TOWN OF AMHERST
PLANNING COMMISSION
Monday, June 26, 2017
AGENDA

5:30 PM

1. **Call to Order –Town Hall @ 174 S. Main Street**

2. **Determination of Quorum**

3. **Confirmation of May 3, 2017 meeting minutes**

4. **Site Plan Approval Request: Milhous (144 S. Main Street)**
   Milhous Company has requested approval of a site plan that shows a 4,000 SF addition to its existing building. Staff recommends approval with conditions as noted in the agenda package.

5. **Other Matters**
   A. **McDonalds 135/Richmond Highway**
   After its public hearing on June 14, the Town Council approved the McDonalds rezoning as recommended by the Planning Commission.
   .
   B. **Blue Ridge Realty Holdings, LLC Rezoning (258 S. Main Street)**
   Once the fees have been received, a full application for a rezoning of the Wells Fargo property will be in order. Staff anticipates organizing a Commission's public hearing on the matter at the August meeting.

   C. **Zoning and Subdivision Ordinance Update**
   An oral report on the status of the Zoning and Subdivision Ordinance will be presented at the meeting.

   D. **July Meeting**
   Due to the holiday on the day before, anticipated lack of business and this special meeting, staff suggests that the Commissioners might consider not meeting in on July 5 per the annual schedule.

6. **Concerns of Staff**

7. **Concerns of Commissioners**

8. **Adjournment**

Town of Amherst
Planning Commission Minutes
May 3, 2017

A meeting of the Town of Amherst Planning Commission was called to order by Chairperson June Driskill in the Council Chambers of the Town Hall at 174 S. Main Street at 7:30 PM on May 3, 2017. It was noted that a quorum was present as indicated below:

A	Kevin Belcher	P	William Jones
P	June Driskill	A	Kenneth Bunch
P	Ted Finney	P	Clifford Hart

It was noted that one seat is vacant. Deputy Town Clerk Vicki Hunt and Town Manager Jack Hobbs, in his capacity as Secretary to the Commission, were present.

Rezoning Request: McDonalds 135/Richmond Highway

At 7:32 P.M. a duly advertised public hearing on a rezoning request was opened.

The Secretary reported that the proposal by Golden Arch Limited Partnership to adjust the conditions on the zoning for the McDonalds site at 135 Richmond Highway (TM#96A4-A-174B, zoned B-2 [Conditional] General Commercial District) would, if approved, add the option of screening the dumpster with masonry materials and eliminate the prohibition on drive-through speakers.

Scott Frye of Stimmel Associates, P.A., was present to answer questions.
Correspondence from Lloyd and Lillian Johnson on the proposal was provided to the Commissioners. There was no one present who wished to speak on the matter. The hearing was closed at 7:35 P.M.
After discussion, on a motion by Mr. Hart which was seconded by Mr. Finney and carried 4-0 according to the following, the Commission agreed to recommend that the Town Council approve the rezoning request for adjustments to condition 3 and 4 of the ordinance adopted on July 20, 1994. A copy of a draft ordinance that would affect this is attached.

Kevin Belcher	Absent	William Jones	Aye
June Driskill	Aye	Kenneth Bunch	Absent
Ted Finney	Aye	Clifford Hart	Aye

The minutes from the April 5, 2017, Commission meeting were approved on a motion by Mr. Hart, seconded by Mr. Jones, and carried 4-0 according to the following:

Kevin Belcher	Absent	William Jones	Aye
June Driskill	Aye	Kenneth Bunch	Absent
Ted Finney	Aye	Clifford Hart	Aye

Lloyd Property Conservation Easement

The Commissioners were informed that a presentation is expected to be made on May 18, 2017, to the Amherst County Planning Commission that would pave the way for a conservation easement on approximately 480 acres of land on the Lloyd property west of the Town of Amherst.

Comprehensive Plan
The Secretary reported that Town Council approved the updated Comprehensive Plan on April 12, 2017, as recommended by the Commission. The document has been posted online and hard copies for public viewing and archiving have been printed.

Potential Zoning and Subdivision Ordinance Amendments
A discussion was held by the Commission on a list of potential zoning ordinance amendments including those suggested by the Urban Development Area Study. A list of comments made by Municode, the Town's recodification contractor, on Town Code Chapter 18.1 Zoning and Subdivisions, was distributed to the Commission.

There being no further business, the meeting adjourned at 8:24 PM on a motion by Mr. Finney, seconded by Mr. Hart, and carried 4-0 according to the following:

Kevin Belcher	Absent	William Jones	Aye
June Driskill	Aye	Kenneth Bunch	Absent
Ted Finney	Aye	Clifford Hart	Aye

_____
June Driskill, Chairperson

Attest: _____

AN ORDINANCE AMENDING THE CONDITIONS ON THE B-2, (CONDITIONAL), GENERAL COMMERCIAL DISTRICT ZONING OF THE MCDONALDS SITE AT 135 RICHMOND HIGHWAY.

BE IT ORDAINED BY THE COUNCIL of the Town of Amherst that the conditions in the July 20, 1994 ordinance pertaining to property located in the Town of Amherst and described as a parcel of land on the northern boundary of U.S. Route 60 shown as Tax Map 96A4-A-174B containing approximately .64 acres, zoned B-2, (Conditional) General Commercial District, at the request of owner Golden Arches Limited Partnership, are hereby amended to read as follows:

1. SIGN HEIGHT:
No freestanding sign on the property shall have a height exceeding twenty-five feet above road level.

2. LANDSCAPING:
The entire northern boundary of the property shall be landscaped with evergreen trees or shrubs, which attain a minimum height of five (5) feet within three years of planting. Along this boundary, shrubs shall be planted at a minimum of three feet on center; trees shall be planted at a minimum of five (5) feet on center.

The western and eastern boundaries shall be landscaped as well and shall consist of plant materials indigenous to the area and shall be watered, trimmed and maintained in an attractive, professional manner.

3. TRASH DUMPSTER SCREENING:
The trash dumpster shall be installed at the northeast corner of the property and shall be fully enclosed eight foot fencing of either pressure treated wood or masonry walls matching the building exterior. In addition, the dumpster area will be landscaped and maintained in an attractive, professional manner.

~~The trash dumpster shall be installed at the northeast corner of the property and shall be fully screened by eight foot, pressured treated solid wood fencing. In addition, the dumpster area will be landscaped and maintained in an attractive, professional manner.~~

4. ~~DRIVE-THRU FACILITY:~~
~~The drive-thru service area shall not utilize electronic voice boxes or speakers.~~

4. There will be no designated dog walk/pet relief areas on the property.

5. HOURS OF OPERATION:
Hours of operation will end by 11:00 p.m. Sunday through Thursday and by 12:00 midnight Friday and Saturday.

6. TRASH RECEPTACLES:
There will be a minimum of seven (7) exterior trash receptacles on the property, with a minimum of six (6) of these receptacles located on the perimeter of the property.

