



## COUNTY OF AMHERST



### Department of Community Development

TELEPHONE (434) 946-9303

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

FAX (434) 946-9370

TO: Amherst County Residents  
FROM: Community Development Department  
DATE: November 6, 2018  
SUBJECT: Special Exception Request #2018-437

The Amherst County Department of Community Development is providing notice that the Planning Commission will conduct a public hearing on November 15, 2018 and the Board of Supervisors will conduct a public hearing on December 18, 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:

Request by Poplar Grove HOA LLC, for an amendment to a previously approved condition that was part of a special exception request in the A-1 Agricultural Residential District, Planned Unit Development designation. The purpose of the special exception is to amend a condition that was originally approved on August 15, 2006 for a gate located on Old Stage Road. The existing condition reads:

Old Stage Road entrance to be closed after other proposed entrances are constructed, then limited to emergency vehicles only.

The proposed conditions states:

Old Stage Road entrance to be closed after other proposed entrances are constructed, then limited to **homeowners of Poplar Grove Golf Community** and emergency vehicles only.

The existing gate is located at the intersection of London Lane and Old Stage Road and is located near tax map parcels 111B-1-1 and 111B-1-12.

Attachment: News Advertisement for the Planning Commission meeting on 11/15/18

## 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, November 15, 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. 2018-437

Request by Poplar Grove HOA LLC, for an amendment to a previously approved condition that was part of a special exception request in the A-1 Agricultural Residential District, Planned Unit Development designation. The purpose of the special exception is to amend a condition that was originally approved on August 15, 2006 for a gate located on Old Stage Road. The existing condition reads:

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The existing gate is located at the intersection of London Lane and Old Stage Road and is located near tax map parcels 111B-1-1 and 111B-1-12.

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

2018-437  
pd ck



**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**

**Poplar Grove HOA LLC**

Applicant Name

Applicant Address

City/Town

State

Zip Code

**129 Tavern Lane, Amherst VA 24521**

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

**Green Leaf Golf Club LLC**

Property Owner Name

**Frank Murphy**

Property Owner Mailing Address

City/Town

State

Zip Code

**129 Tavern Lane**

**Amherst VA 24521**

Property owner telephone number

Property owner fax number

Property owner E-Mail

**Location of Property**

129 Tavern Lane

Street Address

Tax parcel ID number

**General Description of Property**

Golf Course Community

**Current Use(s) of Property**

Commercial / Golf Course

**Proposed Use(s) of Property**

\_\_\_\_\_

\_\_\_\_\_

Total Acreage: Approx 1000

Check all categories that apply for the parcels requesting to be heard for special exception:

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 \_\_\_\_\_

**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?  
Limited additional traffic

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
How will the use promote the public health, safety, and general welfare of the 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.

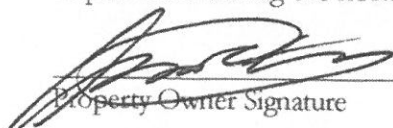
A survey plat of the property by a certified land surveyor must accompany this application. The scale must be 1"=100'.

**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.

  
\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date



Re: Poplar Grove Special Exception Request  
Jeff Bryant  
to:  
sgstinnett  
10/26/2018 07:53 AM  
Hide Details  
From: Jeff Bryant <jbryant0428@gmail.com>  
To: sgstinnett@CountyOfAmherst.com

Stacey,

Good morning

It's in the e-mail I sent you. We want to open the gate to all Poplar Grove Community residents. They will use "clickers" to open the gate upon entering and exiting.

Let me know if you need more information or if I need to stop by and fill in the form.

Thanks

Jeff

Sent from my iPhone

On Oct 25, 2018, at 1:34 PM, [sgstinnett@CountyOfAmherst.com](mailto:sgstinnett@CountyOfAmherst.com) wrote:

Mr. Bryant,

Thank you for your quick response. As I am entering in your application in our system I see that you have not completed the section of the application as to what you are proposing. Could you please specify. For example, if you are proposing to open the gate then who is the gate open to? Is it the public, golfers, residents? We need to know what you are proposing so that staff knows how to advertise the request. Thanks!

