

August 3, 2018

Terrance L. Harrington
Franklin County Department of Planning and Community Development
1255 Franklin Street
Rocky Mount, Virginia 24151

**Re: Letter of Application for Special Use Permit
7817 Booker T. Washington Hwy, Wirtz, Virginia 24184**

Mr. Harrington,

Please accept the following as our Letter of Application for a Special Use Permit to construct a Public Utility Structure at the property addressed 7817 Booker T. Washington Hwy, Wirtz Virginia, 24184. The property is zoned A-1 Agriculture, and its current land use is Agriculture. The property will remain zoned A-1 Agriculture, and the proposed use is a Public Utility Structure. The size the of land dedicated to this use is approximately 7,500 ft². The construction of the proposed Public Utility Structure will be done to minimize the effect on surrounding parcels.

Assisting me with the execution of this project is John Tucker, PE. John is designated as an agent qualified to make decisions and represent this project at public hearings on my behalf.

Please reach out to either John or myself with any questions regarding this application for a Special Use Permit.

Regards,



Caleb J. Flake, PE, LEED AP
Project Manager
Cell # 816-898-2500

Attachments:

Special Use Permit Application
Attachment A – Google Earth Driving Directions to Site
Attachment B – List Neighboring Parcels to Parcel # 0280010000
Concept Plan
Plat of Subdivision and Line Adjustment for Benjamin Thomas Turner

**FRANKLIN COUNTY
PETITION/APPLICATION FOR SPECIAL USE PERMIT
(Type or Print)**

I/We, Caleb J. Flake, P.E., 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 as described below:

1. Petitioners Name: MMI Atlantic, LLC

2. Property Owner's Name: Benjamin T. Turner

Phone Number: 540-238-8713

Address: 7304 Varley Cir, Port Charlotte, Florida

Zip: _____

3. Exact Directions to Property from Rocky Mount: See Attachment A

4. Tax Map and Parcel Number: 0280010000

5. Magisterial District: Gills Creek

6. Property Information:

A. Size of Property: 102 acres

B. Existing Zoning: A1- Agriculture

C. Existing Land Use: Agriculture

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 Special Use Permit Information:

A. Proposed Land Use: Public Utility Structure

B. Size of Proposed Use: 7,500 sqft

C. Other Details of Proposed Use: _____


Constructed in a perpetual easement secured from underlying landowner.

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 herein is correct and accurate.**

Petitioner's Name (Print): Caleb J. Flake

Signature of Petitioner: 

Date: 8/3/18

Mailing Address: 7101 College Blvd. Suite 400
Overland Park, KS 66223

Telephone: 913-663-1900

Email Address: Caleb.Flake@ibhc.com

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

Owner's Name (Print): Benjamin T. Turner

Signature of Owner: 

Date: 7-31-18

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____

BK 1103160102

OWNERS CONSENT: THAT I, THE UNDERSIGNED, CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, BEING THAT PROPERTY RECORDED IN DEED BOOK 1040, PAGE 28 AND BEING A PORTION OF THAT PROPERTY CONVEYED TO ME BY DEED OF RECORD IN DEED BOOK 308, PAGE 897 AT THE CIRCUIT COURT CLERK'S OFFICE OF FRANKLIN COUNTY, VIRGINIA. BY VIRTUE OF THE RECORDING OF THIS PLAT THE OWNER HEREBY DEDICATES ALL PUBLIC EASEMENTS AS SHOWN HEREON TO PUBLIC USE. THE SAID OWNER CERTIFIES THAT HE HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON ENTIRELY OF HIS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, SECTION 15.2-2240 THRU 2279 AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF FRANKLIN LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

Benjamin Thomas Turner
OWNER: BENJAMIN THOMAS TURNER

STATE OF VIRGINIA
County of Franklin

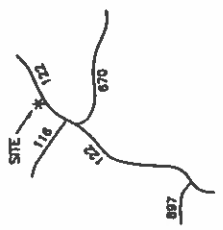
THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME BY BENJAMIN THOMAS TURNER ON THIS 3rd DAY OF January, 2019.

Baby Hyatt McKinney
NOTARY PUBLIC
MY COMMISSION EXPIRES: 04/30/2019



INSTRUMENT # 182000032
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY ON
January 3, 2019 AT 3:36 PM
TAKES 1 BOOK'S CLERK
BT: *[Signature]* (00)

APPROVED: *[Signature]*
Civil Engineer
Va. Dept. of Health Representative
Subdivision Agent - Franklin Co., Va.



