

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, July 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. 2019-247

Request by GP Big Island, LLC for an expansion of an existing industrial solid waste disposal facility. The expansion of the landfill facility will be for 27 additional acres. The property is located at 9363 Lee Jackson Highway, Big Island in Bedford County. The property is accessed through the GP Big Island property over a bridge that crosses the James River into Amherst County. The property is further identified as tax map number 102-A-2.

SPECIAL EXCEPTION REQUEST NO. 2019-255

Request by Roderick J. Schmitdt Jr., for a special exception use in the A-1 Agricultural Residential District. The purpose of the special exception is for a short-term tourist rental of a dwelling. The property is located at 604 N. Fork Road and is further identified as tax map number 35-1-D2.

ORDINANCE NO. 2019-0007

Amending § 712.03 – Special exceptions of Appendix A – Zoning & Subdivisions, Article VII – Use Requirements by Zoning Districts, to the Code of the County of Amherst to add restaurants to special exceptions.

ORDINANCE NO. 2019-0008

Amending § 1207.03 of Appendix A - Zoning and Subdivision, Article XII – Subdivision Platting Requirements to the Code of the County of Amherst to change the number of lots that require Planning Commission review.

ORDINANCE NO. 2019-0009

Amending § 901.02 of Appendix A - Zoning and Subdivision, Article IX – Special Provisions to the Code of the County of Amherst to add language pertaining to accessory and temporary buildings.

ORDINANCE NO. 2019-0010

Amending § 1202.04 of Appendix A - Zoning and Subdivision, Article XII – Subdivision Platting Requirements to the Code of the County of Amherst to add language pertaining to vacation of boundary lines.

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

2019-247



**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

GP Big Island, LLC

Applicant Name

9363 Lee Jackson Highway, Big Island, VA 24526

Applicant Address

City/Town

State

Zip Code

434.299.7386

Applicant phone number

434.299.5537

Applicant fax number

thpierce@gapac.com

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

GP Big Island, LLC

Property Owner Name

9363 Lee Jackson Highway, Big Island, VA 24526

Property Owner Mailing Address

City/Town

State

Zip Code

434.299.7300

Property owner telephone number

434.299.5537

Property owner fax number

egbramme@gapac.com

Property owner E-Mail

Location of Property

9363 Lee Jackson Highway, Big Island, VA 24526

Street Address

102 A 2

Tax parcel ID number

General Description of Property

Wooded property with an industrial solid waste disposal facility

Current Use(s) of Property

Industrial solid waste disposal facility. Virginia Department of
Environmental Quality Permit SWP 549.

Proposed Use(s) of Property

Lateral and vertical expansion of SWP 549

Total Acreage: 810.55 (entire parcel) / 27 acres (landfill expansion)

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: Agricultural Residential

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: 702.03.27

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 current land use will be continued.

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

The current land use will be continued, leaving the character of the district surrounding the property unchanged.

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

It is a continuation of the current use of private property.

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

Industrial Landfill is a special exception use (item 27) under the ordinance (2019-0001).

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

The proposed expansion plans will be approved by the Virginia

Department of Environmental Quality prior to issuance of a permit.

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.

VDEQ Permit SWP 549

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.

Eldon Brammer 5/29/19
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. 2019-247

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

ZONING PUBLIC NOTIFICATION

Case: 2019-247

Board/Commission: Planning Commission
Board of Supervisors

Public Hearing Dates: **July 18, 2019 - Planning Commission**
August 20, 2019- Board of Supervisors

Applicant: G² Big Island LLC
9363 Lee Jackson Hwy
Big Island VA 24526

Property Owner
GP Big Island LLC
9363 Lee Jackson Hwy
Big Island VA 24526

Tax Map Number: 102-A-2

| Adjoining Property Owners: | | |
|--|-------------------------|--|
| Tax Map # 101-A-3 | Tax Map 102-A-12 | |
| Trustee for Hamilton Marshall River Co | John Witworth | |
| 1427 Club Dr | 4 Indian Hill Rd | |
| Lynchburg VA 24503 | Norwich Ct 06360 | |
| | | |
| Tax Map # 1-A-1 | Tax Map # 102-A-11A | |
| US of America c/o US Forest Service | The Roundabout Assoc | |
| 5162 Valleypointe Pky | c/o Elizabeth Robertson | |
| Roanoke VA 24019 | 1436 Northwood Cir | |
| | Lynchburg VA 24503 | |
| Tax Map # 118-A-1, 102-A-10 | | |
| Henry Tuck Jr & Elizabeth Burford | | |
| 18117 Perthshire Ct | | |
| Leesburg VA 20175 | | |
| | | |
| Tax Map # 117-A-2,2A,3A,4 | | |
| Edward Burford | | |
| 1352 Waughs Ferry Crossing | | |
| Monroe, VA 24574 | | |
| | | |
| Tax Map # 117-A-2,2A,3,3A,4 | | |
| Robert Sr and DH Dawson | | |
| 2686 Fontella Rd | | |
| Coleman falls, VA 24536 | | |
| | | |
| Tax Map # 102-A-13 | | |
| John Trevey | | |
| 3210 Meredith St | | |
| Austin Tx 78703 | | |
| | | |

COMMONWEALTH OF VIRGINIA)

COUNTY OF AMHERST) to wit:

This day in the County of Amherst, Dylan Bishop, Assistant Zoning Administrator, 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 she is the agent for Amherst County, Virginia: and that he duly caused a public hearing before the Planning Commission on July 18, 2019 and the Board of Supervisors on August 20, 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.

Dylan M Bishop

Dylan Bishop
Assistant Zoning Administrator
July 1, 2019

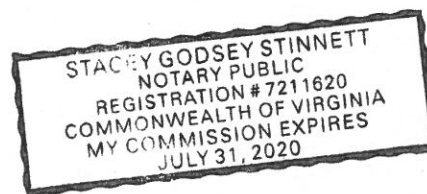
This affidavit is subscribed and worn before me this 1st day of July, 2019
by Stacey Stinnett, Planning & Zoning Administrative Assistant for Amherst County, Virginia, on
behalf of Amherst County, Virginia, who is personally known to me. In testimony whereof I have
set my hand on the day, month, and year aforesaid.

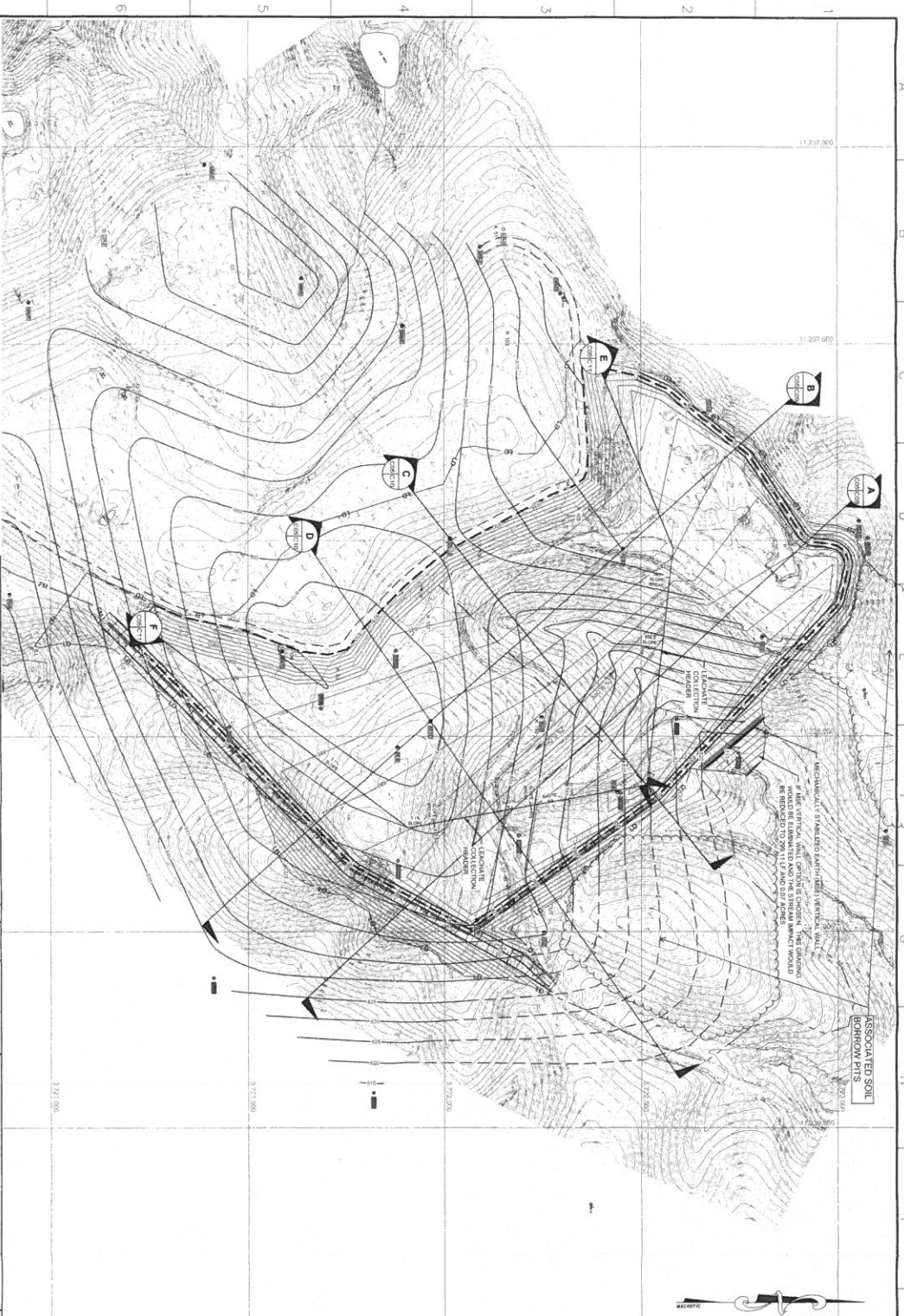
My Commission Expires: July 31, 2020

Stacey Stinnett
Notary Public

7211620

Registration Number





| NO. | REVISION | DATE | BY | AS SHOWN |
|-----|--------------------------|-------------|-----|----------|
| A | ISSUED FOR CLIENT REVIEW | JDC 2-20-17 | JDC | CWH |



| PROJECT | AMHERST LANDFILL EXPANSION |
|------------|----------------------------|
| PHASE | PHASE 1 CONSTRUCTION |
| AREA | BIG ISLAND MTL |
| CLIENT | 4000805-C07 |
| DATE | 2/20/17 |
| BY | JDC |
| CHECKED BY | CWH |
| SCALE | 1" = 100' |



- LEGEND:**
- EXISTING CONTOUR
 - PROPOSED EXPANSION CONTOUR
 - LIMITS OF DISTURBANCE
 - POTENTIAL FLOOD SURFACE CONTOUR
 - POTENTIAL FLOOD SURFACE CONTOUR

NOTE:

THIS DRAWING IS REFERENCED TO THE VARIOUS MAJOR, MINOR, AND INTERMEDIATE SURVEY STATIONS AND COORDINATES.

2. EXISTING TOPOGRAPHY PROVIDED BY: HEART AND PROFFITT INC., LYNCHBURG, VA 24040

AND PROVIDED BY: WAPPING HILLSIDE GROUP, INC., 201 PRINCETON AVE. STREET, SUITE 202, LYNCHBURG, VA 24040

DATE: 2/20/17

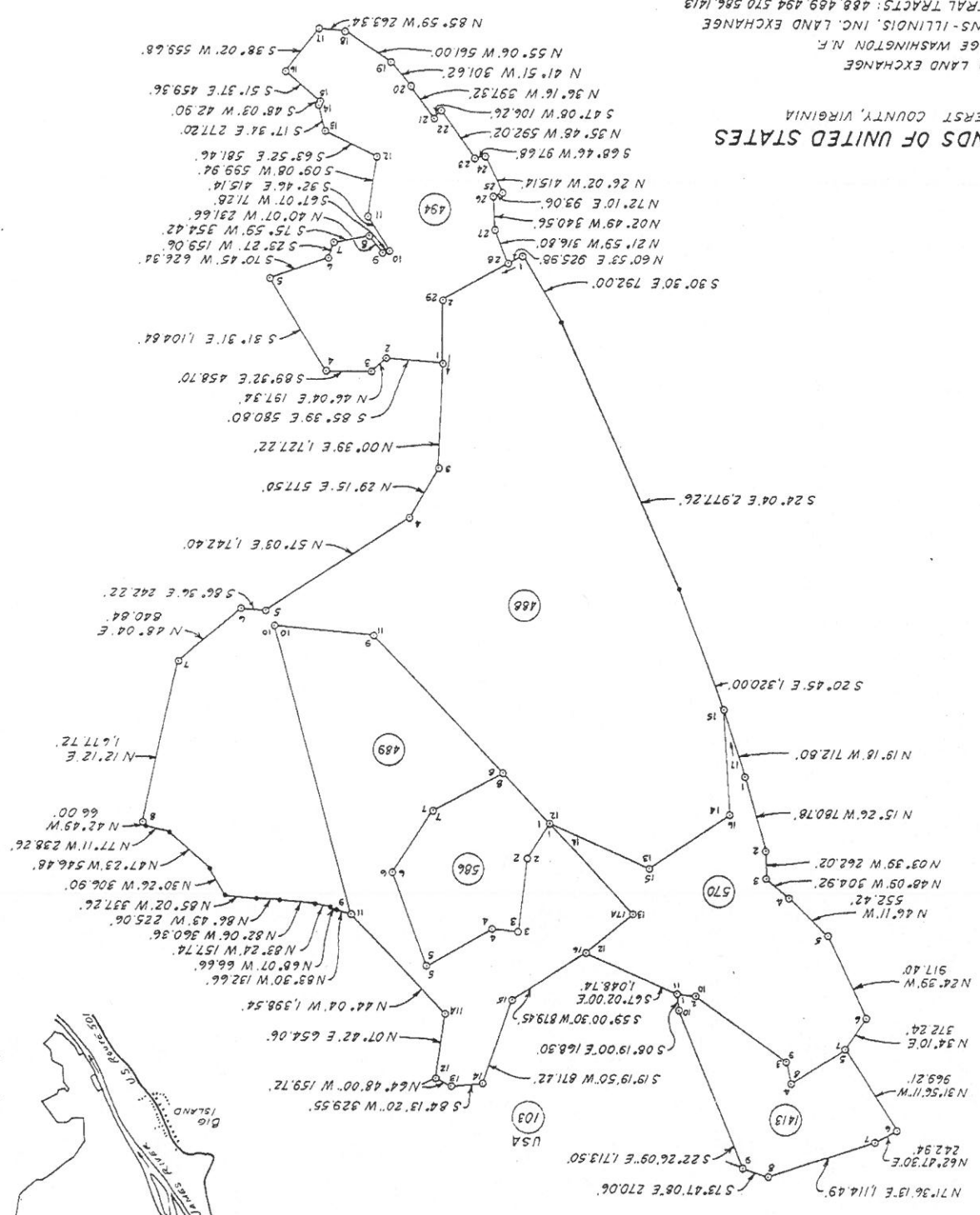
REVISION: 2/20/17

LANDS OF UNITED STATES

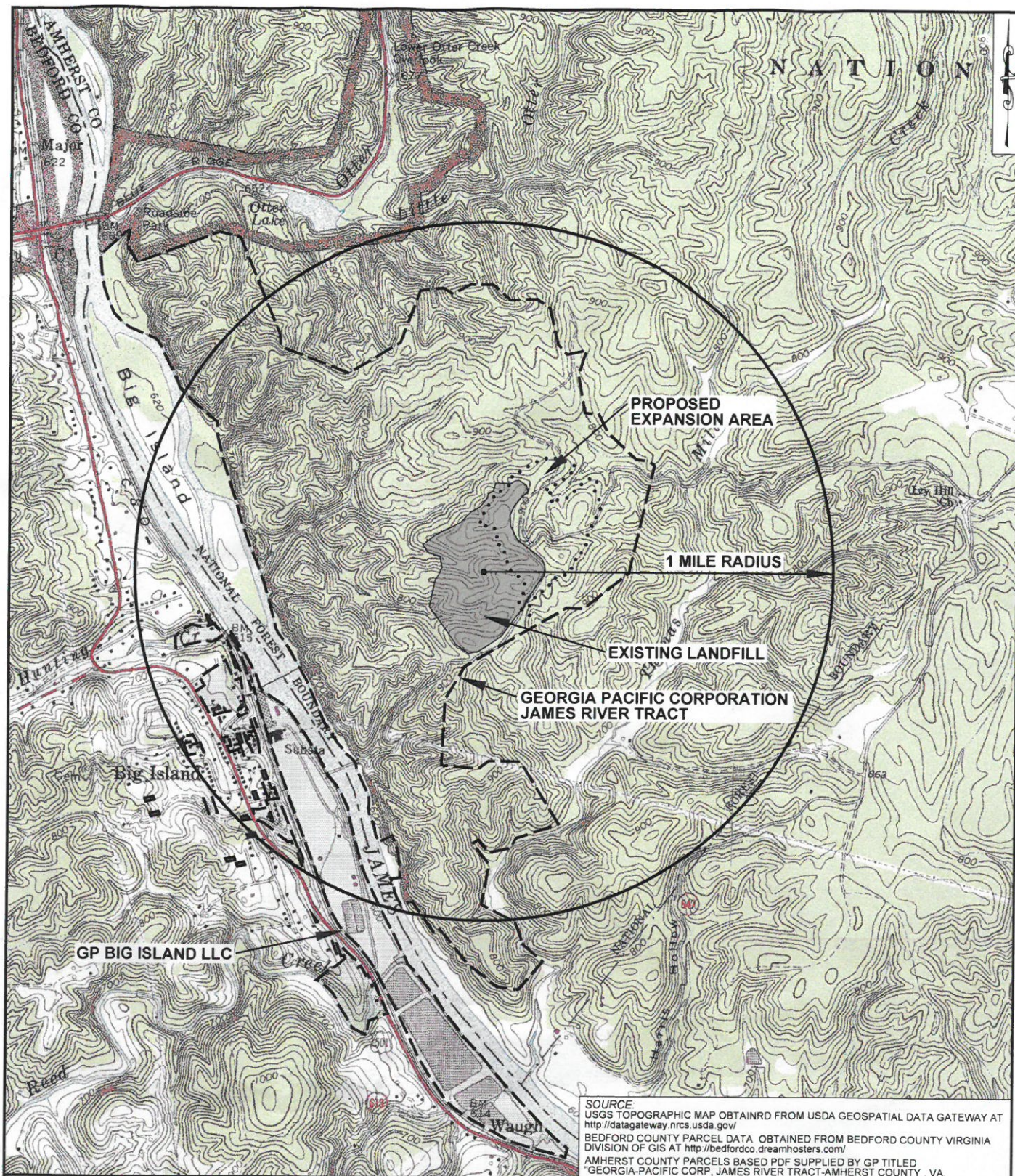
AMHERST COUNTY, VIRGINIA
 5430 LAND EXCHANGE
 GEORGE WASHINGTON N.F.
 OWENS-ILLINOIS, INC. LAND EXCHANGE
 FEDERAL TRACTS: 488, 489, 494, 570, 586, 1413
 NON-FEDERAL TRACTS: 1435a, b, c, d
 SURVEYED: USFS 1915-1925, 1986
 MAY & ASSOC. 1986 & E.M. RIPLEY 1986
 PLAT: S.M. PENCE SCALE: 1"=1,000'
 QUAD SHEET: BIG ISLAND TAX MAP: 102
 APPROVED: *[Signature]*
 FOREST ENGINEER

SUMMARY OF TRACTS

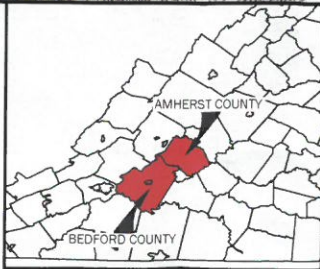
- #1413 PORTIONS OF 3 U.S. TRACTS - 4412 AC.
- #586 HARRIET M. WATTS - 4151 AC.
- #570 MARY PATTILLO - 9383 AC.
- #494 R. W. BURNS - 100.23 AC.
- #489 SUSAN F. SANRIDGE - 133.38 AC.
- #488 VIRGINIA M. ROBERTS - 399.39 AC.



FOR BEARINGS & DISTANCES OF INTERIOR LINES, SEE TRACT DESCRIPTIONS.



