

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 December 21, 2017 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 requests:

CONDITIONAL ZONING AND COMPREHENSIVE PLAN AMENDMENT REQUEST, NO. 2017-20

Request by the Economic Development Authority of Amherst County to conditionally zone (rezone) approximately 2.82 acres from the P-1 Public Lands District to R-3 Multi-Family Residential District. The purpose of the conditional zoning is to allow for market rate multifamily apartments with proffered conditions relating to use, density, and layout. The request is also to amend the Future Land Use Map from Public to High Density. The property is located at 123 Phelps Road in Madison Heights and is further identified as tax map number 155D-A-44.

The proposed hearing 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 at least five (5) days prior to the hearing date.

Jeremy S. Bryant
Director of Planning/Zoning

RECEIVED

NOV 22 2017

AMHERST COUNTY
PLANNING & ZONING



APPLICATION FOR REZONING/ CONDITIONAL ZONING 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

Economic Development Authority of Amherst County
Applicant Name

PO Box 390 Amherst VA 24521
Applicant Address City/Town State Zip Code

(434) 946-5200 Victoria.aeda@gmail.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

Same as above

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

123 Phelps Rd, Madison Heights #155D-A-44
Street Address Tax parcel ID number

General Description of Property

Former Elementary School

Current Use(s) of Property

Vacant School Building

Proposed Use(s) of Property

Market rate Multi Family Apartments

Total Acreage: 2.82

Check all categories that apply for the parcels requesting to be rezoned:

Public water ☒

Private wells _____

Public sewer ☒

On-site septic systems _____

Mass drainfield(s) _____

Comprehensive Plan Land Use Designation: Public

Current Zoning:

(please circle one)

P-1 A-1 R-1 R-2 R-3 V-1 B-2 M-1 FH Other _____

Proposed Zoning:

(please circle one)

P-1 A-1 R-1 R-2 R-3 V-1 B-2 M-1 FH Other _____

VDOT Review: Will the proposed development require Chapter 527 review? YES NO

Petitioner Comments (Continue on separate sheets if necessary.)

State the purpose of rezoning request and its relationship to the comprehensive plan and adjacent properties.

See attached

Anticipate the effect of the proposed changes on public services and facilities.

See attached

Describe how the proposed change will further the purposes of the Zoning Ordinance and general welfare of the community.

See attached

State the purpose of rezoning request and its relationship to the comprehensive plan and adjacent properties:

The property is currently zoned Public. The proposed rezoning would be R-3 for 41 market rate apartments, however, until the building is safe for entry and an architect or engineer can survey the building space, this is an estimate. This project would be in compliance with the County's comprehensive plan which says to direct growth where there are public roads, sewer and water systems, schools and public transportation. Old Madison Heights has been identified as historic by the Department of Historic Resources. By restoring the former school on Phelps Road the County would be assisting in the revitalization of this community.

Anticipate the effect of the proposed changes on public services and facilities.

While the apartments in this project would be available for anyone to rent, the developer's research has shown most people interested in this type of market rate apartments are young professionals, single professionals and empty nesters and as such there would be no anticipated strain on the public school system or emergency services. VDOT shows there would be less traffic on Phelps Road with apartments than when it was a school. Please see attached VDOT estimated traffic count. The additional water and sewer usage by the apartments would bring an increase in business to the ACSA at a time when it is losing its biggest user - CVTC.

Describe how the proposed change will further the purposes of the Zoning Ordinance and general welfare of the community.

Another goal of the comprehensive plan is to improve Rt. 29 Business. The former school is a building of great interest and consequence for the

community. Restoring this historical building would help it become a unique focal point for the community rather than blight.

Having young professionals and empty nesters in the school will also help the area become safer, as the empty building has been a target of vandalism. The added lights and landscape around the project would help the improvement the look of Business Rt. 29. The comprehensive plan states that Madison Heights area is within the "designated growth area - public water and sewer boundary" this area should promote housing. A goal for the county is for all the residents to have a wide variety of housing options. The former Phelps Road School restoration would give residents a new option for housing for those who enjoy the "vibe" of a historic building with the convenience of modern amenities. Additionally, since most of the apartments will be one bedroom units, it will give young singles or couples another option for housing. The location of the apartments is prime as it is close to the City of Lynchburg and the US 29 Bypass and it's connection to US 460.

