

Notice is hereby given that public hearings will be held by the Town of Amherst Planning Commission at 7:00 PM on March 5, 2025, in the Council Chambers of the Town Hall at 174 South Main Street, Amherst, VA, on the following:

To consider an application of Actual Surveyors, LLC, on behalf of Sandra L. Brown, to rezone a portion of Lot 15 (Tax Map No. 95-A-1), consisting of 0.768 acres and generally known as 305 Sunset Drive, Amherst VA which, if approved, would rezone the property from A-1 to R-1.

All interested persons may express their views by emailing [sara.mcguffin@amherstva.gov](mailto:sara.mcguffin@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 for inspection below and in the Town Hall during normal working hours.

Town of Amherst - Zoning Official  
c/o The Honorable Mrs. Sara E. McGuffin, Town Manager  
174 S. Main Street,  
Amherst, VA 24521

**RE:** Cover letter requesting rezoning of a portion of Tax Parcel 95-A-51 from A-1 to R-1

Dear Mrs. McGuffin,

I am writing to formally request the rezoning of a portion of Lot 15, specifically Lot 15A as shown on the attached survey, which is a 0.768-acre portion of existing Lot 15, having a current tax parcel designation of 95-A-51 from its current A-1 Agriculture zoning to R-1 Residential. The remaining 11.032 acres of Lot 15 will continue to be zoned as A-1 Agriculture.

The primary reason for this request is compatibility and consistency with the adjacent residential parcels, which are currently zoned R-1 Residential. Rezoning Lot 15A to R-1 Residential will provide several benefits to the community and the town, including:

**Harmonious Land Use:** Aligning the zoning of Lot 15A with the adjacent R-1 Residential parcel will create a more cohesive and harmonious land use pattern in the area. This consistency can enhance the overall aesthetic and functional integration of the neighborhood.

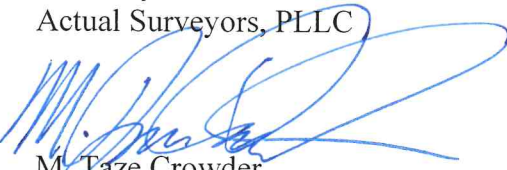
**Efficient Land Utilization:** By rezoning a small portion of Lot 15 to R-1 Residential, we can make efficient use of the land without significantly impacting the agricultural use of the remaining 11.032 acres. This balanced approach ensures that both residential and agricultural needs are met.

**Property Value Enhancement:** The rezoning is likely to enhance the value of Lot 15A and the surrounding properties. Residential zoning typically increases property values, which can benefit the town through higher property tax revenues.

I believe that this rezoning request aligns with the town's long-term planning goals as illustrated by the town's zoning map and will contribute positively to the community. I kindly request your favorable consideration of this application. Please feel free to contact me if you require any additional information or have any questions.

Thank you for your time and attention to this matter.

Sincerely,  
Actual Surveyors, PLLC



M. Taze Crowder  
Manager

**NOTES:**

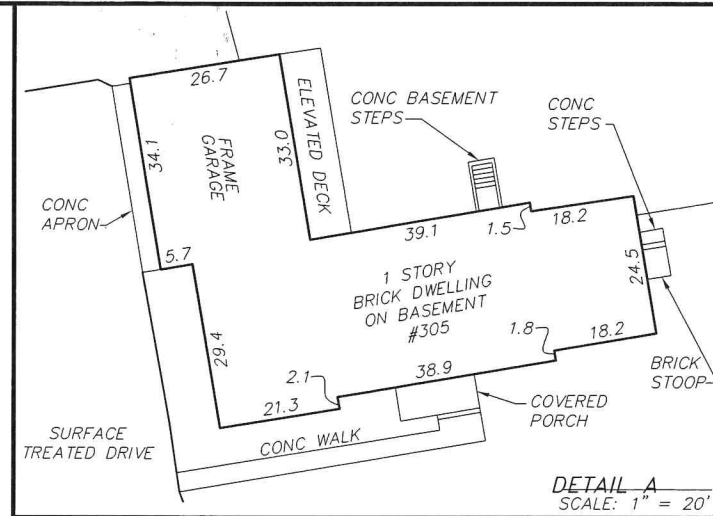
- LEGAL REFERENCES: TAX MAP NO. 95-A-51 & 51A  
INSTRUMENT NUMBER 170001948  
PLAT BOOK D PAGE 110  
CURRENT OWNER: SANDRA L. BROWN
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT BY AN ATTORNEY AND, THEREFORE, MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN UNSHADED ZONE X AS SHOWN ON FEMA MAP NUMBER 51009C0280B, BEARING AN EFFECTIVE DATE OF SEPTEMBER 19, 2007.
- ALL EASEMENTS AND EVIDENCE OF UNDERGROUND UTILITIES ARE NOT NECESSARILY SHOWN (SEE NOTE 2).
- NO SEARCH WAS MADE TO LOCATE PLACES OF BURIAL OR WETLANDS. IT IS OUTSIDE THE SCOPE OF SERVICES TO MAKE SUCH A SEARCH OR DETERMINATION, THEREFORE, THIS PLAT IS SUBJECT TO INFORMATION AND LOCATION OF GRAVEYARDS OR WETLANDS THAT MAY EXIST ON THE SUBJECT PROPERTY.
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OWNER/CONTRACTOR SHALL VERIFY THE REQUIRED DISTANCES OF ALL SETBACKS AS THESE ARE SUBJECT TO CHANGE. THE FRONT SETBACK WILL BE DETERMINED BY THE TOWN MANAGER DUE TO PRESCRIPTIVE NATURE OF THE SUNSET DRIVE RIGHT-OF-WAY.
- ONE NEW LOT IS BEING CREATED BY THIS PLAT LOT 15A A PORTION OF EXISTING LOT 15 OF THE M.S. FLOYD ESTATE.

