



COUNTY OF AMHERST



Department of Planning & Zoning

TELEPHONE (434) 946-9303

FAX (434) 946-9370

AMHERST COUNTY ADMINISTRATION BUILDING
153 WASHINGTON STREET
P. O. Box 390
AMHERST, VIRGINIA 24521

Site Plan Review Staff Report February 15, 2018

RE: Proposed Barn for boarding and grooming dogs with horse stalls
Tax Parcel Number 126-A-10A
228 Earley Farm Road
Site Plan for a 3,341 square foot barn in the A-1 Agricultural Residential District

Summary:

In accordance with Section 1103 of the Code of Amherst County, a major site plan has been submitted by Acres of Virginia, LLC for the construction of a 3,341 square foot barn at 228 Earley Farm Road. Special Exception 2017-08 was approved for the boarding and grooming of dogs with horse stalls in August 2017. The 25 acre property currently houses a single-family dwelling. Copies of the plan were reviewed by the Developmental Review Committee on January 24, 2018, and resubmitted with corrections on January 30, 2018. The following sections summarize staff and agency comments with respect to the major elements of the plan.

Procedure for Review:

According to Sec. 1007.08, any development requiring preparation of a site plan under Sec. 1103 may be reviewed and be made subject to approval by the Planning Commission. The Commission may approve, approve with modifications or conditions, or disapprove the site plan.

An approved site plan, zoning permit, septic permit, and building permit must be obtained prior to construction of the proposed improvements.

Requirements and Findings:

Zoning

- The property is zoned A-1 Agricultural Residential District. The existing use is a conforming single-family dwelling, which is to remain. The proposed use is a barn for boarding and grooming dogs, and horse boarding. While horses (agriculture) and barns (accessory structures) are permitted uses in the A-1 District, Section 702.03.25 requires a special exception for kennels. Special Exception 2017-08 was approved for the boarding and grooming of dogs, horse boarding, and a riding area, however the riding arena is not to be constructed at this time.
- The property is not within the Amherst County protected watershed district or in the FEMA designated 100 year flood plain. Per the National Wetlands Inventory, there are no non-tidal wetlands present within the property.

Building(s)

- There is an existing single-family dwelling with garage on the property that is to remain.
- The proposed building includes six horse stalls, wash stall, tack room, feed room, grooming room, caging area and an office. The proposed building meets the zoning requirements with respect to the minimum setbacks (50 feet from front yard right-of-way; 25 feet from sides and rear).

Water/Sewer Facilities

- The property is not within the Public Water and Sewer Designated Growth Areas.
- The proposed barn will be served by private well and septic system. A separate septic system is to be approved by the Health Department prior to site plan approval.

Streets/Parking and Loading Areas

- The property is currently served by an existing entrance onto Earley Farm Road (SR 624). This driveway is to remain and serve as access to the dwelling.

- A new entrance is proposed onto Bobwhite Road (SR 604) to access the proposed facility, and is to be approved by the Virginia Department of Transportation prior to site plan approval. Some existing vegetation along Bobwhite Road will need to be removed to satisfy sight distance requirements.
- Per Section 602.03.3.b, kennels require a minimum parking area of 30% of the total covered or enclosed area. This calculation requires an approximately 180 square foot parking area. A total of five parking spaces are proposed totaling approximately 900 square feet.

Public Safety

- A standard rapid entry key box, or “knox box,” will be installed on the building.

Pedestrian Access

- There are no sidewalks required or proposed for this site plan.

Utilities

- The site is served by existing overhead utilities where single phase service is available. American Electric Power had no comments of concern.

Signs

- Per Section 702.03.9, signs are a special exception in the A-1 Agricultural Residential District. No signs are proposed at this time.
- All proposed signage must be permitted through an approved special exception process.

Outdoor Lighting

- No outdoor lighting is proposed at this time.
- All exterior lighting shall be glare shielded and directional to reflect away from adjacent properties per Section 602.02.2. The direction/angle of the luminaries/lighting fixtures should be in a manner to ensure that light pollution and glare will not invade surrounding properties.

Buffering/Landscaping

- Section 1607.b.2 requires parking lots of five spaces or greater to be screened from residential uses. Ample parking lot screening is provided. Other than tree removal that is required to satisfy the sight distance requirement, existing vegetation is to remain.
- Section 1607.b.1 requires commercial uses to be screened from residential districts. The proposed barn will have less than 50% of commercial space, and staff believes the agricultural use is sufficient to waive the screening requirement for the structure.