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](mailto:sgstinnett@countyofamherst.com)

From: Jeff Bryant <[jbryant0428@gmail.com](mailto:jbryant0428@gmail.com)>  
To: [sgstinnett@CountyOfAmherst.com](mailto:sgstinnett@CountyOfAmherst.com)  
Date: 10/25/2018 12:55 PM  
Subject: Re: Poplar Grove Special Exception Request

---

434-942-1070

Thanks Stacey

Sent from my iPhone

On Oct 25, 2018, at 12:19 PM, [sgstinnett@CountyOfAmherst.com](mailto:sgstinnett@CountyOfAmherst.com) wrote:

Mr. Bryant,  
Your application doesn't show a phone number. Could you please give me a contact number?  
Thanks

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

From: Jeff Bryant <[jbryant0428@gmail.com](mailto:jbryant0428@gmail.com)>  
To: [sgstinnett@countyofamherst.com](mailto:sgstinnett@countyofamherst.com)  
Cc: [jsbryant@countyofamherst.com](mailto:jsbryant@countyofamherst.com), carolyn hughes <[hughes.carolyn9@gmail.com](mailto:hughes.carolyn9@gmail.com)>, Zico 007 <[Frank@poplargoegolf.com](mailto:Frank@poplargoegolf.com)>, David Manion <[dmmanion1@aol.com](mailto:dmmanion1@aol.com)>  
Date: 10/25/2018 11:47 AM  
Subject: Poplar Grove Special Exception Request

---

Stacey,

Thanks for your time this morning.

Attached you will find two documents, a letter to Tim Bell (formerly at Poplar Grove) explaining the current situation with the gate at OLD STAGE ROAD and LONDON LANE (Poplar Grove Community) and the Special Exception form we delivered this morning.

We would like to request all Poplar Grove Community residents have access to the gate to enter and exit the community.

Please let me know if you need additional information.

Thanks

Jeff Bryant  
Poplar Grove HOA  
<Letter .pdf>  
<Poplar Grove Special Exception (2).pdf>





PLANNING AND ZONING  
DEPARTMENT

November 21, 2008

Mr. Tim Bell  
129 Tavern Lane  
Amherst, VA 24501

Dear Mr. Bell:

It has come to our attention that the final road has been constructed in Poplar Grove, with a total of four (4) outlets. The outlets intersect with Ebenezer Road, Union Hill Road, and two (2) on Old Stage Road. These connection points seem to be consistent with the general location identified on the Poplar Grove Master Plan that was approved on August 15, 2006.

As a part of the special exception request, conditions were added to the final approval. Condition number four (4) states:

The uses proposed for Phase I and Phase II under the Master Plan further the purpose and intent of the PUD ordinance with the following conditions:

- a. Use permeable surfaces as much as possible.
- b. **Old Stage Road entrance to be closed after other proposed entrances are constructed, then limited to emergency vehicles only.**
- c. Shade trees to be planted.

Please ensure that the gate on the northeastern portion of Old Stage Road is used by **emergency vehicles only**. If you have any questions regarding this matter please feel free to e-mail me at [jsbryant@countyofamherst.com](mailto:jsbryant@countyofamherst.com), or by phone at 946-9418.

Sincerely,

Jeremy Bryant  
Planning Director/Zoning Administrator

Cc: Rodney Taylor (County Administrator)  
J. Vaden Hunt (County Attorney)  
Gary Roakes (Director of Public Safety)  
L. J. Ayers (Amherst County Sheriff)

Washington Street, P.O. Box 390  
Amherst, Virginia 24521 • (434) 946-9303  
FAX • (434) 946-9370



153 Washington Street, P.O. Box 390  
Amherst, Virginia 24521 • (434) 946-9303  
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Planning Director/Zoning Administrator

Cc: Rodney Taylor (County Administrator)  
J. Vaden Hunt (County Attorney)  
Gary Roakes (Director of Public Safety)  
L. J. Ayers (Amherst County Sheriff)



Poplar Grove Special Exception Request

Jeff Bryant

to:

sgstinnett

10/25/2018 11:47 AM

Cc:

Jsbryant, carolyn hughes, Zico 007, David Manion

Hide Details

From: Jeff Bryant <jbryant0428@gmail.com>

To: sgstinnett@countyofamherst.com

Cc: Jsbryant@countyofamherst.com, carolyn hughes <hughes.carolyn9@gmail.com>, Zico 007 <Frank@poplargrovegolf.com>, David Manion <dmmanion1@aol.com>

2 Attachments



Letter .pdf Poplar Grove Special Exception (2).pdf

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Jeff Bryant  
Poplar Grove HOA

