

**MEMORANDUM**  
**Case # SPEC-12-15-15015**



**To:** Franklin County Planning Commission  
**From:** Steven M. Sandy, Director of Planning & Community Development *Steve*  
**Date:** December 30, 2015  
**Tax #s:** 0360018501A  
**District:** Boone District  
**Applicant:** David Sine  
**Owners:** Alvin Sine and Marcella Sine

**REQUEST:**

Petition of **David Sine, Petitioner** and **Alvin Sine & Marcella Sine, Owners**, requesting a Special Use Permit in Business District, General (B-2) for outdoor displays on business property consisting of +/- 1.58 acres, located on 20734 Virgil Goode Highway, in the Boone District of Franklin County, and further identified as Tax Map/Parcel #0360018501A. The Future Land Use Map of the Comprehensive Plan identifies this area as Route 220 Commercial Highway Corridor recommending commercial development. (Case # SPEC-12-15-15015)

**RECOMMENDATION:**

Staff recommends that the Planning Commission consider and approve the requested Special Use Permit for Outdoor Displays on Business property with the following conditions:

1. Substantial conformity. *The property shall be developed in substantial conformity with the conceptual plan, entitled "Blackwater 4WD & Tractor, LLC Concept Plan", prepared by Price Buildings, Inc. dated 12/3/2015.*
2. Limitation of Use. *The use of "Outdoor Displays on Business Property" shall be limited to that area (140' x 25') and location as shown on concept plan referenced in #1 above.*
3. Zoning Regulations. *The use of "Outdoor Displays Business Property" shall comply with the Special Use Permit conditions herein as well as all zoning regulations found under Business District (B-2) and Route 220 North Mixed Use Overlay.*



**BACKGROUND:**

The petitioner requests a Special Use Permit for “*Outdoor Displays on Business Property*” for the 1.58 +/- acre property fronting on U.S. 220 North in Boone District. The applicant has also submitted a conceptual plan entitled “Blackwater 4WD & Tractor, LLC Concept Plan” prepared by Price Buildings, Inc. and dated December 3, 2015. In order to allow “*Outdoor Displays on Business Property*”, a Special Use Permit is required to be issued by the Board of Supervisors under Section 25-336 of the County Code.

The aerial view of the parcel shows the highway commercial nature of the area. The area is served by public water and septic systems. US Route 220, is a public highway fronting the property. The property has approximately 380’ of frontage.

During the Development Review Team (DRT) meeting where the application was reviewed with representatives from Public Works, Planning, VDOT, and the Virginia Dept. of Health, no major concerns were raised concerning the proposed special use permit.

The application was advertised, posted, and notifications sent to all adjacent property owners. No comments have been received as of the date of this report. However, adjoining property owners and/or general public may raise comments and concerns during the public hearings.

**SITE STATISTICS:**

<i>Location:</i>	20734 Virgil H. Goode Highway (US 220 North), in the Boone District
<i>Size:</i>	+/- 1.58 acres
<i>Existing Land Use:</i>	Highway Commercial, Business District (B-2)
<i>Adjoining Zoning:</i>	A1, Agricultural District
<i>Adjoining Land Uses:</i>	Commercial, Agriculture
<i>Adj. Future Land Uses:</i>	Commercial Highway Corridor

**COMPREHENSIVE PLAN:**

This property is designated in the 2025 Comprehensive Plan as Commercial Highway Corridor.

Commercial Highway Corridors are linear commercial development along an established primary highway. These highway corridors are intended to provide development opportunities extending behind the parcels that front on the primary highway.



The Commercial Highway Corridors identified in the Franklin County Comprehensive Plan are:

Route 220:

Between Brick Church Road and Iron Ridge Road (The commercial highway corridor this particular property is located)

Between Shady Lane (983) and the Rocky Mount Town limits.

Between Cassell Drive and the Franklin County Commerce Park

Route 40 West:

Between the Rocky Mount Town limits and Six Mile Post Road

Route 40 East:

Between the Rocky Mount Town limits and Golden View Road

### **Policies for Commercial Highway Corridors**

- 1. The County will explore and implement effective ways to manage and improve the negative impacts of strip commercial development on important arterial roads that have already experienced development. These impacts include frequent curb cuts, proliferation of signs and visual clutter, poor aesthetics and poor traffic flow.*
- 2. In areas that face increasing pressure for strip commercial development, the County will explore ways to provide incentives to encourage beneficial development, and desirable site characteristics, and to reduce the negative impacts on the rural character of the County. The methods will include planning for intersecting local access road nodes connecting to parallel collector roads.*
- 3. The County will encourage and monitor site plans for new development along key commercial corridors to coordinate entrances according good engineering practices to reduce safety hazards and congestion and to meet or exceed VDOT commercial highway entrance standards.*
- 4. Discourage further linear expansion of commercial highway corridors.*
- 5. Discourage the future designation of any new commercial highway corridors.*
- 6. New commercial development should be directed to identified Towns and Villages and/or lateral expansion of existing commercial corridors.*
- 7. Scale and design of development should be in keeping with traditional character of Franklin County.*

Also, this particular property is located in the 220 North Corridor Plan adopted by the Board of Supervisors in February of 2009. The property is located in the Mixed Use District of the plan.



**ZONING ORDINANCE:**

Special Uses for the A-1 District are set forth in Sec. 25-336. The requested use is referenced as “Outdoor Displays on Business Property” to allow.

The property is located in the 220-North Mixed Use Overlay District and is subject to additional zoning regulations found in Chapter 25, Article IV, Division 6 of the County Code. These regulations govern required landscape yards, required landscaping, signage, etc. In particular, the overlay district requires a twenty-five (25) foot minimum landscape yard. This landscape yard area prohibits outdoor displays, outdoor storage, parking buildings within the yard. Therefore, the proposed outdoor display area will need to maintain a setback of twenty-five (25) feet from the right of way.

Sec. 25-638 of the Zoning Ordinance sets forth the County’s authority to issue special use permits for certain uses. The ordinance states that, in order to issue a special use permit, the Board of Supervisors must find that *“such use will not be of substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purpose and intent of this chapter, with the uses permitted by-right in the zoning district, with additional regulations provided in sections 25-111 through 25-137, supplemental regulations, and amendments, of this chapter, and with the public health, safety, and general welfare.”*

Sec. 25-640 of the Zoning Ordinance sets forth the County’s authority to impose conditions for the issuance of special use permits. The ordinance states that the Board of Supervisors *“may impose upon any such permit such conditions relating to the use for which such permit is granted as it may deem necessary in the public interest...”* Conditions associated with a special use permit must be related to the particular land use which required the permit, and must be related to some impact generated by or associated with such land use.

Sec. 25-641 of the Zoning Ordinance states that a special use permit shall expire eighteen (18) months from the date of issuance if *“no commencement of use, structure or activity has taken place.”* The ordinance states that “commencement” shall consist of “extensive obligations or substantial expenditures in relation to the project,” including engineering, architectural design, land clearing, and/or construction.

