

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, March 21, 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):

SPECIAL EXCEPTION REQUEST NO. 2019-033

Request by J. David McCormack for a special exception use in the R-3 Multi-Family Residential District. The purpose of the special exception is to increase the density to forty (40) multi-family residential units at 123 Phelps Road (former Seminole Elementary School). Currently, the maximum density allowed is twenty-nine (29) units for a by-right use. The Amherst County Comprehensive Plan Future Land Use designation is High Density Residential. The property is identified as tax map number 155D-A-44.

SPECIAL EXCEPTION REQUEST NO. 2019-081

Request by Maple Spring Farm B&B LLC., for a special exception in the A-1 Agricultural Residential District. The purpose of the special exception is to allow for a short-term tourist rental of a dwelling. The property is located at 683 Maple Run Road and further identified as tax map number 40-A-37.

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

2019-081



**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

Maple Spring Farm B & B, LLC

Applicant Name

683 Maple Run Road, Amherst, Virginia 24521

Applicant Address City/Town State Zip Code

434-941-1288

maplspng@aol.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

Benjamin J. Trefsgar and Susanna D. Trefsgar

Property Owner Name

683 Maple Run Road, Amherst, Virginia 24521

Property Owner Mailing Address City/Town State Zip Code

434-941-1288

maplspng@aol.com

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

Location of Property

683 Maple Run Road, Amherst, Virginia 24521

40 A 37

Street Address Tax parcel ID number

General Description of Property

65.540 Acres. Mostly in hardwood trees and some planted pine. One half acre hop yard and a small blueberry yard. Property is at the end of State maintained road.

Current Use(s) of Property

Farming, trees and residential.

Proposed Use(s) of Property

farming, Trees, residential and short-term tourist rental.

Total Acreage: 65.540

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) _____

Comprehensive Plan Land Use Designation: Agricultural

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: 702.03 -11

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?

The first approximately 300' of driveway is shared by one neighbor. They do not reside here.

Restoration of this historical property will not only raise my property value but theoretically
increase value of the entire area. Rather than an old

house in disrepair being visible, they will see a beautifully restored approximately 200 year old
Chestnut Log House.

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

By restoring a historically significant property there should be an increase in tourism
and added beauty brought back to the County.

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

Restoration of this significantly historical residence is directly in harmony with the intent of the
agricultural zone as the residence is on an old, mountain farm. This proposed use is right in line
with agri- tourism and history based tourism.

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

As stated above, the historical significance of this restoration and preservation is in direct
harmony by promoting good stewardship of this agricultural property for many generations to
come.

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

~~Rather than allowing this prominent structure to continue to decay and eventually be lost, it will provide safe and historically satisfying lodging for tourists. This will also provide much needed income which might actually produce a profit on my otherwise unprofitable farm.~~

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.

None

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.

Ben J. Trelogar 2/13/2019
Property Owner Signature Date

[Signature]
Property Owner Signature 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. 2019-081

Actions Taken:

881
County Official Receiving Application

2/19/19
Date

881
Public Hearing fee received by

2/19/19
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

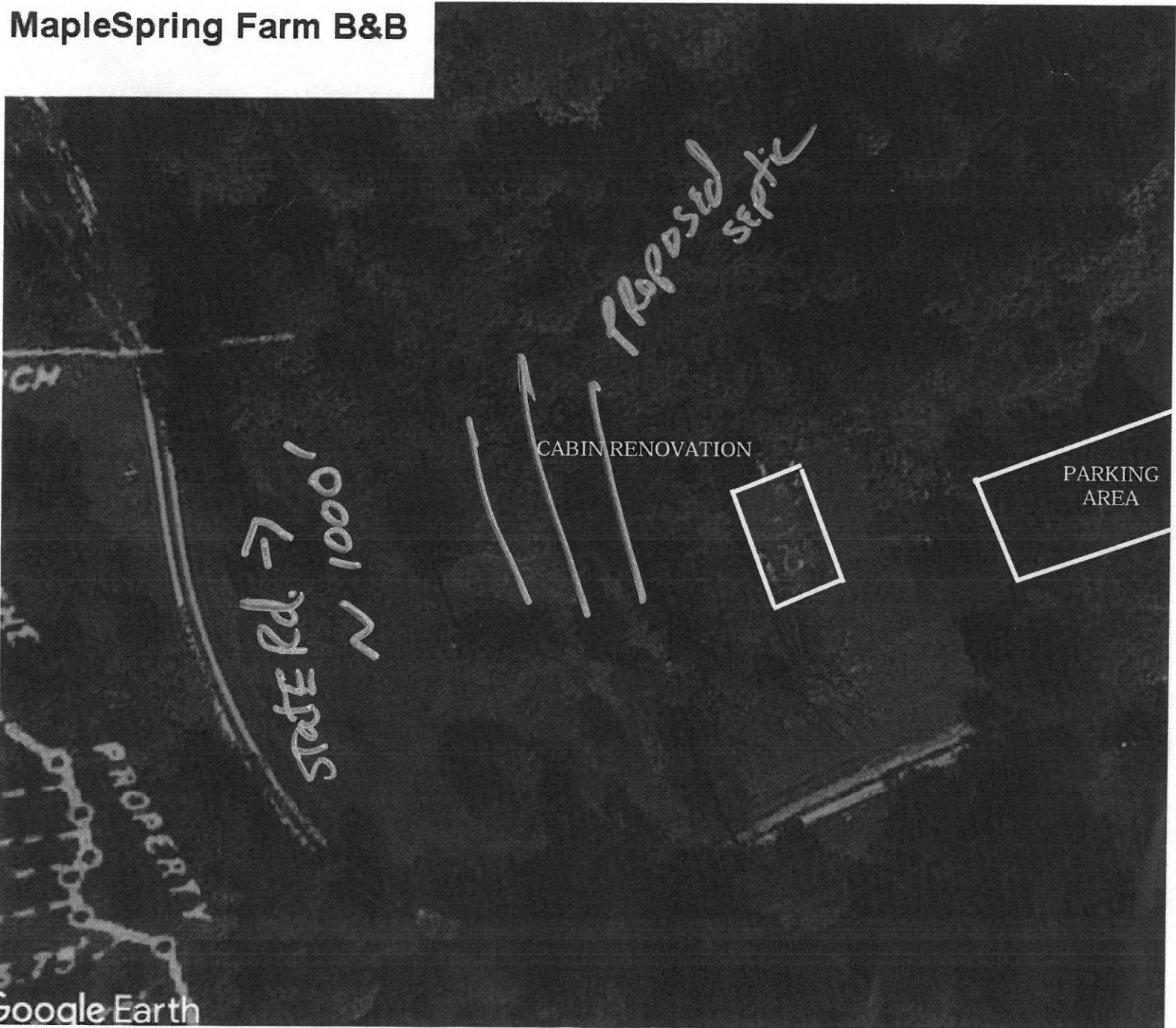
Action by Board of Supervisors

Date

MapleSpring Farm B&B

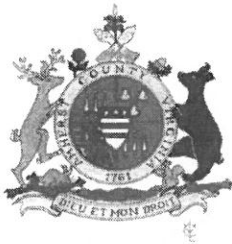


MapleSpring Farm B&B



MapleSpring Farm B&B





Application for Zoning Permit
Amherst County, Virginia

Section A (Please print in blue or black ink)

Permit No: _____

Maple Spring Farm B and B, LLC

Last (Name of Applicant)		First	MI
683 Maple Run Road, Amherst, Virginia 24521			
Mailing Address		City	State Zip Code
683 Maple Run Road, Amherst, Virginia		24521	
Property Address		City	State Zip Code
434-941-1288			maplspng@aol.com
Telephone Number(s) Home		Business	E-Mail Address
Trefsgar, Benjamin J. and Susanna D.			
Last (Name of Property Owner, if different)		First	MI

Is the lot recorded? Yes ☐ No ☐

If yes, complete section B

Section B (Please fill out as completely as possible)

Date lot recorded (if applicable) _____ Date lot surveyed (if applicable) _____
Name of subdivision _____ Tax Map # _____
Deed Book/Page No. _____
Lot area: _____ acres.
Lot width: _____ ft.
The lot is served by (check all that applies): Public water: _____ Public sewer: _____
Private well: _____ Septic system: _____
Are the water and sewage systems adequate for the proposed use? YES NO
Is the lot a corner lot? YES NO
Does the lot have frontage on more than one street (i.e. double frontage)? YES NO
Does the owner of the property own any adjacent lots? _____
(If so, please include the locations and dimensions of adjacent lots on attached sketch)
Is the parcel of land located in a flood district? YES NO If so, what flood district? _____
Is the parcel of land located in a dam inundation zone? YES NO If so, what zone? _____
The erection, modification, replacement of a sign or sign structure requires approval of a sign permit.

Directions to project site (from Amherst County Administration Building):

Rt 29 N to Rt 151 N. Go 6.5 miles, left on Warrick Barn Rd., Left on Flatwoods Rd., left on
Maple Run Rd. Follow to end State rd. Cabin is approximately -1000' from state road.

