

**FRANKLIN COUNTY  
SPECIAL USE PERMIT 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 special use permit 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

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

Tax Map and Parcel Number: 71 Parkcrest Dr- 03000000103I; 113 Parkcrest Dr- 03000000103

Magisterial District: Gills Creek

**Property Information:**

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

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

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

**Proposed Special Use Permit Information:**

A. Proposed Retail/showroom with accessory service building, parking, rotating inventory boat storage Land Use:

B. Size of Proposed Use: 0.6 acres

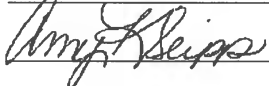
C. Other Details of Proposed Use: Currently, the parcels are zoned B-2 Business District, General; and PCD, Planned Commercial District. They are permitted by right to have the sales, service, and repair of automobiles - including boats per sec. 25-335 of the Franklin County Zoning Ordinance. This request is for permission for outdoor displays on business property.

**Checklist for completed items:**

- ☒ Application Form
- ☒ Letter of Application
- ☒ 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): 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

**Date Received by Planning Staff** \_\_\_\_\_

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

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

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

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



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  
113 Parkcrest Dr, Hardy, VA 24101  
Parcel ID# 0300000103I, 0300000103

Dear Ms. Cooper,

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

Currently, the parcel is zoned B2 and PCD. They are 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 cursive script that reads 'Amy K. Seipp'.

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 DEDINATION 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. THIS 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, MANHOLES, STRUCTS, ETC. AND/OR AS SHOWN ON THE 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 18.
  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 SITEWORK 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 UTILITIES SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES 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 BACKFILL 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 E&S REGULATIONS IMMEDIATELY AFTER REACHING FINISHED GRADE. FINISHED GRADE IS FINAL GRADE OF THE SITE AFTER EXCAVATING OR FILLING WHICH CONFORMS TO THE APPROVAL FINAL GRADING PLAN. THE FINISH GRADE IS ALSO THE GRADE AT THE TOP OF A TADED 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 DETERIOROUS 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 SEVE.



VICINITY MAP  
SCALE: NTS

#### DRAWING INDEX

- C-1 COVER SHEET  
C-2 CONCEPTUAL SITE PLAN

#### GENERAL INFORMATION

SITE DATA:	
OWNER INFORMATION:	
NAME:	EASTER CREEK PARTNERS
ADDRESS:	1340 CREEKSHIRE WAY, SUITE 210 WINSTON SALEM, NC 27103
DESIGNER INFORMATION:	
NAME:	ACCUPOINT SURVEYING & DESIGN, LLC
ADDRESS:	6200 FORT AVENUE LYNCHBURG, VA 24502
PROJECT DESIGNER:	AMY K. IGARTEA, SEPP, PE
REGISTRATION NUMBER:	0402-036952
PHONE:	434-610-4334
E-MAIL ADDRESS:	ASEIFF@ACCUPOINTSURVEYING.COM
SOURCE OF SURVEY:	ACCUPOINT 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: 0300000103 (71 PARKCREST DR) D.B. 878, PG. 594 P.B. 876, PG. 443 PARCEL ID: 0300000103 (113 PARKCREST DR) D.B. 1142, PG. 504 P.B. 1116, PG. 2 INSTRUMENT #: 4544
ZONING:	B-2 GENERAL BUSINESS
MAGISTERIAL DISTRICT:	GILLS CREEK
OVERLAY DISTRICT:	WESTLAKE VILLAGE CENTER
EXISTING PROPERTY USE:	(71 PARKCREST) RETAIL BUILDING WITH APPUR TENANT 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]



Know what's below.  
Call before you dig.

MISS UTILITY TICKET NUMBER:  
TBD



6200 FORT AVENUE, LYNCHBURG, VA 24502  
PH: 434-610-4334 WWW.ACCUPOINTSURVEYING.COM  
SURVEYORS ENGINEERS SOIL EVALUATORS

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



REVISION/D/DATE

ASD JOB #:	2022-678
FILE #:	2022-678 CONCEPT
PARCEL ID:	0300000103, 0300000103
DATE:	NOVEMBER 4, 2022

C-1  
COVER SHEET