VDOT Traffic Estimates

----- Forwarded by Jeremy S Bryant/Amherst on 11/15/2017 12:44 PM -----

From: Jeremy S Bryant/Amherst
To: John A Marks Jr./Amherst@Amherst
Cc: Dean C Rodgers/Amherst@Amherst
Date: 11/15/2017 12:40 PM
Subject: Fw: Old Mad. Hts Elementary School (Phelps Rd)

Mr. Marks,

As requested, below are traffic estimates from Jeff Kessler with VDOT for Phelps Road. He estimated how many trips per day could be expected using a 41 unit apartment complex and a school at 350 students. See the results below.

Additionally, I asked the school system to provide real numbers regarding how many students attended Seminole Elementary School the last few years of operation. Below is what they provided to me:

1987 - 314 Students
1988 - 331 Students
1989 - 301 Students
1990 - 267 Students

I hope this is helpful. Please call me if you have any additional questions.

Sincerely,

Jeremy S. Bryant, Director
Amherst County Planning/Zoning Department

From: "Kessler, Jeffery B., P.E. (VDOT)" <JefferyB.Kessler@VDOT.Virginia.gov>
To: "Jeremy S. Bryant" <jsbryant@countyofamherst.com>
Date: 10/31/2017 12:58 PM
Subject: Old Mad. Hts Elementary School (Phelps Rd)

Jeremy,

As requested, below are the ITE Traffic Count projections for the Phelps Road – Old Madison Heights Elementary School Complex.

ITE Land Use: 520 Elementary School	Variable: Student # - 350	Rate: 1.29 Trips/Student	AVG. WEEKDAY
2-WAY VOLUME: 452 Vehicles			

ITE Land Use: 220 Apartments	Variable: Dwelling Units # - 41	Rate: 6.65 Trips/Unit	AVG. WEEKDAY
2-WAY VOLUME: 273 Vehicles			

Please let me know if I may be of further assistance.

Jeffery B. Kessler, P.E.
Area Land Use Engineer
VDOT - Lynchburg
434.856.8293

Has the Planning Commission and/or Board of Supervisors heard a request for rezoning 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.

See attached

Proffers may be amended in writing prior to the Planning Commission public hearing.

If this is an application for a **conditional zoning**, the following conditions are voluntarily proffered:

*See proffer form.

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'.

