

REZONING NARRATIVE

TAX MAP: 05500 and PARCEL No:02701

And

TAX MAP: 05600 and PARCEL No: 04300

CURRENT PROPERTY ZONING

The Uttermost Company's facility is situated on the current parcel (along Grassy Hill Road, Route 919) of Tax Map No. 0550002701 being 43.967 acres. Currently the company's Rocky Mount facility, on the subject property, contains approximately 670,000 square feet of warehouse and support office space. Over the years, as the company has grown into the warehouse facility it is today, various properties were acquired and combined to give way to many previous facility expansions.

The existing facility is located on Tax Map No. 050002701 (zoned M1) and is owned under the entity of Cooper Properties LLC. The Uttermost Company has recently purchased the adjoining agricultural property of Tax Map No. 0560004300 (zoned A1) and is owned under the entity of Cooper Brothers LLC.

INTENT OF ZONING AMENDMENT

Uttermost intends to construct a facility expansion of approximately 53,000 square feet of additional warehouse storage space and a tractor trailer parking area for temporary staging. This expansion will require the tractor trailer parking area to cross onto the adjoining Tax Map No. 0560004300 which is A1 zoned. Therefore, the project and rezoning intent is to provide a shift in the dividing property boundary while rezoning a portion of the M1 / A1 zoning districts to match the proposed change in property boundaries and avoid any split zoning of properties.

Please note, approximately 11.4 acres is currently proposed to be rezoned in order to allow for additional future facility expansion and/or improvements if needed.

IMPACT ON ADJOINING PROPERTIES

The subject property has been conducting business as an industrial use facility for many years. The change to the zoning district and current planned expansion should have little consequence to the neighboring properties.

The existing stormwater management facility in the rear of the facility was sized to account for a portion of this additional impervious area expansion. The additional impervious area, beyond the existing stormwater pond's capacity limits, will require an additional stormwater facility to be designed and constructed meeting the current standards.

**FRANKLIN COUNTY
ZONING MAP AMENDMENT APPLICATION**

(Type or Print)

I/We, Cooper Properties 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 for a zoning map amendment on the property as described below:

Petitioner's Name: Cooper Properties LLC

Petitioner's Address: 3325 Grassy Hill Road, Rocky Mount, VA 24151

Petitioner's Phone Number: (540) 483-5103

Petitioner's E-mail: _____

Property Owner's Name: Cooper Properties LLC

Property Owner's Address: 3325 Grassy Hill Road, Rocky Mount, VA 24151

Property Owner's Phone Number: (540) 483-5103

Property Owner's E-mail: _____

Physical Address of the Property 3325 Grassy Hill Road, Rocky Mount, VA 24151

Directions to Property from Rocky Mount: Turn onto Grassy Hill Road (Route 919) and
continue for approximately 3.3 miles to Site (On Left)

4. Tax Map and Parcel Number: (2) Properties: Map: 05500 and Parcel Number: 02701

5. Magisterial District: Blackwater Map: 05600 and Parcel Number: 04300

6. Property Information:

A. Size of Property:
Currently 43.97 Acres Following Proposed Lot Line Revision 55.364 Acres

B. Existing Zoning: M1: 050002701 Property & A1: 0560004300 Property

C. Existing Land Use: M1 Property - Industrial Use & A1 Property - Agricultural Use

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 Zoning Map Amendment Information:

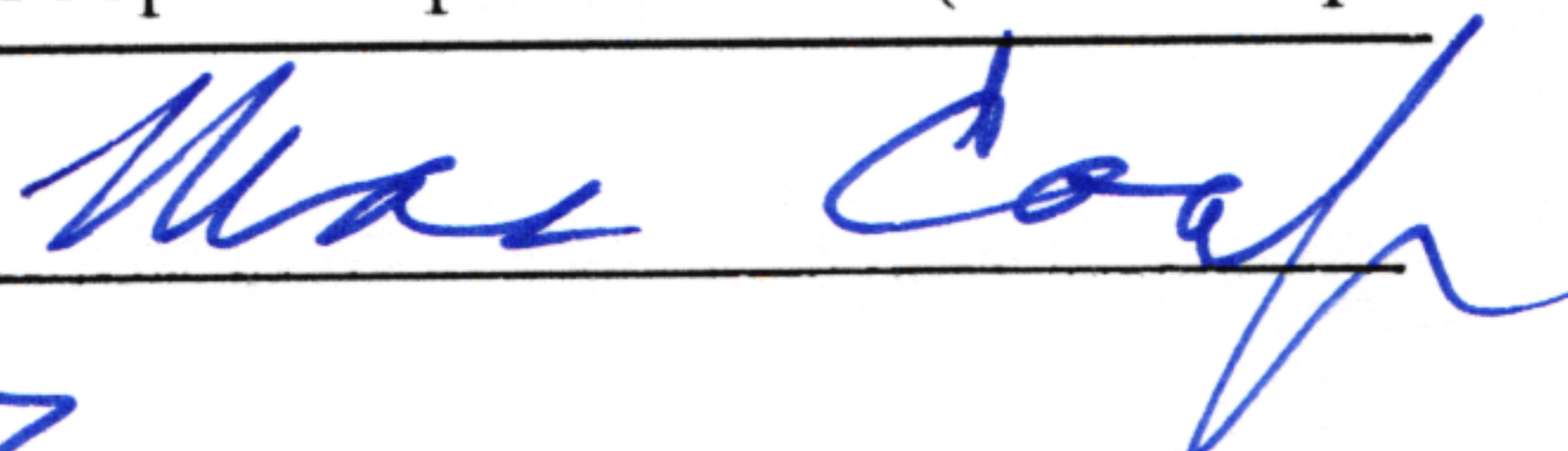
- A. Proposed Land Use: M1 Property - Industrial Use & A1 Property - Agricultural Use
- B. Size of Proposed Use: Pending Lot Line Revision: M1 Property - 55.36 Acres
- C. Other Details of Proposed Use: See Concept Plan for additional detail. Subject properties intend to adjust dividing boundary line by Lot Line Revision Plat. Proposed rezoning district(s) shall match per the planned adjusted dividing boundary separating the two properties.
- _____
- _____

Checklist for completed items:

- X Application Form
- X Letter of Application
- X Concept Plan
- X Application Fee

****I certify that this application for a zoning map amendment and the information submitted herein is correct and accurate. I authorize County staff to access this property for purposes related to the review and processing of this application.**

Petitioner's Name (Print): Cooper Properties LLC (Mac Cooper - President / CEO)

Signature of Petitioner: 

Date: 1-3-22

Mailing Address: P.O. Box 558
Rocky Mount, VA 24151

Telephone: (540) 483-5103

Email Address: MCOOPER@UTTERMOST.COM

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

Owner's Name (Print): _____

Signature of Owner: _____

Date: _____

7. Proposed Zoning Map Amendment Information:

A. Proposed Land Use: M1 Property - Industrial Use & A1 Property - Agricultural Use

B. Size of Proposed Use: Pending Lot Line Revision: M1 Property - 55.36 Acres

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Signature of Petitioner: _____

