

**FRANKLIN COUNTY
PETITION/APPLICATION FOR REZONING
(Type or Print)**

I/We, JMB Investment Co., LLC, a TN LLC as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Supervisors to amend the Franklin County Zoning Maps as hereinafter described:

1. Petitioners Name: JMB Investment Co., LLC, a Tennessee Limited Liability Co.

2. Property Owner's Name: Donald G. Maddy, David L. Maddy, Dan E. Maddy,
Dennis W. Maddy and Douglas B. Maddy

Phone Number: _____

Address: 90 Donald G. Maddy 950 Scuffling Hill Rd.
Rocky Mount, VA Zip: 24151

3. Exact Directions to Property from Rocky Mount: Go North on Virgil H. Gorde Hwy (Rt. 220)
until you get to intersection with Iron Ridge Rd. (Rt. 775); property is on south side of
intersection east of Virgil H. Gorde Hwy.

4. Tax Map and Parcel Number: 0440017400

5. Magisterial District: Boone

6. Property Information:

A. Size of Property: 1.19 acres

B. Existing Land Use: single family residential

C. Existing Zoning: A1

D. Existing number of allowed dwelling units per acre or commercial/industrial development square feet per acre: one residence

E. Is property located within any of the following overlay zoning districts: 220 North Mixed Use Overlay
 Corridor District Westlake Overlay District Smith Mountain Lake Surface District

F. Is any land submerged under water or part of a lake? Yes No If yes, explain.

7. Proposed Development Information:

A. Proposed Land Use: retail/commercial

B. Proposed Zoning: B2

C. Size of Proposed Use: 1.19 acres

D. Proposed dwelling units per acre or commercial/industrial development square feet per acre: 9100 sq ft in building

ADJACENT PROPERTY OWNERS

Adjacent property owners are mailed a notice of the request. Please provide each owner's name and mailing address plus zip code for every property adjacent to the site and directly across from any public right-of-way adjoining the site. Names and addresses are available in the County Real Estate office in the Courthouse.

NAME: Buddy W. Brooks and Martha Cooper, Trustees ADDRESS: 3115 Iron Ridge Rd.

TAX MAP NUMBER: 0440010500 Rocky Mount, VA 24151

NAME: Allen B. & Mary F. McBride ADDRESS: 3246 Iron Ridge Rd.

TAX MAP NUMBER: 0440010600 Rocky Mount, VA 24151

NAME: Edward B. Dillon ADDRESS: 19658 Virgil Goode Hwy

TAX MAP NUMBER: 0440017300 Rocky Mount, VA 24157

NAME: Edward B. Dillon ADDRESS: 19658 Virgil Goode Hwy

TAX MAP NUMBER: 0440017500 Rocky Mount, VA 24151

NAME: Walter T. Dillon ADDRESS: 3514 Iron Ridge Rd.

TAX MAP NUMBER: 0440017700 Rocky Mount, VA 24151

NAME: Amos K. & Barbie M. Stolze ADDRESS: 34 Quaker Dr.

TAX MAP NUMBER: 0440102301A Hegins, PA 17938

NAME: Farrell Properties-220, LLC ADDRESS: 1824 Williamson Rd.

TAX MAP NUMBER: 0440102307 Roanoke, VA 24012

NAME: Cundiff Tract One, LLC ADDRESS: 6141 Buckland Mill Rd.

TAX MAP NUMBER: 0360022313 Roanoke, VA 24019

NAME: Daniel G. Houston and Russell W. Pugh ADDRESS: 430 Wirtz Rd.

TAX MAP NUMBER: 0360022313A Wirtz, VA 24184

NAME: _____ ADDRESS: _____

TAX MAP NUMBER: _____

NAME: _____ ADDRESS: _____

TAX MAP NUMBER: _____

Checklist for completed items:

- Application Form
- Letter of Application
- List of Adjoining Property Owners and Addresses
- Concept Plan
- Application Fee

I certify that this petition/application for rezoning and the information submitted herein is correct and accurate.

Petitioner's Name (Print): JMB Investment Co., LLC, a TN LLC

✓ Signature of Petitioner:  Jason Brown

Date: 4-1-16

Mailing Address: 325 ERIN DRIVE
KNOXVILLE, TN 37919

Telephone: 865-200-4770

Owner's consent, if petitioner is not property owner:

Owner's Name (Print): _____

Signature of Owner: _____

Date: _____

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____

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Petitioner's Name (Print): JMB Investment Co., LLC, a TN LLC

✓Signature of Petitioner: _____

Date: _____

Mailing Address: _____

Telephone: _____

Owner's consent, if petitioner is not property owner:

Owner's Name (Print): Betty L. Meddy, widow of Donald Meddy

Signature of Owner: Betty L. Meddy

Date: 4-4-16

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____

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Petitioner's Name (Print): JMB Investment Co., LLC, a TN LLC

✓Signature of Petitioner: _____

Date: _____

Mailing Address: _____

Telephone: _____

Owner's consent, if petitioner is not property owner:

Owner's Name (Print): DAN MADDY

Signature of Owner: Dan Maddy

Date: 4/3/16

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____

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Petitioner's Name (Print): JMB Investment Co., LLC, a TN LLC

✓Signature of Petitioner: _____

Date: _____

Mailing Address: _____

Telephone: _____

Owner's consent, if petitioner is not property owner:

Owner's Name (Print): DENNIS WAYNE MADDY

Signature of Owner: Dennis Wayne Maddy

Date: 3-31-16

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK #: _____

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Petitioner's Name (Print): JMB Investment Co., LLC, a TN LLC

✓Signature of Petitioner: _____

Date: _____

Mailing Address: _____

Telephone: _____

Owner's consent, if petitioner is not property owner:

Owner's Name (Print): Douglas MAUDY

Signature of Owner: *Douglas Maudy*

Date: 4/1/16

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

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Petitioner's Name (Print): JMB Investment Co., LLC, a TN LLC

✓Signature of Petitioner: _____

Date: _____

Mailing Address: _____

Telephone: _____

Owner's consent, if petitioner is not property owner:

Owner's Name (Print): David Lee Maddy

Signature of Owner: David Lee Maddy

Date: March 31 2016

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____

April 4, 2016

Cline Brubaker, Chairman
Franklin County Board of Supervisors
1255 Franklin Street, Suite 112
Rocky Mount, Virginia 24151

Charles Wagner, Vice-Chairman
Franklin County Board of Supervisors
1255 Franklin Street, Suite 112
Rocky Mount, Virginia 24151

Tim Tatum
Franklin County Board of Supervisors
1255 Franklin Street, Suite 112
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Ronnie Thompson
Franklin County Board of Supervisors
1255 Franklin Street, Suite 112
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James Colby
Franklin Co. Planning & Community Dev.
1255 Franklin Street, Suite 103
Rocky Mount, Virginia 24151

Edmund C. (Doc) Law
Franklin Co. Planning & Community Dev.
1255 Franklin Street, Suite 103
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Wendy W. Ralph
Franklin Co. Planning & Community Dev.
1255 Franklin Street, Suite 103
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Bob Camicia
Franklin County Board of Supervisors
1255 Franklin Street, Suite 112
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Tommy Cundiff
Franklin County Board of Supervisors
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Rocky Mount, Virginia 24151

Leland Mitchell
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Angie McGhee
Franklin Co. Planning & Community Dev.
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C. W. Doss, Jr.
Franklin Co. Planning & Community Dev.
1255 Franklin Street, Suite 103
Rocky Mount, Virginia 24151

Sherrie Mitchell
Franklin Co. Planning & Community Dev.
1255 Franklin Street, Suite 103
Rocky Mount, Virginia 24151

Earl L. Webb
Franklin Co. Planning & Community Dev.
1255 Franklin Street, Suite 103
Rocky Mount, Virginia 24151

Re: Rezoning Request of JMB Investment Co., LLC
Tax Map #0440017400

Dear Members of the Board of Supervisors and the Planning Commission:

I represent JMB Investment Co., LLC, a Tennessee Limited Liability Company. JMB is the contract purchaser for 1.19 acres owned by the family of Shirley Maddy Lynch at the intersection of Virgil Goode Highway and Iron Ridge Road, north of Rocky Mount, Virginia.

JMB Investment Co., LLC is a limited liability company comprised of four members. This LLC has been developing commercial properties for over four years and its members have been engaged in property development much longer. JMB has at least 75 current establishments developed with 35 of those in Virginia. This LLC wants to bring its expertise to Franklin County,

Currently, JMB is developing for Dollar General. Dollar General wants to place a store on the 1.19 acres at the intersection of Virgil H. Goode Highway and Iron Ridge Road. This property is currently zoned A1 and was the residence of Shirley Lynch, deceased. Her sons now own the property and want to sell it. Dollar General has determined that this location is ideal for a retail store.

Much of the adjoining property north of this parcel is already zoned B2. There is much commercial development occurring all along the U.S. 220 corridor. This location is a great fit for Dollar General based on their marketing plans.

JMB Investment Co., LLC believes this location has great development potential. The Maddys who own this lot agree. There are many challenges which confront this effort but we believe those can be overcome.

We are asking that you approve our rezoning request from A1 to B2. We will be happy to address any of your concerns.

Yours very truly,

RHODES, FERGUSON & STONE, LTD.



Eric H. Ferguson

EHF/tfh

cc: Mr. Steve Sandy
Mr. Dean Stone
JMB Investments Co., LLC

Concept Plan Supporting Rezoning Application - Rezone A1 to B2 Dollar General Site at Iron Ridge Road