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] 11-22-17

Property Owner Signature

Date

Property Owner Signature

Date

Agent Signature

Date

Agent Signature

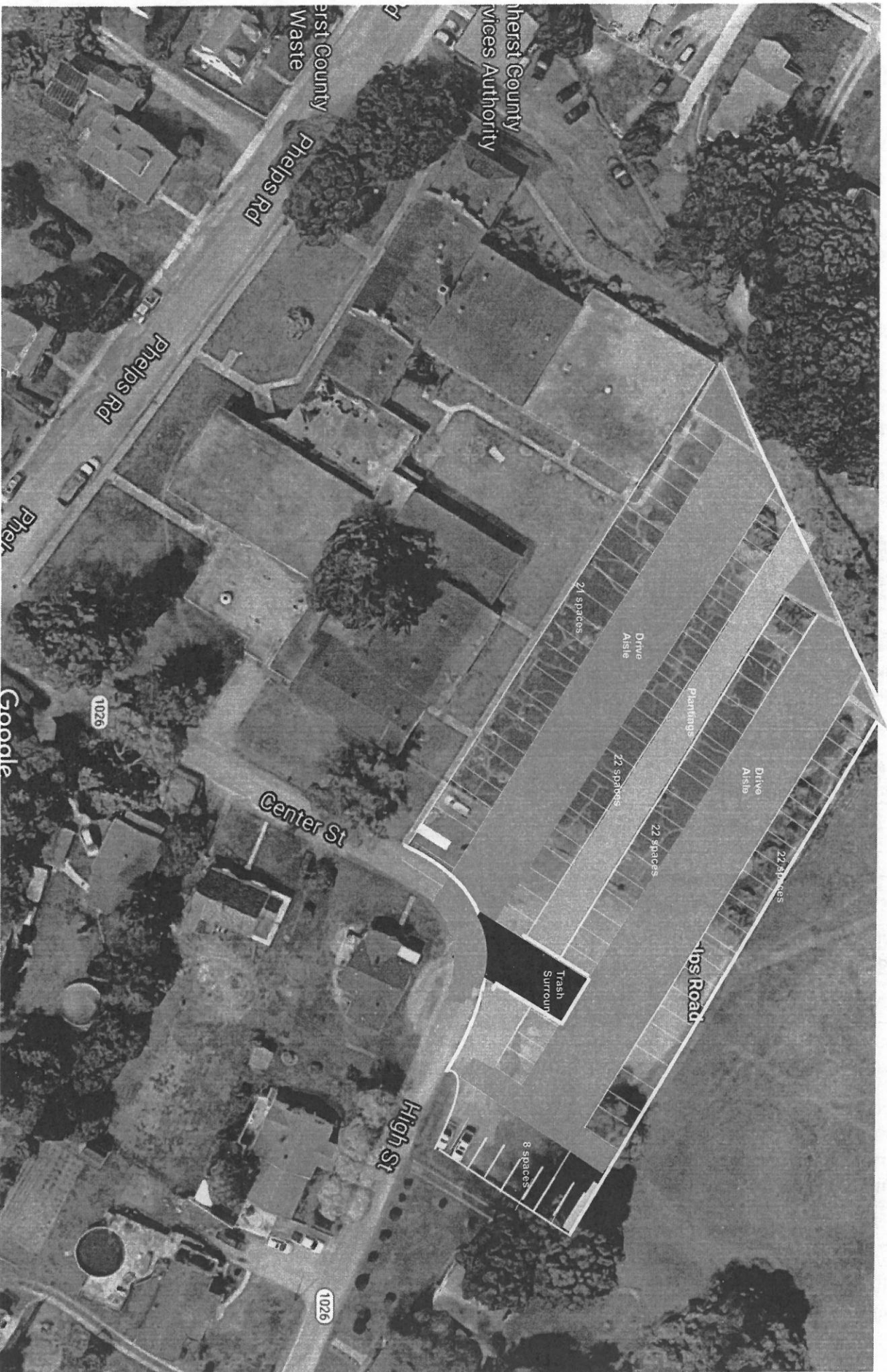
Date

PROFFERS- Phelps Road School

I, on behalf of the Economic Development Authority of Amherst County, Virginia (the "Authority"), pursuant to Section 15.2-2297 of the Code of Virginia, 1950, as amended, and Section 1005 of the Zoning and Subdivision Ordinance of Amherst County, Virginia, hereby voluntarily proffer the following conditions:

1. These proffers relate to our application for a rezoning of the property known as 123 Phelps Road, Madison Heights, Virginia, Amherst County Tax Map No. 155D-A-44 (the "Property"), and comprising 2.82 acres, more or less. We are seeking a rezoning of the Property from P-1 Public Lands to R-3 Multi-Family Residential. In the event the rezoning is not granted, or these proffers are not accepted in full, they are null and void.
2. The development plans, including but not limited to the site plan as required by Section 1103 of the Zoning and Subdivision Ordinance, shall substantially conform to the minor site plan attached to these proffers and entitled Phelps Road School Minor Site Plan. The physical development of the Property shall conform to the development plans.
3. The Property shall be redeveloped, not later than October 17, 2020, with not fewer than 30 market-rate apartments, in a manner that preserves and maintains the historic character of the structure(s) on the Property while incorporating modern conveniences.
4. The Property shall be maintained so as to be secure and so that the appearance of blight is minimized. For the purposes of these Proffers, the term "secure" means that unauthorized entry to the structure(s) on the Property may not be made without the use of special tools for the purpose, e.g., a crowbar. Until construction of the redevelopment contemplated in Condition 3 begins, the windows shall be covered with construction fabric, grass shall be mowed regularly, and trees and bushes visible from public streets shall be trimmed. Furthermore, major structural supports of the structures on the Property shall be maintained. Nothing in this condition shall be construed to limit the steps that may be taken to secure, maintain, or improve the Property or the structures thereon.
5. Not later than April 10, 2018, application shall be made for the Property to be listed on the State and/or National Historic Register.