7. USE OF THE PROPERTY
The property will only be used for the purpose of a McDonalds restaurant.

And the zoning administrator shall forthwith cause the "Official Zoning Map of the Town of Amherst" to be amended in accordance therewith.

Milhous Site Plan Review Application (144 S. Main Street)
June 15, 2017

Milhous Company, through its signatory Mark Milhous and designated representative Phillip Jamerson, has applied for approval of a site plan at the Milhous site at 144 S. Main Street (TM#96A4-A-21).

The property in question fronts S. Main Street in a commercial area of the Town and is zoned Central Business District CBD. The applicant requests approval to construct a 50'wide x 80' deep (4,000 SF) building addition to the existing 8,370 SF building there. The proposed manufacturing use is a legal nonconforming use. Per the Town Code, such uses can be expanded by 50%. There is no front yard setback requirement in the CBD and 25' is required against a residentially zoned lot, but there is no residentially zoned property adjacent to the Milhouse lot.

A special Planning Commission meeting has been organized to consider this application per the language (below) on the sign that was posted on the property on June 5.

Amherst County has verified that no erosion and sediment control plan is required for the project. VDOT has indicated that no alterations to the existing commercial entrance will be required. No change to the site lighting or signage is proposed.

Staff recommends approval conditioned upon the following:

1. Submittal of site plan drawings amended by the designer to show:
    a. A statement to the effect that the development will not increase runoff to the VDOT right of way. (VDOT)
    b. The correct address of the owner/site on all sheets. (18.1-1104.03)
    c. Facilities for the disposal of trash and other solid waste, including adequate access by refuse collection vehicles. (18.1-1104.05.11)
    d. A calculation demonstrating the adequacy of the number of parking spaces provided vs. the number of parking spaces required by the Town Code. (18.1-602.02,05)
    e. Size and species of all plant materials proposed and to remain in a format that can be reviewed against the requirements of Section 18.1-920 (Landscaping) of the Town Code. (18.1-920.03a, 920.04, 1104.05.9)
2. The construction contractor having a Town of Amherst business license prior to issuance of the zoning certificate. (8.1-721)

The Town of Amherst Planning Commission will meet at 5:30 PM on June 26, 2017 in the Council Chambers of the Town Hall at 174 S. Main Street.

The subject of the meeting is to review a site plan proposed by Milhous Company for property at 144 S. Main Street (TM#96A4-A-21), zoned Central Business District CBD. That site plan shows a 4,000 SF addition to the existing building at that site.

Documents relating to the request are available for public inspection in the Town Hall during normal working hours.

DATE _____

APPLICATION FOR SITE PLAN APPROVAL
TOWN OF AMHERST
POST OFFICE BOX 280
AMHERST, VIRGINIA 24521
(804) 946-7885

APPLICANT JAMERSON LEWIS
ADDRESS 1306 STEPHENSON
CITY LYNCHBURG 24501
TELEPHONE NO.

OWNER MILHAUS COMPANY
ADDRESS 144 S MAIN
CITY AMHERST VA 24521
TELEPHONE NO 434-946-5301

REPRESENTATIVE PHILIP JAMERSON
ADDRESS 1306 STEPHENSON LYNCHBURG VA
CITY LYNCHBURG VA
TELEPHONE NO. 434-616-3661

LOCATION OF REQUEST 144 S. MAIN

TAX MAP NO. 96 A 4 A 21 LOT AREA _____ EXISTING ZONING CBD

PROPOSED USE ELECTRONIC MAGNET

STATEMENT BY APPLICANT

4000 SF ADDITION TO EXISTING FACILITY

Note: A Site Plan Review Checklist must be completed by the Owner or his authorized representative and accompany this form.

Applicants are reminded that §18.1-1002 of the Town Code requires signs describing the action requested under this application to be posted on the property.

As (OWNER) (CONTRACT PURCHASER WITH OWNER'S WRITTEN CONSENT, ATTACHED) (OWNER'S AGENT) of the property listed above, I/we hereby petition the Planning Commission to approve the above site plan.

Signature of Applicant _____ Date 5/31/17

PLANNING COMMISSION HEARING DATE _____ Time _____ Date _____

PLANNING COMMISSION ACTION

Zoning Administrator _____ Date _____

DATE 5-31-17

CERTIFICATE OF OWNER'S REPRESENTATIVE
TOWN OF AMHERST
POST OFFICE BOX 280
AMHERST, VIRGINIA 24521
(804) 946-7885

Property Owner	MILCO ENTERPRISES
Company	MILHOUS COMPANY
P.O. Box	144 S MAIN ST
City, State, Zip	~~APPOMATTOX~~ AMHERST VA 24521
E-mail Address	mark.milhous@milhouse.com
Telephone	434-946-5302
Fax	434-946-5301

This is to confirm that I am the owner of the property described as follows:

Deed Book/Page Number	13451
Tax Map Number	96 A 4 A 21
Street Address	144 S. MAIN
Other Description	

and that I hereby make, constitute and appoint:

Representative	PHILLIP JAMERSON
Company	JAMERSON LEWIS
P.O. Box	1306 STEPHANIE AVE
City, State, Zip	LYNCHBURG VA 24501
E-mail Address	PJamerson@jamersonlewis.com
Telephone	434-660-3972
Fax	434-845-4102

my true and lawful agent and in my name, place and stead giving unto this individual full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make application for zoning change(s), special use permit(s), and/or variance(s) for the property referenced herein. The right, powers, and authority of said agent herein granted shall commence and be in full force and effect as of the date this is signed and shall remain in full force and effect thereafter until actual notice is received by the Town Manager of the Town of Amherst stating that the terms of this power have been revoked or that another individual has been appointed as my representative.

_____(SEAL)
Owner

STATE OF VIRGINIA AT LARGE, TO WIT:
CITY/~~COUNTY~~ OF Lynchburg

I, Wanda J. Harris a Notary Public in and for the State of Virginia At Large do hereby certify that Phillip C. Jamerson signed the foregoing instrument before me this 31st day of May, 2017.

Wanda J. Harris
Notary Public

My Commission Expires: May 31, 2019

JAMERSON·LEWIS
CONSTRUCTION

May 25, 2017

Mr. Jack Hobbs
Town of Amherst
174 S. Main St.
Amherst, VA 24521

Dear Mr. Hobbs,

I am Phillip Jamerson, Co-Owner of Jamerson-Lewis Construction, Inc. in Lynchburg, VA. We have been contracted to be the General Contractor and Owner's Agent for Milhous Company located at 144 South Main St. in the Town of Amherst.

Milhous has been operating as a manufacturing and electric facility service at this location since 1976. Milhous has ten employees with no current plans to increase employment levels. Milhous expanded their current facility by 5,000 sf. in 1996 with proper approvals from the Town and County. The current facility, as is, stands at 8,300 sf.

