



COUNTY OF AMHERST



Department of Community Development Division of Planning & Zoning Dylan M. Bishop, Assistant Zoning Administrator/Planner

Site Plan Review Staff Report – January 17, 2019

RE: Proposed Biscuitville
Tax Map Parcel No. 155B 1 1-8
Corner of Woodvue Drive and S. Amherst Hwy
Site Plan for Biscuitville Restaurant in the B-2 General Commercial District

Summary:

In accordance with Section 1103 of the Amherst County Zoning Ordinance, a major site plan has been submitted by Commercial Site Design for new construction of a Biscuitville restaurant in Madison Heights, located at tax map parcel 155B 1 1-8. The parcels on which the restaurant will be located currently comprises 1.6 acres. Copies of the plan were reviewed by the Developmental Review Committee on December 28, 2018. The following sections summarize staff and agency comments with respect to the major elements of the plan.

Procedure for Review:

According to Section 1007.08, any development requiring preparation of a site plan under Section 1103 may be reviewed and be made subject to approval by the Planning Commission. 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 B-2 General Commercial District. The property is currently a vacant lot. The proposed use is a restaurant.
- The eight lots which total 1.6 acres are concurrently being reconfigured into two lots. The lot on which the restaurant will be is proposed at 1.069 acres.
- 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.

Building(s)/Structure(s)

- The proposed restaurant is 2,982 square feet with 78 seats.
- All setbacks in Section 804 shall be met.

Water/Sewer Facilities

- The property will be served by public water and sewer. The applicant is working with the Amherst County Service Authority on utility connections.

Streets/Parking and Loading Areas

- There is an existing entrance on Woodvue Drive. This entrance will be upgraded and developed as the sole and primary entrance and exit to the site.
- Parking requirements in Section 602 for a restaurant use are sufficiently met.

Sidewalks

- There is an existing sidewalk along South Amherst Highway.

Utilities

- There are sufficient existing utilities to serve the proposed project.

Signs

- Any proposed signage will be approved with the necessary sign permits.

Outdoor Lighting

- There are 7 lighting fixtures proposed for the site. Lighting facilities shall be so arranged that light is reflected away from adjacent properties and streets.

Buffering/Landscaping

- Street landscaping, parking lot landscaping, and tree canopy requirements in Article 16 are sufficiently met.

Erosion and Sediment Control

- A formal Erosion and Sediment Control Plan has been submitted to the County for review. Total land disturbance is approximately 0.94 acres. Control measures shall be installed prior to any disturbance on the site.

Recommendations:

Staff recommends approval of the proposed site plan with the following conditions:

1. Amherst County Service Authority approval of the site plan.
2. Virginia Department of Transportation approval of the site plan.
3. Approval of the Erosion and Sediment Control Plan.

Attachments:

Site Plan Application

DRC Comments (December 28, 2018)

Tax Parcel Map

Site Plan



APPLICATION FOR SITE PLAN
Amherst County, Virginia

Section A: Applicant Information

(Please print in blue or black ink)

Case No. _____

Biscuitville, Inc.		
Last (Name of Applicant)	First	MI
1414 Yanceyville St. - Greensboro, NC 27405		
Mailing Address		
919-740-7401	N/A	Same
Telephone Number (s)	Home	Business
Biscuitville, Inc.		
Property Owner Name		
S. Amherst Hwy & Woodvue Dr.		
Property Address		
N/A	N/A	
Name of Development	Name of Developer	
Wade J Pudwill	Commercial Site Design	
Person Preparing Plan	Name of Company/Firm	
Corner of S. Amherst Hwy & Woodvue Dr.		
Location of Property (landmarks, intersections, or other)		
Tax Parcel ID#: 155B 1 1-8		
Deed Book: 1290 Page Number: 266		
Please note: A site plan of the property must be submitted with this application, in accordance with Article XI of the Amherst County Zoning/Subdivision Ordinance.		