"MINOR" SITE PLAN - NOT FOR PERMIT
95 SPACES



ZONING PUBLIC NOTIFICATION

Case: 2017-20

Board/Commission:

Planning Commission
Board of Supervisors

Public Hearing Dates:

December 21, 2017 - Planning Commission
January 16, 2018- Board of Supervisors

Applicant:

Economic Development Authority of Amherst County

PO Box 390
Amherst, VA 24521

Property Owner

Economic Development Authority of Amherst County

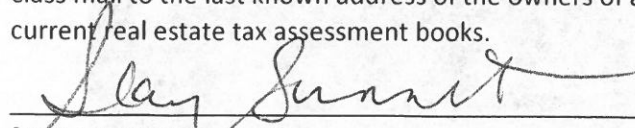
123 Phelps Rd
Madison Heights, VA 24572

Tax Map Number:

155D-A-44

Adjoining Property Owners:		
Tax Map # 155D-A-44A	Tax Map # 155D-A-51	Tax Map # 155D-6-D
Amherst County	Pamela Parrish	Johnny Waters
Dean Rogers or David Proffitt	136 Center Street	122 Phelps Rd
POB 390	Madison Heights, VA, 24572	Madison Heights, VA 24572
Amherst, VA 24521		
	Tax Map #155D-6-G	Tax Map # 155D-6-B
Tax Map # 155-D-A-54	Merrill Burton	Ricky Lee Jr. Gammon
Yvonne Lewis	148 Phelps Rd	112 Phelps Rd
398 Hilltop Dr.	Madison Heights, VA, 24572	Madison Heights, VA 24572
Madison Heights, VA 24572		
	Tax Map # 155D-6-F	Tax Map # 155D-6-A
Tax Map # 155D-A-53	George Jr Huffman	Wahoo Properties LLC
Christine & Timothy Rowe	138 Phelps Rd	1311 Valley Vista Ln
148 Center Street	Madison Heights, VA 24572	Forest, VA 24551
Madison Heights, VA 24572		
	Tax Map # 155D-6-E	Tax Map # 155D-A-50
Tax Map # 155D-A-52	Juanita & Robert Harlow	Amherst County Service Authority
Rebecca Hall	132 Phelps Rd	POB 100
138 Center St.	Madison Heights, VA, 24572	Madison Heights, VA 24572
Madison Heights, VA 24572		
	Tax Map # 155D-A-47	Tax Map # 155D-A-45
	Elaine Cash	Verna & William Layne
	5089 S. Amherst Hwy	114 Williams Rd
	Madison Heights, VA, 24572	Madison Heights, VA 24572

I hereby make affidavit that the notices of public hearing for this case as required by Section 15.2-2204 of the Code of Virginia, 1950, as amending, have been sent by first class mail to the last known address of the owners of abutting property as shown on the current real estate tax assessment books.


Stacey Stinnett
Administrative Assistant
December 5, 2017

(Signature)

(Title)

(Date)

Fifth Day Enrollment

	K	1	2	3	4	5	6	7	8	9	10	11	12	Sp. Ed.	TOTAL
erst County High										19	370	341	320	36	1086
erst Junior High								138	130	134				29	431
elison Jr. High							193	227	201	197				44	862
lon Elementary	3	4	4	4	3	4								20	470
erst Elementary	50	48	55	50	80	46	2	45						29	403
tral Elementary	47	32	38	54	46	33	2	41						22	313
n Elementary	57	55	49	45	43	43									292
es River Elem.	35	35	35	27	29	37									198
asant View Elem.	20	17	14	19	23	18	6								117
inole Elementary	53	46	49	68	45	45								8	314
perance Elem.	20	13	13	13	15	16	15								105
TOTALS	348	318	343	362	346	309	300	365	331	350	370	341	320	188	4591

* Provided by Teresa Coch

AMHERST, VIRGINIA

February 26, 1987.

