



## COUNTY OF AMHERST



### Department of Planning & Zoning Dylan M. Bishop, Assistant Zoning Administrator/Planner

#### Subdivision Review Staff Report – June 21, 2018

**RE:** Proposed Major Subdivision  
Tax Map Parcel No. 155-A-195  
Ridge Street, Madison Heights  
Subdivision Plat for an eight lot subdivision in the R-1 Limited Residential District

#### Summary:

In accordance with Section 1207 of the Amherst County Subdivision Ordinance, a major subdivision plat has been submitted by Slusher Surveying Inc. for the creation of 7 new lots located at tax map parcel 155-A-195. The parcel where the proposed subdivision is located comprises a 12.67 acre wooded lot. Copies of the plat were reviewed by the Developmental Review Committee on March 28, 2018, and again on May 23, 2018. The following sections summarize staff and agency comments with respect to the major elements of the plat.

#### Procedure for Review:

According to Section 1207.03, A subdivision not exceeding three (3) lots may be approved by the zoning administrator or planning director. The Commission may approve, approve with modifications or conditions, or disapprove the site plan.

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

#### Requirements and Findings:

##### Zoning

- The property is zoned R-1 Limited Residential District. The property is currently a vacant wooded lot. The proposed use is eight lots for the development of single-family dwellings.
- The property is not within the Amherst County protected watershed district or in the FEMA designated 100-year floodplain. Per the National Wetlands Inventory, there are no non-tidal wetlands present within the property.

- The proposed lots are in compliance with the minimum lot size and road frontage requirements.

#### Building(s)/Structure(s)

- There are no existing structures on this parcel. Building or construction plans will not be required for plat approval.

#### Water/Sewer Facilities

- The property is not currently served by water or sewer. The applicant is working closely with the Amherst County Service Authority to extend an existing waterline to serve the proposed lots. A 10 foot waterline easement is to be dedicated to ACSA.
- The proposed drainfield and 100% reserve areas shall be approved by the Virginia Department of Health.

#### Streets/Parking and Loading Areas

- Ridge Street is an existing state maintained road with a 30 foot right-of-way. A 10 foot maintenance and road widening easement, and a 15 foot public drainage easement are to be dedicated to Amherst County.

#### Utilities

- The applicant will need to apply for service with Appalachian power.

#### Erosion and Sediment Control

- Because the lots are to be sold individually prior to development, a formal erosion and sediment control plan will not be required. Instead, each lot will conform to the minimum standards of erosion and sediment control as normally applied to single-family dwellings.

**Recommendations:**

Staff recommends approval of the following subdivision with the following conditions:

1. Virginia Department of Transportation approval of the subdivision plat.
2. Amherst County Service Authority approval of the subdivision plat.
3. Virginia Department of Health approval of the subdivision plat.

**Attachments:**

Subdivision Application

Tax Parcel Map

DRC Comments (March 28, 2018/May 23, 2018)

Subdivision Plat

# COUNTY OF AMHERST



TELEPHONE (434) 946-9303

## Department of Planning & Zoning

AMHERST COUNTY ADMINISTRATION BUILDING  
153 WASHINGTON STREET  
P.O. Box 390  
AMHERST, VIRGINIA 24521  
[www.countyofamherst.com](http://www.countyofamherst.com)

FAX (434) 946-9370



## Application for Subdivision

Section A (Please print in blue or black ink)

Permit No: 2018079

Frank Good			
<b>Applicant Name</b>			
382 Wild Rose Lane		MONROE, VA 24574	
<b>Mailing Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
<b>Property Address</b>		<b>City</b>	<b>State</b>
434-944-1136		slushersurvey@verizon.net	
<b>Applicant Phone</b>		<b>Applicant Email</b>	
FRANK GOOD BUILDING CONTRACTORS INC			
<b>Property Owner</b>			
<b>Name of Subdivision</b>		<b>Name of Developer</b>	
Ron Borer/ Rodney Pierson		Slusher Surveying	
		slushersurvey@verizon.net	
<b>Person Preparing Plat</b>	<b>Name of Company/Firm</b>		<b>E-mail address</b>
<b>Location of Property (landmarks, intersections, or other)</b>			
<b>Tax Parcel ID #:</b> 155 A 195			
<b>Deed Book:</b>		<b>Page Number:</b>	