Jamerson-Lewis Construction is seeking approval to add a 4,000 sf addition to the "North" wall. This addition will consist of a 2,800 sf 27'-0" tall "high bay area" to house a bridge crane. The east or front façade will be brick veneer and the north or side façade will be aluminum siding.

The large tree at the NE corner will be preserved and all plantings within the "footprint" will be removed or replaced along the north lot line as a landscape barrier. Our site plan indicates seventeen (17) 9 x 18 parking spaces which are existing. The limits of construction will be less than 6,000 sf thus requiring no storm water management plan.

Milhous will maintain the existing utility connections for water, sewer, and storm from the Town of Amherst.

I apologize for submitting this request on such a late notice, but do ask that you look favorably on it.

If possible, we would like to start construction, if permitted, by mid-June.

Sincerely,

Phillip C. Jamerson, CEO
Jamerson-Lewis Construction, Inc.

PCJ/wjh

Office 434.845.3468 | Fax 434.845.4102 | JamersonLewis.com
1306 Stephenson Avenue | Lynchburg, VA 24501

DREAM. PLAN. BUILD.

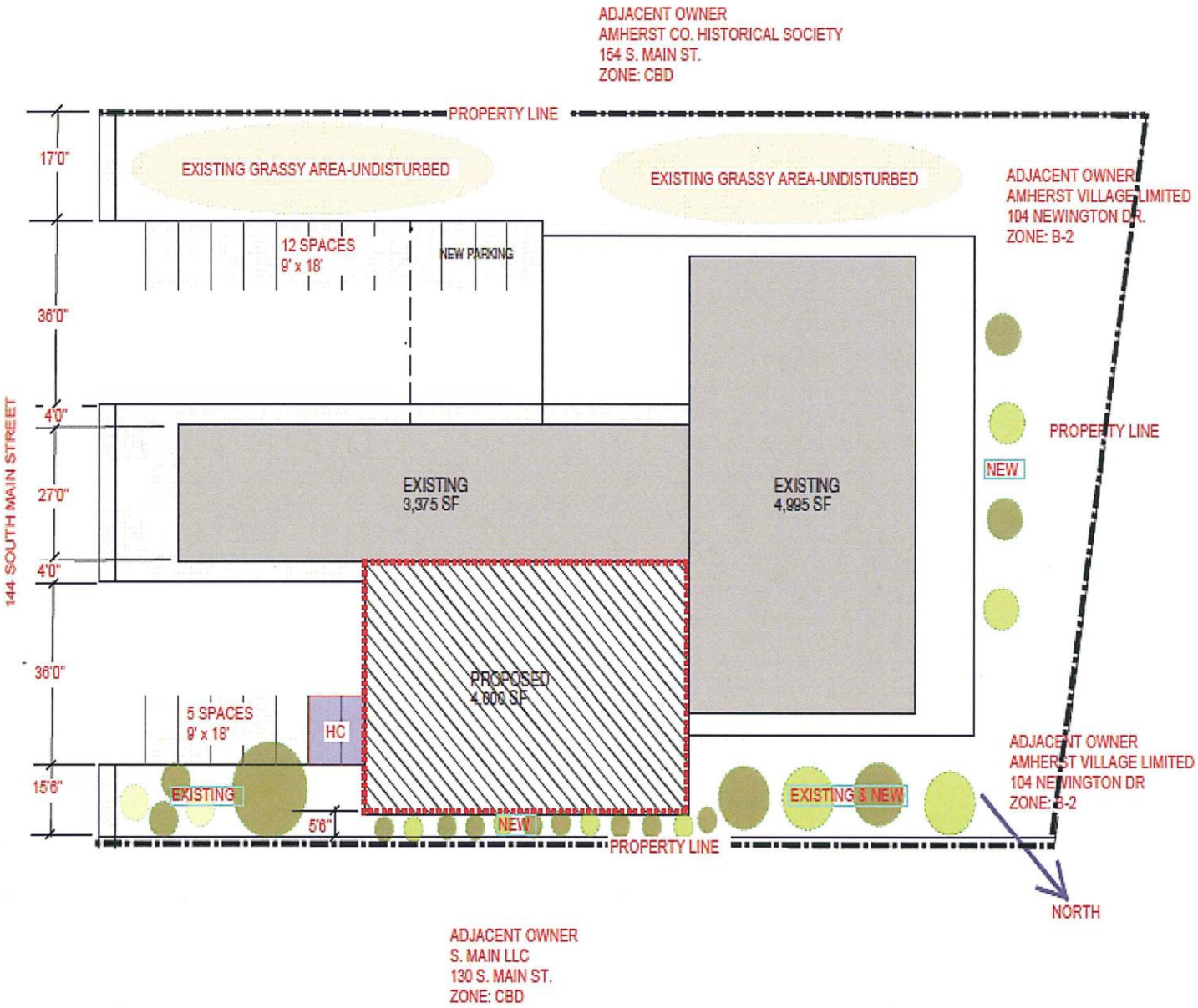
MOORE ARCHITECTURE
CREATIVE · DESIGN · SOLUTIONS

PROJECT DRAWING

New Addition-Milhous Company/Jamerson-Lewis Construction

May 31, 2017

DIAGRAMMATIC SITE PLAN



PROJECT NAME
Additions to the Milhous Company
215 South Main Street
Amherst, VA

DESIGN ARCHITECT
Kelvin Moore
Moore Architecture
Lynchburg, VA

SCOPE OF WORK
OBJECTIVE: Construct new addition for expanding business. Building materials to include steel framing and roofing system, brick veneer, metal siding, concrete slab on grade, and overhead doors. Site work to include expansion of parking spaces. No work is scheduled for the existing building, with the exception of the installation of a two (2) hour rated fire resistance door with access to the business area.

CODE COMPLIANCE
Work to comply with the 2012 IBC.

OCCUPANCY CLASSIFICATION
Use Group F1, Factory (new, 4,000 sf)
Use Group B, Business (existing, 3,375 sf)
Use Group F1, Factory (existing, 4,995 sf)

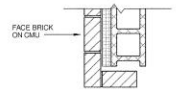
TYPE OF CONSTRUCTION
Type IIB

BUILDING AREA
Allowable Area: 15,500 sf per floor.
Actual Area: 4,000 sf
Actual Total Area: 12,370 sf

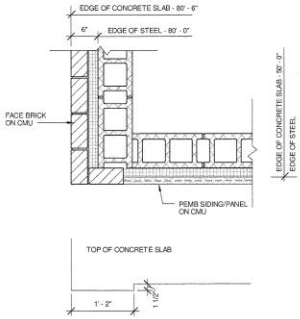
MEANS OF EGRESS
Occupant Load: Business-34, Factory- 45.

NUMBER OF EXITS
Allowable in New Addition: (1) one.
Actual: (1) one.
Maximum Travel Distance: less than 85 feet, 200 feet allowable.

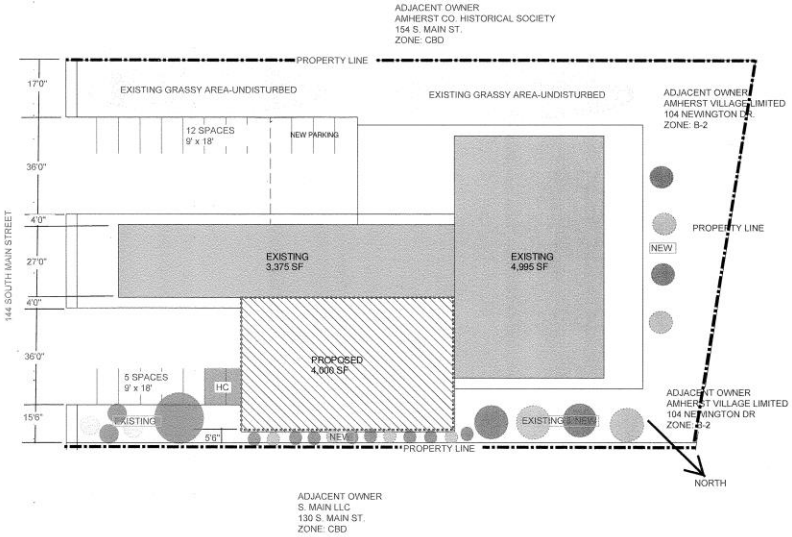
LIFE SAFETY AND FIRE PROTECTION
1) Exit and emergency lights shall be installed where noted.
2) Fire extinguishers (ABC) shall be installed where noted.



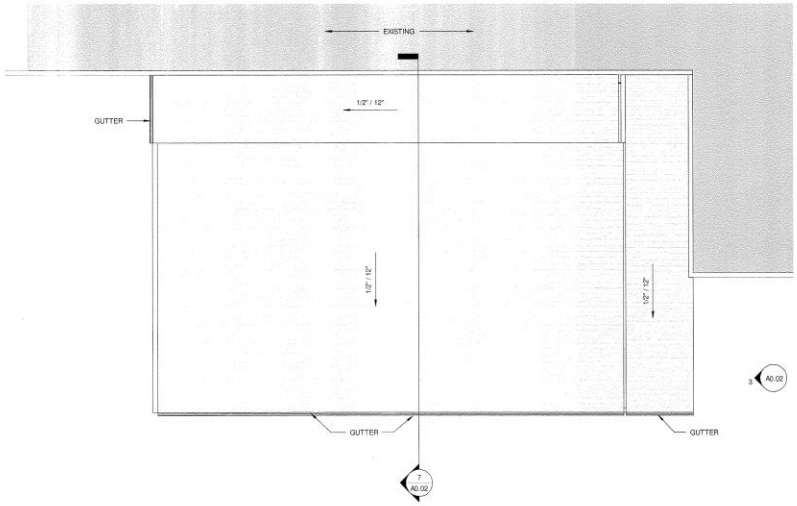
5 JAMB DETAIL
1" = 1'-0"



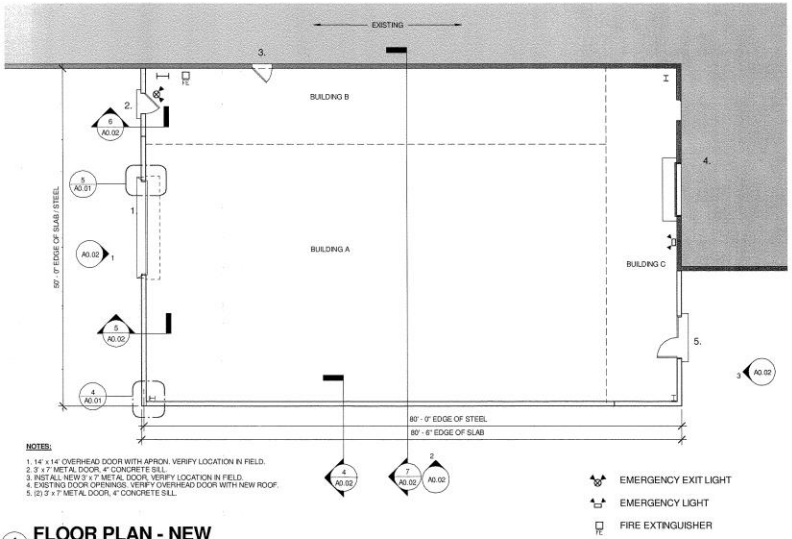
4 CORNER DETAIL
1" = 1'-0"



3 DIAGRAMMATIC SITE PLAN
1" = 20'-0"



2 ROOF PLAN - NEW
1/8" = 1'-0"



NOTES:
1. 14' x 14' OVERHEAD DOOR WITH APRON. VERIFY LOCATION IN FIELD.
2. 3' x 7' METAL DOOR, 4" CONCRETE SILL.
3. INSTALL NEW 3' x 7' METAL DOOR. VERIFY LOCATION IN FIELD.
4. EXISTING DOOR OPENINGS. VERIFY OVERHEAD DOOR WITH NEW ROOF.
5. (2) 3' x 7' METAL DOOR, 4" CONCRETE SILL.

EMERGENCY EXIT LIGHT
EMERGENCY LIGHT
FIRE EXTINGUISHER

1 FLOOR PLAN - NEW
1/8" = 1'-0"

COMMONWEALTH OF VIRGINIA
KELVIN L. MOORE
No. 8840
05-07-2017
ARCHITECT

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P: (434) 846.7886
F: (434) 846.7883
www.moorearch.net

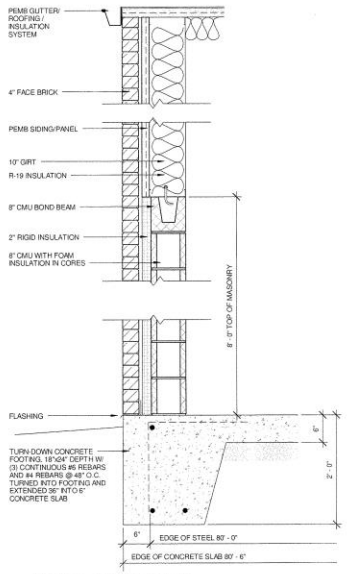
Architect:
Kelvin Moore
615 Court Street
Lynchburg, VA 24504

NEW ADDITION for MILLHOUS COMPANY
215 SOUTH MAIN STREET, AMHERST, VIRGINIA

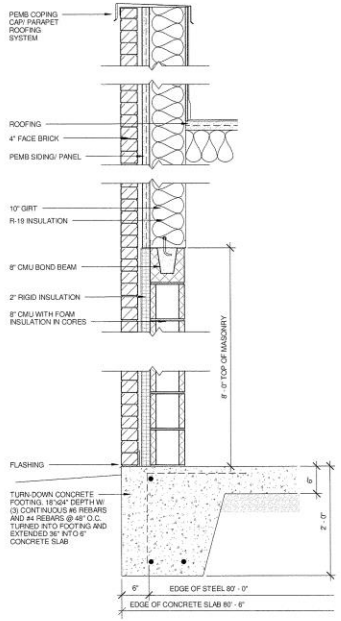
Date: 05-07-2017	
Not For Construction	
Design Development	
Construction Documents	X
Revisions	

