



**Meeting Date:** July 18, 2023

**Department:** Planning & Zoning

**Topic:** **Special Exception 2023-116 Phyllis Maire**

**Board Action:** The Board of Supervisors is conducting a public hearing for a special exception in the A-1, Agricultural Residential district.

**Attachment:**

1. Maire Adj Property Notice Signed
2. John Rowles Letter
3. April 2023 Public Notice - PC
4. 15226415-Maire Deed
5. 14979669-Untitled 48
6. Maire Pictures
7. Special Exception Letter - Reducing land for proposed event space
8. Staff report

**Summary:** The request is by Phyllis Maire for a special exception in the A-1, Agricultural Residential district. The purpose of the special exception is to allow a photography venue and a special event place for weddings, tea parties, and other similar uses. The property is located at 2409 Riverville Road and is further identified as tax map numbers 130-A-21 and 130-A-21A

**Recommended Motion:** I move that the Board of Supervisors approves Special Exception 2023-116 with the Planning Commission's recommended conditions.

**Planning Commission's Recommended Conditions:**

1. Lighting: All outdoor lighting will be glare-shielded and directed so as to prevent illumination across the property line.
2. Sewerage Facilities: The applicant shall follow all regulations prescribed by the Virginia Department of Health.
3. Parking: Guests shall be required to park on the property and not park on neighboring lots or on any right-of-way outside of their property unless they have written permission.
4. Transportation: The applicant shall work with the Virginia Department of Transportation for an entrance permit, if applicable.
5. Public Safety: The owner shall meet all requirements set forth by the Director of Public Safety as it has to do with access to the property.
6. Dumpster: If a dumpster is proposed, it shall meet all screening requirements as required in the landscaping regulations.
7. Traffic: A parking attendant shall be directing traffic with events greater than seventy-five (75) guests.

8. The second dwelling shall be inspected by the Amherst County Building Office for compliance of a single-family dwelling and have it properly addressed by the Department of Public Safety.

**Comprehensive Plan Impact:** This topic is not addressed in the Comprehensive Plan.