**ANALYSIS:**

In accordance with Section 25-638 of the Zoning Ordinance, the proposed special use permit is being evaluated to determine if the use will be substantial detriment to adjacent properties, whether the character of the zoning district will be changed thereby, and that such uses will be in harmony with the purpose and intent of this chapter, with the uses permitted by-right in the zoning district, with additional regulations provided in sections 25-111 through 25-137, supplemental regulations, and amendments, of this chapter, and



with the public health, safety, and general welfare. Review of the proposed use does identify potential impacts in the following areas to be addressed:

Visual Clutter - Items displayed shall be in good working condition and displayed within the designated area as shown on the concept plan. Items shall not infringe on the required parking spaces and/or required landscape yard.

**RECOMMENDATION:**

Staff recommends that the Planning Commission consider and approve the requested Special Use Permit for Outdoor Displays on Business property with the following conditions:

1. Substantial conformity. *The property shall be developed in substantial conformity with the conceptual plan, entitled "Blackwater 4WD & Tractor, LLC Concept Plan", prepared by Price Buildings, Inc. dated 12/3/2015.*
2. Limitation of Use. *The use of "Outdoor Displays on Business Property" shall be limited to that area (140' x 25') and location as shown on concept plan referenced in #1 above.*
3. Zoning Regulations. *The use of "Outdoor Displays Business Property" shall comply with the Special Use Permit conditions herein as well as all zoning regulations found under Business District (B-2) and Route 220 North Mixed Use Overlay.*



**SUGGESTED MOTIONS:**

The following suggested motions are sample motions that may be used. They include language found in Section 15.2-2283, Purpose of zoning ordinances of the Code of Virginia of 1950, as amended.

- 1) (**APPROVE**) I find that the proposal will not be of substantial detriment to adjacent property, that the character of the projected future land use of the community will not be adversely impacted, that such use will be in harmony with the purpose and intent of the zoning ordinance and with the public health, safety and general welfare. Therefore I move to recommend approval of the petitioner's request for a Special Use Permit for "Outdoor Displays on Business property", in accordance with Sec. 25-179 of the Zoning Ordinance, with the conditions as recommended in the staff memorandum.

**OR**

- 2) (**DENY**) I find that the proposal is of substantial detriment to adjacent property and that such use will not aid in the creation of a convenient, attractive, or harmonious community. Therefore I move to recommend to deny the request for the Special Use Permit.

**OR**

- 3) (**DELAY ACTION**) I find that the required information for the submitted petition is incomplete. Therefore I move to delay action until all necessary materials are submitted to the Planning Commission.

- > Special use permit is effective immediately after action by the Board of Supervisors
- > Special use permits expire in 18 months if there is no commencement of the use or related activity

**FRANKLIN COUNTY**  
**PETITION/APPLICATION FOR SPECIAL USE PERMIT**  
 (Type or Print)

I/We, Alvin + Marcella Sine, as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Supervisors for a special use permit on the property as described below:

1. Petitioners Name: David Sine
2. Property Owner's Name: Alvin + Marcella Sine  
 Phone Number: 540-580-4680  
 Address: 20734 Virgil Goode Hwy  
Rocky Mt Va. Zip: 24151
3. Exact Directions to Property from Rocky Mount: north on RT220 5 miles  
on Right Just Past Wirtz Rd
4. Tax Map and Parcel Number: Tract A Parcel 36-185.1
5. Magisterial District: Bane
6. Property Information:
  - A. Size of Property: 1.580 Acres
  - B. Existing Zoning: Commercial B2
  - C. Existing Land Use: B2
  - D. Is property located within any of the following overlay zoning districts:  
 Corridor District  Westlake Overlay District  Smith Mountain Lake Surface District
  - E. Is any land submerged under water or part of a lake? Yes No If yes, explain.  
\_\_\_\_\_  
\_\_\_\_\_
7. Proposed Special Use Permit Information:
  - A. Proposed Land Use: Retail + Wholesale + outside displays
  - B. Size of Proposed Use: 1.58
  - C. Other Details of Proposed Use:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Checklist for completed items:

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

I certify that this application for a special use permit and the information submitted herein is correct and accurate.

Petitioner's Name (Print): David Sine

Signature of Petitioner: *David Sine*

Date: 12-14-15

Mailing Address: 20734 Virgil Goode HWY  
Rocky Mt Va 24151

Telephone: 540-560-4680

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

Owner's Name (Print): Alvin & Marcella Sine

Signature of Owner: \_\_\_\_\_

Date: 12-14-15

Date Received by Planning Staff: \_\_\_\_\_

Time: \_\_\_\_\_

Clerk's Initials: \_\_\_\_\_

CHECK #: \_\_\_\_\_

RECPT. #: \_\_\_\_\_

AMOUNT: \_\_\_\_\_

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: G.D. Barnhart ADDRESS: 737 Virginia AVE  
TAX MAP NUMBER: 36-186 Salem Va 24153

NAME: James Edwards ADDRESS: 20728 Virgil Goode Hwy  
TAX MAP NUMBER: 36-183.2A Rocky Mt Va 24151

NAME: Jackson McCray ADDRESS: 20732 Virgil Goode Hwy  
TAX MAP NUMBER: 36-185.1-B Rocky Mt Va 24151

NAME: David Allman ADDRESS: 255 Claybrook Rd  
TAX MAP NUMBER: 0360021300 Rocky Mt Va 24151

NAME: David Allman ADDRESS: 255 claybrook Rd  
TAX MAP NUMBER: 0360021301 Rocky Mt Va 24151

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_  
TAX MAP NUMBER: \_\_\_\_\_

STATE OF VIRGINIA:  
BEFORE THE BOARD OF SUPERVISORS OF FRANKLIN COUNTY

**FINAL ORDER**

A  $\pm$  1.50 acre parcel of land, a portion of  $\pm$  6.90 acres, located on State Route 220 North, 0.4 of a mile past Wirtz Road on the right, in the Boone Magisterial District of Franklin County, identified and recorded as a portion of Tax Map # 36, Parcel # 185.1, in the Franklin County Real Estate Tax Records.

TO THE HONORABLE SUPERVISORS OF FRANKLIN COUNTY:

WHEREAS, the Petitioner, **R. Jack Smith and Patsy C. Smith**, as **Petitioners and Owners**, did petition the Franklin County Board of Supervisors to amend the rezone approved March 18, 2003 to ~~eliminate proffer #2~~ which eliminates certain uses from the list of permitted uses on the property from the B-2, Business District General zoning in the Franklin County Zoning Ordinance.

