

FRANKLIN COUNTY
ZONING MAP AMENDMENT APPLICATION

(Type or Print)

I/We, ARRINGTON PROPERTIES NORTH 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: DAVID ARRINGTON

Petitioner's Address: 1035 FRANKLIN STREET, Suite 100, Rocky Mount, VA

Petitioner's Phone Number: 540 420 4083

Petitioner's E-mail: ARRINGTON@AMGVA.COM

Property Owner's Name: ARRINGTON Properties North LLC

Property Owner's Address: 1035 FRANKLIN STREET, Suite 100, Rocky Mount VA

Property Owner's Phone Number: 540 483 7754

Property Owner's E-mail: ARRINGTON@AMGVA.COM

Physical Address of the Property: 41 Wintz Road, Rocky Mount, VA

Directions to Property from Rocky Mount: 220 North TOWARDS Boones Mill,

Right on Wintz Road, Property is on Left

4. Tax Map and Parcel Number: 36,01 0360113700 +0360018400 +0360113801

5. Magisterial District: _____

6. Property Information:

A. Size of Property: 6.129 ACRES + 7.25 ACRES

B. Existing Zoning: R-1 + B-2 + M-1

C. Existing Land Use: HOME + BUSINESS OF PLATEAU PLAZA

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.

M-1

7. Proposed Zoning Map Amendment Information: B-2 + R-1 Changed to PCD

A. Proposed Land Use: Drive Thru Lanes, parking, + access to the Business, Rental

B. Size of Proposed Use: 2 or 3 ACRE

C. Other Details of Proposed Use: Double Drive Thru with Long Stack Lane
Additional Parks, E-V Charging Stations
Additional Bus, RV, Parking
Improved Traffic Flow,

Checklist for completed items:

Application Form

Letter of Application

Concept Plan

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): LEE DAVID ARRINGTON JR

Signature of Petitioner: Lee David Arrington Jr.

Date: _____

Mailing Address: 1035 FRANKLIN STREET

Suite 100, Rocky Mount VA 24151

Telephone: 540 420 4083

Email Address: DAERRINGTON@AMGVA.COM

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

Owner's Name (Print): _____

Signature of Owner: _____

Date: _____

9/23/2022

Planning Commission and Board of Supervisors

Arrington Properties North LLC. A subsidy of Arrington Enterprises Inc purchased the adjoining Williams Property in 2022. This property is located directly behind the fence of our Plateau Plaza location. The property consists of a large brick home and a separate garage sitting on 6.129 acres.

I have a concept drawing of how we would like to use this property (1) moving the entrance to the property further down Wirtz road. (2) building a New covered Double stack Drive thru parallel to Wirtz Road. This one feature would improve the area by getting the Bojangles Drive thru traffic out of Wirtz road during busy hours thru the week and improve the congestion that is there now. The plan would allow Bojangles to stack up to 18 cars from the pickup window to the entrance of the Drive thru lane and this would eliminate the congestion off Wirtz Road. This plan eliminates congestion for all traffic entering and exiting from Wirtz Road and simplifies it in an orderly fashion.

We know that all the new developments and growth from Rocky Mount to Roanoke will increase traffic on 220 and Wirtz Road and we need to improve our property to efficiently handle that growth.

The new concept will include additional parking parallel to Wirtz Road and include EV Charging Stations in some of those parks. These plans include additional RV and Buss parking in the back along with lanes to move traffic around the building that does not interfere with Drive Thru traffic. We are planning to add up to 20 feet to the entire length of the back of the building with plans to include a new larger more efficient kitchen, new larger restrooms, and additional storage. We are planning to remodel the current building as a part of the project.

The property would accommodate Busses, RV's, pick up's w/ trailers, and Box trucks however will continue to restrict large trucks as it does today.

