

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, February 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):

ORDINANCE NO. 2018-0006

Adding §1005.1 and 1005.2 of Appendix A – Zoning and Subdivisions, Article X – Administration, to the Code of the County of Amherst to implement the Zoning Administrator Variances and Interpretations.

ORDINANCE NO. 2018-0007

Amending § 602.02, 602.03 and 801.02 of Appendix A – Zoning and Subdivisions, Article VI – General Provisions, Article VIII - Other Requirements of Zoning Districts, to the Code of the County of Amherst to implement Business-Friendly Parking and Residential Density Amendments.

ORDINANCE NO. 2019-0001

Amending § Section 302, 701.03, 702.02, 702.03, 703.02, 703.03, 706.02, 706.03, 707.02, 707.03, 708.02, 708.03, 712.03 of Appendix A – Zoning and Subdivision, Article III – Definitions of Terms, Article VII – Use Requirements by Zoning District to the Code of the County of Amherst to implement Business-Friendly initiatives that includes a comprehensive assessment of all permitted and special exception uses in the Zoning Ordinance.

SPECIAL EXCEPTION REQUEST NO. 2019-001

Request by William and Deborah Lepire 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 495 Hidden Acres Lane and further identified as tax map number 64-2-6.

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

2019-001



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

William & Deborah Lepire

Applicant Name

495 Hidden Acres Lane Amherst VA 24521

Applicant Address

City/Town

State

Zip Code

804-338-9500

Applicant phone number

N/A

Applicant fax number

wlepire@gmail.com

Applicant E-Mail

You are the ☒ property owner; () agent for the property owner.

PLEASE SEND ANY MAIL TO:

2001 WALHACA DR, RICHMOND
VA 23236

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

495 Hidden Acres Lane, Amherst VA

Street Address

64-2-6

Tax parcel ID number

General Description of Property

Single Family Home

Current Use(s) of Property

Weekend RETREAT

Proposed Use(s) of Property

Airbnb

Total Acreage: 17.7

Check all categories that apply for the parcels requesting to be heard for special exception:

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

Comprehensive Plan Land Use Designation: _____

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: _____

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 only affect to adjacent property will be the
use of Hidden Acres Lane private Road

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

There will be no changes to character or
surrounding property

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

This use will not increase traffic to and
from the property greater than normal
estimate for a full time resident.

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

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

The additional use of the property will bring
visitors to Amherst to enjoy and explore the community

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.

Deborah S. Lepore
Property Owner Signature

12-14-18
Date

Deborah S. Lepore
Property Owner Signature

Date

N/A
Agent Signature Date

N/A
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. <u>2019-001</u>	
Actions Taken: <u>S. Shumail via mail</u>	<u>1/2/19</u>
County Official Receiving Application <u>S. Shumail via mail</u>	Date <u>1/2/19</u>
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 _____



AMHERST COUNTY TREASURER – PROPERTY TAXES FORM

Case #: 2019-001

Case Request for: William + Deborah Smead Lepore

Date Contacted Treasurer Department: 1/3/19

Caller: Stacey Bennett

Spoke with: Kay Rove via email

Has Owner Paid All Property Taxes with Amherst County: YES ☒ NO ☐

If Not Please Include Comments: _____



AMHERST COUNTY TREASURER – PROPERTY TAXES FORM

Case #: 2019-001

Case Request for: Deborah Smead & William Lepore

Date Contacted Treasurer Department: 1/24/19

Caller: email

Spoke with: Kay Rone email

Has Owner Paid All Property Taxes with Amherst County: YES ☒ NO ☐

If Not Please Include Comments: _____

Tax map 64-2-6

William and Deborah Lepire
495 Hidden Acres Lane
Amherst, VA 24521

Mailing address
2001 Walhala Dr.
North Chesterfield, VA 23236

Ms. Stacey G. Stinnett
Administrative Assistant
Planning & Zoning Dept.
Amherst, VA 24521

Dear Ms. Stinnett,

Thank you for allowing Debbie and I to write a letter for the zoning board meeting scheduled for February 22, 2019. Do to previous work commitments we are unable to attend meeting on February 22nd and are disappointed.

Debbie and I purchased the home and property at 495 Hidden Acres Lane and we couldn't be happier about the reception that we have received in the community. We have had several local people notice that we were new to the area and have offered to help if we ever needed assistance. On the first weekend back in August we were getting groceries at the Food Lion and the Meat Department manager came over to us and introduced himself and asked if we were new to area. That was something you don't see much in the larger towns.

Debbie and I are asking the zoning committee for a permit to rent our home on Airbnb. Our house is on 17 acres and secluded from many other homes. It is on a private road. The primary function of this home is for the enjoyment and solitude for us and our family. We have two daughters that are married and we have 4 grandchildren and 1 more on the way. So as you can guess the primary reason for purchasing this home was not Airbnb but for our family use and we have not been disappointed in our decision one bit.

Our goal for Airbnb is to rent it about 1-2 times per month to help us offset the cost of owning a second home. We will not allow groups larger than 4-6, there will be NO parties and we will plan on not renting to anyone under the age of 26. We have been blessed with some of the best neighbors one could ask for and the last thing we want is for their peaceful privacy to be impacted. We have discussed this with our closes neighbors and we don't foresee a problem.

By Airbnbng our house we will bring more people to the Amherst area that will shop and eat at the establishments in Amherst that we have come to enjoy. This will bring dollars to the county and may bring more people that want to move to Amherst. Last February Debbie and I rented a home on Airbnb in the local area and then we started looking for a home of our home. Then in August we purchased this home.

