

---



**AMHERST**  
Perfect Slice of Virginia  
**SPECIAL EXCEPTION**  
**STAFF REPORT**

July 2023

## **REQUEST**

**Request 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**

## Table of Contents

<b>Existing Conditions</b> .....	2
<b>Analysis of Request</b> .....	4
<b>Requirements of a Special Exception</b> .....	5
<b>Recommended Conditions</b> .....	5

## Existing Conditions

<b>Owner</b>	Steven and Mary Catherine Crowder
<b>Location / Tax Map Number</b>	130-A-21 & 130-A-21A
<b>Size</b>	81.1 acres
<b>Zoning</b>	A-1, Agricultural Residential
<b>Existing Land Use</b>	Single-family dwelling
<b>Future Land Use Plan Designation</b>	Agricultural Limited
<b>Sewer and Water Conditions</b>	Private Water and Private Sewer
<b>Designated Growth Boundary for Public Water / Sewer</b>	N/A / N/A



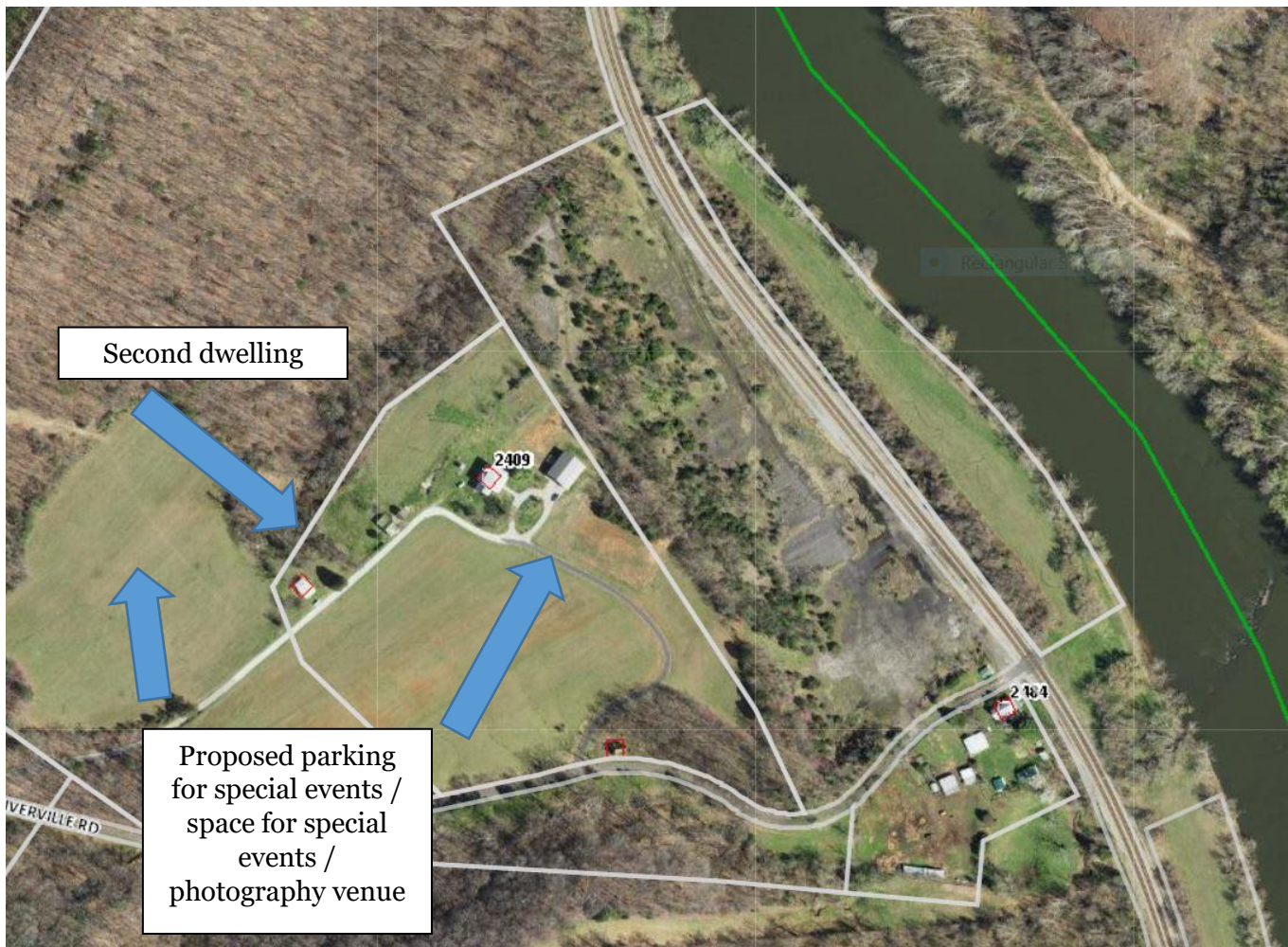


<b>Current Zoning Designation</b>	
A-1, Agricultural Residential	Green
M-1, Industrial	Gray

## Analysis of Request

Request 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. There are currently two single-family dwellings located on the property. The surrounding area, in general, has the same characteristics as the requested parcel. The property is surrounded by agriculturally zoned property; with a single-family dwelling to the Southeast, an old CSX laydown yard to the East, and vacant land to the North and West.

The applicant proposes to make use of both parcels for the photography venue and special events space. However, the applicant will not be proposing any special events on the lot across the railroad tracks.



## Requirements of a Special Exception

- The proposed special exception should be harmonious with and in accordance with the general objectives of the comprehensive plan;
- The proposed use should be designed, constructed, operated, and maintained so as to be harmonious with the intended character of the general vicinity;
- The proposed use should be served adequately by essential public facilities and services such as streets, police and fire protection, schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
- The proposed use will not create excessive additional requirements at public costs for public facilities and services and will not be detrimental to the economic welfare of the community;
- The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by the reason of excessive production of traffic, smoke, fumes, glare, odors, or water pollution;
- The proposed use should have vehicular approaches to the property which shall be so designated as not to create any interference with traffic on surrounding public streets or roads; and
- The proposed use does not result in the destruction, loss or damage of a natural scenic or historic feature of major importance.

## 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: The dumpster 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.