

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

I/We GBSR Property Ventures, 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 described below:

Petitioner's Name: GBSR Property Ventures, LLC

Petitioner's Address: 13595 Booker T. Washington Highway, Moneta, Virginia 24121

Petitioner's Phone Number: (540) 565-0205 (540) 537-2789

Petitioner's Email Address: jgilbert@gilbertlawva.com

Property Owner's Name: GBSR Property Ventures, LLC

Property Owner's Address: 13595 Booker T. Washington Highway, Moneta, Virginia 24121

Property Owner's Phone Number: (540) 565-0205 (540) 537-2789

Property Owner's Email Address: jgilbert@gilbertlawva.com

Property Information:

A. Proposed Property Address: 13595 Booker T. Washington Highway, Moneta, Virginia 24121

B. Tax Map and Parcel Number: 0300001405

C. Election District: Gills Creek

D. Size of Property: 2.124 acres

E. Existing Zoning: B2

F. Existing Land Use: Commercial

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: daycare facility

K. Size of Proposed Use: 3,000 sqft

- L. Other Details of Proposed Use: The tenant wishes to convert the basement of the building to a daycare facility. The firemarshall has inspected the building and identified the building could hold up to 68 students currently. The building has sufficient parking and other vacant land to accomodate the tenant easily. No changes would be needed to the building from the outside and minimal buildout from the inside to meet the tenant's needs.

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): GBSR Property Ventures, LLC by way of Timothy Bird

Petitioner's Signature: _____

Date: 4/7/2025

Mailing Address: 13595 Booker T. Washington Highway, Moneta, Virginia 24121

Phone Number: (540) 565-0205 (540) 537-2789

Email Address: jgilbert@gilbertlawva.com

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

Owner's Name: _____

Owner's Signature: _____

Date: _____

Date Received by Planning Staff: _____

Concept Plans
Residential, Business, and Industrial Districts
Necessary Contents

Purpose of a Concept Plan:

A Concept plan is necessary for all special use permit applications. The purpose of the concept plan is to provide information on site conditions and general understanding of the proposed use of the property. Typically, a concept plan contains information on the property such as the property address, parcel boundaries, adjacent roads, natural features (including water courses) and neighboring properties. A concept plan also includes the locations of any proposed buildings, parking, streets, community facilities, buffering or screening, boat docks, signs, and lighting, as well as the proposed densities of development.

Concept Plan versus Site Development Plan:

A concept plan is not the same as a site development plan, which is more detailed to ensure compliance with development regulations and obtain construction permits. A concept plan may be the first step in creating a site development plan. It is important to note that the approval of a special use permit with a concept plan does not mean that a site development plan has been or will be approved.

Required Contents of the Concept Plan:

- ❖ Project title, name of applicant, project engineer/architect/surveyor/planner
- ❖ Plan Date
- ❖ North arrow and graphic scale
- ❖ Size of entire parcel and if applicable, size of portion of parcel requested for rezoning, accompanied by meets and bounds description
- ❖ Adjacent streets, railroads, natural features, historic sites, streams or bodies of water, floodplains, and other information that may help describe site conditions
- ❖ Locations, dimensions, and heights of all existing and proposed structures
- ❖ Locations and dimensions of proposed pedestrian and vehicular access points, driveways, parking areas/spaces and other facilities
- ❖ Natural areas or historic sites to be preserved
- ❖ Location and description of existing vegetation or any landscaping, screening or buffering proposed within the lot or along the perimeter of the development

- ❖ Location of proposed signs, including type of sign, size and height
- ❖ Lighting information, if applicable
- ❖ Building elevations or renderings of the proposed development, if available
- ❖ Accessory use information such as the location of storage yards, recreation spaces, refuse collection areas, septic drain fields, wells, or water tank locations, ETC
- ❖ Number, type, and size of dwellings proposed, and the residential density per acre
- ❖ Number and square footage of retail and office use proposed
- ❖ Location, size and type of recreational amenities, parking facilities, and utility information
- ❖ Other items that may be recommended by staff

CONCEPT PLANS MUST BE LEGIBLE

NOTE If you wish to display your concept plan or any other supporting materials during the Planning Commission or Board of Supervisors public hearings, there is an overhead projector available, as well as a computer projector. Applicants **MUST** bring a flash drive to display their presentation on the computer, or submit presentation materials to staff **AT LEAST 24 HOURS** in advance.