WHEREAS, after due legal notice as required by Section 15.2-2204, and 15.2-2205, of the Code of Virginia of 1950, as amended, the Planning Commission did hold a public hearing on October 9, 2007 at which time all parties in interest were given an opportunity to be heard; and

WHEREAS, after full consideration at the public hearing held on November 27, 2007, the Franklin County Board of Supervisors determined that the Rezone Amendment Request be **GRANTED** with the proffers listed below.

Proffers for Case # RA 07-10-01, R. Jack Smith and Patsy C. Smith:

1. Site will be developed in accordance with the concept plan for R. Jack Smith and Patsy C. Smith, dated January 21, 2003, last revised August 31, 2007, as prepared by Stone Engineering.

2. The uses of this site will be limited to the uses permitted in the B-2 district, except that the following uses will not be permitted on the site:

- Apartments combined with business
- Assembly halls
- Auction barn/auction house
- Blacksmiths
- Boat clubs
- Car and vehicle wash operations
- Carpet cleaning
- Cemeteries, community and commercial
- Clubs (private)
- Clubs (public)
- Cold storage lockers, facilities
- Drive-in restaurants/walk-ins
- Flea markets
- Gasoline stations

Laundromats  
Marinas  
Mobile home sales  
Railroad facilities

3. The applicant will comply with all requirements of the Virginia Department of Health regarding the provision of water and sewage disposal.
4. The applicant will coordinate with Virginia Department of Transportation to meet requirements for a commercial entrance permit.
5. The applicant will maintain a twenty (20) foot landscaped buffer adjacent to Route 220. In addition, the applicant will maintain landscaped buffer to the east and west of the property in conformance with the Franklin County Landscape and Buffering Ordinance adopted July 2002.
6. The applicant will be limited to two (2) free standing signs measuring no more than thirty-two (32) square feet in area. There will be no off-premise signs located on the property.

**NOW, THEREFORE, BE IT ORDAINED** that the aforementioned parcel of land, which is contained in the Franklin County Tax Records as a portion of Tax Map # 36, Parcel # 185.1 (Deed Book 671, Page 116; Plat Book 430, Page 1031), be granted the request to amend the rezone approved March 18, 2003 to eliminate proffer #2 which eliminates certain uses from the list of permitted uses on the property from the B-2, Business District General zoning in the Franklin County Zoning Ordinance.

**BE IT FURTHER ORDAINED** that a copy of this order be transmitted to the Secretary of the Planning Commission and that she be directed to reflect this change on the official zoning map of Franklin County.

ADOPTED on motion of Supervisor Mr. David Hurt, representative for the Boone Magisterial District of Franklin County, seconded by Supervisor Mr. Russell Johnson, representative for the Gills Creek Magisterial District, upon the following recorded vote:

AYES: Angell, Hurt, Johnson, Mitchell, Poindexter, Quinn, Wagner

NAYES:

ABSENT:

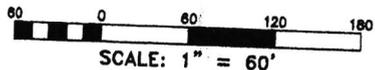
ABSTAIN:

Patricia A. Tolup Clerk  
Planning Commission Clerk for the  
Franklin County Board of Supervisors

January 8, 2008 Date

SURVEY FOR  
**JACKSON L. McCRAY**  
**DAWN H. McCRAY**

CREATING  
 TRACT A & TRACT B  
 BEING ALL OF TAX PARCEL: 36-185.1  
 BOONE MAGISTERIAL DISTRICT  
 FRANKLIN COUNTY, VIRGINIA  
 SURVEYED FEBRUARY 4, 2013  
 JOB NO. 6-13



KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED, CERTIFY THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT, THAT I/WE HEREBY DEDICATE TO PUBLIC USE THE PROPOSED PUBLIC UTILITY EASEMENT AS SHOWN ON THIS PLAT. I/WE FURTHER CERTIFY THAT RONALD E. YOUNT SURVEYED AND MADE THIS PLAT AT MY/OUR DIRECTION, FREE WILL AND CONSENT, AND THAT THE ENTIRE SUBDIVISION IS WITHIN THE BOUNDARIES OF A TRACT OF LAND CONVEYED TO ME/US BY A DEED RECORDED IN DEED BOOK 941, PAGE 1265, FRANKLIN COUNTY, VIRGINIA.

OWNER: JACKSON L. McCRAY SIGNATURE: \_\_\_\_\_  
 OWNER: DAWN H. McCRAY SIGNATURE: \_\_\_\_\_  
 COMMONWEALTH OF VIRGINIA, COUNTY OF \_\_\_\_\_, THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 NOTARY PUBLIC: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

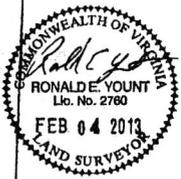
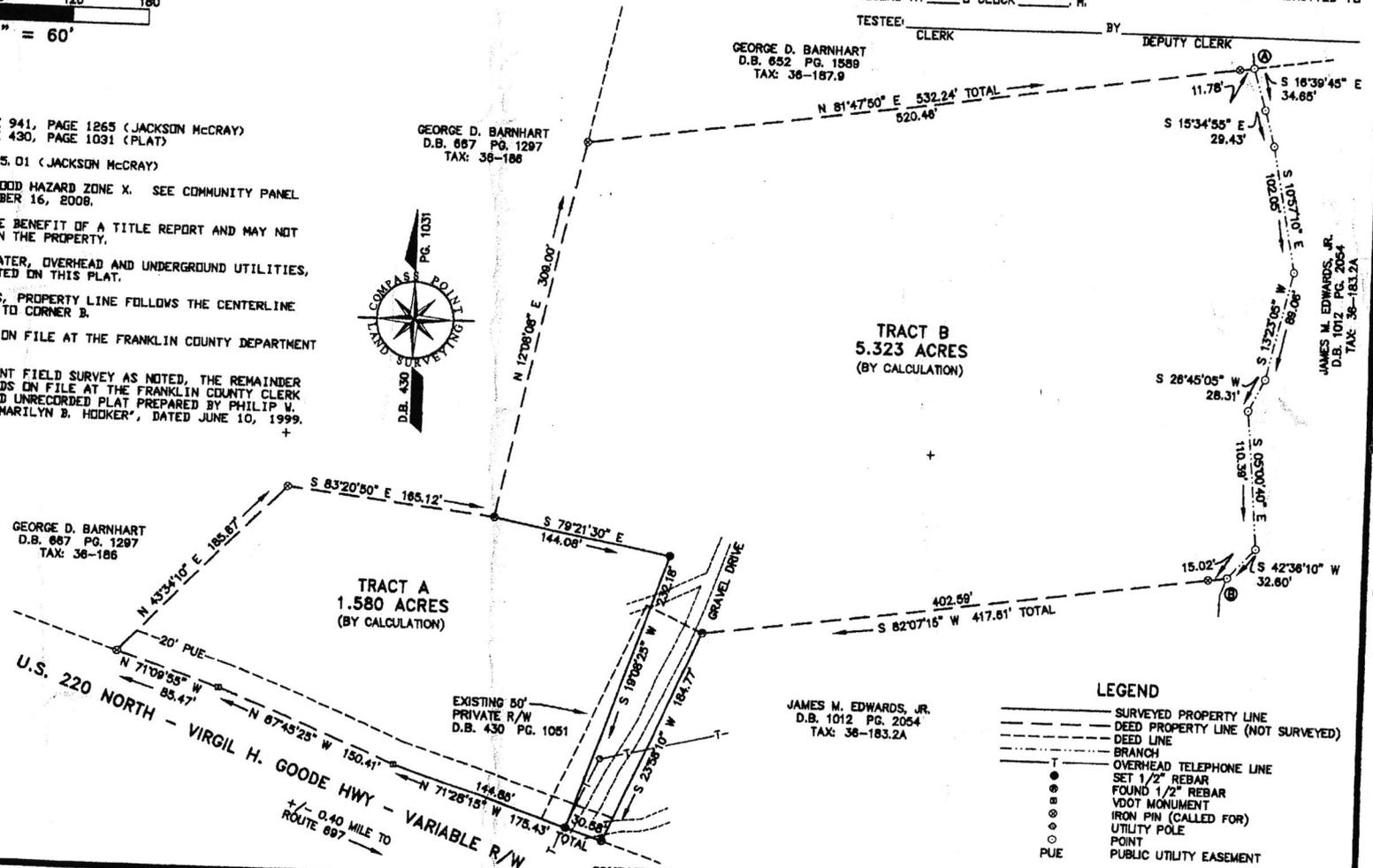
VICINITY MAP	APPROVING AUTHORITY
	FRANKLIN COUNTY HEALTH DEPARTMENT DATE: 2/28/13
	VIRGINIA DEPARTMENT OF TRANSPORTATION DATE: _____
	FRANKLIN COUNTY SUBDIVISION AGENT DATE: 2/28/13