Section C (Please fill in the blanks where applicable)

For construction of a new building (including accessory buildings and building additions):

Type of building: _____ Existing floor area: _____ sq. ft.

Proposed floor area: _____ sq. ft. Number of dwelling units proposed: _____

Number of stories: _____ Height of structure (from finished grade): _____ ft.
Area of land disturbance: _____ sq. ft. (Estimate the total area of all clearing, grading, excavating, transporting, and filling activities on the site. Include proposed septic drainfield areas.)
Will the driveway exit on a private or public road? Private Road _____ Public Road _____
If the driveway exits on a public road, provide the VDOT entrance permit number: _____

For a change in use to an existing structure or property:

Current use: None Proposed use: Short-term tourist rental

Provide details about type of business, machinery and equipment involved, hours of operation, no. of employees, etc. Attach separate sheet, if necessary: _____

Attach a site plan, survey plat, or sketch showing the following:

(Note: construction of a primary building on any site will require a survey performed by a licensed professional)

- I. The dimensions and shape of parcel(s) to be built upon including the location of existing public and private streets.
- II. The location and dimensions of existing primary and accessory buildings.
- III. The location and dimensions of proposed structures, accessory buildings, or additions/enlargements*
- IV. Proposed front, rear, and side yard set back lines for all existing and proposed buildings or additions.

** Where applicable, applicants will need to show the location of (1) existing public water and sewer facilities, including the point of connection to those facilities, or (2) proposed well and septic facilities including primary and reserve drainfield areas.*

I hereby certify that the foregoing information and attachments are true and accurate to the best of my knowledge.


Applicant's Signature

2/15/19
Date

*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.

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

ZONING DISTRICT _____ REQUIRED YARDS: FRONT _____ SIDE _____ REAR _____

CONFORMING:	LOT(S)	YES	NO
	EXISTING BUILDING:	YES	NO
	PROPOSED BUILDING:	YES	NO
	EXISTING USE:	YES	NO
	PROPOSED USE:	YES	NO

Is proposed development located within the WS District? _____ Does the project require a LDA permit? _____

COMMENTS _____

APPROVED/DENIED BY ZONING ADMINISTRATOR

SIGNATURE

DATE

ZONING PUBLIC NOTIFICATION

Case: 2019-081

Board/Commission:

Planning Commission
Board of Supervisors

Public Hearing Dates:

March 21, 2019 - Planning Commission
April 16, 2019- Board of Supervisors

Applicant:

Maple Spring Farm B&B, LLC
683 Maple Run Rd
Amherst VA 24521

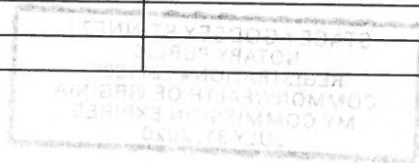
Property Owner

Benjamin & Susanna Trefsgar
683 Maple Run Rd
Amherst, VA 24521

Tax Map Number:

40-A-37

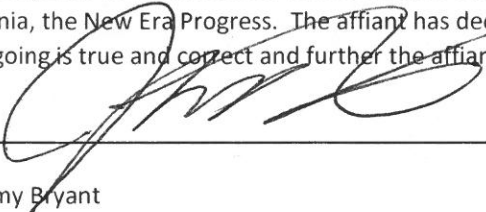
Adjoining Property Owners:		
Tax Map # 52-1-2	Tax Map # 52-A-33	Tax Map # 40-A-20,22,44 52-A-29,30
Dale Trunnell	Cedric & Shirley Hartless	Gloria Swanson Thompson
682 Maple Run Rd	1524 Arrington Rd	145 Turkey Way
Amherst VA 24521	Arrington VA 22922	Amherst VA 24521
Tax Map # 40-A-35	Tax Map # 52-3-13	
Carroll & Stephen Hudson	Valley View Estates Inc	
1515 Boonsboro Pl	9306 Castle Hill Rd	
Lynchburg VA 24503	Springfield VA 22153	
Tax Map # 40-A-20,22,44 52-A-29,30	Tax Map # 52-A-32	
Gloria Swanson Thompson	Jody Bart	
General Delivery	POB 157	
Leon VA 22725	Lovington VA 22949	



COMMONWEALTH OF VIRGINIA)

COUNTY OF AMHERST) to wit:

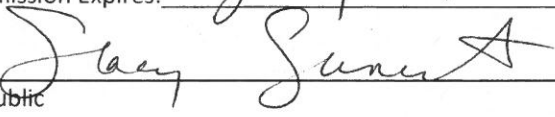
This day in the County of Amherst, Jeremy Bryant, Community Development Director, on behalf of Amherst County, Virginia, personally appeared before me, Stacey Stinnett, a Notary Public in and for the County aforesaid, in the Commonwealth of Virginia, and made oath that he is the agent for Amherst County, Virginia: and that he duly caused a public hearing before the Planning Commission on March 21, 2019 and the Board of Supervisors on April 16, 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
March 4, 2019

