

TOWN OF AMHERST PLANNING COMMISSION
Wednesday, November 2 2022
AGENDA

1. **Call to Order** – *Mrs. Driskill*
2. **Determination of Quorum**
3. **Citizen Comment-** *This time is provided for citizens to bring concerns or comments to the Commission that are not scheduled for a public hearing. This is not meant to be a discussion or an exchange, but rather, an opportunity for citizens to have their concerns be heard.*
4. **Approval of October 5, 2022, meeting minutes** – *Chair- The minutes of the October 5, 2022 meeting are attached.*
5. **Public Hearings: Amherst County High School-** *Members of the School staff will be present to answer questions for the advertised public hearings to address the renovation and addition to Amherst County High School.*
 - a. *. Determination of Substantial Accord*
 - b. *Rezoning of the ACHS property*
 - c. *Special Use Permit for a parking plan*
6. **Set Public Hearing: Short Term Rental for 117 Pine Street** – *The Town has received an application for the use of 117 Pine Street as a short term rental (Air B&B). This will require both a rezoning and a Special Use Permit. The application is included in the packet, and staff recommends setting a public hearing for next month for both actions.*
7. **Concerns of Commissioners**
8. **Adjournment**

**Town of Amherst Planning Commission
Minutes
October 5, 2022**

A meeting of the Town of Amherst Planning Commission was called to order by Chairperson June Driskill on October 5, 2022, at 7:00 P.M. in the Council Chambers of Town Hall at 174 S. Main Street.

It was noted that a quorum was present as indicated below:

P	June Driskill	P	Janice N. Wheaton
A	William Jones	P	John Vandervelde
P	Anne Webster Day	P	Nathaniel Holden Chase
P	Clifford Hart		

Town Manager Sara McGuffin was also present.

The Chair opened the floor for citizen comments.

There being no one present to speak; no comments were made.

Mr. Hart made a motion that was seconded by Ms. Day to approve the minutes of the August 3, 2022, meeting.

There being no discussion, the motion to approve the August 3, 2022, minutes carried 6-0 according to the following:

June Driskill	Aye	Anne Webster Day	Aye
Janice Wheaton	Aye	John Vandervelde	Aye
William Jones	Absent	Nathaniel Holden Chase	Aye
Clifford Hart	Aye		

Dr. William Wells, Superintendent of Amherst County Public Schools presented a proposal for renovations and additions at Amherst County High School. The proposed renovations and additions would include improvements to the school’s auditorium, cafeteria, Career and Technical Education (CTE) facilities, making the stadium ADA compliant, and adding additional parking.

Tim Hoden, Amherst County Public Schools Chief Operations Officer, and Gary Roakes, Amherst County Public Schools Supervisor of Maintenance and Operations, were present to answer questions.

Town Manager McGuffin reported that §15.2-2232 of the Code of Virginia indicates that no public building shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof, and in connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing after notice. Staff requested that the commission set a public hearing to determine Substantial Accord for proposed renovations and additions to Amherst County High School and potential closure of Lancer Lane.

Town Manager McGuffin reported that the school is located on property presently zoned R-2 in the Town of Amherst. Staff requested that the commission hold a public hearing on a request to rezone the property to B-2 making the school a permitted use.

Town Manager McGuffin reported that a special use permit would have to be approved by the Town of Amherst in order to add additional parking spaces at Amherst County High School. Staff has requested that the commission hold a public hearing on a request for special use permit for a parking master plan.

Mr. Chase made a motion that was seconded by Ms. Wheaton to set three public hearings at the November 2022, meeting of the Planning Commission on (1) determination of Substantial Accord; (2) request to rezone Amherst County High School property from R-2 to B-2; and, (3) request for a special use permit for proposed parking master plan at the Amherst County High School.

After discussion, the motion carried 6-0 according to the following:

June Driskill	Aye		Anne Webster Day	Aye
Janice Wheaton	Aye		John Vandervelde	Aye
William Jones	Absent		Nathaniel Holden Chase	Aye
Clifford Hart	Aye			

Town Manager McGuffin gave a report on an application for the use of 117 Pine Street in the Town of Amherst Virginia, for short term rental use in a residential district. Staff requested that the commission set a public hearing on a request for a Special Use Permit to allow short term rental, and for rezoning 117 Pine Street in the Town of Amherst to B-1 for short term rental use only.

