

## **PUBLIC HEARING NOTICE**

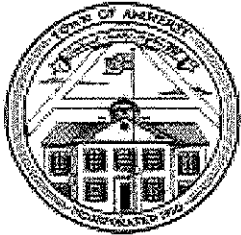
Notice is hereby given that public hearings will be held by the Town of Amherst Planning Commission at 7:00 PM on June 7, 2023, in the Council Chambers of the Town Hall at 174 South Main Street, Amherst, VA, on the following matters:

An Application for Rezoning submitted by McDonald's Corporation which, if approved, would rezone 2,193 square feet of property adjacent to the existing McDonalds (Tax Map No. 96A4-A-174) from T-1 to B-2. The rezoning is intended for the purpose of redevelopment of the applicant's drive-thru.

An Application for Special Use Permit submitted by Rutledge Development LLC which, if approved, would allow a temporary contractor storage yard on property owned by Rutledge Development LLC (Tax Map No. 96 A 22) located in the B-2 district at Route 60 and the railroad tracks (no address).

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 at [amherstva.gov](http://amherstva.gov) and for inspection in the Town Hall during normal working hours.



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

DATE \_\_\_\_\_

APPLICANT	McDonald's Corporation	OWNER	Lillian W. Johnson
ADDRESS	110 N. Carpenter St., Attn: Legal Dept.	ADDRESS	P.O. Box 22
CITY	Chicago IL 60607	CITY	Amherst VA 24521
TELEPHONE NO.	(919) 695-6271	TELEPHONE NO.	

REPRESENTATIVE	Tammy Kahm	ADDRESS	110 N. Carpenter St., Attn: Legal Dept.
CITY	Chicago IL 60607	TELEPHONE NO.	(919) 695-6271

LOCATION OF REQUEST US Route 60

TAX MAP NO. 96A4-A-174 LOT AREA .050 A (2,193 sf)

EXISTING ZONING T-1 Transitional PROPOSED ZONING CZ-1

STATEMENT BY APPLICANT

Applicant will be purchasing the 2,193 sf of land referenced above and recording a plat to incorporate that land with our existing property. The additional land will be used in conjunction with the redevelopment of the Applicant's drive thru.

*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.

Lillian W. Johnson 2/21/23  
Signature of Owner 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 4-20-23

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

APPLICANT  
ADDRESSRutledge Development LLCOWNER  
ADDRESSPO Box 11274

CITY

TELEPHONE NO.

CITY

TELEPHONE NO.

Lynchburg, Va 24506

REPRESENTATIVE

John B. Wimer

ADDRESS

1234 Father Judge Rd

CITY

Monroe, Va 24521

TELEPHONE NO.

929-7934

LOCATION OF REQUEST

SW/5 Rt-60 & RR Track

TAX MAP NO.

96A72

LOT AREA

EXISTING ZONING

B-2

PROPOSED SPECIAL USE

Contractor Equipment Storage

STATEMENT BY APPLICANT

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.

John B. Wimer  
Signature of Applicant4-20-23  
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

## Sara McGuffin

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**From:** CM Rucker <cmrucker@ruckeragency.com>  
**Sent:** Tuesday, April 25, 2023 12:52 PM  
**To:** Sara McGuffin  
**Subject:** RE: SUP for storage yard

HI, HERE IS WHAT I GOT FROM MR. WIMER . PLEASE LET ME KNOW IF THERE IS ANYTHING ELSE OR IF THIS IS NOT ENOUGH. CMR

We are applying for a temporary use for the property to be used as a Staging Area for New River Electrical. They are a subcontractor to AEP assisting with the installation of a new Sub-station. Our lease with New River Electrical is through December, 2023. After that, it will be on a month to month basis until their project is complete. I can assure you that when they leave the property it will be returned to its original state, if not better. The gates that have been installed at the entrance will offer security to the property after they leave, thus stopping the unauthorized use of this property such as dumping of trash and brush. Up until now, the property has been invaded and used as a rest area and a midnight meeting spot

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**From:** Sara McGuffin <sara.mcguiffin@amherstva.gov>  
**Sent:** Tuesday, April 25, 2023 10:49 AM  
**To:** CM Rucker <cmrucker@ruckeragency.com>  
**Subject:** SUP for storage yard

Good morning Mr. Rucker,

As I pull things together for next month's Planning Commission, I wanted to check in with you and see if you were going to submit a concept plan for the use. I also wanted to see if you were requesting this as a temporary or a permanent use.

My intention is to have Planning Commission discuss it at their meeting on May 3, with an intended public hearing on June 7<sup>th</sup>.

Please let me know if you have any questions.

Sara

## Sara McGuffin

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**From:** CM Rucker <cmrucker@ruckeragency.com>  
**Sent:** Wednesday, April 26, 2023 4:44 PM  
**To:** Sara McGuffin  
**Subject:** RE: SUP for storage yard

HI..... 1. IT ISN'T PRACTICLE TO PLANT ANY SCREENING BECAUSE THE TENANT WILL BE GONE BEFORE IT GROWS HIGH ENOUGH TO BLOCK A VIEW.

2. THE TENANT IS USING LESS HALF OF THE TOTAL LOT, APPROX 4 ACRES...

3. THEIR OCCUPANCY WILL DEPEND ON THE COMPLETION OF THE SUBSTATION CONSTRUCTION GOING ON AT THE SNEAD INDUSTRIAL PARK. WE THINK IT WILL SURELY BE COMPLETE BY MID SUMMER OF 2024.

I HOPE THIS HELPS YOU AND US. PLEASE LET ME KNOW IF YOU HAVE ANY OTHER QUESTIONS OR CONCERNS.....CMR

Mr. Rucker,

Just a few questions:

1. Will there be any screening provided?
2. Please provide some information about the scale and location of the use on the property. The SUP should delineate each of these, and it would be better to have the property owner do it than to have something assigned to it.
3. What is the timeframe for the use? I understand the project goes month to month in December, but we need to include an end date if it is to be temporary.

Thank you,  
Sara

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