



LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS

V. KIRK LUMSDEN, L.S.
B. LEE HENDERSON, JR., P.E., L.S.
THOMAS C. DALE, P.E.
TIMOTHY HOELZLE, L.S.
LARRY T. OGLE, JR., L.S.
HOWARD P. BOGGESS, II, L.A.
ANDREW P. LUMSDEN, P.E.

4664 BRAMBLETON AVENUE, SW - P.O. BOX 20669 - ROANOKE, VA 24018 - PHONE (540) 774-4411 - FAX (540) 772-9445 - EMAIL MAIL@LUMSDENPC.COM

September 15, 2016

Mr. Steve Sandy, Director
Planning & Community Development
1255 Franklin Street, Suite 103
Rocky Mount, VA 24151

Re: The Uttermost Company Rezoning Submittal
Comm: 2017-034

Dear Steve:

Please allow this letter to serve as our request for your office to accept the enclosed rezoning application for approval by the Franklin County Planning Commission and Board of Supervisors. The intent of the rezoning is to eliminate the current split zoning (A1 & M1) on the Uttermost Company property and rezoning for the entire property to be M1 zoning district. The enclosed rezoning application package includes a narrative that describes the request in greater detail.

Please find enclosed thirty-five (35) copies of the Rezoning Package, which include the following items:

- Completed Petition/Application for Rezoning
- Rezoning Narrative (Letter of Application)
- Conceptual Plan of the Uttermost Company property
- Single Rezoning Fee by Check of \$250 + \$5 per acre x 12 acres rezoned = \$310.00

Should you have any questions or concerns, or require additional information, please do not hesitate to call or email.

Sincerely,

LUMSDEN ASSOCIATES, P.C.

Andrew P. Lumsden, P.E.
Director of Engineering

Copy to: Mr. Kevin Wood, The Uttermost Company

TAX MAP: 05500 and PARCEL No:02701 - REZONING NARRATIVE

CURRENT PROPERTY ZONING

The Uttermost Company is situated on the current parcel (along Grassy Hill Road, Route 919) of Tax Map No. 0550002701 being 43.967 acres. Currently the company's Rocky Mount facility, on the subject property, contains approximately 600,000 square feet of warehouse and support office space. Over the years, as the company has grown into the warehouse facility it is today, various properties were acquired and combined to give way to many previous facility expansions. Currently the property contains a split zoning of M1 & A1 which impacts the current facility and proposed expansion.

INTENT OF ZONING AMENDMENT

The intent of this rezoning is to eliminate the current split zoning boundary line between the M1 & A1 districts to create an overall property zoned entirely M1.

IMPACT ON ADJOINING PROPERTIES

The subject property has been conducting business as an industrial use facility for many years. The change to the zoning district and current planned expansion should have little consequence to the neighboring properties. The current planned warehouse expansion will have no increase to the number of on-site employees and likely no increase to the traffic along Grassy Hill Road, but gives Uttermost greater flexibility to the amount and size of bulk storage items.

Since this expansion was largely planned for during the last expansion in 2007. The majority of the infrastructure needed for this current expansion is in place with stormwater management already accounted for with the 2007 expansion design and construction of the now existing stormwater management detention pond. A graded pad and access road were also constructed during the 2007 expansion, making the current 76,000 square foot warehouse addition as pad ready as possible.

**FRANKLIN COUNTY
PETITION/APPLICATION FOR REZONING
(Type or Print)**

I/We, Cooper Properties 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 to amend the Franklin County Zoning Maps as hereinafter described:

1. Petitioners Name: Cooper Properties LLC

2. Property Owner's Name: Cooper Properties LLC

Phone Number: (540) 483-5103

Address: 3325 Grassy Hill Road
Rocky Mount, VA Zip: 24151

3. Exact Directions to Property from Rocky Mount: Turn onto Grassy Hill Road (Route 919) and continue for approximately 3.3 miles to Site (On Left)