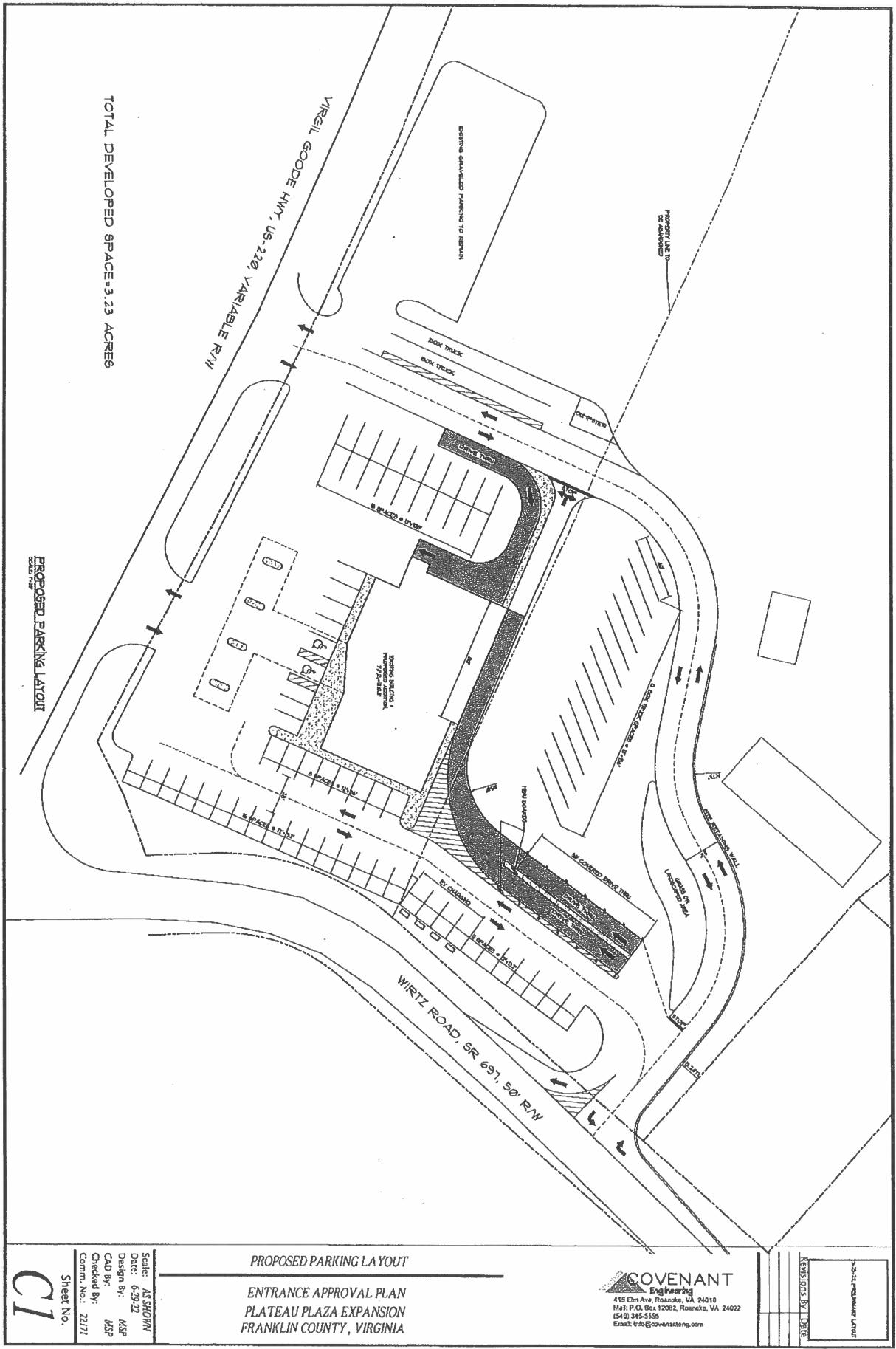
The new property has a large brick house with a detached garage on it which we would like to fix up and rent. The house currently sits on the line of 2 lots. Half is sitting on lot 13 with R-1 zoning and the other half is sitting on B-2 zoning. I am asking that we abandon the lines of Lot 13 (parcel 0360113700) where it joins (Parcel 0360018400. I would like to remove these property lines and rezone the entire property to (PCD) Planned Community Development.

I also request that we abandon lines between this new Parcel 0360018400 and our current Parcel 03601113801, changing the zoning to PCD. This would make the 6.129 acres and the 7.25 acres one track. This is needed as the current building to the property line at Plateau Plaza is less than the required setback for a PCD. My Request is that we abandon the property line between our current property and the newly purchased property and rezone these acres to a PCD.