TIMOTHY S. BIRD, ESQUIRE

13595 BOOKER T. WASHINGTON HWY.
MONETA, VIRGINIA 24121
TEL: (540) 565-0205
FAX: (540) 524-9318
TBIRD@KHEYSTONELEGAL.COM

April 7, 2025

Department of Planning & Community Development
1255 Franklin Street, Suite 103
Rocky Mount, Virginia 24151

Re: Special Use Permit Application

To Whom It May Concern:

I write on behalf of GBSR Property Ventures, LLC to formally request a Special Use Permit for the conversion of the basement of the existing office building located at 13595 Booker T. Washington Highway, Moneta, Virginia 24121 into a daycare facility.

As the demand for reliable, quality childcare continues to grow, this daycare facility will play an integral role in supporting working parents, particularly those who may have limited options for childcare. The existing building is well-suited for conversion due to its layout and ample space, which allows for a safe, educational, and nurturing environment for children. Additionally, this daycare will create new job opportunities for local staff, including caregivers, administrative personnel, and facility maintenance workers.

The proposed daycare facility will require no external modifications to the building. The space will be utilized within the existing basement area. The daycare facility may install playground equipment, but the rear of the building has open space to accommodate any need in this regard. Additionally, the facility is not expected to have any detrimental impact on the surrounding area, either in terms of noise, traffic, or parking. The facility is fully committed to ensuring that all necessary safety and zoning requirements are met, and will cooperate with your office to ensure that the conversion process is as smooth and compliant as possible.

Thank you for your time and attention to this matter. Please feel free to contact me if you have any questions or require further information. I am

Very Truly Yours,

Timothy S. Bird/ehs

Timothy S. Bird

$$A = \text{Reception} - 126/7 = 18$$
$$B = \text{Classroom} - 366/35 = 10$$
$$C = \text{Classroom} \quad 596 / 35 = 11$$

$D = \text{classroom } 135 / 35 - 4$

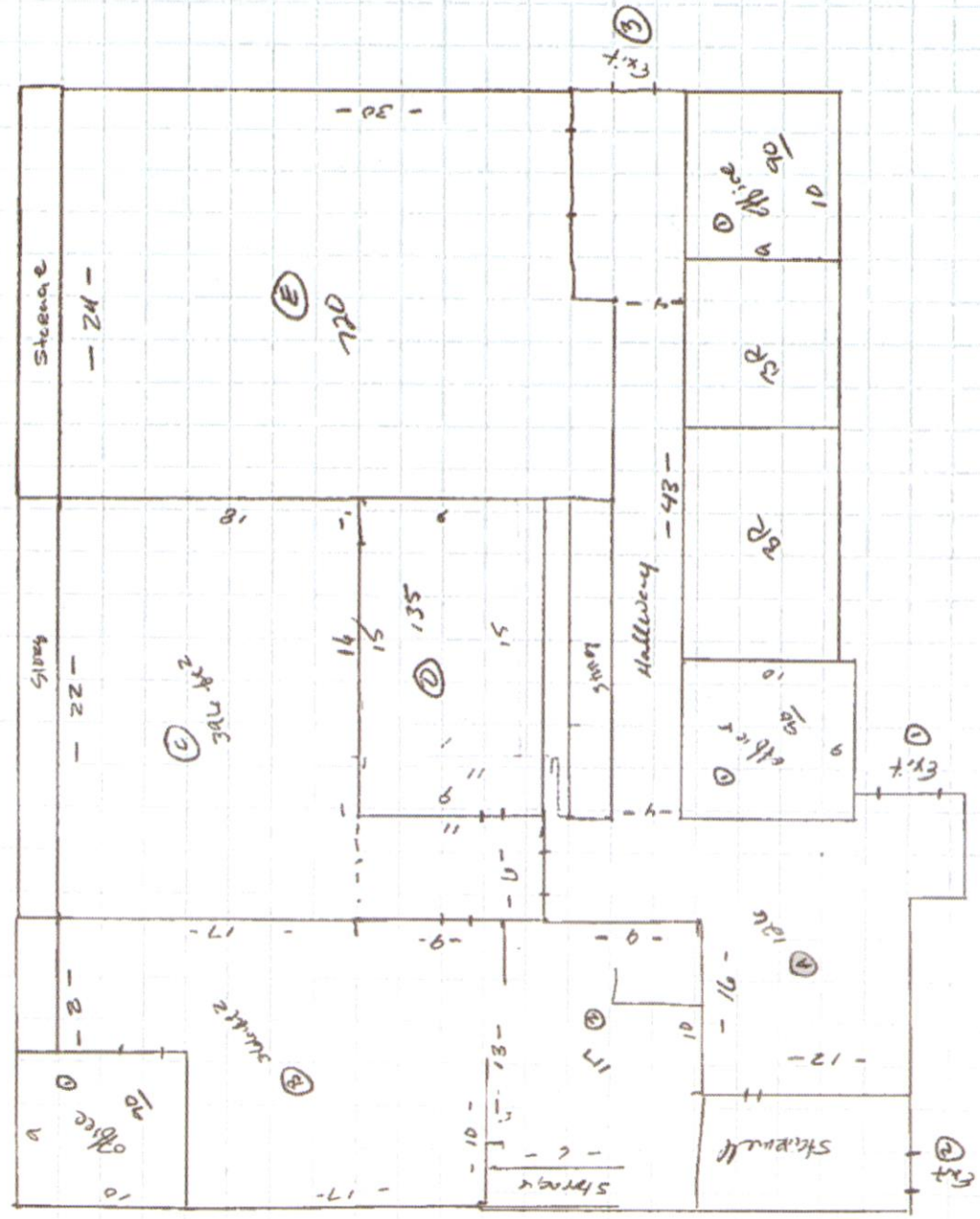
$$F = \text{Classroom } 720/35 = \frac{20}{1.25}$$

