



COUNTY OF AMHERST



Department of Planning & Zoning

TELEPHONE (434) 946-9303

FAX (434) 946-9370

AMHERST COUNTY ADMINISTRATION BUILDING
153 WASHINGTON STREET
P. O. Box 390
AMHERST, VIRGINIA 24521

September 12, 2017

SENT VIA U.S. MAIL

William E. Trout, III
3806 S. Amherst Highway
Madison Heights, VA 24527

**RE: September 26, 2017 DRC Meeting – Boat Barn at VA Canals and Navigations Society;
3806 S. Amherst Highway;
Tax Map Parcel # 147C-8-A-42-53**

The following comments need to be addressed regarding planning and zoning:

1. Per Section 1104.02.4.a, please correct the following adjoining property owner information:
 - Add address for adjoining owner James C. Moss (152 Oak Grove Road)
 - Correct house number for adjoining owner Brandon H. Hurt (138 Oak Grove Road)
 - Include all adjoining property owner names. "Brandon H. Hurt and Amanda R. Stewart" and "John W. and Joyce B. Kidd"
2. Per Section 1104.02.4.b, please include zoning of adjoining owners and of subject property.
3. Per Section 1104.02.5.a, please include signature blocks for the zoning administrator, Virginia Department of Transportation, and Health Department.
4. Per Section 1104.02.5.d, indicate both existing and proposed parking areas. Floor area of existing Batteau House will be needed for this calculation.
5. Per Sections 1104.02.5.f, 1607.a, and 1607.b.1, show existing vegetation to satisfy 20 foot screening strip requirement where property is adjacent to a residential district.
6. Per Section 602.02.2, identify if any outdoor lighting will be used on the site.

A set of ten (10) revised plans are due back to this office on October 3, 2017 by noon in order for the request to be heard at the October 19, 2017 Planning Commission's meeting.
Please contact the Planning & Zoning Department with questions or comments at (434) 946-9303 or via email at dmbishop@countyofamherst.com.

Sincerely,

Dylan M. Bishop
Assistant Zoning Administrator/Planner



APPLICATION FOR SITE PLAN
Amherst County, Virginia

pd ck
\$75

Section A: Applicant Information

(Please print in blue or black ink)

Case No. 0917-3P-001

Last (Name of Applicant) <u>TROUT</u>		First <u>William</u>		MI <u>E., III</u>	
Mailing Address <u>3806 S. Amherst Hwy, Madison Heights, VA 24572</u>					
Telephone Number (s) <u>252-301-1747</u>					
Home _____ Business _____					
Property Owner Name <u>Virginia Canals & Navigations Society</u>					
Property Address <u>3806 S. Amherst Hwy, Madison Heights, VA 24572</u>					
Name of Development _____			Name of Developer _____		
Person Preparing Plan <u>William Trout</u>			Name of Company/Firm _____		
Location of Property (landmarks, intersections, or other) <u>ACROSS FROM WATER TOWER</u>					
Tax Parcel ID#: <u>147C-8-A-42-53</u>					
Deed Book: _____ Page Number: <u>32?-53</u>					
Please note: A site plan of the property must be submitted with this application, in accordance with Article XI of the Amherst County Zoning/Subdivision Ordinance.					

Section B: Plan Information

(Please answer all questions as completely as possible)

How will the parcel be provided with water and sewer? (Check all that apply)

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

Zoning: B2 Comprehensive Plan Land Use Designation: _____

Magisterial District: ELON

Total area of lot: 4.049 acres

Total area of open space/common areas: _____ acres

Total area of streets: _____ acres

Will a property owners' association be created for maintenance of open-space areas or common areas?
NO

Is the parcel located within the Watershed District? YES NO

Are there any covenants of record or deed restrictions existing or proposed for the subject property?
If so, please attach a copy. YES NO

Is a stormwater maintenance agreement required? YES NO

Does the site plan require VDOT, Chapter 527 review? YES NO

Is a Section 15.2-2232 review required for the project? YES NO

If yes, please attach justification that the general location or approximate location, character, and extent of the project is substantially in accord with the County's adopted comprehensive plan.

ADDITIONAL COMMENTS (To be completed by the owner/applicant):

BOAT Barn 100x approx. 75' - Pole barn for protecting & displaying historic CANAL boat remains.

Please complete and submit the attached site plan checklist along with thirteen (13) copies* of the site plan containing all information listed on the checklist. All items listed must appear on the site plan.

Section C: Signature

I do hereby certify that I have read and am familiar with the requirements for the submission of plats as provided for under the Subdivision Ordinance of the Code of Amherst County and further that this submittal is in compliance with those requirements.

William T. Zorn
Applicant's Signature

September 7, 2017
Date

Amherst County Site Plan Checklist

Site Plan Information:

- ☒ (A) Site plans shall be submitted at a scale of not less than one (1) inch equals one hundred (100) feet.
- ☒ (B) Two (2) clearly legible blue-line or black-line copies of the site plan shall be submitted.
- ☒ (C) The names and addresses of owner and developer and a scale and north arrow shall be included on all maps.

The following information shall be included on the map of existing conditions:

- ☒ (1) Names and addresses of owners of record of all adjacent properties.
- ☐ (2) Current zoning boundaries, including surrounding areas to a distance of three hundred (300) feet. ←
- ☐ (3) Easements, rights-of-way, or other reservations affecting the property.
- ☐ (4) Topography.
- ☐ (5) Location of watercourses, marshes, rock out-cropping and wooded areas.
- ☐ (6) Location of buildings existing on the tract to be developed and on adjacent tracts within a distance of one hundred (100) feet, indicating whether existing buildings on the tract are to be retained, modified or removed.
- ☐ (7) Location of existing water mains, culverts, drains, pipe sizes, grades and direction of flow.

The following information shall be included on the map of proposed development:

- ☐ (1) Erosion control measures as regulated by the county's Soil Erosion and Sedimentation Control Ordinance.
- ☐ (2) Location and size of proposed buildings and uses thereof.
- ☐ (3) Proposed topography.
- ☐ (4) Proposed streets and other access and egress facilities (including curb lines, sidewalk lines and public right-of-way lines); profiles and cross-sections of streets, provided the specifications of Section 33.1-198 of the Code of Virginia, 1950, as amended, and the Minimum Standards of Entrances to the State Highways are met and said proposal shall be approved by the resident engineer.
- ☐ (5) Layout of off-street parking.
- ☐ (6) Location of proposed utility lines, indicating where they already exist and whether they will be underground.
- ☐ (7) Proposed storm and sanitary drainage systems, both surface and subsurface, showing pipe sizes, grades flow and design loads.