DEVELOPER
JMB Investment Co., LLC

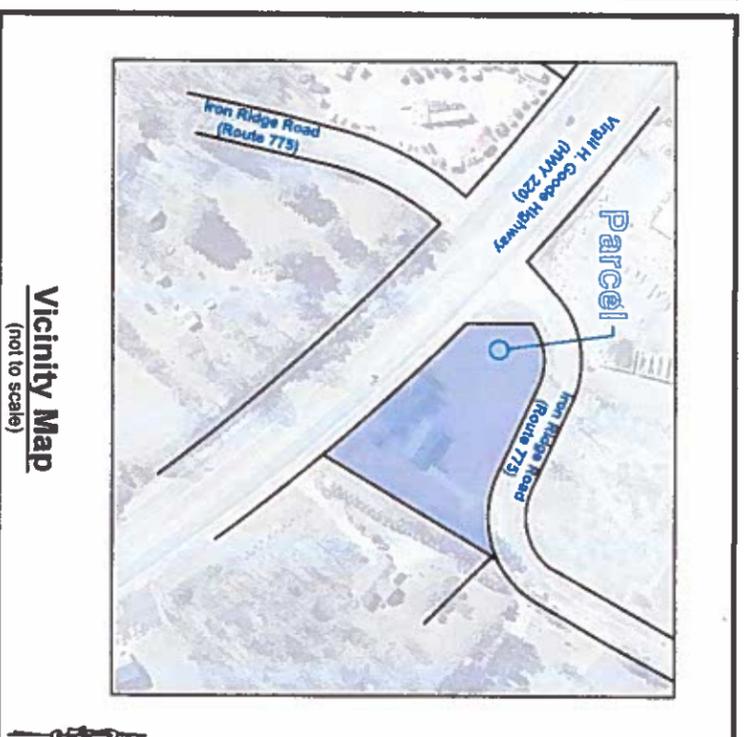
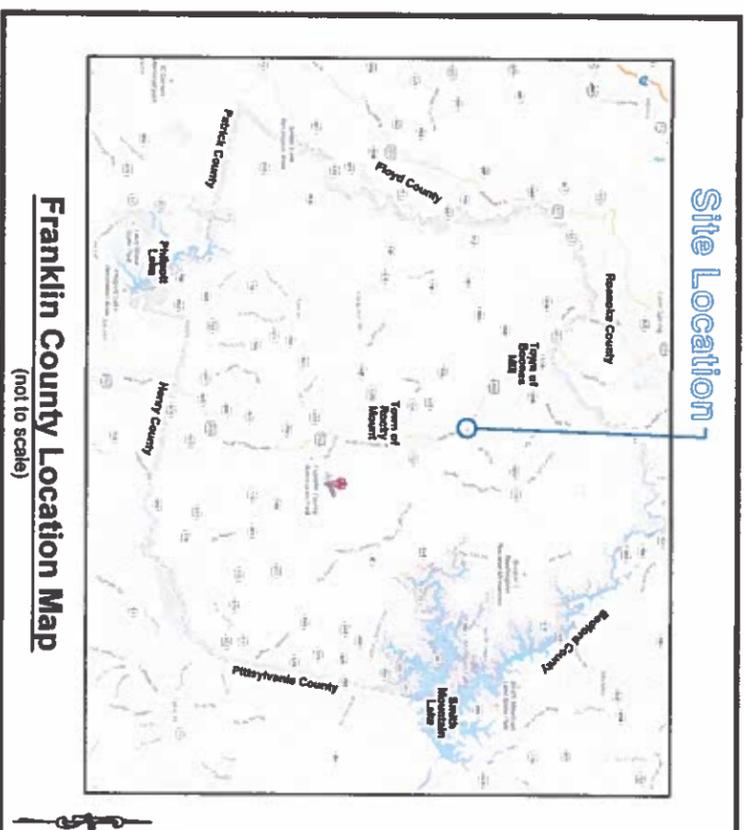
325 Erin Drive
Knoxville, TN 37919
(865) 200-4770
Aaron Dickenson

SITE ENGINEER

Stone Engineering, Inc.
P. O. Box 1058
Rocky Mount, VA 24151
(540) 483-0078
Dean Stone, P.E.

SURVEYOR

Cornerstone Land Surveying, Inc.
250 South Main Street
Rocky Mount, VA 24151
(540) 489-3590
James T. Riddle, L.S.



PROPERTY INFORMATION

Parcel ID: 044.00 174.00
Owner: Donald G. Maddy & David L. Maddy & Dan E. Maddy & Dennis W. Maddy & Douglas B. Maddy
Site Address: Iron Ridge Road & Hwy 220
Plat Bk/Pg: Unknown
Deed Bk/Pg: Unknown
Instrument Type: WB
Instrument Year: 2014
Instrument No: 65434
Acreage: ±1.19 ac. (by GIS)
Zoning: A1
Magisterial District: Boone
Flood Zone: FEMA Zone X*

* Flood Zone information from 51087CON15C Map revised Dec 16, 2008

Page	Description
1	Cover Sheet
2	Existing Zoning
3	Proposed Zoning & Notes
4	Concept Plan Zoning Notes
5	Concept Plan
6	Concept Plan General Notes

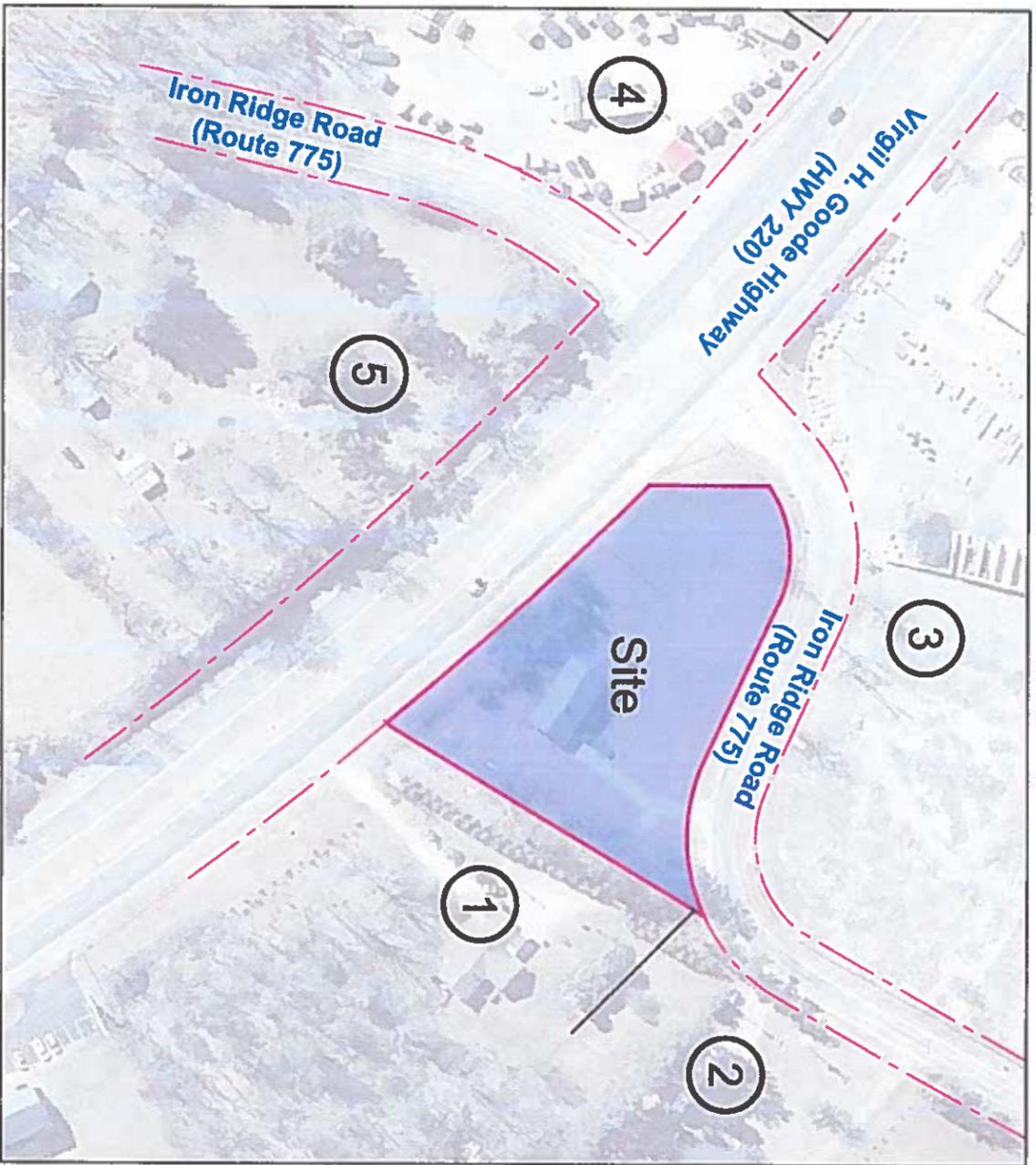
Notes
This exhibit shows information from the Franklin County GIS. The information presented has not been verified for accuracy as presented, surveyed, etc.

