

WAUKESHAW DEVELOPMENT, INC

230 East Bank Street, Petersburg, Virginia 23803

p. 804/677-5728 f. 804/715-9286

September 27, 2017

Peter Huber
Interim Town Manager
Town of Amherst, VA
174 S. Main St.
Amherst VA 24521

RE: Rezoning Application – 140 Union Hill Road

Mr. Huber:

I am writing this letter to accompany my formal application for rezoning of the property at 140 Union Hill Road, in the Town of Amherst. This is the address of the historic Amherst Mill, which I purchased in August. I would like to repurpose the building in such a way that both celebrates its historic and iconic status, but also affords it a opportunity where we can operate a business, create jobs, and, in the best sense of the word, exploit the mill for the significant tourism potential it has.

I am the owner of Trapezium Brewing, located in Petersburg, Virginia. It is our goal to open an ‘outpost’ of that brewery at the mill property, which would entail brewing small batches of beer on site, and encouraging guests to enjoy it there, along with some limited food offerings. We also would like to create a small number of places on site where guests could stay the night. To that end, we will be restoring the existing houses on the property, and adding some additional lodging accommodations. We intend to be family-friendly; to keep some animals on site, and to plant fruit trees, vegetable gardens, and raise bees on the property. Our goal is to create a tourist destination centered around the mill itself, which, when we get the water wheel back in commission, will be the only hydro-powered brewery in the country.

At present, the mill and surrounding property is, to my knowledge, zoned agricultural. After an extended, informal review with Jack Hobbs, we have determined that the B-2 zoning would best suit our plans for the property. This zoning classification would accommodate the primary activity of a restaurant/brewery; and the zoning also contemplates non-intensive agriculture, including both crops and animals. The B-2 zone also allows other uses such as lodging establishments (i.e. bed and breakfast businesses and hotels).

Attached please find my formal application. I look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "J. David McCormack". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

J. David McCormack
Waukeshaw Development Inc.



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

DATE 9.28.17

APPLICANT
ADDRESS

John McCornick
230 E. BANK ST

OWNER
ADDRESS

LAZY RIVER, LLC
230 E. BANK ST.

CITY
TELEPHONE NO.

Petersburg VA 23803
804 677 5728

CITY
TELEPHONE NO

Petersburg VA 23803
804 677 5728

REPRESENTATIVE

John McCornick

ADDRESS

230 E. BANK ST, 23803

CITY

Petersburg VA 23803

TELEPHONE NO.

804 677 5728

LOCATION OF REQUEST

140 Union Hill Rd

TAX MAP NO.

96A7A 29, 96A7A 26, 27, 28

LOT AREA

7.17 AC

EXISTING ZONING

PROPOSED ZONING

B.2

STATEMENT BY APPLICANT

REZONING IS REQUIRED TO "B2" TO OPERATE
AS A BUSINESS - RESTAURANT/BREWERY

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]
Signature of Applicant

9.28.17
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



DATE 9.28.17

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

Property Owner	<u>LAZY RIVER LLC</u>
Company	
P.O. Box	
City, State, Zip	<u>230 E. BANK ST, PETERSBURG VA 23103</u>
E-mail Address	<u>DAVE@WAKESTOWN.COM</u>
Telephone	<u>804 677 5728</u>
Fax	

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

Deed Book/Page Number	
Tax Map Number	<u>96 87 A 29, 26, 27, 28</u>
Street Address	<u>140 UNION HILL RD AMHERST VA</u>
Other Description	<u>7+ AC INCLUDING MILL BLDG</u>

and that I hereby make, constitute and appoint:

Representative	<u>JOHN DAVID McCAMACK</u>
Company	<u>WAKESTOWN DEVELOPMENT INC</u>
P.O. Box	
City, State, Zip	<u>230 E BANK ST, PETERSBURG VA 23103</u>
E-mail Address	<u>DAVE@WAKESTOWN.COM</u>
Telephone	<u>804 677 5728</u>
Fax	

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.

[Signature] (SEAL)
Owner

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

I, Katherine Stokes, a Notary Public in and for the State of Virginia At Large do hereby certify that John David McCamack signed the foregoing instrument before me this 27 day of Sept, 2017.

My Commission Expires: 10-31-19

Katherine Stokes
Notary Public
Katherine Marie Stokes
Commonwealth of Virginia
Notary Public
Commission No. 7501799
My Commission Expires 10/31/2019

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
96 A7 A30 96 A 21B	UNKNOWN UNKNOWN	BILL + PAT WYONER	140 UNION HILL RD, AMHERST VA 24521
961-1-7	LAZY RIVER LVC	OWNED BY APPLICANT	N/A
95A79 96 A7 A24 96 A7 25960 96 A7 261-63 96 A7 264-70 96 A7 A23, 22	KNOST ✓ MICHAEL + DEBRA	N/A 128 LYNCHING RD	2502 WATERFRONT DR BRIGLTON ME 48114
96 A7 A21	N/A	TIGER FUEL CO	PO BOX 1607 CHARLOTTESVILLE VA 22901
96 A7 A20 96 A7 A24A	N/A	MAYS, MARSHALL & MARLENE	PO BOX 990 AMHERST VA 24521
96 A7 A31	N/A	AMHERST COUNTY	PO BOX 390 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.



6.81 Acres

*Mill property
BUILDING will NOT be expanded*

Click to start drawing

Amherst

Warehouse Rd

316

DEPOT ST

32

Rutledge Creek

UNION HILL RD

Union Hill Rd

215

227

231

245

140

130

Required contents for a full Rezoning Application:

- A completed application form, attached.
- A completed certificate of owner's representative, if appropriate.
- A signed cover letter outlining the background and clear justification for the proposed changes.
- Clear mapping showing the extent of where the changes are proposed, including property lines, adjacent streets, buildings, etc.
- A site plan showing the proposed development of the property.
- Applications for conditional zoning should clearly indicate such and include clear supplemental information such as any proffers being made.
- Fees as required by Section 18.1-1009 of the Zoning and Subdivision Ordinance.

All documentation should be on reproducible 8½ X 11 paper.

No fee
per 18.1-1009

W B2

Amended 1

2755

720 2392