

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 16, 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 request:

SPECIAL EXCEPTION REQUEST, NO. 2017-01

Request by Deborah and Phillip White for a special exception request in the A-1 Agricultural Residential District. The purpose of the special exception is to allow for board and grooming services. The parcel is located at 144 Geddes Mountain Road and is further identified as tax map number 54-A-18A.

AN ORDINANCE, NO. 2017-0002

Adding § 714 to Article VII of Appendix A to the Amherst County Code to establish provisions governing development in areas susceptible to flooding.

The proposed case 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 (TTD) 434-946-9335 at least three (3) days prior to the hearing date.

Jeremy S. Bryant
Director of Planning/Zoning

**SPECIAL EXCEPTION STAFF REPORT
FEBRUARY 2017**

ZONING REQUEST: 2017-01

PETITIONER: Deborah & Philip White

OWNER: Deborah & Philip White

REQUEST: Request by Deborah and Phillip White for a special exception request in the A-1 Agricultural Residential District. The purpose of the special exception is to allow for a kennel that will provide board and grooming services.

LOCATION/ MAP NUMBER: 144 Geddes Mountain Road / TM# 54-A-18A

SIZE: 12.5 acres

EXISTING LAND USE: Agriculture / Single-Family Dwelling

ZONING: A-1 Agricultural Residential District

SURROUNDING ZONING/LAND USES:

NORTH: A-1 – Single-Family Dwelling

SOUTH: A-1 – Route 29

EAST: A-1 – Tye River / Nelson County

WEST: A-1 – Single-Family Dwelling

LAND USE PLAN DESIGNATION: Agricultural Limited

SEWER AND WATER CONDITIONS: Private water and private sewer.

ANALYSIS

Deborah and Philip White have submitted a request for a special exception in the A-1 Agricultural Residential District. The purpose of the special exception is to allow a kennel that will include grooming and boarding. The applicants indicated on the special exception application that the kennel had already been previously established at this location and had been in operation for twenty (20) years. According to the applicant, the use has ceased for a period that exceeds twelve (12) months. According to the Commissioner of the Revenue, a business license was last issued in 2000. Therefore, the applicant is required to seek a special exception approval.

The parcel of land is 12.5 acres in total size. The facility where the applicants will be performing the boarding and grooming are approximately 100 feet from the property to

the south and 250 feet away from the property to the northwest. The applicant submitted a drawing that depicts the grooming area, outdoor exercise area, outdoor runs, indoor kennel area, outdoor exercise run, a play yard and a proposed indoor exercise area that would be 20' X 30' in total size.

Customers will access the property from Geddes Mountain Road which connects to Route 29. This is the first parcel off of Route 29 when traveling northwest on Geddes Mountain Road. The parcel is bordered on two sides by the Tye River and Route 29.



REQUIREMENTS OF A SPECIAL EXCEPTION

- Will be harmonious with and in accordance with the general objectives, or with any specific objective of the county's comprehensive plan and/or this article;
- Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
- Will not be hazardous or disturbing to existing or future neighboring uses;
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structure, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
- 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;

- 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 reason of excessive production of traffic, noise, smoke, fumes, glare, odors, or water pollution;
- Will have vehicular approaches to the property which shall be so designed as not to create any interference with traffic on surrounding public streets or roads; and
- Will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance.

STAFF RECOMMENDED CONDITIONS:

1. Hours of Operation for customers:
Monday – Sunday 8AM – 8 PM
2. Prior to the issuance of a zoning permit, the applicant shall contact the Virginia Department of Health and or the Department of Environmental Quality to determine if the septic system is adequate.
3. No more than 20 dogs shall be boarded at the facility at any one time.

pd ck
2017-01



**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

Deborah + Philip White

Applicant Name

144 Geddes Mtn Rd Amherst Va 24521

Applicant Address

City/Town

State

Zip Code

434-808-2144

Applicant phone number

Applicant fax number

debspasos4u@gmail.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

Deborah + Philip White

Property Owner Name

144 Geddes Mtn Rd Amherst Va 24521

Property Owner Mailing Address

City/Town

State

Zip Code

434 808 - 2144

Property owner telephone number

Property owner fax number

debspasos4u@gmail.com

Property owner E-Mail

Location of Property

\$144 Geddes Mtn Rd

Street Address

54-A-18A

Tax parcel ID number

General Description of Property

The property has a dog kennel + Grooming business. There is already 10 kennels with runs + exercise yards, fencing and a business was previously there

Current Use(s) of Property

Home and horse property.

Proposed Use(s) of Property

Boarding + grooming services

Total Acreage: 12.5

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) (350 gal septic for kennels)

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?