Ms. Day made a motion that was seconded by Mr. Hart to set a public hearing at the December 2022, meeting of the Planning Commission on a request for rezoning 117 Pine Street to B-1 for short term rental use only, and on a special use permit to allow short term rental.

After discussion, the motion carried 6-0 according to the following:

June Driskill	Aye		Anne Webster Day	Aye
Janice Wheaton	Aye		John Vandervelde	Aye
William Jones	Absent		Nathaniel Holden Chase	Aye
Clifford Hart	Aye			

Town Manager McGuffin reported that incomplete plans on a proposed townhouse development on Whitehead Drive were received from Terry Morcom, representative of Amherst Woods, LLC. Staff has requested more information in order to perform a complete review.

There being no further business, on motion of Mr. Chase seconded by Ms. Wheaton and carried 6-0, the meeting adjourned at 8:24 PM.

June Driskill, Chairperson

Attest: _____



STAFF REPORT
REZONING, SPECIAL USE PERMIT, SUBSTANTIAL ACCORD
Amherst County High School
Planning Commission Public Hearing

General Information:

Processing schedule: The Planning Commission set this for a public meeting at their October meeting, after a presentation from the School Board Administration. All three items were advertised for public hearings on November 2nd. Adjacent notice has been provided by certified mail and the property has been posted, per the Code. The School Administration is hoping to take this to Council for a public hearing in December and advertise for bids at the beginning of 2023.

Application Information:

Owner and Applicant:	Amherst County School Board
Requested Action:	Substantial Accord Rezoning to B-2 Special Use Permit for parking master plan
Location:	139 Lancer Lane
Tax Map Numbers:	95 A 80A, 81, 82, 83, 110 A 101
Existing Zoning:	R-2
Proposed Zoning:	B-2
Existing land uses:	High School
Comp. plan area:	Residential

Summary of Request and Background Information:

Amherst County High School was built in 1964. At that time, it was outside of Town limits. When the Town annexed this area, it incorporated the existing county zoning and made no changes to any of the existing parcel zoning in the annexed area. Over time, there have been multiple renovations and additions to the high school. The Town's Zoning Ordinance does not provide for this use in the R-2 district. Previous additions were likely addressed through the parcel's legal non-conformity, which allows additions of up to 50% of what was in existence at the time the non-conformity

occurred. However, with the number of additions that have already been done in this way, and the upcoming addition, staff recommends addressing all of the present issues in this process. The three items to be addressed are:

- Substantial Accord
- Rezoning
- Special Use Permit for a parking master plan

Substantial Accord: State Code requires that any public facility be found to be “substantially in accord” with the adopted Comprehensive Plan. The determination is made by the Planning Commission, and procedurally is then accepted or rejected by the elected body. A public hearing may be held, but is not required.

From State Code:

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.2-353 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within 10 days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within 60 days from its filing. A majority vote of the governing body shall overrule the commission.

The Comprehensive Plan:

The Comprehensive Plan does not address the location of the high school on the adopted land use map. Because of this, a substantial accord designation should be made for the high

school. Additionally, the upcoming edition of the Comprehensive Plan should show all existing and planned public facilities as a part of the land use map.

Rezoning: The existing zoning of the property for the Amherst County High School is R-2. However, all of the property to the south is zoned B-2, the property across Main Street is zoned T-1 and B-2, and the property to the north is zoned for multi-family and B-2. B-2 zoning will allow the school the flexibility to use its land efficiently, applying commercial setbacks and requirements, while also recognizing that if the school were not in this location, this would be an appropriate area for commercial uses.

Special Use Permit for Parking Master Plan: The Zoning Ordinance contains parking space requirements for uses. The parking space requirement for schools is as follows: “1 for each 4 seats of maximum capacity in the auditorium or main place of assembly; or 1 for each 100 square feet of floor area in the main place of assembly in places which do not have fixed seats.” If the auditorium alone is considered, the parking provided is more than adequate. However, because the school can have multiple events going on at the same time, including an event that may include the auditorium, the gym, and the football field, staff requested that the School Administration consider submitting a parking master plan to demonstrate that the parking as provided meets the needs of the school for multiple events, and they graciously agreed. The process for this is as stated in the Code, “In lieu of compliance with the regular parking regulations contained in this section, property owners may submit a parking master plan. The master plan shall be considered by the Planning Commission who shall have the authority to adjust the number of parking spaces required for a development if such is properly justified by the property owner.” Thus, this decision will be decided by the Planning Commission with no further action required by the Council.

