

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

I/We Cody Brown 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 described below:
Petitioner's Name: Cody Brown
Petitioner's Address: 3769 Harborwood Rd. Salem, Va 24153
Petitioner's Phone Number: 540-589-0485
Petitioner's Email Address: Cody@aztecrental.com
Property Owner's Name: Richard Arnold
Property Owner's Address: 381 Truly Dr.
Property Owner's Phone Number: _____
Property Owner's Email Address: _____

Property Information:

- A. Proposed Property Address: N/A
- B. Tax Map and Parcel Number: 03 00001701 030.00
- C. Election District: Gills Creek
- D. Size of Property: 2.02 Acres
- E. Existing Zoning: B-2
- F. Existing Land Use: N/A Field
- G. Is the property located within any of the following overlay zoning districts:
☐ Corridor District ☒ Westlake Overlay District ☐ Smith Mountain Lake Surface District
- H. Is any land submerged under water or part of Smith Mountain Lake? ☐ YES ☒ NO
- I. If yes, please explain: _____

Proposed Special Use Permit Information:

- J. Proposed Land Use: Want to build self storage buildings /
rent storage
- K. Size of Proposed Use: Whole lot

L. Other Details of Proposed Use: will be part of Aztec
Rental which is connected to this parcel.
new lot would be storage buildings existing
Aztec would serve as the office building

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 is herein complete and accurate.

Petitioner's Name (Printed): Cody Brown

Petitioner's Signature: Cody Brown

Date: 4/15/2024

Mailing Address: 3769 Harborwood Rd.
Salem, Va 24153

Phone Number: 540-589-0485

Email Address: Cody @ aztec rental. com

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

Owner's Name: Lee E. Arnold, Executor Richard N. Arnold, Executor

Owner's Signature: Lee E. Arnold, Executor Richard N. Arnold, Executor

Date: 4/16/2024 4/16/2024

Date Received by Planning Staff: _____

SITE SUMMARY:

SITE ADDRESS: 0 BOOKER T. WASHINGTON HWY
MONETA, VA 24121

OWNER: ARNOLD, RICHARD L. & GLORIA A.

OWNER ADDRESS: 381 TRACY DRIVE
MONETA, VIRGINIA

TAX MAP NUMBER: 0300001701

ACREAGE: 2.02 AC

EXISTING ZONING: B2 - GENERAL BUSINESS DISTRICT

PROPOSED USE: SELF-SERVICE STORAGE FACILITY
(SPECIAL USE PERMIT REQ'D)

ZONING SUMMARY (CDB):

MIN. LOT AREA: SUBJECT TO APPROVAL BY LOCAL
DEPARTMENT OF HEALTH

MIN. FRONTAGE: NONE

SETBACKS:

FRONT: 60' FROM CENTERLINE, OR
35' FROM EDGE OF RIGHT-OF-WAY,
WHICHEVER IS GRATER

SIDE: NONE

REAR: NONE

MAX. BUILDING HEIGHT: 40'

