

## **Notice of Public Hearing of the Amherst County Planning Commission**

The Amherst County Planning Commission will conduct a public hearing during its regular meeting on Thursday, June 21, 2018 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(s):

### **SPECIAL EXCEPTION REQUEST NO. 2018-169**

Request by Brandon Biglow and Kenneth Wiley for a special exception in the B-2 General Commercial District. The purpose of the special exception is to allow a used car and motorcycle sales lot. The property is located at 3597 South Amherst Highway and further identified as tax map number 147C-10-13-22.

### **REZONING REQUEST NO. 2018-181**

Request by Amherst County to rezone approximately 4.0 acres from the V-1 Village Center District to the P-1 Public Lands District. Amherst County is proposing to construct a solid waste trash disposal convenience center that will serve the residents in the surrounding area and Amherst County. The property is located on Route 60 West (across from Buffalo Springs Turnpike) and further identified as tax map number 47-A-4B. Additionally, this request includes an amendment to the Amherst County Comprehensive Plan 2007-2027 future land use map from village to public land.

### **SPECIAL EXCEPTION REQUEST NO. 2018-183**

Request by Amherst County for a special exception request in the FH – Flood Hazard District. The purpose of the special exception is to allow a solid waste trash disposal facility within a flood hazard district. All proposed equipment and containers will be flood-proofed and bolted to concrete pads to mitigate damage to the facility, contamination to water ways and flotation of equipment and containers during flood events. The property is located on Route 60 West (across from Buffalo Springs Turnpike) and further identified as tax map number 47-A-4B.

The proposed 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 at least five (5) days prior to the hearing date.

Jeremy S. Bryant  
Director of Community Development

2018-181



APPLICATION FOR REZONING/  
CONDITIONAL ZONING  
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

Amherst County - Dadd's Store Solid Waste Connu  
Applicant Name ctr  
POB 390 Amherst VA 24521  
Applicant Address City/Town State Zip Code  
434.846.3324 434.846.8710 fmruckel@countyofamherst.c  
Applicant phone number Applicant fax number Applicant E-Mail

You are the ( ) property owner; (X) 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

Same  
Property Owner Name

Property Owner Mailing Address City/Town State Zip Code

Property owner telephone number Property owner fax number Property owner E-Mail

Location of Property

4810 Lexington Turnpike 47 A 4B  
Street Address City/Town Tax parcel ID number  
Amherst 24521

General Description of Property

open, with two entrances, broken asphalt/gravel  
pad on eastern end of the site. A portion of  
the site is located in flood zone AE.

Current Use(s) of Property

Vacant

Proposed Use(s) of Property

Solid waste convenience center

Total Acreage: 21.73

Check all categories that apply for the parcels requesting to be rezoned:

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

Comprehensive Plan Land Use Designation: Village in front  
Ag limited in back

Current Zoning:  
(please circle one)

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

Proposed Zoning:  
(please circle one)

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

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

Petitioner Comments (Continue on separate sheets if necessary.)

State the purpose of rezoning request and its relationship to the comprehensive plan and adjacent properties.

Purpose to provide a solid waste convenience  
center for the surrounding area.

Anticipate the effect of the proposed changes on public services and facilities.

None

Describe how the proposed change will further the purposes of the Zoning Ordinance and general welfare of the community.

Providing trash disposal service for local  
area.

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

#### Proffers and Conditions

List any conditions or proffers currently associated with this property.

N/A

Proffers may be amended in writing prior to the Planning Commission public hearing.

If this is an application for a conditional zoning, the following conditions are voluntarily proffered:  
\*See proffer form.

#### Application fee and other requirements

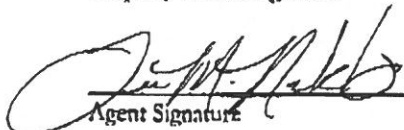
A \$300.00 application fee must be paid to the County of Amherst upon submission of this application for the cost of advertising and for expenses of notifying the adjacent property owners and incidental to reviewing, publishing, and processing the application.

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

#### 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.

Property Owner Signature Date

 5/18/18  
Agent Signature Date

Property Owner Signature Date

Agent Signature Date



**Proffers for Conditional Zoning**  
County of Amherst, Virginia  
153 Washington Street, Amherst, VA. 24521

**Mailing Address:** Planning Department, P.O. Box 390, Amherst, VA. 24521  
**Phone:** (434)-946-9303 **Facsimile:** (434) 946-9370

☐ Original ☐ Amended

Rezoning Case Number \_\_\_\_\_

Pursuant to Section 1005.02 of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

\_\_\_\_\_  
Signature of Owner or Applicant / Print Name

\_\_\_\_\_  
Date

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, IN THE STATE  
OF \_\_\_\_\_ DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED  
HEREON, HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_\_\_. MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

Please handwritten voluntary proffers below this line:  
\_\_\_\_\_

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

For use by the County of Amherst Department of Planning and Zoning	
Case No.	2018-181
Actions taken	5/21/18
County Official Receiving Application	Date
Public Hearing fee received by	Date
Application returned for correction/additional information	Date
Amended application received by	Date
Public Hearing advertised in	Date(s)
Adjacent property owner(s) notified by mail	Date
Action by Planning Commission	Date
Action by Board of Supervisors	Date



# ZONING PUBLIC NOTIFICATION

Board/Commission: Planning Commission  
Board of Supervisors

Public Hearing Dates: **June 21, 2018 - Planning Commission**  
**July 19, 2018 - Board of Supervisors**

Applicant: Property Owner Project  
Amherst County Dodd's Store Solid Waste  
PO Box 390 Convenient Center  
Amherst, VA 24521 4818 Lexington Tpke  
138B-3-B Amherst, VA 24521

Tax Map #:

Adjoining Property Owners:		
Tax Map # 47-A-3B,4		
Mark & John Burch, Daniel Rhodes & Wanda Snow		
179 Falling Creek Rd		
Amherst, VA 24521		
Tax Map # 47-A-4C		
Paul & Karen Merryman		
142 Falling Creek Rd		
Amherst, VA 24521		
Tax Map # 47-A-5,8A,AB,9A		
Hig & Associates		
10347 Old Keeton Rd		
Ashland, VA 23005		
Tax Map # 47-A-11		
Dorset Investment Group		
865 Easton Rd Ste 250		
Warrington, PA 18976		

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  
Planning & Zoning Administrative Assistant  
May 25, 2018

(Signature)

(Title)

(Date)

REVISED: 12/31/38

PEDLAR  
TEMPERANCE  
COURTHOUSE

SECTION 47