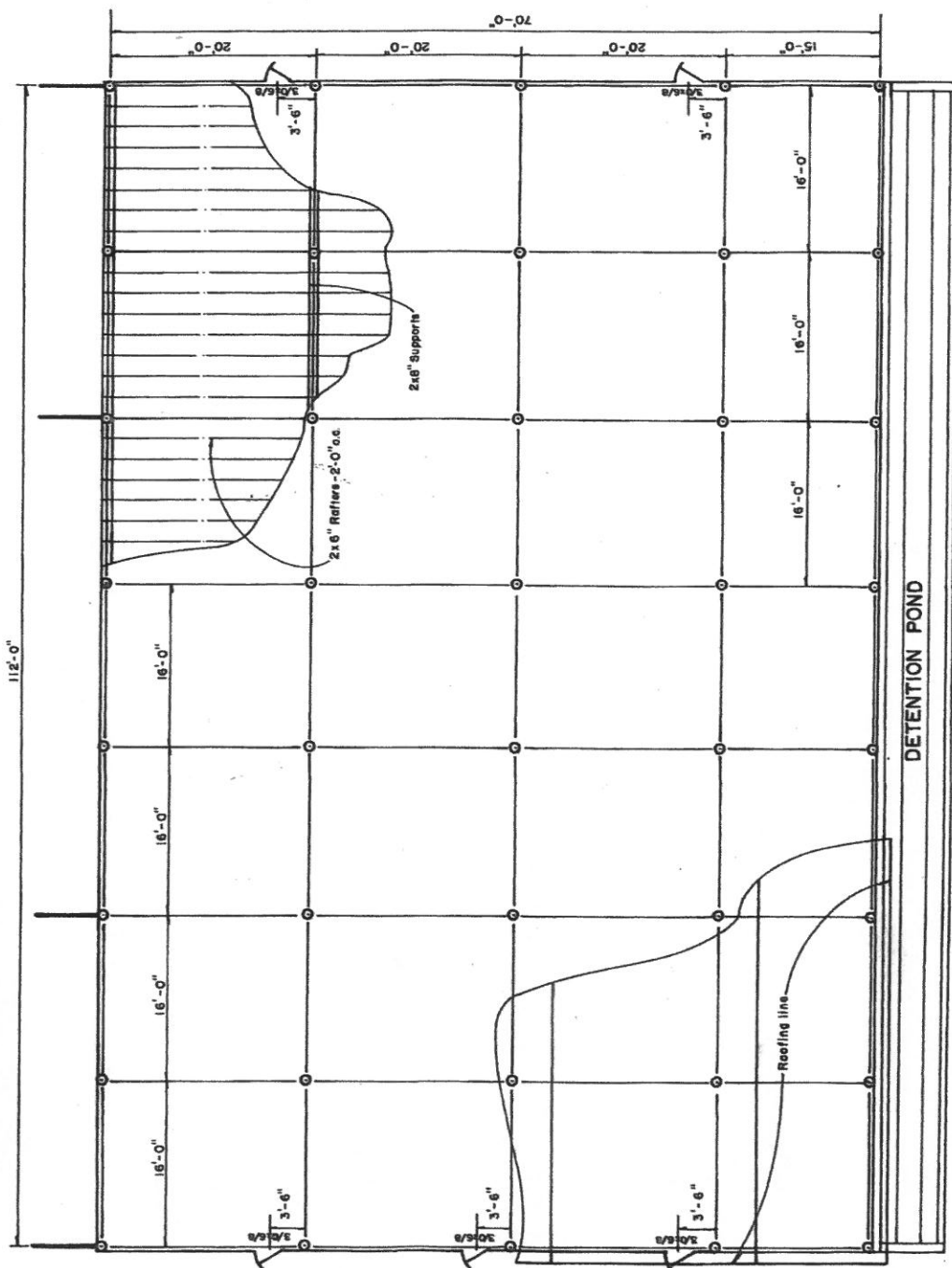
- _____ (8) Proposed location, direction of, power, and the time and use of outdoor lighting.
- _____ (9) Proposed planting, including all landscaping and screening, and indicating existing trees to be retained and areas to be left undisturbed.
- _____ (10) Location, size and design of proposed signs.
- _____ (11) Facilities for disposal of trash and other solid waste.
- _____ (12) Elevation of buildings to be built or altered on site.
- _____ (13) Vicinity map at a scale no smaller than six hundred (600) feet to one (1) inch, showing all streets and property within one thousand (1,000) feet of the property for which the application is made. All properties owned or controlled by the applicant in this area shall be identified.
- _____ (14) All special site plan requirements of Section 710 must be shown for those portions of the property located within any primary or secondary watershed district. This information shall include tributary buffer strips, drain field and reserve drain field spaces, reservoir setbacks and buffer strip restriction statements, minimum septic tank maintenance standards and storm water management facilities.
- _____ (15) All private waste disposal systems including their reserve areas be located on the same property as the building site that the private waste disposal system benefits. Mass drain fields may not be subject to this proposal.

William E Trout III
3806 S Amherst Hwy
Madison Heights, VA 24572

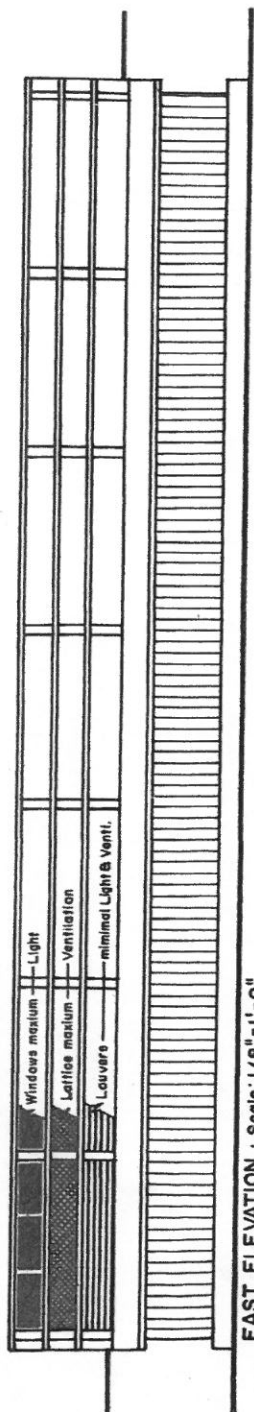
BOAT BARN for
BATTEAU HOUSE
3806 S. AMHERST HIGHWAY
MADISON HEIGHTS, VIRGINIA
JULY 20, 2017 Scale: As shown

Prepared by
HOFFMAN'S ARTIST WORKSHOPS, INC.
Edenton, N.C.
252-482-7599

WEST ELEVATION · Scale: 1/8" = 1'-0"



LAYOUT BOAT BARN · Scale: 1/8" = 1'-0"



