

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 Wyndermere Dr. Troutville, VA 24175

Petitioner's Phone Number: 540-525-5695

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

Property Owner's Name: Amos + Barbie Stoltzfus

Property Owner's Address: 34 Quaker Dr. Hedges, PA 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: 0440102301A

Magisterial District: Boono

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 trailer sales display Land Use: retail location
manufacture

B. Size of Proposed Use: 4.07 acres
C. Other Details of Proposed Use: - see attached drawing

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 McKeown for AWRE, LLC
Signature of Petitioner: [Signature]
Date: 2/9/29
Mailing Address: 27 Wyndermore Dr.
Trantville, VA 24175
Telephone: 540-325-5695
Email Address: americawindure@gmail.com

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

Barbie Stoltzfus Owner's Name (Print): Amos Stoltzfus
Signature of Owner: [Signature] 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

PROPOSED SIGN:
100 SQ. FT. MAX SURFACE AREA
30' MAX HEIGHT
15' SETBACK FROM PROPERTY LINE

TRACT A
4.366 ACRES
TAX MAP NO. 0440102301A
ZONED B-2

NATURAL AREA

50' PRIVATE EASEMENT

50' PRIVATE EASEMENT

50' PRIVATE EASEMENT

APPROX. TOP OF SLOPE

28'x52' DISPLAY MODEL

28'x56' DISPLAY MODEL

32'x60' DISPLAY MODEL

28'x48' DISPLAY MODEL

GRAVEL DISPLAY LOT

PARKING SPACES
9 PARKING SPACES
1 HANDICAPPED ACCESSIBLE SPACE

SOUTHBOUND LANE

U.S. ROUTE 220 - VARIABLE ROW

IRON RIDGE ROAD, ROUTE 775 - 50' ROW

MEASUREMENTS:
N75°13'05"E 96.48'
N71°28'51"E 137.26'
N81°33'11"E 120.85'
S86°29'42"E 34.15'
S88°03'51"E 154.51'
S12°10'41"W 91.94'
M12°12'41"W 34.43'
M12°12'41"W 34.43'
S88°07'07"E 207.82'
N78°40'20"W 282.60'
S86°54'45"W 95.23'
S64°52'35"W 165.17'
N205°72'W 180712.02'

PARKING NOTES:
5 10'x20' PARKING SPACES REQUIRED
1 HANDICAPPED ACCESSIBLE SPACE REQUIRED

SITE LIGHTING NOTES:
NOT TO EXCEED 0.5 FOOT CANDLES AT PROP. LINE
HEIGHT LESS THAN 35'

PARCEL SURVEY INFORMATION FROM "COMPOSITE PLAT FOR SUZAN RENEE ANGLES" BY PHILIP W. NESTER, LAND SURVEYOR, PLAT BOOK 862, PAGE 163

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No.	Revision/Issue	Date

Clarke W. Gibson, P.E.; PLLC
1543 Newton Circle
Bedford, VA 24523
(540)871-5204
cgibsonpe@gmail.com

Project Name and Address

**AWRE
MANUFACTURED HOME RETAIL CENTER
3305 IRON RIDGE ROAD
FRANKLIN COUNTY, VA**

Project	MMAU/ACTUATED HOME RETAIL CENTER CONCEPT SITE PLAN	Sheet
Date	03/14/2023	CSP1
Scale	1" = 100'	