Public Notice

The proposal was advertised for public hearing for two consecutive weeks, as required by State Code, and adjacent property owners received a public notice by certified mail, also as required by Code. The property had two signs placed on it for notice as well.

Consistency with the Comprehensive Plan:

The use is consistent with the text of the Comprehensive Plan, which recognizes the presence of multiple educational institutions in the Town, but does not recognize their location or their future expansion.

Consistency with the Zoning Ordinance:

The proposed zoning of the subject property is compatible with surrounding zoning and the intent of the districts of the surrounding properties.

Citizen Comment:

There has been no citizen comment received about this proposal.

Conclusion:

Amherst County High School is an incredibly important part of our town. It is in the best interest of the town, in many ways, for the school to be enabled to grow and renovate without having to be

concerned about limitations on their use of the property. Additionally, the change to commercial zoning will allow them to use portions of the property that would be reserved for setbacks in residentially zoned areas.

Recommendation:

Staff recommends:

- A finding that Amherst County High School's renovation and expansion is substantially in accord with the adopted Comprehensive Plan for the Town of Amherst.
- A recommendation to the Town Council for approval of the rezoning request to B-2 zoning of the subject properties.
- Approval of the Special Use Permit for the parking master plan.



DATE _____

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

APPLICANT	<u>Amherst County Public Schools</u>	OWNER	_____
ADDRESS	<u>153 Washington St</u>	ADDRESS	_____
CITY	<u>Amherst, VA 24521</u>	CITY	_____
TELEPHONE NO.	<u>434 946 9386</u>	TELEPHONE NO	_____

REPRESENTATIVE Dr. William Wells, Superintendent ADDRESS 153 Washington St
 CITY Amherst, VA 24521 TELEPHONE NO. 434 946 9386

LOCATION OF REQUEST Amherst High School
95 A 83, 110 A 101,
 TAX MAP NO. 95 A 82, 95 A 81, 95 A 80A LOT AREA 70.6 (combined)
 EXISTING ZONING R-2 General Residential PROPOSED ZONING B-2

STATEMENT BY APPLICANT

The goal of this application is to rezone the Amherst County Public Schools to a permitted use by the 2003 Town of Amherst Zoning Ordinance.

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
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PLANNING COMMISSION PUBLIC HEARING	_____ Time	_____ Date
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PLANNING COMMISSION ACTION

	_____ Zoning Administrator	_____ Date
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TOWN COUNCIL PUBLIC HEARING	_____ Time	_____ Date
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TOWN COUNCIL ACTION

	_____ Clerk of Council	_____ Date
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DATE _____

**APPLICATION FOR SPECIAL USE PERMIT
TOWN OF AMHERST
POST OFFICE BOX 280
AMHERST, VIRGINIA 24521
(804) 946-7885**

APPLICANT	<u>Amherst County Public Schools</u>	OWNER	_____
ADDRESS	<u>153 Washington St</u>	ADDRESS	_____
CITY	<u>Amherst, VA 24521</u>	CITY	_____
TELEPHONE NO.	<u>434 946 9386</u>	TELEPHONE NO	_____

REPRESENTATIVE Dr. William Wells, Superintendent ADDRESS 153 Washington St
 CITY Amherst, VA 24521 TELEPHONE NO. 434 946 9386

LOCATION OF REQUEST Amherst High School

TAX MAP NO. 95 A 82, 95 A 81 LOT AREA 3.56 (combined) EXISTING ZONING R-2

PROPOSED SPECIAL USE ACPS is seeking to rezone all the owned parcels at the High School complex to B-2 as part of a separate application. This SUP is for the vehicle parking plan.

STATEMENT BY APPLICANT

The goal of this application is a Special Use Permit to construct a new 130 space parking lot on Amherst County Public Schools property. This parking lot would be located adjacent to the High school and Athletic Stadium.