Type of plat:      Reconfiguration ☐      Family Division ☐      Subdivision ☒

**Section B****How will lots within the subdivision be provided with water and sewer?** (Select all that apply)Public water ☒Private Wells ☐Public sewer ☐On-site septic systems ☒Mass drainfield(s) ☐**Current Zoning:** R-1 Limited Residential**Comprehensive Plan Land Use Designation:** Low Density Residential**Magisterial District:** MadisonHow many lots comprise the subject property? 1 Total area: 13.48 acresHow many NEW lots are proposed for the subdivision? 8 Total area: 13.48 acresTotal area of remaining and/or residue parcels: 0 acres

Total area of remaining/residue parcels: \_\_\_\_\_ acres

Total area of streets: \_\_\_\_\_ acres

**Watershed District?** No**Dam Inundation Zone?** No**Route 130 Overlay District?** No**Flood District?** No**Section C****This subdivision requires official review by:**Virginia Department of Transportation (VDOT) ☒ YES ☐ NOAmherst County Health Department (VDH) ☒ YES ☐ NOAmherst County Service Authority (ACSA) ☒ YES ☐ NOAmherst County Erosion & Sediment Control ☐ YES ☐ NO**Section D***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 the Code of Virginia as amended and further that this submittal is in compliance with those requirements.*

Applicant's Signature

Date

*DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY*DATE SUBMITTED 3/13/2018SUBDIVISION REVIEW REQUIRED ☒ PC Review [checkbox 26] ADMINISTRATIVE

Are the lots in compliance with the zoning district requirements for minimum lot width and area?

Is any portion of the proposed subdivision located within 1,000 feet of a public water / sewer line?