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FRANKLIN VIRGINIA, THIS PLAT WAS PRESENTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD AT \_\_\_\_\_ O' CLOCK \_\_\_\_\_ M.

TESTEE: \_\_\_\_\_ BY \_\_\_\_\_ CLERK \_\_\_\_\_ DEPUTY CLERK \_\_\_\_\_

**NOTES**

- LEGAL REFERENCE: DEED BOOK 941, PAGE 1265 (JACKSON McCRAY)  
DEED BOOK 430, PAGE 1031 (PLAT)
- TAX REFERENCE: 036.00-185.01 (JACKSON McCRAY)
- PROPERTY LOCATED IN FEMA FLOOD HAZARD ZONE X. SEE COMMUNITY PANEL # 51067C 0185C, DATED DECEMBER 16, 2008.
- SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- PROPERTY SERVED BY PUBLIC WATER, OVERHEAD AND UNDERGROUND UTILITIES, EXACT LOCATION NOT ILLUSTRATED ON THIS PLAT.
- CHORD BEARINGS AND DISTANCES, PROPERTY LINE FOLLOWS THE CENTERLINE OF THE BRANCH FROM CORNER A TO CORNER B.
- SEE WELL AND SEPTIC PERMITS ON FILE AT THE FRANKLIN COUNTY DEPARTMENT OF HEALTH.
- THIS PLAT REPRESENTS A CURRENT FIELD SURVEY AS NOTED. THE REMAINDER HAS BEEN PREPARED FROM RECORDS ON FILE AT THE FRANKLIN COUNTY CLERK OF CIRCUIT COURT'S OFFICE AND UNRECORDED PLAT PREPARED BY PHILIP V. NESTER ENTITLED "SURVEY FOR MARILYN B. HOOKER", DATED JUNE 10, 1999.



**LEGEND**

	SURVEYED PROPERTY LINE
	DEED PROPERTY LINE (NOT SURVEYED)
	DEED LINE
	BRANCH
	OVERHEAD TELEPHONE LINE
	SET 1/2" REBAR
	FOUND 1/2" REBAR
	IRON MONUMENT
	IRON PIN (CALLED FOR)
	UTILITY POLE
	POINT
	PUBLIC UTILITY EASEMENT





March 17, 2015

David Sine  
20734 Virgil Goode Highway  
540-580-4680

Re: Showroom Addition to Tractor Dealership at 20734 Virgil Goode Hwy

We have prepared an estimated price for this addition based on the drawings provided by Price Buildings Inc. and drawn by Ron Yount.

Included In this price:

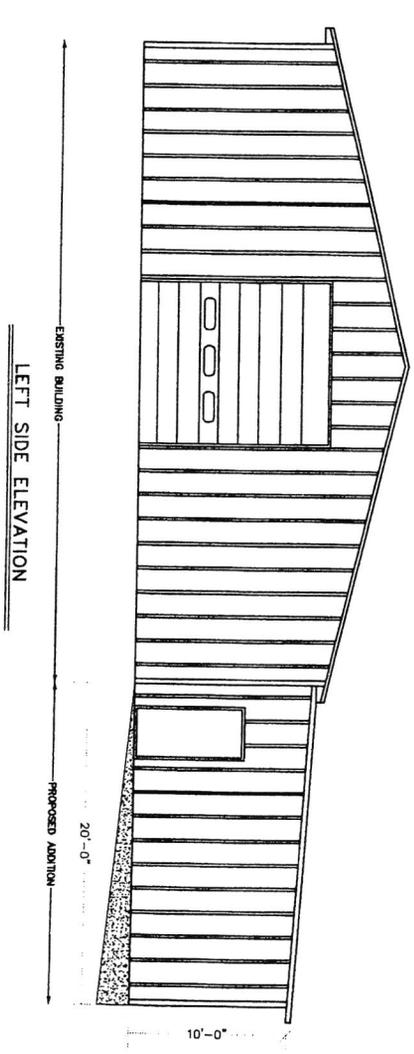
1. Building plans and minor site plan, provided that Franklin County does not require stamped plans
2. Building permit
3. Concrete footer and foundation wall
4. 4" concrete slab
5. 2 by 4 wood farming for walls
6. Manufactured wood half trusses on 24" centers
7. 7/16" osb wall sheathing with weather barrier under 29 gauge metal siding, color to be picked from standard color chart
8. 5/8" plywood roof sheathing with 30 # felt and 1 x 4 purlins on 24" centers with 26 gauge screw down metal roofing with mastic at the joints, color to be picked from standard color chart
9. Seamless aluminum gutters and down spouts, color to be picked from standard color chart
10. R-13 insulation in walls and R-38 insulation in ceiling
11. Steel doors and hollow metal frames where indicated on plans
12. Store front windows and doors to be low-e clear glass in bronze aluminum frames
13. Interior finish to be painted ½" drywall walls with vinyl base and painted drywall ceiling

Excluded from this price:

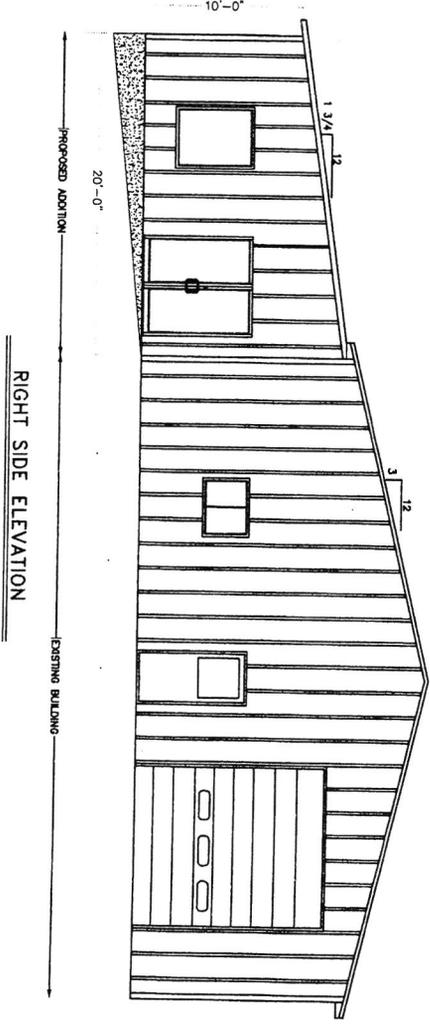
1. VDOT entrance permit if required
2. Bonds of any kind
3. Any grading other than restoring gravel parking lot around building to existing elevation
4. Any electrical work
5. Any plumbing work
6. Any HVAC work
7. Anything not mentioned above

The estimated price for this work is \$46,500.00

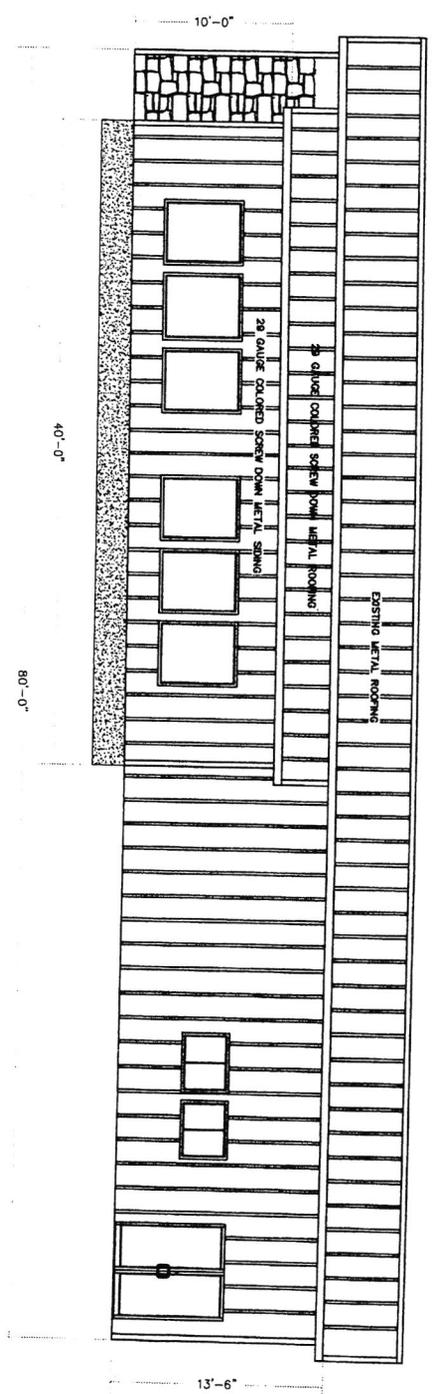




LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

THE DESIGN AND/OR ARTISTIC CONCEPT FOR THIS DRAWING IS THE INTELLECTUAL PROPERTY OF PRICE BUILDINGS, INC. AND MAY NOT BE DUPLICATED WITHOUT PERMISSION FOR ANY REASON. IT IS PROVIDED AS A SERVICE TO THE CLIENT AND IS NOT TO BE USED FOR EVALUATING PROPOSALS BY PRICE BUILDINGS, INC. ANY OTHER USE IS A VIOLATION OF UNITED STATES COPYRIGHT LAW.

SHEET <b>2</b> OF 2 SHEETS	DRAWN BY RONALD YOUNT	DATE MAR 4, 2015	SCALE 3/16" = 1'-0"	ELEVATIONS DAVID SINE 20734 VIRGIL H. GOODE HWY ROCKY MOUNT, VA			Price Buildings, Inc. 1111 Callaway Road Rocky Mount, VA 24151 Phone: 540-483-7226 Fax: 540-483-5061 Virginia Contractors License: 2701 033883A	NO.	DATE	REVISION

SERVICED  
PARTS 10am

**BLACKWATER**



**4WD**

*and*

**TRACTOR**  
LLC

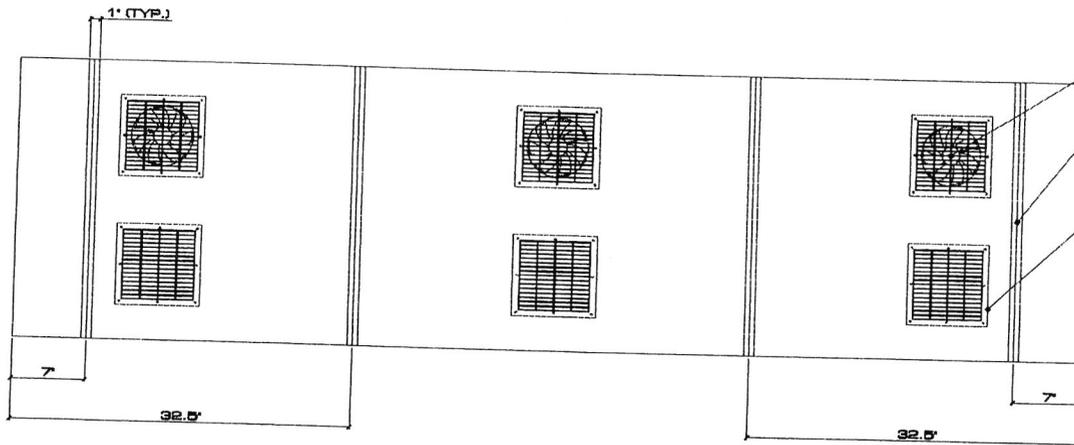
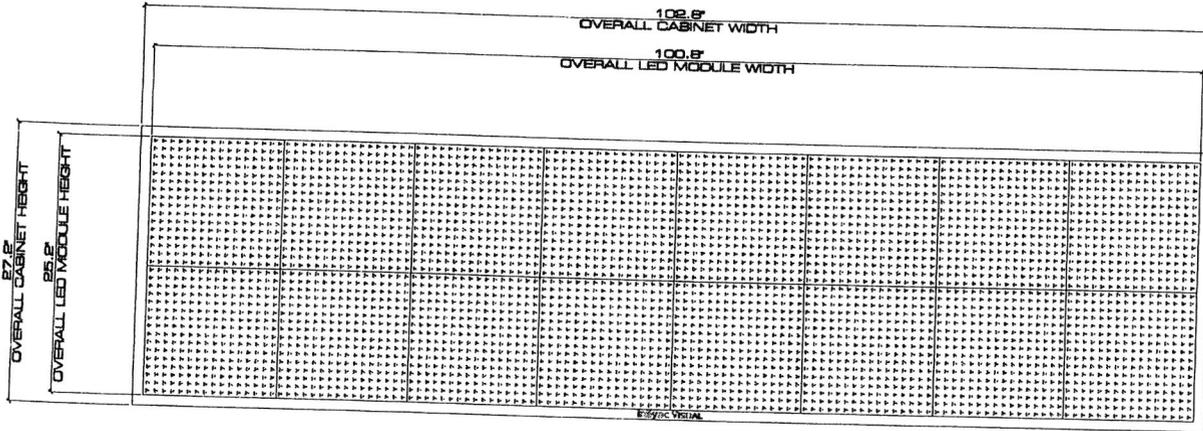
BLACKWATER4WD.COM