Initial issue date.	03-31-2016
ISSUED VERSION DESCRIPTION	DATE
Rezoning Concept Plan	

Stone Engineering
P.O. BOX 1058
Rocky Mount, Virginia 24151
(540) 483-0078
(540) 483-5250 fax
www.stoneengineering.biz

DESIGN CDS
DRAFT CDS
CHECK RDS
SCALE As Shown
SHEET 01 of 06

PROJECT NUMBER
16002



Zoning Exhibit

(not to scale)

Existing Zoning
Site in question is Zoned A1.

Adjoining sites:

- | | |
|---|--------------|
| 1. Owner: Edward Brent Dillon
Uses: Residential | Zoned:
A1 |
| 2. Owner: Edward Brent Dillon
Uses: Residential | Zoned:
A1 |
| 3. Owner: Cundiff Tract One LLC
Uses: Landscape Supply (Stone) | Zoned:
B2 |
| 4. Owner: Amos K & Barbie M Stoltzfus
Retail Sales (Sheds) | Zoned:
B2 |
| 5. Owner: Allen B & Mary F McBride
Uses Residential | Zoned:
A1 |

Notes
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Existing Zoning	

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DESIGN	CDS
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SCALE	As Shown
SHEET	02 of 06
PROJECT NUMBER	
16002	

Proposed Zoning Notes

1. Current zoning is A-1.
2. Dollar General is a listed use for B-2 zoning: Convenience Store.
3. Property lies within the "220-North Mixed Use Overlay District"
4. No special uses are requested.
5. Maximum Building height is 40' from adjoining finish ground.
6. This lot is a double-frontage. Shortest frontage is along Hwy. 220, that is the front of the lot.
7. Minimum Building Setback Line Requirements
 - 7.1. Front Setback (from Hwy 220) is the greater of:
 - 7.1.1. 60 feet from center of ROW, or
 - 7.1.2. 35 feet from ROW (our case)
 - 7.2. Side setback is the (from Iron Ridge Road) is the greater of:
 - 7.2.1. Side Setback of 0 feet,
 - 7.2.2. 55 feet from center of ROW,
 - 7.2.3. 30 feet from ROW (our case)
 - 7.2.4. **SEE REQUIRED VARIANCE #1**
8. Side Setback (to the east) is 0 feet for the primary structure and 12 feet for accessory structures.
 - 8.1. **SEE REQUIRED VARIANCE #2**
9. Rear Setback (rear effectively does not exist) is 0 feet for the primary structure and 12 feet for accessory structures.
10. Building Separation Requirement
 - 10.1. Proposed Building must be more than 50 feet from any residential or living quarter use.
 - 10.2. Adjoining residential use to east is more than 50 feet away from property line (labeled on Concept Plan.
11. Off-street Parking
 - 11.1. Minimum 1 parking space per 200 sf of retail space.
 - 11.2. Retail space is 7,343 sf results in 37 parking spaces required.
 - 11.3. Concept Plan provides for 30 parking spaces.
 - 11.4. **SEE REQUIRED WAIVER #1**
12. Green space within the interior of the parking lot
 - 12.1. Minimum required of 5%
 - 12.2. Concept Plan shows 7.63%
13. Lot Open Space Requirements
 - 13.1. Required 10% open space on lot.
 - 13.2. Lot is 1.125 acres (survey), and, provided green space is 0.2557 ac, 22.74%
14. Landscape Yards & Landscaping
 - 14.1. This site is part of the "220-North Mixed Use Overlay District".
 - 14.2. Average lot depth is 126.16 feet (See Sheet 6) so the 50 foot front landscape yard along Hwy. 220 does not apply.
 - 14.1. The 25 foot landscape yard along Iron Ridge Road does still apply.
 - 14.2. Buffer to East (B-2 to A-1) is Landscaping Class "A".
 - 14.3. Landscaping Class "A" required along all ROW.
 - 14.4. **SEE REQUIRED VARIANCE #3**
15. Flood Insurance Rate Map / Floodplain
 - 15.1. The site is located on FIRM Franklin County, VA Map Number 51067C0185C.
 - 15.2. FIRM Zone is X.
16. VDOT Requirements
 - 16.1. Access Management Exception (AM-E) is required.
 - 16.2. Traffic Narrative and entrance calculation package will be required.
17. Potable Water Service
 - 17.1. Existing well will be legally closed.
 - 17.2. New well will be drilled on site.
18. Sanitary Sewer Services