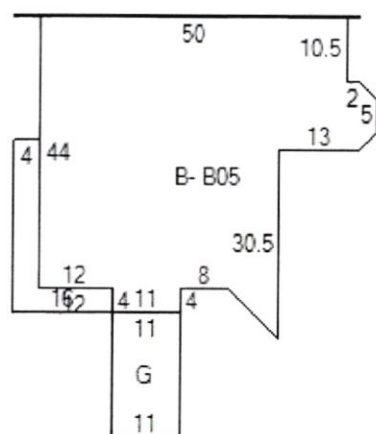
1 per each office + $\frac{5}{15}$ total
2 rep inst area

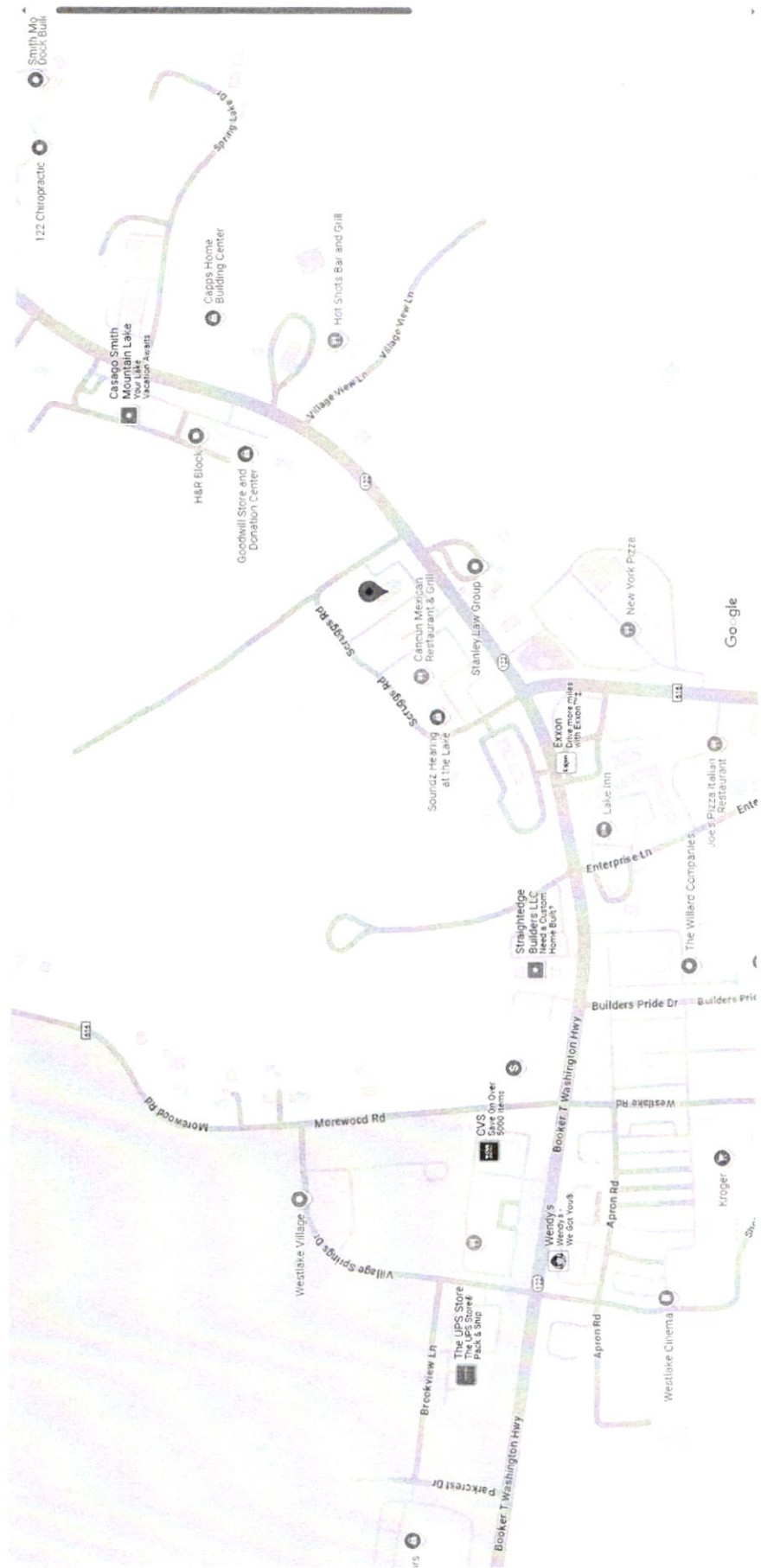
1 per each other (5) 68 total
2 expand area