Section B: Plan Information

(Please answer all questions as completely as possible)

How will the parcel be provided with water and sewer? (Check all that apply)

Public water ☒ Private wells _____

Public sewer ☒ On-site septic systems _____ Mass drainfield(s) _____

Zoning: B-2 Comprehensive Plan Land Use Designation: _____

Magisterial District: EL _____

Total area of lot: +/- 1.07 acres

Total area of open space/common areas: +/- 0.27 acres

Total area of streets: 0 acres

Will a property owners' association be created for maintenance of open-space areas or common areas?
N/A

Is the parcel located within the Watershed District? **YES** **NO**

Are there any covenants of record or deed restrictions existing or proposed for the subject property?
If so, please attach a copy. **YES** **NO**

Is a stormwater maintenance agreement required? **YES** **NO**

Does the site plan require VDOT, Chapter 527 review? **YES** **NO**

Is a Section 15.2-2232 review required for the project? **YES** **NO**

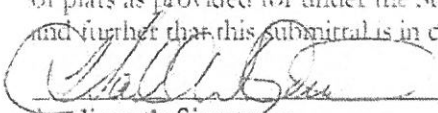
If yes, please attach justification that the general location or approximate location, character, and extent of the project is substantially in accord with the County's adopted comprehensive plan.

ADDITIONAL COMMENTS To be completed by the owner/applicant:
N/A

Please complete and submit the attached site plan checklist along with thirteen (13) copies* of the site plan containing all information listed on the checklist. All items listed must appear on the site plan.

Section C: Signature

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 further that this submittal is in compliance with those requirements.


Applicant's Signature

11-12-18
Date

Amherst County Site Plan Checklist

Site Plan Information:

- X (A) Site plans shall be submitted at a scale of not less than one (1) inch equals one hundred (100) feet.
- X (B) Two (2) clearly legible blue-line or black-line copies of the site plan shall be submitted.
- X (C) The names and addresses of owner and developer and a scale and north arrow shall be included on all maps.

The following information shall be included on the map of existing conditions:

- X (1) Names and addresses of owners of record of all adjacent properties.
- X (2) Current zoning boundaries, including surrounding areas to a distance of three hundred (300) feet.
- X (3) Easements, rights-of-way, or other reservations affecting the property.
- X (4) Topography.
- X (5) Location of watercourses, marshes, rock out-cropping and wooded areas.
- X (6) Location of buildings existing on the tract to be developed and on adjacent tracts within a distance of one hundred (100) feet, indicating whether existing buildings on the tract are to be retained, modified or removed.
- X (7) Location of existing water mains, culverts, drains, pipe sizes, grades and direction of flow.

The following information shall be included on the map of proposed development:

- X (1) Erosion control measures as regulated by the county's Soil Erosion and Sedimentation Control Ordinance.
- X (2) Location and size of proposed buildings and uses thereof.
- X (3) Proposed topography.
- X (4) Proposed streets and other access and egress facilities (including curb lines, sidewalk lines and public right-of-way lines); profiles and cross-sections of streets, provided the specifications of Section 33.1-198 of the Code of Virginia, 1950, as amended, and the Minimum Standards of Entrances to the State Highways are met and said proposal shall be approved by the resident engineer.
- X (5) Layout of off-street parking.
- X (6) Location of proposed utility lines, indicating where they already exist and whether they will be underground.
- X (7) Proposed storm and sanitary drainage systems, both surface and subsurface, showing pipe sizes, grades flow and design loads.

- X (8) Proposed location, direction of, power, and the time and use of outdoor lighting.
- X (9) Proposed planting, including all landscaping and screening, and indicating existing trees to be retained and areas to be left undisturbed.
- X (10) Location, size and design of proposed signs.
- X (11) Facilities for disposal of trash and other solid waste.
- X (12) Elevation of buildings to be built or altered on site.
- X (13) Vicinity map at a scale no smaller than six hundred (600) feet to one (1) inch, showing all streets and property within one thousand (1,000) feet of the property for which the application is made. All properties owned or controlled by the applicant in this area shall be identified.
- X (14) All special site plan requirements of Section 710 must be shown for those portions of the property located within any primary or secondary watershed district. This information shall include tributary buffer strips, drain field and reserve drain field spaces, reservoir setbacks and buffer strip restriction statements, minimum septic tank maintenance standards and storm water management facilities.
- X (15) All private waste disposal systems including their reserve areas be located on the same property as the building site that the private waste disposal system benefits. Mass drain fields may not be subject to this proposal.



