

2022



# AMHERST

Perfect Slice of Virginia

## Planning Commission Annual Report

AMHERST COUNTY  
PLANNING COMMISSION

TELE: (434) 946-9303 | Address: 153 Washington Street, Amherst, VA 24521

## Contents

<b>Planning Commission</b> .....	3
Commission Members .....	3
Commission Member Spotlight .....	3
<b>Route 29 Business Beautification Committee</b> .....	4
Mini-Grant Expansion .....	4
Approved Mini-Grant Applications .....	4
Daffodil Planting .....	5
<b>Madison Heights Master Plan</b> .....	5
Community Engagement .....	6
<b>Major Developments</b> .....	6
<b>Comprehensive Plan</b> .....	7
<b>Ordinances</b> .....	7
Revocation of Special Exception Permits .....	7
Utility, Cemetery, and Storm-Water Divisions .....	7
Campgrounds .....	8
<b>Subdivisions and Zoning Permits</b> .....	8
Single-Family Dwellings .....	8
Accessory Structures .....	9
Special Exceptions .....	9
Rezoning and Conditional Zonings .....	10
Subdivisions .....	10
<b>Appendix A</b> .....	11
<i>Table A1. Zoning and Subdivision Permits, 2022</i> .....	11
<i>Chart A1. Zoning Permits, 2017-2021</i> .....	12
<i>Chart A2. Single-Family Dwelling and Accessory Permits, 2017-2022</i> .....	12
<b>Appendix B</b> .....	13
<i>Madison Heights Town Centre Master Plan</i> .....	13
<i>Land Use Map - Central Virginia Training School Master Plan</i> .....	14
<i>Amherst Senior Living Master Plan</i> .....	15

# Planning Commission

The duties and functions of the Amherst County Planning Commission are to promote the orderly development of the County and its environment. The Commission serves primarily in an advisory capacity to the Board of Supervisors in which it is their goal to provide specific measurable, reasonable, and timely information, advice recommendations and reports on matters within the Community.



The commission consists of seven (7) members appointed by the Board of Supervisors. Five (5) members are drawn from the five (5) election districts, with one more member being drawn from any of the election districts (at-large member). The last member is a non-voting, board of supervisor that serves as a liaison to the board. The Planning Commission meets every third Thursday of each month.

## Commission Members

Member	Email	District
Beverly C. Jones	<a href="mailto:bcjones@countyofamherst.com">bcjones@countyofamherst.com</a>	District 5
Derin S. Foor	<a href="mailto:dsfoor@countyofamherst.com">dsfoor@countyofamherst.com</a>	At-Large
Jim D. Thompson	<a href="mailto:jdthompson@countyofamherst.com">jdthompson@countyofamherst.com</a>	District 3
Michael D. Bryant	<a href="mailto:mdbryant@countyofamherst.com">mdbryant@countyofamherst.com</a>	District 4
Michael K. Martineau	<a href="mailto:mkmartineau@countyofamherst.com">mkmartineau@countyofamherst.com</a>	District 1
Catherine L. Gamble	<a href="mailto:clgamble@countyofamherst.com">clgamble@countyofamherst.com</a>	District 2
David Pugh (Board Liaison)	<a href="mailto:dwpugh@countyofamherst.com">dwpugh@countyofamherst.com</a>	District 4
Annalyn Burley		Youth Participant

## Commission Member Spotlight

A message from madam chair Mrs. Catherin Gamble – “Amherst County is a rural community with challenges that had in the past, presented obstacles for growth and development, but has now redefined itself where developers and businesses are eager to be vested in our county. We have met those challenges head on and are eagerly looking forward to the future that will make Amherst County a desired place to live, work and conduct business.

While we are excited about the future, we remain steadfast in our commitment to preserve and protect our agricultural lands and view sheds that make Amherst County a unique place in Virginia.”

# Route 29 Business Beautification Committee

## Mini-Grant Expansion

In partnership with the Economic Development Authority, the Route 29 Business Beautification Committee increased its match amount from \$1,000 to \$5,000. Any business along the Route 29 Business Corridor (from the James River to Route 657, Cedar Gate Road) are encouraged to apply. Examples of qualifying improvements include sign replacement and restoration, landscaping, removal of blight, façade improvements, fencing, etc.

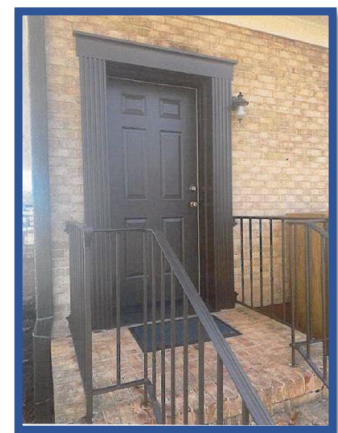
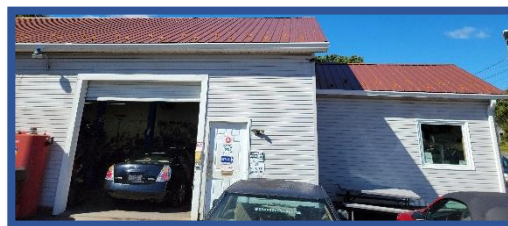


*Figure 1. 115 Hughes Drive used the funding for new siding and gutters*

## Approved Mini-Grant Applications

The committee approved three beautification grant applications in 2022:

- Anderson's Country Market – sign replacement
- Amherst Auto and Tire, LLC – new roof
- Cash Brothers Real Estate Inc. – façade upgrades (painting of trim, sign post and overhang)



## Daffodil Planting

In November of 2022, Amherst County volunteers and staff planted 2,000 bulbs inside the grass medians along Route 210 and 130 connector roads. The Route 29 Business Beautification Committee, a subcommittee of the Planning Commission, funded the project. The project was a group effort among Community Development, Public Works, the Economic Development Authority, the Amherst County Sheriff's Department, the Route 29 Business Beautification Committee, volunteers, and the Virginia Department of Transportation.



Figure 3. Volunteers and staff who helped plant 2,000 tulip bulbs along the Route 210 and 130 connector roads.

## Madison Heights Master Plan

The Madison Heights Master Plan will create a blueprint for the future of the Madison Heights area bounded by the James River, US 29 Business, US 29 Bypass and Route 130. The purpose of the plan is to reinforce the area's sense of community, improve quality of life, expand public services, and increase economic development through future growth. The plan is set to be finalized and adopted in 2023!



## Community Engagement

One of the first steps of the planning process was to receive input from the Madison Heights community members. Ideas and opinions of community members are critical to the success of developing and implementing the master plan. Several of the engagement activities included:

- Madison Heights Vision Survey – an online survey that received 551 responses.
- Madison Heights Interactive Mapping Tool – an online, interactive map that allowed users to identify areas of concern for preservation, land use, safety, redevelopment, and connection issues. A total of 175 issues/ideas were recorded.
- Stakeholder Meetings – a series of open-forum meetings between County staff and plan consultants and a variety of local stakeholders such as outside agencies, property owners, business owners, churches, and many others. These meetings were held between May 17, 2022, and June 13, 2022.

Community participants returned a wide variety of feedback and that information will remain a critical piece in the completion of the Madison Heights Master Plan. A few highlights from all engagement activities are summarized below:

- Participants generally supported future growth and development in Madison Heights, including the potential development of a town center area. While some support for new residential was shown, the greatest desires were expressed for shopping, entertainment, and restaurant uses.
- Retail and service development was strongly supported among participants, including preserving existing businesses and attracting new ones that elevate the market position of Madison Heights.
- Participants expressed a general concern about the aesthetics of the area as it currently exists, including dilapidated or abandoned buildings and businesses (such as vape shops) that occupy a low-market or low-value position. Additionally, business owners noted that the lower average incomes in this area limit business expansion, recruitment, and retention.
- Desire was expressed in many areas to preserve the small town feel and natural features of Madison Height, even as growth and development take place. Preservation would save green space and respect private property rights as well as improve the aesthetics of roadways with plantings and other improvements.

## Major Developments

The Amherst County Planning Commission and Board of Supervisors voted and approved two large residential/multi use developments in 2022. The first development was a 100+ acre site in the center of Madison Heights that was rezoned to mixed-use/traditional neighborhood. This development, currently under site plan review coincides with Madison Heights Master plan that is currently in progress. The development will consist of commercial space, apartment buildings, townhouses, single-family dwellings, trails/walking paths, and a 13<sup>+/-</sup> acre park. The second development,



which is more towards the City of Lynchburg consisted of 40 +/- acres with a majority of it rezoned to R-3, Multi-family and a portion staying B-2, General Commercial. A portion of the development is devoted to senior living with a two-story independent living facility, two –story assisted living facility and eighty-four (84) age restricted townhouses. The remaining portion of the development will be devoted to commercial space, recreation fields and apartments.

Approved master plans for both developments can be found in Appendix B.

## Comprehensive Plan

The Board of Supervisors approved the update to the 2007-2027 Amherst County Comprehensive Plan in July of 2022. The update included the incorporation of 2020 census data to charts and tables so that policy changes would reflect the existing landscape of the community. The update also provided an overview of the County's obstacles and opportunities for future land use, transportation, and modifications to the future land use map, as well as the addition of an appendix to incorporate the Master Plan for the redevelopment of the Central Virginia Training Center. All of which strive to meet the goals that help unite the mission, vision, and values of Amherst County.

Appendix B contains a land use map from the Central Virginia Training Center master plan.

## Ordinances

### Revocation of Special Exception Permits

Ordinance No. 2022-0002 which provides the Board of Supervisors, by resolution, the opportunity to revoke previously approved special exception permits was adopted in March of 2022. This new regulation specifies time limits for special exception permits to be exercised, as well as text to allow the Board of Supervisors to initiate a revocation of permits by resolution that do not meet certain standards. Grounds for revocation shall include, but are not limited to, the following:

- A change in conditions affecting the public health, safety and welfare since the adoption of the special exception permit; or
- Repeated violations of this article, including any conditions attached to the special exception permit, by the owner/operator of the use; or
- Fraudulent, false or misleading information or an error or mistake in fact supplied by the applicant (or his agent) for the special exception permit.

### Utility, Cemetery and Storm-Water Divisions

In August of 2022, the Amherst County Board of Supervisors adopted the County's first utility, cemetery and storm-water division ordinance. The purpose of the ordinance is

to offer flexibility for future developers, citizens and utility companies. The ordinance allows such lots to go below the minimum lot area and lot width for the zoning district in which they are situated.

Key points include:

- Conveyance of a 20' right-of-way when lots do not meet the minimum frontage requirements.
- Arrangements for perpetual maintenance for cemetery and storm-water facility lots.
- Notation on all plats that these are not building lots.

## Campgrounds

The Board of Supervisors adopted ordinance No. 2022-0010, which restructured the County's existing travel trailer park ordinance, in August of 2022. The purpose of the change was so that tents, yurts, cabins or other structures suitable for temporary habitation may be included for future campsites throughout the County. In addition, due to the intensity of the use, the change from a permitted use to a special exception will allow citizens, and more importantly, adjoining property owners the ability to voice any concerns about a proposed campground.

# Subdivisions and Zoning Permits

The Amherst County Planning and Zoning Department reviewed and or issued over 600 zoning and or subdivision approvals in 2022. For this report, zoning permits consist of: single / multi-family dwellings (single/double-wide, modular and stick-built), accessory structures (deck, agricultural building, carport/garage, pools, and sheds), camping, site plan, special exception, rezoning / conditional zoning, erosion and sediment control plan, land disturbance, wireless cell tower, home occupations, short-term tourist rental, business licenses, addition/expansion, mixed-use, variances, and sign reviews and or approvals. Subdivisions consist of resurveys, family divisions, reconfigurations, subdivisions reviewed/approved by staff, and subdivisions reviewed and approved by the Planning Commission.

A complete break of all reviewed and or approved permits can be found in Appendix A.

## Single-Family Dwellings

Single-family dwelling zoning permits continued to stay steady as it has in recent years. The table below illustrates the number of single-family dwelling permits reviewed and or approved for the previous 4 years.



Single-Family Dwelling Permits				
No. of Permits	77	104	128	116
Year	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>

## Accessory Structures

Just as single-family dwellings, accessory structures have also stayed consistent over the past several years. Accessory structures consist of sheds, pools, garages, decks and agricultural buildings. The below tables illustrates the number of accessory permits reviewed and or approved from 2019 to 2022.

Accessory Structure Zoning Permits				
No. of Permits	104	138	123	127
Year	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>

## Special Exceptions

The Planning Commission reviewed twenty-three (23) special exceptions in 2022. Compared to previous years, 2022 served as one of the busiest year for Planning Commission to date. A majority of the special exception cases were for the short-term tourist of a dwelling. A complete list of the reviewed special exceptions for 2022 is below.

Classification	Use	Zoning District	Address / Tax Map	Status
Residential	Short-Term Tourist Rental of a Dwelling	A-1, Agricultural Residential	455 Robinson Gap	Approved
Residential	Short-Term Tourist Rental of a Dwelling	A-1, Agricultural Residential	312 Montrose Road	Approved
Residential	Trucking Business	R-1, Limited Residential	111-A-39	Dormant
Commercial	Automotive Repair and Towing	B-2, General Commercial	128 Old Town Connector	Pending - Special Exception Conditions
Residential	Pastors Retreat, Church and Wedding Venue	A-1, Agricultural Residential	1770 Early Farm Road	Approved
Residential	Short-Term Tourist Rental of a Dwelling	R-2, General Residential	779 River Road	Approved
Commercial	Above Ground Propane Tank	B-2, General Commercial	192 Amelon Square Plaza	Approved
Residential	AirBnb, Wedding Venue and Event Space	A-1, Agricultural Residential	369 Kenmore Road	Denied
Commercial	Automotive Repair Garage	B-2, General Commercial	4454 S. Amherst Hwy	Approved
Residential	Short-Term Tourist Rental of a Dwelling	A-1, Agricultural Residential	196 Athlone Lane	Approved
Residential	Daycare	A-1, Agricultural Residential	801 Ebenezer Road	Approved
Residential	Short-Term Tourist Rental of a Dwelling	R-1, Limited Residential	343 Elon Road	Pending - Special Exception Conditions
Residential	Short-Term Tourist Rental of a Dwelling	R-1, Limited Residential	129 Appleway	Pending - Special Exception Conditions

Residential	Two Apartment Buildings	Mixed Use / Traditional Neighborhood	156-1-2	Pending - Special Exception Conditions
Residential	Density Bonus Increase	R-3, Multi-family Residential	160A2-A-19A	Pending - Special Exception Conditions
Residential	Assisted Living / Memory Care Facilities	R-3, Multi-family Residential	160-A-14	Pending - Special Exception Conditions
Residential	Manufactured Home within Route 130 Overlay District	A-1, Agricultural Residential	104-A-45A	Approved
Commercial	Outside Display of Granite	B-2, General Commercial	1340 N. Amherst Hwy	Pending - Special Exception Conditions
Commercial	Solar Farm (Utility Scale)	R-1, Limited Residential	139-A-54	Pending - Special Exception Conditions
Residential	Wedding and Special Event Venue	A-1, Agricultural Residential	2416 Lowesville Road	Approved
Residential	Short-Term Tourist Rental of a Dwelling	A-1, Agricultural Residential	239 Christian Springs Road	Approved
Residential	Short-Term Tourist Rental of a Dwelling	A-1, Agricultural Residential	132 Pera Road	Approved
Residential	Short-Term Tourist Rental of a Dwelling	A-1, Agricultural Residential	243 Christian Spring Road	Pending Approval

## Rezoning and Conditional Zonings

The Commission took up five (5) rezoning / conditional zoning cases in 2022. The approved rezoning / conditional cases were for multi-use and or multi-family residential. All of the rezoning / conditional zoning cases of 2022 are below.

Existing Zoning	Proposed Zoning	Proposed Use	Address /Tax Map	Status
B-2, General Commercial	R-3, Multi-Family Residential	Townhomes	147-A-175	Denied
M-1, Industrial District & B-2, General Commercial	Mixed Use / Traditional Neighborhood District	Mixed Use	156-A-1,2,3,3A,4,4A,5	Approved
M-1, Industrial District & B-2, General Commercial	Mixed Use / Traditional Neighborhood District	Mixed Use	156-1-A,8,9	Approved
B-2, General Commercial	R-3, Multi-Family Residential	Apartments	160A2-A-19A	Approved
R-1, Limited Residential	R-3, Multi-Family Residential	Senior Living Center	160A1-2-1	Approved

## Subdivisions

Staff and or the Planning Commission reviewed Ninety-five (95) total plats in 2022. This number is consistent with reviews from past years. A complete breakdown of the reviews completed in 2022 are below.

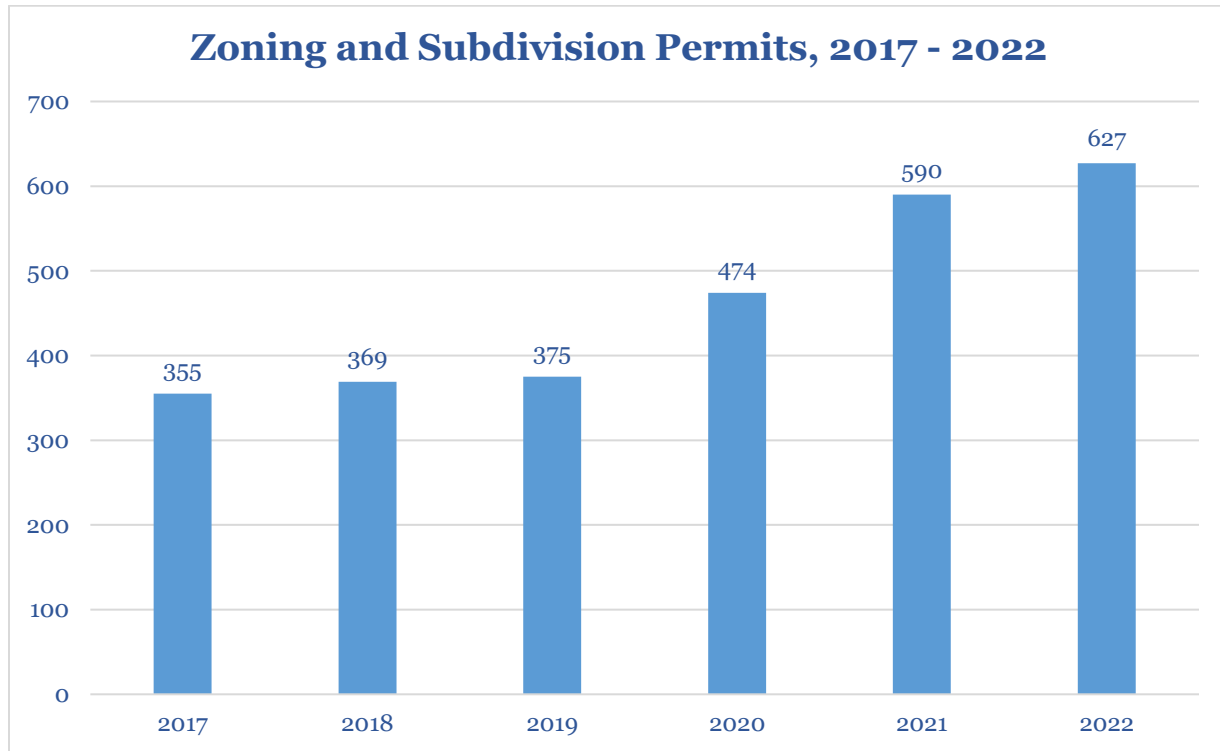
Type of Plat	Resurvey	Subdivision – Administrative	Family Division	Reconfiguration	Subdivision – Planning Commission
No. of Reviews	41	15	12	25	2