MAX. BUILDING SIZE: NONE

REQ'D PARKING SPACES: DETERMINED BY PLANNING COMMISSION

REQ'D LOADING SPACES: 1 SPACE MINIMUM
1 SPACE PER 10,000 SF

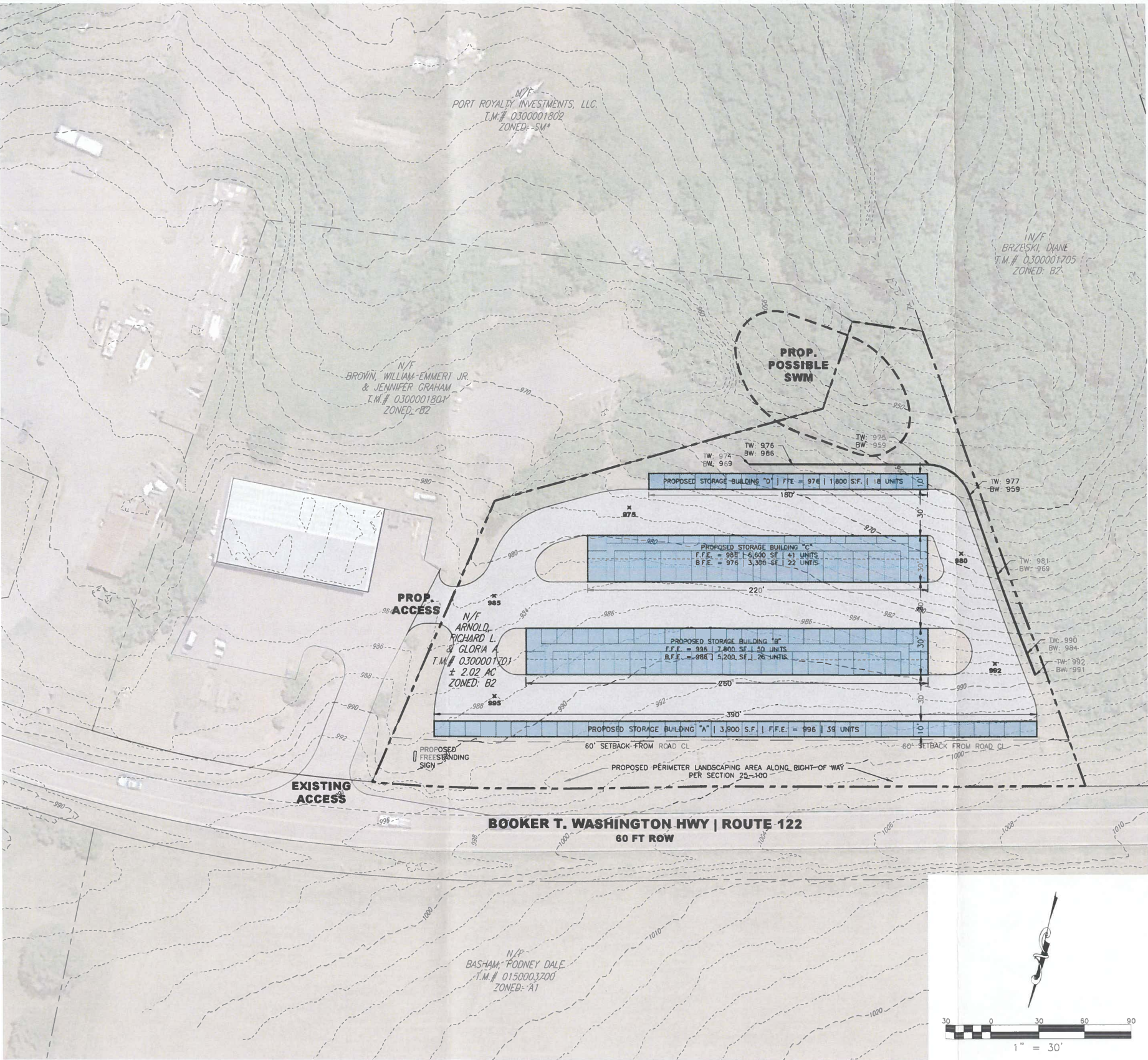
MIN. REQ'D LANDSCAPING: 10% OF LOT AREA

PROPOSED SELF STORAGE BUILDING SUMMARY:

BUILDING A	FINISH FLOOR: 10'x10' - 39 UNITS TOTAL: 39 UNITS
BUILDING B	FINISH FLOOR: 10'x15' - 26 UNITS 10'x10' - 24 UNITS 5' HALLWAY BASEMENT FLOOR: 10'x20' UNITS - 26 UNITS TOTAL: 76 UNITS
BUILDING C	FINISH FLOOR: 10'x20' - 22 UNITS 5'x10' - 19 UNITS 5' HALLWAY BASEMENT FLOOR: 10'x15' - 22 UNITS TOTAL: 63 UNITS
BUILDING D:	FINISH FLOOR: 10'x10' - 18 UNITS TOTAL: 18 UNITS
TOTAL PROPOSED UNITS: 155 UNITS	

CONCEPT PLAN NOTES:

1. THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.
2. AERIAL IMAGERY SOURCED FROM GOOGLE EARTH IMAGE, DATED MAY 2017



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roadside / Richmond
New River Valley
Shenandoah Valley

www.balzer.cc

1208 Corporate Circle
Roanoke, VA 24018
540.772.9580

PRELIMINARY
NOT FOR CONSTRUCTION

SELF STORAGE FACILITY TEST FIT - ROUTE 122

CONCEPTUAL SITE PLAN

DRAWN BY: HEC
DESIGNED BY: HEC & BTC
CHECKED BY: BTC
DATE: 5/3/2024
SCALE: 1" = 30'
REVISIONS:

EX-A
PROJECT NO. 64240028.00

Aztec Rental- Letter of application

- A. Proposed use of the property is to build self-storage “mini warehouses” to be rented under the Aztec Rental name. The mini warehouses would be erected on the new lot, and the current Aztec building would serve as the front office. Storage will be fenced in where there are any open spots, and an electric gate will be put at entrance to storage for customer entry.
- B. Mini warehouses/self-storage is not covered under B-2 uses.
- C. The surrounding area would benefit from additional storage options at a prime location, with great service. These facilities do not create much traffic so no additional changes are foreseen.

THIS AGREEMENT is made on May 02, 2024, by and between William E. Brown Jr. & Jennifer Graham Brown of 3767 Harborwood Rd., Salem, Virginia 24153, hereinafter ("Grantor"), and Tida Arizona LLC. of 3769 Harborwood Rd., Salem, Virginia, 24153 hereinafter ("Grantee").

Recitals

- A. The Grantor is the owner of certain real property commonly known as Tax parcel 0300001801 (14070 Booker T. Washington Hwy.), Virginia, Moneta 24121 , and more fully described as follows: B-2 commercial property - currently serving as Aztec Rental's Moneta location, (Servient Estate).
- B. The Grantee is the potential owner of certain real property commonly known as Tax parcel 0300001701, Moneta, Virginia 24121, B-2 commercial property, ("Dominant Estate").
- C. The Grantee desires to acquire certain rights in the Servient Estate.

1. Grant of Easement

For valuable consideration, Grantor hereby grants to Grantee an easement on and across the following-described portion of the Servient Estate: B-2 commercial property- currently serving as Aztec Rental's Moneta location.

2. Character of Easement

It is the intention of the parties that the easement granted appurtenant to the Dominant Estate, in that the easement benefits the use and enjoyment of the Dominant Estate by Providing essential means of access to our property as well as allowing a storm water management pond to be placed on William Brown Jr's property.

3. Duration and Binding Effect

The easement shall endure indefinitely. This Agreement is made expressly for the benefit of, and shall be binding on, the heirs, personal representatives, successors in interest, and assigns of the respective parties.

4. Purpose of Easement

The easement will benefit the Grantee by Providing essential means of access to our potential property as well as allowing a storm water management pond to be placed on William Brown Jr's property.

5. Limitations

It is expressly agreed that the easement, rights, and privileges conveyed to Grantee are contingent on Grantee obtaining ownership of the aforementioned property and if they do indeed acquire the property the easement will be limited to providing access to the grantee's property as well as allowing a storm water management pond to be placed on grantor's property.

6. Exclusiveness of Easement

The easement, rights, and privileges granted by this easement are exclusive, and Grantor covenants not to convey any other easement or conflicting rights within the area covered by this grant, or nonexclusive, and Grantor reserves and retains the right to convey similar easement and rights to such other persons as Grantor may deem proper.

7. Grantor's Rights

Grantor also retains, reserves, and shall continue to enjoy the use of the surface of the land subject to this easement for any and all purposes that do not interfere with or prevent the use by Grantee of the easement. Grantor's retained rights include, but are not limited to, the right to build and use the surface of the easement for drainage ditches and private streets, roads, driveways, alleys, walks, gardens, lawns, planting or parking areas, stormwater management, and other like uses. The Grantor further reserves the right to dedicate all or any part of the property affected by this easement to any city for use as a public street, road, or alley, if the dedication can be accomplished without extinguishing or otherwise interfering with the rights of Grantee in the easement. If the Grantor or any of Grantor's successors or assigns dedicates all or any part of the property affected by this easement, the Grantee and its successors and assigns shall execute all instruments that may be necessary or appropriate to effectuate the dedications.

Grantee shall have the duty to repair and maintain the property subject to the easement and shall at all times keep the easement property free and open for the benefit of Grantor and any other concurrent user. Grantee shall at all times act so as to safeguard Grantor's property. Grantee shall have the right to keep access to the easement open by removing vegetation and by cutting or trimming trees or vegetation that may encroach on the easement property. Grantee shall have the right to cut and trim trees or shrubbery that may encroach on the easement property. Grantee shall dispose of all cuttings and trimmings by hauling them away from the premises.

9. Termination

This easement may be terminated by written agreement signed by all owners of record and other successors to the respective interests of Grantor and Grantee in the Dominant and Servient Estates. Grantee, his/her heirs, successors, and assigns may execute and record a release of this easement at any time. This easement shall also terminate if the purposes of the easement cease to exist, are abandoned by Grantee, or become impossible to perform.

10. Failure to Perform

Should Grantee fail to perform any covenant, undertaking, or obligation arising under this easement, all rights and privileges granted shall terminate and the provisions of this Agreement creating the easement shall be of no further effect. In such a case, within thirty days of receipt of a written demand from Grantor, Grantee shall execute and record all documents necessary to terminate the easement of record. Should Grantee fail or refuse to record the necessary documents, Grantor shall be entitled to bring an action for the purpose of declaring the easement to be terminated.