Planning & Zoning

MEMORANDUM

TO: Development Review Committee
FROM: Stacey Stinnett
DATE: 12/17/18

RE: DRC MEETING

A Developmental Review Committee (DRC) meeting has been scheduled for

Friday, December 28th at 9:00 AM

to be held in the Conference Room at the Planning & Zoning Department located at 153 Washington Street in Amherst on the following:

RE: 2018-495 Biscuitville Inc. (Wade Pudwell – CSD)

Should you be unable to attend this meeting, please send your comments beforehand so they will be available. Also send "No Comments" if that is the case. You may either mail or email this information in a timely matter to:

Planning Department, P.O. Box 390, Amherst, VA 24521, or
dmbishop@countyofamherst.com

OR

sgstinnett@countyofamherst.com

Thank you

DISTRIBUTION:

Jeremy Bryant - Planning & Zoning (Interoffice)
Dylan Bishop- Planning & Zoning (Interoffice)
Michael Lockaby - County Attorney (Interoffice)
Lewis Goldman- Sheriff's Office (Interoffice)
Bill Almond/Calvin Johnson- Verizon (Mail)
Jim Adams – AEP (Mail)
Bob Hopkins – Service Authority (Interoffice & Mail)

Keith Stevens - Dept. Public Works (Interoffice)
Nate Young - Building, Safety & Inspections (Inter)
Sam Bryant - Public Safety (Interoffice)
Sarah Lewis – Health Department (Deliver)
Jeff Kesler/Matt Clarke – VDOT (Mail)
Applicants/Surveyors/Engineers (Mail)



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

December 28, 2018

SENT VIA E-MAIL

Commercial Site Design
Attn: Wade Pudwill
1414 Yanceyville Street
Greensboro, NC 27405

**RE: Site Plan #2018-495 for Biscuitville in the B-2 General Commercial District;
Corner of S. Amherst Hwy and Woodvue Drive;
Tax Map Parcel # 155B-1-1**

The following comments need to be addressed regarding planning and zoning:

1. Per Section 1104.02.4.b, show the current zoning of the adjoining owners on the map of existing conditions.
2. Per Sections 1104.02.5.a and 1104.03.3.a, include signature lines for the Zoning Administrator and for the Amherst County Service Authority.
3. Do the 10' landscape buffers shown on the plan (eastern and western boundaries) consist of existing or proposed vegetation?
4. Per Section 1104.02.5.g, include detail for facilities for disposal of trash.
5. Per Section 114.03.3.b, a copy of the erosion and sediment control plan review procedures is attached.
6. Per Section 1104.03.3.e, proposed location, size, and design of signs should be included on the plan set.
7. On the lighting plan, there are 3 double lights and 4 single lights indicated in the chart, however there appear to be 4 double lights and 3 single lights (switched).

A set of five (5) revised plans are due back to this office on January 4, 2019 by noon in order for the request to be heard at the January 17, 2019 Planning Commission meeting.

Please contact the Planning & Zoning Department with questions or comments at (434) 946-9303 or via email at dmbishop@countyofamherst.com.

Sincerely,

Dylan M. Bishop
Assistant Zoning Administrator/Planner

Notes for December 28, 2018 Amherst County Design Review Committee Meeting for Mad. Hts. Rte. 29 Bus. Biscuitville Site Plan October 19, 2018 (No Revision Date but SS on 12/07/2018) by Commercial Site Design. Received December 19, 2015.