PROJECTED ENROLLMENT FOR 1987-1988

SCHOOL	K	1	2	3	4	5	6	7	8	9	10	11	12	Sp. Ed.	TOTAL
Amherst County High											379	396	355	33	1,163
Amherst Junior High								138	121	143				31	433
Donelson Jr. High							193	220	215	219				41	888
Donelson Elementary	60	66	94	77	65	75								10	447
Amherst Elementary	42	49	58	54	81	44	47							21	396
Central Elementary	39	40	36	61	39	34	41							20	310
Donelson Elementary	47	54	50	39	43	45									278
James River Elem.	31	33	42	29	31	32									198
Pleasant View Elem.	12	19	13	15	22	20	8								109
Emmeline Elementary	52	51	51	64	52	46								15	331
Emperance Elem.	21	12	17	17	17	19	17								120
TOTALS	304	324	361	356	350	315	306	358	336	362	379	396	355	171	4,673

AMHERST COUNTY PUBLIC SCHOOLS
AMHERST, VIRGINIA

Third Day Enrollment
September 7, 1989

SCHOOL	K	1	2	3	4	5	6	7	8	9	10	11	12	Sp. Ed.	TOT
Amherst County High										22	350	304	298		97
Amherst Junior High							152	105	114	134				TMR 6	51
Donnellson Jr. High							199	210	207	205					82
Amelon Elementary	51 - 3	75 - 4	71 - 3	76 - 3	90 - 4	* 80 - 3		(22.1)						13 10	46
Amherst Elementary	57 - 3	52 - 3	58 - 3	50 - 3	* 55 - 2.5	* 58 - 2.5		(19.4)						7 22	35
Central Elementary	41 - 2	50 - 3	43 - 2	38 - 2	* 50 - 2	45 - 2		(20.5)						16	28
Colon Elementary	* 47 - 2	61 - 3	60 - 3	64 - 3	* 52 - 2	40 - 2		(21.6)							32
James River Elem.	43 - 2	33 - 2	26 - 1	38 - 2	32 - 2	* 27 - 1		(19.9)							19
Pleasant View Elem.	21 - 1	16 - 1	16 - 1	19 - 1	11 - 1	23 - 1		(17.7)							10
Seminole Elementary	47 - 2	46 - 2	50 - 3	41 - 2	47 - 2	61 - 3		(20.9)						9	30
Temperance Elem.	23 - 1	* 24 - 1	19 - 1	13 - 1	17 - 1	17 - 1		(18.8)							11
TOTALS	330	357	343	339	354	351	351	315	321	361	350	304	298	83	445

AMHERST COUNTY PUBLIC SCHOOLS
AMHERST, VIRGINIA

Tenth Day Enrollment
September 17, 1990

SCHOOL	K	1	2	3	4	5	6	7	8	9	10	11	12	SP. Ed.	TOTAL
Amherst County High										353	331	312	288		1284
Amherst Middle							147	151	116 102					TMR-5	405
Monelison Middle							214	218	235 219						651
Amelon Elementary	78	58	78	77	78	83									452
Amherst Elementary	59	65	65	60	54	56	2.5								369
Central Elementary	49	41	51	45	41	50	2							EMR-10	292
Elon Elementary	40	51	58	57	59	52	2							EMR-4 OT-5 ED-6	317
James River Elem.	46	47	34	29	42	34	2								232
Pleasant View Elem.	26	21	18	14	20	13	1								112
Seminole Elem.	46	45	35	48	45	48	2								267
Temperance Elem.	21	26	23	18	11	16	1								115
Monroe Alternative															8
TOTALS	365	354	362	348	350	352	361	369	322	358	332	313	288	30	4504

Preschool
Amelon - 14
Amherst - 8 + 2 homebound

4530 enrollment
as of 1-31-91

RECEIPT

No. 008936

DATE 12/1/17

FROM EDA (Phelps Rd) \$ 300⁰⁰

three hundred & — DOLLARS

☐ FOR RENT

☐ FOR

heat

ACCT.