# ZONING PUBLIC NOTIFICATION

CASE 2018-437

## BOARD/COMMISSION

PLANNING COMMISSION  
BOARD OF SUPERVISORS

## PUBLIC HEARING DATES:

NOVEMBER 15, 2018 PLANNING COMMISSION  
DECEMBER 18, 2018 BOARD OF SUPERVISORS

## APPLICANT

POPULAR GROVE HOA LLC  
129 TAVERN LANE  
AMHERST VA 24521

## PROPERTY OWNER/SITE ADDRESS

GREEN LEAF CLUB LLC  
129 TAVERN LANE  
AMHERST VA 24521

## Tax Map #:

Entrance gate between tax map parcels 111B-1-1 and 111B-1-12

NAME	ADDRESS	CITY	TAX PARCEL
ALEXANDER JASON L	427 EASTVIEW DR	MADISON HEIGHTS, VA 24572	111B 1 10
ASHLEY HENRY T & GLORIA T	P O BOX 283	LOVINGSTON, VA 22949	111B 1 25
ASHLEY JOHN F	40947 GRENATA PRESERVE	LEESBURG, VA 20175	111B 1 18
ASHLEY JOHN F	40947 GRENATA PRESERVE	LEESBURG, VA 20175	111B 1 48
ASHLEY JOHN F	40947 GRENATA PRESERVE	LEESBURG, VA 20175	111B 1 62
AUGUSTINE DUNCAN C	138 GARLAND AVE	AMHERST, VA 24521	111B 1 56
BERGENSTOCK ANN N	2 HEATHERSWAY CT	LAKEWOOD, NJ 8701	111B 1 57
BONNELL WILLIAM A	6707 113TH PLACE SE	BELLEVUE, WA 98006	111B 1 58
BRUNNING ROBERT G & CAROLYN E	182 FOREST CANOPY DR	AMHERST, VA 24521	111B 1 50
BRUST REX M & JANET V	P O BOX 1657	AMHERST, VA 24521	111B 1 107
BRYANT JEFFREY R & ANGELA M	237 GOLF COURSE TRL	AMHERST, VA 24521	111B 1 108
BURLEY JAMES D	P O BOX 1406	AMHERST, VA 24521	111B 1 66
CARTER MARK A & CYNTHIA E	9306 CASTLE HILL RD	SPRINGFIELD, VA 22153	111B 1 43
CLANCY STEVE D & BONNIE A	45 THE LEDGES RD	NEWTON, MA 2459	111B 1 53
CONTINENTAL MTG & INVESTMENT CORP	1005 N GLEBE RD STE 100	ARLINGTON, VA 22201	111B 1 100
COOPER RICHARD M & MARGARET C	474 LONDON LN	AMHERST, VA 24521	111B 1 27

LUIS JOSE & KATHLEEN ANGUERA	4000 N CHARLES ST UNIT 702	BALTIMORE, MD 21218	111B 1	80
M M T LIMITED PARTNERSHIP	4141 N HENDERSON RD STE 8	ARLINGTON, VA 22203	111B 1	C1
MAGILL JAMES M & MARY ELIZABETH	140 MEADOW RIDGE LN	AMHERST, VA 24521	111B 1	22
MANGOLD HELMUT G & MAE D	2232 SE MONTROSE LN	PORT ST LUCIE, FL 34952	111B 1	51
MANION CHARLES DAVID & MONYA L	232 BEECH LN	AMHERST, VA 24521	111B 1	106
MCDANIEL HENRY T & LAURA S	3400 SKY VIEW PL	LYNCHBURG, VA 24503	110 A	83A
MCDANIELS ROOFING CORPORATION	941 CANAL DR	CHESAPEAKE, VA 23323	111B 1	16
MICKLEY JOSEPH R & FAY RILEY-MICKLEY	107 EMORY WAY	AMHERST, VA 24521	111B 1	101
MILLS DAVID B & MARY ANNE	130 WALTON DR	LYNCHBURG, VA 24502	111B 1	9
MY HOME BUILDER LLC	9306 CASTLE HILL RD	SPRINGFIELD, VA 22153	111B 1	3
MY HOME BUILDER LLC	9306 CASTLE HILL RD	SPRINGFIELD, VA 22153	111B 1	15
ROCCO DANIEL C & JULIE M	100 PENNFIELD DR	KENNETT SQ, PA 19348	111B 1	73
SAHLI SCOTT M	259 GOLF COURSE TRL	AMHERST, VA 24521	111B 1	109
SHAFER ROBERT W & HEIDI B	114 TAVERN LN	AMHERST, VA 24521	111B 1	34
SHERMAN THOMAS & RUTH A & ARTHUR &	5636 UPLAND DR	CROZET, VA 22932	111B 1	12
NANCY MARKOS & DENNIS & C WOMACK	5636 UPLAND DR	CROZET, VA 22932	111B 1	82
SHERMAN THOMAS & RUTH A & ARTHUR &	5636 UPLAND DR	CROZET, VA 22932	111B 1	82
NANCY MARKOS & DENNIS & C WOMACK	5636 UPLAND DR	CROZET, VA 22932	111B 1	82
SHIN YONG SU	100 SHEPHERDSON LN NE	VIENNA, VA 22180	111B 1	37
SHRADER J THOMPSON & DEBORAH SNEAD	P O BOX 508	AMHERST, VA 24521	111B 1	49
STEDON PROPERTIES LLC	4225 MURRAY PL	LYNCHBURG, VA 24501	111B 1	45
STEELE JOHN A & HELEN B &	65 HICKORY LN	CHARLOTTESVILLE, VA 22911	111B 1	14
THOMAS J & LAURA T WILSON	65 HICKORY LN	CHARLOTTESVILLE, VA 22911	111B 1	13
STEELE JOHN A & HELEN B AND THOMAS	65 HICKORY LN	CHARLOTTESVILLE, VA 22911	111B 1	13
J & LAURA T WILSON	65 HICKORY LN	CHARLOTTESVILLE, VA 22911	111B 1	13
STINNETT RYAN M & CARLA F	696 LONDON LN	AMHERST, VA 24521	111B 1	1
SWIFT JOHN G & FRANCES W	1418 OLD STAGE RD	AMHERST, VA 24521	111B 1	55
WENTZ CUYLER LEONARD II & SHANNON M	145 FOREST CANOPY DR	AMHERST, VA 24521	111B 1	61
WILKINS LEONA	125 LAKE POINT	AMHERST, VA 24521	111B 1	44
WRIGHT NEAL K	3244 NORZEL DR	SAN DIEGO, CA 92111	111B 1	44
YOUNGS ANDREW W & JANICE B	1185 OLD STAGE RD	AMHERST, VA 24521	110 A	88





# COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION  
4219 CAMPBELL AVENUE  
LYNCHBURG, VIRGINIA 24501

STEPHEN C. BRICH, P.E.  
COMMISSIONER

November 9, 2018

**DELIVERED VIA EMAIL ON NOVEMBER 9, 2018**

Mr. Jeremy Bryant  
Director of Planning & Zoning  
Amherst County Administrative Office  
153 Washington St  
Amherst, VA 24521

Subject: SPECIAL EXCEPTION REQUEST NO. 2018-437  
Poplar Grove HOA LLC, Old Stage Road, Route 861

Dear Jeremy,

This is in response to your email of October 29, 2018 requesting VDOT's input to the proposed Special Exception Request NO. 2018-437 pertaining to Poplar Grove HOA LLC, request for an amendment to an existing special exception to include homeowners of Poplar Grove Golf Community to the original approval of Emergency Vehicles Only access to the London Lane entrance on Old Stage Road.

With the proposed change in use, the existing entrance to London Lane from Old Stage Road will need to satisfy current design criteria for sight distances, entrance geometrics and pavement design. Any required modifications performed within the right-of-way will require a VDOT Land Use Permit.

For consideration, the section of Old Stage Road (Route 861) north of East Sweet Briar Road (Route 624) is classified as a local road, and has a 14 foot paved surface with 1 foot shoulders providing a total roadway width of 16 feet and variable. The published 2017 traffic counts between East Sweet Briar Road and 1.25 Miles north is 320 Annual Average Daily Traffic (AADT). This section does not have a posted speed limit, thereby, 55 MPH for cars and 45 MPH for trucks per Code of Virginia.

In comparison, The American Association of State Highways and Transportation Officials (AASHTO) Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT<400) identifies a minimum total roadway width of 22 feet for design speeds 55 MPH and above., 20 feet for 45-50 MPH, and 18 feet for

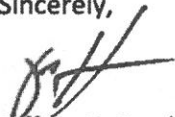
Mr. Jeremy Bryant  
November 9, 2018  
Page 2 of 2

25-40 MPH. AASHTO further states a roadway width of 11.5 to 13.0 feet for Two-Way Single-Lanes [local] Roads where traffic volumes are less than 50 vehicles per day

VDOT's Road Design Manual minimum geometric design criteria for local roads utilizing Resurfacing, Restoration, and Rehabilitation (RRR) projects standards for a traffic volume between 1 - 450 ADT is 9 foot lanes and 2 foot shoulder (22 foot total roadway width) for design speeds less than 50 MPH ADT. For design speeds equal to and greater than 50 MPH, 10 foot lanes and 2 foot shoulders (24 foot total roadway width) are the minimum requirements.

Thank you for this opportunity to provide input.

Sincerely,



Jeffery B. Kessler, P.E.

Area Land Use Engineer

(434) 856-8293

[JefferyB.Kessler@VDOT.Virginia.gov](mailto:JefferyB.Kessler@VDOT.Virginia.gov)

Attachment

CC: Don Austin

Harley Joseph



## **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, November 15, 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):

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The existing gate is located at the intersection of London Lane and Old Stage Road and is located near tax map parcels 111B-1-1 and 111B-1-12.

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

