

**NOTICE OF PUBLIC HEARING**

**TOWN OF AMHERST**

**PLANNING COMMISSION**

**MARCH 4, 2026**

Notice is hereby given that a public hearing will be held by the Town of Amherst Planning Commission at 7:00 PM on March 4, 2026, in the Council Chambers of the Town Hall at 174 South Main Street, Amherst, VA, on the following matters:

1. To received comments on the Town of Amherst FY26-27 Capital Improvement Program proposal that identifies acquisition, construction and improvement of town facilities, and acquisition of capital equipment.
2. To consider an application submitted by Jim Beck and Kathy Beck to rezone the vacant lot located near the traffic circle (TM #96A4-A172) from B-2 to CBD which, if approved, would reduce the front setback on the lot to allow better development of an ice cream shop.
3. To consider an application for a special use permit submitted by Dan Summers, on behalf of DKKR LLC, for the property located at 488 South Main Street, Amherst, Virginia (TM #95A-56), zoned B-2, which, if approved, would allow the operation of a warehouse/ distribution center for food and goods serving local stores.
4. To consider a proposed amendment to Town Code Sec. 24-467. Minimum yard requirements, that would, if approved, address front setbacks for non-conforming structures throughout the Town.

All interested persons may express their views by emailing [sara.mcguiffin@amherstva.gov](mailto:sara.mcguiffin@amherstva.gov) prior to the meeting. Anyone who has questions regarding the above may contact the Town Hall Office at 434-946-7885.

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

**TOWN OF AMHERST**  
**CAPITAL IMPROVEMENT PROGRAM FY26-27**

Project Description & Ranking	CIP Committee Evaluation	Total Estimated Cost	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	Recommended Sources of Funds
<b>Police</b>								
Police Ford Interceptor	19	\$ 67,030.00	\$ -		\$ 67,030.00		\$ 67,030.00	General Fund
Tasers-Reoccurring	21	\$ 40,318.30	\$ 40,318.30	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	General Fund
Toughbooks-Reoccurring	20	\$ 27,929.94				\$ 27,929.94		General Fund
Dash & Body Camera-New	21	\$ 90,000.00		\$ 90,000.00				General Fund
<b>Plants</b>								
Raw Influent Pumps (3)	21	\$ 58,638.30	\$ 19,546.10	\$ 19,546.10	\$ 19,546.10			Wastewater
WWTP Digester Blower/Motor (2)	15	\$ 50,009.94		\$ 25,004.97	\$ 25,004.97			Wastewater
WWTP Security Cameras-New	18	\$ 19,326.12					\$ 19,326.12	Wastewater
WTP Security Cameras-New	18	\$ 19,326.12					\$ 19,326.12	Water Fund
Waste Sludge Flow Meter, Influent Flow Meter, Effluent Sludge Flow Meter, Effluent Flow Meter	19	\$ 48,082.00	\$ 48,082.00					Wastewater and Water
Plants Roof Repair	17	\$ 15,986.00	\$ 15,986.00					Wastewater
Tank and clearwell cleaning - interior	21	\$ 17,000.00		\$ 17,000.00				Water Fund
Cleaning Outside of Tanks	14	\$ 21,600.00					\$ 21,600.00	Water Fund
WW AC and Heat Repair	15	\$ 10,800.00					\$ 10,800.00	Wastewater
<b>Maintenance</b>								
Half Ton Pick-up	15	\$ 44,414.30	\$ 44,414.30					All Funds
Metal Structure	14	\$ 55,000.00		\$ -	\$ 55,000.00			All Funds
Reseal Town Hall Lot	15	\$ 8,000.00	\$ 8,000.00					All Funds
Pave Police Lot	15	\$ 28,750.00	\$ 28,750.00					General Fund
Old Mill Park Road Maintenance	18	\$ 65,000.00	\$ 18,200.00			\$ 18,200.00	\$ 47,000.00	General Fund
<b>Town Hall/Finance</b>								
Park Master Plan	15	\$ 40,000.00	\$ 40,000.00					General Fund
<b>Water Line Replacements</b>								
Replace Author Court W/L		\$ 200,000.00		\$ 200,000.00				Grant and Water
Completion of 60 W/Huff Creek/Chr. Springs		\$ 3,150,000.00			\$ 3,150,000.00			Grant and Water
Second Street Replacement		\$ 2,000,000.00				\$ 2,000,000.00		Grant and Water
Waugh's Ferry Road Replacement		\$ 3,000,000.00					\$ 3,000,000.00	Grant and Water
Walnut Street Replacement		\$ 400,000.00					\$ 400,000.00	Grant and Water
Union Hill Replacement		\$ 420,416.00						Grant and Water
Zane Snead Replacement		\$ 294,400.00						Grant and Water
<b>Water Compliance</b>								
Well Study and Three Wells	14	\$ 375,000.00				\$ 75,000.00	\$ 300,000.00	Grant/Water/EDA
Compliance With Water Withdrawal	15	\$ 120,000.00	\$ 120,000.00					EDA/Water Fund
<b>TOTAL</b>		\$ 10,687,027.02	\$ 383,296.70	\$ 356,551.07	\$ 3,321,581.07	\$ 2,126,129.94	\$ 3,890,082.24	



DATE 1.5.26

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

APPLICANT  
ADDRESS

James & Kathryn Beck  
181 Glenway Dr.

