



COUNTY OF AMHERST



Department of Community Development

Division of Planning & Zoning

Dylan M. Bishop, Assistant Zoning Administrator/Planner

Subdivision Review

Staff Report – May 16, 2019

RE: Proposed Major Subdivision
Tax Map Parcel No. 147-A-98
Winesap Road, Madison Heights
Subdivision Plat for a five (5) lot subdivision in the R-1 Limited Residential District

Summary:

In accordance with Section 1207 of the Amherst County Subdivision Ordinance, a major subdivision plat has been submitted by Trevor Gillispie (plat by James C. May & Associates) for the creation of four (4) new lots located at tax map parcel 147-A-98. The parcel where the proposed subdivision is located comprises a 23.83 acre wooded lot. Copies of the plat were reviewed by the Developmental Review Committee electronically. The following sections summarize staff and agency comments with respect to the major elements of the plat.

Procedure for Review:

According to Section 1207.03, A subdivision not exceeding three (3) lots may be approved by the zoning administrator or planning director. 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 R-1 Limited Residential District. The property is currently a vacant wooded lot. The proposed use is five (5) lots for the development of single-family dwellings.
- The property is located within the Harris Creek protected watershed district. The property is not located in the FEMA designated 100-year floodplain. Per the National Wetlands Inventory, there are no non-tidal wetlands present within the property.

- The proposed lots are in compliance with the minimum lot size and road frontage requirements.

Building(s)/Structure(s)

- There are no existing structures on this parcel. Building or construction plans will not be required for plat approval.

Water/Sewer Facilities

- The property is not currently served by water or sewer. There is an existing waterline along Winesap Road which will serve the proposed lots.
- The proposed drainfield and 100% reserve areas have been approved by the Virginia Department of Health (approval letter attached).

Streets/Parking and Loading Areas

- Winesap Road is an existing state maintained road with a 50 foot right-of-way. The Virginia Department of Transportation had no comments.

Utilities

- The applicant will need to apply for service with Appalachian power.

Erosion and Sediment Control

- Because the lots are to be sold individually prior to development, a formal erosion and sediment control plan will not be required. Instead, each lot will conform to the minimum standards of erosion and sediment control as normally applied to single-family dwellings.

Recommendations:

Staff recommends approval of the following subdivision with the following conditions:

1. Virginia Department of Transportation approval of the subdivision plat.
2. Amherst County Service Authority approval of the subdivision plat.
3. Virginia Department of Health approval of the subdivision plat.

Attachments:

Subdivision Application

Tax Parcel Map

Comments

Subdivision Plat

COUNTY OF AMHERST



TELEPHONE (434) 946-9303

Department of Planning & Zoning

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

FAX (434) 946-9370



Application for Subdivision

Section A (Please print in blue or black ink)

Permit No: 2019141

Trevor Gillispie			
Applicant Name			
238 Tusculum Lane East		Amherst, VA 24521	
Mailing Address		<i>City, State, Zip</i>	
Property Address	<i>City</i>	<i>State</i>	<i>Zip</i>
660-5853	trgillispie@gmail.com		
Applicant Phone		Applicant Email	
GILLISPIE TREVOR R			
Property Owner			
Name of Subdivision		Name of Developer	
Phil P. Lotspeich, LS		James C. May & Associates	
		jcmassurvey@gmail.com	
Person Preparing Plat	Name of Company/Firm	E-mail address	
Winesap Road			
Location of Property (landmarks, intersections, or other)			
Tax Parcel ID #: 147 A 98			
Deed Book: Instrument # 180000686		Page Number:	

Type of plat: Reconfiguration ☐ Family Division ☐ Subdivision ☒

Section B

How will lots withing the subdivision be provided with water and sewer? (Select all that apply)

Public water ☒

Private Wells ☐

Public sewer ☐

On-site septic systems ☒

Mass drainfield(s) ☐

Current Zoning: R-1 Limited Residential

Comprehensive Plan Land Use Designation: Low Density Residential

Magisterial District: Elon

How many lots comprise the subject property? 1 Total area: 23.83 acres

How many NEW lots are proposed for the subdivision? 4 Total area: 0.893/each acres

Total area of remaining and/or residue parcels: 20.261 acres

Total area of remaining/residue parcels: _____ acres

Total area of streets: _____ acres

Watershed District? Yes

Dam Inundation Zone? No

Route 130 Overlay District? No

Flood District? No

Section C

This subdivision requires official review by:

Virginia Department of Transportation (VDOT) ☒ YES ☐ NO

Amherst County Health Department (VDH) ☒ YES ☐ NO

Amherst County Service Authority (ACSA) ☒ YES ☐ NO

Amherst County Erosion & Sediment Control ☐ YES ☒ NO

Section D

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 the Code of Virginia as amended and further that this submittal is in complinace with those requirements.