Sheet Name
FLOOR PLANS

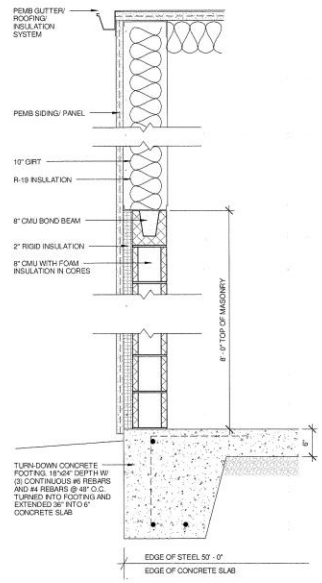
Sheet Number
A0.01



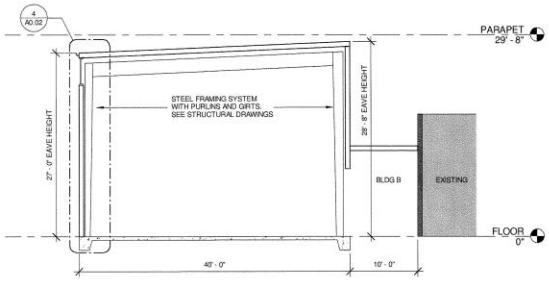
6 **WALL SECTION C**
1" = 1'-0"



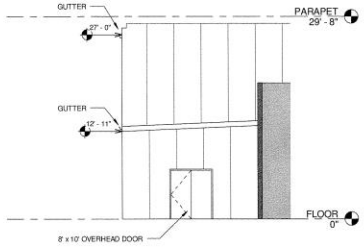
5 **WALL SECTION B**
1" = 1'-0"



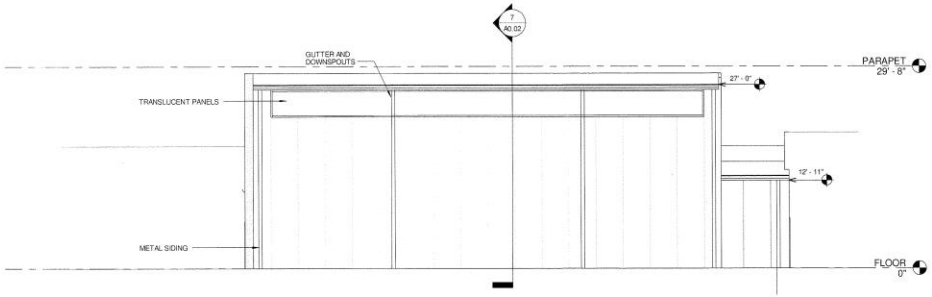
4 **WALL SECTION A**
1" = 1'-0"



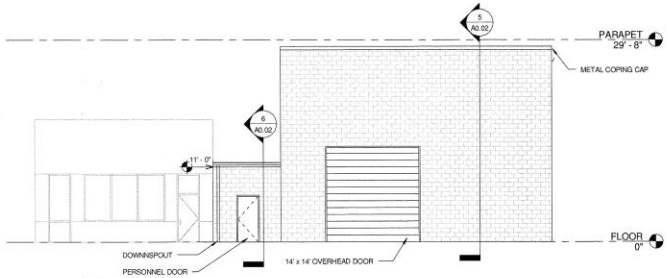
7 **BUILDING SECTION**
1/8" = 1'-0"



3 **REAR ELEVATION**
1/8" = 1'-0"



2 **SIDE ELEVATION**
1/8" = 1'-0"



1 **FRONT ELEVATION**
1/8" = 1'-0"

COMMONWEALTH OF VIRGINIA
KELVIN L. MOORE
No. 8840
05-07-2017
ARCHITECT

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Architect:
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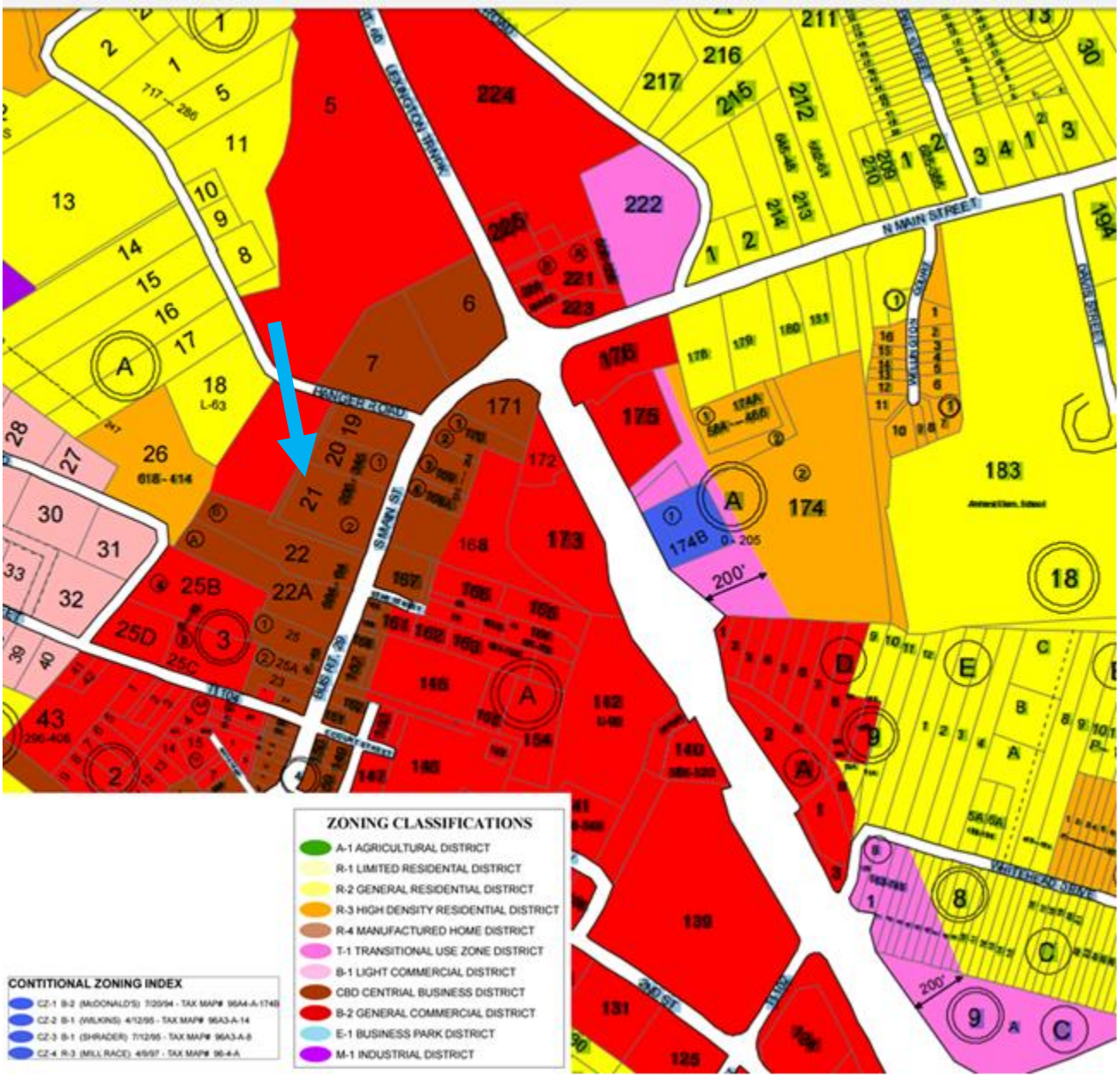
NEW ADDITION
for
MILLHOUS COMPANY
215 SOUTH MAIN STREET, AMHERST, VIRGINIA

