



HURT & PROFFITT

Transmittal

2524 Langhorne Road, Lynchburg, VA 24501

PROJECT: Oakleigh Ave Subdivision
20242257

DATE: 11/25/2025

SUBJECT: Oakleigh Ave Subdivision
Rezoning

TRANSMITTAL ID: 00001

PURPOSE: For your review and comment

VIA: Hand

FROM

NAME	COMPANY	EMAIL	PHONE
Michael Bryant 2524 Langhorne Road Lynchburg VA 24501 United States	Hurt & Proffitt, Inc.	mbryant@handp.com	434-847-7796

TO

NAME	COMPANY	EMAIL	PHONE
rfowler@appomattoxva.gov		rfowler@appomattoxva.gov	

REMARKS

Robert,
Please find included our submittal for Rezoning tax map #64A6-A-76 from R-3 to R-2 for the construction of a single family subdivision. Should you have any questions feel free to contact me.
Thanks,
Michael Bryant
434.522.7685

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NOTES
1	11/21/2025	Copy of Check.pdf	
1	10/8/2025	Oakleigh Ave Subdivision Rezoning Plan 38 Lots.pdf	
1	11/25/2025	Rezoning Application Oakleigh Ave Subdivision.pdf	

Please be sure the following items are included BEFORE submitting:

- **Application Fee:** Conditional Use Permit=\$500.00 Rezoning=\$500.00 (checks should be made payable to Town of Appomattox)
- **Concept Plan:** A concept plan (minimum 8.5"x11") is required. It is preferable that this be prepared by a professional engineer, architect, or surveyor. The plan shall contain, at a minimum, the required items listed for a site development plan as shown in the Zoning Ordinance. It should also address any potential land uses or design issues arising from the request. It is the responsibility of the applicant to demonstrate that the proposed use will be in harmony with the zoning district and surrounding area. If the proposed development is to be constructed in phases, all phases shall be shown at the time of the original application.

Town of Appomattox

Please print in blue or black ink or typewriter. If not applicable, write N/A.

APPLICATION INFORMATION

Note: If the applicant is not the property owner, then an owner's authority letter must be submitted with the application.

Applicant Name: J.E. Jamerson & Sons, Inc.

Address: 1540 Confederate Blvd, Suite B, Appomattox, VA 24522

Phone: 434-352-8227 **email:** pjamerson@jejamerson.com

Property Owner Name: Jamerson Real Estate, Inc.

Address: P.O. Box 395, Appomattox, VA 24522

Phone: 434-352-8227 **email:** pjamerson@jejamerson.com

Authorized Agent/Contact Person: Hurt & Proffitt / Michael Bryant

Address: 2524 Langhorne Road, Lynchburg, VA 24521

Phone: 434-522-7685 **email:** mbryant@handp.com

Project Information

Location/Address of Property (from Zoning Administrator's Office):

Head east on Highland Ave toward Atwood Street; Turn right on to Church Street; Turn Left on Oakleigh Ave.; Travel 0.7 miles to property located on right just before bridge going over 460.

Tax Map Number(s): 64A6 A 76

Size of Parcel(s): 11.28 ac **Amount of area to be utilized by proposed use:** 11.28 ac

Current Zoning: R-3: Residential General Proposed Zoning: R-2: Residential, Village

Please describe the proposed project or purpose of the request: The proposed rezoning will allow for the development of a 38-lot single-family subdivision with a single entrance off Oakleigh Avenue. The project will include a new public road and associated infrastructure improvements, including water, sanitary sewer. Stormwater management will be provided by an extended detention pond for water quantity and a combination of onsite treatment facilities and/or purchased water quality credits for water quality. All lots will be served by public water and sanitary sewer.

Proffers: The applicant may proffer in writing reasonable conditions in addition to the requested zoning district regulations. All proffered conditions must be in writing, signed and presented prior to the start of the Town Council's public hearing. Are proffers proposed? ☐ YES ☐ NO (If yes, please submit proffer statement to staff.)

Traffic Impact Analysis: If the proposed use meets VDOT's requirements for a traffic impact analysis, then the applicant must meet with VDOT and submit a Traffic Impact Analysis (TIA) along with the Development Application. The proposed rezoning represents a downzoning of the property. As a consequence, Justification the traffic generation will be lower than the previously permitted use.

The planning Commission will evaluate the request to determine the need and justification for the changes in terms of public health, safety, and general welfare. Please answer the following questions as thoroughly as possible. Attach additional information if necessary.

Please explain how the request furthers the purpose of the Zoning Ordinances and the zoning district classification for which the project is proposed.

The proposed rezoning will bring the property into greater harmony with the surrounding community, which is predominantly composed of single-family residential homes. It also aligns with the zoning of adjacent parcels, which include R-2, R-1, and P-1 designations.

Please explain how the project conforms to the general guidelines and policies contained in the Town Comprehensive Plan.

The proposed downzoning from R-3 to R-2 aligns with the Town of Appomattox Comprehensive Plan by promoting development that is compatible with the surrounding residential character, reducing density and traffic impacts, and supporting the community's vision for orderly, low- to medium-density growth.

Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area as well as impact(s) on the public services and facilities, including water, sewer, roads, schools, parks/recreation, and fire/rescue.

The proposed rezoning will reduce impacts by transitioning the property to a more compatible land use, aligning development density with the surrounding residential character. Lower allowable density helps mitigate potential strain on local infrastructure by decreasing demand on public utilities, reducing traffic volumes, and lessening pressure on public services such as schools, parks, and fire and rescue operations. This supports a more sustainable and manageable growth pattern consistent with the Town's Comprehensive Plan.

Certification

I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize Town representative(s) entry onto the property for purposed of reviewing this request.

Owner/Agent Signature: _____

Date: 11/18/2023

Print Name: _____

PAULIP JAMISON

Adjoining Property Owners

Please provide the tax map identification number, name, and address of all parcels that adjoin your proposed development and directly across the street.

<u>Tax Map ID#</u>	<u>Name</u>	<u>Address</u>
64A6 A 75	American Legion Post 104	765 Oakleigh Ave, Appomattox
64A6 A 41	Town of Appomattox	216 Ethel Street, Appomattox
64A6 A 42 & 43	Town of Appomattox	270 Ethel Street, Appomattox
64A6 A 46	Johnson Lelia M Lifetime Interest	686 Oakleigh Ave, Appomattox
64A6 A 118	Paulette Lelia A	2667 Chestnut Grove Rd, Appomattox



PROJECT NO.	200422
LAT.	37.5559
LONG.	-78.8163
DATE	07/13/2011
DRAWN BY:	NLS
CHECKED BY:	WLS