I am here to answer any questions that may arise. 540-420-4083

Thank You

David Arrington



PROPOSED PARKING LAYOUT

ENTRANCE APPROVAL PLAN
PLATEAU PLAZA EXPANSION
FRANKLIN COUNTY, VIRGINIA

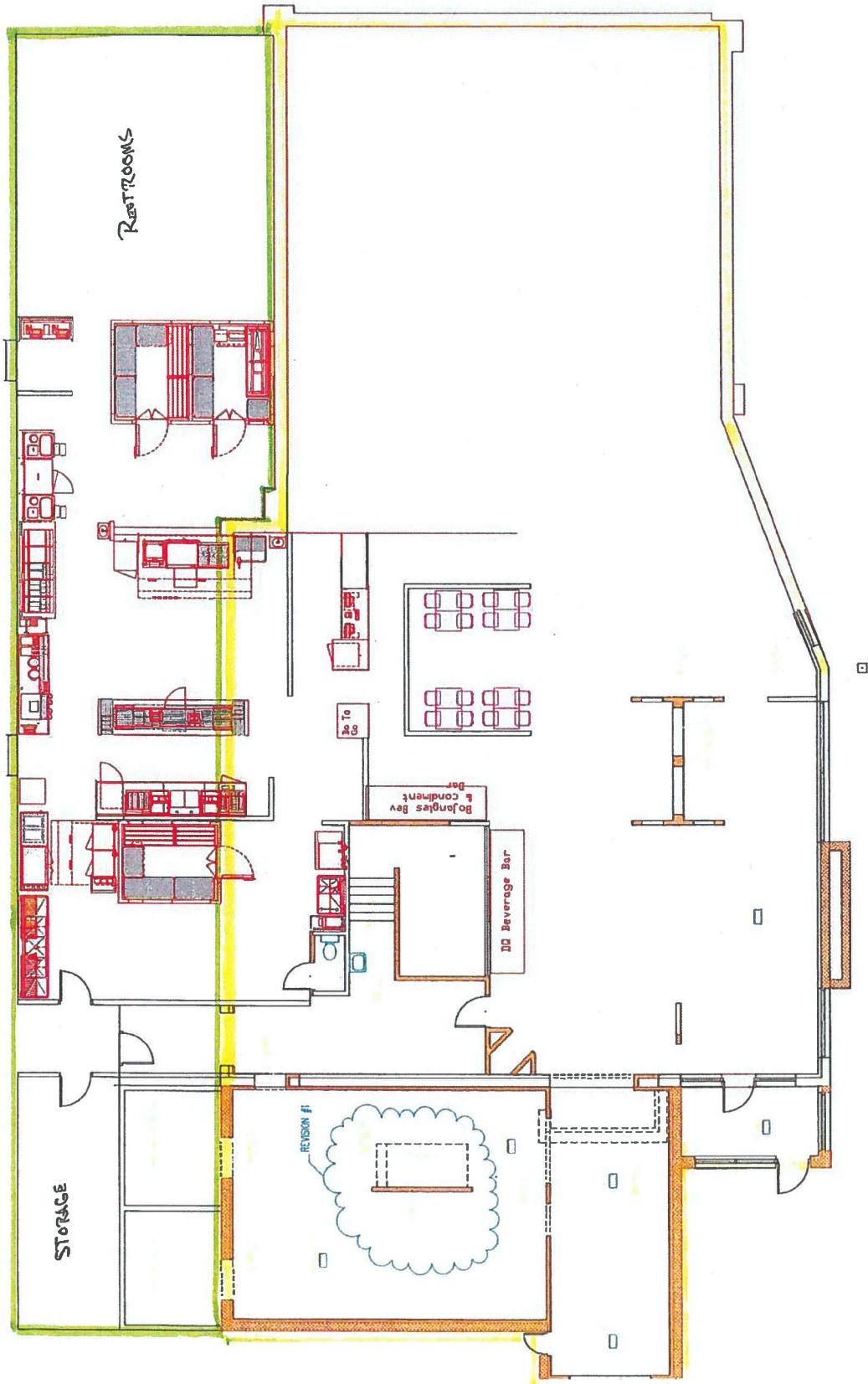
COVENANT

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New Building
Existing





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