This affidavit is subscribed and worn before me this 4th day of March, 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



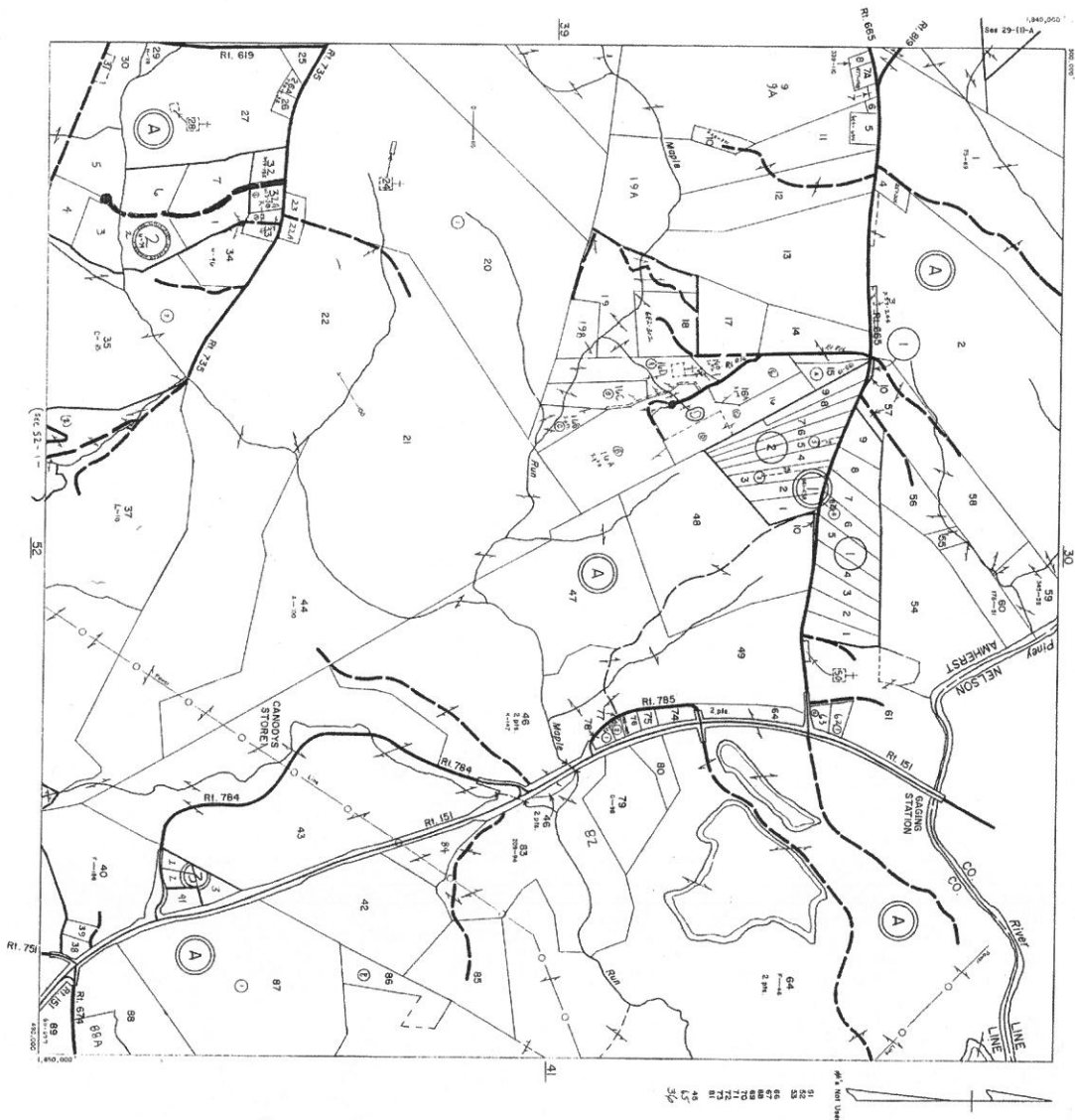
Notary Public

7211620

Registration Number

STACEY GODSEY STINNETT
NOTARY PUBLIC
REGISTRATION # 7211620
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2020

AMHERST COUNTY



REVIEWED 12/1/88



TEMPERANCE DISTRICT

SECTION 40

PROPERTY OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION