

**FRANKLIN COUNTY
ZONING MAP AMENDMENT APPLICATION**

(Type or Print)

I/We, Boxwood Green Homeowners' Association, 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: The Franklin County Board of Supervisors

Petitioner's Address: 1255 Franklin St, Rocky Mount VA 24151

Petitioner's Phone Number: 540-483-3027

Petitioner's E-mail: N/A

Property Owner's Name: Boxwood Green (see spreadsheet)

Property Owner's Address: Boxwood Green (see spreadsheet)

Property Owner's Phone Number: Boxwood Green (see spreadsheet)

Property Owner's E-mail: N/A

Physical Address of the Property Boxwood Green (see spreadsheet)

Directions to Property from Rocky Mount: Take VA-40 E towards Redwood; Turn Left on Webster Road (SR655) and continue on the Brooks Mill Rd (SR834) and turn left; Turn right on Burnt Chimney Rd (SR670); turn right onto Crafts Ford Rd; Immediately turn left on Boxwoodgreen Dr.

4. Tax Map and Parcel Number: See spreadsheet

5. Magisterial District: Union Hall

6. Property Information:

A. Size of Property:
+94 acres

B. Existing Zoning: A-1

C. Existing Land Use: Residential Single Family

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: Continued Residential (Single Family) - R-1 Zoning
- B. Size of Proposed Use: +/- 94 acres
- C. Other Details of Proposed Use: _____

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): PREPARED BY STAFF, ON BEHALF OF BOS

Signature of Petitioner: _____

Date: _____

Mailing Address: _____

Telephone: _____

Email Address: _____

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

Owner's Name (Print): _____

Signature of Owner: _____

Date: _____

April 4, 2023

Franklin County Board of Supervisors
1255 Franklin Street
Suite 112
Rocky Mount, VA 24155

Re: Boxwood Green Subdivision, Wirtz, VA - Application for Rezoning A1 to R1

The Boxwood Green Homeowners Association is making this application to the Franklin County Board of Supervisors to consider and approve our request to change the zoning of our subdivision from A-1 Agricultural to R-1 Residential. Attached is a Map of the Boxwood Green neighborhood showing our location in the Union Hall district.

Developed in the mid-1990s, Boxwood Green is a strictly residential community of 82 homes and 5 undeveloped lots that clearly fits the profile of R-1 residential. When the County put zoning in place in 1988, our subdivision had yet to be developed and A-1 was the default zoning for what was then rural farmland. The subsequent development of subdivisions like Boxwood Green applied that default classification which, thirty years later, is inappropriate and does not afford the protections that should apply to a community like ours. A change from A-1 Agricultural to R-1 Residential will simply correct the failure of the developer to originally seek that designation.

An overwhelming majority – 90% - of our ownership supports this application for rezoning. In accordance with our Association policies, this proposal has been voted on (the original ballot signatures are maintained in our bank safe deposit box) and attached is a notarized statement from our Association secretary attesting to the vote results.

All registered owners of all 87 properties were presented with a side-by-side comparison of the A-1 and R-1 designations and asked for a “YES” or “NO” vote as to whether the Association should make this application for rezoning. 90% of our ownership (78 owners) approved the Association’s Board to move forward with this application, while 5 owners disapproved, and 4 owners didn’t respond to the vote at all.

The only stated concern from any of the “NO” voters was that an R-1 designation might affect their ability to work from home. Please note that the restriction around a home-based business that is already present in our Association covenants is so similar to those found in the R-1 designation as to make this concern a non-issue. The Association’s Covenants, Conditions, and

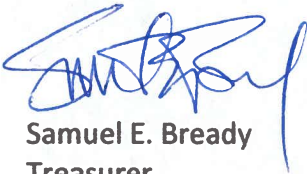
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Restrictions already cover in-home businesses and short-term rentals and that portion of the CCRs is attached and highlighted.

As shown in our final attachment, there are similar neighboring communities in our area that are zoned R-1 and not A-1. The Boxwood Green owners overwhelmingly support this rezoning application to R-1 Residential because we believe that it is the correct and proper designation for a subdivision like ours.

We ask that the Board of Supervisors approve our request for rezoning to R1-Residential.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Samuel E. Bready', is written over the printed name.

**Samuel E. Bready
Treasurer**

Boxwood Green Homeowners Association

Attachments:

- 1. Map of Boxwood Green Neighborhood**
- 2. Notarized Survey Results**
- 3. JANUARY, 2017 THIRD AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BOXWOOD GREEN - Highlighted for provisions for Short Term Rentals and Business**
- 4. Map of Zoning in the Vicinity of Boxwood Green Neighborhood**

BOXWOOD GREEN SUBDIVISION

CONCEPT PLAN | A-1 to R-1 zoning

