

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 20 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. 2018-333

Request by Verizon Wireless (David Beniamino) for a special exception in the A-1 Agricultural Residential District. The purpose of the special exception is to allow a new wireless communications facility that will be 165 feet tall with a four-foot lightning rod for a total height of 169 feet in height. The property is located at 4397 Elon Road and is further identified as tax map number 104-A-58.

SPECIAL EXCEPTION REQUEST NO. 2018-274

Request by Tiffany Alcock for a special exception request in the V-1 Village Center District. The purpose of the special exception is to allow a bed and breakfast and a venue for weddings and special events. The property is located at 2816 Lowesville Road and further identified as tax map number 29-A-14.

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

2018274



**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

TIFFANY Alcock
Applicant Name

2816 Lowesville Rd. Lowesville VA 22922
Applicant Address City/Town State Zip Code

434.221.5024 tiffany@roselandmanor.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

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
2816 Lowesville Rd. Lowesville, VA 22922 29-A-14
Street Address Tax parcel ID number

General Description of Property
Historic home (circa 1869) situated on 7 acres, 700 ft. of
riverfront (Piney River) plus several small cabins. Former post office,
general store, boarding school, bagel shop, antique shop & blacksmiths.

Current Use(s) of Property
Residence.

Proposed Use(s) of Property

Bed + Breakfast / Wedding Venue / Glamping

Total Acreage: 7.2

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 X Mass drainfield(s) X

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 _____

Requested Special Exception Code Section: _____

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

Petitioner Comments (Continue on separate sheets if necessary.)

How will the proposed special exception affect adjacent property?

General store/gas station across the street should see more business through our guests. Private parking, private drive nature of business will not disturb adjacent properties.

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

Property has long history in the community, is on the National Register of historic places + is a landmark in the area that many people show interest in. Sharing it with the public will enrich the community + promote tourism.

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

The village zone in which we live has home to a plastics company (next door) a meadow (2 houses down) a general store (across the street) and several other bed + breakfasts nearby.

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

In our community, bringing in tourists to shop, eat, drink + share in the beauty of the area will be harmonious with the shops, restaurants, breweries, wineries + natural tourist destinations already here.

* Business sign already on premises when we purchased home in 8/17
would like to use sign that is already in place.

* there are 2 septic systems on property, will be
plenty big enough for guests as well as a large
parking lot + a field for event parking.

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

Giving tourists a place to stay in our
community will allow them to boost the local economy
& promote local businesses in our community.

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

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 ___ 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.

Gillian Alcock
Property Owner Signature

7/12/18
Date

[Signature]
Property Owner Signature

7/12/18
Date

Agent Signature

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. 2018-274

Actions Taken:

S. Starnett
County Official Receiving Application

7/13/18
Date

S. Starnett
Public Hearing fee received by

7/13/18
Date

Application returned for correction/additional information

Date

Amended application received by
Gregua Pogues
Public Hearing advertised in

Date

Date(s)

Adjacent property owner(s) notified by mail

Date

Action by Planning Commission

Date

Action by Board of Supervisors

Date

(<http://www.countyofamherst.com/>)



-79.066058, 37.718139

https://amherstgis.timmons.com/#/mw/?zoom=19&location=-79.065077_37.718071

To go in Tiffany Alcock folder



Re: Fw: Special Exception requests

Joanne Carden to: Stacey G Stinnett

07/24/2018 11:56 AM

Hello Stacey,

This is to advise that Tiffany D and Matthew Stuart Alcock and Edward W Dillard Jr are current with their taxes in Amherst County as of this date. Thanks!

Joanne

Joanne Adams Carden
Treasurer, Amherst County
(434)946-9318 (ext 683)
(434)946-9402 (fax)

Stacey G Stinnett

I need you when you get a moment to check to...

07/24/2018 10:51:33 AM

From: Stacey G Stinnett/Amherst
To: Joanne Carden/Amherst@Amherst
Date: 07/24/2018 10:51 AM
Subject: Fw: Special Exception requests

I need you when you get a moment to check to make sure the individuals below have paid all of their property taxes. They are applying for a special exception with our office. Thanks

>

>

> Tiffany D and Matthew Stuart Alcock

>

> Edward W. Dillard Jr

Stacey G. Stinnett
Administrative Assistant
Planning & Zoning Dept.
P.O. Box 390
Amherst, VA 24521
Office: (434) 946-9303
Fax: (434) 946-9370
sgstinnett@countyofamherst.com

----- Forwarded by Stacey G Stinnett/Amherst on 07/24/2018 10:56 AM -----

From: Kay Rowe/Amherst
To: Stacey G Stinnett/Amherst
Date: 07/24/2018 10:28 AM
Subject: Re: Special Exception requests

Stacy
I am off this week

Sent from my iPhone

ZONING PUBLIC NOTIFICATION

Case 2018-274

Board/Commission: Planning Commission
Board of Supervisors

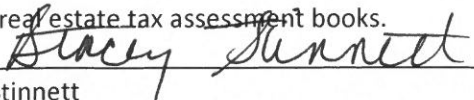
Public Hearing Dates: **September 20, 2018 - Planning Commission**
October 18, 2018 - Board of Supervisors