Please accept our apologies for not being able to make the meeting and if you have any questions please hesitate to ask. We look forward to hearing a positive response from the Amherst Zoning Committee.

Best regards,

Will and Debbie Lepire

ZONING PUBLIC NOTIFICATION

CASE 2019-001

BOARD/COMMISSION

PLANNING COMMISSION
BOARD OF SUPERVISORS

PUBLIC HEARING DATES:

FEBRUARY 21, 2019 PLANNING COMMISSION
MARCH 21, 2019 BOARD OF SUPERVISORS

APPLICANT

William & Deborah Smead Lepire
2001 Walhala Dr.
North Chesterfield VA 23236

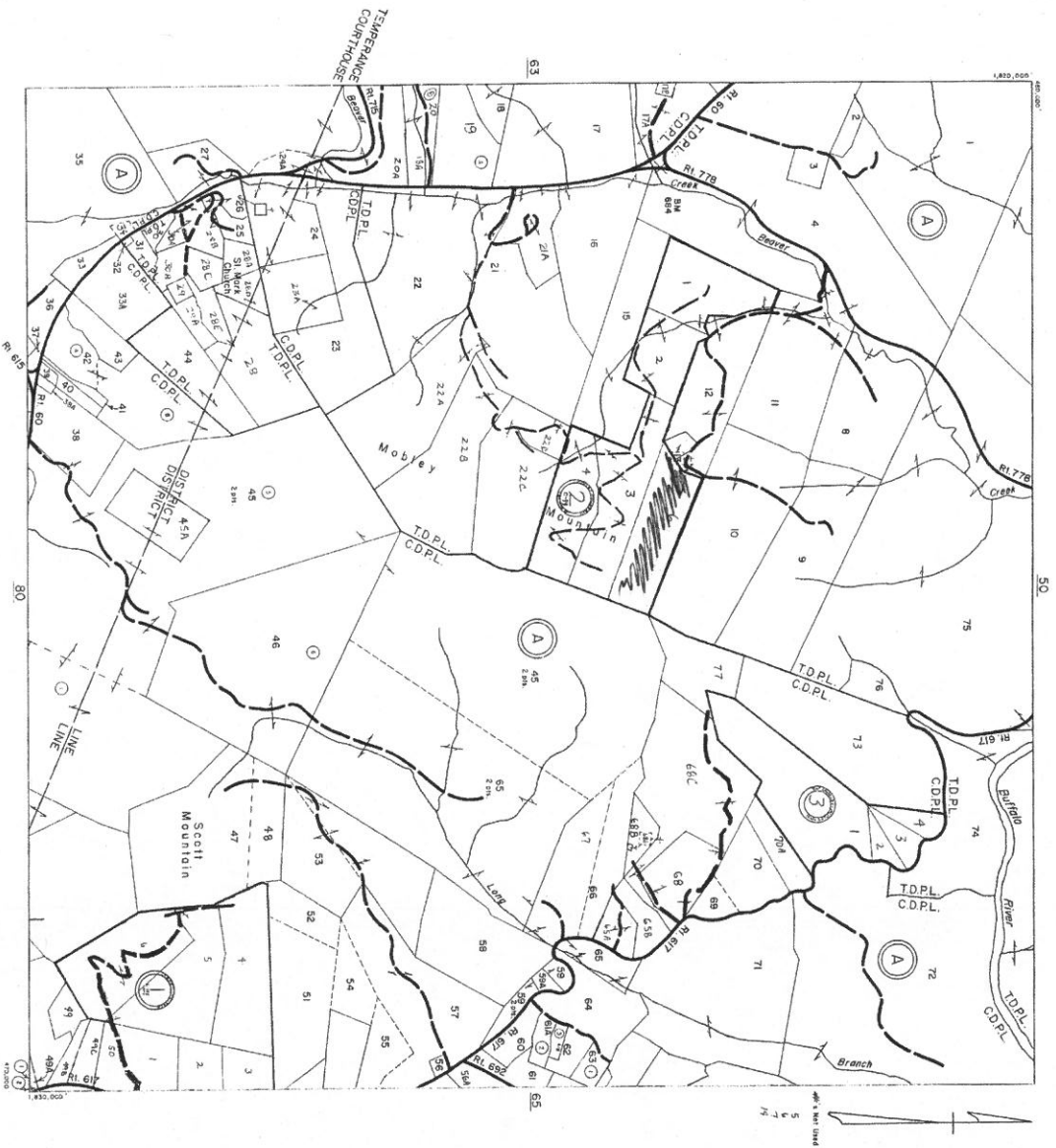
PROPERTY OWNER/SITE ADDRESS

William & Deborah Smead Lepire
495 Hidden Acres Ln
Amherst VA 24521

Tax Map #: 64-2-6

NAME	ADDRESS	TAX PARCEL
Kendall & Susan Bailey	1808 Lexington Turnpike	Amherst V, 24521 64-4-45A
Jack Henley	4806 Tyreeanna Rd	Lynchburg 24504 64-A-10
James Lennon	238 MY Way	Amherst V, 24521 64-A-10
Ryan Radzisauskas	400 Hidden Acres Ln	Amherst V, 24521 64-2-3

AMHERST COUNTY



TEMPERANCE DISTRICT
COURTHOUSE

SECTION 64