EAST ELEVATION · Scale: 1/8" = 1'-0"

we need $34' \times 100' \times 8$

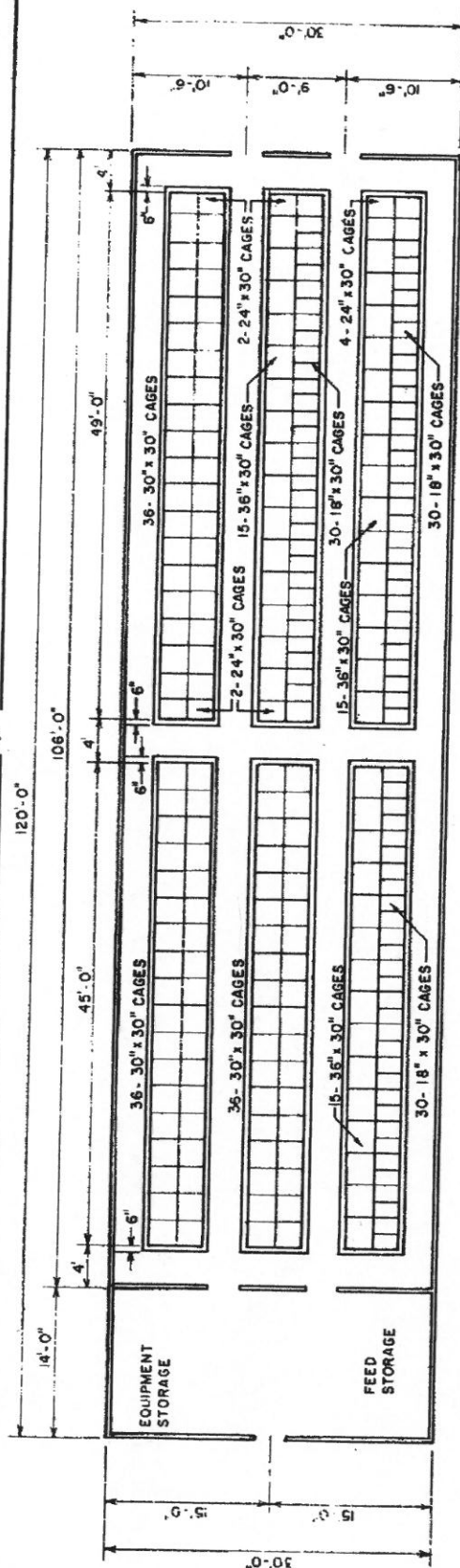
William E Trout III
3806 S Amherst Hwy
Madison Heights, VA 24572

**COOPERATIVE EXTENSION SERVICE
AGRICULTURE AND HOME ECONOMICS**

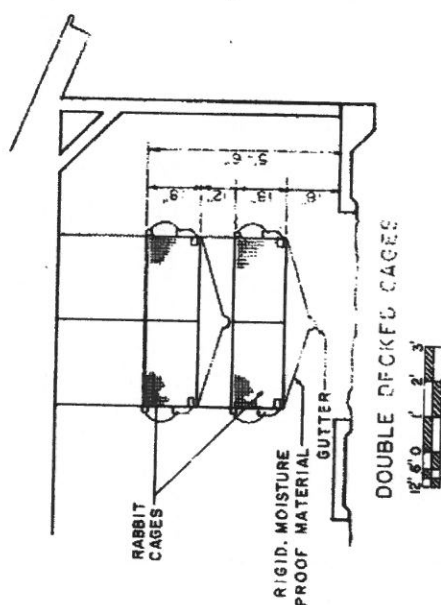
UNITED STATES DEPARTMENT OF AGRICULTURE COOPERATING
AND

2 MULTI-ROW CAGED RABBIT SHED

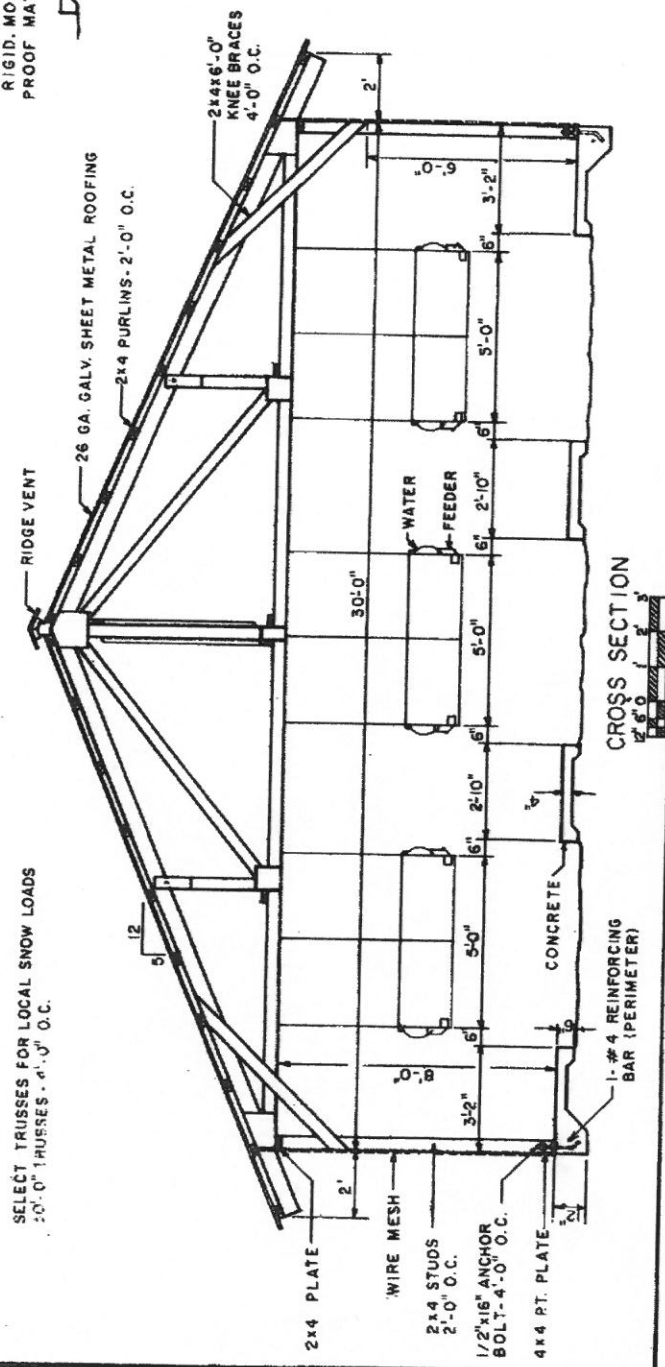
S.C. '82	5360	SHEET 1 OF 2
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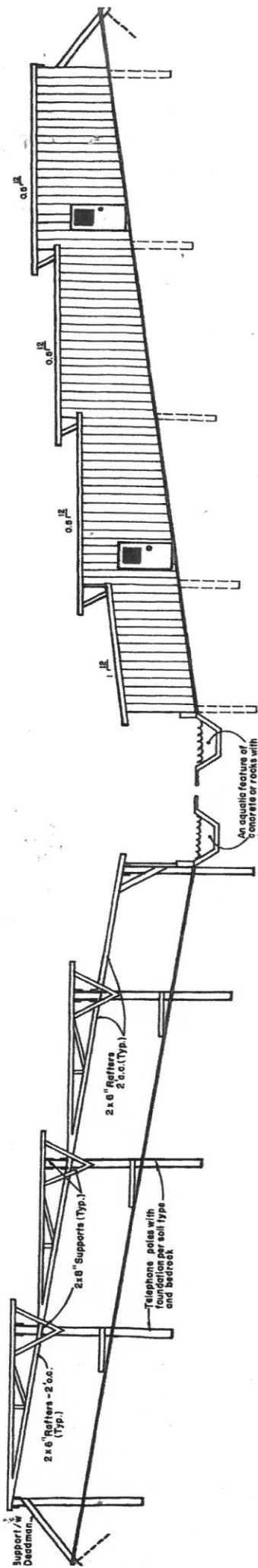