General and incomplete comments to discuss and address:

1. Cover Sheet to include date of all revisions and signature block for County and assigned agencies.
2. Provide note stating VDOT spacing exception AM-1 for Route 29 Business approved on "Date".
3. Design Vehicle turning template not found for out-bound WB-62 Vehicles onto Route 719.
4. Exiting passenger vehicle on Route 719 crosses centerline. (both #3 & #4 may have impacts on entrance geometric design, SD measurements, site layout, etc.)
5. The layout and measurement of stopping sight distance (SSD) for both Rte. 29B & 719 are incorrect.
6. Sight Distance (SD) both SSD & Intersection Sight Distance (ISD) line of sight profiles are not correct – to follow terrain beneath them.
7. SD are measured for distance along the travel path.
8. SD Easements depictions require surveying bearing and distances and a point of tie-in.
- * 9. The SD Left Easement on Route 719 crosses an adjoining property and must be identified and acquired.
10. SD Easement Right on Route 719 crosses over a corner of a designated parking spot that will block its view – correct.
11. Entrance profile on Route 29 Business is incorrect and not in accordance with the CG-11 Standard. Entrance to address Route 29 gutter line, 10' parabolic curves and grade break points (20'), etc.
12. Check Route 719 entrance profile with grading plan elevations.
13. Drainage calculations are incomplete and do not address MS-19 regarding storm system analysis to 1%.
14. Junction box addition on Route 29 Business to be a standard VDOT structure. Provide VDOT Standard sheet for proposed structure in plan set. .
15. Provide signage plan for all entrances.
16. Modify Maintenance of Traffic Plan to include items identified in the previously provided MOT guidance document. The Route 719 lane encroachment not permitted due to narrow pavement width. Lane and shoulder closures will be required. Provide TTC appropriate Work Area Signage on Route 719 at all times due to construction entrance. Provide channelization for Right turns from Route 719 into inside lane of south bound Route 29 Business when 29 Business is closing the outside lane. (Hours of closure along Route 29 Business to be discussed (special restrictions in place)
17. Additional detailed comments to be provided within 2 weeks.



AMHERST COUNTY SERVICE AUTHORITY

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

December 25, 2018

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

**RE: Biscuitville, S. Amherst Hwy & Woodvue Dr.
Site Plan Review**

Dear Mr. Bishop:

I have reviewed the re-submittal of the referenced plan. For your use and forwarding to the applicant, the following comments are provided:

1. Cover Sheet:

- a. Please provide the previous use(s) of the property. Verification that a previous site use was a restaurant may mitigate the water and sewer availability fees required from the applicant.
- b. Please provide a signature block for Amherst County and Amherst County Service Authority, with this note preceding: "Approval of this site plan, as indicated by the following signatures, does not relieve the applicant from responsibility for complying with all Amherst County and Amherst County Service Authority regulations."
- c. Fees pertaining to water and sewer service connections will be determined with the submittal of final plans and will require submittal of sufficient information regarding all site water uses to determine the fees, especially for a new 2" water service.
- d. All work from the new water meter and the sanitary cleanout to the building will be the owner's responsibility.

2. Sheet C-O:

- a. Please show all 3 water meters noted, but not shown, on all plan sheets, with the service lines.
- b. Please show Sanitary Sewer Manhole 3 on all plan sheets, with the sewer crossing Woodvue Dr.
- c. Please show on all plan sheets the noted water valve in the S. Amherst Hwy/Woodvue Dr. intersection.
- d. What does the 2 symbol next to the public water line at the existing site entrance on Woodvue Dr. refer to? Is the water line beneath Woodvue Dr. proposed to be relocated? If so, that conflicts with the 3 at the note labeling the water line.
- e. The existing water meter near the sewer cleanout is noted to be removed, but the existing service line is not shown and is not noted to remain or be removed. Please clarify.

3. Sheet C-1:

- a. Please add the following note: "35. During construction, all public water and sewer facilities shall be operated by Amherst County Service Authority, not by the contractor. Contact Bob Hopkins, PE, ACSA Director of Public Utilities, at 434-221-8757 or 434-845-1605."