Erosion and Sediment Control

- The total proposed area of land disturbance for the site is less than 10,000 square feet, and therefore does not require a formal Erosion and Sediment Control Plan. Standard erosion and sediment control measures will be in place prior to any land disturbance. If more than 10,000 square feet are disturbed, the owners will be required to submit a formal Erosion and Sediment Control Plan.

Recommendation:

Staff recommends approval of the site plan with the following conditions:

1. The proposed entrance must be approved by a representative of the Virginia Department of Transportation (through site plan approval).
2. The septic system must be approved by a representative of the Virginia Department of Health (through site plan approval).
3. Original conditions of Special Exception 2017-08 are to be complied with.

Attachments:

Site Plan Application

DRC Comments (1/24/2018 Meeting)

Tax Parcel Map

Site Plan dated 1/30/2018

Special Exception Staff Report (August 2017)



Planning & Zoning

MEMORANDUM

TO: Development Review Committee
FROM: Stacey Stinnett
DATE: 1/8/2018

RE: DRC MEETING

A Developmental Review Committee (DRC) meeting has been scheduled for

Wednesday, January 24th at 9:00 AM

to be held in the Conference Room at the Planning & Zoning Department located at 153 Washington Street in Amherst
on the following:

RE: Colby & Felicia Mays

Should you be unable to attend this meeting, please send your comments beforehand so they will be available. Also send "No Comments" if that is the case. You may either mail or email this information in a timely matter to:

Planning Department, P.O. Box 390, Amherst, VA 24521, or

dmbishop@countyofamherst.com

OR

sgstinnett@countyofamherst.com

Thank you

DISTRIBUTION:

Jeremy Bryant - Planning & Zoning (Interoffice)
Dylan Bishop- Planning & Zoning (Interoffice)
Michael Lockaby - County Attorney (Interoffice)
Lewis Goldman- Sheriff's Office (Interoffice)
Bill Almond/Calvin Johnson- Verizon (Mail)
Jim Adams – AEP (Mail)
Bob Hopkins – Service Authority (Interoffice & Mail)

Teresa Nuckols - Dept. Public Works (Interoffice)
Nate Young - Building, Safety & Inspections (Inter)
Gary Roakes - Public Safety (Interoffice)
Sarah Lewis – Health Department (Deliver)
Jeff Kesler/Matt Clarke – VDOT (Mail)
Applicants/Surveyors/Engineers (Mail)



APPLICATION FOR SITE PLAN
Amherst County, Virginia

\$200 ~~fee~~ pdck

Section A: Applicant Information

(Please print in blue or black ink)

Case No.

2018-008

Mays, Colby and Felicia		
Last (Name of Applicant)	First	MI
c/o Acres of Virginia, Inc, 404 Clay Street, Lynchburg, VA 24504		
Mailing Address		
		434-528-4674
Telephone Number (s)	Home	Business
Felicia Marie Shiflett, a/k/a Felicia M. Mays		
Property Owner Name		
228 Earley Farm Road, Amherst, VA 24521		
Property Address		
Name of Development		Name of Developer
Thomas C. Brooks, Jr.		Acres of Virginia, Inc.
Person Preparing Plan		Name of Company/Firm
At intersection of Bobwhite Road and Earley Farm Road		
Location of Property (landmarks, intersections, or other)		
Tax Parcel ID#: 126-A-10A		
Deed Book: Inst # 1500003039		Page Number: n/a
Please note: A site plan of the property must be submitted with this application, in accordance with Article XI of the Amherst County Zoning/Subdivision Ordinance.		

Section B: Plan Information

(Please answer all questions as completely as possible)

How will the parcel be provided with water and sewer? (Check all that apply)

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

Zoning: A-1 Comprehensive Plan Land Use Designation: Limited Agricultural

Magisterial District: Courthouse/Madison

Total area of lot: 25 acres

Total area of open space/common areas: 16 acres

Total area of streets: 0 acres

Will a property owners' association be created for maintenance of open-space areas or common areas?

Is the parcel located within the Watershed District? ~~YES~~ NO

Are there any covenants of record or deed restrictions existing or proposed for the subject property?
If so, please attach a copy. ~~YES~~ NO

Does the site plan require VDOT, Chapter 527 review? YES ~~NO~~

ADDITIONAL COMMENTS (To be completed by the owner/applicant):

Please complete and submit the attached site plan checklist along with thirteen (13) copies* of the site plan containing all information listed on the checklist. All items listed must appear on the site plan.