VOID AFTER
APR 12 2019

VICINITY MAP
NO SCALE

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
2. THE SUBJECT PROPERTY AS PLATTED DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP NO. 51087C02100, DATED 1/5/2010, AND NO. 51087C0205C, DATED 12/16/2008. (ZONE UNSHADED 'X')
3. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
4. OWNER & SOURCE OF TITLE: BENJAMIN THOMAS TURNER
D.B. 308 PG. 697
PLAT BOOK 6 PAGE 85 (RECORD PLAT)
D.B. 1040 PG. 28
W.B. 113 PG. 1214
TAX MAP 28, PARCEL 100
TAX MAP 28, PARCEL 101
5. A 2.258 ACRE LOT (TAX MAP 28, PARCEL 101) IS BEING COMBINED WITH A 5.314 ACRE PORTION OF TAX MAP 28, PARCEL 100 FORMING ONE PARCEL. OLD LINES ARE TO BE VACATED AS SHOWN.

PLAT OF SUBDIVISION
& LINE ADJUSTMENT
FOR

BENJAMIN THOMAS TURNER
LOCATED IN

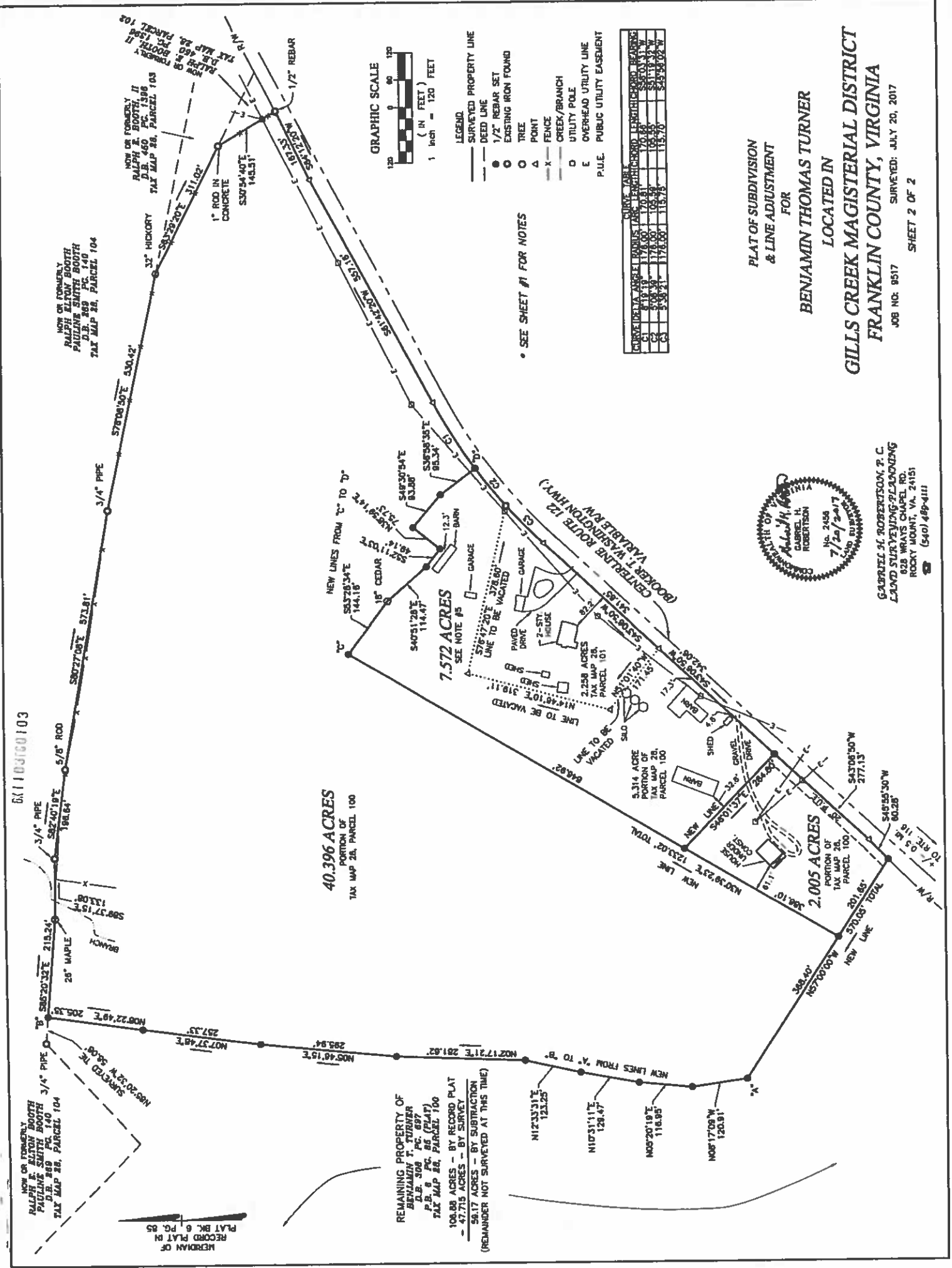
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

JOB NO: 9517 SURVEYED: JULY 20, 2017
SHEET 1 OF 2

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AND THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND COMPLIES WITH THE MINIMUM STATE REQUIREMENTS AS STIPULATED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS, AND LANDSCAPE ARCHITECTS.



