

**FRANKLIN COUNTY
ZONING MAP AMENDMENT APPLICATION**

(Type or Print)

I/We, Accupoint Surveying & Design, 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: Amy Seipp, PE

Petitioner's Address: 6200 Fort Ave, Lynchburg, VA 24502

Petitioner's Phone Number: (434) 610-4334

Petitioner's E-mail: aseipp@accupointsurveying.com

Property Owner's Name: Easter Creek Partners

Property Owner's Address: 1340 Creekshire Way, Suite 210, Winston Salem, NC 27103

Property Owner's Phone Number: (336) 793-8710

Property Owner's E-mail: blucas@eastercreekpartners.com

Physical Address of the Property 71 Parkcrest Dr, Hardy, VA 24101; 113 Parkcrest Dr, Hardy, VA 24101

Directions to Property from Rocky Mount: Please see the attached directions

4. Tax Map and Parcel Number: 71 Parkcrest Dr- 0300000103I; 113 Parkcrest Dr- 0300000103

5. Magisterial District: Gills Creek

6. Property Information:

A. Size of Property: (71 Parkcrest Dr)- 4.50 acres; (113 Parkcrest Dr)- 11.72 acres

B. Existing Zoning: (71 Parkcrest Dr)- B2 - General Business District; (113 Parkcrest Dr)- PCD

C. Existing Land Use: (71 Parkcrest Dr)- Retail Building, (113 Parkcrest Dr)- Cell Tower

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:

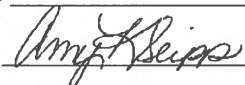
- A. Proposed Land Use: Retail/showroom with accessory service building, parking, rotating inventory boat storage
- B. Size of Proposed Use: 4.5 acres
- C. Other Details of Proposed Use: _____
Currently, 71 Parkcrest Dr is zoned B2- General Business District. The rear parcel, 113
Parkcrest Dr, is zoned PCD, Planned Commercial District. This request is to rezone 71
Parkcrest Dr to PCD to allow the outdoor display of product on business property.

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): Amy Seipp, PE

Signature of Petitioner: 

Date: 11/7/22

Mailing Address: 6200 Fort Ave, Lynchburg, VA 24502

Telephone: (434) 610-4334

Email Address: aseipp@accupointsurveying.com

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

Owner's Name (Print): Brian Lucas, Vice President, Easter Creek Partners

Signature of Owner: 

Date: 11/7/22



Directions from Rocky Mount

11/7/2022

Project: 22-678 Easter Creek Partners

Starting at the Franklin County Administration Building, Head east on Franklin St toward Dent St. In 1.2 mi turn right onto N Main St. In 0.1 mi turn left onto Pell Ave. Continue on Pell Ave for 0.7 mi, it will turn left into Tanyard Rd. Continue onto Old Franklin Turnpike and turn left onto VA-122 N in 1.4 mi. Continue on VA-122 N for 11.5 mi and you will come upon a traffic circle. At the traffic circle take the 1st exit onto VA-122 S. In 1.6 mi turn left onto Parkcrest Rd. 71 Parkcrest Dr. is the property on your left with the existing building. 113 Parkcrest Dr. Is the adjacent property to the north.



November 7, 2022

Franklin County Planning & Community Development
1255 Franklin Street
Suite 103
Rocky Mount, VA 24151

RE: Letter of Application
71 Parkcrest Dr, Hardy, VA 24101
Parcel ID# 0300000103I

Dear Ms. Cooper,

Accupoint Surveying & Design, LLC (ASD) is applying for a rezoning of 71 Parkcrest Dr on behalf of Easter Creek Partners. The proposed use of this property is to renovate the existing retail store and convert the lot into boat sales and a service center with outdoor displays.

Currently, the parcel is zoned B2. The parcel is permitted by right to have the sales, service, and repair of automobiles – including boats per sec. 25-335 of the Franklin County Zoning Ordinance. The reason for this request is to allow the outdoor display of products on business property.

The previous use of the building was a home furnishings retail store, and the new proposed use is an outdoor recreation sales and service center. The redevelopment is not anticipated to have an increased impact, but instead, have a similar effect on the surrounding properties as it did before.

If we can answer any questions, please do not hesitate to contact our office. Thank you!