OWNER  
ADDRESS

James & Kathryn Beck  
181 Glenway Dr.

CITY  
TELEPHONE NO.

Amherst  
434-942-2892

CITY  
TELEPHONE NO.

Amherst  
434-942-6227

REPRESENTATIVE \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

TELEPHONE NO. \_\_\_\_\_

LOCATION OF REQUEST rezone from B-2 to CBD

TAX MAP NO. 96A4 A 172

LOT AREA 0.334 ac

EXISTING ZONING B-2

PROPOSED ZONING CBD

STATEMENT BY APPLICANT

*to be able to have less restriction of use of the property on the frontage side*

*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.

James D Beck  
Signature of Applicant

1-7-26  
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





Goal 46 March 14  
TG April 14

DATE 1-15-26

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

APPLICANT \_\_\_\_\_ OWNER DKKR LLL  
ADDRESS \_\_\_\_\_ ADDRESS 488 S. main st.  
CITY \_\_\_\_\_ CITY Amherst, VA 24521  
TELEPHONE NO. \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

REPRESENTATIVE Dan Summers ADDRESS 488 S. main st  
CITY Amherst TELEPHONE NO. 434-826-9129

LOCATION OF REQUEST 488 S main st  
TAX MAP NO. 95A56 LOT AREA 1.5 ac EXISTING ZONING B-2 w/SUP  
PROPOSED SPECIAL USE Warehousing / jobbers establishment

STATEMENT BY APPLICANT

using part of the inside of the building for storage  
for new distribution company.

*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.

D. S. R. 1-15-26  
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

**Sec. 24-467. Minimum yard requirements.**

(a) Within the district herein defined, the following minimum yard requirements shall apply:

	<i>Front Yard Setback (e)</i>	<i>Corner Lot</i>	<i>Other Lots</i>	<i>Rear Yard Setback</i>
A-1 Agricultural	50'	15'	15'	25'
R-1 Limited Residential	60'	20'	15'	35'
R-2 General Residential	50'	15'	10'	35'
T-1 Transitional Use Zone	50'	(b)	(b)	35'
R-3 High Density Res.	30'	15'	15'	35'
R-4 Manufactured Home	30'	15'	15'	35'
B-1 Light Commercial	50'	(c)	(c)	(c)
CBD Central Business District	None	(c)	(c)	(c)
B-2 General Commercial	<del>50'</del> None	(c)	(c)	(c)
E-1 Business Park	50'	(c)	(c)	(c)
M-1 Industrial	50'	(c)	(c)	(c)

- (b) The minimum side yard shall be 15 feet on corner lots and ten feet on other lots, except that no building or structure shall be erected within 25 feet of a residentially zoned lot.
- (c) No minimum requirement except that no building or structure shall be erected within 25 feet of a residentially zoned lot.
- (d) The front yard setback requirement for any lot in the A-1 Agricultural District, R-1 Limited Residential District, R-2 General Residential District, R-3 High-Density Residential District, or R-4 Manufactured Home District shall be reduced when 50 percent or more of the building lots on the same side of the street within the same block are improved with buildings, and no building on that same side of the street within the same block shall be required to have a front yard setback greater than the average front yard setback of the existing buildings on the same side of the street. However, when there are buildings on the lots on both sides of the lot, the required front yard setback for that lot shall not be greater than the average of the front yard setbacks of the buildings on such adjacent lots. The sideline of a building on a corner lot shall not be a factor in these calculations. For the purposes of this section, the term "block" shall be defined as the area between the next adjacent street intersection or 500 feet of the lot in question, whichever is less, on both sides of the lot in question. A property owner shall be responsible for providing the appropriate documentation to support the reduction in front yard setback requirement prior to issuance of a zoning certificate.
- (e) **Front yard setbacks in any district may be reduced to the setback of any existing legally non-conforming structure on the same lot, an abutting lot, or within 200 feet on the same side of the street as the proposed structure.**

(Zoning Ord. 2003, § 18.1-804)

Note—Refer to section 24-11(b)(2) for language regarding setback requirements for destroyed buildings.

**Sec. 24-468. Adjustments to minimum yard requirements.**

Whenever there shall be plans in existence, surveyed and approved by either the state department of highways and transportation or by the town council, upon recommendation of the commission, may require additional front, side or rear yard setbacks for any new construction or for any structures altered or remodeled adjacent to the future planned right-of-way in order to preserve and protect the right-of-way for such proposed street or highway widening.

---

(Zoning Ord. 2003, § 18.1-805)

---

Created: 2025-01-06 14:13:19 [EST]

(Supp. No. 3)