4. Sheet C-4:

- a. Please revise Utility Keynotes 1, 2, 3, 4, 5, 10, and 17 to replace "COUNTY" with "AMHERST COUNTY SERVICE AUTHORITY."
- b. Regarding Utility Keynotes 1, 2, 3, and 17, the applicant is advised to contact ACSA as soon as possible. Installation of a new 2" water service across S. Amherst Highway is an ambitious idea, as it must include VDOT approval and engagement by ACSA of our on-call utility contractor for a cost proposal and schedule. VDOT is very unlikely to allow trenching of the highway for the new water line, as that would involve shutting down the entire highway, and may also oppose blocking both northbound lanes for the excavation to wet tap the existing water main. VDOT is also likely to require the boring/jacking of a casing sleeve for insertion of a new 2" public water main, though directional drilling such a sleeve may be acceptable. ACSA does not have the equipment for this new water service line installation, and will also require design and construction that facilitates ACSA operation and maintenance of the line. A 2" line will carry a great deal of water; is that size really necessary or can that be revised to address this situation?
- c. Please clarify the need for the backflow preventer. If it is for the purpose of site irrigation, and if that is also driving the 2" size of the new water service, be advised that site irrigation is typically not needed in central Virginia; normal annual precipitation precludes the need for irrigation. Also be aware that a separate water service connection, service line meter, and fees will be required for a site irrigation line. The high cost for the new water service crossing S. Amherst Highway might be eliminated in favor of a water connection to ACSA's existing 2" water main beneath Woodvue Dr. or even using the existing water service beneath the highway.
- d. If the existing concept is to be pursued, the new water meter must be located at the limits of the highway right-of-way.
- e. The backflow preventer for the new water service will be owned, operated, and maintained by the owner, and must be installed outside the existing 20' public sanitary sewer easement. This will site it within the paved parking area along the highway frontage, requiring parking changes.
- f. The first part of Utility Note 14 indicates that a new public sanitary sewer service will be installed, but the plan shows the new service from the building connecting to the existing public sewer service cleanout – which is also stated in Utility Keynote 5 – in which case the public sewer service material specification would not be needed. Please clarify.
- g. Regarding the prior comment, a new public sanitary sewer service would be installed by ACSA, not by the contractor, negating the need for the specification.
- h. Please revise Utility Note 25 to add "FATS, OILS, OR" before the word "GREASE."
- i. Please explain Utility Note 34. The plan shows the sanitary sewer service from the building to the existing cleanout, which is also stated in Utility Keynote 5. There is no manhole connection shown.
- j. Regarding the prior comment, a new public sanitary sewer service would be installed by ACSA, not by the contractor, negating the need for the note.

- k. Please note that ACSA, not the contractor, will operate all ACSA water and sewer equipment (fire hydrants, valves, etc.) and perform, or have performed, all work on ACSA facilities, including the proposed 2" water connection and service line from there to the new meter at the property line. The contact for ACSA is Bob Hopkins PE, ACSA Director of Public Utilities, 434-221-8757 or 434-845-1605.

5. Sheet DTL-2:

- a. Please replace the details shown with similar details from the latest edition of the ACSA Master Specifications. The book can be procured by contacting Mr. Mike Wilson, PE, Hurt & Proffitt, Inc., 434-847-7796 or 434-546-6156.
- b. Based on the submitted plans, the following additional ACSA standard details will be required, as a minimum:

BP-3	Backflow Preventer Reduced Pressure Zone for Landscape Irrigation
GT-3	1,500 Gallon Non-Traffic Rated Grease Interceptor
M-2	Meter Installation, 1.5" and 2"

- c. Additional details will be required for the new water service crossing S. Amherst Highway. Such additional details must address both ACSA and VDOT requirements.

6. Sheets TC-1 and TC-2:

- a. These sheets will have to include traffic control pertaining to the new water service installation across S. Amherst Highway.

7. Please be advised that ACSA has a wastewater treatment contract with the City of Lynchburg and must also comply with the City's fats, oil, and grease (FOG) control program. The owner's control of FOG discharge from the site to ACSA public sewers is essential.
8. Additional review comments may be generated when revised site plans, addressing these comments and those of other review agencies, are submitted for review.

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

Sincerely,

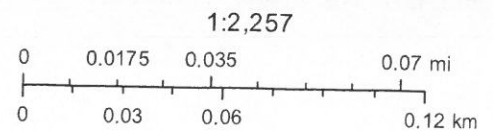
AMHERST COUNTY SERVICE AUTHORITY



Robert A. Hopkins, PE
Director of Public Utilities



January 14, 2019



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.