- 18.1. Existing drain field will be abandoned in-place.
- 18.2. New drain field is conceptually shown on Concept Plan. It will be permit where shown or adjusted within available space as required by the permit.
19. Electric Service & Telecommunication Services
 - 19.1. Developer has stated they will coordinate any required changes to extend electric and telecommunication to the site.
 - 19.2. Any roof top units will be screened.
 - 19.3. Electric and telecommunication may over overhead.
 - 19.3.1. **SEE REQUIRED VARIANCE #4**
20. Lighting
 - 20.1. Site lighting will be accomplished with wall packs on the primary structure and pole mounted lighting as needed. Photometrics from the design will meet County Code.
21. Dumpster & Enclosure
 - 21.1. Dumpster adjoins the truck dock (north east corner) and is screened by a fence.

REQUIRED WAIVERS REQUESTED (BOS Action)

WAIVER #1 - Parking

This variance from Sec. 25-401 allows for a reduction in the required parking space. Dollar General has studied parking requirements at their stores and establishing 30 spaces as meeting their needs. This is lower than the county standard but supported within their development standards for this specific store model and application. The proposed 30 parking spaces are shown on and approved with the CONcept Plan.

REQUIRED VARIANCES REQUESTED (BZA Action)

VARIANCE #1 - Primary Building Setback

This variance allows the construction of the primary structure (as shown on Concept Plan) within the setback from the ROW of Iron Ridge Road.

VARIANCE #2 - Accessory Building Setbacks

This variance allows the construction of the accessory structures (walls, fences, etc. as shown on Concept Plan) within the setbacks from the ROW's and the 12' setback from all other sides of the property.

VARIANCE #3 - Landscape Yards & Landscaping

Variance requested for the installed locations of all the required landscaping and the landscape yard along Iron Ridge Road. We request that landscaping be installed spread as much as possible, but must be grouped where open space is available on site. This precludes installation evenly spaced along each side. We also request that the application of the Landscape Yard requirement from the Overlay District be removed. This allows installation of non-landscape items within the landscape yards as shown on the Concept Plan

VARIANCE #4 - Underground Utilities

Variance requested Sec. 25-502.13 (Overlay District) for the underground installation of all utilities. The developer is proposing overhead installation of the electric and telecommunications similar to other businesses in the area.

ISSUED	VERSION	DESCRIPTION	DATE
			03-31-2016

Initial issue date.

Proposed Zoning & Notes



Stone Engineering
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 Rocky Mount, Virginia 24151
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 (540) 483-5250 fax
 www.stoneengineering.biz

DESIGN	CDS
DRAFT	CDS
CHECK	RDS
SCALE	As Shown
SHEET	03 of 06
PROJECT NUMBER	16002

This Concept Plan addresses the County Sec. 25-401. - Contents of a concept plan requires as follows

- (a) *Vicinity map at a scale of not less than one inch equals two thousand (2,000) feet.*
- (b) *Abutting streets with names and route numbers.*
- (c) *Owners and uses of each adjoining tract.*
- (d) *Topographic map with a minimum contour interval of ten (10) feet.*
- (e) *An attorney's certificate showing the owner or owners of the subject property and the place of record of the latest instrument in the chain of title for each parcel constituting the tract.*
- (f) *As per Eric H. Ferguson, Esq. of RHODES FERGUSON & STONE, LTD., Rocky Mount, VA owners are: Donald G. Maddy, David L. Maddy, Dan E. Maddy, Dennis W. Maddy, and Douglas B. Maddy. The record of the latest instrument in the chain of title is the "Last Will and Testament of Shirley Hilton Maddy Lynch" which is of record in the Clerk's Office of the Circuit Court of Franklin County in Will Book 115, page 1621.*

(f) *A general statement of planning objectives to be achieved by the PEB-district zoning, including a description of the character of the proposed development, the existing and proposed ownership of the site, the market for which the development is oriented, and objectives towards any specific human-made and natural characteristics located on the site. Objectives are to rezone a residential property for business use within the 220-North Mixed Use Overlay District with adequate variance/waivers to allow construction per Concept Plan. Existing ownership is by several members of the Maddy family. Proposed ownership is by Dollar General. Proposed market is to provide convenience store services to the public within a targeted mix use corridor. The proposed development will remove the existing residential uses to create room for the new business uses.*

(g) *A description and analysis of existing site conditions, including information on topography, historic resources, natural watercourses, floodplains, unique natural features, tree cover areas, and known archeological resources. The existing site is fully improved for residential use. A ridge along the Highway 220 right-of-way creates a steep embankment to a ditch line along the highway draining west. Also from the ridge, the site gradually slopes to a ditch line along Iron Ridge Road also draining west. The existing site is devoid of historic resources, natural water courses, floodplains, unique natural features and most trees. There are no known archeological resources on site.*

(h) *The location, dimensions and use of each structure within the proposed development.*

Primary Structure: building is used as a convenience store containing retail and storage areas; structure is 70.67' x 130' (9,187 sq. ft.), structure contains 7,343 sq. ft. of retail space, the distances from building to property line is shown on Sheet 5. Accessory structures are shown on the Concept Plan and include walls, fences, etc. (no enclosures).