Best Regards,

A handwritten signature in black ink that reads 'Amy K. Seipp'. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Amy K. Seipp, PE
Partner, Principal Engineer
Accupoint Surveying & Design, LLC

ROCK OUTDOORS

71 & 113 PARKCREST DRIVE

FRANKLIN COUNTY, VIRGINIA

NOVEMBER 4, 2022

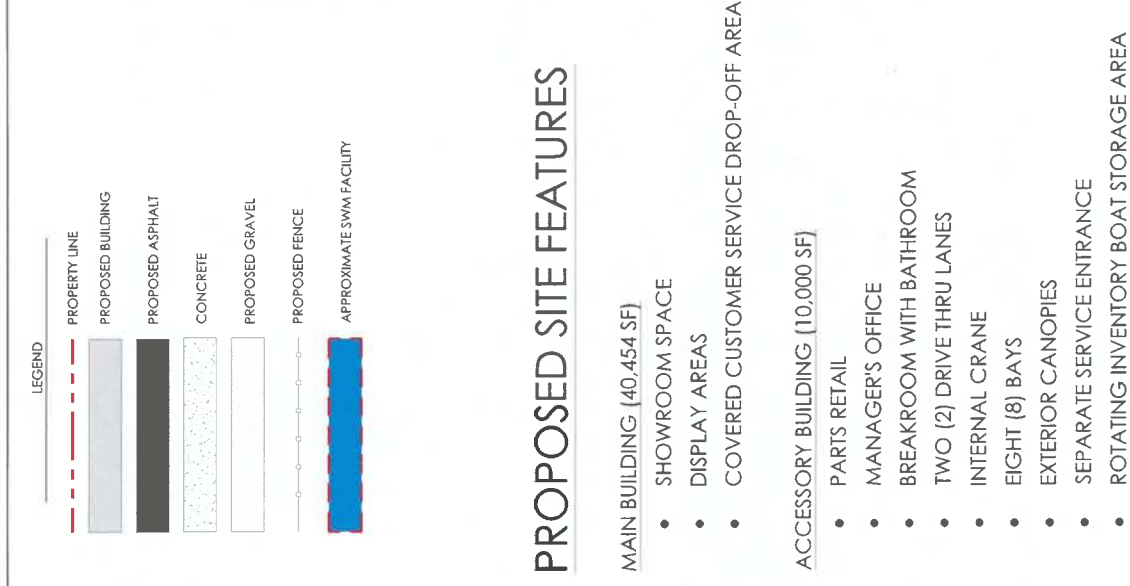
GENERAL NOTES

- NOTES:
1. THIS PLAN WAS PREPARED AT THE REQUEST OF EASTER CREEK PARTNERS.
 2. NO DELINEATION OF WETLANDS WAS REQUESTED OR MADE AS PART OF THIS PLAN.
 3. BY GRAPHIC SCALING ONLY, THIS PROPERTY AS PLATTED FALLS WITHIN THE FLOOD ZONE "X" AS DETERMINED BY FEMA AND SHOWN ON THEIR MAP NUMBER 51067C023D0 BEARING AN EFFECTIVE DATE OF JANUARY 6, 2010.
 4. THE PROPERTY IS ZONED B-2 GENERAL BUSINESS DISTRICT (71 PARKCREST DR) & PCD - PLANNED COMMERCIAL DISTRICT.
 5. THIS PARCEL IS CURRENTLY SERVED BY PUBLIC WATER AND A PRIVATE SEPTIC SYSTEM.
 6. EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATION AND DEPTHS PRIOR TO CONSTRUCTION.
 7. THE CONTRACTOR SHALL CONTACT FRANKLIN COUNTY AND MISS UTILITY (811) AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION OR EXCAVATION ACTIVITY AND ADVISE THE NATURE AND LOCATION OF WORK.
 8. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD AND BRIDGE SPECIFICATIONS AND COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
 9. THE CONTRACTOR SHALL BE FULLY LIABLE FOR ANY DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY CONSTRUCTION OPERATION AND SHALL RESTORE DAMAGED PROPERTY TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER OR ENGINEER.
 10. ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED AND PROTECTED WITH EROSION CONTROL PRACTICES AND AS SHOWN ON THE PLAN HEREIN.
 11. VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED FOR ALL DISTURBED AREAS IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS AND THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED BEFORE EXCAVATION BEGINS.
 12. THE CONTRACTOR SHALL REPLACE ALL DISTURBED SURFACES IN KIND, INCLUDING PAVEMENT, STONE, DITCHES, MAILBOXES, SHRUBS, ETC., AND/OR AS SHOWN ON THIS PLAN.
 13. ALL PROPERTY PINS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED LAND SURVEYOR.
 14. HORIZONTAL CONTROL IS BASED ON NAV 83 VA SOUTH ZONE. VERTICAL CONTROL IS BASED ON NAVD83 GEOID 16.
 15. MAINTAIN OVERHEAD AND UNDERGROUND ELECTRICAL, TELEPHONE, AND GAS SERVICES AND ALL OTHER UNDERGROUND UTILITIES DURING ENTIRE CONSTRUCTION PERIOD. OUTAGES WILL NOT BE ALLOWED. SHOULD OUTAGES BECOME NECESSARY, CONTACT THE ENGINEER OF RECORD IMMEDIATELY.