GABRIEL J.C. ROBERTSON, P. C.
LAND SURVEYING/ENGINEERING
828 WYATS CHAPEL RD.
ROCKY MOUNT, VA. 24151
(540) 489-4111



RECORD OF
PLAT BK. 6 PG. 85

NOW OR FORMERLY
RALPH E. ALTON BOOTH
PAULINE SMITH BOOTH
D.B. 889 P.C. 140
TAX MAP 28, PARCEL 104

RECORD OF
PLAT BK. 6 PG. 85

NEW LINES FROM A TO B

40.396 ACRES
PORTION OF
TAX MAP 28, PARCEL 100

REMAINING PROPERTY OF
BENJAMIN T. TURNER
D.B. 308 P.C. 897
P.B. 6 P.C. 86 (PLAT)
TAX MAP 28, PARCEL 100

108.88 ACRES - BY RECORD PLAT
- 47.715 ACRES - BY SURVEY
61.173 ACRES - BY SUBTRACTION
(REMAINDER NOT SURVEYED AT THIS TIME)

NEW LINES FROM A TO B

N12°33'31"E 123.25'

N10°51'11"E 128.47'

N05°20'19"E 118.85'

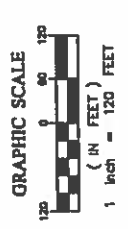
N08°17'09"W 120.91'

PLAT OF SUBDIVISION
& LINE ADJUSTMENT
FOR
BENJAMIN THOMAS TURNER
LOCATED IN
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