(i) *A statement in tabular form of the floor area for each commercial structure, the total floor area for all commercial uses and the gross lot coverage of all commercial structures. For residential areas, the floor area, number of dwelling units, the residential density and the percentage of land in open space. For the entire tract, the percentage of the tract to be occupied by structures and the gross square footage for each use type proposed in the PEB zoning.*

Commercial Structures	Floor Area	Entire Tract Information	
Dollar General Store	9,187 sq. ft.	Total Tract	48,985 sq. ft.
Total of all structures	9,187 sq. ft.	Lot Coverage by Structures	18.8 %
		Retail Floor	7,343 sq. ft.
		Storage Space (non-retail)	1,844 sq. ft.

(i) *The proposed size, location and use of other portions of the tract, including landscaping and parking.*

Primary Structure	9,187 sq ft
Parking	15,268 sq ft (includes 1,165 sq ft of parking green space)
On-Site Green Space	9,973 sq ft (does not include parking green space)
Walls, Drive Aisles, Dock, Dumpster Pad	14,557 sq ft
Total Lot	48,985 sq ft (1.125 ac. by survey)

(k) *A traffic circulation plan, including the location of access drives, parking and loading facilities, pedestrian walks and the relationship to existing and proposed external streets and traffic patterns. General information on the trip generation, ownership, maintenance and proposed construction standards for these facilities should be included. When required by the zoning administrator or planning commission, a traffic impact statement prepared by the developer showing the effects of traffic generated by the project on surrounding roads.*

Plan related items are illustrated on Sheet 5. Entrances, drive aisle, and parking are all private improvements and will be operated and maintained by Dollar General. The trip generation information should be identical to the Dollar General store on Bluewater Drive in Scruggs - the peak design event is a weekend peak pm hour of 63.6 trips (i.e. about one vehicle per minute distributed over two entrances).

(l) *If a reduction to the number of parking spaces is requested, a justification for this request shall be submitted. Based on adequate justification, the commission may recommend and the board may approve a deviation to the adopted parking regulations.*

The development of this site conforms to prototype standards from Dollar General. Their internal research using variables for parking utilization, store size, retail floor size, and access needs across the US has established the store prototype and parking used on this concept plan. The developer representing Dollar General has reviewed the Concept Plan and has not noted any atypical uses that would require more than the 30 parking spaces proposed. The County ordinance would require 1 space per 200 sq. ft. of retail space, resulting in 36.7 parking spaces. The requested parking space reduction is 7 spaces.

(m) *The proposed schedule of site development. At a minimum, the schedule should include an approximate commencement date for construction and a proposed build-out period.*

Proposed start of construction: July 01, 2016. End of Construction: July 01, 2017. Subject to change as required by permitting, weather, etc.

(n) *Generalized statements pertaining to architectural design principles and guidelines shall be submitted in sufficient detail to provide information on building designs, orientations, styles, lighting plans, signage plans, and landscaping.*

This site is an implementation of the Dollar General Prototype. The Dollar General Corporation establishes the prototype standards to establish a common 'feel' to all their sites. Since our site conforms to the guidelines any customer who has been to a Dollar General will recognize our proposed site. The best reference is the Dollar General store at Scruggs on Bluewater Drive. This can be typified by metal sided buildings with a very open, safe, well-lit parking lot, and easy access for quick stops.

(o) *A plan to insure the perpetual and proper care and maintenance of any private roads, water systems and sewage disposal and/or sewage treatment facilities. Such plan shall be reviewed by the county and, as appropriate, the Virginia Department of Health.*

The site will have private entrances, drives and parking. All outdoor amenities: walks, landscaping, lighting, etc. are privately maintained. The potable water and sewerage system will be private and on-site (regulated by VDH). The post-construction storm water quality and quantity control will be privately owned, operated, and maintained.

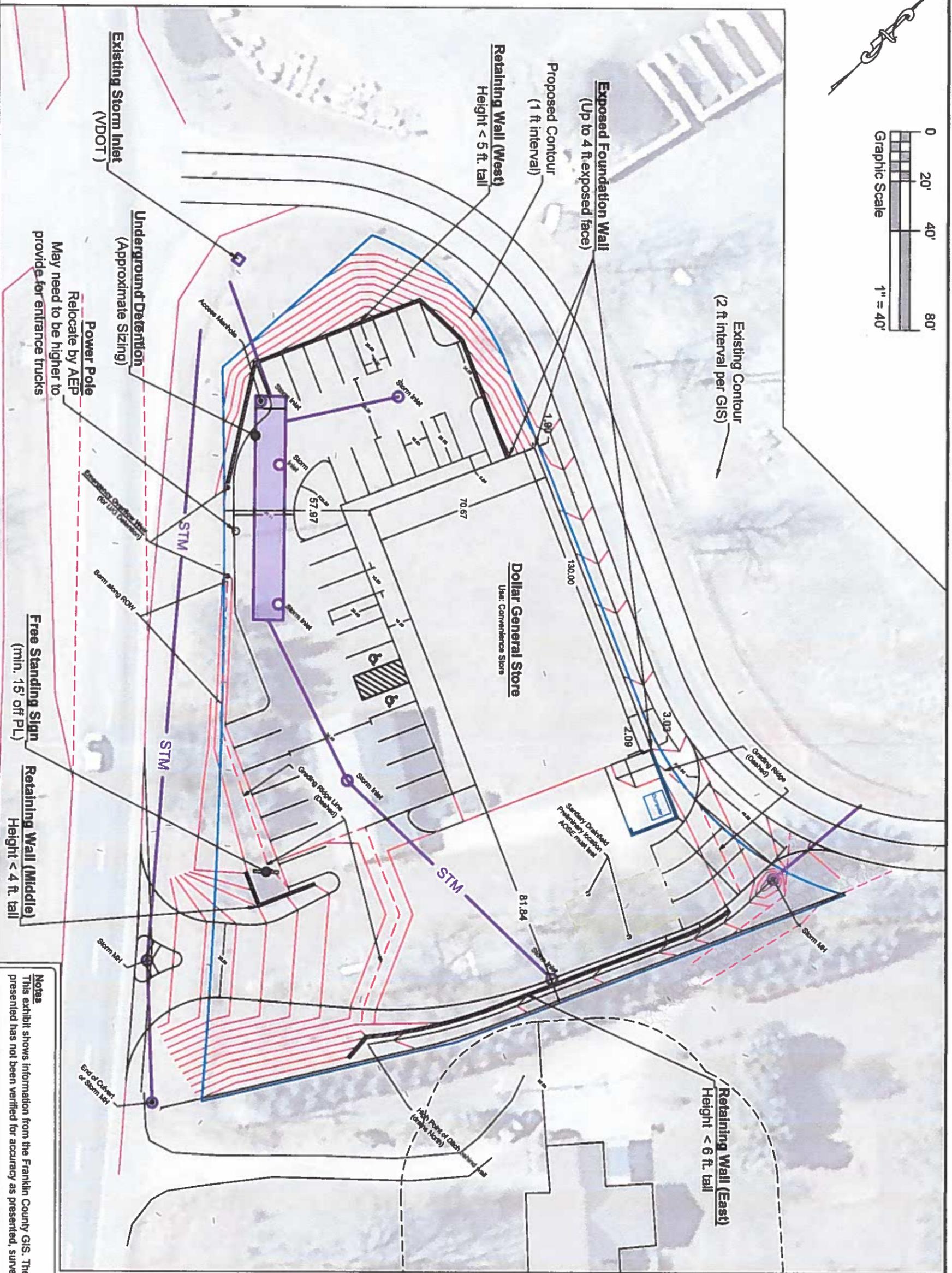
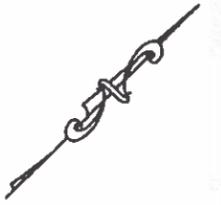
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Concept Plan Zoning Notes