PAID

DUE

300-

☐ CASH

☒ CHECK

☐ MONEY ORDER

☐ CREDIT CARD

FROM _____ TO _____

BY

J. Surnell

A-1152
T-4161

0310706

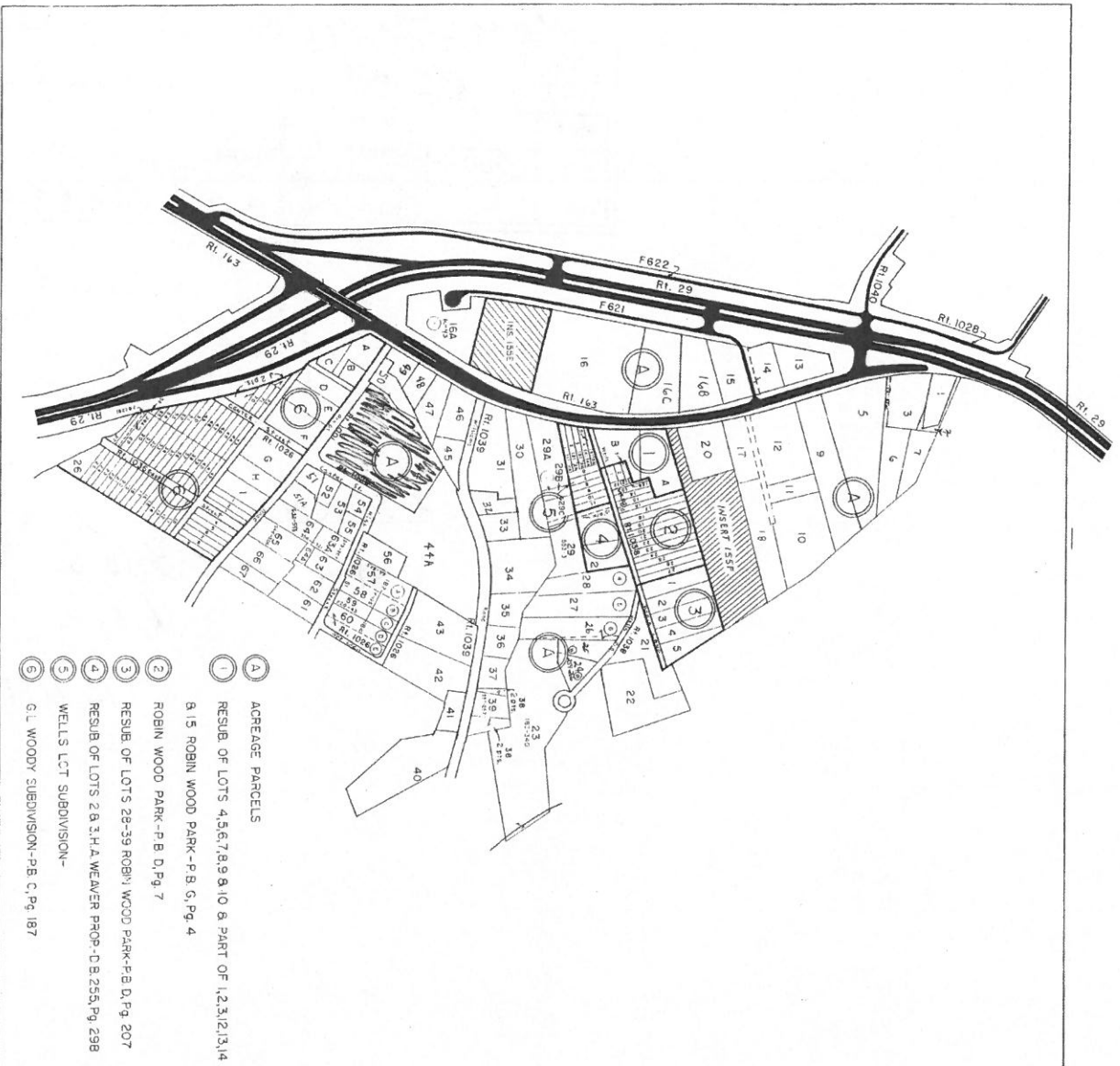
emailed
to Victoria &
Lori

12/1/17

REVISSED: 2/3/98

SANITARY DISTRICT

INSERT 155D



if not used

Questions & Answers - Phelps Rd. School Redevelopment

Current as of Oct. 30, 2017

Why doesn't the County just tear the building down and turn it into a park? This project would allow the historic former school to be restored and kept as an important asset to the community, help kickstart the redevelopment of this area of Madison Heights, and have a significant economic benefit by producing new jobs, new tax revenue, and new economic activity in the County and the business community.