DATE OF DRC MEETING 3/28/2018 REVISED? [checkbox 27] YES ☐ NO

DATE: \_\_\_\_\_

PLANNING COMMISSION ACTION: ☐ APPROVED ☐ DENIED ☐ MODIFICATIONS/CONDITIONS

DATE: \_\_\_\_\_

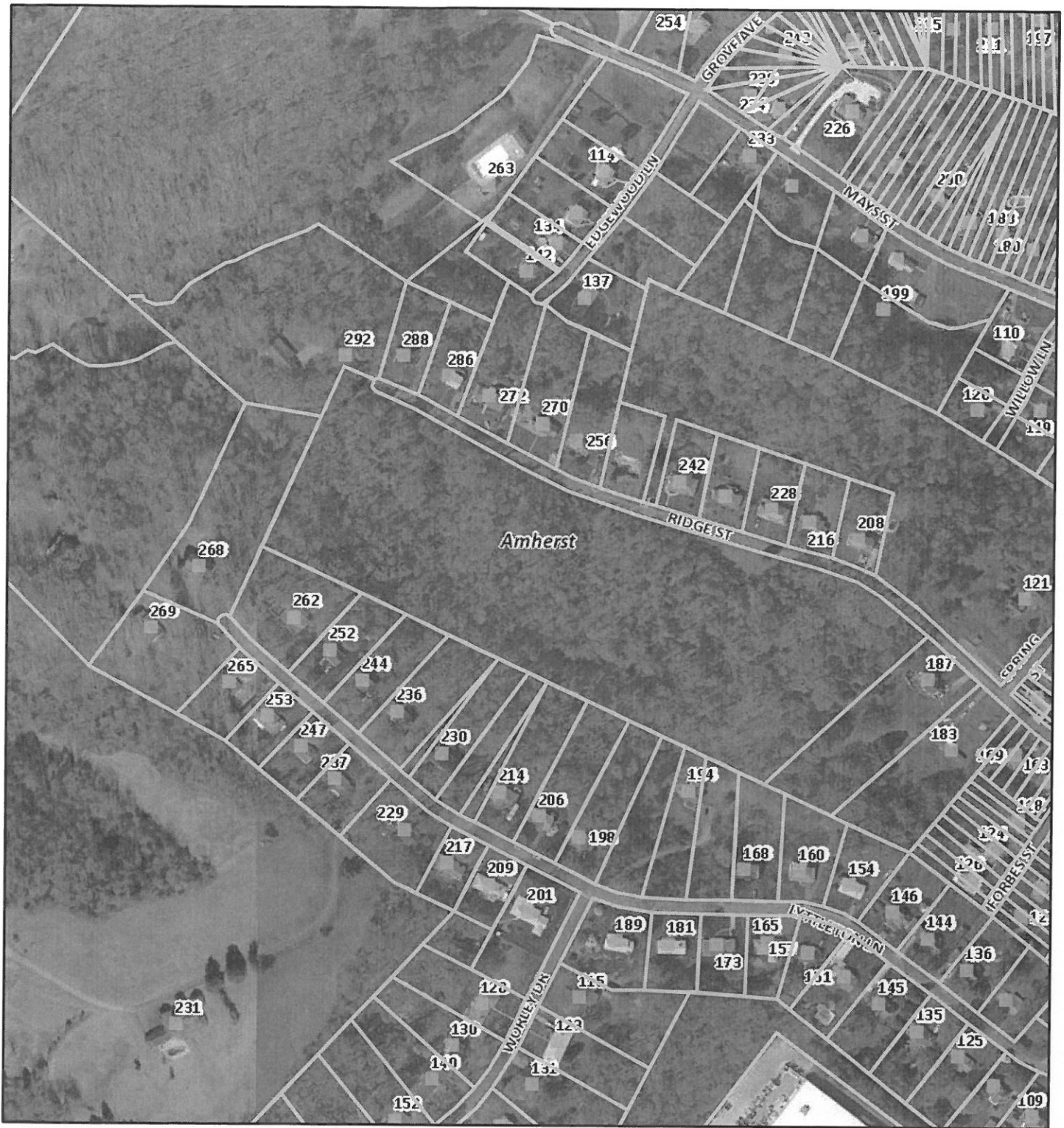
COMMENTS:

FINAL PLAT APPROVED BY PLANNING COMMISSION:

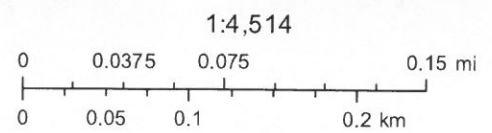
5/8/2018

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_



June 14, 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.



## DRC Comments 5/23/18

Dylan M Bishop to: slushersurvey, frankgoodbuilders

05/29/2018 11:34 AM

Good morning,

Attached are the comments from last week's DRC meeting.

We obviously have some flexibility on the submit date for this week.

### Planning/Zoning:

1. Indicate the current zoning: R-1 Limited Residential District.
2. Include in note 9 that drainfield locations shown include both primary and 100% reserve.

### VDOT (Jeff Kessler):

- B. Frank Good (Lot Subdivide Plat along Ridge Street (Route 1028))
  1. Identify the label "15' SDE" located along the western boundary of Lot A on the plat as a public drainage easement dedicated to Amherst County. Suggest that specified "10' ROAD WIDENING EASEMENT" be modified to "10' MAINTENANCE & ROAD WIDENING EASEMENT". Be sure to include a statement in the Owner's Consent conveying the easements to the County of Amherst.
  2. Include a signature block that VDOT "recommends" approval and a statement that VDOT's signature is not an endorsement of the accuracy of the survey.

### Service Authority (Bob Hopkins):



AC 20180525 Subdivision plat review.pdf

### AEP (Jim Adams):

Please ask Frank Good to also apply for service so it will trigger a meeting with our engineering department for a backbone electrical system.

1 800 956 4237 open all the time.

Thanks and let me know if you have any questions!