Trevor Gillispie

Applicant's Signature

03/29/2019

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

DATE SUBMITTED 4/8/2019

SUBDIVISION REVIEW REQUIRED ☒ PC Review ☐ ADMINISTRATIVE

Are the lots in compliance with the zoning district requirements for minimum lot width and area? YES

Is any portion of the proposed subdivision located within 1,000 feet of a public water / sewer line?
YES

DATE OF DRC MEETING 4/24/2019 REVISED? ☐ YES ☐ NO

PLANNING COMMISSION DATE: 5/16/2019

PLANNING COMMISSION ACTION: ☐ APPROVED ☐ DENIED ☐ MODIFICATIONS/CONDITIONS

COMMENTS:

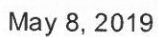
FINAL PLAT APPROVED BY PLANNING COMMISSION:



SIGNATURE

04/08/2019

DATE



A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.0375, 0.075, and 0.15. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.05, 0.1, and 0.2. The line is divided into 16 equal segments by 15 minor tick marks. The first 8 segments (0 to 0.075 mi) are colored blue, and the remaining 8 segments (0.075 to 0.15 mi) are colored red.

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.



AMHERST COUNTY SERVICE AUTHORITY

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

April 16, 2019

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

**RE: Trevor R. Gillespie Subdivision Plat
Tax Map 147-A-98
Zoned R-1, Limited Residential District**

Dear Ms. Bishop:

In response to your request, I have reviewed the referenced subdivision plat. For your use and forwarding to the applicant, the following comments are provided:

1. Is Note 9 needed? Neither the plat nor the Amherst County GIS system show a stream on the property. If there is one, please show it and the 75' buffers to each side of it.

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

Sincerely,

AMHERST COUNTY SERVICE AUTHORITY

A handwritten signature in black ink, appearing to read "Robert A. Hopkins", is written over the printed name.

Robert A. Hopkins, PE
Director of Public Utilities



Amherst Co. April DRC Meeting #2019-141 Trevor Gillespie (Subdivision) TM# 147-A-98
Jeffery Kessler

to:

dmbishop

04/15/2019 08:23 PM

Cc:

"P. E. Robert A. Hopkins", Sarah Lewis, "James C. May"

Hide Details

From: Jeffery Kessler <jefferyb.kessler@vdot.virginia.gov>

To: dmbishop@countyofamherst.com

Cc: "P. E. Robert A. Hopkins" <rhopkins@acsava.com>, Sarah Lewis
<sarah.lewis@vdh.virginia.gov>, "James C. May" <jcmassurvey@gmail.com>

Dylan,

VDOT does not have any comments for the March 28, 2019 James C. May & Associates preliminary subdivide plat (TM# 147-A-98) for 4 new road front lots along Winsap Road (Route 675) in Amherst County.

Please notify me if I may be of further assistance.

Sincerely,
Jeff

Jeffery B. Kessler, P.E.
Area Land Use Engineer
VDOT - Lynchburg
434.856.8293
JefferyB.Kessler@VDOT.Virginia.gov



Amherst County Health Department
224 Second Street
P.O. Box 250
Amherst, VA 24521
(434) 946-9408 Voice
(434) 946-9409 Fax

May 7, 2019

Jeremy S. Bryant, Director of Planning
Dylan Bishop, Planner
Amherst County Planning Office
P.O. Box 390
Amherst, VA 24521

RE: Review of Proposed Subdivision Plat for Individual Onsite Sewage Disposal Systems
Trevor Gillispie Division (5 lots) - Tax Map # 147-A-98 - Elon Magisterial District

Dear Mr. Bryant and Ms. Bishop:

On May 1, 2019, the County of Amherst requested the Virginia Department of Health via the Amherst County Health Department review the proposed subdivision plat identified above. This letter is to inform you that the above referenced subdivision plat is **approved** for an individual onsite sewage system in accordance with the provisions of the *Code of Virginia* and the *Sewage Handling and Disposal Regulations* (12 VAC 5-610-10 et seq., the "*Regulations*").