If the building is turned into market rate apartments, what is the benefit to the County? If the developer only spends a minimum of \$5,000,000 in renovating the building, it is projected that during the construction phase the County would receive \$71,044 in tax revenue, 51 new jobs would be supported, and there would be \$6,583,839 in economic activity. Additionally, the annual impact of the project when completed would generate \$57,051 in new local tax revenue, 14 new jobs, and \$1,350,016 in economic activity. This return on investment was crucial to the decision-making process for the County. The developer anticipates that actual project cost will be \$7 million, which would have an even larger return.

Will the existing park behind the school remain as a park? Yes. There might be some adjustment of boundaries to the park but the park behind the school will remain a park. This is a point that was clearly expressed in all discussions and is protected in the performance agreement.

The new apartments will all be market rate, but could the owner sell the building and the apartments then become low-income housing? Any owner can sell their property to whomever they please. However, the performance agreement provides that it will be developed with market-rate units. Also, one must understand that an expensive renovation could not profitably support low rents. In order to develop the property, it will be required to be rezoned. When the property is rezoned, the Board of Supervisors envisions crafting the zoning requirements such that the property must be used as laid out in the performance agreement.

What about the potential for an increase in traffic from the project? There will be more traffic than there has been recently, but less than when the building was in regular use. The building was formerly a school for many decades and as such there was a great amount of daily traffic, including large school buses. The roads had the capacity to handle the school traffic; an apartment building of the size proposed will not generate the same level of daily, continuous traffic flow as a school.

If the school is not rezoned, what would happen next? Waukeshaw Development will withdraw from the project. The school will remain in its present condition until the Economic Development Authority (with input from the Board of Supervisors) decides to demolish it, offer it for sale, re-develop the facility at county expense, or otherwise dispose of it.

If the school is demolished, would the empty lot become a park? There is no guarantee what the next use of the empty lot would be. The Economic Development Authority (with input from the Board of Supervisors) would have several options to consider in the use of the lot, including selling the empty lot to another developer to build on. Building a new apartment complex would be an attractive possibility to developers, but re-zoning would still need to take place. The empty lot would require maintenance which adds a financial burden on the County. Selling the empty lot would bring new funds to the County from the cost of the land and its increase in tax revenue based on the use of the land (apartments, a business, etc.)

What guarantees do we have that this developer will actually do something with the building? The County has already regained ownership of the school. The agreement gives the developer the opportunity to renovate and has a project timeline that the developer has to follow. If the developer does not meet these milestones, the developer loses his option to own the property and the Economic Development Authority and the Board of Supervisors will have to decide the next course of action for the building.

Who will maintain the property? The developer is responsible for ensuring the building is secure and that the appearance of blight is minimized while it goes through the process of preparing for renovation.

Who will own the building? The agreement with the developer has been signed and transfer documents will be filed with the County Clerk to transfer ownership to the Amherst County Economic Development Authority. If the developer proceeds to completion with the building, it will exercise an option to take ownership.

What is the cost to tear down the building? \$50,000 to purchase control of the building plus an estimated \$420,000 to demolish the building, for a total of \$470,000. There is no economic return to the County if it is demolished.

Is the County going to give the developer money to do the project? No. But when the project is finished and the apartments are ready for occupancy, the County will transfer funds to the Service Authority to offset the cost of upgrading the water lines for the neighborhood and for water and sewer hookup fees—up to \$400,000. This investment in water and sewer lines goes directly to the Service Authority and stays in the neighborhood. In addition to the tax revenues, new jobs, and economic activity (see answer above for details), this \$400,000 expense is further offset by increased water/sewer revenues forever into the future from all the new customers in the apartment building.

We're both doing away with blight and getting economic development. Making the \$400,000 investment is not something we agree to do for any redevelopment prospect. This is a unique situation because of the fact that we have been in litigation for almost a year to achieve Maintenance Code compliance and abate the blight at the school -- this settles out the litigation because (1) there will be interim blight abatement, and (2) there will be either a redevelopment or tear-down and consequent elimination of all violations.

Why is the County offering up to \$400,000 in water/sewer connection fees? The fees will be paid by the County to the County Service Authority, so the funds will not leave the county. Typically, the Service Authority must charge fees to new users to help cover the capital costs which are sunk into the whole system. The fees can be a daunting impediment to making a profitable property investment. Because this is such an expensive renovation project, the Supervisors have taken a "business friendly" stance to assisting the project in moving forward. The developer benefits by having more funds available to invest in the project and the Service Authority benefits with an infusion of cash (for other major county projects) and new, paying customers.