Dylan M. Bishop, Assistant Zoning Administrator/Planner  
Amherst County Planning/Zoning Department  
P.O. Box 390  
Amherst, Va 24521  
(434) 946-9421 - O  
(434) 946-9370 - F







## 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

March 8, 2018

SENT VIA ELECTRONIC MAIL

Slusher Surveying Inc.  
Attn: Ron Borer  
PO Box 646  
Bedford, VA 24523

RE: Subdivision of Tax Map Lot(s) 155-A-195 (Frank Good); Zoned: R-1, Limited Residential District

To Whom It May Concern,

The purpose of this letter is to inform you that the subdivision submitted to this office for the above referenced property does not contain information and/or fails to address improvements required by the Zoning and Subdivision Ordinance of Amherst County. Please make the following correction(s):

1. Per Sections 1203.02(3) and 1204.02(7), include an execution of the owner's consent to subdivision, in accordance with Code of Virginia, § 15.2-2264, as amended, stating that "The platting or dedication of the following described land (here insert a correct description of the land subdivided) is with the free consent and in accordance with the desire of the undersigned owners, proprietors, and trustees, if any."
2. Per Section 1203.02(11) and 1204.02(3), show building setback lines. Show easements (if/where applicable). Also indicate proposed use of lots – for instance if lots are intended for single-family use.
3. Per Section 1203.02(15), indicate current zoning of parcel.
4. Per Sections 1203.02(18), all lots shall have a primary and one hundred (100) percent reserve drain field unless the lot is being served by public sewer or is greater than or equal to twenty (20) acres. Do proposed drain fields include a 100% reserve area?
5. Per Section 1204.02(9), please include a signature field for the Amherst County Subdivision Agent, Virginia Department of Transportation, Virginia Department of Health, and Amherst County Service Authority representatives.
6. Per Section 1204.02(11), please include a signature block for the developer's Virginia Certified Onsite Soil Evaluator, stating "I Certify that soils evaluation work for this

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subdivision has been done in accordance with both state law, and Amherst County ordinances relating to onsite sewage disposal. Data resulting from soil work, including treatment systems, pre-treatment systems, primary and reserve drain fields, has been appropriately evaluated and approved by the Virginia Department of Health."

If you have additional questions regarding this matter, please contact me at (434) 946-9303 or by e-mail at [dmbishop@countyofamherst.com](mailto:dmbishop@countyofamherst.com).

Sincerely,

A handwritten signature in cursive script that reads "Dylan M Bishop".

Dylan M. Bishop

Assistant Zoning Administrator/Planner

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NOTES:

1. This plat has been prepared without the survey of a person or persons, and is not a survey of a person or persons.
2. Eject (and improvements)
3. This plat is not a survey of a person or persons, and is not a survey of a person or persons.
4. This plat is not a survey of a person or persons, and is not a survey of a person or persons.

Replace with:  
**ACCEPTABLE TO VDOT**  
**VDOT REPRESENTATIVE:**  
**VDOT'S SIGNATURE IS NOT AN ENDORSEMENT OF THE**  
**ACCURACY OF THE SURVEY**

DATE:

PLAT SHOWING SUBDIVISION SURVEY OF  
 PROPERTY BEING OWNED BY:

1. certify that soils evaluation work

The platting or dedication of the following

Lots 1-8  
 is with the free consent and in accordance with  
 the desires of the undersigned owners, proprietors,  
 and trustees, if any.

Frank Good  
 (Frank Good Building Contractors, Inc.)

Public in and for the State of Virginia of large  
 interest hereby certify that the owners name as  
 signed herein has acknowledged to the same  
 before me this \_\_\_\_\_ day of \_\_\_\_\_ 2018.  
 My commission expires \_\_\_\_\_

Notary Public

Amherst County Subdivision Agent

Virginia Department of Transportation

Department of Health

County Service Authority

Due to existing drainage along Ridge  
 Street fronting Lots #1-8 out falling on  
 Lot 1, we request that an out fall ditch  
 be defined through Lot #1 within a 15'  
 drainage easement dedicated to  
 Amherst County along a path  
 determined by the surveyor.

SLUSHER SURVEYING INC.  
 LAND SURVEYING AND PLANNING  
 10000 N. 100th St.  
 Suite 100  
 Omaha, NE 68131  
 Tel: 402-491-1111  
 Fax: 402-491-1112  
 Email: slusher@slusherinc.com



This property was conveyed to  
 Frank Good Building Contractors, Inc.  
 by Instrument No. 10000432  
 and recorded in the Clerk's Office  
 of the Circuit Court of Amherst County,  
 Virginia.