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SCALE	As Shown
SHEET	04 of 06
PROJECT NUMBER	16002



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F:\Projects\2016\16002 Dollar General IRRIDWG\2016-03-31 Concept Plan.dwg



Stone Engineering
 P.O. BOX 1058
 Rocky Mount, Virginia 24151
 (540) 483-0078
 (540) 483-5250 fax
 www.stoneengineering.biz

DESIGN	CDS
DRAFT	CDS
CHECK	RDS
SCALE	As Shown
SHEET	05 of 06
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Initial issue date.	03-31-2016
ISSUED VERSION DESCRIPTION	DATE
Concept Plan	

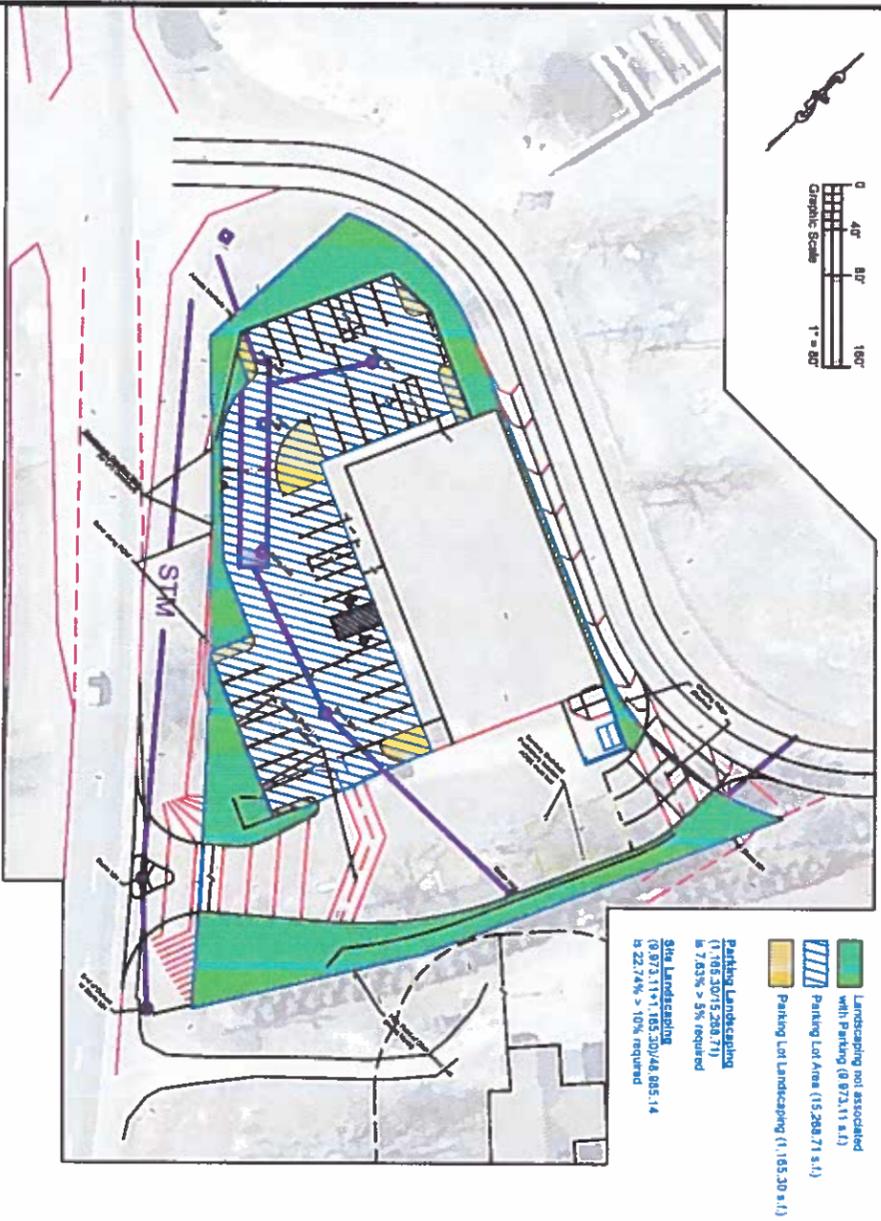
Concept Plan General Notes

1. Plan is based upon best available information
 - 1.1. Survey is based upon deed and monuments found in the field (no title report). **Note that the deed varies from the GIS Parcel Information.**
 - 1.2. Aerial photograph is 2011 VGIN as published with the County GIS.
 - 1.3. Contours are from the County GIS at a two foot interval.
2. All walls shown are segmented retaining walls (SRW)
3. The storm sewer in Hwy 220 ROW is subject to change after further coordination with VDOT.
4. The proposed storm sewer crossing Iron Ridge Road (at north) may be omitted if VDOT allows flow across the super-elevated pavement section.