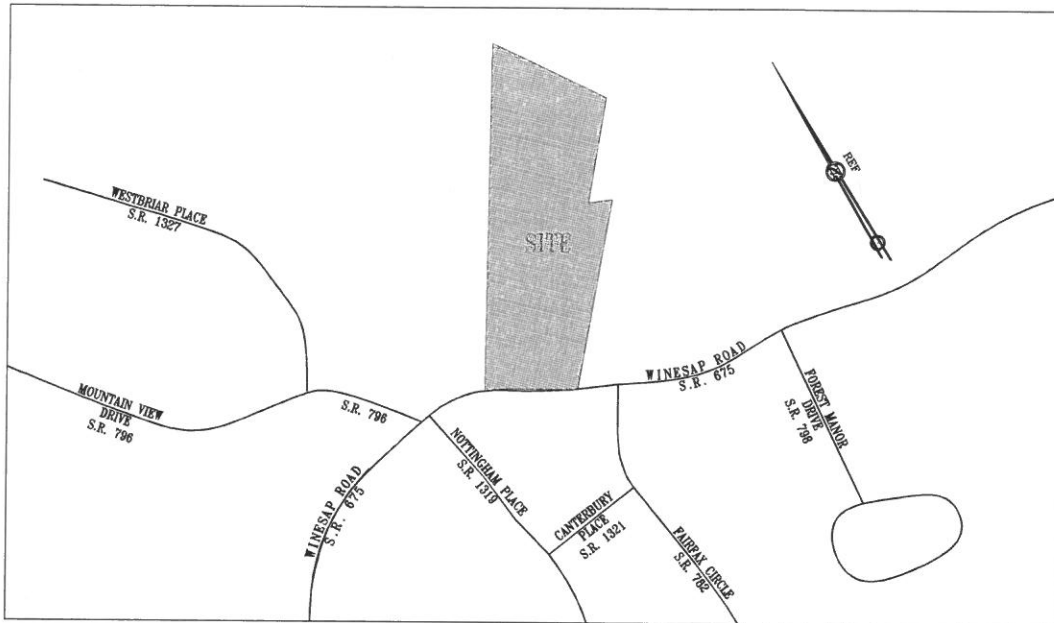
This request for subdivision review was submitted pursuant to the provisions of § 32.1-163.5 of the *Code of Virginia* which requires the Health Department to accept private soil evaluations and designs from an Onsite Soil Evaluator (OSE) or a Professional Engineer (PE) working in consultation with an AOSE for residential development. This subdivision was certified as being in compliance with the Board of Health's regulation by Randall Doss, OSE. This subdivision approval is issued in reliance upon that certification.

Pursuant to § 360 of the *Regulations* this approval is not an assurance that Sewage Disposal System Construction Permits will be issued for any lot in the subdivision identified above unless that lot is specifically identified on the above referenced plat as having an approved site for an onsite sewage disposal system, and unless all conditions and circumstances are present at the time of application for a permit as are present at the time of this approval.

The approved onsite sewage system sites are shown on a separate plat on file at the Amherst County Health Department.

Sincerely,

Gary Gilliam
Environmental Health Supervisor
Central Virginia Health District



VICINITY MAP
SCALE: 1" = 500'

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND (SEE TITLE BLOCK) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

DATE: _____ BY: _____
TREVOR R. GILLISPIE

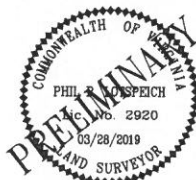
STATE OF VIRGINIA
CITY/COUNTY OF _____, TO WIT:
I, _____, A NOTARY PUBLIC IN
AND FOR THE CITY/COUNTY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT THE NAMES SIGNED TO
THE FOREGOING CONSENT STATEMENT WERE
ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES: _____.