This is to certify, on  
 March 6, 2018

I made an accurate survey of the  
 premises shown hereon and that  
 there are no encumbrances or  
 other than as shown hereon.

DATE: 03-06-18

REVIEWED:

SCALE: 1" = 100'

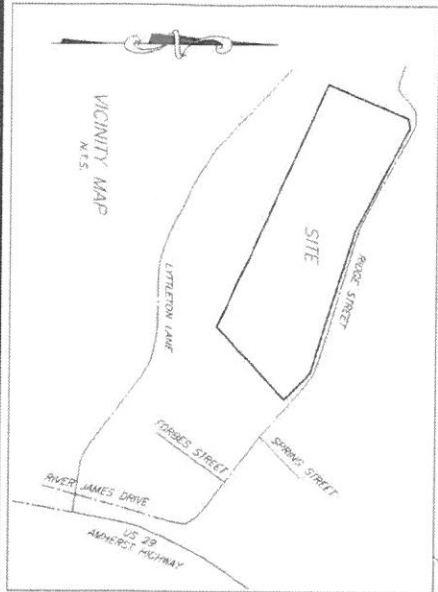
TAX MAP: 155-A-195

ZONING: R-1

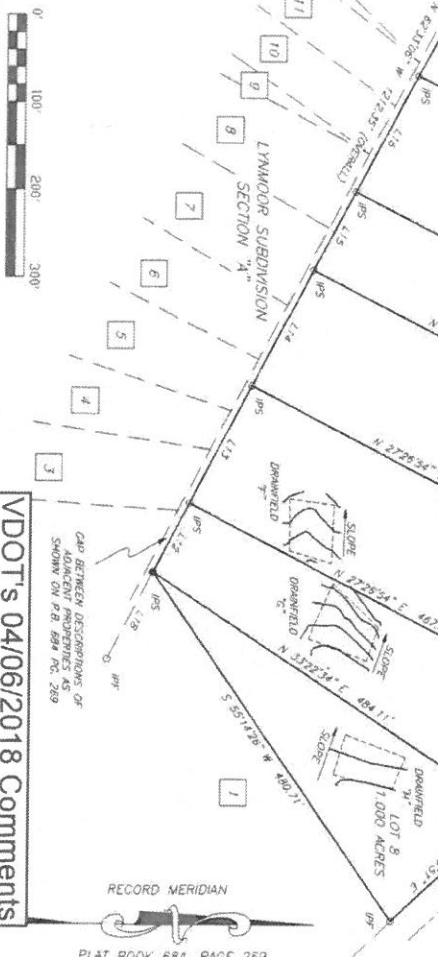
PRECISION: 1:20,000+

DRAWN BY: R.L.B.

CHECK'D BY: R.F.P.



LINE	BEARING	DISTANCE
1	N 26°10'24" E	52.16'
2	N 62°31'44" E	15.50'
3	N 62°31'44" E	94.71'
4	N 72°25'31" E	71.79'
5	S 82°58'22" E	53.47'
6	S 68°12'21" E	170.78'
7	S 68°12'21" E	144.69'
8	S 68°12'21" E	151.14'
9	S 68°12'21" E	139.23'
10	S 68°12'21" E	86.11'
11	N 62°31'44" E	120.12'
12	N 62°31'44" E	148.77'
13	N 62°31'44" E	101.23'
14	N 62°31'44" E	150.00'
15	N 62°31'44" E	189.57'
16	N 62°31'44" E	111.24'



VDOT's 04/06/2018 Comments



## **AMHERST COUNTY SERVICE AUTHORITY**

**P. O. BOX 100  
MADISON HEIGHTS, VA 24572-0100  
PHONE (434) 845-1605  
FAX (434) 845-1613**

May 25, 2018

Ms. Dylan M. Bishop  
Assistant Zoning Administrator/Planner  
Amherst County Dept. of Planning and Zoning  
PO Box 390  
Amherst, VA 24521

**RE: Frank Good Building Contractors, Inc.  
Subdivision of Tax Map 155-A-195, Zoned R-1 Limited Residential**

Dear Ms. Bishop:

Following up on the May 23 Development Review Committee meeting, I have revised my May 14 review comment letter (attached) as follows:

1. The existing 1½" diameter and 2" diameter galvanized iron pipe water main along Ridge St., from Forbes St. to the cul-de-sac, already has too many connections on it, has too much small diameter pipe to meet current ACSA and VA Dept. of Health (VDH) regulations, and is not consistently meeting current ACSA and VDH public water service requirements for water flows and pressures. The pipe will have to be replaced with a new eight inch (8") water main, with all required appurtenances, including fire hydrants at the prescribed intervals, before any more water service connections can be added to it.

NOTE: ACSA is working with the developer to resolve the issue. A new 8" water line would be extended down the south side of Ridge St., from the existing ACSA 6" water main at Forbes St. to the northeast corner of the developer's property, with some combination of funding from the developer, ACSA, the County, and the Economic Development Authority. ACSA is working to resolve the cost of VDOT construction requirements within the public road right-of-way. The developer and ACSA have agreed on a combined effort to extend the new main along the developer's road frontage, the developer providing a water line easement and trench, ACSA installing the pipe and backfilling the trench. ACSA forwarded a proposed layout for fire hydrants to the County Public Safety Office and is awaiting a response.

2. The plat shows a proposed drainfield for each lot. Because the lots resulting from the subdivision are less than twenty (20) acres in size, a one hundred percent (100%) reserve drainfield must also be provided and shown on the plat. If the drainfield areas indicated on each lot are both primary and reserve, a note should be added to the plat, describing this. If not, the reserve drainfields must be added to the plat.
3. A second easement for the new water line must be added outside the limits of the road right-of-way and easement. ACSA requires a 10' wide easement dedicated solely for its facilities, to prevent other utility contractors from installing their lines adjacent to or above ACSA's water lines, which is then a maintenance issue for ACSA. It is our understanding that a separate 10' wide water line easement will be dedicated by the developer to ACSA and shown on the plat, and that it will be between the 10' future road widening easement and 20' public utility easement. There will be no conflict with a drainage ditch, if required by VDOT; Mr. Kessler, VDOT, said the ditch would be within the 10' road widening easement.

NOTE: A May 24 phone call between Mr. Jeff Kessler, VDOT, and myself resolved his concern regarding the location of the water line easement (he suggested reversing the positions of it and the PUE). The location of the easement between the road easement and PUE is acceptable to VDOT.

Thank you for the opportunity to review the plat. Please contact me if there are any questions.

Sincerely,

**AMHERST COUNTY SERVICE AUTHORITY**

A handwritten signature in dark ink, appearing to read "Robert A. Hopkins". The signature is fluid and cursive, with the first name "Robert" being more prominent.

Robert A. Hopkins, PE  
Director of Public Utilities



**Re: Frank Good Subdivision - Ridge Street Plat**

Gilliam, Gary to: dmbishop

04/06/2018 01:02 PM

Dylan,

During our DRC meeting the developer did note he was in consultation with an OSE and was aware of the County's 100% Reserve requirement. It was asked of them to identify the primary and reserve area drainfield footprints on the plat. It was noted that the house sites are to be shown on the plat. I encouraged the developer to reflect house dimensions on the plat that reflected development goals versus the standard small ranch home that is typically shown on plats. It was noted to him frequently the future owner's desired number of bedrooms, house size, and other development features supporting the home conflict with proposed drainfield layouts. He was encouraged that now was the time to consider the actual properties development versus just satisfying an ordinance on paper, the local health department will not rework alterations, subsequently a cost savings is enabled with good planning.

Gary

On Fri, Apr 6, 2018 at 11:45 AM, <dmbishop@countyofamherst.com> wrote:

Happy Friday to All!

This is just a friendly reminder to send in your comments for the Ridge Street Subdivision when they are available.