Section C: Signature

I do hereby certify that I have read and am familiar with the requirements for the submission of plats as provided for under the Subdivision Ordinance of the Code of Amherst County and further that this submittal is in compliance with those requirements.

TOMMY BROOKS, JR. / AGENT 1-8-18
Applicant's Signature Date



COUNTY OF AMHERST



Department of Planning & Zoning

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FAX (434) 946-9370

AMHERST COUNTY ADMINISTRATION BUILDING
153 WASHINGTON STREET
P. O. Box 390
AMHERST, VIRGINIA 24521

January 24, 2018

SENT VIA U.S. MAIL

Acres of Virginia, Inc.
Attn: Thomas Brooks, Jr.
404 Clay Street
Lynchburg, VA 24504

**RE: January 24, 2018 DRC Meeting – Site Plan for Colby and Felicia Mays;
228 Earley Farm Road;
Tax Map Parcel # 126-A-10A**

The following comments need to be addressed regarding planning and zoning:

1. Per Section 1104.02.4.a, please include adjoining property owner information across from Bobwhite Road, including names, addresses, and tax map numbers.
2. Per Section 1104.02.4.b, please include zoning of adjoining owners and of subject property. Also correct zoning setbacks - side and rear yard should be 25 feet.
3. Per Section 1104.02.5.e, indicate location of proposed and existing utilities.
4. On "Exterior Boundary Map," the building footprint appears different than what is proposed.
5. Per Section 1104.03.3.e, indicate whether any signs are proposed. Keep in mind that signs are a special exception in the A-1 District.
6. Per Sections 1104.02.5.f, indicate if existing vegetation will remain undisturbed.
7. Per Section 602.02.2, identify if any outdoor lighting will be used on the site.

A set of ten (10) revised plans are due back to this office on January 30, 2018 by noon in order for the request to be heard at the February 15, 2018 Planning Commission's meeting.

Please contact the Planning & Zoning Department with questions or comments at (434) 946-9303 or via email at dmbishop@countyofamherst.com.

Sincerely,

Dylan M Bishop

Dylan M. Bishop
Assistant Zoning Administrator/Planner



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
4219 CAMPBELL AVENUE
LYNCHBURG, VIRGINIA 24501-4801

Stephen C. Brich, P. E.
COMMISSIONER

December 23, 2018

VIA EMAIL DATED JANUARY 23, 2018

Jeremy S. Bryant, Director
Amherst County Planning/Zoning Department
P.O. Box 390
Amherst, VA 24521 - 0390

Ref. Amherst County Site Plan Application # 2018-008 (TM# 126-A-10A)
Colby & Felicia Mays Boarding & Grooming Route 604

Dear Jeremy,

We have completed our review of the referenced preliminary site plans for Colby & Felicia Mays by Acres of Virginia dated December 15, 2017 and offer the following comments:

1. Plan Sheet 1 (Title Page)

- a. Include VDOT General Note and Traffic Generation (copy attached).
- b. Revise VDOT's disclaimer in signature block to address site plans. Example below:

ACCEPTABLE TO VDOT

*VDOT REPRESENTATIVE: _____ DATE: _____
VDOT'S REVIEW IS NOT INTENDED TO BE EITHER COMPLETE OR COMPREHENSIVE AS
IT IS THE RESPONSIBILITY OF THE SUBMITTING ENGINEER/SURVEYOR THAT SIGNS
AND SEALS THESE PLANS TO ENSURE THE COMPLETENESS AND ACCURACY OF THEIR
PLANS IN ACCORDANCE WITH GOVERNING LAWS, REGULATIONS, SPECIFICATIONS
AND STANDARDS. PLAN ERRORS AND OR OMISSIONS THAT ARE DISCOVERED DURING
CONSTRUCTION REMAINS THE RESPONSIBILITY OF THE SUBMITTING
ENGINEER/SURVEYOR.*

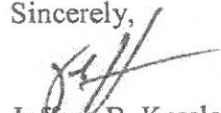
2. Plan Sheet 2 (Site & Landscape Plan)

- a. Include route (604) description with road name (Bob White Road).
- b. Depict Sight Distance Right & Left as Intersection Sight Distance Left & Right.
- c. Measure Stopping Sight Distance from center of entrance along Route 604 (Bob White Road).
- d. Provide intersection and stopping sight distance profiles.
- e. Provide cross sections of existing and proposed grade along the sight distance easements.

