

FRANKLIN COUNTY
ZONING MAP AMENDMENT APPLICATION

I/We Accupoint Surveying & Design 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 described below:

Petitioner's Name: Green Valley Builders

Petitioner's Address: PO Box 10246, Blacksburg, VA 24062

Petitioner's Phone Number: 540-808-5345

Petitioner's Email Address: ben@greenvallybuildersinc.com

Property Owner's Name: Richard Arnold

Property Owner's Address: 381 Tracy Dr Moneta Va 24121

Property Owner's Phone Number: 540-580-5032

Property Owner's Email Address: leeava@aol.com

Property Information:

A. Proposed Property Address: Booker T. Washington Hwy, Hardy, VA 24101

B. Tax Map and Parcel Number: 0300000103H

C. Election District: Gills Creek

D. Size of Property: 1.93

E. Existing Zoning: B2 - General Business District

F. Existing Land Use: Vacant Lot

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

If yes, please explain: _____

Proposed Zoning Map Amendment Information:

I. Proposed Land Use: Carwash and Restaurant

J. Size of Proposed Use: approximately 1.9 acres

K. Other Details of Proposed Use: Rezoning to B2 - General Business District) with removal of existing proffers.

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 is herein complete and accurate.

Petitioner's Name (Printed): Ben Price - Green Valley Builders

Petitioner's Signature: Ben Price

Digitally signed by Ben Price
DN: cn=US, E=ben@seconcontracting.com, OU=Southeastern Contracting
Reason: 2024.03.24 08:35:12-0400

Date: 9/24/24

Mailing Address: PO Box 10246, Blacksburg, VA 24062

Phone Number: 540-808-5345

Email Address: ben@greenvalleybuildersinc.com

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

Owner's Name: Richard W Arnold

Owner's Signature: [Signature]

Date: 9/24/2024

Date Received by Planning Staff: _____



October 7, 2024

Franklin County Planning & Zoning

Attention: Tina Franklin

1255 Franklin Street

Suite 103

Rocky Mount, VA 24151

RE: Westlake Development Parcel 0300000103H

Booker T Washington Hwy, Hardy, VA

Please find enclosed the site concept plan and zoning amendment application for the above referenced project. Below are the proffer and variances being requested.

The proposed use of the property is a car wash and small drive thru restaurant.

This application is made to remove proffers originally applied during creation of this parcel. Proffers from the original site plan include removing Numbers 1,2,3,4, and 6. The applicant would like to subdivide the property as shown on the submitted concept. Numbers 4 & 6 no longer apply to the development. All current Franklin County and other Authorities having jurisdiction site development requirements will be followed during the design phase.

In order to make the property a more viable development, Green Valley Builders is requesting a variance to the following:

Sec 25-495 (c)3 – Entrance spacing exception less than 300'

Sec 25-495 (b) – Building Setback



SURVEYORS ♦ ENGINEERS ♦ SOIL EVALUATORS
434.610.4334 | 6200 FORT AVENUE | LYNCHBURG, VA 24502
www.accupointsurveying.com



DBE# 723629



Because of the corner location as well as roads on three sides of the property, the multiple setbacks negatively reduce the available amount of property for potential development. A reduction in these setbacks would allow for more taxable development and increased taxable revenue.

The removal of the aforementioned proffers and variances would now allow a lot intended to for development to take place. These businesses would provide services to residents and visitors alike.

We can be reached at: 434-610-4334.

Best regards,

A handwritten signature in black ink that reads 'Amy K. Seipp'. The signature is fluid and cursive, written over a horizontal line.

Amy K. Seipp, PE
Partner, Principal Engineer



SURVEYORS ♦ ENGINEERS ♦ SOIL EVALUATORS
434.610.4334 | 6200 FORT AVENUE | LYNCHBURG, VA 24502
www.accupointsurveying.com



M/WBE
Minority/Women Business Enterprise

DBE# 723629

BOOKER T. WASHINGTON HWY
HARDY, VA
OCTOBER 15, 2024

GENERAL INFORMATION



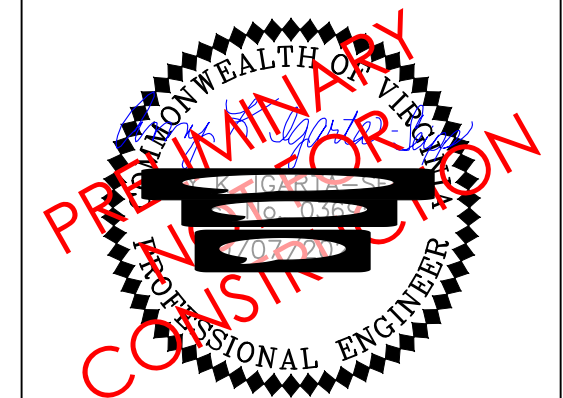
SCALE: NTS

DRAWING INDEX

CS-1	COVER SHEET
C-1	CONCEPT PLAN



WESTLAKE DEVELOPMENT
FOR GREEN VALLEY BUILDERS, INC.
BOOKER T WASHINGTON HWY
FRANKLIN COUNTY, VIRGINIA



REVISION/DATE:						
SCALE:	NTS					
ASD JOB #:	24-601					
FILE #:	24-601 CONCEPT					
DATE:	10/15/2024					

CS-1
COVER SHEET



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

1. RESTAURANT:
SEC 25-82 (4-C): (1) SPACE FOR EVERY 4 SEATS PROVIDED FOR PATRON USE, + (1) SPACE FOR EACH (75) SQUARE FEET OF FLOOR AREA.

TOTAL REQUIRED STANDARD PARKING SPACES: 15
TOTAL PROPOSED STANDARD PARKING SPACES: 22
TOTAL PROPOSED ADA PARKING SPACES: 2
TOTAL PROPOSED PARKING SPACES: 24

- THERE IS NO LOADING ZONE PROVIDED AT THIS TIME**

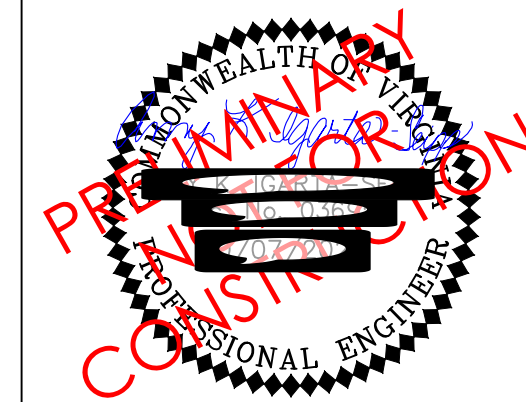
$$(31,072.78 \text{ SF}) * (0.05) = 2,250 \text{ SF}$$

4. PARKING AND DRIVE-THRU

(9.A) CAR STACK: PREFERRED (7) CARS MINIMUM FROM ORDER POINT TO PICK-UP WINDOW.



WESTLAKE DEVELOPMENT
FOR GREEN VALLEY BUILDERS, INC.
BOOKER T WASHINGTON HWY
FRANKLIN COUNTY, VIRGINIA



SCALE:	1" = 20'
ASD JOB #:	24-601
FILE #:	24-601 CONCEPT
DATE:	10/15/2024

C-1
CONCEPT PLAN