540-238-2244

# PRODUCT SPECIFICATIONS

## FULL COLOR SPECIFICATION

Full Color (1R, 1G, 1B LED)	Standard Colors
4.4 Trillion Shades of Full Color	Color Shading
32 Bit	Processing Capability
10mm, 16mm, 20mm	Pitch Selection
110° Horizontal, 70° Vertical	Viewing Angle
10mm: 9,000 NIT; 16mm: 14,000 NIT; 20mm: 9,000 NIT	Brightness
Automatic by Optic Sensor or Manually with 100 Grades	Display Dimming
≥100,000 Hours	Estimated LED Lifetime
Ethernet	Standard Communications
Wireless, Fiber Optic	Optional Communications
LedStudio, <b>SCALA</b> <input checked="" type="checkbox"/> Available	Programming Software
Text, Graphics, Animation, and VIDEO	Graphic Capability
110VAC / 220VAC	Voltage
-40° C (-40° F) to 70° C (158° F)	Temperature Rating
Front Access Via Cam Lock Mechanism	Service Access
Horizontal Weather Louvers, Exposed Potted Pixels in Bed of Silicone Gel, Cam Lock Mechanisms for Easy Removal, Coated Electronics to Prevent Corrosion, Double Gasket Seal to Eliminate Water Entry	LED Tile Construction
Extruded Aluminum Cabinets with Solid Welded Mitred Corners, Painted Black Enamel - Baked	Cabinet Construction
Surge Protection, Lightning Arrestor	Other Standard Equipment
Temperature Sensor	Optional Equipment
All Components UL Listed	Certifications
ISO 9001:2008 Assembled in the USA	Manufacturing Quality Standard
5 Year Limited Warranty	Warranty



- COOLING FAN (TYP.)
- ALLOWED DRILLING & MOUNTING LOCATION (TYP.)
- AIR INTAKE VENT (TYP.)

REVISION:	DRAWING NO.:	EXB CUSTOMER
1	DESIGN DATE:	03.18.15
2	UNIT OF MEAS.:	INCHES
3	SCALE:	NONE
4	DESIGNED BY:	DRC

inSync Visual

## Letter of Application

For 20734 Virgil Goode HWY, Rocky Mt Va. 24151

The proposed use of the property is wholesale and retail sales per B2 zoning. Please see attached concept drawing from Price Builders date 12/3/15 and added it to the file in conjunction with the existing concept drawing from Stone Engineer dated 8/31/07 for the new addition location

We would like to add 20 x 40 showroom addition to the front of the existing build (see attached drawing) and remove Proffer #6 that restrains this retail site from effectively promoting our products and advertising specials and discounts of the month.

We would like Proffer #6 removed and have the standards of B2 Sign Regulations apply per section 25-156.11 of the Franklin county sign ordinances

There will be no or very little changes to the surrounding area due to only adding LED signage to the top of our existing sign (see attached photo and sign drawing).



SITE

## LOCATION MAP

### GENERAL NOTES

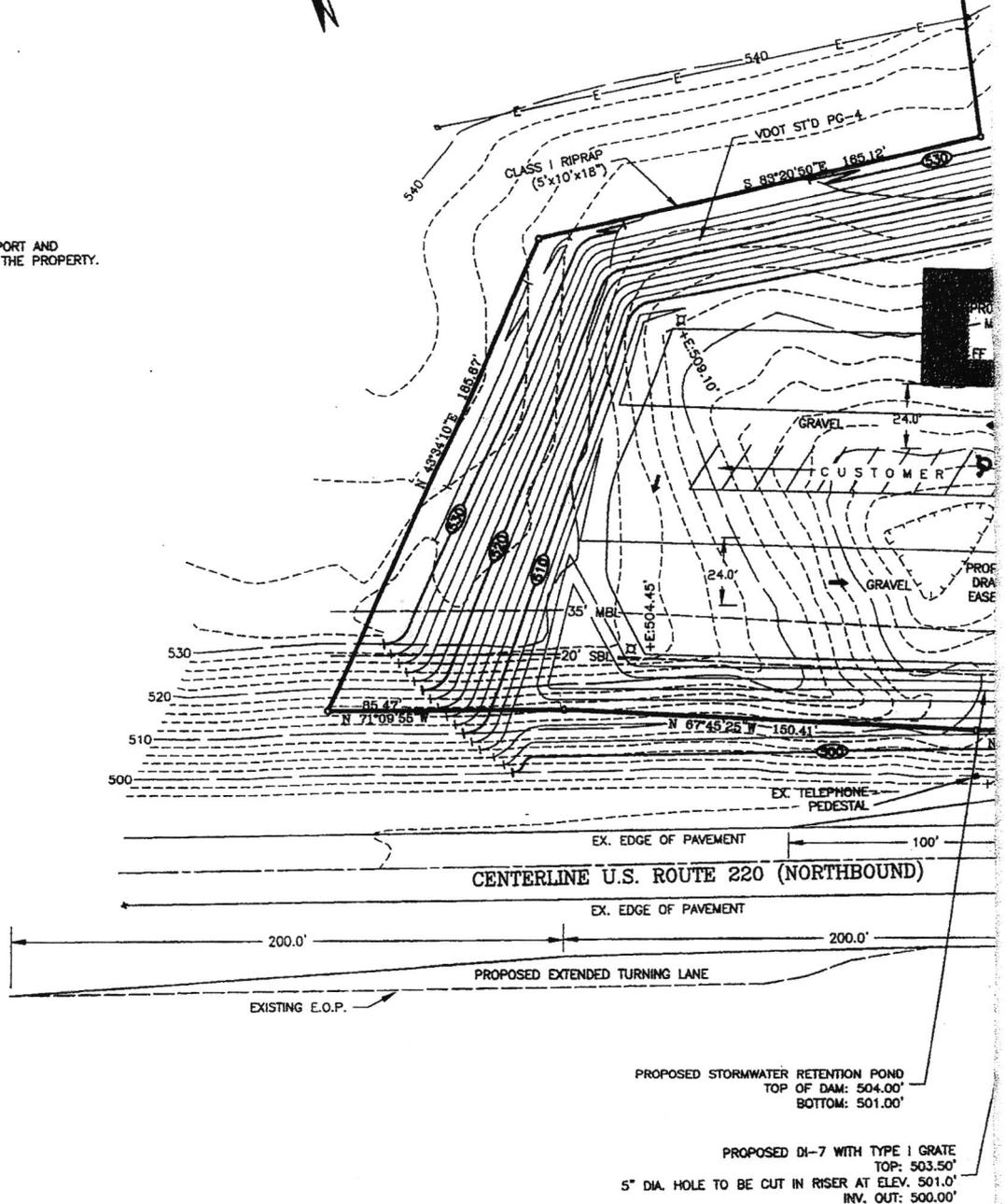
- LEGAL REFERENCE: DEED BOOK 671, PAGE 116
- TAX REFERENCE: 36-185.1
- PROPERTY LOCATED IN HUD FLOOD HAZARD ZONE C.
- SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
- ASSUMED ELEVATION DATUM.