Should not affect neighbors in anyway
We are the first property on ^{Right} Geddes Mtn Rd
off Route 29 so traffic does not pass
other land owners except on left

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

Kennel is already established and been
here 20 plus years. So should have no
negative impact on the character.

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

Having a horse farm, and dogs seem
to go together. Supports local dog owners
ability to vacation and leave animals in
the care of a local business.

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?

It would provide a much need service for animals in this 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.

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 White 2/19/2017
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. 2017-01

Actions Taken:

D. Bennett

1-19-17

County Official Receiving Application

Date

D. Bennett

1-19-17

Public Hearing fee received by

Date

Application returned for correction/additional information

Date

Amended application received by

Date

Public Hearing advertised in

Date(s)

D. Bennett

2-1-17

Adjacent property owner(s) notified by mail

Date

Action by Planning Commission

Date

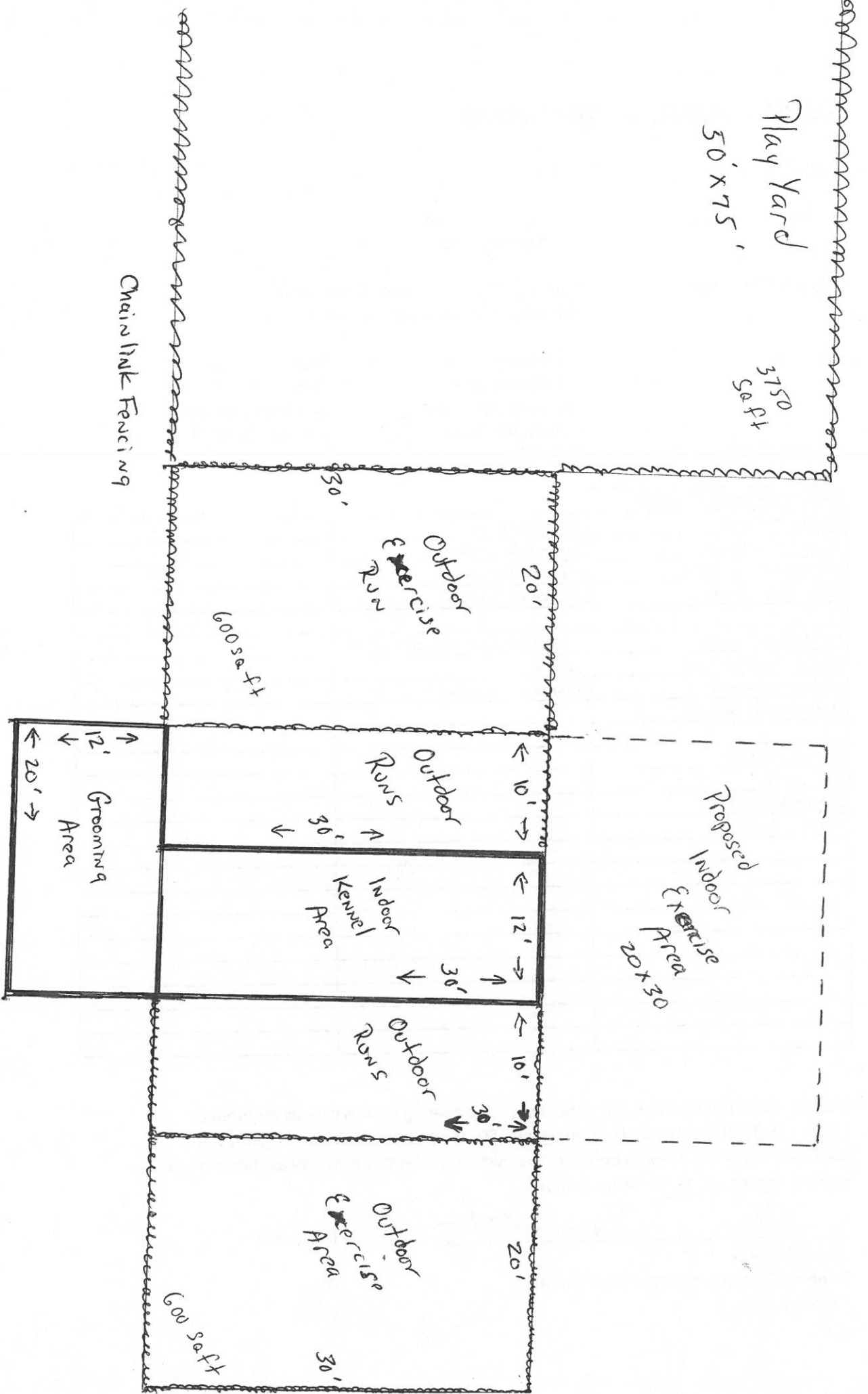
Action by Board of Supervisors

Date

Play Yard
50' x 75'