- f. Provide description and or stationing to define sight distance easement to compare with plat. A sight distance deed of easement dedicating the easement to Amherst County to accompany plat.
- g. Identify roadway width, right-of-way and widths along section of Route 604 to the extent of the measured sight distances.
- h. Entrance geometrics to be based on the design vehicle P/B (Combination Passenger Car and Boat Trailer) to simulate horse trailer. Recommend the following minimums unless otherwise documented by design vehicle turning templates. Radius for right in – 35 ft.; Radius for right out – 50 ft. entrance width – 24 ft.
- i. Provide proposed pavement design.
- j. Provide drainage calculations for entrance pipe and pipe profile.

A comment response letter is required with the consultant's resubmission. Also attached is a copy of VDOT's Site Plan Submission Check List. Please revise the plans accordingly and return an electronic copy this office for review. Please notify me if you have any questions or if I may be of further assistance.

Sincerely,



Jeffery B. Kessler, P.E.
Area Land Use Engineer
(434) 856-8293
JefferyB.Kessler@VDOT.Virginia.gov

CC: Thomas C. Brooks, Jr.
Sara Brown (VDOT)

Attachments



Barn for Colby and Felicia Mays Appalachian Power Co.
James C Adams JR. to: dmbishop@countyofamherst.com
Cc: "sgstinnett@countyofamherst.com"

01/23/2018 03:48 PM

comments.

I could not determine from the plans if the barn would want electrical service or not.
If they do, please call 1 800 956 4237 and apply for new service.
There is single phase service in that area but I did not see any power poles on the site plan.
The application for service is free and someone will met them on site.
The 800 number is open 24/7.

Any concerns call Jim Adams- 522 4339



JAMES C ADAMS JR. | CUST SVCS ACCT REP SR
JCADAMS@AEP.COM | D:434.522.4339
4001 MAYFLOWER DRIVE, LYNCHBURG, VA 24501-5030



AMHERST COUNTY PUBLIC SAFETY

P.O. BOX 140, 119 TAYLOR STREET, AMHERST, VIRGINIA 24521
EMERGENCY 911 ~ BUSINESS 434.946.9307 ~ FAX 434.946.9470 ~ COMMUNICATIONS 434-946-9300
GMROAKES@COUNTYOFAMHERST.COM

GARY M. ROAKES
DIRECTOR

DRC Meeting: Colby and Felicia Mays

January 24, 2018

The owner will be required to have the following;

1. Proper placement of fire extinguishers in structure. Public safety can assist owner once facility is built to determine best locations.
2. A rapid entry key box as per Amherst County Code 11.5-107 stated below:
 - (a) A UL "Listed" rapid entry key box approved by the fire marshal that meets the requirements and uses the same security key code adopted by the county fire departments shall be required:
 - (1) For any commercial, industrial, governmental, school or public building or nursing care facility that has a fire alarm system, fire-sprinkler system, commercial hood suppression system or other fire suppression systems, or
 - (2) Where access to or within a structure or access to any area therein is restricted because of secured openings, if access to any area therein is necessary for fire-fighting purposes, or
 - (3) When determined to be beneficial for life saving purposes by the fire marshal or other instances when determined by the fire marshal.
 - (b) This section shall be applicable to structures including but not limited to all commercial, industrial, schools, public and governmental buildings, daycares, churches, nursing homes and such other structures to undergo or undergoing substantial renovations or remodeling so as to bring the new structure under requirements of this section as determined by the fire marshal.
 - (e) The rapid entry key box shall be located within ten (10) feet of the recognized main public entrance or address side of structure, on the exterior of the structure and to be approved by fire marshal's office. The rapid entry key box shall be located at a height of not less than four (4) feet and not more than six (6) feet above final grade.

One key box for the building will be appropriate with both businesses being required to have a key available to be placed in the box. If the desire, they can order two boxes, one for each business.

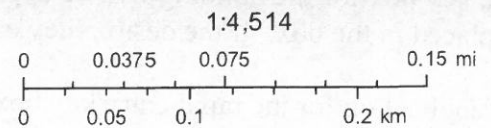
An application for the rapid entry key box can be obtained from Amherst County Public Safety.

