

**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- 0300000103I; 113 Parkcrest Dr- 0300000103

Magisterial District: Gills Creek

Property Information:

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

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.

Proposed Special Use Permit Information:

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

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: Amy Seipp

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: Brian Lucas

Date: 11/7/22

Date Received by Planning Staff _____

Clerk's Initials: _____

CHECK#: _____

RECEIPT#: _____

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 black ink that reads "Amy K. Seipp". The signature is fluid and cursive, with "Amy" and "K." being more stylized and "Seipp" being more formal.

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



ACCUPOINT SURVEYING & DESIGN SURVEYORS • ENGINEERS • SOIL EVALUATORS 2200 PORT AVENUE, LYNNBURG, VA 24552

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

VISION/DATE

ASD JOB #:	2022-678
FILE #:	2022-678
PARCEL ID:	0300000100
DATE:	NOVEMBER

FRICK OUTDOORS

71 & 113 PARKCREST DRIVE
FRANKLIN COUNTY, VIRGINIA
NOVEMBER 4, 2022

GENERAL NOTES

DRAWING INDEX

COVER SHEET



VICINITY MAP
SCALE: NTS

卷之三

COVER SHEET



Know what's below
Call before you dig.
MISS UTILITY TICKET NUMBER

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 WILDLAND WAS REQUESTED OR MADE AS PART OF THIS PLAN.
3. BY GRAPHIC SCALING ONLY, THIS PROPERTY AS PLATED FALLS WITHIN THE FLOOD ZONE 'X' AS DETERMINED BY FEMA AND SHOWN ON THEIR MAP NUMBER 1067C0230, BEARING AN EFFECTIVE DATE OF JANUARY 20 00.
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 MASS UTILTY (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 REFRINE DAMAGED PROPERTY TO EASING OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER OR ENGINEER.
10. ALL CLEARED AREAS DISTURBED BY CONSTRUCTION SHALL BE SEDED 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 PAVING, 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 VS 90 ZONE. VERTICAL CONTROL IS BASED ON NAVD88 GEOD
15. MAINTAIN OVERHEAD AND UNDERGROUND ELECTRICAL, TELEPHONE, AND GAS SERVICES AND ALL OTHER OUTAGES BECOME NECESSARY. CONTACT THE ENGINEER OF RECORD IMMEDIATELY
16. ANY STORMWATER 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. THIS ENGINEER AND/OR SURVEYOR TAKES NO RESPONSIBILITY FOR THE LOCATION OR ACCURACY OF THE UTILITIES AS SHOWN HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES TO SEE IF ANY 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
17. IF DURING DEMOLITION OR CONSTRUCTION, ANY CONFLICTS OR DISCREPANCIES ARE NOTED WITH REGARD TO ANY PUBLIC WATER CONNECTION, THE ENGINEER AND THE CONTRACTOR SHALL NOTIFY THE CONTRACTOR AND THE CONTRACTOR SHALL CHANGED, OR RELOCATED.
18. IF ANY BACKFILL, PRECAST, TOP-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 AUTHORITY FROM THE FRANKLIN COUNTY PUBLIC UTILITIES.
19. NO SITE WORK, LOGGING, CRUBBING, OR CRATING IS PERMITTED PRIOR TO ISSUANCE OF A LAND DISTURBING PERMIT.
20. ALL EXPOSED SOILS SHALL BE PERMANENTLY SEDED 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 FLUING WHICH CONFORMS TO THE APPROVAL FINAL GRADING PLAN. THE FINISH GRADE IS ALSO THE GRADE AT THE TOP OF A PAVED SURFACE.
21. APPROPRIATE EARTH QUANTITIES MAY DIFFER FROM ACTUAL CONDITIONS AND THE CONTRACTOR SHALL ENSURE PROPER SINKING FACTORS.
22. SOIL MATERIALS SHALL BE FREE OF DEBRIS, ROOTS, WOOD, SCRAP MATERIAL, VEGETATION, REFUSE, SOFT UNSOUND PARTICLES, AND FROZEN, DELETERIOUS, OR OBSTRUCTIONAL 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 C-2487, CLASSIFICATION GW, SP, SW, SP WITH A MAXIMUM OF 10 PERCENT BY WEIGHT PASSING ASTM D140 NO. 200 SIEVE.

VICINITY MAP
SCALE: NTS

DRAWING INDEX

C-1 COVER SHEET
C-2 CONCEPTUAL SITE PLAN

811
Know what's below.
Call before you dig.
MISS UTILITY TICKET NUMBER
TBD



PROPOSED SITE FEATURES

The diagram illustrates the layout of a proposed facility. It features a central rectangular area with a dotted pattern, representing a concrete pad. To the left of this pad is a black rectangular area representing asphalt. To the right is a white rectangular area representing gravel. Above the gravel area is a white rectangular area representing a proposed building. A legend on the left side identifies these elements: a red dashed line for a property line, a black rectangle for proposed asphalt, a white rectangle for proposed gravel, a white rectangle with a black border for a proposed building, and a blue rectangle with a black border for an approximate swim facility. A proposed fence is shown as a line with circular markers at the vertices, enclosing the facility area.

- ACCESORY BUILDING (10,000 SF)
 - 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
- SHOWROOM SPACE
- DISPLAY AREAS
- COVERED CUSTOMER SERVICE DROP-OFF AREA
- MAIN BUILDING (40,454 SF)

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

LANDSCAPE TABULATION [PER ARTICLE V, SECTION 22-1.1 (E)]						
SYMBOL	TYPE	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY SF	QUANTITY & CANOPY HEIGHT AT TIME OF PLANTING
	SHADE TREE	QUERCUS RUBRA	NORTHERN RED OAK	12 TO 15' (AFTER 10 yrs)	176 SF	4 X 176 = 704 SF 4 FT
	MEDIUM SHRUB	RHODODENDRON	RHEBALLY AZALEA	48"-72" SPREAD	36	28 X 36 = 900 SF 1 FT

Know what's below.
Call before you dig.
MISS UTILITY TICKET NUMBER
TBD

C-2
CONCEPTUAL
SITE PLAN

A graphic scale with a black and white checkered pattern. The scale is marked with numerical values: 80, 160, 240, and 260. To the left of the scale, there is a block of text.

Know what's below.
Call before you dig.
MISS UTILITY TICKET NUMBER:
TBD