Hayley Shaftoe

Wunder Boes Daycare







122 Chiropractic

Casado Smith
Mountain Lake
Your Lake
Vacation Agents

H&R Block

Goodwill Store and
Donation Center

Capps Home
Building Center

Hot Shots Bar and Grill

Capoun Mexican
Restaurant & Grill

Stanley Law Group

Sounds Healing
at the Lake

Exxon
Exxon Plus
with Exxon

Lake Inn

Enterprise Ln

Joe's Pizza Italian
Restaurant

The Willard Companies

Builders Pride Dr

Builders Pride

Westlake Rd

Apron Rd

Westlake Cinema

Kroger

Wendy's
We Got You

CVS
Save On Over
\$99.99

The UPS Store
The UPS Store
Pack & Ship

Brockview Ln

Westlake Village Dr

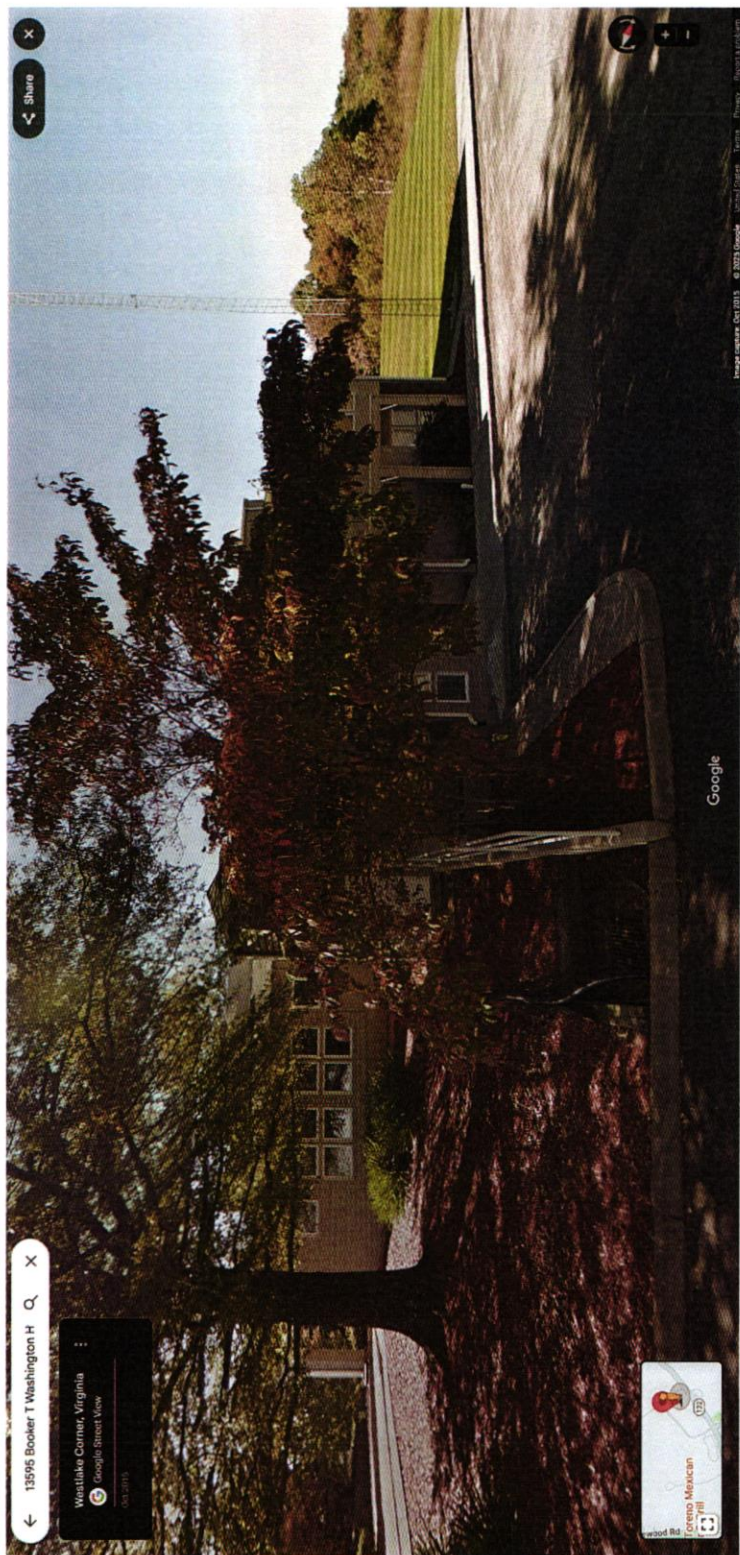
Merewood Rd

Booker T Washington Hwy

Booker T Washington Hwy

Booker T Washington Hwy







05/12/2022

See Details

[Zoom to](#)

Parcels: 0512102100

Primary Details

Parcel ID	0512102100
Map Number	051.21
Parcel Number	021.00
Owner	MCEWEN KRAIG J & SHERRI B
Owner Address	1025 SOPHIA LN