5. Developer reserves the right to add a flat bench, curb stops, curbing, dense shrubs, or guard rail along the top of the west wall to prevent vehicles from overtopping the wall.
6. Development will require storm water management for quantity and quality. Space is allocated to accommodate underground detention. Selection of filtering devices will occur with final design.

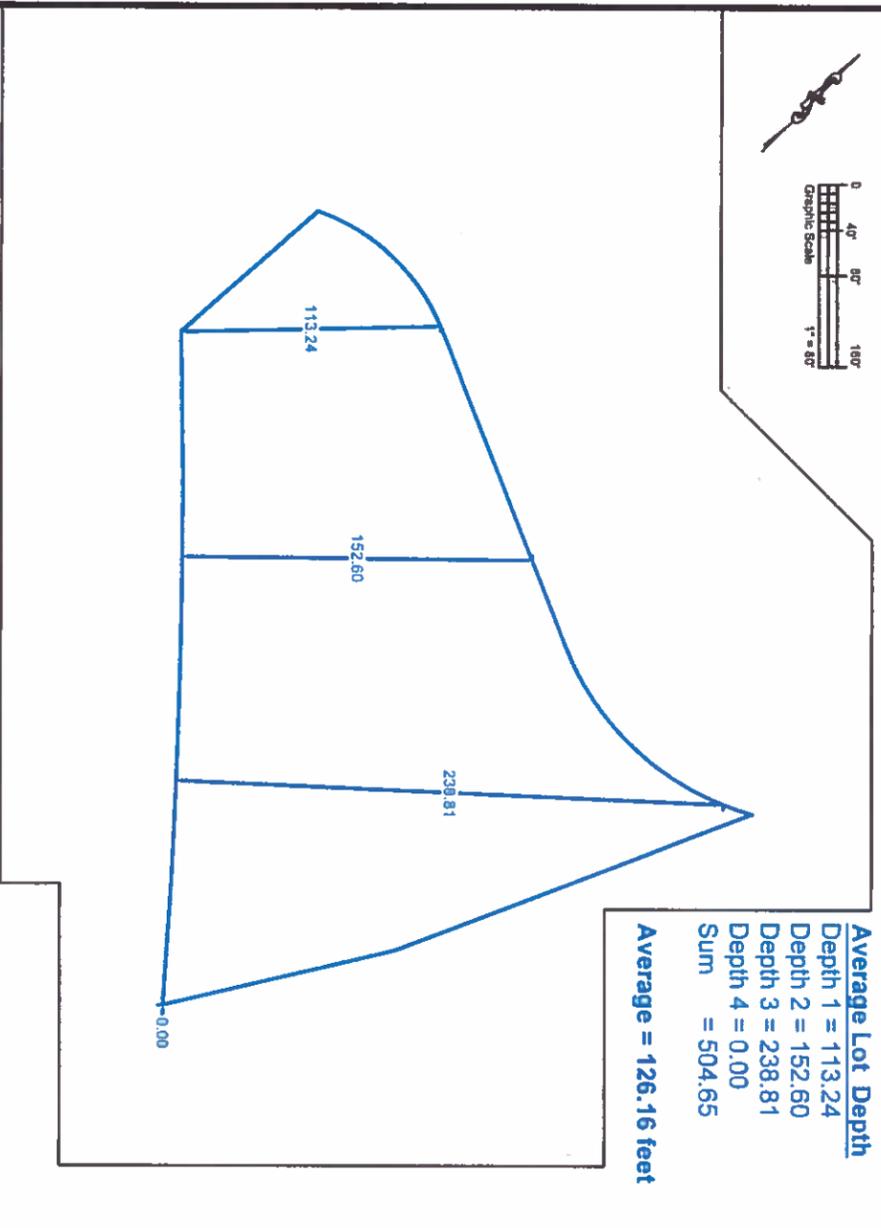
General Utility Information

1. A design locate was not completed as a part of this Plan and was not part of any known referenced plans.
2. All utilities are not shown.
3. All existing utilities are to be maintained in-service during construction.
4. Franklin County Public Utilities indicated that connection to public sewer and public water are not required.
5. Well location is approximate, as shown.
6. Drain field location is approximate (schematically accurate for dimensions and setbacks) and subject to change by the AOSE. The location shown is not guaranteed to perk or be suitable.

Landscaping Summary



Average Lot Depth Calculation



Initial issue date.	03-31-2016
ISSUED VERSION DESCRIPTION	DATE
Concept Plan General Notes	

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DESIGN	CDS
DRAFT	CDS
CHECK	RDS
SCALE	As Shown
SHEET	06 of 06
PROJECT NUMBER	16002