_____, NOTARY PUBLIC

NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
2. THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN AND SCALED OFF F.E.M.A. MAP #61009C0385B, EFFECTIVE DATE SEPT. 19, 2007.
3. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN HEREON.
4. NO DETERMINATION OF WETLANDS WAS REQUESTED OF, NOR WAS ANY DETERMINATION MADE BY JAMES C. MAY & ASSOCIATES, P.C. OR THIS SURVEYOR. THIS PLAT DOES NOT ADDRESS THE EXISTENCE OF THE AFOREMENTIONED IN OR AROUND THE BOUNDARIES OF THIS PROPERTY.
5. NO SUBSURFACE INVESTIGATIONS HAVE BEEN PERFORMED AND THE SURVEYOR/ENGINEER DISCLAIMS RESPONSIBILITY FOR THE EXISTENCE OR NONEXISTENCE OF ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES, ROCK DEPOSITS, ETC. ASSOCIATED WITH THIS PROJECT.
6. THIS PROPERTY WILL BE SERVED BY PUBLIC WATER & PRIVATE SEWER SYSTEMS.
7. THE VIRGINIA DEPARTMENT OF HEALTH ADVISES THAT SEPTIC TANKS BE PUMPED EVERY 3 TO 5 YEARS TO MAXIMIZE THE LIFE OF THE ON-SITE WASTEWATER SYSTEM AREA.
8. THIS PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL.
BUILDING SETBACK REQUIREMENTS:
FRONT - 50' FROM FRONT PROPERTY LINE
SIDE - 15'
REAR - 35'
9. THIS PROPERTY IS PART OF THE HARRIS CREEK WATERSHED DISTRICT. THEREFORE A 75' WIDE VEGETATED STREAM BUFFER IS REQUIRED ON EACH SIDE OF THE STREAM AS SHOWN ON THIS PLAT. THE FOLLOWING ARE NOT PERMITTED WITHIN THE BUFFERS: ANY PORTION OF AN ON-SITE SEWERAGE SYSTEM, DRAINFIELD, RESERVE DRAINFIELD, WASTE PUMP STATION, OR WASTE FORCE MAIN; BUILDING STRUCTURES, DRAINAGE DITCHES WHICH CONCENTRATE THE FLOW OF SURFACE WATER ACROSS THE STRIP; ABOVE OR BELOW GROUND STORAGE TANKS; ROW CROPS REQUIRING TILLAGE, EXCEPT IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND A CONSERVATION PLAN; OR LOGGING OR SILVICULTURAL ACTIVITIES, EXCEPT IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES FOR PUBLIC WATER SYSTEMS.
10. THE 20.261 ACRE RESIDUE TRACT MEETS THE MINIMUM ROAD FRONTAGE WIDTH REQUIREMENTS PER SECTION 1207.02(6) OF THE AMHERST COUNTY ZONING ORDINANCE.
11. PER SECTIONS 1203.02(18) & 1203.02(20) "THE APPROVAL OF LOTS COMPROMISING GREATER THAN TWENTY (20) ACRES BY THE COUNTY OF AMHERST DOES NOT CERTIFY OR GUARANTEE THE OWNER OR PURCHASER THE PRESENCE OF ADEQUATE SOILS TO SUPPORT AN ON-SITE WASTEWATER TREATMENT SYSTEM FOR ANY DEVELOPMENT AS NO DEMONSTRATION HAS BEEN MADE BY THE DEVELOPER/SUBDIVIDER OF THE SAME".
12. ALL BOUNDARY INFORMATION ON 20.261 ACRE RESIDUE TAKEN FROM UNRECORDED PLAT BY ACRES OF VIRGINIA DATED: APRIL 19, 2015.

OWNER/DEVELOPER
TREVOR R. GILLISPIE
238 TUSCULUM LANE EAST
AMHERST, VIRGINIA 24521
PHONE: (434) 660-5853



"I CERTIFY THAT SOILS EVALUATION WORK FOR THIS SUBDIVISION HAS BEEN DONE IN ACCORDANCE WITH BOTH STATE LAW, AND AMHERST COUNTY ORDINANCES RELATING TO ON-SITE SEWAGE DISPOSAL. DATA RESULTING FROM SOIL WORK, INCLUDING TREATMENT SYSTEMS, PRE-TREATMENT, PRIMARY AND RESERVE PROPOSED DRAINFIELDS, HAS BEEN APPROPRIATELY EVALUATED AND APPROVED BY THE VIRGINIA DEPARTMENT OF HEALTH."

APPROVED BY:

VDH-AOSE _____ DATE _____

"APPROVAL OF THIS SUBDIVISION PLAT, AS INDICATED BY THE FOLLOWING SIGNATURES, DOES NOT RELIEVE THE APPLICANT FROM RESPONSIBILITY FOR COMPLYING WITH THE AMHERST COUNTY AND AMHERST COUNTY SERVICE AUTHORITY REGULATIONS."