# Appendix A

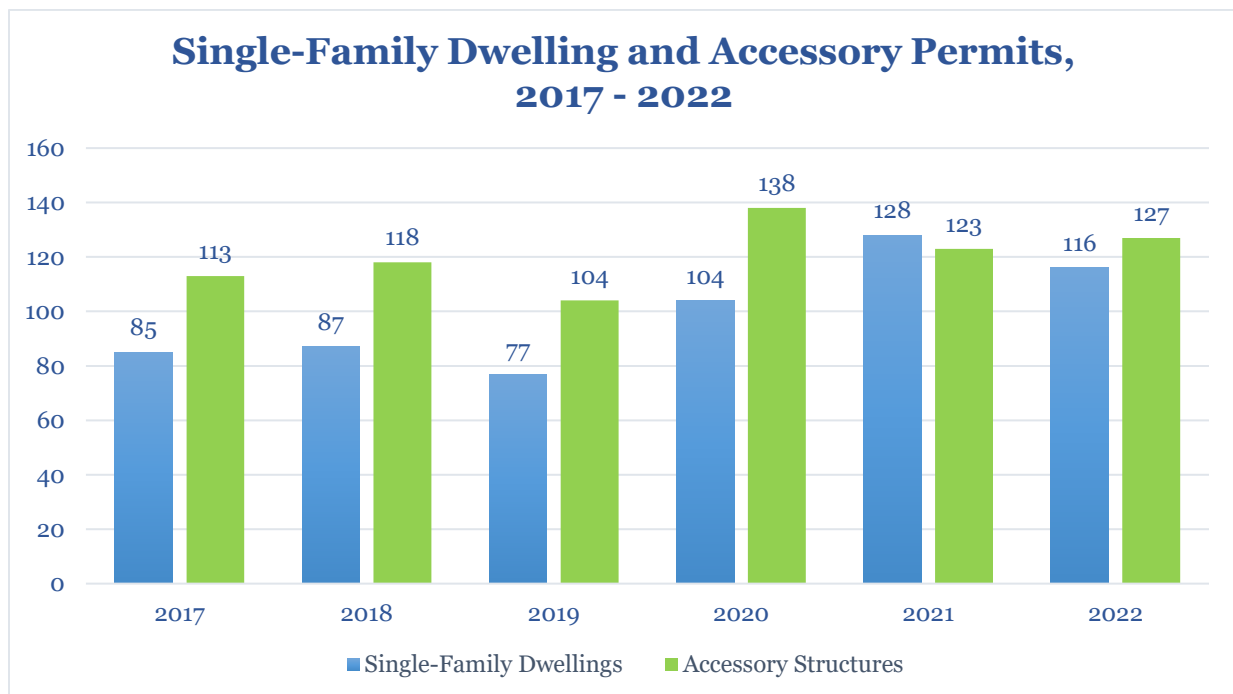
*Table A1. Zoning and Subdivision Permits, 2022*

Permit Type / Proposed Use	Total Number of Permits
Accessory Structure – Deck/porch	27
Accessory Structure – Agricultural Building	10
Accessory Structure – Carport/Garage	26
Accessory Structure – Other	8
Accessory Structure – Pool	17
Accessory Structure – Storage/Shed	37
Erosion and Sediment Control Plan	11
Land Disturbance – Commercial	10
Land Disturbance – Residential	35
Resurvey	41
Rezoning	5
Sign – Alter/Modify Existing	2
Sign – New	11
Site Plan – Agricultural	0
Site Plan – Commercial	5
Site Plan – Multi-Family Development	1
Site Plan – Townhouses Development	1
Special Exception – Commercial	6
Special Exception – Residential	17
Subdivision Plat – Administrative	15
Subdivision Plat – Family Division	12
Subdivision Plat – Reconfiguration	25
Variance	1
Variance – Administrative	1
Wireless Communication Facility	0
Wireless Communication Modifications	10
Camping	4
Short-Term Tourist Rental (By-Right)	7
Home Occupations	85
Institutional Use/Structures	0
Mixed Use Building	2
New Building/Structure (Commercial)	2
Single-Family Dwelling	77
Two-Family, Duplex	0
Zoning – Other (Business Licenses)	33
Zoning Verification	5
Addition/Expansion	19
Zoning – Other	13
Single-Family, Doublewide	17
Single-Family, Manufactured	5
Single-Family, Singlewide	17
<b>Total</b>	<b>627</b>