JOB NO: 9517 SURVEYED: JULY 20, 2017
SHEET 2 OF 2



GABRIEL H. ROBERTSON, P. C.
LAND SURVEYING-PLANNING
628 WYLES CHAPEL RD.
ROCKY MOUNT, VA, 24151
(540) 469-4111

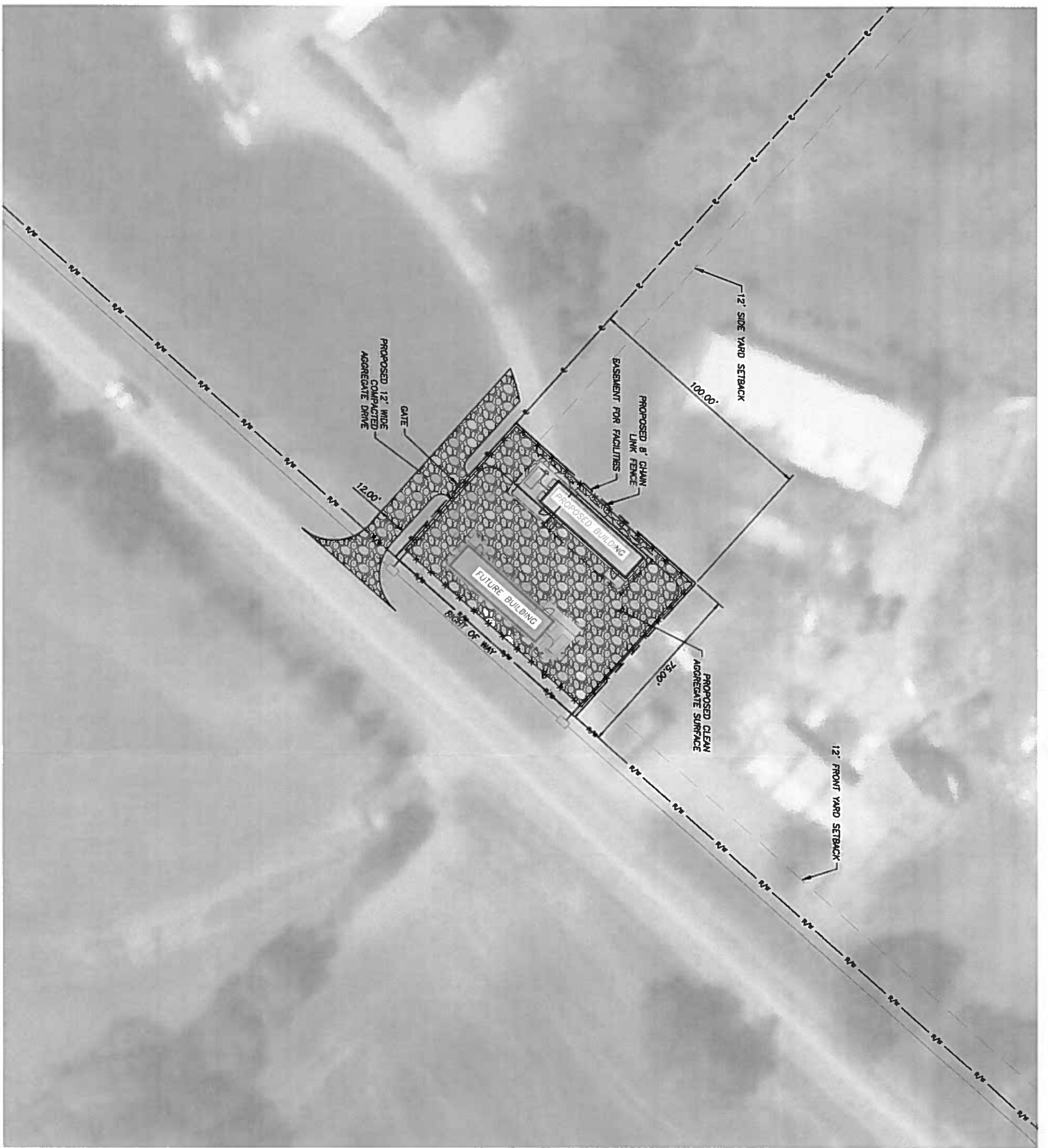


- LEGEND
- SURVEYED PROPERTY LINE
 - - - DEED LINE
 - 1/2" REBAR SET
 - EXISTING IRON FOUND
 - TREE
 - △ POINT
 - - - FENCE
 - - - CREEK BRANCH
 - UTILITY POLE
 - OVERHEAD UTILITY LINE
 - - - P.U.E. PUBLIC UTILITY EASEMENT

• SEE SHEET #1 FOR NOTES

CURVE DATA

CHORD BEING ADJUSTED	RADIUS	ARC LENGTH	CHORD BEING ADJUSTED	CHORD BEING ADJUSTED
C1	178.00'	178.00'	178.00'	178.00'
C2	178.00'	178.00'	178.00'	178.00'
C3	178.00'	178.00'	178.00'	178.00'



PROPERTY OWNER
 BENJAMIN T TURNER
 7304 VARLEY CIRCLE, PORT CHARLOTTE, FL 33981

DEVELOPER

MMI ATLANTIC, LLC
 103 FOLK ROAD, SUITE 202
 WILMINGTON, DE 19803

PETITIONER

BHC RHODES (CALEB J FLAKE)
 7101 COLLEGE BLVD, SUITE 400
 OVERLAND PARK, KS 66210

**EASEMENT FOR FACILITIES
 LEGAL DESCRIPTION**

LEGAL DESCRIPTION: FROM EASEMENT

FLOODPLAIN NOTES:

OUTSIDE OF 100-YR FLOODPLAIN
 FEMA PANEL NUMBER: 51067C0205C

ZONING NOTES:

EXISTING ZONING: A-1 AGRICULTURE
 PROPOSED ZONING: A-1 AGRICULTURE

BUILDING AND SITE DATA

SETBACKS:
 FRONT: 12 FT
 SIDE: 12 FT
 REAR: 12 FT
 COMPOUND AREA: 7,500 SF
PROPOSED BUILDING:
 HEIGHT: 10 FT
 AREA: 576 SF
FUTURE BUILDING:
 HEIGHT: 10 FT
 AREA: 576 SF

LEGEND

- PROPOSED CHAIN LINK FENCE
- PROPOSED FIBER OPTIC CABLE (PERMITTED SEPARATELY)
- BUILDING SETBACK
- 12' FRONT YARD SETBACK
- 12' SIDE YARD SETBACK
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- PROPOSED GRAVEL SURFACE



SCALE: 1" = 20'
 0 20 40

Rev	Date	Description	By	App
0	08/03/2018	ISSUED FOR SUP APPLICATION	MTM	JMT

**NOT FOR
 CONSTRUCTION**

BHC RHODES
 Civil Engineering • Surveying • Utilities
 7101 College Blvd., Suite 400
 Overland Park, Kansas 66210
 p. (913) 663-1900 f. (913) 663-1633
BHC is a registered trademark of Broughton Household & Company, P.A.

Prepared For

**US-VA-FRNR-1
 BOOKER T. WASHINGTON HWY
 FRANKLIN COUNTY, VIRGINIA**

CONCEPT LAYOUT

Designer: MTM
 Checker: JMT
 Issue Date: 08/03/2018
 Project Number: 023680.01