Sincerely,

Gary M. Roakes
Director / Fire Marshal



February 9, 2018



The GIS data is proprietary to the County, and title to this information remains in the County. All applicable common law and statutory rights in the GIS data including, but not limited to, rights in copyright, shall and will remain the property of the County. Information shown on these maps are derived from public records that are constantly undergoing change and do not replace a site survey, and is not warranted for content or accuracy.

**SPECIAL EXCEPTION STAFF REPORT
AUGUST 2017**

ZONING REQUEST: 2017-08

PETITIONER: Felicia Marie Mays

OWNER: Felicia Marie Mays

REQUEST: Request by Felicia Mays for a special exception in the A-1 Agricultural Residential District. The purpose of the special exception is to allow boarding and grooming of dogs, horse boarding and a horse riding arena.

LOCATION/ MAP NUMBER: 228 Early Farm Road / TM# 126-A-10A

SIZE: 25 acres

EXISTING LAND USE: Agriculture

ZONING: A-1 Agricultural Residential District

SURROUNDING ZONING/LAND USES:

NORTH: A-1 – Single-Family Dwelling / Vacant Land

SOUTH: A-1 – Single-Family Dwelling / Vacant Land

EAST: A-1 – Single-Family Dwelling / Vacant Land

WEST: A-1 – Single-Family Dwelling / Vacant Land

LAND USE PLAN DESIGNATION: Agricultural Limited

SEWER AND WATER CONDITIONS: Private water and private sewer.

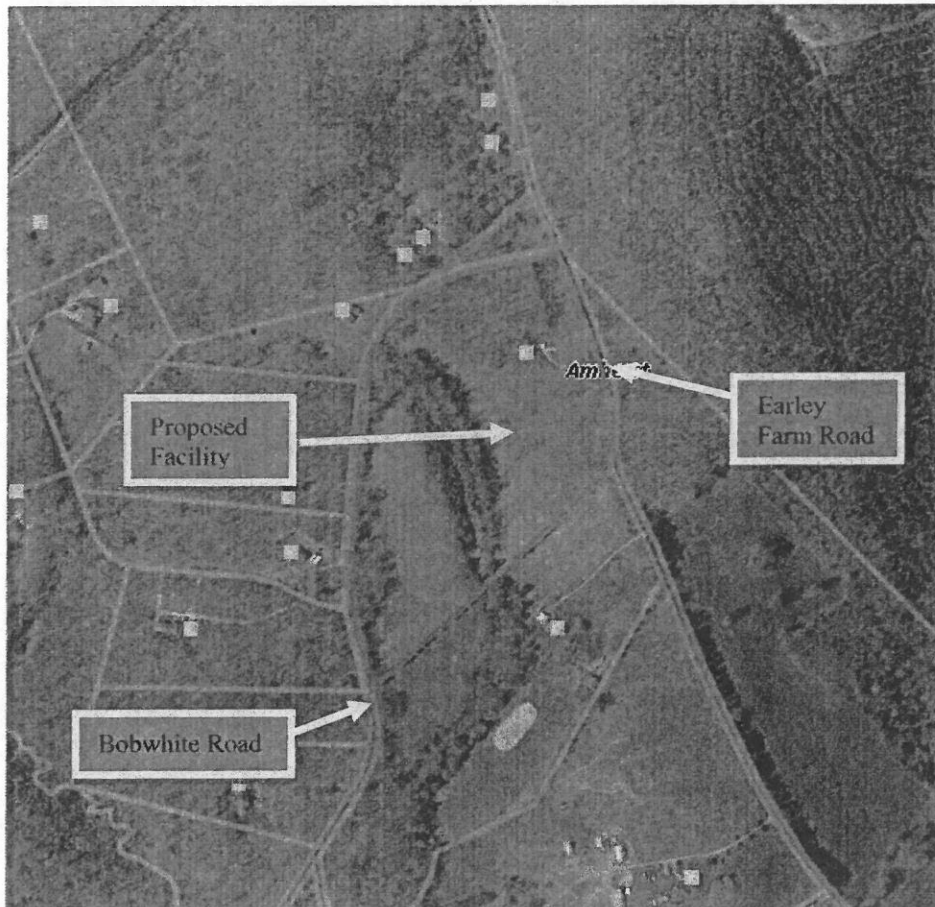


ANALYSIS

Request by Felicia Mays for a special exception in the A-1 Agricultural Residential District. The purpose of the special exception is to allow boarding and grooming of dogs, horse boarding and a horse riding arena.