11. Entire Agreement



This instrument contains the entire agreement between the parties relating to the rights granted and the obligations assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect. Any modification of this Agreement must be in writing and must be signed by both parties.

12. Attorney's Fees


If legal action is initiated by either party for the purpose of enforcing or interpreting this Agreement, or to compel the recording of a release, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees, and costs.

The parties have executed this agreement on the above-mentioned date.

GRANTOR:

By:  Date: 5/02/2024 By:  Date: 5/2/2024
William E. Brown Jr. Jennifer Graham Brown

GRANTEE:

By:  Date: 5/2/2024
Cody Brown
President - Tida Arizona LLC
Tida Arizona LLC.

Franklin, Tina

From: cody@aztecrental.com cody@aztecrental.com <cody@aztecrental.com>
Sent: Friday, May 3, 2024 9:08 AM
To: Franklin, Tina
Subject: RE: Special Use Permit for Self Storage

==== CAUTION: This email is from outside Franklin County Government. Total security is not guaranteed. Remember to use safe practices when using email and other technologies. ====

Good morning,

I am working to get the signage and landscape buffer placed on the map for you- Here is an easement for the Aztec property. It covers road use as well as the stormwater pond. I was trying to get submitted for the May 6th deadline date- so please let me know if there is any additional steps I need to take. I called and talked to Lisa in permits for franklin county VDOT she said there's nothing to do at this time.

Thank you,
Cody Brown

On 05/01/2024 8:41 AM EDT Franklin, Tina <tina.franklin@franklincountyva.gov> wrote:

Cody,

I spoke to the Zoning Administrator yesterday regarding your special use application for a self-storage facility and there are some things that need to be shown on the conceptual plan by Balzer and Associates prior to officially submitting the application.

Please see below:

1. Add a buffer along Route 122.
2. Add proposed signage location.
3. Since the owner of the property that you will using to access this property (0300001701) is different from the owner on parcel id # 0300001701, our office will need something in writing from the owner stating that you will be able to access the property from their entrance.
4. The conceptual plan shows the proposed possible swm pond partially on the other property as well. We will need something

From: cody@aztecrental.com cody@aztecrental.com <cody@aztecrental.com>
Sent: Tuesday, April 30, 2024 2:26 PM
To: Franklin, Tina <Tina.Franklin@franklincountyva.gov>
Subject: RE: Special Use Permit for Self Storage

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Thanks! Please let me know if i need to do anything else for this to be considered submitted. Please let me know the best way to get the fee paid.

Thanks again!

Cody Brown

On 04/30/2024 9:02 AM EDT Franklin, Tina
<tina.franklin@franklincountyva.gov> wrote:

Ok, a couple more suggestions.

1. Address it to the Planning Commission and Board of Supervisors.
2. Sign and date.

Tina H. Franklin, CZA
Planner II
1255 Franklin Street, St. 103
Rocky Mount, Virginia 24151
540-483-3027, ext. 2427

thing I would advise at this time is to elaborate more in the letter of application why you think this location would be a good fit for the use of a self-storage facility.

Thanks,

Tina H. Franklin, CZA

Planner II

1255 Franklin Street, St. 103

Rocky Mount, Virginia 24151

540-483-3027, ext. 2427

Please do not email me permit applications. These applications must be submitted to one of the County's Permit Technicians. Please see below and only send to one email.

Kathy.angle@franklincountyva.gov

Rachel.hodges@franklincountyva.gov

From: cody@aztecrental.com cody@aztecrental.com
<cody@aztecrental.com>

Sent: Wednesday, April 24, 2024 12:01 PM

To: Fenner, Megan <Megan.Fenner@franklincountyva.gov>

Cc: Franklin, Tina <Tina.Franklin@franklincountyva.gov>; Conner, Samantha <Samantha.Conner@franklincountyva.gov>

Subject: Re: Special Use Permit for Self Storage

I've attached the special use permit application packet. The packet also goes through the process of obtaining the special use permit, application and legal ad fees, and other requirements. In addition to the application, we will also require the current property owners to sign off on the application and possibly supply a letter giving you permission to obtain the permit. I've also attached the public hearing schedule for this year, which contains application deadlines and when you'll go to the Planning Commission and the Board of Supervisors.

I've attached Tina Franklin, Planner II, who works with applications during the application process and presents the application to the Planning Commission. You as the applicant will also have a period in which to present and address the Planning Commission and Board of Supervisors.

Samantha Conner is the clerk to the Planning Commission and will also assist you throughout the process.

Please let us know if you have any questions, or need anything else!

Megan Fenner

Development Services

1255 Franklin Street, Suite 103

Rocky Mount, VA 24151

Phone: 540-483-3027 (Ext. 2253)