

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

(Type or Print)

I/We, American Window Real Estate, 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: American Window Real Estate, LLC

Petitioner's Address: 27 Windermere Dr. Troutville, VA 24175

Petitioner's Phone Number: 540-525-5695

Petitioner's E-mail: americanwindow56@gmail.com

Property Owner's Name: Amos + Barbie Stoltzfus

Property Owner's Address: 34 Quail Dr. Hedges, VA 17938

Property Owner's Phone Number: none

Property Owner's E-mail: none

Directions to Property from Rocky Mount: US 220S to Rocky Mt.

Tax Map and Parcel Number: 0440102301 A

Magisterial District: Boone

Property Information:

A. Size 4.07 acres of Property:

B. Existing Zoning: B2

C. Existing vacant Land Use:

D. Is property located within any of the following overlay zoning districts: no

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 order sales display Land models/rotational Use:
manufactured location

B. Size of Proposed Use: 4.07 acres

C. Other Details of Proposed Use: - 566 ft front density

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): D. Adam McElroy for AWRE, LLC

Signature of Petitioner: SD

Date: 2/9/29

Mailing Address: 27 wyndmoor Dr.

Troutville, VA 24175

Telephone: 540-325-5695

Email Address: americanwindrose@gmail.com

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

Barbie Stoltzfus Amos Stoltzfus

Signature of Owner: Barbie Stoltzfus

Date: 2/10/23

Date Received by Planning Staff _____

Clerk's Initials: _____

CHECK#: _____

RECPT.#: _____

AMOUNT: _____



AWRE, LLC
27 Wyndermere Dr. Troutville, VA 24175
540-525-5695:: americanwindowre@gmail.com

2/9/23

Franklin County Dept. of Planning &
Community Development
1255 Franklin St, Ste 103
Rocky Mount, VA 24151

Re: AWRE HS JV, LLC Request for Special Use Permit Letter of Application

Dear Planning Dept:

Letter of Application:

I write to request a special use permit for 3305 Iron Ridge Rd, Rocky Mt., VA 24151. Franklin County Code §25-335 permits the sale of manufactured homes in B2 zoning, which is what this land is currently zoned. A special use permit is required for "outdoor displays on business property" under §25-336.

The proposed use of the property is to operate a manufactured home sales location. The reason for the request is to be able to display manufactured homes on the property, to the extent this constitutes an "outdoor display". Given that the prior commercial occupant sold sheds, which were displayed on the lot, we do not see where there will be any changes to the surrounding area. Specifically, given that this land is on US 220 in a business area. Additionally, a shed sales location is in close proximity.

Sincerely,

AWRE, LLC