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
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PLANNING COMMISSION PUBLIC HEARING	_____ Time	_____ Date
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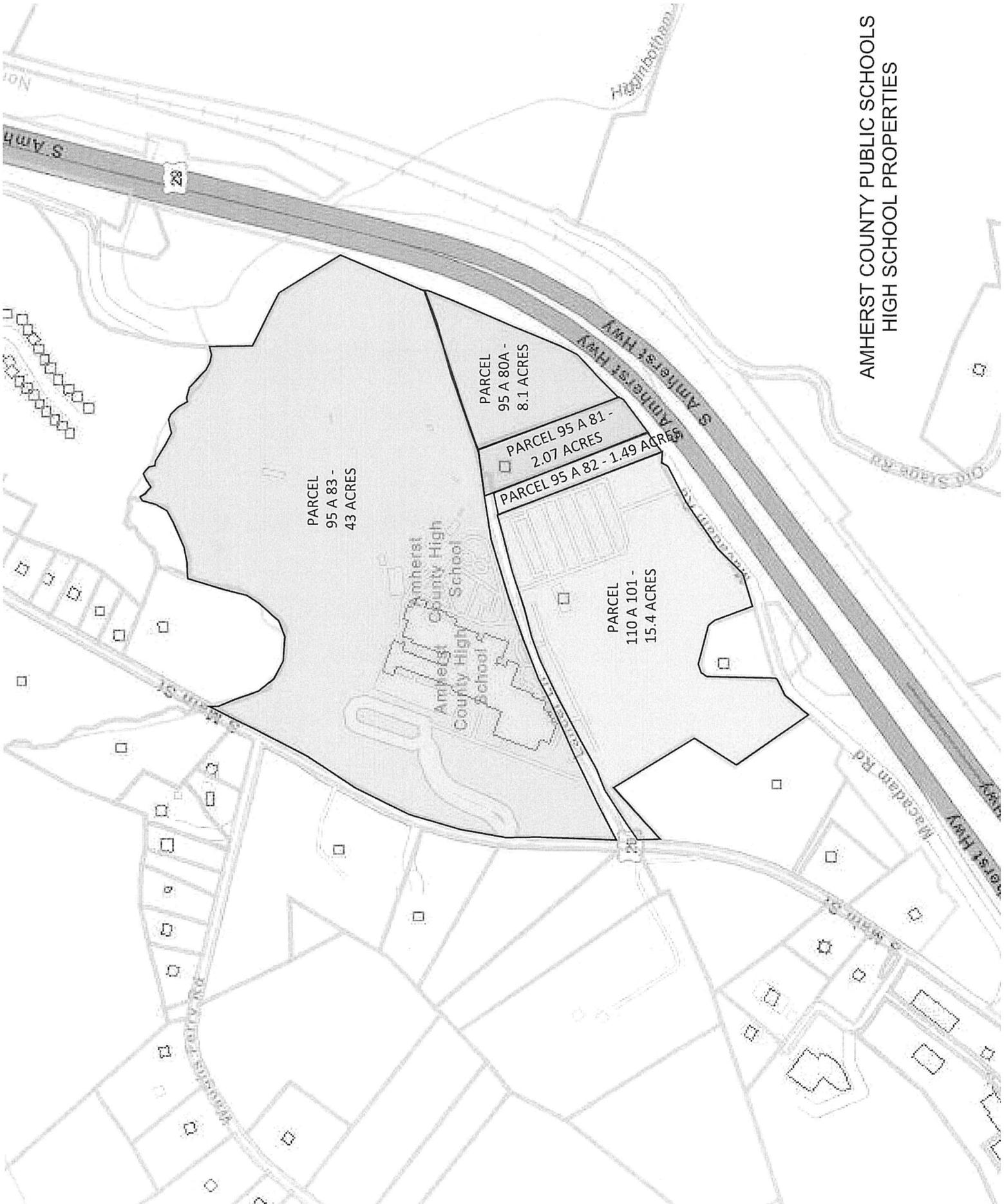
PLANNING COMMISSION ACTION		
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	_____ Zoning Administrator	_____ Date
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TOWN COUNCIL PUBLIC HEARING	_____ Time	_____ Date
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TOWN COUNCIL ACTION		
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	_____ Clerk of Council	_____ Date
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AMHERST COUNTY PUBLIC SCHOOLS
HIGH SCHOOL PROPERTIES