Date: 05-07-2017	
Not For Construction	
Design Development	
Construction Documents	X
Revisions	

Sheet Name
ELEVATIONS
SECTIONS

Sheet Number
A0.02


ZONING CLASSIFICATIONS
A-1 AGRICULTURAL DISTRICT
R-1 LIMITED RESIDENTIAL DISTRICT
R-2 GENERAL RESIDENTIAL DISTRICT
R-3 HIGH DENSITY RESIDENTIAL DISTRICT
R-4 MANUFACTURED HOME DISTRICT
T-1 TRANSITIONAL USE ZONE DISTRICT
B-1 LIGHT COMMERCIAL DISTRICT
CBD CENTRIAL BUSINESS DISTRICT
B-2 GENERAL COMMERCIAL DISTRICT
E-1 BUSINESS PARK DISTRICT
M-1 INDUSTRIAL DISTRICT
CONTITIONAL ZONING INDEX
CZ-1 B-2 (McDONALD'S) 7/20/94 - TAX MAP# 96A4-A-174B
CZ-2 B-1 (WILKINS) 4/12/95 - TAX MAP# 96A3-A-14
CZ-3 B-1 (SHRADER) 7/12/95 - TAX MAP# 96A3-A-8
CZ-4 R-3 (MILL RACE) 4/9/97 - TAX MAP# 96-4-A
LEXINGTON TRACK
N MAIN STREET
SAMAN ST
200'

From: Phillip Jamerson [mailto:pjamerson@jamersonlewis.com]
Sent: Friday, June 2, 2017 10:17 AM
To: Jack Hobbs <jack.hobbs@amherstva.gov>; 'Mark Milhous' <mark.milhous@milhous.com>
Subject: RE: Milhous Company Facility Expansion

Jack,

It is a 4,000sf addition of which 3,200 will be located on existing pavement.
We are adding no parking as the remaining 17 spaces exceeds current code requirements of 15 (10 employees x 1.5). There is also on street parking available.
The adjacent landowners are indicated on the plan.
The landscaping is indicated as well. The species has not been determined but the 440sf of disturbed area (5'6"x80') lends itself to Leland Cypress.
The remaining EXISTING site is completely hardscaped or landscaped and should not be held to the current code even if it is determined that it is non-compliant.

The above items are clearly indicated on the drawings and/or in my cover letter.

Jamerson Lewis will purchase a business license prior to construction.
The town needs to provide any notification sign.

I have made four trips to Amherst in an attempt to comply with a very burdensome process, considering the scale of the project, with very little support from town staff.

Phillip

From: Jack Hobbs [mailto:jack.hobbs@amherstva.gov]
Sent: Friday, June 02, 2017 7:37 AM
To: 'Mark Milhous' <mark.milhous@milhous.com>
Cc: Phillip Jamerson <pjamerson@jamersonlewis.com>
Subject: RE: Milhous Company Facility Expansion

In connection with the above referenced project, this is to confirm the receipt of the following on the date indicated:

May 22, 2017
- A general zoning permit application.
- A preliminary edition of a site plan.

May 30, 2017
- Multiple copies of a project cover letter signed by Mr. Jamerson (dated May 25, 2017).
- Multiple copies of a 2-page site plan/building plan set along with a 11x17 color edition of the site drawing.
- Multiple copies of a Site Plan Review Checklist form completed by Mr. Jamerson.

May 31, 2017
- A certificate of owner's representative designating Philip Jamerson as your representative. I note that although you indicated that you signed the form, the notary block indicates that Mr. Jamerson signed it.
- The site plan review application fee required by Section 18.1-1009 of the Zoning and Subdivision Ordinance.

June 1, 2017

- A signed site plan review application form.
- A request to expedite the review of the project via a specially scheduled Planning Commission meeting.
- Confirmation from VDOT that the existing entrance is acceptable.
- Confirmation from Amherst County that the project is exempt from erosion and sediment control regulations.

A review of your application indicates lacking information on items 1.08, 1.09, 1.10, 3.04, 3.09, 3.11, 4.01, and 4.05 of the site plan checklist (attached) is lacking. A landscape plan as required by Section 18.1-920 of the Town Code needs to be provided.

Your request for a special Planning Commission meeting is being processed.

Jack Hobbs
Town of Amherst

From: Mark Milhous [mailto:mark.milhous@milhous.com]
Sent: Thursday, June 1, 2017 2:11 PM
To: 'Jack Hobbs' <jack.hobbs@amherstva.gov>
Cc: dwayne.tuggle@amherstva.gov
Subject: Milhous Company Facility Expansion

Dear Jack,

As per suggestion from Amherst Mayor Dwayne Tuggle, I am requesting a special meeting of the planning commission for approval of Milhous Company's expansion project to coincide with the end of the sign posting period according to Town Code 18.1-1002.03.04. If you have any question please contact me.

Very Best Regards,

Mark Milhous
President

MILHOUS COMPANY

144 South Main St.
Amherst, VA 24521
434.946.5302 x.103

This message may contain information that is confidential, privileged or otherwise protected from disclosure. If you are not the intended recipient, you are hereby notified that any use, disclosure, dissemination, distribution, or copying of this message, or any attachments, is strictly prohibited. If you have received this message in error, please advise the sender by reply e-mail, and delete the message and any attachments. Thank you.

From: Kessler, Jeffery B., P.E. (VDOT) [mailto:JefferyB.Kessler@VDOT.Virginia.gov]
Sent: Thursday, June 1, 2017 1:51 PM
To: Jack Hobbs <jack.hobbs@amherstva.gov>
Subject: Milhous addition site plan - 215 S Main Street TOA

Jack,

It is my understanding that the proposed building addition is to house a fixed "bridge crane" and will not result in any additional employees or significant increase in business traffic. Under this understanding, no modification to the existing commercial entrances will be required. Please insure that any improvement on this parcel does not increase drainage run-off onto VDOT right-of-way.