### SITE PLAN NOTES

- LANDSCAPING IS TO CONSIST OF LOW GROWTH ORNAMENTAL VEGETATION AND SHRUBBERY. PROVIDE TOPSOIL AND PREPARATION OF FINISH GRADE AS SPECIFIED.
- SEE ATTACHED EROSION AND SEDIMENT CONTROL PLAN NARRATIVE.
- CONTRACTOR TO OBTAIN COMMERCIAL LAND DISTURBING PERMIT.
- LANDOWNER/DEVELOPER: R. JACK SMITH, 20728 VIRGIL H. GOODE HIGHWAY, ROCKY MOUNT, VIRGINIA 24151, 540-334-1184.
- UTILITY LOCATOR SERVICE (1-800-552-7001) TO BE CONTACTED BY CONTRACTOR AT LEAST 72 HOURS BEFORE DIGGING.
- ALL UTILITY POLES SHOWN ARE EXISTING. CONTRACTOR TO COORDINATE WITH DEVELOPER AND UTILITY SERVICE FOR RELOCATION OF POLES, IF NECESSARY. CONTRACTOR TO COORDINATE RELOCATION WORK AND CONNECTION OF NEW SERVICE WITH AMERICAN ELECTRIC POWER (540-627-1221) AND SPRINT (540-666-4292).
- THE PROPOSED ENTRANCE AND TURNING LANES ON VDOT PROPERTY SHALL BE CONSTRUCTED OF ASPHALT PAVEMENT CONSISTING OF 8" STONE BASE (NO. 21A) OVERLAIN WITH 10" BINDER AND 2" ASPHALT CONCRETE OR AS REQUIRED BY THE VDOT. THE REMAINDER OF THE ENTRANCE DRIVE AND ALL PARKING AREAS ON THE DEVELOPER'S PROPERTY SHALL BE GRAVEL UNDERLAIN WITH ATLANTIC CONSTRUCTION FABRICS (PRODUCT #2006) GEOTEXTILE OR APPROVED EQUAL.
- ALL FILL MATERIAL IS TO BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR AT  $\pm 3\%$  OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF AT A LOCATION APPROVED BY THE OWNER AND ENGINEER.
- THE DEVELOPER SHALL MAINTAIN A LANDSCAPED AREA ADJACENT TO U.S. ROUTE 220 OF NO LESS THAN 20 FEET IN WIDTH, SUCH WIDTH MEASURED FROM THE EDGE OF THE VDOT RIGHT-OF-WAY.
- FOUR (4) POLE-MOUNTED LITES ARE TO BE INSTALLED AS SHOWN ON THE PLANS. SITE LITES TO BE SET TO ILLUMINATE INWARD TOWARD PROPOSED DEVELOPMENT.
- THE DEVELOPER SHALL HAVE NO MORE THAN TWO (2) FREE STANDING SIGNS, EACH NO MORE THAN 32 SQUARE FEET IN AREA. THE HEIGHT OF EACH SIGN SHALL NOT EXCEED 35 FEET. THERE SHALL BE NO OFF-SITE ADVERTISING ON THE PROPERTY.
- THE DEVELOPER WILL ALLOW FOR A MINIMUM 10' BUFFER ADJACENT TO THE EXISTING GRAVEL DRIVEWAY.
- DEVELOPER TO SUBMIT APPLICATION FOR WATER AND SEWER TO THE FRANKLIN COUNTY HEALTH DEPARTMENT, P.O. BOX 249, ROCKY MOUNT, VIRGINIA 24151.
- SITE USE TO BE WHOLESALE AND/OR RETAIL SALES WITH INSIDE AND OUTSIDE DISPLAYS ON +/- 1.50 ACRES.
- THIS CONCEPT PLAN SHOWS PROPOSED IMPROVEMENTS AS ORIGINALLY SUBMITTED TO FRANKLIN COUNTY IN 2003. AN AS-BUILT SURVEY WAS NOT PERFORMED TO VERIFY THE SITE WAS DEVELOPED IN ACCORDANCE WITH THE ORIGINAL CONCEPT PLAN. AS SUCH, THIS CONCEPT PLAN SHOULD ONLY BE USED TO ASSIST THE OWNER IN REZONING TO B-2 TO REMOVE A PREVIOUSLY LIMITING PROFFER (I.E. ALLOW ADDITIONAL USES) AND SHOULD NOT BE CONSIDERED AS DOCUMENTATION OF EXISTING CONDITIONS.