Date: _____

Mailing Address: _____

Telephone: _____

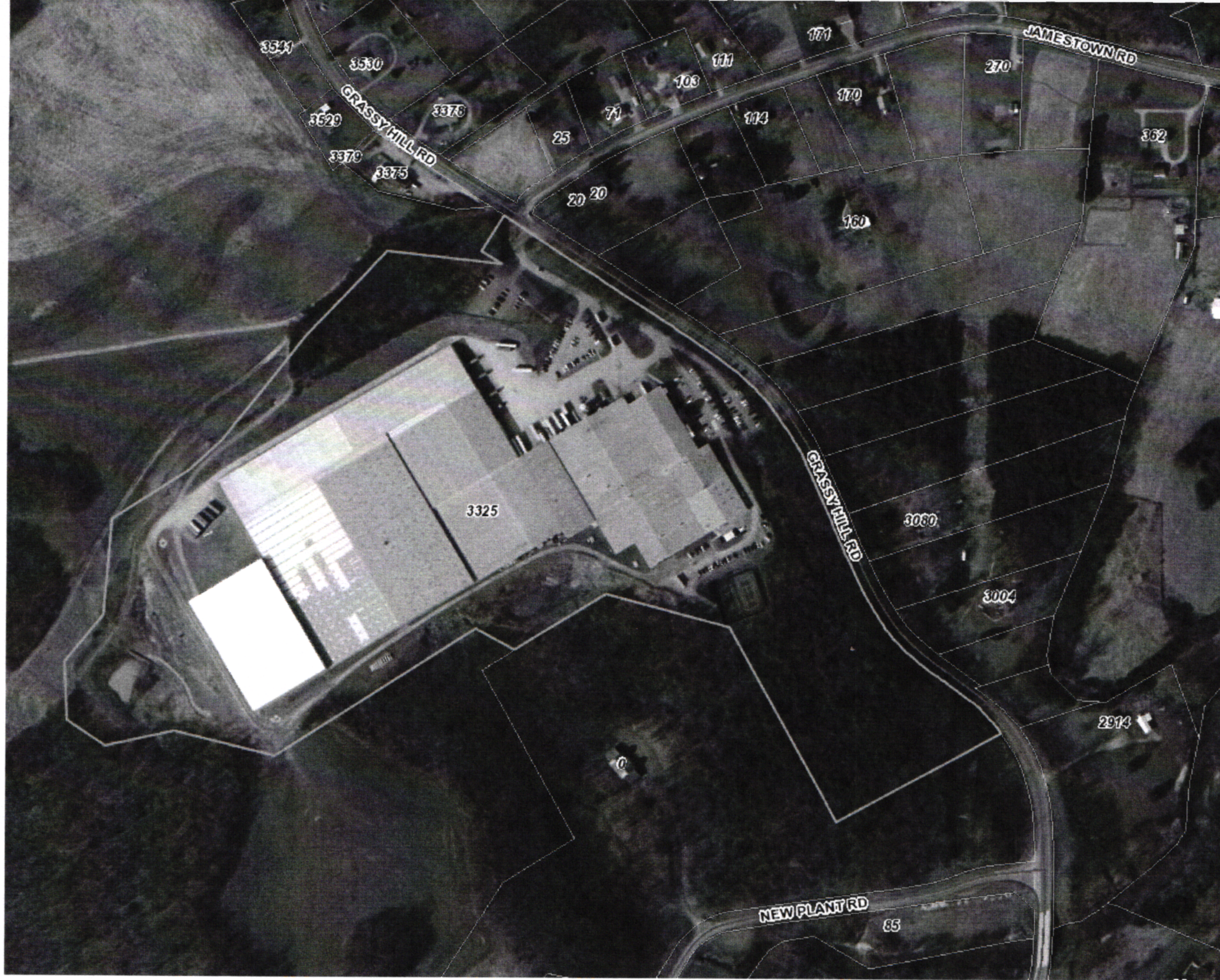
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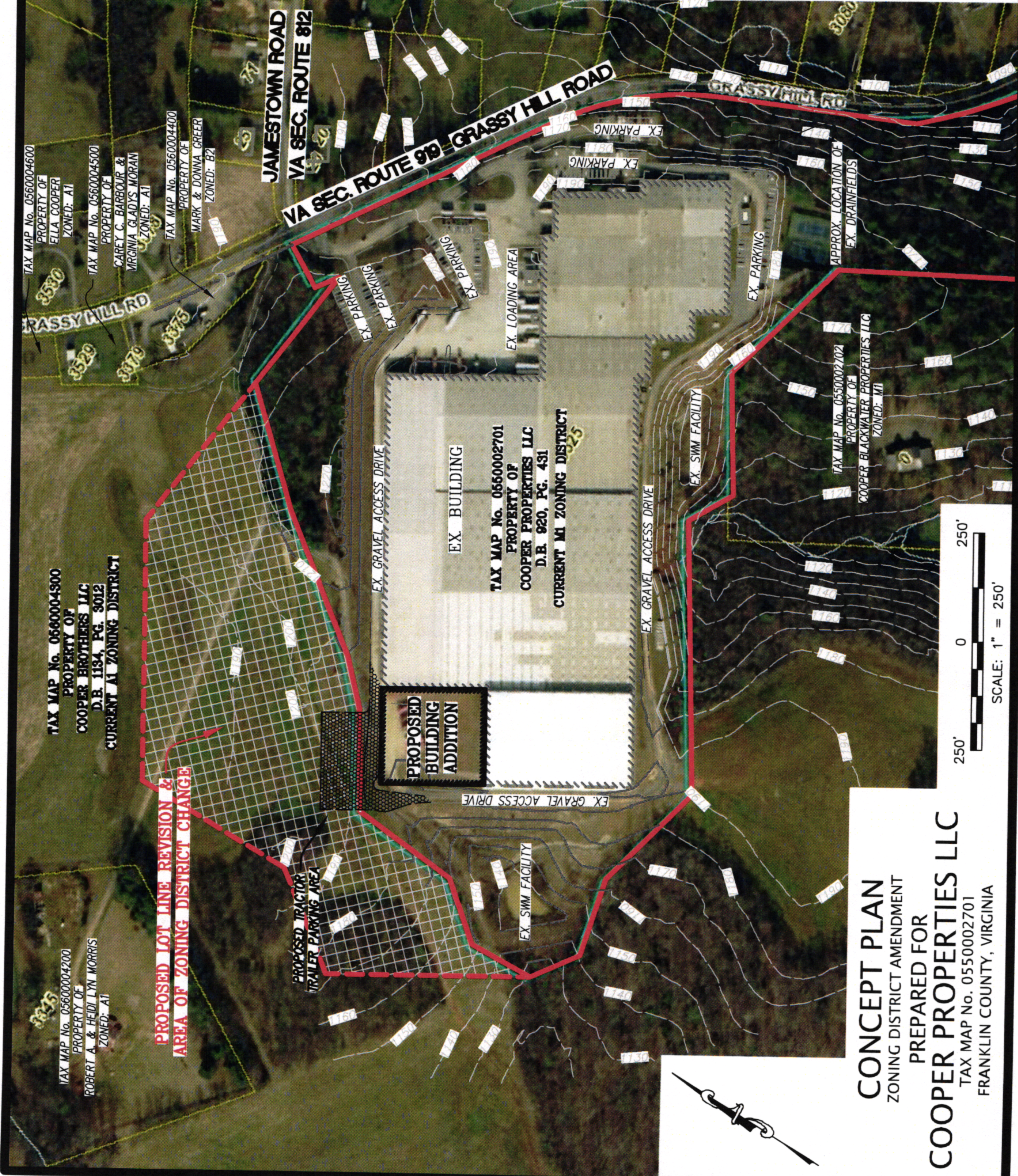
Owner's Name (Print): Cooper Brothers LLC (Mac Cooper - President / CEO)

Signature of Owner: 

Date: 1-3-22



Information Panel	
(1 of 1)	Clear
Zoom to	...
Parcels: 0550002701	
Primary Details	
Parcel ID	0550002701
Map Number	055.00
Parcel Number	027.01
Owner	COOPER PROPERTIES LLC
Owner Address	P O BOX 558
City	ROCKY MOUNT
State	VA
Zip Code	24151
Physical Address	3325 GRASSY HILL RD 24151
Legal Description 1	RT 919-UTTERMOST CO.
Legal Description 2	NEW TRACT E
Zoning	SM
District	BLACKWATER
Acreage	43.97
Land Value	\$519,800.00
Building Value	\$7,389,300.00
Assessed Total	\$7,909,100.00
Land Use Value	\$0.00
Grantor	COOPER PROPERTIES LLC
Consideration	\$304,400.00
Consideration Date	8/30/2007, 8:00 PM
Instrument Yr	0
Instrument No	0
Subdivision	
Deed Book	920
Deed Page	431
Plat Book	920
Plat Page	435
Property Card	View Card



SITE AND ZONING TABULATIONS

SUBJECT TAX PARCEL ID: 0550002701
CURRENT ZONING (SUBJECT PARCEL): M1 (43.967 ACRES)
PROPOSED ZONING (RECONFIGURED SUBJECT PARCEL): M1 (55.364 ACRES)
EXISTING & PROPOSED USE: WAREHOUSE & MANUFACTURING

M1 ZONING DISTRICT REGULATIONS:
MINIMUM YARD SETBACKS:

FRONT - 35', SIDE - NONE, REAR - NONE
*NO SIDE OR REAR YARD SETBACKS EXCEPT NO BUILDING, STRUCTURE, ACCESSORY USE OR OUTDOOR STORAGE AREA SHALL BE LOCATED CLOSER THAN 50' FROM ANY TYPE OF RESIDENTIAL USE OR LIVING QUARTERS NOR RESIDENTIAL DISTRICT BOUNDARY.
MAXIMUM HEIGHT: 40' MAX
MAXIMUM FLOOR AREA: NONE

MINIMUM PARKING REQUIREMENT:

TOTAL REQUIRED PARKING SPACES: 1 SPACE FOR EACH 3 EMPLOYEES ON THE MAXIMUM WORKING SHIFT, PLUS 1 SPACE FOR EACH COMPANY VEHICLE
MAXIMUM EMPLOYEES = 240, COMPANY VEHICLES = 10
REQUIRED SPACES = 240/3 + 10 = 90
EXISTING PARKING SPACES PROVIDED: 195
(NO CHANGE PROPOSED)

GENERAL NOTES

1. OWNER/DEVELOPER: COOPER PROPERTIES LLC (THE UTMOST COMPANY) P.O. BOX 558 ROCKY MOUNT, VA 24151
2. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
3. TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2017 AND SUPPLEMENTED BY EXISTING AERIAL MAPPING.
4. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF FLOOD HAZARD AREA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51067C0195 C, DATED DECEMBER 16, 2008.