Please notify me 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

From: Jack Hobbs [mailto:jack.hobbs@amherstva.gov]
Sent: Thursday, June 01, 2017 11:54 AM
To: Kessler, Jeffery B., P.E. (VDOT)
Subject: Milhous addition site plan - 215 S Main Street

Jeff,

Per the Town's site plan ordinance at Sec. 18.1-1102 of the Town Code, the attached is provided to your office for VDOT review.

Please advise with plan review comments or if additional information or documentation is required at your earliest convenience.

Jack Hobbs
Town of Amherst

From: ARMitchell@CountyOfAmherst.com [mailto:ARMitchell@CountyOfAmherst.com]
Sent: Thursday, June 1, 2017 4:41 PM
To: Jack Hobbs <jack.hobbs@amherstva.gov>
Cc: nmyoung@CountyOfAmherst.com
Subject: Re: Milhous addition site plan - 215 S Main Street

Jack,

According to the cover letter from Jamerson-Lewis Construction, the area of construction will be less than 6,000 square feet. As the area is less than 10,000 square feet, no erosion and sediment control plan is required for the project.

Please let me know if you have any further questions.

Thank you,

Austin R. Mitchell, Assistant Zoning Administrator/Planner
Amherst County Planning/Zoning Department
P.O. Box 390
Amherst, VA 24521
434-946-9421 - O
434-946-9370 - F

From: "Jack Hobbs" <jack.hobbs@amherstva.gov>
To: <ARMitchell@CountyOfAmherst.com>
Date: 06/01/2017 11:48 AM
Subject: Milhous addition site plan - 215 S Main Street

Austin,

Per the Town's site plan ordinance at Sec. 18.1-1102 of the Town Code, the attached is provided to your office for erosion and sediment control review.

Please advise with plan review comments or if additional information or documentation is required at your earliest convenience.

Jack Hobbs
Town of Amherst[attachment "Millhous site plan - 215 S Main - Jamerson cover letter 170525.pdf" deleted by Austin R Mitchell/Amherst] [attachment "Millhous site plan - 215 S Main - sheet 3 color 170530.pdf" deleted by Austin R Mitchell/Amherst] [attachment "Millhous site plan - 215 S Main - sheet 2 170530.pdf" deleted by Austin R Mitchell/Amherst] [attachment "Millhous site plan - 215 S Main - sheet 1 170530.pdf" deleted by Austin R Mitchell/Amherst]

June 16, 2017

Town of Amherst
Attn: Mr. Jack Hobbs (Town Manager)
174 S. Main Street
Amherst, VA 24521

Re: Rezoning application for tax map parcels 96A4A49 & 96A4A50

Dear Mr. Hobbs:
Blue Ridge Realty Holdings, LLC is requesting the rezoning of tax map parcels **96A4A49 & 96A4A50** also known as 258 S Main Street. We believe the rezoning of this property and its future development is in line with the Town of Amherst recently approved comprehensive plan, and can provide new opportunities for economic growth to the town and its residents. All correspondence can be sent to the below address. Also, all digital contact can be made at blueridgerealtyllc@gmail.com

PO Box 251
Earlysville, VA
22936

If you have any questions, please do not hesitate to contact the undersigned.

Regards,

Blue Ridge Realty Holdings, LLC

By: Matthew Hines, Managing Member

DATE 6/11/17

APPLICATION FOR REZONING
TOWN OF AMHERST
POST OFFICE BOX 280
AMHERST, VIRGINIA 24521
(804) 946-7885

APPLICANT Blue Ridg Realty Holdings
ADDRESS P.O Box 251
Earlysville, VA
CITY 22936
TELEPHONE NO. 201-390-5686

OWNER Same as applicant
ADDRESS
CITY
TELEPHONE NO

REPRESENTATIVE Matthew Hines
ADDRESS Same as applicant
CITY
TELEPHONE NO.

LOCATION OF REQUEST 258 S Main St
TAX MAP NO. 96A4A49, 96A4A50
LOT AREA 4.92
EXISTING ZONING R2
PROPOSED ZONING CBD

STATEMENT BY APPLICANT Request rezoning for parcels 96A4A49 + 96A4A50. See attached proposed site plan

Applicants are reminded that §18.1-1002 of the Town Code requires signs describing the action requested under this application to be posted on the property.

As (OWNER) (CONTRACT PURCHASER WITH OWNER'S WRITTEN CONSENT, ATTACHED) (OWNER'S AGENT) of the property listed above, I/we hereby petition the Amherst Town Council to rezone the above described property.

Signature of Applicant — Date 6/11/17

PLANNING COMMISSION PUBLIC HEARING — Time — Date

PLANNING COMMISSION ACTION

Zoning Administrator — Date

TOWN COUNCIL PUBLIC HEARING — Time — Date

TOWN COUNCIL ACTION

Clerk of Council — Date

Adjacent property owner information for

Special Use Permit Application - Rezoning Application - Conditional Zoning Application - Variance Application - Appeal Application

§ 15.2-2204 of the Code of Virginia requires that a notice of pending action to be mailed to the owners, their agent or the occupant, of all abutting property and property immediately across the street or road from the property affected, including those parcels which lie outside the Town; and, if any portion of the affected property is within a planned unit development, then to such incorporated property owner's associations within the planned unit development that have members owning property located within 2,000 feet of the affected property. The purpose of this form is to assist the applicant to collect the needed information from the Amherst County Commissioner of the Revenue's office.

Tax Map #	Physical Address	Owner's Name	Owner's Mailing Address
96A4 A51	268 S Main St	Thomas Douglas	Same
96 A4 A 48	240 main st		1309 Somer Hill Pl Anchorage Ky 40223
96A4A 43	141 W Court St	Epoch Higginbotham	Same
96A3 21,2	197 gregory Ln	Charles Lane	1668 farmington dr forest, VA 24551
96A3A6	N/A	D. lorenzo Francis	P. O box 663 Amherst VA 24521
96A3 41	191 W court St	Elsie Stewart	Same
96 A3 A2	N/A	Earl douglas	727 Kenmore Rd Amherst, VA 24521
96 A3 A3	187 W Court St	willie Mosby	139 Riviera dr Madison Heights, VA 24572
96 A4 A 35	N/A	Add Garland	1933 S St SE Washington dc 20020
96 A4 A 36	175 W court St	Mary brown estate	4419 Uber St Philadelphia, PA 19140
96 A4 A 37	173 W Court St	Gilbert Rose	P O box 328 Amherst VA 24521
96A4 A 38	167 W court St	Henry brown	P.O box 1105 Amherst, VA 24521
96A4 A 39	163 W Court St	Ruby Grooms	694 poor house farm Rd Amherst VA 24521
96A4 A40	153 Court St	Wanda Spradley	P.O box 1562 Amherst VA 24521

Applicants should use as many forms as are needed to provide the needed information.