GEORGE D. BARNHART

D.B. 401, PG. 1346  
ZONED A-1



### PARKING SUMMARY

3,200 S.F. OFFICE AREA

MINIMUM 15 CUSTOMER SPACES REQUIRED BY LETTER FROM FRANKLIN CO. PLANNING COMMISSION

TOTAL CUSTOMER SPACES PROPOSED: 23 SPACES  
REGULAR SPACE: 10'x20'  
HANDICAP SPACE: 15'x20'

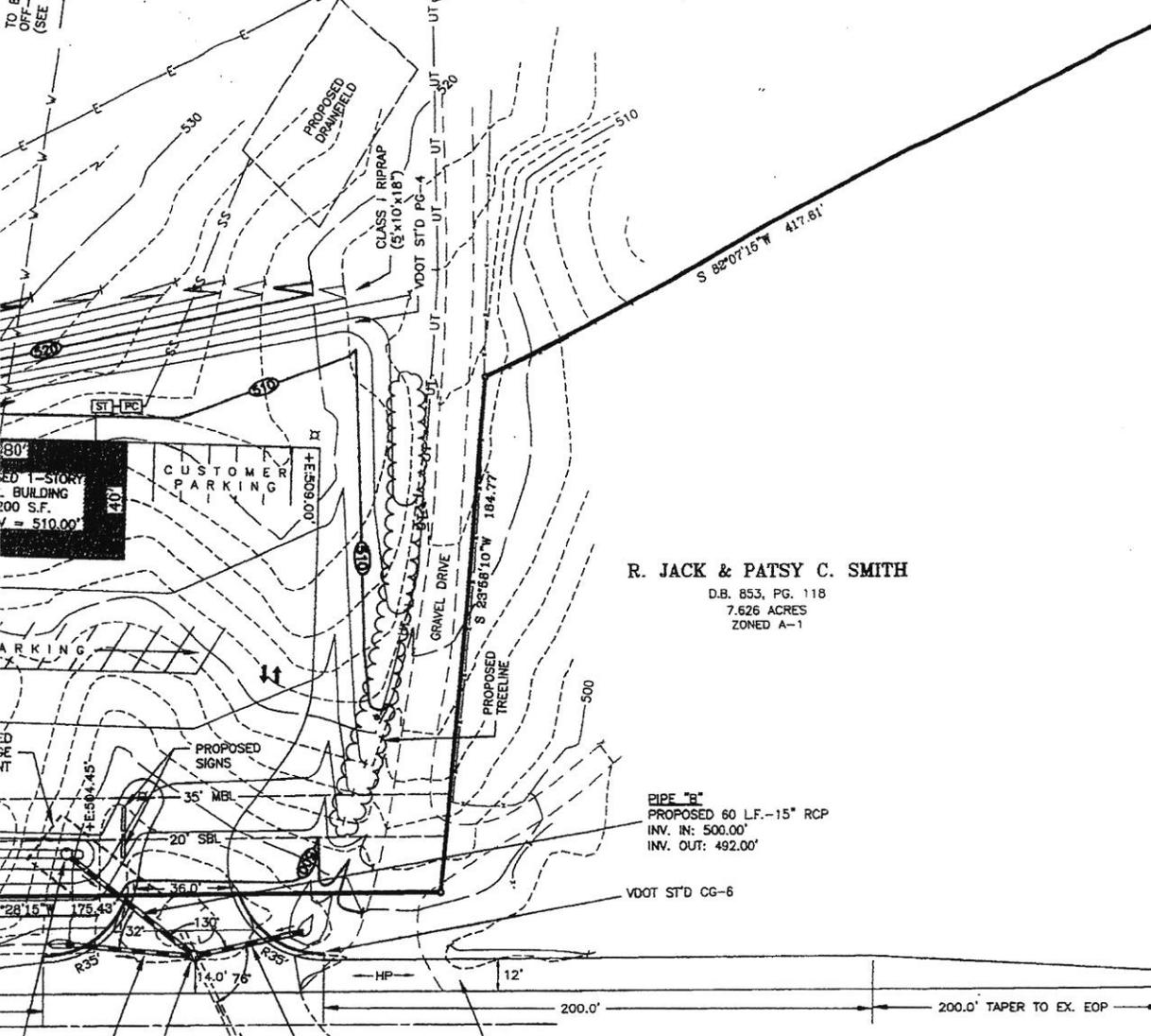
PIPE "A"  
PROPOSED 47 L.F. - 15" RCP  
INV. IN: 495.50'  
INV. OUT: 494.50'

**R. JACK & PATSY C. SMITH**

D.B. 671, PG. 116  
6.900 ACRES  
ZONED A-1

TO EXISTING  
OFF-SITE WELL  
(SEE NOTE 13)

EXISTING UNDERGROUND  
TELEPHONE  
(LOCATION APPROXIMATED)



**R. JACK & PATSY C. SMITH**

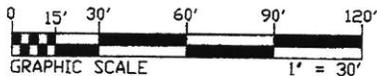
D.B. 853, PG. 118  
7.626 ACRES  
ZONED A-1

PIPE "B"  
PROPOSED 60 LF.-15" RCP  
INV. IN: 500.00'  
INV. OUT: 492.00'

PIPE "C"  
PROPOSED 40 LF.-15" RCP  
INV. IN: 496.00'  
INV. OUT: 492.00'

EXISTING 18" RCP  
INV. IN: 492.63'  
INV. OUT: 489.52'  
APPROX. 11 L.F. TO BE REMOVED FOR  
CONNECTION TO PROPOSED DI-7

PROPOSED VDOT ST'D DI-7 WITH TYPE II GRATE  
TOP: 497.00'  
INV. IN: 494.50' (PIPE "A")  
INV. IN: 492.00' (PIPE "B")  
INV. IN: 492.00' (PIPE "C")  
INV. OUT: 491.82'



**LEGEND**

- SURVEYED PROPERTY LINE
- DEED LINE
- E OVERHEAD ELECTRIC
- UT UNDERGROUND TELEPHONE
- C OVERHEAD CABLE
- X BOARD FENCE
- SF SILT FENCE
- W PROPOSED WATER LINE
- SS PROPOSED SANITARY SEWER
- - - - - EXISTING 2' CONTOURS
- - - - - EXISTING 10' CONTOURS
- - - - - PROPOSED 2' CONTOURS
- - - - - PROPOSED 10' CONTOURS
- ⊙ 1/2" IRON REBAR FOUND POINT
- ⊙ UTILITY POLE
- ⊙ SITE LIGHT
- ⊙ PERMANENT SEEDING LANDSCAPING
- ⊙ OUTLET PROTECTION CONSTRUCTION ENTRANCE
- ST SEPTIC TANK
- PC SEPTIC PUMP CHAMBER

RCP DENOTES REINFORCED CONCRETE PIPE  
CMP DENOTES CORRUGATED METAL PIPE  
MBL DENOTES MINIMUM BUILDING LINE  
SBL DENOTES SETBACK LINE  
E: DENOTES SPOT ELEVATION  
HP DENOTES HIGH POINT

REVISIONS	DATE	APPROVAL
1/19/01		
8/31/07		

Stone Engineering  
P.O. BOX 1058  
Rocky Mount, Virginia 24151  
(540) 483-0078

DESIGN: RDS  
DRAFT: RDS/CMS  
CHECK: RDS

**CONCEPT PLAN FOR**  
**R. JACK & PATSY C. SMITH**  
U.S. HIGHWAY 220  
BOONE MAGISTERIAL DISTRICT  
FRANKLIN COUNTY, VIRGINIA

DATE: JANUARY 21, 2003  
SCALE: 1" = 30'  
PERMIT NO.  
SHEET 1 OF 1  
PROJECT NO. 00146