**CURVE DATA**

- CURVE C1:**  
ARC LENGTH: 128.73'  
RADIUS: 1166.20'  
TANGENT: 64.43'  
COURSE: S77°39'43"E  
CHORD: 128.66'
- CURVE C2:**  
ARC LENGTH: 11.99'  
RADIUS: 1166.20'  
TANGENT: 6.00'  
COURSE: S81°07'07"E  
CHORD: 11.99'
- CURVE C3:**  
ARC LENGTH: 63.97'  
RADIUS: 1166.20'  
TANGENT: 31.99'  
COURSE: S82°59'05"E  
CHORD: 63.96'
- CURVE C4:**  
ARC LENGTH: 1.44'  
RADIUS: 465.48'  
TANGENT: 0.72'  
COURSE: S84°38'41"E  
CHORD: 1.44'
- CURVE C5:**  
ARC LENGTH: 157.38'  
RADIUS: 495.85'  
TANGENT: 79.36'  
COURSE: N86°34'30"E  
CHORD: 156.72'

**LINE DATA**

LINE L1:  
COURSE: N77°28'56"E, 23.45'



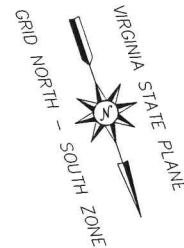
**LEGEND**

- CONC.....CONCRETE
- TELE.....TELEPHONE
- PWR.....POWER
- WM.....WATER METER
- /— OVERHEAD UTILITY LINES
- x— BARBED WIRE FENCE LINE
- o— UTILITY POLE

**ACREAGE TABULATION**

LOT 15 ±11.8 ACRES (FROM SURVEY RECORDS)  
LOT 15A -0.768 ACRE  
LOT 15 NOW CONTAINS 11.032 ACRES REMAIN

CHRISTIAN H. & VEDA M. BUTCHER  
TAX PARCEL 96-A-52  
INSTRUMENT NUMBER 18000230  
PLAT BOOK 3 PAGE 91  
ZONED: A-1



LOT 12 - DAMERON SUBDIVISION  
KAREN G. COBB  
TAX PARCEL 95-5-12  
DEED BOOK 1286 PAGE 937  
DEED BOOK 717 PAGE 260 (PLAT)  
PLAT BOOK F PAGE 184  
ZONED: R-1

**RESIDUE LOT 15**  
(PLAT BOOK D PAGE 110)  
11.8 ACRES (RECORDS)  
ZONED A-1

**RESIDUE LOT 14**  
(PLAT BOOK D PAGE 110)  
17.0 ACRES (RECORDS)  
ZONED A-1

LOT 1B - ALPHIN ESTATE  
DARRYL P. MOTLEY  
TAX PARCEL 95-A-50  
INSTRUMENT NUMBER 230000011  
PLAT CABINET 2 SLIDE 33  
ZONED A-1

PLAT OF SUBDIVISION & REZONING REQUEST FOR  
**SANDRA L. BROWN**  
305 SUNSET DRIVE  
SHOWING A PORTION OF THE RESIDUE OF  
LOTS 14 & 15 AND SHOWING THE CREATION  
OF LOT 15A - 0.768 ACRE  
M. S. FLOYD SUBDIVISION  
TAX PARCEL NUMBER 95-A-51  
TOWN OF AMHERST, VIRGINIA  
SURVEYED: NOVEMBER 12, 2024  
SCALE: 1" = 50'

