

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, May 16, 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. 2019-175

Request by Tim Wright for a special exception use in the R-2 General Residential District. The purpose of the special exception is to erect a sign. The sign will be approximately six feet in height and eight feet in width and will be located near the corner of Route 163 (S. Amherst Highway) and Williams Road. The property is located at 101 Williams Road and is further identified as tax map number 155D-A-31.

SPECIAL EXCEPTION REQUEST NO. 2019-181

Request by Robert and Holly Fisher for a special exception use in the R-2 General Residential District. The purpose of the special exception is for a short-term tourist rental of a dwelling. The property is located at 124 Melville Place and is further identified as tax map number 156A1-1-6.

REZONING AND COMPREHENSIVE PLAN AMENDMENT REQUEST, NO. 2019-187

Request by James E. Steuart to rezone approximately 58 acres from the R-1 Limited Residential District to A-1 Agricultural Residential District. The purpose of the application is to rezone the property to agricultural zoning and to place a manufactured home on the property. The request includes an amendment to the Future Land Use Map from Public to Agriculture General. The property is located on Kentmoor Farm Road and is further identified as tax map number 149-A-64.

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

**SPECIAL EXCEPTION STAFF REPORT
MAY 2019**

ZONING REQUEST: 2019-175

PETITIONER: Tim Wright

OWNER: WRGIO, LLC

REQUEST: Request by Tim Wright for a special exception use in the R-2 General Residential District. The purpose of the special exception is to erect a sign. The sign will be approximately six feet in height and eight feet in width and will be located near the corner of Route 163 (S. Amherst Highway) and Williams Road.

LOCATION/ MAP NUMBER: Williams Road & Route 163 / 155D-A-31

SIZE: 0.5 Acres

ZONING: R-2 General Residential District

EXISTING LAND USE: Apartment Building(s)

SURROUNDING ZONING/LAND USES:

NORTH: R-2 – Single-family dwellings

SOUTH: R-2 – Single-family dwellings

EAST: R-1 – Single-family dwellings

WEST: B-2 – Commercial

LAND USE PLAN DESIGNATION: Commercial

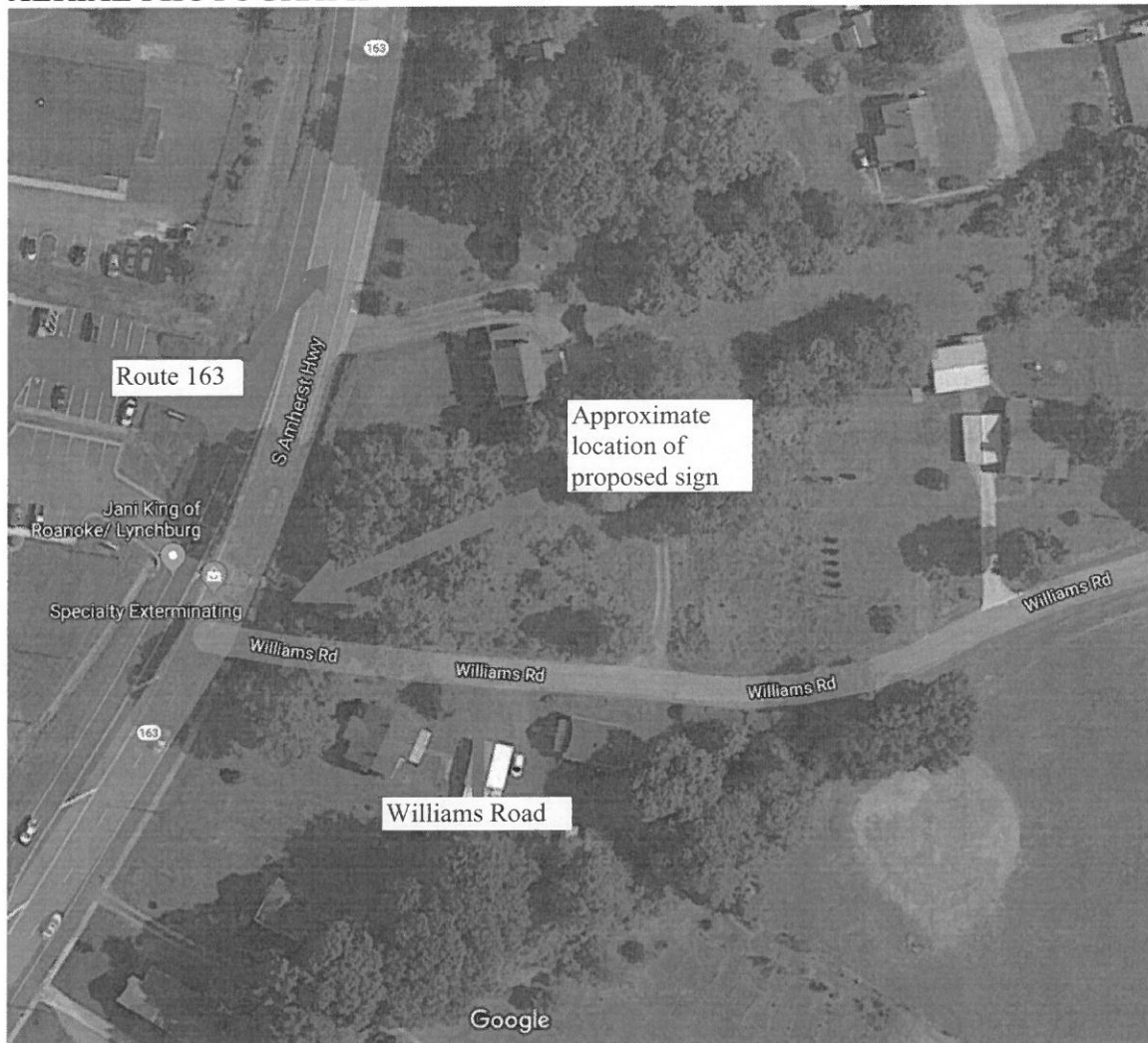
SEWER AND WATER CONDITIONS: Public Water and Public Sewer

ANALYSIS

According to Section 703.03 (11) “*neighborhood entrance signs*” are listed as a special exception uses in the R-1 Limited Residential District. The special exception application is for the purpose of erecting a sign. The sign is an on-site and will be located at the corner of Williams Road and Route 163.

The proposed sign will be setback a minimum of eight (8) feet from Williams Road and Route 163 as required by County Code. According to the application, the sign is proposed to be a height of six (6) feet, and eight feet wide. The proposed sign represents the only sign on the property.

AERIAL PHOTOGRAPH



TRAFFIC IMPACT: Access to the property is provided by Route 163 and Williams Road. Traffic to the apartment complex will have direct access off of Williams Road.

REQUIREMENTS OF A SPECIAL EXCEPTION

- The proposed special exception should be harmonious with and in accordance with the general objectives of the comprehensive plan;
- The proposed manufactured home should be designed, constructed, operated, and maintained so as to be harmonious with the intended character of the general vicinity;
- The proposed use should be served adequately by essential public facilities and services such as streets, police and fire protection, schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

- The proposed use will not create excessive additional requirements at public costs for public facilities and services and will not be detrimental to the economic welfare of the community;
- The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by the reason of excessive production of traffic, smoke, fumes, glare, odors, or water pollution;
- The proposed use should not have vehicular approaches to the property which shall be so designated as not to create any interference with traffic on surrounding public streets or roads; and
- The proposed use does not result in the destruction, loss or damage of a natural scenic or historic feature of major importance.

STAFF RECOMMENDED CONDITION:

- 1) Sign: The proposed sign shall not block sight distance and shall be in conformance with all local, state and federal laws.

2019-175



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

Tim Wright
Applicant Name 2765 Bellevue Rd Forest VA 24551
101 Williams Rd Madison Heights VA 244
Applicant Address City/Town State Zip Code
434-546-6771
Applicant phone number Applicant fax number Applicant E-Mail wrightfamilyconstruction@gmail.com

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

WRG01 LLC 155D-A-31
Property Owner Name

2765 Bellevue Rd Forest VA 24551
Property Owner Mailing Address City/Town State Zip Code

434-546-6771 SAME
Property owner telephone number Property owner fax number Property owner E-Mail

101 Williams Rd Madison Heights 155D-A-31
Location of Property Street Address Tax parcel ID number

BETWEEN McDonalds & WATE Authority
General Description of Property

Townhouse Quad unit
Current Use(s) of Property

Proposed Use(s) of Property

Sign

Total Acreage: 1/2

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: 704.03.1 (703.03.11) and 704.03.4

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

Petitioner Comments (Continue on separate sheets if necessary.)

How will the proposed special exception affect adjacent property?

it will not

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

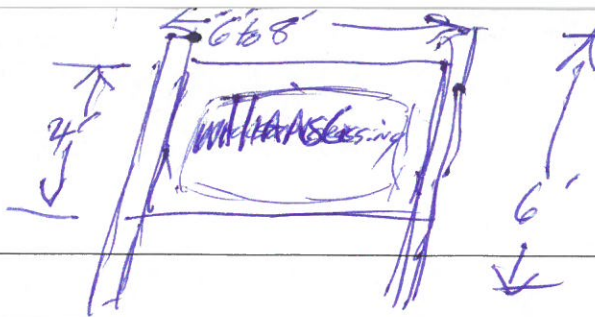
it's a nice sign.
with 6x6 treated post
or stone columns.

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

low profile sign
6 FEET high APPROX ~~4~~ 4 TALL 8 wide or smaller.

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

Location is on ZQ



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

give info for people to be
able to find rental housing in Amherst

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.

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.

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. 2019 175

Actions Taken:

Dylan Bishop
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

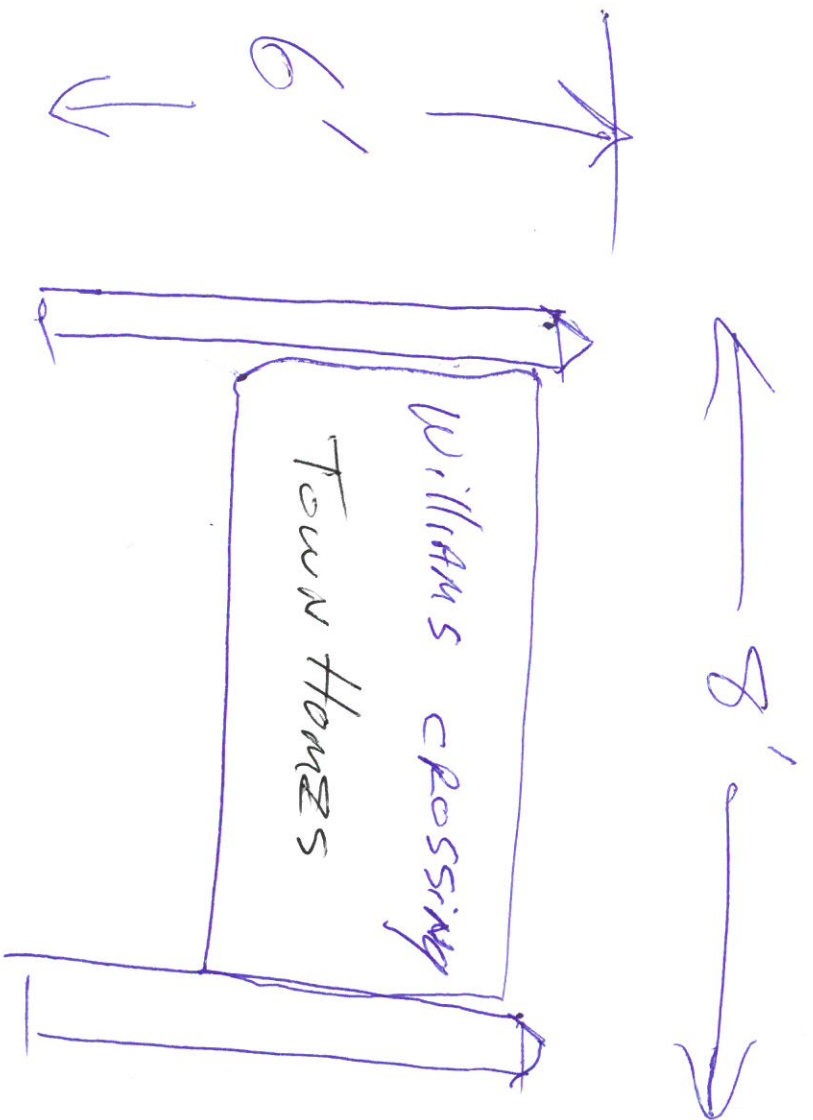
Date

Action by Planning Commission

Date

Action by Board of Supervisors

Date



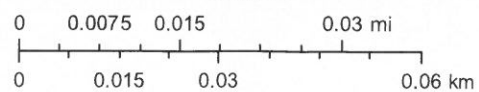
at least 8' off
right of way of
29 of Williams Rd.

6x6 post or
steel columns



April 18, 2019

1:1,129



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.

ZONING PUBLIC NOTIFICATION

Case: 2019-175

Board/Commission:

Planning Commission
Board of Supervisors

Public Hearing Dates:

May 16, 2019 - Planning Commission
June 18, 2019- Board of Supervisors

Applicant:

Tim Wright
2765 Bellevue Rd
Forest VA 24551

Property Owner

WRGO1 LLC
2765 Bellevue Rd
Forest VA 24551

Tax Map Number:

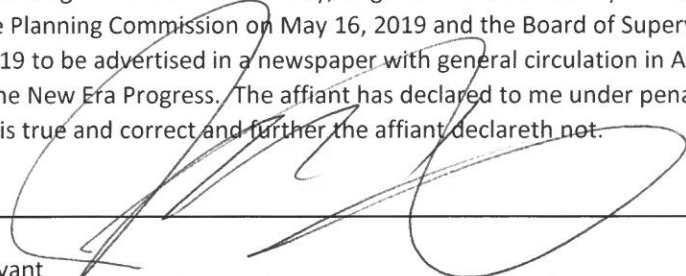
155D-A-31

Adjoining Property Owners:		
Tax Map # 155D-A-31,31A	Tax Map # 155D-A-30	
WRGO1 LLC	Kay Ann & Christopher Eubank	
2765 Bellevue Rd	5065 S Amherst Hwy	
Forest VA 24551	Madison Heights VA 24572	
Tax Map # 155A-D-A-45, 46		
William & Verna Layne		
114 Williams Rd		
Madison Heights VA 24572		
Tax Map # 155E-1-1		
Kristy Robinson		
3600 Old Forest Rd Unit 66		
Lynchburg VA 24501		

COMMONWEALTH OF VIRGINIA)

COUNTY OF AMHERST) to wit:

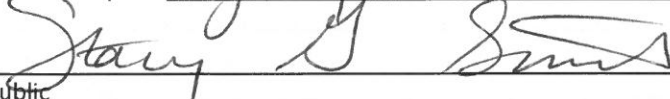
This day in the County of Amherst, Jeremy Bryant, Community Development Director, on behalf of Amherst County, Virginia, personally appeared before me, Stacey Stinnett, a Notary Public in and for the County aforesaid, in the Commonwealth of Virginia, and made oath that he is the agent for Amherst County, Virginia: and that he duly caused a public hearing before the Planning Commission on May 16, 2019 and the Board of Supervisors on June 4, 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
April 26, 2019

This affidavit is subscribed and sworn before me this 26 day of April, 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