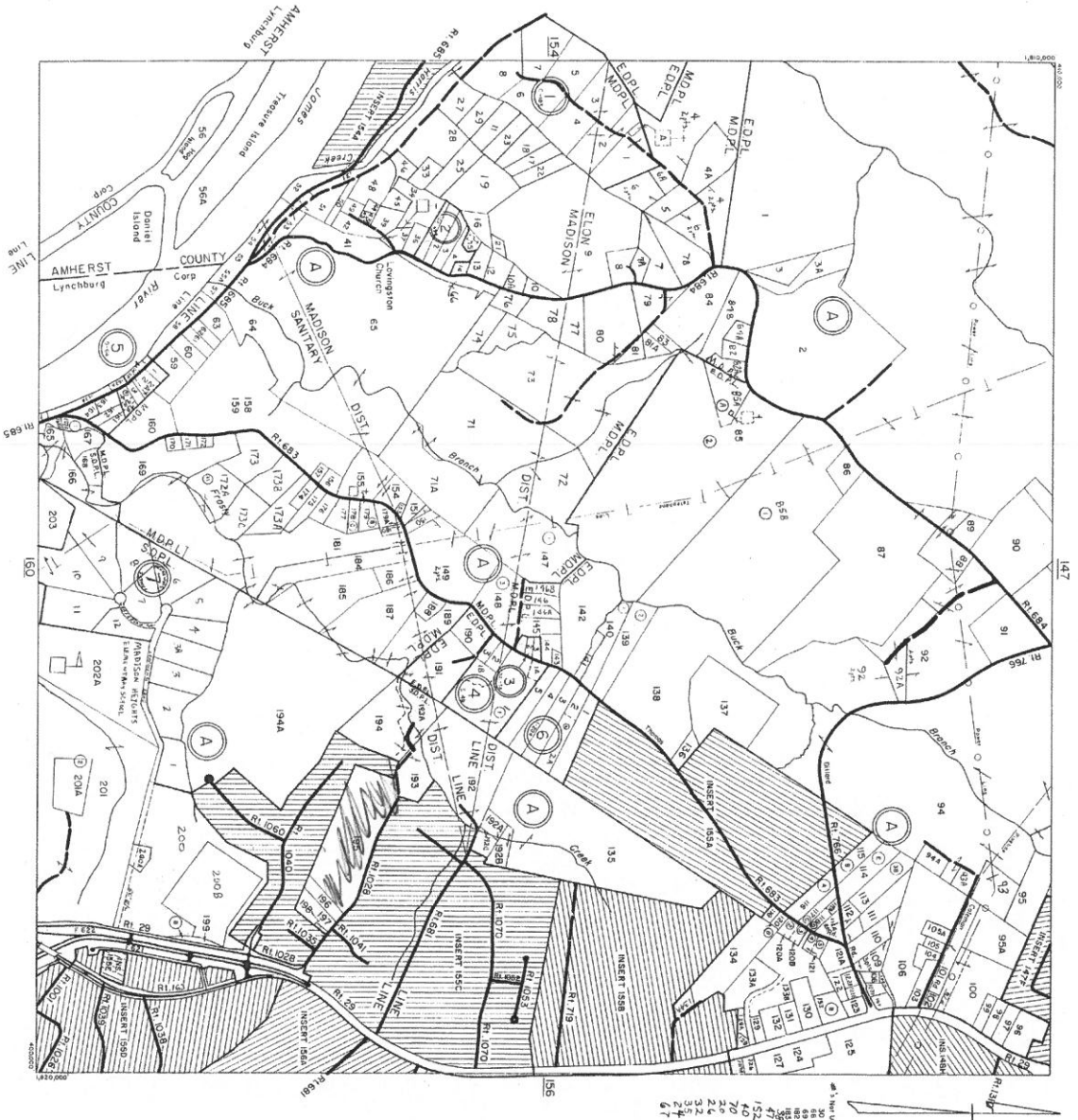
Thanks so much and have a great weekend!

Dylan M. Bishop, Assistant Zoning Administrator/Planner  
Amherst County Planning/Zoning Department  
P.O. Box 390  
Amherst, Va 24521  
(434) 946-9421 - O  
(434) 946-9370 - F





AMHERST COUNTY



REVISED 12/2/13

ELON  
MADISON  
DISTRICT

SECTION 155