 16. ANY SUEWORK AND DETAILS NOT COVERED BY THESE PLANS SHALL CONFORM TO FRANKLIN COUNTY & THE VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD AND BRIDGE SPECIFICATIONS, CURRENT EDITIONS.
 17. THE ENGINEER AND/OR SURVEYOR TAKES NO RESPONSIBILITY FOR THE LOCATION OR ACCURACY OF THE EXISTING UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES EXIST WITHIN THE PROJECT AREA BEFORE CONSTRUCTION BEGINS. ANY COST INCURRED BY DAMAGING ANY UTILITY WITHIN THE PROJECT SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
 18. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH FRANKLIN COUNTY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD AND BRIDGE SPECIFICATIONS, CURRENT EDITIONS.
 19. IF DURING DEMOLITION OR CONSTRUCTION, ANY CONFLICTS OR DISCREPANCIES ARE NOTED WITH REGARD TO ANY PUBLIC WATER SERVICE CONNECTION, THE ENGINEER AND THE FRANKLIN COUNTY PUBLIC UTILITIES SHALL BE NOTIFIED. THIS INCLUDES, BUT NOT LIMITED TO: CONNECTIONS WHICH NEED TO BE ADDED, ABANDONED, CHANGED, OR RELOCATED.
 20. IF ANY BACKFLOW PREVENTION ASSEMBLIES ARE FOUND DURING DEMOLITION OR WHILE OTHER WORK IS BEING PERFORMED FOR THIS PROJECT, THEY SHALL NOT BE REMOVED, RELOCATED, OR REPLACED WITHOUT ADVANCE AUTHORIZATION FROM THE FRANKLIN COUNTY PUBLIC UTILITIES.
 21. NO SITE WORK, LOGGING, GRUBBING, OR GRADING IS PERMITTED PRIOR TO ISSUANCE OF A LAND DISTURBING PERMIT.
 22. ALL EXPOSED SOILS SHALL BE PERMANENTLY SEEDED AND STABILIZED IN ACCORDANCE WITH VIRGINIA ERS REGULATIONS IMMEDIATELY AFTER REACHING FINISHED GRADE. FINISHED GRADE IS FINAL GRADE OF THE SITE EXCEPT WHERE SHOWN OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS TO THE APPROVAL FINAL GRADING PLAN. THE FINISH GRADE IS ALSO THE GRADE AT THE TOP OF A PAVED SURFACE.
 23. APPROXIMATE EARTH QUANTITIES MAY DIFFER FROM ACTUAL CONDITIONS AND THE CONTRACTOR SHALL ENSURE PROPER SHRINK FACTORS.
 24. SOIL MATERIALS SHALL BE FREE OF DEBRIS, ROOTS, WOOD, SCRAP MATERIAL, VEGETATION, REFUSE, SOFT UNSOUND PARTICLES, AND FROZEN DELETERIOUS OR OBJECTIONABLE MATERIALS. THE MAXIMUM PARTICLE DIAMETER SHALL BE ONE-HALF THE LIFT THICKNESS. COMMON FILL MATERIAL SHALL BE UNCLASSIFIED SOIL MATERIAL WITH THE CHARACTERISTICS REQUIRED TO COMPACT TO THE SOIL DENSITY SPECIFIED FOR THE INTENDED LOCATION. BACKFILL AND FILL MATERIAL ASTM D 2487, CLASSIFICATION GW, GP, SW, SP WITH A MAXIMUM OF 10 PERCENT BY WEIGHT PASSING ASTM D 1140, NO. 200 SIEVE.