APPROVED:

AMHERST COUNTY SUBDIVISION AGENT _____ DATE _____

AMHERST COUNTY HEALTH DEPARTMENT _____ DATE _____

AMHERST COUNTY SERVICE AUTHORITY _____ DATE _____

REVIEWED BY: _____ DATE: _____
VDOT REPRESENTATIVE: _____
THE SIGNATURE OF VDOT'S REPRESENTATIVE IS AN ACKNOWLEDGMENT OF THE SUBDIVISION OF LAND AND IS NOT AN ENDORSEMENT OF THE ACCURACY OF THE SURVEY.

SHEET 1 OF 3

JAMES C. MAY AND ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS P.O. BOX 718, LYNCHBURG, VA, 24505 434-528-1005 (FAX 434-846-5412)		PLAT SHOWING SUBDIVISION OF LAND BELONGING TO TREVOR R. GILLISPIE AS DESCRIBED IN INSTR. #180000686 T.M. #147-A-98 ELON MAG. DIST. AMHERST CO., VIRGINIA	
SOURCE OF TITLE: _____		TREVOR R. GILLISPIE, INSTR. #180000686	
SCALE: *	DATE: 03/28/2019	COMM. NO.: 19008	PAC
FOR: TREVOR R. GILLISPIE		TAX ID.: 147-A-98	

HARRY W. TOLLEY &
DAISY S. TOLLEY
D.B. 585, P.C. 656
TM# 157-A-170

CALTON L. WILKINSON
D.B. 695, P.C. 785
TM# 147-A-97

LOT 1
20.261 ACRE
RESIDUE

UNRECORDED PLAT BY THOMAS C. BROOKS JR.
DATED APRIL 19, 2013

THIS PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL.
BUILDING SETBACK REQUIREMENTS:
FRONT - 50' FROM FRONT PROPERTY LINE
SIDE - 15'
REAR - 35'

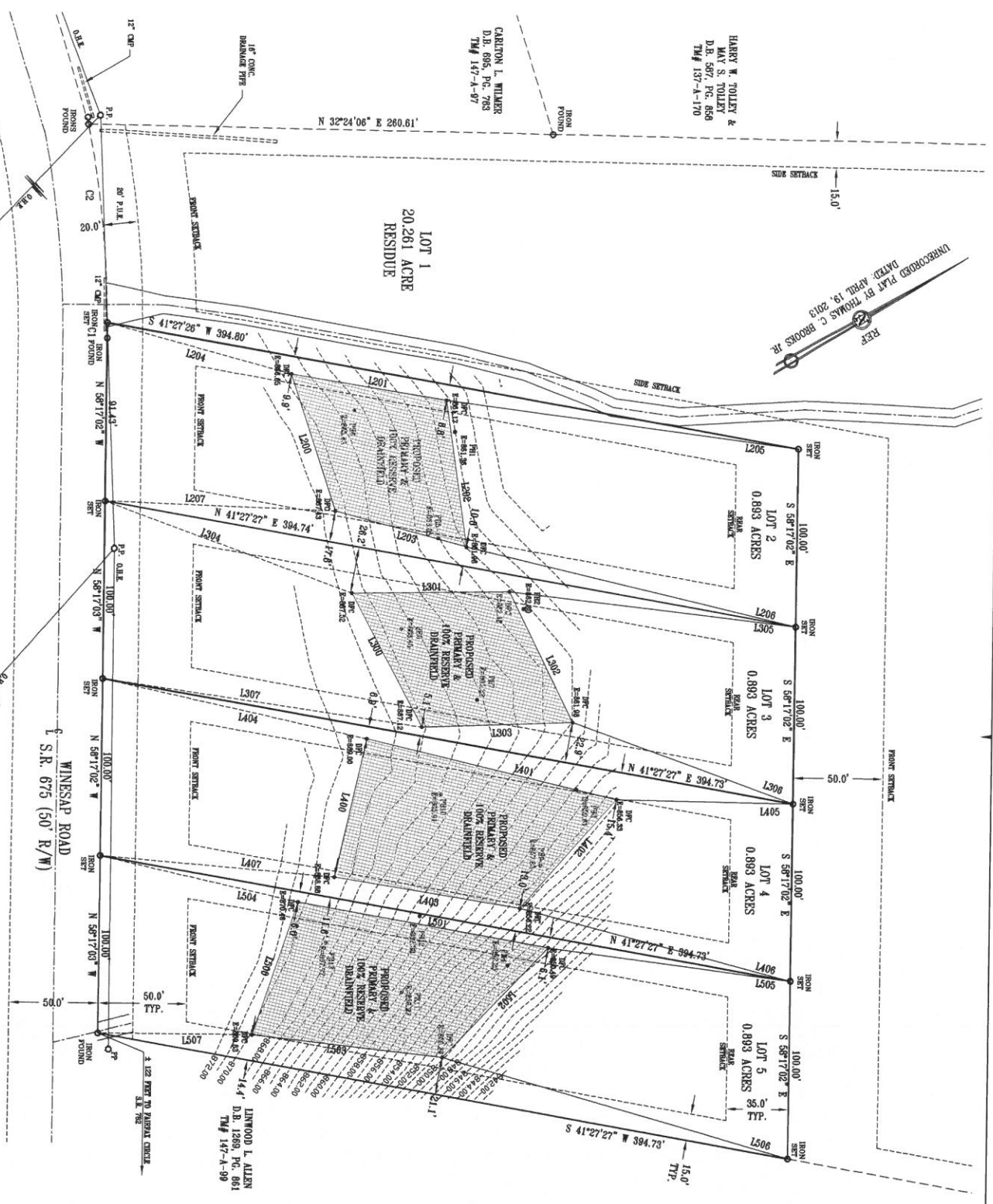
OWNER/DEVELOPER
TREVOR R. GILLISPIE
238 TUSCULUM LANE EAST
AMHERST, VIRGINIA 24501
PHONE: (434) 660-5653