The parcel of land is 25 acres in total size. The facility will include an indoor riding arena, six horse stalls, wash stall, tack room with washer and dryer, feed room, grooming room, cage room and an office. The applicant intends to have all dogs inside the facility – no outdoor facilities are proposed. Currently, the lot has a single-family dwelling on the parcel that has access to Earley Farm Road.

The new entrance will access Bobwhite Road and will require review and approval from the Virginia Department of Transportation.



REQUIREMENTS OF A SPECIAL EXCEPTION

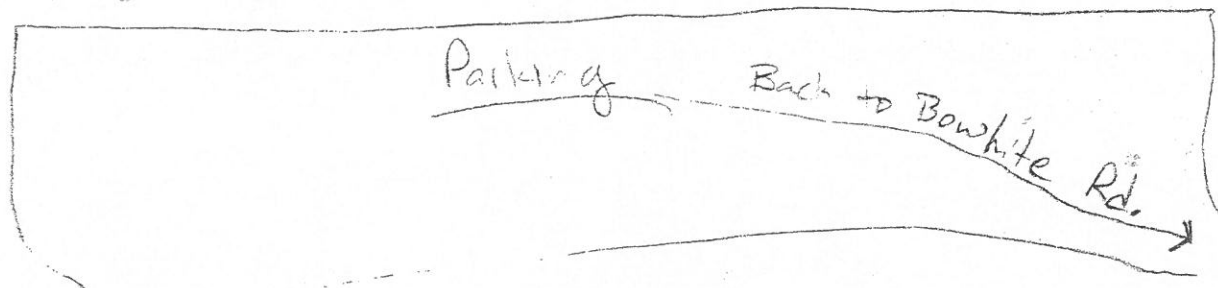
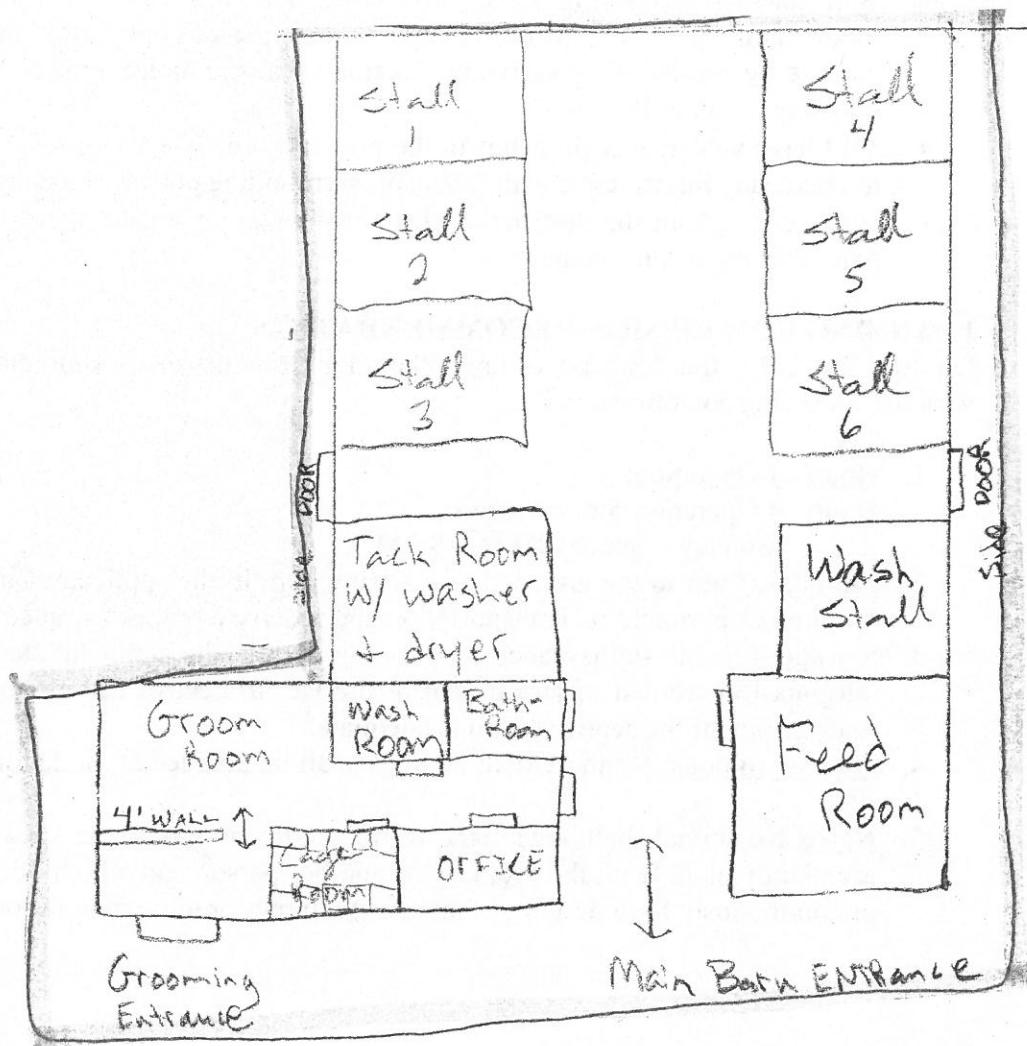
- Will be harmonious with and in accordance with the general objectives, or with any specific objective of the county's comprehensive plan and/or this article;

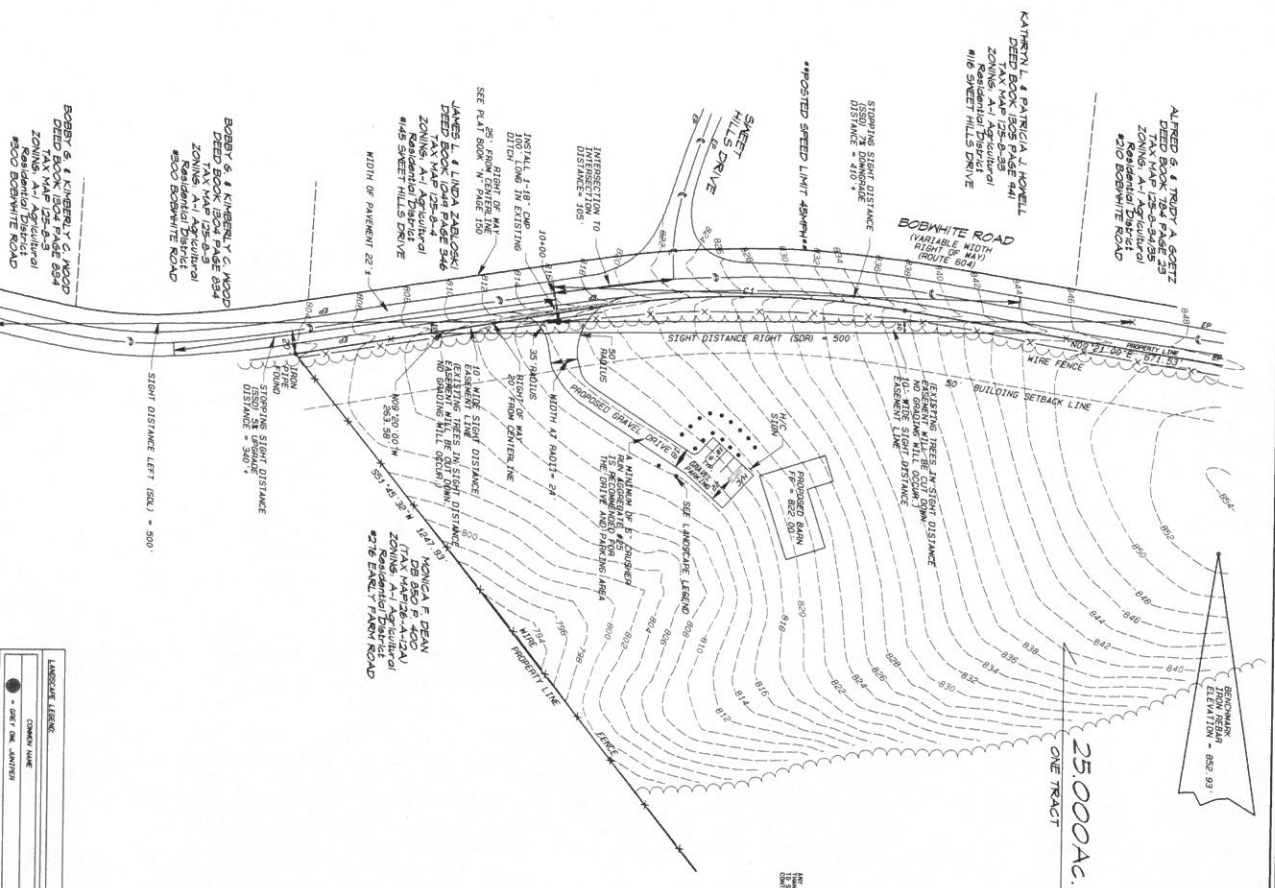
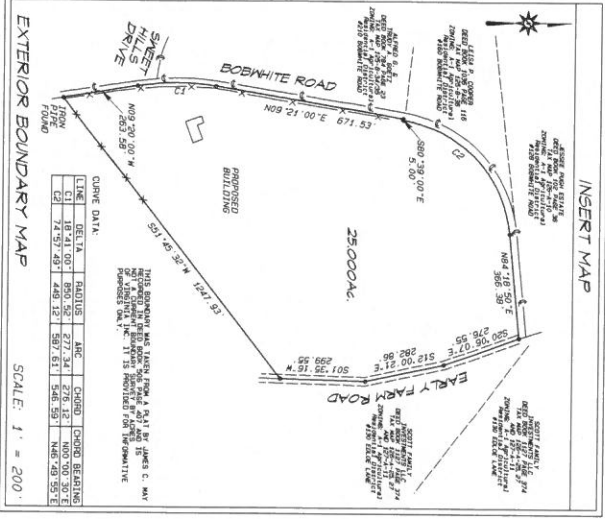
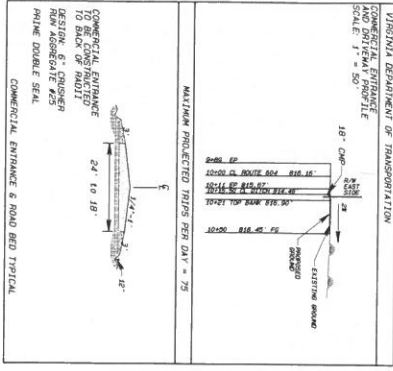
- Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
- Will not be hazardous or disturbing to existing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

PLANNING COMMISSION RECOMMENDATION:

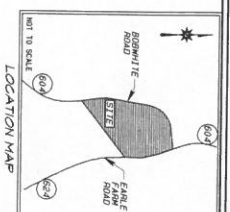
On July 20, 2017, the Amherst County Planning Commission recommended approval with the following conditions:

1. Hours of Operation:
Hours of Operation for customers:
Monday – Sunday 8AM – 8 PM
2. Entrance: Prior to the issuance of a zoning permit, the applicant shall contact the Virginia Department of Transportation and receive a proper entrance permit.
3. Sewage: Prior to the issuance of a zoning permit, the applicant shall contact the Virginia Department of Health and or the Department of Environmental Quality to determine if the septic system is adequate.
4. Number of dogs: No more than 20 dogs shall be boarded at the facility at any one time.
5. Noise: No animal shall howl, bark, white, 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.





LEGEND			
EP	EDGE OF PAVEMENT	17	17
CL	CENTERLINE	17	17
R/W	RIGHT OF WAY	17	17
BSL	BUILDING SETBACK LINE	17	17
H/C	HANDICAP	17	17
ONE TRACT	ONE TRACT	17	17
EXISTING FENCE	EXISTING FENCE	17	17
USGS CONTIGUOUS 1/8	USGS CONTIGUOUS 1/8	17	17
STREET DISTANCE TERMINUS	STREET DISTANCE TERMINUS	17	17
14.5' FROM EDGE OF PAVEMENT	14.5' FROM EDGE OF PAVEMENT	17	17
DEED BOOK	DEED BOOK	17	17
P	P	17	17
CONCRETE METAL PIPE	CONCRETE METAL PIPE	17	17



PROPERTY OF
COLEBY & FELICIA
MAYS

SITE AND LANDSCAPE PLAN

DATE: DECEMBER 15, 2017
PLAN SCALE: 1" = 50'
TAX MAP 18B-A-104
CONVEYED TO ACRES OF VIRGINIA, INC.



ACRES OF VIRGINIA, INC.
SURVEYORS/ENGINEERS/PLANNERS
ENVIRONMENTAL/SOIL CONSULTANTS/GEOTECHNICAL
www.acresofvirginia.com
404 CLAY STREET OFFICE (434) 508-4674
LYNCHBURG, VA 24504 FAX (434) 845-1048

REVISION	DATE	COMMENTS
1	01/30/18	
2		
3		
4		
5		