GENERAL INFORMATION

SITE DATA:	
OWNER INFORMATION:	
NAME:	EASTER CREEK PARTNERS
ADDRESS:	1340 CREEKSHIRE WAY, SUITE 210 WINSTON SALEM, NC 27103
DESIGNER INFORMATION:	
NAME:	ACCUPPOINT SURVEYING & DESIGN, LLC
ADDRESS:	6200 FORT AVENUE LYNCHBURG, VA 24502
PROJECT DESIGNER:	AMY K. IGARTA-SBIPP, PE
REGISTRATION NUMBER:	0402 036952
PHONE:	434-610-4334
E-MAIL ADDRESS:	ASBIPP@ACCUPPOINTSURVEYING.COM
SOURCE OF SURVEY:	ACCUPPOINT SURVEYING & DESIGN, LLC
SOURCE OF TOPOGRAPHY:	UDAR
COUNTY/CITY, STATE:	FRANKLIN COUNTY, VIRGINIA
ACREAGE:	4.5 ACRES (71 PARKCREST DR) 11.72 ACRES (113 PARKCREST DR)
TAX MAP REFERENCES:	PARCEL ID: 03000001031 (71 PARKCREST DR) D.B. 876, PG. 594 P.B. 876, PG. 463 PARCEL ID: 0300000103 (113 PARKCREST DR) D.B. 1142, PG. 504 P.B. 1142, PG. 2 INSTRUMENT #: 4564
ZONING:	B-2 GENERAL BUSINESS
MAGISTERIAL DISTRICT:	GILLS CREEK
OVERLAY DISTRICT:	WESTLAKE VILLAGE CENTER
EXISTING PROPERTY USE:	(71 PARKCREST) RETAIL BUILDING WITH APPURTENANT PARKING (113 PARKCREST) CELL TOWER
PROPOSED PROPERTY USE:	RETAIL/SHOWROOM WITH ACCESSORY SERVICE BUILDING PARKING, ROTATING INVENTORY BOAT STORAGE, AND STORMWATER MANAGEMENT
SETBACKS:	FRONT = 40 FT TO CENTERLINE OF R.O.W. OR 35 FT TO EDGE OF R.O.W. SIDE = NONE REAR = NONE [WHICHEVER IS GREATER]





