

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, September 19, 2019 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):

REZONING REQUEST NO. 2019-321

Request by William A. Tyree to rezone a parcel from the R-2 General Residential District to the V-1 Village Center District. The purpose of the rezoning is to allow a small restaurant on the parcel. The request also includes an amendment to the Future Land Use Map that is associated with the Amherst County Comprehensive Plan to add a village land use designation in the vicinity of the request. The property is located at 547 Old Wright Shop Road and is further identified as tax map number 161C1-A-58.

REZONING REQUEST NO. 2019-360

Request by Amherst County to rezone a parcel from the A-1 Agricultural Residential District to the P-1 Public Lands District. The purpose of the rezoning is to allow a solid waste convenience center. The rezoning is referenced by a site plan. The request also includes an amendment to the Future Land Use Map that is associated with the Amherst County Comprehensive Plan to add public land use designation in the vicinity of the request. The property is located at 2334 Boxwood Farm Road and is further identified as tax map number 68-A-62A.

REZONING REQUEST NO. 2019-365

Request by Russell Nixon to rezone 13.19 acres of a parcel from the R-2 General Residential District to the B-2 General Commercial District. The purpose of the rezoning is to allow storage units and an office building. The rezoning is referenced by a site plan. The request also includes an amendment to the Future Land Use Map that is associated with the Amherst County Comprehensive Plan to add commercial land use designation in the vicinity of the request. The property is located on tax map numbers 156-A-135 and 156E-A-21.

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

Jeremy S. Bryant
Director of Community Development

ZONING PUBLIC NOTIFICATION

Case: 2019-360

Board/Commission: Planning Commission
Board of Supervisors

Public Hearing Dates: September 19, 2019 - Planning Commission
October 17, 2019- Board of Supervisors

Applicant: Amherst County
153 Washington St.
Amherst VA 24521

Property Owner/Site Address
Amherst County
2334 Boxwood Farm Rd
Amherst VA 24521

Tax Map Number: 68-A-62A

Adjoining Property Owners:		
Tax Map # 68-A-72	Tax Map # 68-A-2	Tax Map #NA
George Cash & Lea Jefferies	Patricia & Gilbert Rose	Norfolk Siuthern Railroad
2400 Boxwood Farm Rd	POB 328	C/O Jeremy Mills
Amherst VA 24521	Amherst VA 24521	9595 Stonewall Rd
		Manassas VA 20110
Tax Map # 68-A-60	Tax Map # 68-A-26	
Georgia Industrial Realty Co	Richard & Rose Stecker	
3 Commercial Pl #209	126 Stecker Cir	
Norfolk VA 23510	Amherst VA 24521	

COMMONWEALTH OF VIRGINIA)

COUNTY OF AMHERST) to wit:

This day in the County of Amherst, Jeremy Bryant, Community Development Director, on behalf of Amherst County, Virginia, personally appeared before me, Stacey Stinnett, a Notary Public in and for the County aforesaid, in the Commonwealth of Virginia, and made oath that he is the agent for Amherst County, Virginia: and that he duly caused a public hearing before the Planning Commission on Spetember 19, 2019 and the Board of Supervisors on October 17, 2019 to be advertised in a newspaper with general circulation in Amherst County, Virginia, the New Era Progress. The affiant has declared to me under penalty of perjury that the foregoing is true and correct and further the affiant declareth not.

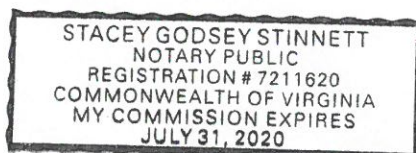
Jeremy Bryant
Director of Community Development
August 30, 2019

This affidavit is subscribed and worn before me this 30 day of August, 2019
by Stacey Stinnett, Planning & Zoning Administrative Assistant for Amherst County, Virginia, on behalf of Amherst County, Virginia, who is personally known to me. In testimony whereof I have set my hand on the day, month, and year aforesaid.

My Commission Expires: July 31, 2020

Stacey Stinnett
Notary Public

7211620
Registration Number





2019-360

**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 - David Proffitt
Applicant Name

P.O. Box 390 153 Washington St Amherst Va 24521
Applicant Address City/Town State Zip Code

(434) 946-9304 Dr proffitt@countyofamherst.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

Amherst County
Property Owner Name

Same above
Property Owner Mailing Address City/Town State Zip Code

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

Location of Property

2334 Boxwood Farm Rd 68-A-62A
Street Address Tax parcel ID number

General Description of Property

vacant. Use to be a
site with SFD - home was
burned & county purchased
from buyer.

vacant
Current Use(s) of Property

Proposed Use(s) of Property

Solid waste convenience
center

Total Acreage: 1

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: _____

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.

Site to provide for citizens of
the county a waste convenience ctr.

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

Public facility available for
citizens

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

Gives citizens in surrounding
area of the county a convenient
place for waste / trash

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.

NONE

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

Sam Proffitt for
Amherst County 8/14/2019

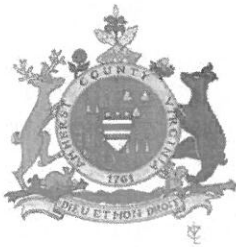
Property Owner Signature Date

Agent 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. _____

Actions Taken:

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



HURT & PROFFITT

1861 PRATT DRIVE SUITE 1100
 BLACKSBURG, VIRGINIA 24060
 800.763.5566 TOLL FREE
 540.552.5922 MAIN

ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL
 GEOTECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

PRELIMINARY CONCEPT
 Boxwood Farm Road
 Amherst County, VA

PROJECT NO.	2019022
LAT.	-
LONG.	-
DATE:	March 14, 20
DRAWN BY:	BEC, AW
CHECKED BY:	MT

AMHERST COUNTY