Applicant: Applicant Property Owner/Site Address
Tiffany D & Matthew S Alcock Tiffany D & Matthew S Alcock
107 Aaron Pl 2816 Lowesville Rd
Lynchburg, VA 24502 Lowesville, VA 22967
Tax Map #: 29-A-14

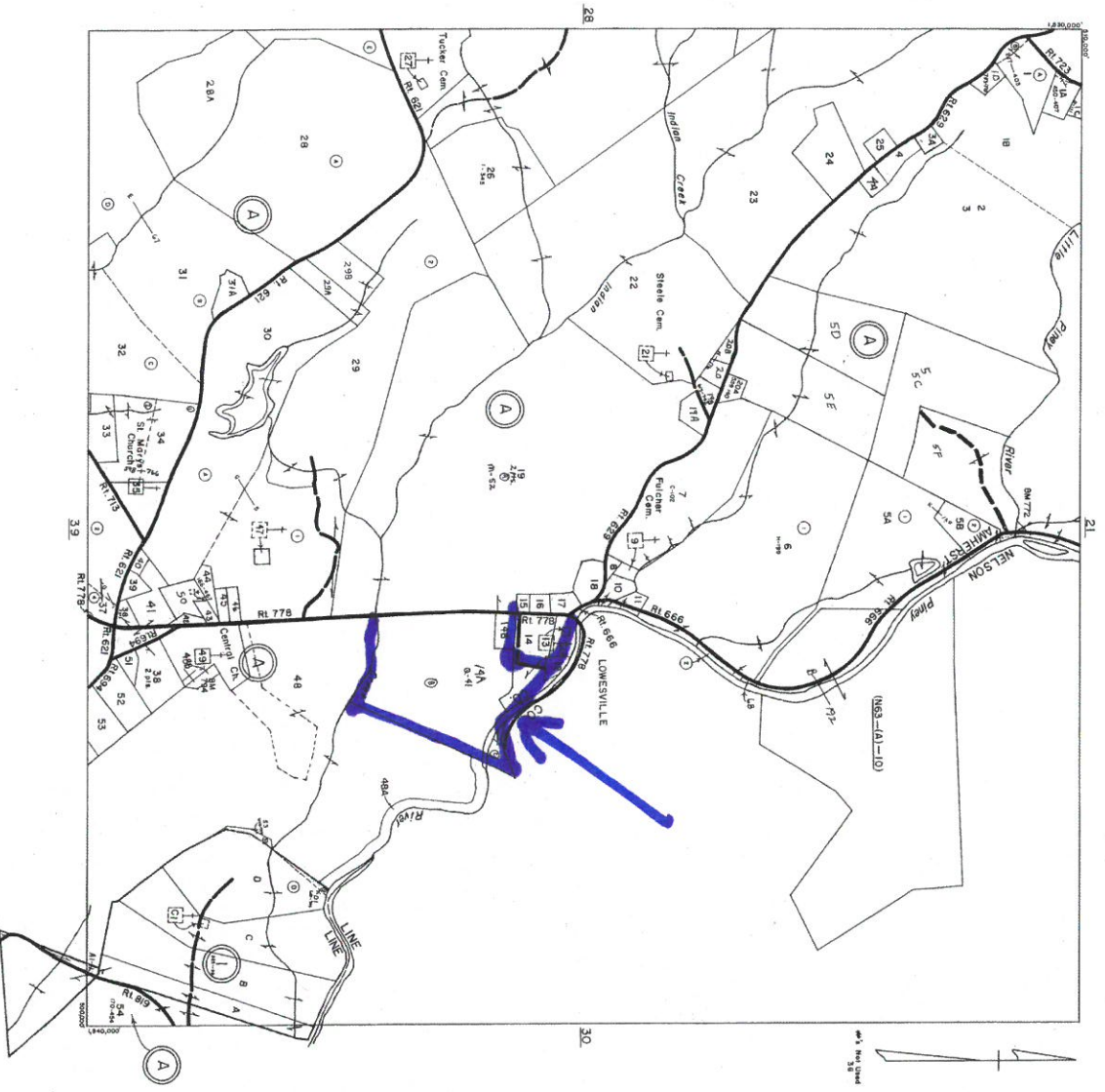
Adjoining Property Owners:

Tax Map # 29-A-12A	Tax Map # 29-A-15	
Raymond & Jerie Rae Schneider	Claude Canada & Mary Sandidge	
2820 Lowesville Rd	618 Dug Hill Rd	
Lowesville, VA 22967	Amherst VA 24521	
Tax Map # 29-A-12	Tax Map# 29-A-16	
Cheryl Ann Fails	Shirley Cash	
950 Indian Creek Rd	861 Little Piney Rd	
Lowesville, VA 22967	Lowesville, VA 22967	
Nelson County	Tax Map # 29-A-17	
Mr. Stephen Carter	Vito Pesce	
PO Box 336	435 Woodland Dr.	
Lovington, VA 22949	Madison Heights, VA 24572	
Tax Map # 29-A-14C		
John & Susan Shimp		
2758 Lowesville Rd		
Lowesville, VA 22967		
Tax Map # 29-A-14B		
Scott Michael Harpham		
2786 Lowesville Rd		
Lowesville, VA 22967		

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)
August 31, 2018 (Date)

AMHERST COUNTY



SECTION 29

TEMPERANCE DISTRICT