LIMITS OF CURRENT
A1 ZONING DISTRICT
TO BE REZONED TO
M1 ZONING DISTRICT
(TOTAL AREA = 11.397 ACRES)

CONCEPT PLAN
ZONING DISTRICT AMENDMENT
PREPARED FOR
COOPER PROPERTIES LLC
TAX MAP No. 0550002701
FRANKLIN COUNTY, VIRGINIA

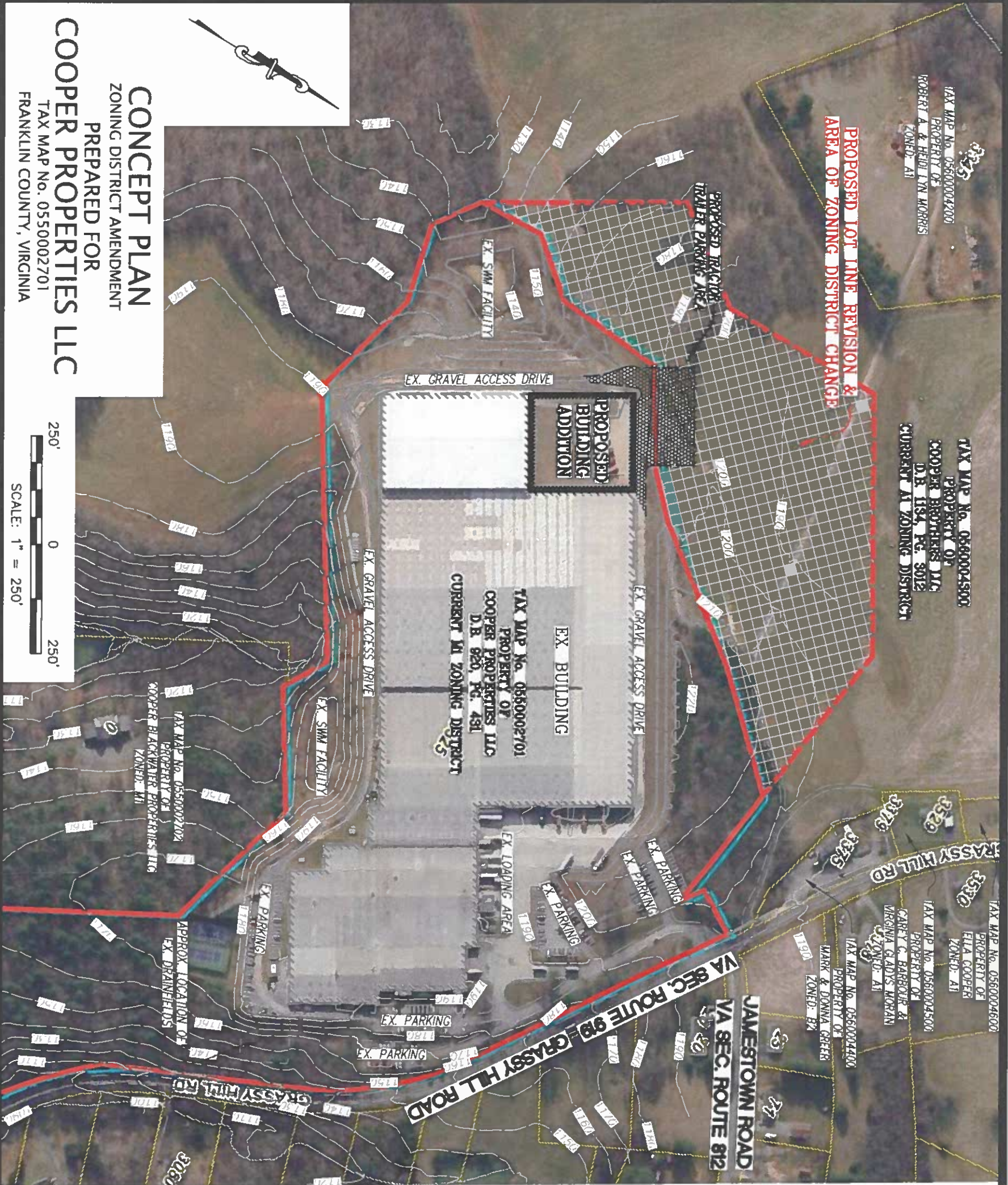


Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS

4664 BRAMBLETON AVENUE
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411
FAX: (540) 772-9445
WWW.LUMSDENPC.COM

DATE: December 27, 2021
COMM. NO.: 21-401
SCALE: 1" = 250'



CONCEPT PLAN
ZONING DISTRICT AMENDMENT
PREPARED FOR
COOPER PROPERTIES LLC
TAX MAP No. 0550002701
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