

Ad Content Proof

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**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, April 18, 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. 2019-131

Request by Winton Farm LLC for a special exception use in the A-1 Agricultural Residential District. The purpose of the special exception is to designate 286 acres a Planned Unit Development. The Planned Unit Development designation as shown on a plan designates the land use into categories such as: retail/business expansion area, future age restricted/residential area, golf/open agricultural area and an area for future county fairgrounds. The property is located at 599 Patrick Henry Highway and is further identified as tax map number 66-A-97.

ORDINANCE NO. 2019-0002

Amending § Sections 1402.02, 1402.03, 1402.04 and 1402.06 of Article XIV of Appendix A – Zoning and Subdivisions to the Code of the County of Amherst to address changes to the Board of Zoning Appeals.

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

2019-131



**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

WINTON FARM LLC

Applicant Name

245 E BANK ST

PETERSBURG

VA

23803

Applicant Address

City/Town

State

Zip Code

(804)677-5728

DAVE@WAUKESHAW.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

599 PATRICK HENRY HWY

Text

666-A-97

Street Address

Tax parcel ID number

General Description of Property

286 AC, WINTON CC PROPERTY

Current Use(s) of Property

GOLF COURSE AND OPEN LAND

Proposed Use(s) of Property

Three end uses will be: Golf Course, residential/retirement, retail/business

Total Acreage: **286 ac**

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: PUD

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: PUD

Petitioner Comments (Continue on separate sheets if necessary.)

How will the proposed special exception affect adjacent property?

There should be no net affect on adjacent property, as there is a significant buffer between all proposed uses and neighboring properties

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

New buildings related to the commercial endeavors would be clustered around the existing buildings. The fairgrounds property would have minimal permanent infrastructure. New buildings related to the retirement community will be close to the road, and the overall Character of the property will be maintained and enhanced.

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

This PUD designation will encourage the innovative enhancement of the Winton property and facilitate the most advantageous approach to the development of the land for both residential commercial uses. The development will provide for increased amenities in the county, promote tourism, and offer a safe, competitively priced retirement option for Amherst citizens.

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

The proposed use is in synch with the permitted uses.

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

The new use will provide significant jobs in the area, and provide a safe place for entertainment, amenities, relaxation, and ultimately a safe, quality retirement option for citizens in the county

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 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 X

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.

[Signature] 3/5/19
Property Owner Signature Date

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. _____

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