 3/24/2017  
and

An Application for a Zoning Permit/Special Exception  
(Fran Paul agent for Matthew Komoroski) dated 3/24/2017

Tax Parcel ID number 26A-10A (1652 & 1658 Thrashers Creek Road, Amherst, VA 24521)

We, the undersigned, petition Amherst County to evaluate the validity of the Matthew Komoroski applications in relation to Commercial use in a Residential community. We object to proposed information, loud noise, large crowds, traffic patterns, environmental impact, and community impact.

Name (signature)	Print Name	Address
	JOHN GATEWOOD	1005 THRASHERS CREEK, AMHERST
	JOEL E. AMICKS	1082 SARDIS VODQ
	DANIEL M. MURPHREE	707 STONE WALL CREEK RD
	Geoffery Marshall	707 Stone wall creek RD Amherst
	Wayne Wheeler	119 Ridgeview Lane Mont Alto Va.
	Neal Fowler	677 Piney Mountain 24521
	Sheila Mays	589 Mt. Pleasant Road, Amherst Va.
	MAGDALENE MAYS	589 MT PLEASANT ROAD Amherst, Va 24521
	Terry Tomlin	173 Mt. Pleasant Road Amherst Va 24521
	Jenny Tomlin	173 Mt. Pleasant Rd Amherst Va 24521
	Lee Marshall	707 Stone wall creek Road
	MYRTLE TOMLIN	594 Stone wall Creek Road
	Audrey T. Gamrell	174 ORCHARD DRIVE, MADISON HTS, VA 24572
	Thomas Pacocco	616 GIDSVILLE Rd Amherst 24521
	Jonathan Samuels	512 Gidville Rd Amherst 24521
	Blake Mobley	2075 Lexington Tpke 24521
	MARK SISSON	275 GIDSVILLE RD
	Edwin F. Fitzgerald	662 Mt. Pleasant Rd. Amherst Va
	FRANK TERWILLIGER	545 THRASHERS CREEK RD, Amherst
	ALDA VIDRICHER	545 " "
	Joshua R. Tyler	815 Thrashers Creek Rd 24521
	Natalie Tyler	815 Thrashers Creek Rd 24521
	Bill Tucker	713 Indian Creek Rd 24521
	Rachel Fitzgerald	4296 Lexington Tpke Amherst 24521
	MARTHA R. BROWN	1630 THRASHERS CREEK RD. AMHERST VA 24521
	Edward P. BROWN	1630 THRASHERS CRK Rd AMHERST

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Amherst Va

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Name (signature)	Print Name	Address
<i>Diane F. Mays</i>	Diane F. Mays	182 Thrashers Creek Rd.
<i>Jenny Tomlin</i>	Jenny Tomlin	173 Mt. Pleasant Rd Amherst Va.
<i>Leonard Dawson</i>	Leonard Dawson	
<i>Keith Ogden</i>	Keith Ogden	227 Forest Sale Amherst Va
<i>Thomas F. Gowen</i>	Thomas F. Gowen	3676 Lexington Hwy Amherst Va
<i>Greg Mays</i>	GREG MAYS	155 THRASHERS CRK Rd
<i>George Marshall</i>	George Marshall	707 Stonewall Cr Rd
<i>Jessica Tomlin</i>	Jessica Tomlin	707 Stonewall creek rd.
<i>Sue Bradley</i>	Sue Bradley	117 Mt Horeb Rd, Amherst Va.
<i>Cristal Ogden</i>	Cristal Ogden	517 Forrest side Rd Amherst Va
<i>MARK MILHOUS</i>	MARK MILHOUS	388 THRASHERS CREEK ROAD, AMHERST VA.
<i>Steven Tomlin</i>	Steven Tomlin	585 Emmanuel Church Rd.
<i>Keith Brad</i>	Keith Brad	4923 Lexington Turnpike Amherst Va.
<i>Robert Fitzgerald</i>	Robert Fitzgerald	354 Mt Pleasant Rd
<i>Lauretta Smith</i>	Lauretta Smith	529 Mt Pleasant Rd Amherst
<i>Robert Smith</i>	Robert Smith	529 Mt. Pleasant Rd. Amherst
<i>Cathy Mays</i>	Cathy Mays	858 Thrasher Cr. Rd.
<i>Eldon Bradley</i>	ELDON BRADLEY	117 MT HOREB RD
<i>Honace D. Sores</i>	Honace D. Sores	214 Harrison Cnt. Rd Amherst Va.
<i>Arnold Fitzgerald Jr</i>	Arnold Fitzgerald Jr	4098 Lex. Tpke Amherst Va 24521
<i>Laura Vassar</i>	Laura Vassar	492 Mt. Pleasant Rd. Amherst Va.
<i>Larry R. Fauber</i>	Larry R. Fauber	143 M-11 Ridge Ln Amherst
<i>W. H. F. Ogden</i>	W. H. F. Ogden	3671 Lexington Tpke Amherst
<i>DAVID N. CLAY</i>	DAVID N. CLAY	3639 Lexington Tpke Amherst
<i>Mary Melissa F. Carter</i>	Mary Melissa F. Carter	325 Panther Mtn Rd
<i>Nina Wimmer</i>	Nina Wimmer	3840 Lexington Tpke Amherst VA
<i>Sue Fauber</i>	Sue Fauber	115 Woodland Dr. Amherst 24521
		3671 Lexington Tpke Amherst 24521



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Name (signature)	Print Name	Address
<i>Flawless Burcher</i>	Flawless Burcher	1045 Thrashers Ck. Rd.
<i>Lee Burcher</i>	Lee Burcher	" "
<i>Randy Thompson</i>	Randy Thompson	219 Shady Oak Dr. Madison
<i>Diane Thompson</i>	Diane Thompson	219 Shady Oak Dr. Madison
<i>Randy Jennings</i>	Randy Jennings	2270 Bear Creek Rd. Rustburg
<i>Ronald Gilbert</i>	Ronald Gilbert	345 Slapp Creek Rd. Amherst
<i>Kathy Hilde</i>	Kathy Hilde	2 Light St. Concord VA
<i>Randall J. Watts</i>	Randall J. Watts	287 Kersey Rd., Amherst, VA
<i>Cathy Larson</i>	Cathy Larson	274 Thrashers Creek Rd. Amherst
<i>Nancy Griep</i>	Nancy Griep	158 Stone Hill R. Amherst, VA
<i>Dani Larson</i>	Dani Larson	274 THRASHERS CR. RD, AMHERST
<i>Janice Hopkins</i>	Janice Hopkin	2089 Buffalo Mines Rd, Roseland
<i>Raphael Snably</i>	RAFAEL SNABLY	5882 Railroad Ave Crozet VA
<i>Richard S. Wallace</i>	Richard S. Wallace	2089 Buffalo Mines Rd. Roseland VA
<i>Massie Wallace</i>	Massie Wallace	9641 Della Dr. Richmond VA
<i>Mike Jennings</i>	MIKE JENNINGS	400 DEERFIELD DRIVE AMHERST VA
<i>Lewis Marker</i>	Lewis Marker	42 Ballard Ct 24521 VA

# Application to Respectfully Protest

An Application for Zoning Permit (Matthew J. Komoroski) dated 3/24/2017  
and

An Application for a Zoning Permit/Special Exception

(Fran Paul agent for Matthew Komoroski) dated 3/24/2017

Tax Parcel ID number 26A-10A (1656 & 1658 Thrashers Creek Road, Amherst, VA 24521)

We, the undersigned, petition Amherst County to evaluate the validity of the Matthew Komoroski applications in relation to Commercial use in a Residential community. We object to proposed information, loud noise, large crowds, traffic patterns, environmental impact, and community impact.

Name (signature)	Print Name	Address
	Evelyn V. Harker	219 Phyllis Lea Drive 24572
	Daniel E Harker	219 Phyllis Lea Dr. 24572
	Elizabeth B. Harker	219 Phyllis Lea Dr Madison Heights VA 24572
	Jared Harker	219 Phyllis Lea Dr Madison Hts VA
	H GLENN MARSHALL	1188 Indian Creek Amherst
	Thomas F. Marshall	967 Elm Rd. MD 11545 VA
	Richard Kostac	233 Wauchs Ferry Rd. Amherst, VA
	W.S. Williams Jr	1321 Peaks Pt. Bedford, VA 24527
	W.T. MILLER	379 Fletchers Level Rd. Amherst VA
	Elizabeth S. Miller	379 Fletcher's Level Rd. Amherst VA
	MARK H. GILBERT	174 SUGAR HILL TUNNEL RD. - AMHERST, VA 24521
	Jessica Gilbert	174 Sugar Hill Tunnel Rd. Amherst, VA 24521
	Aaron Tomlin	239 Hinton Hills Ln Monroe, VA 24574
	Angela Gilbert	196 Ashby Woods Road Monroe, VA 24574
	Randolph Driskill	252 Dancing Creek Rd. Monroe, Va. 24574
	Edy L. Lloyd	111 Dancing Creek Rd Monroe Va 24574
	Andrea Lloyd	111 Dancing Creek Rd Monroe 24574
	Wanda F. Gilbert	327 Slapp Creek Rd Amherst, VA 24521
	Ralph D. Gilbert	327 Slapp Creek Rd. Amherst, VA 24521
	Jeremy O. Gilbert	119 Horsley crossing Rd Amherst VA 24521
	Angela C. Gilbert	119 Horsley Crossing Amherst VA 24521
	Edward Scott Campbell	110 Mt Sinai Rd Madison Heights VA
	Tim Glaze	148 Journey Ln. Lynchburg VA 24502
	AARON COVINGTON	1002 MEADOWS LN., GOODB, VA
	Frances M. Harker	1368 Thrashers Creek Rd
	J W Harker	1368 Thrashers Creek Rd Amherst
	Tim A. Le	1511 Boxwood FARM Rd. AMHERST
	Kathy Le	419 S main st Amherst. VA.
	Matthew Harker	6108 Edgewood Ave Lynchburg, Va
	DENNIS MILLER	243 SALISBURY CIR LYNCHBURG VA

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and

An Application for a Zoning Permit/Special Exception  
(Fran Paul agent for Matthew Komoroski) dated 3/24/2017

Tax Parcel ID number 26A-10A (1658 & 1658 Thrashers Creek Road, Amherst, VA 24521)

We, the undersigned, petition Amherst County to evaluate the validity of the Matthew Komoroski applications in relation to Commercial use in a Residential community. We object to proposed information, loud noise, large crowds, traffic patterns, environmental impact, and community impact.

Name (signature)	Print Name	Address
L. Dale Higginbotham	L. Dale Higginbotham	1202 Thrashers Creek Rd Amherst, Va.
Barbara C. Higginbotham	Barbara C. Higginbotham	1202 Thrashers Creek Rd Amherst, Va.
Lori Young	Lori Young	909 Mollys Mtn Rd, Amherst, VA
Lewis Tomlin	Lewis Tomlin	965 Gidsville Rd Amherst VA
Tania L. Tomlin	Tania L. Tomlin	965 Gidsville Rd. Amherst, VA 24521
Dawn Gatewood	Dawn Gatewood	1005 Thrashers Creek Rd, Amherst, VA 24521
Lois A. Farpella	Lois A. Farpella	1005 Thrashers Creek Rd Amherst, VA 24521
Robert Farpella	Robert Farpella	1005 Thrashers Creek Rd Amherst, Va. 24521
Faye B. Tomlin	Faye B. Tomlin	1047 Gidsville Rd. Amherst, VA
M. F. Tomlin	M. F. Tomlin	1047 Gidsville Rd Amherst, VA
Kent M Mays	Kent M Mays	954 Gidsville Rd Amherst Va
Lynn E. Mays	Lynn E. Mays	954 Gidsville Rd, Amherst VA
Barbara F. Mays	Barbara F. Mays	885 Gidsville Rd. Amherst, VA
Jason V. Mays	Jason V. Mays	883 Gidsville Rd Amherst VA 24521
Lauren B. Mays	LAUREN B. MAYS	883 Gidsville Rd Amherst VA 24521
Robert J. Swanson	ROBERT J. SWANSON	1730 Lowesville Rd Amherst Va 24521
Sarah Swanson	SARAH SWANSON	1730 Lowesville Rd Amherst Va 24521
David Mays	David Mays	1063 Lowesville Rd
Kendall Mays	Kendall Mays	901 Gidsville Rd
Amy Mays	Amy Mays	901 Gidsville Rd
John A. Mays	John A. Mays	303 Duc Hill Rd. Amherst VA 24521
Denise S. Reed	DENISE S. REED	306 Duc Hill Rd, AMHERST 24521
Michael Ponton	Michael Ponton	232 PARRTOWN Amherst 24521
Whitney Hitt	Whitney Hitt	232 Parrtown Rd Amherst 24521
Neal Mays	Neal Mays	961 Gidsville Rd Amherst Va 24521
Noel Spencer	NOEL SPENCER	765 MOLLYS Mtn. Rd. AMHERST VA 24521
Norm Hansen	NORM HANSEN	801 MOLLYS Mtn Rd. Amherst VA
Nick Hansen	Nick Hansen	143 Parkwood Dr. Madison Heights
Linda Hansen	LINDA HANSEN	801 MOLLYS Mtn Rd AMHERST VA
Mike Ware Sr	Mike Ware Sr	2553 River Rd Mad. Hgts Va



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Tax Parcel ID number 26A-10A (1652 & 1658 Thrashes Creek Road, Amherst, VA 24521)

We, the undersigned, petition Amherst County to evaluate the validity of the Matthew Komoroski applications in relation to Commercial use in a Residential community. We object to proposed information, loud noise, large crowds, traffic patterns, environmental impact, and community impact.

Tax Parcel ID number 26A-10A (1656 & 1658 Thrasher's Creek Road, Amherst, VA 24521)



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Tax Parcel ID number 26A-10A (1656 & 1658 Thrasher's Creek Road, Amherst, VA 24521)











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