4. Tax Map and Parcel Number: Map: 05500 and Parcel Number: 02701

5. Magisterial District: Blackwater

6. Property Information:

A. Size of Property: 43.97 Acres

B. Existing Land Use: Industrial

C. Existing Zoning: Split Zoning Between M1 & A1

D. Existing number of allowed dwelling units per acre or commercial/industrial development square feet per acre: N/A

E. Is property located within any of the following overlay zoning districts:

 Corridor District Westlake Overlay District Smith Mountain Lake Surface District

F. Is any land submerged under water or part of a lake? Yes No If yes, explain.

7. Proposed Development Information:

A. Proposed Land Use: Industrial

B. Proposed Zoning: M1 - Entire Property

C. Size of Proposed Use: 43.97 Acres

D. Proposed dwelling units per acre or commercial/industrial development square feet per acre: N/A

Checklist for completed items:

- Application Form
- Letter of Application
- Concept Plan
- Application Fee

I certify that this petition/application for rezoning and the information submitted herein is correct and accurate.

Petitioner's Name (Print): Cooper Properties LLC (Mac Cooper - President / CEO)

Signature of Petitioner: *Mac Cooper*

Date: 9.14.17

Mailing Address: P.O. Box 558
Rocky Mount, VA 24151

Telephone: (540) 483-5103

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

Owner's Name (Print): _____

Signature of Owner: _____

Date: _____

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____



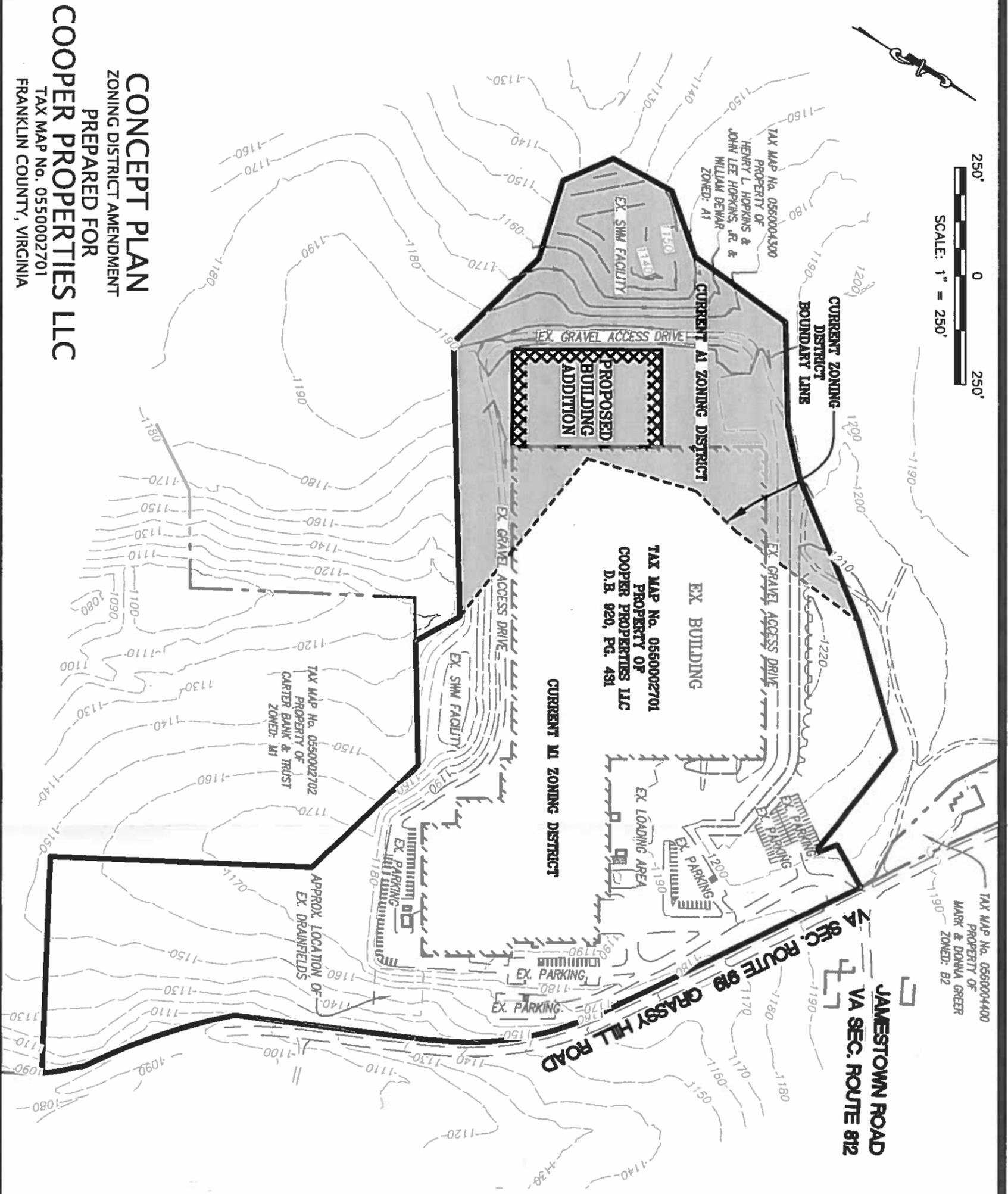
LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