FLOOR PLAN



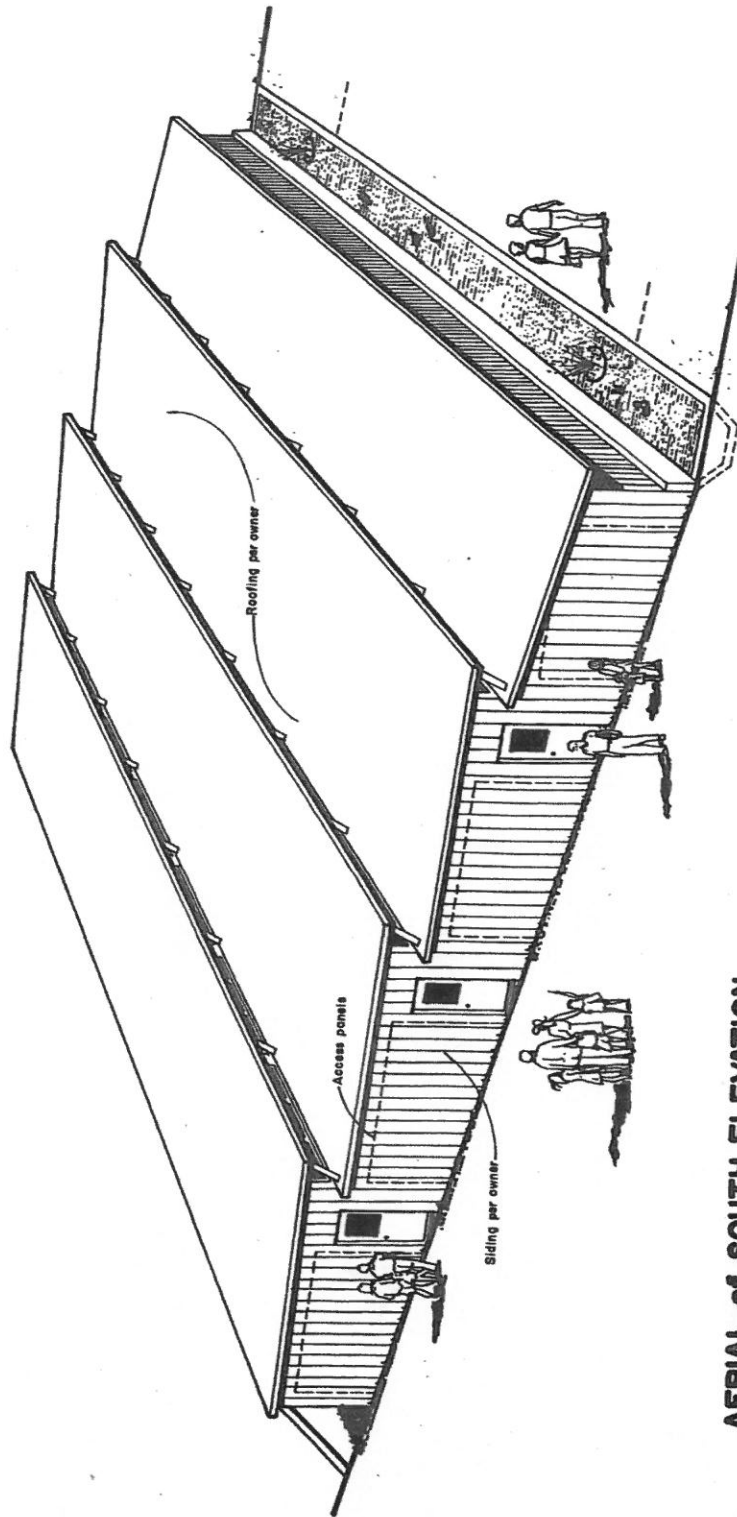
DOUBLE DECKER CAGES





TRUSS LAYOUT of SOUTH ELEVATION - Scale: 1/8" = 1'-0"

NORTH ELEVATION - Scale: 1/8" = 1'-0"