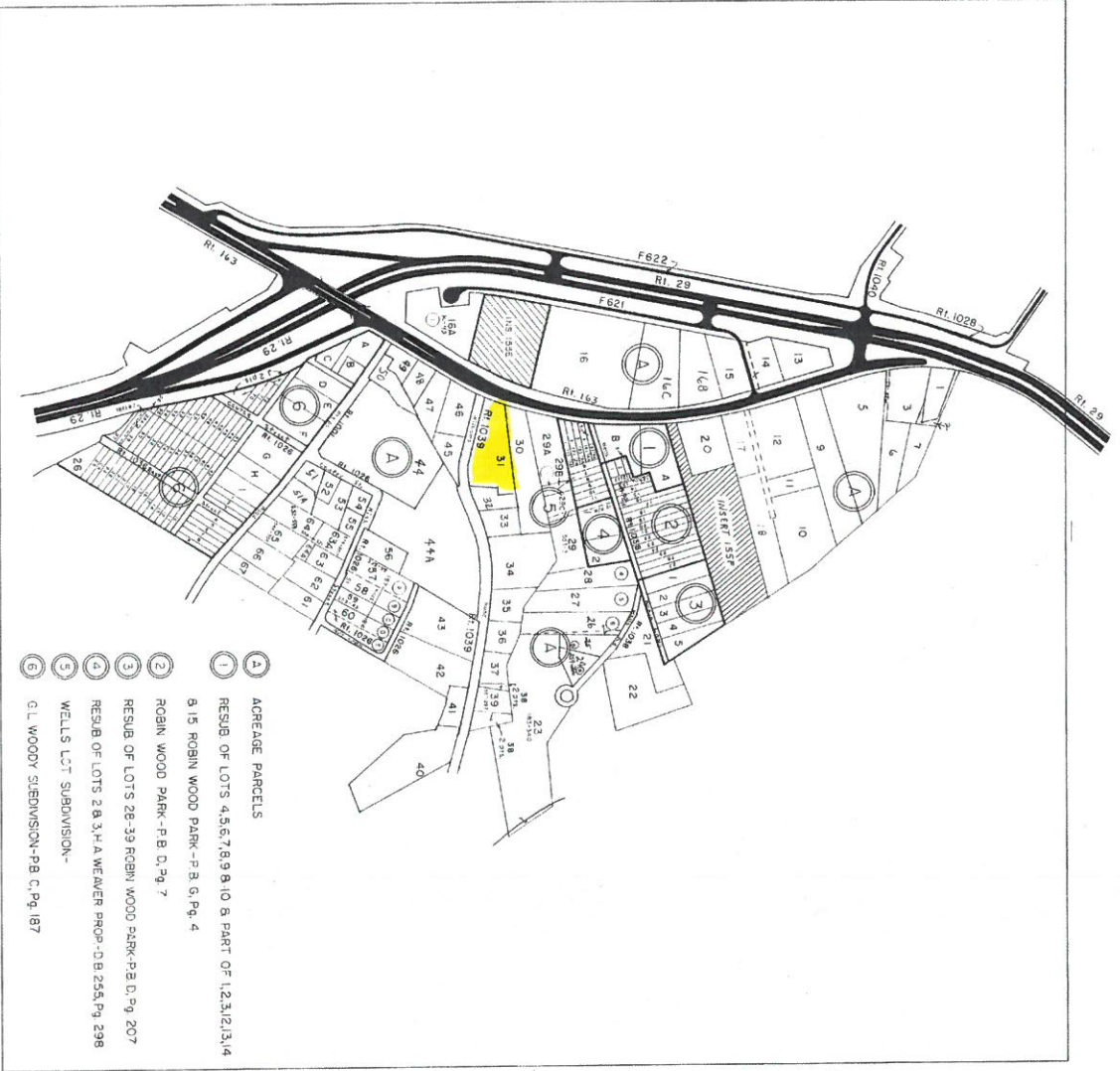
Notary Public

7211620

Registration Number

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

AMHERST COUNTY



4
19
8

REVISED: 2/2/88



SANITARY DISTRICT

INSERT 155D