755 EXISTING PARKING SPACES

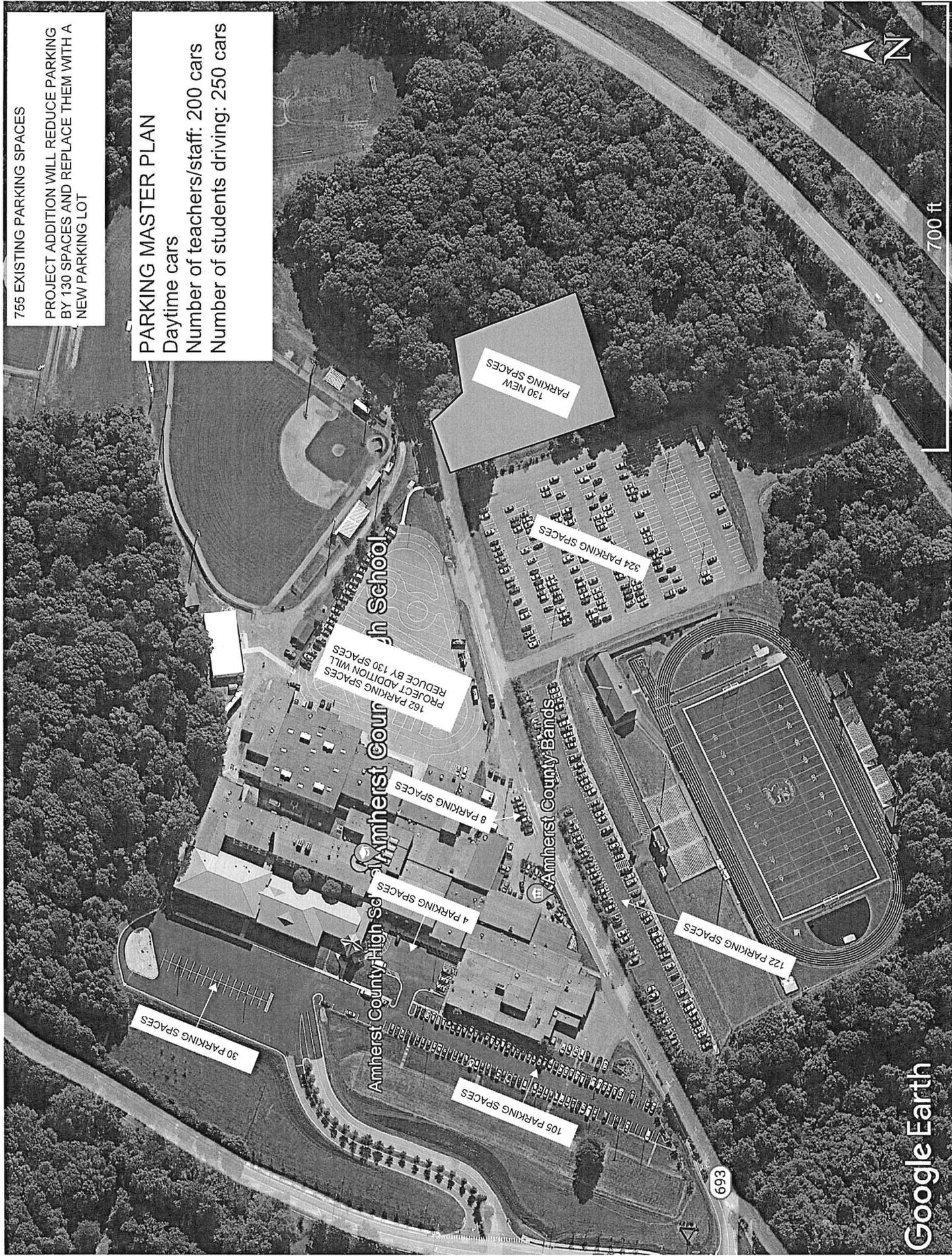
PROJECT ADDITION WILL REDUCE PARKING BY 130 SPACES AND REPLACE THEM WITH A NEW PARKING LOT