AERIAL of SOUTH ELEVATION

William E Trout III
3806 S Amherst Hwy
Madison Heights, VA 24572

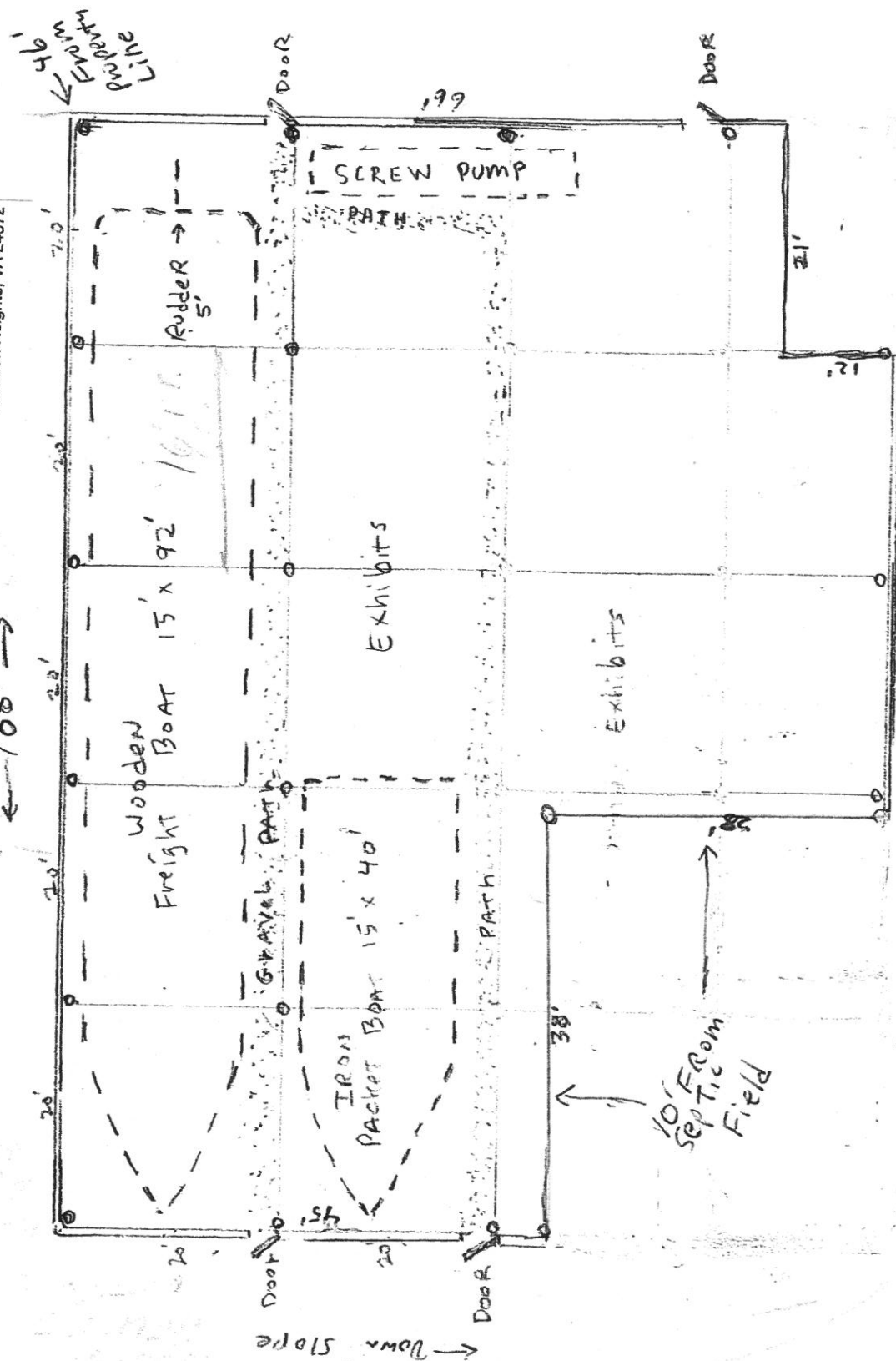
BOAT BARN
for
BATTEAU HOUSE
3806 S. AMHERST HIGHWAY
MADISON HEIGHTS, VIRGINIA
JULY 20, 2017 Scale: As shown

Prepared by
HOFFMAN'S ARTIST WORKSHOPS, INC.
Edenton, N.C.
252-482-7599

William E Trout III
3806 S Amherst Hwy
Madison Heights, VA 24572

On the level

↑ 00/00 ↓



Rain Garden for Roof Run-off

or Gutter & Pipe



↓

5,310 Sq ft as of Aug. 30 '17



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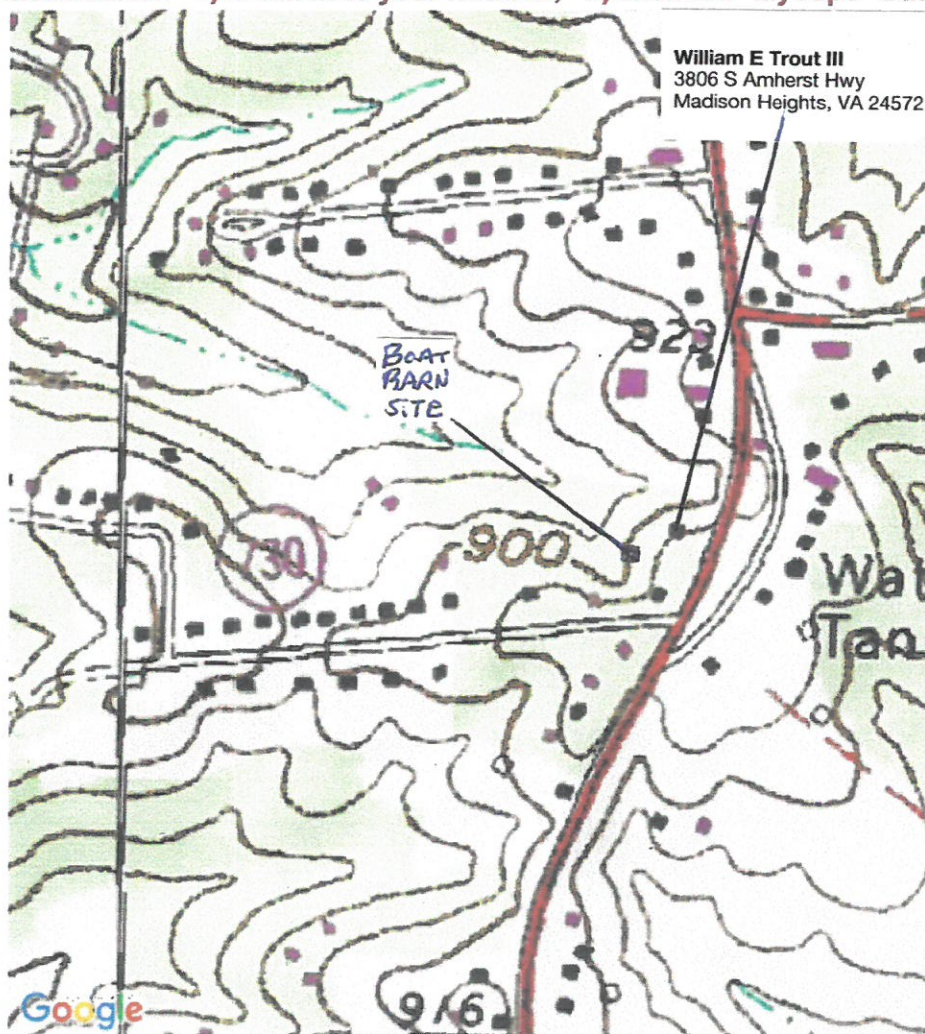
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Location: 37.4788820, -79.109684 |

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Print link opens as a new .pdf window. Allow a few seconds to process. Note that the MyTopo U.S. map |

Thanks to [MyTopo](#) and [Google](#) for allowing us to use their maps! 😊

3806 S. Amherst Hwy, Madison Heights VA 24572

April 2014

William E Trout III
3806 S Amherst Hwy
Madison Heights, VA 24572

Proposed
boat barn

S Amherst Hwy

Highview Dr

Google Earth



400 ft

FAITH BAPTIST OF
MADISON HEIGHTS
CHURCH
DB. 943 PG. 122
PLAT DB. 848 PG. 02

IRON PIPE
@ 51.15'

BNC 0.6 @ 33.2'

LOT 31

S 81°30'00"E

346.54

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 43

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LOT 78

LOT 79

LOT 80

LOT 81

LOT 82

LOT 83

LOT 84

LOT 85

LOT 86

LOT 87

SOURCE OF TITLE:
HAMPTON G. & MARY B. CAMPBELL
DB. 683 PG. 069
PB. C PG. 1

4.049 Acres
RESIDUE LOTS 32-53
T.M. #147C-8-32/53

REF. PC. 2 PG. 295
SCALE 1"=60'