Will the \$5 million-dollar investment in market rate apartments have an effect on neighborhood property values? Yes, it should improve property values. A \$5 million investment will raise the property value of the school and will be a massive improvement in the appearance of the school. Having this property be a thriving center of residential activity and removing the appearance of blight should raise the property values of land all around the area, and increase the usefulness of the adjacent ballfield and park.

Why is the County agreeing to pay \$50,000 if Waukeshaw Development walks away? Waukeshaw Development was able to buy the property from the last owner for \$50,000. This succeeded in getting an uncooperative owner out of the way of development. By offering to reimburse the \$50,000 the County has regained title and control of the property. The problem with past developers was compounded by the fact that the County had no control over their activities—with the title in hand and a strong performance agreement, the County is back in the driver's seat. If Waukeshaw Development is successful in getting financing, getting the property rezoned and obtaining historic property designation, the County will not have to pay the \$50,000 at all.

ECONOMIC IMPACT OF PHELPS ROAD SCHOOL DEVELOPMENT

INTRODUCTION

Amherst County and the Economic Development Authority of Amherst County (EDA) desire to promote and encourage the economic development and vitality of the County through the redevelopment and preservation of the historic former Phelps Road School, located in Madison Heights, in order to increase economic activity, employment, corporate investment in the County, and generate new local tax revenues for the County.

The former Phelps Road School is a historic property of significance to the Amherst community that will be redeveloped, restored and converted into 41 market-rate apartments while maintaining the historic character of the building and incorporating modern conveniences.

ECONOMIC IMPACT OF CONSTRUCTION

The construction of the proposed project is expected to cost \$5,000,000 and would include the renovation of the school into 41 residential units. The construction phase of this study is expected to occur in 2019 was accounted for in determining the economic impact.

Impacts are based on local purchase of construction supplies and spending with secondary businesses and service-sector businesses. Some examples of sectors that could see increased economic activity are: Retail-Building Materials, Retail-Gasoline, Truck Transportation and Hotels. The economic impacts presented in this report are specifically for Amherst County.

It is estimated Amherst County could gain a potential of \$71,044 in tax revenue during the construction phase of this project (estimated year - 2019). There would be a total economic impact during the construction phase of \$6,583,839.

ECONOMIC IMPACT OF NEW RESIDENTS

For the purpose of this impact study, the following calculations were used: 41 apartments at double occupancy = 82 persons. The total impact of 41 additional apartment units is estimated to generate 14 jobs, support current employment sectors and generate additional labor income of \$374,640 and a total economic impact of \$1,364,761. Other employment sectors impacted include full-service restaurants, automotive repair and maintenance, building material and supplies, and retail – gasoline.

It is estimated Amherst County could gain an annual addition of \$7,726 in sales tax, \$35,703 in property tax, and \$3,252 in others taxes/fee/fines from additional households. Amherst County could also gain an annual addition of \$10,370 annual property tax to Amherst County as the building will be have a higher tax assessment after renovation. The total annual tax revenue for Amherst County would be \$57,051.

SUMMARY

The proposed project of Phelps Road School Development would have several impacts on the County of Amherst. The construction phase of the project would have a significant temporary impact over an estimated one-year period. The remaining impacts would be annual impacts that should show growth year-after-year depending upon economic conditions and tax rates. The impacts of the temporary construction phase and the yearly increase in residential units would be:

Construction Phase: \$71,044 tax revenue, 51 jobs, \$6,583,839 economic activity

Annual Impact: \$57,051 tax revenue, 14 jobs, \$1,350,016 economic activity

The 10-year tax revenues forecasted to be generated by the Phelps Road School Development project, including sales tax, property tax and miscellaneous taxes, fines and fees, and the construction phase taxes in year 2019, will be **\$654,924**.

This report was created by the Lynchburg Regional Business Alliance using numbers obtained from the developer of the Phelps Road School Development project. For the full economic impact analysis report: https://drive.google.com/file/d/0B-1T_94RrGbATXFZZnVvVGJKN2s/view?usp=sharing