PARKING MASTER PLAN

Daytime cars

Number of teachers/staff: 200 cars

Number of students driving: 250 cars



30 PARKING SPACES

4 PARKING SPACES

8 PARKING SPACES

162 PARKING SPACES
PROJECT ADDITION WILL
REDUCE BY 130 SPACES

324 PARKING SPACES

130 NEW
PARKING SPACES

122 PARKING SPACES

105 PARKING SPACES



700 ft

693

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	
✓ 95 A 76	142 Town Court Ln	Town Court Assoc. LLC	PO Box 36 Lynchburg, VA 24505 7021 1970 0001 6189 1423
✓ 95 A 59	599 S Main St	McChesney Brian W & Mary E	599 S Main St Amherst, VA 24521 7021 1970 0001 6189 1430
✓ 95 A 60	N/A	Town of Amherst	PO Box 280 Amherst, VA 24521
✓ 95 A 78A	N/A	Town of Amherst	PO Box 280 Amherst, VA 24521
✓ 110 A 100	273 Macadam Rd	Elliott Phillip E & Sheila D	3380 Bertha Dr Baldwin, NY 11510 7021 1970 0001 6189 1447
7021 1970 0001 6189 1454	95 A 82	N/A	County of Amherst Attn: Jeremy Bryant, Interim Co. Admin
✓ 110 A 98A,99	N/A	Jenkins Arthur Rex & Sunni P	1721 Jordan's Parish Pl Virginia Beach, VA 23465 7021 1970 0001 6189 1461
✓ 95 A 90A	N/A	Ambler Farm, LLC	267 Blue Ridge Ln Amherst, VA 24521 7021 1970 0001 6189 1539
✓ 95 A 90	N/A	Ambler Farm, LLC	267 Blue Ridge Ln Amherst, VA 24521
✓ 95 A 89	698 S Main St Amherst, VA 24521	Lingerfelt, Joan V	284 Waughs Ferry Rd Amherst, VA 24521 7021 1970 0001 6189 1546
✓ 95 A 88	664 S Main St Amherst, VA 24521	Henline David G & Nancy B	PO Box 371 Amherst, VA 24251 7021 1970 0001 6189 1560
✓ 95 A 86	110 Waughs Ferry Rd Amherst, VA 24521	Pawar Abhay	1964 NW 170th Ter Pembroke Pines, FL 33028 7021 1970 0001 6189 1577
✓ 95 A 84	642 S Main St Amherst, VA 24521	Hollowell Dennis W & Kelli A	642 S Main St Amherst, VA 24521 7021 1970 0001 6189 1584

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.

Property posted 10.18.22

PUBLIC HEARING NOTICE

The Town of Amherst Planning Commission will hold public hearings at 7:00 PM on November 2, 2022, in the Council Chambers of the Town Hall at 174 South Main Street, Amherst, VA, on the following matters related to property located at 139 Lancer Lane, comprised of tax map numbers 95-A-80A, 81, 82, 83, and 110-A-101.

1. An application of the Amherst County School Board for Amherst County High School, which, if approved, would rezone the property from R-2 to B-2 (General Commercial). This zoning is intended to allow for the renovation and expansion of the high school but would allow for all the uses in the B-2 district, which include a broad variety of retail and residential uses.
2. To consider a Special Use Permit that would provide for a parking master plan to address parking needs at the school after the renovation and addition.
3. To consider a finding that the renovation of and addition to the Amherst County High School and the closure of Lancer Lane are substantially in accord with the adopted Comprehensive Plan for the Town of Amherst.

All interested persons may express their views by emailing sara.mcguiffin@amherstva.gov prior to the meeting. Anyone having questions regarding the above may contact the Town Hall Office at 434-946-7885.

Supporting documentation is available at amherstva.gov and for inspection in the Town Hall during normal working hours.

September 15, 2022

Dear Town of Amherst,

My name is Emily Wynn. My husband (Tyler) and I are the owners of 117 Pine Street.