$\Delta = 23^{\circ}37'42''$
 $R = 1237.93'$
 $L = 510.51'$
 $CH = 506.90'$
 $CB = S 21^{\circ}25'25''W$

1ST. BLOCK
GARAGE

CONC. WALL

2ST. BRK.
#3806

NE WALL

OH LINES

PAVED DRIVE

OH LINES

IPF

IPF

IPF

IPF

IPF

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IPF

IPF

N 71°23'08"W

19.8'

PT LOT 54

BRANDON H. &
AMANDA R. HURT
DB. 1132 PG. 249

JOHN W. &
JOYCE B. KIDD
DB. 521 PG. 266
PLAT PC. 2 PG. 295

SHED

PT. LOT 54

BRANDON H. &
AMANDA R. HURT
DB. 1132 PG. 249

181.86'

181.86'

181.86'

181.86'

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181.86'

181.86'

181.86'



PLAT SHOWING RESURVEY OF
THE RESIDUE OF LOTS 32-53, BLOCK A
MIDWAY HEIGHTS
ELON DISTRICT, AMHERST COUNTY VA.
SCALE 1"=60' FEB. 29, 2012

DOUGLAS A. LEE
1128 TWO CHURCH LN.
FOREST, VA. 24551
PH: 434-942-9130

ROUTE 29 - B 84' RW

TO LYNCHBURG

100 FEET

100 Feet

William E Trout III
3806 S Amherst Hwy
Madison Heights, VA 24572

COMM. 122280



Fwd: Amherst DCR September Meeting - Boat Barn at VA Canals & Navigation Society

Jeremy S Bryant to: Dylan M Bishop

09/28/2017 08:29 PM

2 attachments



Sight Distances Defn. RDM_AppendB(1).pdf VDOT_Lynchburg_Site_Plan_Checklist_2016.pdf

For the file.

Sent from my iPhone

Begin forwarded message:

From: "Kessler, Jeffery B., P.E. (VDOT)" <JefferyB.Kessler@VDOT.Virginia.gov>
Date: September 28, 2017 at 6:42:26 PM EDT
To: "Jeremy S. Bryant" <jsbryant@countyofamherst.com>
Cc: "Wright, Steven (VDOT)" <Steven.Wright@vdot.virginia.gov>
Subject: Amherst DCR September Meeting - Boat Barn at VA Canals & Navigation Society

Jeremy,

The following is summary of my comments during the September 26, 2017 meeting of the Design Review Committee meeting.

1. A VDOT commercial entrance based on the projected trip generation volume will be required.
2. Trip generation projections are to be based on ITE's Trip Generation Manual or sufficient documentation as to the use, number of employees and projected attendance on a daily and weekly basis.
3. Due to location and maximum available sight distance, the southern entrance of the two should be considered. This entrance is paved and already meets the minimum geometrics for a low volume commercial type entrance. However, based on the projected traffic, the entrance may require improvements to meet the higher commercial entrance standards. Attached is a check list for commercial entrances sight plans, if applicable.
4. Both Stopping (SSD) and Intersection (ISD) Sight Distances measurements are required and must satisfy the minimum requirements as found in Appendix F of the VDOT Road Design Manual at <http://www.virginiadot.org/business/locdes/rdmanual-index.asp> VDOT accepts either a Virginia licensed Professional Engineer or Land Surveyor signature and seal on the measurements. Criteria and method of measuring sight distances may also be found in Appendix F
5. Site parking is to be located a minimum of 35 feet (50 feet preferred) from the

closed edge of travel lane of Route 29 Business.

6. A VDOT land use permit is required for the re-designated entrance and for any work within the right-of-way.

Please notify me if you have any questions or if I may be of further assistance.

Sincerely,
Jeff

Jeffery B. Kessler, P.E.
Area Land Use Engineer
VDOT - Lynchburg
434.856.8293
JefferyB.Kessler@VDOT.Virginia.gov



DRC Comments - Boat Barn @ 3806 S Amherst Hwy
Lewis, Sarah (VDH) to: 'dmbishop@countyofamherst.com'

09/26/2017 01:36 PM

Dylan,

Sorry for the delay in getting you my written comments for this morning's DRC meeting regarding the proposed Boat Barn at the VA Canals and Navigations Society.

The proposed building site is located 10'+ from the existing septic system and is not proposed to include any plumbing at this time. I have no objection to approval of the proposed project.

Please let me know if you have questions or if I may be of assistance.

Thank you,

Sarah Lewis
Environmental Health Specialist Sr.
Amherst County Health Department
Phone: (434)946-9408 x 9592
Fax: (434)946-9409



Fw: Pole Barn

Stacey G Stinnett to: Dylan M Bishop

09/20/2017 09:56 AM

Normally Austin would just print these comments or any feed back from anyone and put in the DRC file - you will make your staff report accordingly.

Stacey G. Stinnett
Administrative Assistant
Planning & Zoning Dept.
P.O. Box 390
Amherst, VA 24521
Office: (434) 946-9303
Fax: (434) 946-9370
sgstinnett@countyofamherst.com

----- Forwarded by Stacey G Stinnett/Amherst on 09/20/2017 10:00 AM -----

From: "James C Adams JR." <jcadams@aep.com>
To: "ARMitchell@CountyOfAmherst.com" <ARMitchell@CountyOfAmherst.com>,
"sgstinnett@countyofamherst.com" <sgstinnett@countyofamherst.com>
Date: 09/20/2017 08:42 AM
Subject: Pole Barn

Appalachian Power already has service to 3806 s Amherst Highway in Madison Heights.
I was not able to determine if the barn was going to need electricity or not.
I do not have any comments.
Unless you think I need to attend I do not plan to drive to Amherst for this meeting.

Thanks.