PROPOSED DRAINFIELD LOCATIONS
SHEET 3 OF 3



JAMES C. MAY AND ASSOCIATES, P.C.
ENGINEERS-GEODETIC-SURVEYORS-PLANNERS
P.O. BOX 716 LYNCHBURG, VA. 24606
434-528-1006 (FAX 434-546-5412)
SOURCE OF TITLE: TREVOR R. GILLISPIE, INSTR. #180000666
SCALE: 1"=40' DATE: 03/28/2019 COMM. NO.: 19006 F.B. REF.: PAC
FOR: TREVOR R. GILLISPIE TAX ID: 147-A-98

PLAT SHOWING SUBDIVISION OF LAND BELONGING TO
TREVOR R. GILLISPIE
AS DESCRIBED IN INSTR. #180000666
T.M. #147-A-98
ELON MAC. DIST. AMHERST CO., VIRGINIA



PROPOSED DRAINFIELD TIE LINE TABLE-LOT 2

LINE	BEARING	LENGTH
L200	N 77°02'40" W	80.80'
L201	N 40°47'03" E	88.61'
L202	S 66°49'24" E	83.04'
L203	S 46°30'15" W	76.35'

PROPOSED DRAINFIELD TIE LINE TABLE-LOT 2

LINE	BEARING	LENGTH
L204	N 46°44'38" E	107.11'
L205	N 39°55'27" E	199.73'
L206	N 44°43'30" E	190.72'
L207	S 33°39'02" W	129.48'

PROPOSED DRAINFIELD TIE LINE TABLE-LOT 3

LINE	BEARING	LENGTH
L300	N 86°25'56" W	85.24'
L301	N 30°24'11" E	86.38'
L302	S 84°54'05" E	82.14'
L303	S 29°21'41" W	85.02'

PROPOSED DRAINFIELD TIE LINE TABLE-LOT 3

LINE	BEARING	LENGTH
L304	N 51°38'06" E	148.32'
L305	S 38°05'43" W	162.24'
L306	S 51°25'53" W	132.18'
L307	S 39°51'14" W	181.49'

PROPOSED DRAINFIELD TIE LINE TABLE-LOT 4

LINE	BEARING	LENGTH
L400	N 45°59'57" W	80.13'
L401	N 44°50'07" E	144.60'
L402	S 17°33'05" E	61.81'
L403	S 40°41'58" W	105.79'

PROPOSED DRAINFIELD TIE LINE TABLE-LOT 4

LINE	BEARING	LENGTH
L404	N 44°03'42" E	152.46'
L405	S 32°30'26" W	98.29'
L406	N 46°10'43" E	157.66'
L407	N 36°28'18" E	132.34'

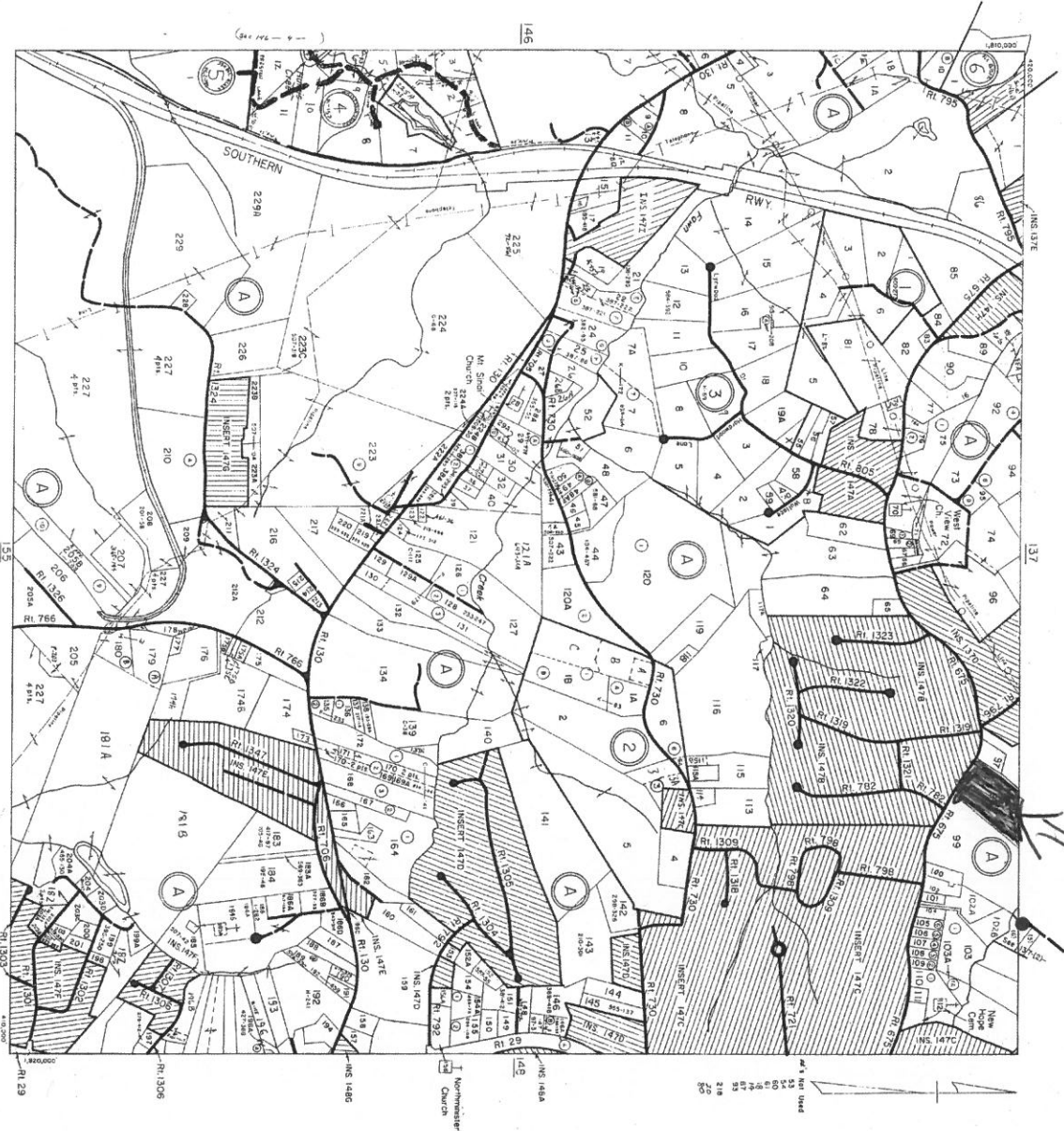
PROPOSED DRAINFIELD TIE LINE TABLE-LOT 5

LINE	BEARING	LENGTH
L500	N 40°02'38" W	79.00'
L501	N 41°29'38" E	143.47'
L502	S 14°56'38" E	85.69'
L503	S 37°55'00" W	107.94'

PROPOSED DRAINFIELD TIE LINE TABLE-LOT 5

LINE	BEARING	LENGTH
L504	N 44°27'40" E	114.23'
L505	S 39°55'16" W	137.38'
L506	N 47°26'11" E	202.63'
L507	N 31°52'06" E	86.69'

AMHERST COUNTY



SCALE IN FEET
0 100 200 300 400 500 600 700 800 900 1000

SECTION 147
DISTRICT

SECTION 147