On a personal note we purchased 117 as our second home to enjoy on the weekends and holidays while visiting my parents who live right next door. Owning this home gives us space for all the grandkids to be together and have as much grandparent time as possible! My dream is for my kids and their cousins to have the same memories I have of spending summers and holidays in Amherst visiting my Popa, aunts, uncles, and cousins.

We have been operating as an Airbnb rental for the past several months and we are here to work with the town to do what is asked of us in order to continue our operation as a short term rental. Here are some things I'd like you to consider when making your decision.

We have a surprising variety of guests that rent our home. I talk with each of them personally to understand what brings them to town. These guests have included:

- People that grew up in Amherst and are coming back to town to visit family
- Parents coming to visit their kids who attend/graduate Sweet Briar or Liberty
- Families moving to Amherst who experience closing delays on their new home and didn't have anywhere to stay last minute
- Remote Sweet Briar employees and their families that come to town for work functions
- Special needs families (our home is a single floor and open concept) who attend a special occupational therapy clinic in Lynchburg run by VA Tech
- Mother/daughter groups looking for a relaxing weekend getaway
- Remote workers who stay for a getaway to explore our beautiful little town and surrounding attractions

To help do my part in bringing revenue to the town and promoting/supporting the wonderful small business growth that Amherst has seen in the past few years I provide a Guidebook at the home that directs our guests to all of our favorite local spots such as Ladle and Blade, Filling Station, Camp Trapezium, What a Blessing Bakery, Brier Patch, Hill House, and many more! There are so many gems here that we love to share!

We take so much pride in our little vintage bungalow and have put a lot of sweat equity and love into restoring this home back to it's 1940's charm. Even though we rent it out on Airbnb to help cover some of the expenses of owning it we have strict rules and standards for ourselves as well as the guests who stay there. We do this to ensure we only add value to the Pine Street neighborhood!

Proposed Proffered Conditions:

- Obtain a special use permit for short term rental use only
- Obtain B1 zoning status for short term rental use only. We have no interest in any of the other zoning capabilities.
- Obtain B1 zoning status for our use only, and set to expire if ownership of our property ever changes

Our short term rental standards and current conditions of operations include:

- No parties or gatherings
- Strict no loud noise/music policy after 10pm

- We ensure the home (interior and exterior) and yard are well maintained
- Strict 6 person max (including children)

Additional things to consider:

- All Pine St and some N Main St neighbors have been provided with my personal cell phone and email to contact me if they ever have any questions or concerns
- Operating as an Airbnb allows us to provide income to 2 local Amherst families who provide us with handyman/contractor and cleaning services
- My parents (Bob and Susan Parks) live right next door full-time (sharing the drive way) and keep a constant eye on the home to make sure all standards of operations are being adhered to
- I personally screen every guest to confirm reviews from previous Airbnb host to ensure they are guests that abide by the house rules and leave the property in good/clean condition

Our guests have left us nothing but raving reviews (I've provided a few below for your reference) about how wonderful of a location our home is, how clean and well maintained it is (inside and out), and how they are so happy to have spent time in such a wonderful little town enjoying the local small businesses.

As hosts its important to us for our guests to have positive experiences, but it's even more important that our full-time neighbors have only positive experiences being our neighbor!

I appreciate everyone's time today and look forward to working with everyone through this process. We adore Amherst and would love nothing more than to continue to share our home with others!

If there's any additional questions or anything I can clarify please reach out to me at 757-617-4435 or em.k.parks@gmail.com

Sincerely,



Emily (Parks) Wynn

Guest Reviews:

Overall rating ★ ★ ★ ★ ★

Perfect place perfect host great location!!!

Overall rating

★ ★ ★ ★ ★

Public review

[View reply](#) >

We loved our stay in Blueridge Bungalow - such a cute little house in a quaint town. We've stayed in many airbnbs across the country and have never found one so well-stocked with condiments, beverages, toiletries and cleaning supplies. The neighborhood was very quiet and had easy access to the places we wanted to visit. Our only regret was that we ran out of time to visit Camp Trapezium. We will have to go there on our next visit to Amherst, when we hope to stay at Blueridge Bungalow again.

Overall rating 

Blue Ridge Bungalow is a gem. For anyone visiting the area, it's convenient, well appointed, comfortable, clean, and has a great deal of charm!