3150
sq ft

Chain Link Fencing

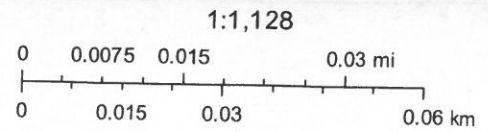


624 sq feet Interior space
 600 sq feet Covered Run area



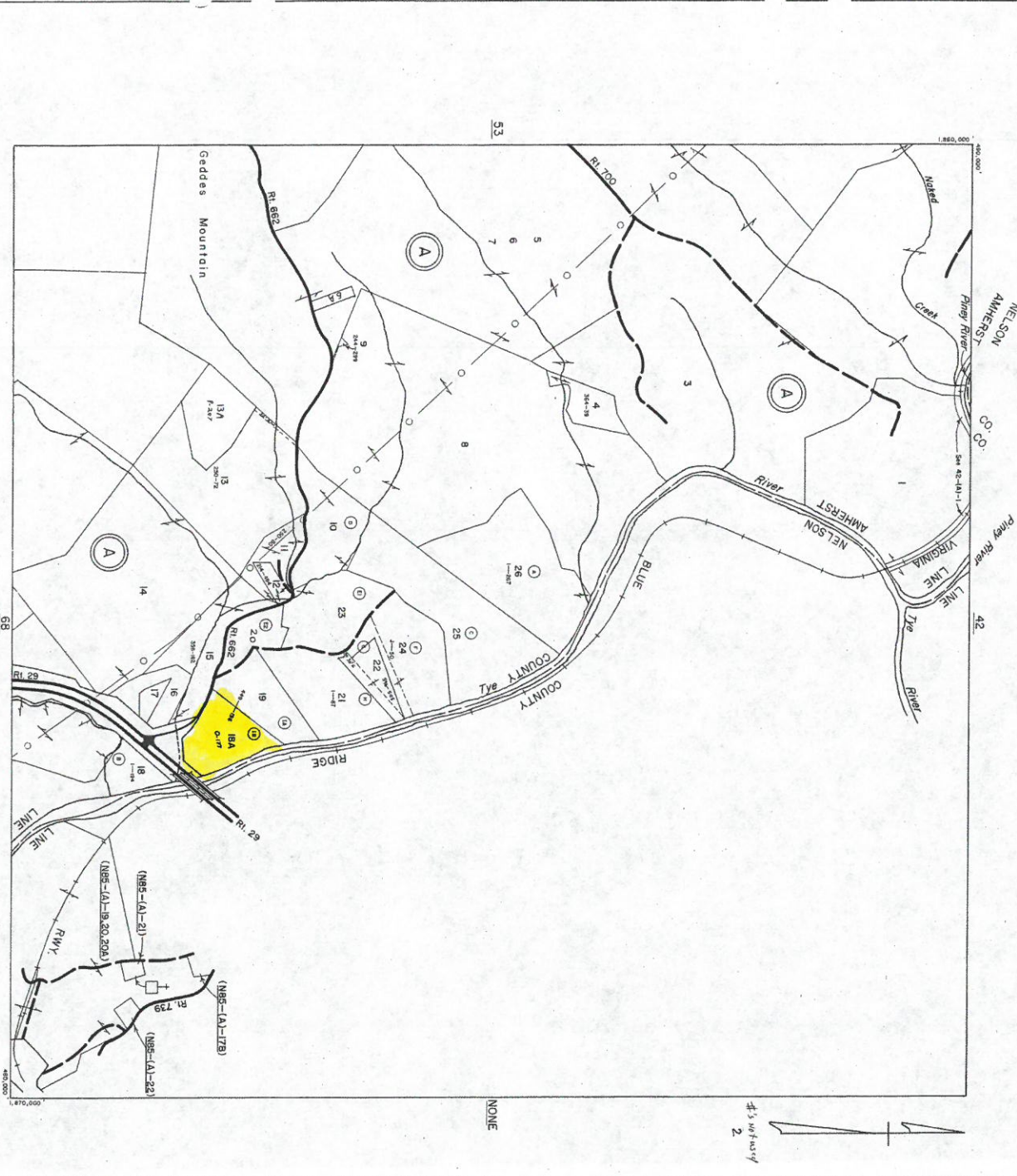
January 24, 2017

144 Geddes Mtn Rd
Dub White



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

AMHERST COUNTY



SECTION 54

TEMPERANCE DISTRICT

REVISED: 12/31/98