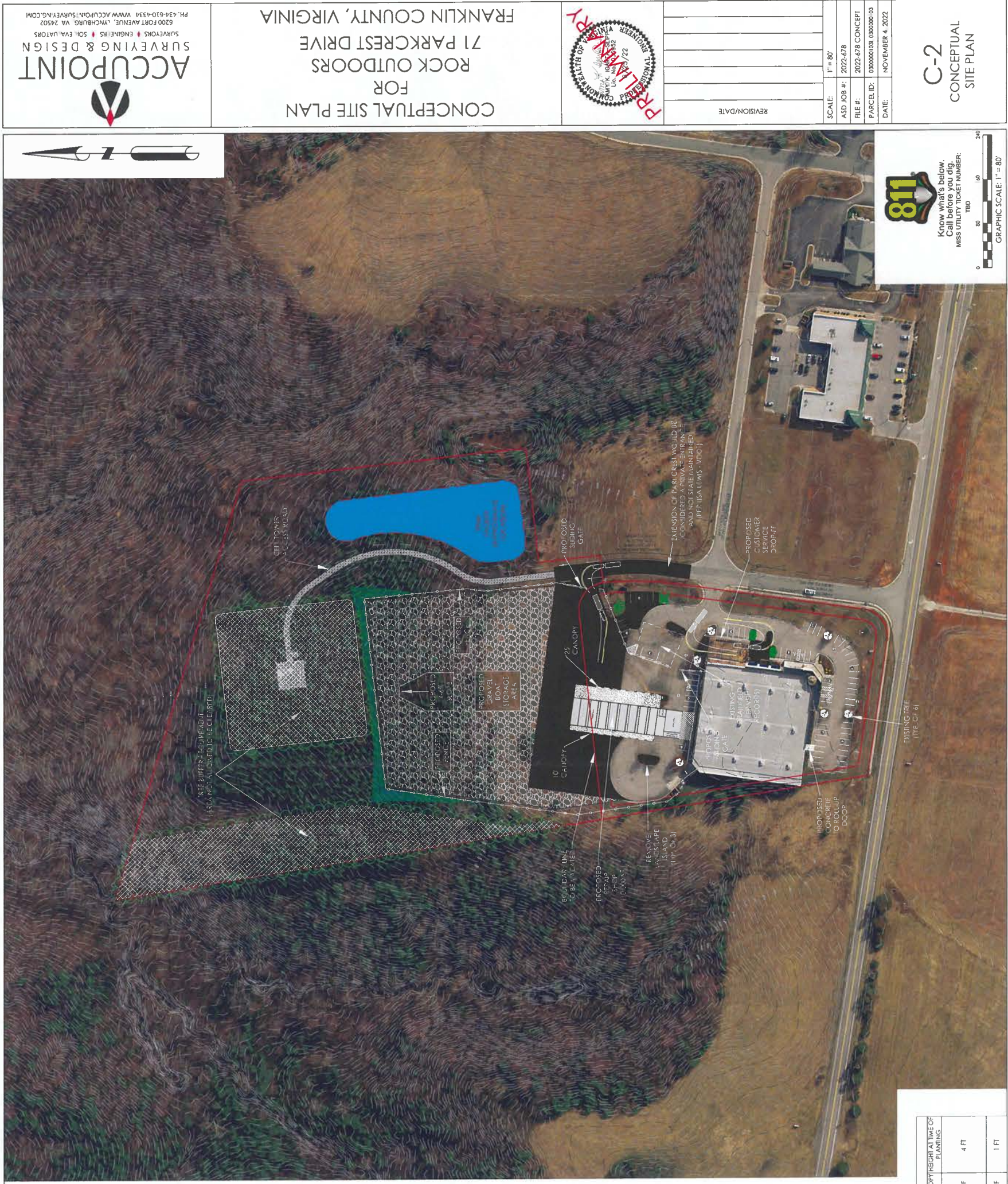
PROPOSED SITE FEATURES

- MAIN BUILDING (40,454 SF)
- SHOWROOM SPACE
- DISPLAY AREAS
- COVERED CUSTOMER SERVICE DROP-OFF AREA

- PARTS RETAIL
- MANAGER'S OFFICE
- BREAKROOM WITH BATHROOM
- TWO (2) DRIVE THRU LANES
- INTERNAL CRANE
- EIGHT (8) BAYS
- EXTERIOR CANOPIES
- SEPARATE SERVICE ENTRANCE
- ROTATING INVENTORY BOAT STORAGE AREA

PARKING TABULATION			
SPACE TYPE	REQUIRED	EXISTING	PROPOSED (NEW)
STANDARD (10'x20')		130	18
ADA		5	0
SPACES REMOVED		70	0
TOTAL		65	18
	TOTAL		83

SYMBOL	TYPE	LANDSCAPE TABULATION (PER ARTICLE V, SECTION 22.12) (E)				QUANTITY & CANTOTAL SF
		BOTANICAL NAME	COMMON NAME	SIZE	CANOPY SF	
	SHADE TREE	QUERCUS RUBRA	NORTHERN RED OAK	12' TO 15' (AFTER 10 YRS)	176 4 X 176 = 70 (AFTER 10 YRS)	
	MEDIUM SHRUB	RHODOCENDRON	REEBELL AZALEA	48" = 72" SPREAD	36 25 X 36 = 90	



811

Know what's below.
Call before you dig.

MISS UTILITY TICKET NUMBER:
TBD

GRAPHIC SCALE: 1" = 80'

C-2 CONCEPTUAL SITE PLAN

SCALE:	1" = 80'
ASD JOB #:	2022-678
FILE #:	2022-678 CONCEPT
PARCEL ID:	03000001031 0300000103
DATE:	NOVEMBER 4, 2022

REVISION/DATE

ACCUPPOINT
SURVEYING & DESIGN
ENGINEERS & CONSULTANTS
6200 FORT AVENUE, LYNNHURG, VA 24052
PH: 434-610-4334 WWW.ACCUPPOINT.SURVEYING.COM

CONCEPTUAL SITE PLAN
FOR
ROCK OUTDOORS
71 PARKCREST DRIVE
FRANKLIN COUNTY, VIRGINIA