*Chart A1. Zoning Permits, 2017-2021*



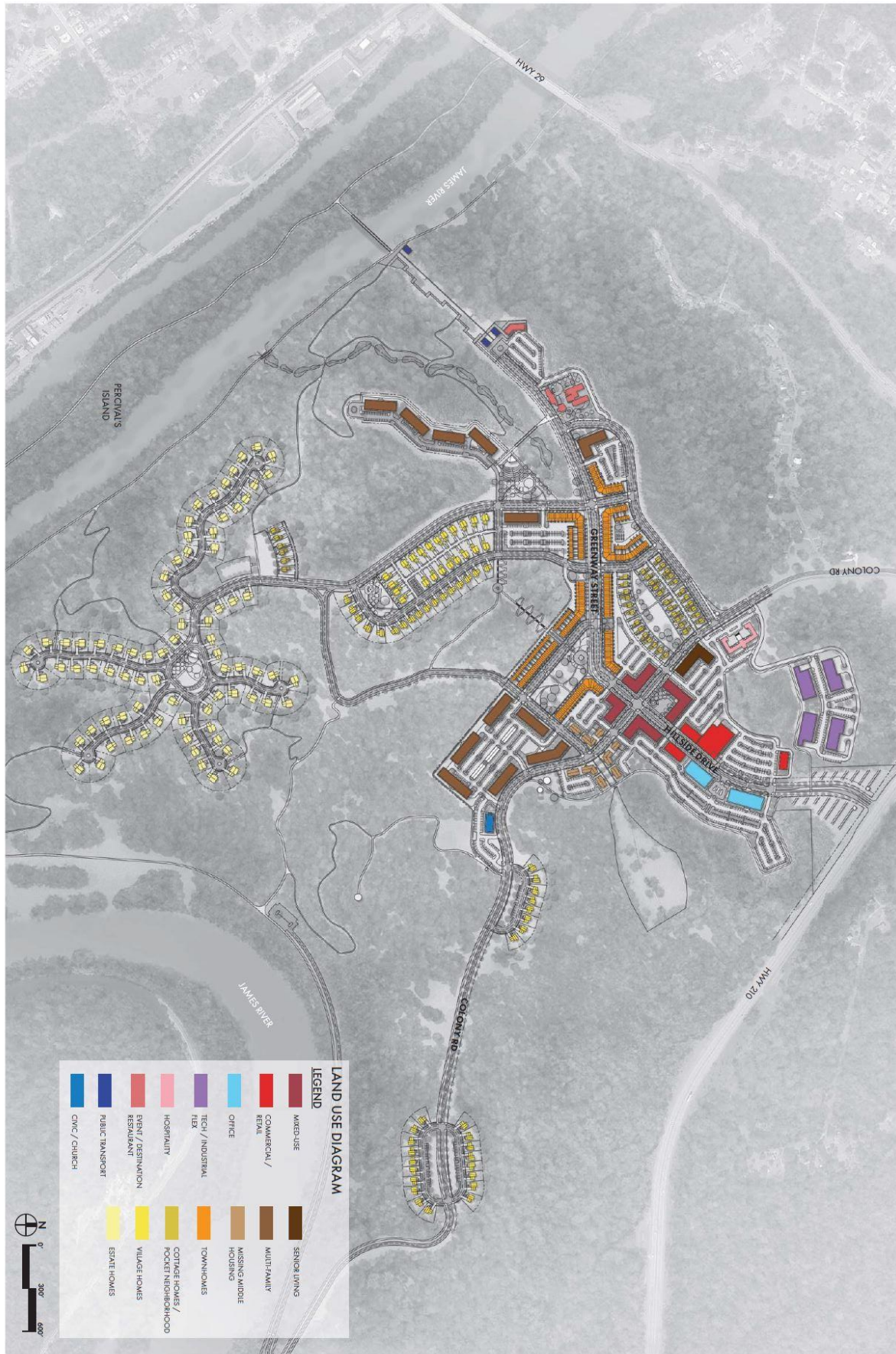
*Chart A2. Single-Family Dwelling and Accessory Permits, 2017-2022*







## Land Use Map - Central Virginia Training School Master Plan





# Amherst Senior Living Master Plan

**DKLEVY**  
architecture + design  
3523 Highway Rd, Knoxville, TN 37920  
P: 865.474.9284  
WWW.DKLEVY.COM

06/20/2023  
06/20/2023

## AMHERST SENIOR LIVING CONCEPT

CODE INFORMATION  
TYPE: SENIOR LIVING  
CODE: 150  
FIRE PROTECTION SYSTEM  
SINGLE ALARM SYSTEM  
SPEAKER & SMOKE ALARM  
IN BUILT SYSTEMS

NO.	REVISION	DATE	DESCRIPTION
1		7/1/24	AMHERST SENIOR LIVING
2		06/27/23	LYNCHBURG, VA
3			SCALE

ARCHITECTURAL SITE PLAN  
**A040.1**