4664 BRAMBLETON AVENUE
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

CONCEPT PLAN

ZONING DISTRICT AMENDMENT
PREPARED FOR
COOPER PROPERTIES LLC
TAX MAP No. 0550002701
FRANKLIN COUNTY, VIRGINIA



SITE AND ZONING TABULATIONS

SUBJECT TAX PARCEL ID: 0550002701
CURRENT SPLIT ZONING: M1 (32.491 ACRES) & A1 (11.476 ACRES)
PROPOSED ZONING: M1 (43.967 ACRES)
EXISTING & PROPOSED USE: WAREHOUSE & MANUFACTURING
SITE BOUNDARY AREA: 43.967 ACRES

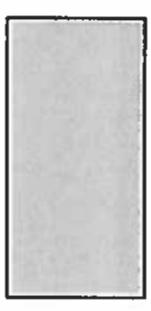
M1 ZONING DISTRICT REGULATIONS:

- MINIMUM YARD SETBACKS:
FRONT - 35', SIDE - NONE, REAR - NONE
*NO SIDE OR REAR YARD SETBACKS EXCEPT NO BUILDING, STRUCTURE, ACCESSORY USE OR OUTDOOR STORAGE AREA SHALL BE LOCATED CLOSER THAN 50' FROM ANY TYPE OF RESIDENTIAL USE OR LIVING QUARTERS NOR RESIDENTIAL DISTRICT BOUNDARY.
MAXIMUM HEIGHT: 40' MAX
MAXIMUM FLOOR AREA: NONE

- MINIMUM PARKING REQUIREMENT:
TOTAL REQUIRED PARKING SPACES: 1 SPACE FOR EACH 3 EMPLOYEES ON THE MAXIMUM WORKING SHIFT, PLUS 1 SPACE FOR EACH COMPANY VEHICLE
MAXIMUM EMPLOYEES = 240, COMPANY VEHICLES = 10
REQUIRED SPACES = 240/3 + 10 = 90
EXISTING PARKING SPACES PROVIDED: 195
(NO CHANGE PROPOSED)

GENERAL NOTES

1. OWNER/DEVELOPER: COOPER PROPERTIES LLC (THE UTMERMOST COMPANY)
P.O. BOX 558
ROCKY MOUNT, VA 24151
2. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
3. TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2017 AND SUPPLEMENTED BY EXISTING AERIAL MAPPING.
4. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF FLOOD HAZARD AREA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51067C0195 C, DATED DECEMBER 16, 2008.



LIMITS OF CURRENT
A1 ZONING DISTRICT
TO BE AMENDED TO
M1 ZONING DISTRICT
(TOTAL AREA = 11.476 ACRES)

DATE:	September 11, 2017
COMM. NO.:	17-034
SCALE:	1" = 250'