148 RIVER STREET, SUITE 220
GREENVILLE, SOUTH CAROLINA
PHONE 864-421-9999
www.synterracorp.com



**FIGURE 1
KEY MAP
GP BIG ISLAND, LLC
BIG ISLAND, VIRGINIA
BIG ISLAND & SNOWDEN VA QUADRANGLES**

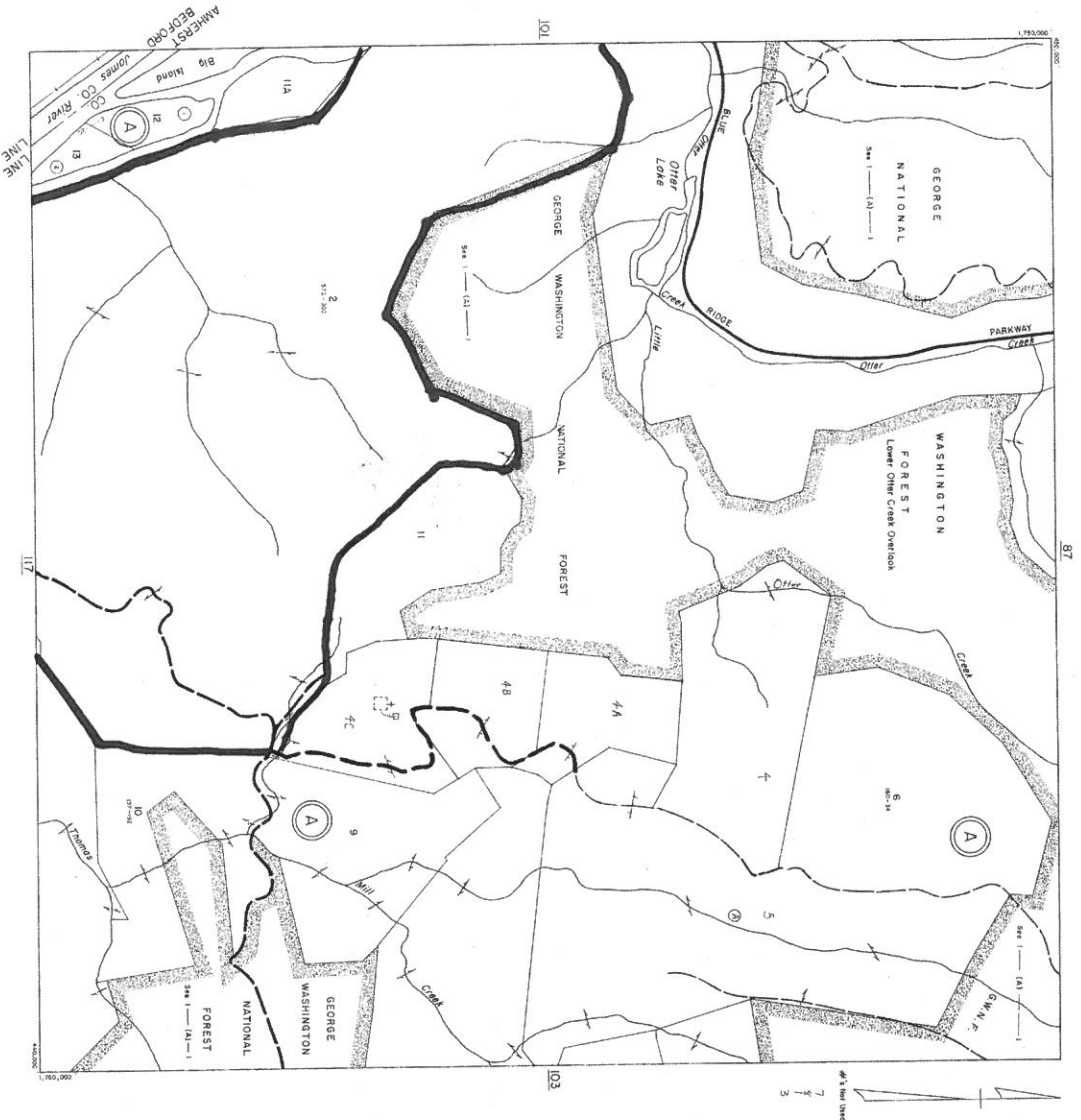
DRAWN BY: JOHN CHASTAIN
PROJECT MANAGER: HOWARD FRANK
LAYOUT: FIG 2 (USGS MAP)

DATE: 11/16/2009
CONTOUR INTERVAL: 20 & 40 FT
MAP DATE: 1998 & 1999

GRAPHIC SCALE
1000 0 1000 2000
IN FEET

N:\Jobs\SYN\17 SYN01-01\DRAWINGS\0101 FIG 1 KEY-MAP.dwg

AMHERST COUNTY



SECTION 102

FEDERAL DISTRICT

REVISED 12/21/88

102-A-2
GP B.D. Island