City	MARS
State	PA
Zip Code	16046
Physical Address	1120 HIDDEN TREASURES LN 24176
Legal Description 1	SHORES OF PENN HALL(THE)
Legal Description 2	LOT 21
Zoning	A1
District	UNION HALL
Acreage	5.38
Land Value	\$456,300.00
Building Value	\$0.00
Assessed Total	\$456,300.00
Land Use Value	\$0.00
Grantor	FRANKLIN REAL ESTATE CO
Consideration	\$1,286,250.00
Consideration Date	3/7/2022, 7:00 PM
Instrument Yr	2022
Instrument No	1890
Subdivision	THE SHORES OF PENN HALL
Deed Book	1180
Deed Page	1832
Plat Book	1180
Plat Page	1005
Property Card	View Card

PLAN CORRECTIONS REPORT SPEC-04-2025-18269 FOR FRANKLIN COUNTY

PLAN ADDRESS: 1120 Hidden Treasures Ln
Union Hall, VA 24176

PARCEL: 0512102100

APPLICATION DATE: 04/07/2025

SQUARE FEET: 0.00

DESCRIPTION:

EXPIRATION DATE: 04/07/2026

VALUATION: \$0.00

CONTACTS

Name

Company

Address

Owner

KRAIG J & SHERRI B MCEWEN

1025 Sophia Ln
Mars, PA 16046

REVIEW ITEM

STATUS

REVIEWER

v.