AMHERST COUNTY ZONING ADMINISTRATOR

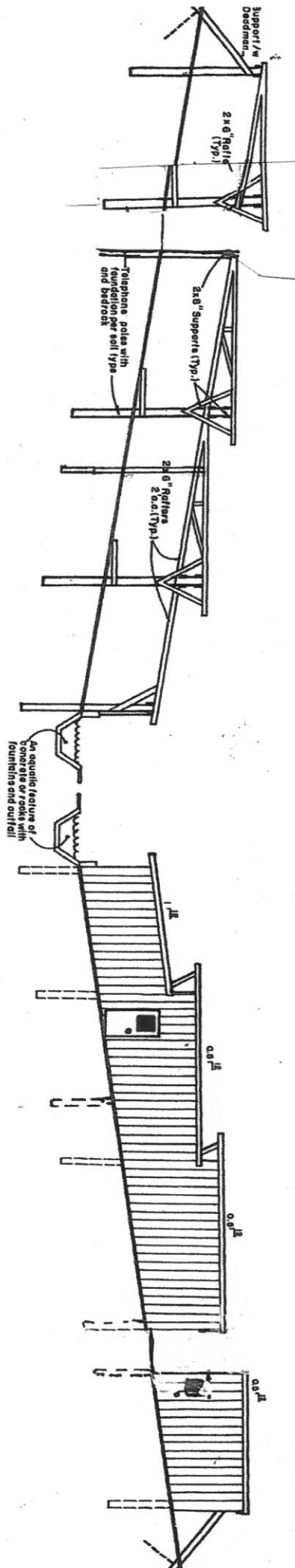
VIRGINIA DEPARTMENT OF TRANSPORTATION REPRESENTATIVE

VIRGINIA DEPARTMENT OF HEALTH REPRESENTATIVE

William E Trout III
3806 S Amherst Hwy
Madison Heights, VA 24572

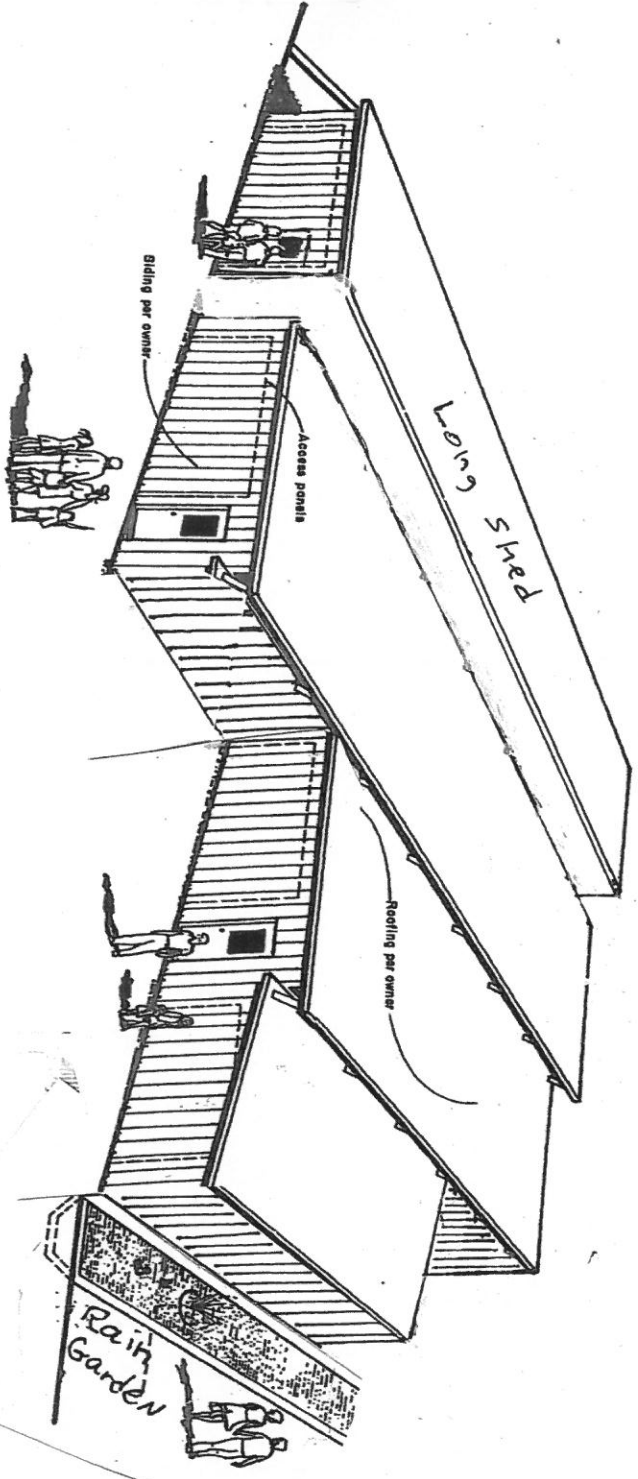
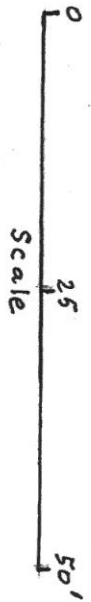