Overall rating



Public review

[View reply](#) 

WOW. We stayed at Emily's place for almost 2 weeks and it was above our expectations in every way. I was traveling with my 3 teenaged daughters and our dog, and we felt completely safe and fell in love with the immediate area. Amherst is so lovely and has everything you need, plus the dog had all the space he wanted in the yard. The kitchen and bathrooms were well stocked with many thoughtful extra touches that were appreciated. The furnishings and beds (and bedding) are high quality, clean, and comfortable. Keyless entry was a snap and Emily was ultra available and responsive to any questions we had. The neighbors nearby were friendly, but not intrusive. Can't recommend enough- we'll be back if we get the opportunity to visit again. Thanks. Emily!!

Overall rating



Public review

One of the best airbnb experiences here! Excellent communication, cozy and cute home aesthetic, and an absolutely great location. We had a great staycation here with the help of a multitude of wineries, cider spots, and hikes like Mount Pleasant. Definitely recommend!

Overall rating



Public review

We really enjoyed our stay in Amherst! This place is clean and comfortable, and is stocked with plenty of basics in the kitchen and bathroom. Perfect size for two couples and a baby (with a high chair, pack and play, and toys available if you need them!). Centrally located to hiking, wineries, and breweries, and made for a great weekend away.

Overall rating



Public review

[View reply](#) 

I almost don't want to write this review because I want to keep this secret. The communication was great, the location was perfectly situated to SBC's campus. The house is beautifully miserably decorated and 1940s-charming at the same time. The welcome book is the best I've ever seen — clear and very informative. Don't stay here though because I want it for myself.



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

DATE 9/26/22

APPLICANT ADDRESS Timothy + Emily Wynn OWNER ADDRESS Timothy + Emily Wynn
953 N Haven Cir same
 CITY Chesapeake VA 23322 CITY same
 TELEPHONE NO. 757-617-4435 TELEPHONE NO. same

REPRESENTATIVE Self ADDRESS N/A
 CITY N/A TELEPHONE NO. N/A

LOCATION OF REQUEST 117 Pine St Amherst VA 24521
 TAX MAP NO. 96A414 39-40 LOT AREA 6,174 sq ft EXISTING ZONING R2
 PROPOSED SPECIAL USE short term rental use

STATEMENT BY APPLICANT
 We request B1 zoning for short term rental use only, set to expire with any change of ownership. As hosts its important for our guests to have positive experiences, but its even more important that our neighbors have only positive experiences as our neighbor

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] 9/26/22
 Signature of Applicant Date

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
96A414 3,5,6	193 N Main St	Turner	193 N Main St.
96A414 2	179 N Main St.	Glover	179 N Main St.
96A414 41-44	125 Pine St	Cash	125 pine st.
96A414 47-49	129 pine st	Byrant	129 pine st.
96A414 50-52	139 Pine St	Rose	139 Pine St.
96A414 53-55	151 Pine st.	Hwang	151 Pine St
96A414 11-14	136 Pine st	Taylor	136 pine st
96A414 15-18	144 Pine st.	Wright	144 Pine St.
96A414 19-22	152 pine st	Fore	152 pine st.
96A414 56-58	157 pine st	McKellan	157 pine st
96A414 63-72	172 pine st	Higgins	172 pine st.

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.



DATE 9/26/22

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

APPLICANT ADDRESS Timothy + Emily Wynn OWNER ADDRESS Timothy + Emily Wynn
953 N Haven Cir ADDRESS same
CITY Chesapeake VA 23322 CITY same
TELEPHONE NO. 757-617-4435 TELEPHONE NO. same

REPRESENTATIVE self ADDRESS N/A
CITY N/A TELEPHONE NO. N/A

LOCATION OF REQUEST 117 Pine St Amherst VA 24521
TAX MAP NO. 96A414 39-40 LOT AREA 6,174 Ft.
EXISTING ZONING R2 PROPOSED ZONING B1 (short term rental use) only

STATEMENT BY APPLICANT
We request B1 zoning for short-term rental use only, set to expire with any change of ownership. As hosts its important for our guests to have positive experiences, but its even more important that our full-time neighbors have only positive experiences as our neighbor!
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] 9/26/22
Signature of Applicant Date

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

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