***Note:** Applicants are reminded that §18.1-1002 of the Town Code requires signs describing pending action by the Planning Commission, Town Council or Board of Zoning Appeals to be posted when approval of a site plan, subdivision, special use permit, rezoning, conditional zoning, variance, or appeal is requested.*

OFFSITE SEWER TO PUMP STATION

NOTES:
1. TOPOGRAPHIC INFORMATION OBTAINED FROM USGS DATA.
2. AERIAL IMAGERY OBTAINED FROM VGIN DATA.
3. BOUNDARY AND ADJACENT PROPERTY OWNERSHIP INFORMATION OBTAINED FROM DRAWING TITLED "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR KDS TRANSACTION PROJECT" DATED NOVEMBER 20, 2012 AND AMHERST COUNTY GIS DATA.
4. LOTS SHALL BE SERVED BY PUBLIC WATER AND SEWER.

40 20 0 40 80
1" = 40'

NORTH

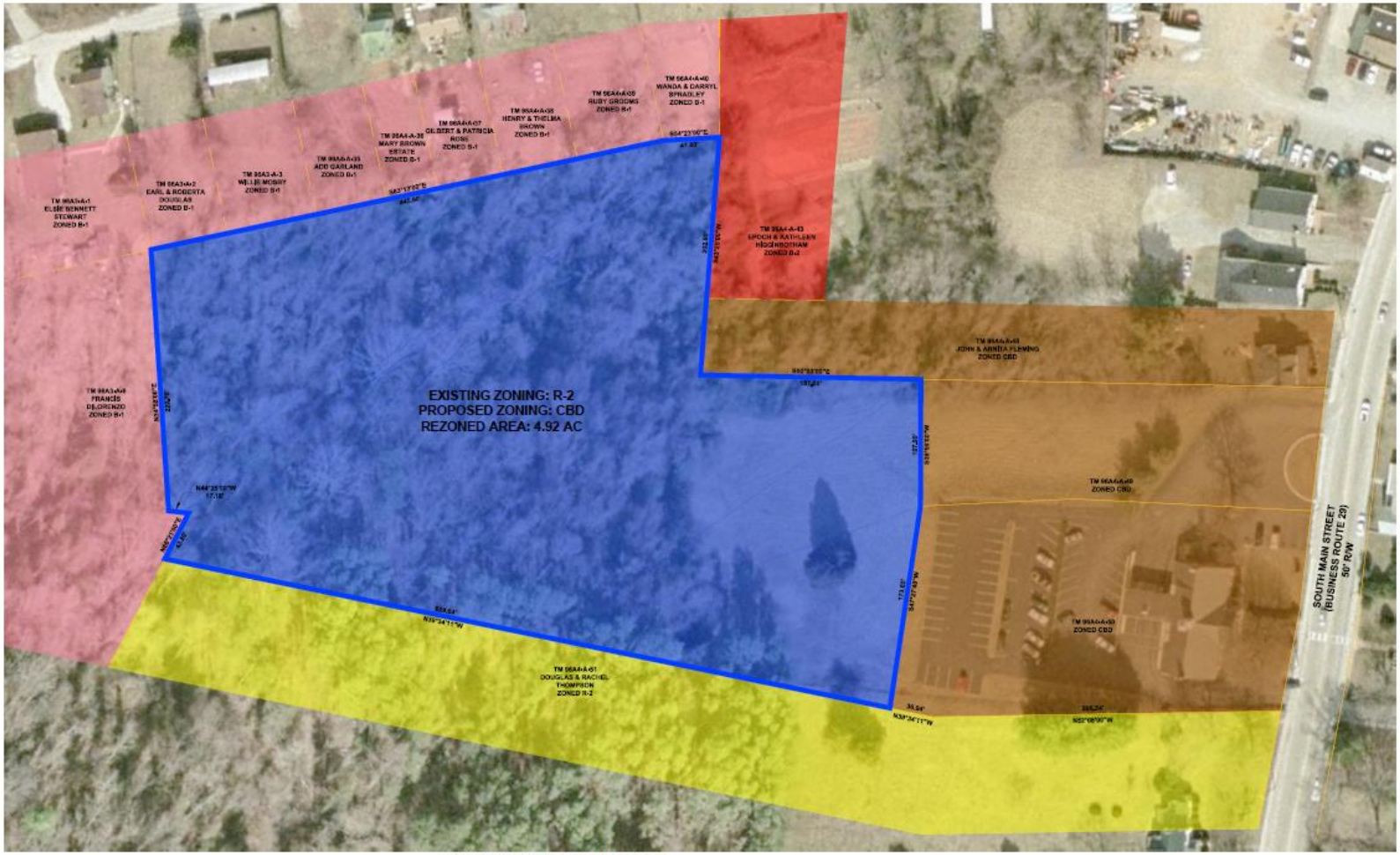
HURT & PROFFITT INCORPORATED
ENGINEERING >> SURVEYING >> PLANNING
2524 LANGHORNE ROAD
LYNCHBURG VA 24501
800.242.8916 TOLL FREE
434.237.5567 PHONE
434.847.0047 FAX

CONCEPTUAL SITE PLAN
FOR
PATIO HOME DEVELOPMENT
TOWN OF AMHERST, VIRGINIA

PROJECT NO: 20160989
LATITUDE: • • • • • • • • •
LONGITUDE: • • • • • • • • •
DATE: 6/7/2017
DRAWN BY: ASK
CHECKED BY: ASK

HURT & PROFFITT

SHEET NO.
1 OF 1



NOTE: BEARINGS BASED ON A PLAT TITLED "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR KBS TRANSACTION PROJECT" DATED NOVEMBER 20, 2012.

ZONING LEGEND

- B-1: LIGHT COMMERCIAL DISTRICT
- B-2: GENERAL COMMERCIAL DISTRICT
- CBD: CENTRAL BUSINESS DISTRICT
- R-2: GENERAL RESIDENTIAL DISTRICT
- PROPOSED CBD ZONE (CURRENTLY R-2)

40 20 0 40 80

1" = 40'

HURT & PROFFITT INCORPORATED
2524 LANGHORNE ROAD
LYNCHBURG VA 24501
800.242.4996 TOLL FREE
434.847.7276 MAIN
434.847.0047 FAX

ENGINEERING >> SURVEYING >> PLANNING

REZONING AREA FOR PATIO HOME DEVELOPMENT

TOWN OF AMHERST, VIRGINIA

PROJECT NO.20160989
LATITUDE:
LONGITUDE:
DATE: 6/7/2016
DRAWN BY: ASK
CHECKED BY:ASK

HURT & PROFFITT

SHEET NO.
1 OF 1