5,310 Sep ft as of Aug. 30, 17



TRUSS LAYOUT of SOUTH ELEVATION -

NORTH ELEVATION



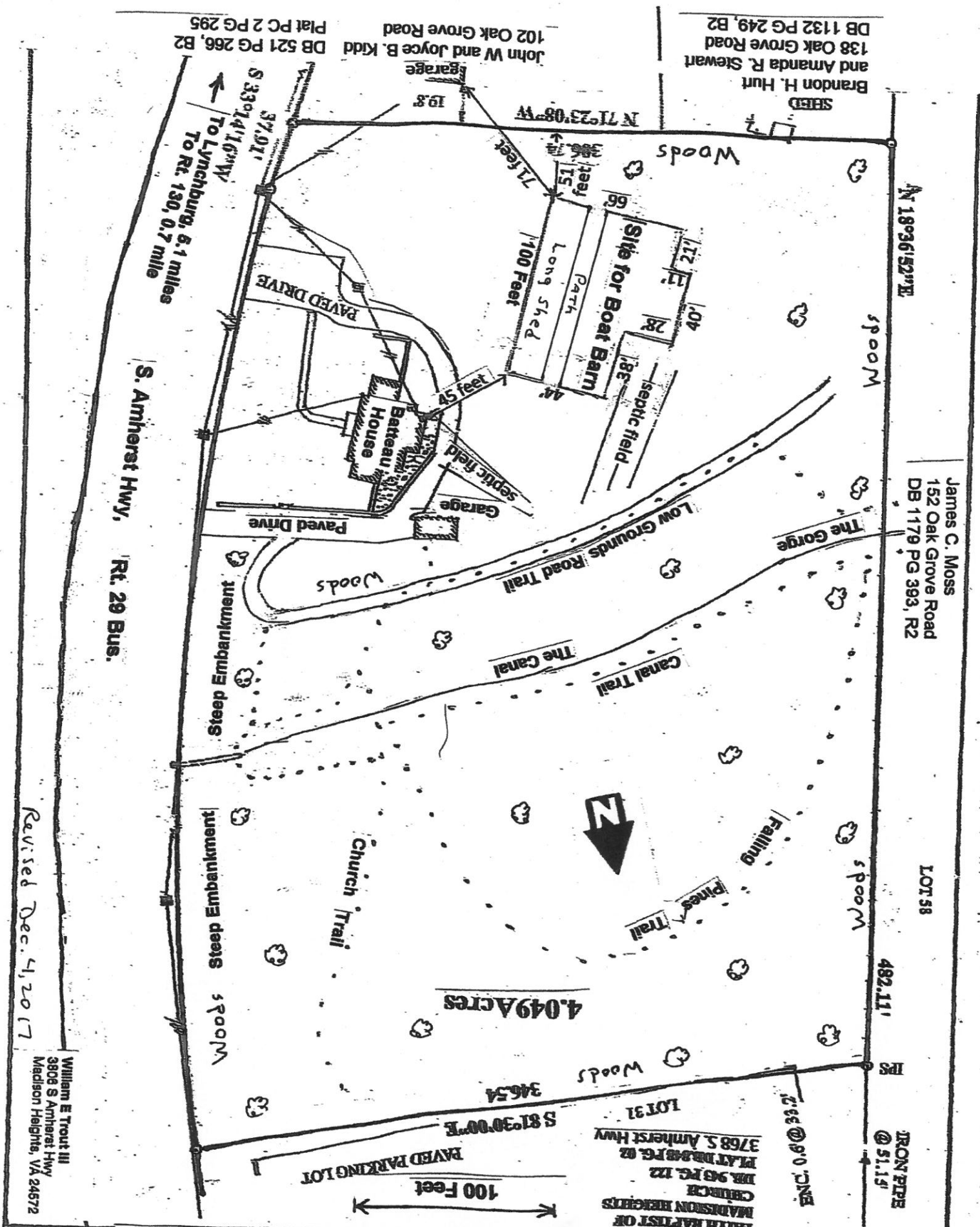
AERIAL of SOUTH ELEVATION

BOAT BARN
for
BATTEAU HOUSE
3808 S. AMHERST HIGHWAY
MADISON HEIGHTS, VIRGINIA
JULY 20, 2017 Scale: As shown

Prepared by
HOFFMAN'S ARTIST WORKSHOPS, INC.
Edenton, N.C.
252-482-7559

Revised Dec. 4, 2017

Bateau House, 3806 S. Amherst Hwy, Madison Heights, VA 24572
252-301-1747, Bill@vacanals.org, www.vacanals.org



Revised Dec 4, 2017

William E Trout III
3806 S Amherst Hwy
Madison Heights, VA 24572

S. Amherst Hwy, Rt. 29 Bus.

John W and Joyce B. Kidd DB 521 PG 266, B2
102 Oak Grove Road
Plat PC 2 PG 295
Brandon H. Hunt
and Amanda R. Stewart
DB 1132 PG 249, B2
138 Oak Grove Road
N 71°23'08\"/>

N 18°36'52\"/>

James C. Moss
152 Oak Grove Road
DB 1179 PG 393, R2

LOT 58

482.11'

IRON PIPE
@ 51.13'

4.049 Acres

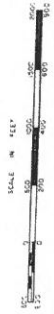
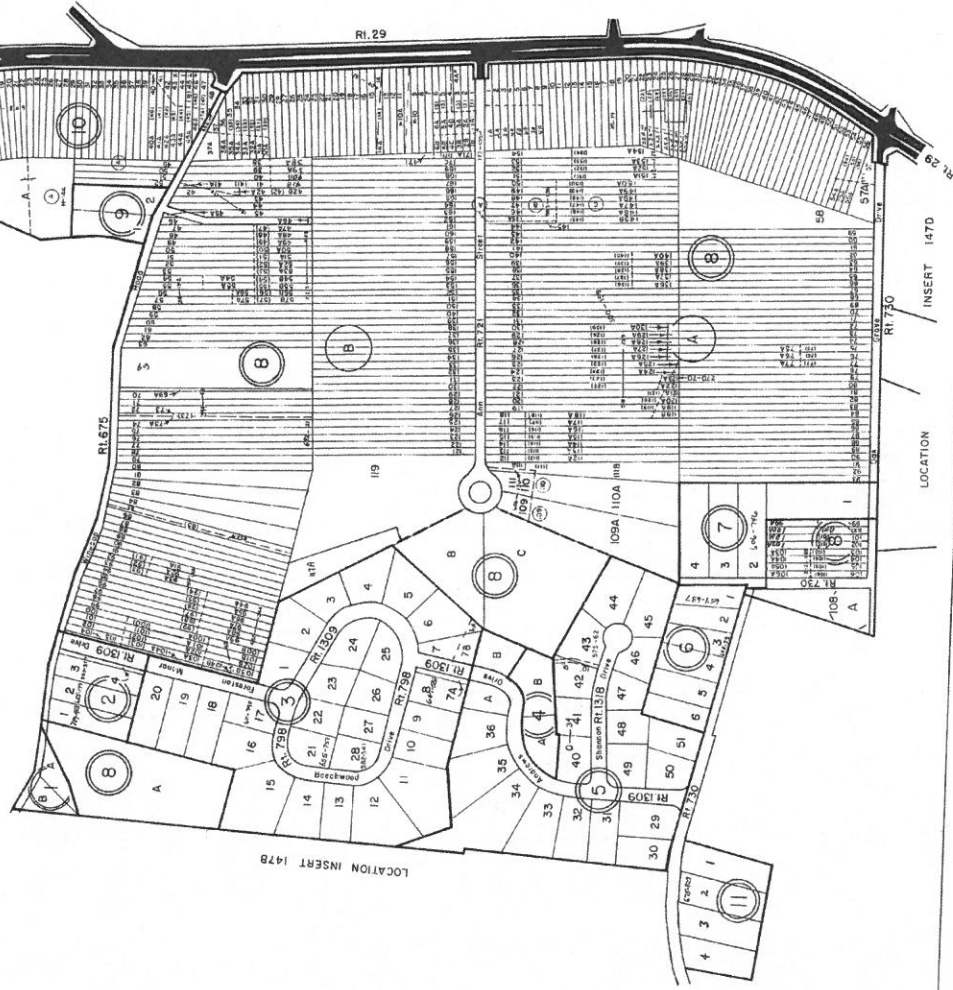
PAVED PARKING LOT
100 Feet
S 81°30'00\"/>

BAPTIST OF
MADISON HEIGHTS
CHURCH
DR 90 PG 122
PLAT DB 48 PG 02
3768 S. Amherst Hwy
LOT 31

AMHERST COUNTY

- ① TWO PARCELS OF LAND Lying BETWEEN FAIRFAX HILLS
S.C. HICKS - D.B. 220, Pg. 474
- ② FORESTON MANOR - SEC. 1 - P.B. F. Pg. 165
- ③ COMBINE LOTS 37, 38, 39 - SEC. 2 - FORESTON MANOR -
D.B. 417, Pg. 32
- ④ FORESTON MANOR - SEC. 2 - P.B. F. Pg. 215

- ⑤ SUBDIVISION OF PART OF PARCEL C - MIDWAY HEIGHTS - P.B. E. Pg. 83
- ⑥ FOUR LOTS MADE UP OF SUBDIVISION, MIDWAY HEIGHTS - D.B. 155, Pg. 409
- ⑦ MIDWAY HEIGHTS - P.B. C, Pg. 1
- ⑧ TWO PARCELS OF LAND MADE UP OF LOTS 53, 54, 55, 56, 57 - D.B. 186, Pg. 266
- ⑨ JOHN R. McCALL PROPERTY - P.B. D, Pg. 244
- ⑩ SUBDIVISION OF PART OF TRACT 3 GEORGE SPINELL NICHOLAS ESTATE
P.B. O, Pg. 56
- ⑪



REVISED 2/23/88

ELON DISTRICT

INSERT 147C