

Jay Auto Sales, Inc.

3305 Iron Ridge Road, Rocky Mount, VA 24151

Letter of Application:

The proposed scope of work includes utilizing less than 10,000 square feet of the existing graveled surface area of the property (Tax ID # 044-01-02301A) in Franklin County, Virginia, to be used as an auto sale, as shown on the attached site plan.

The proposal includes utilizing the existing gravel driveway access along Iron Ridge Road, and the existing building on-site to be used as an office. In addition, the site plan shows a future building to be used as an auto repair shop. An on-site freestanding sign for the business at the corner of HWY 220 and Iron Ridge Road is shown on the attached concept plan.

The 4.066-acre property had been used as an auto sales prior to its recent use as a storage building sales (see attached Exhibit A).

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

We, AMOS K. & BARBIE M. STOLZFUS 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: MOHAMMAD HASSANZADAH

2. Property Owner's Name: AMOS K. & BARBIE M. STOLZFUS

Phone Number: 424 386 0698

Address: 34 QUAKER DRIVE
HEGINS, PA Zip: 17938

3. Exact Directions to Property from Rocky Mount: _____

4. Tax Map and Parcel Number: 044-01-02301A

5. Magisterial District: BOONE

6. Property Information:

A. Size of Property: 4.066 ACRES

B. Existing Zoning: B2

C. Existing Land Use: VACANT

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: USED AUTO SALES

B. Size of Proposed Use: LESS THAN 10,000 SQ. FT.

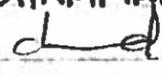
C. Other Details of Proposed Use: UTILIZE EXISTING GRAVEL SURFACE AREA
AND THE EXISTING BUILDING ON-SITE.
NO CHANGES TO THE EXISTING SITE CONDITIONS.

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): **MOHAMMAD HASSANZADAH**

Signature of Petitioner: 

Date: **8/29/2018**

Mailing Address: **131 CAMPBELL AVE. S.W. UNIT B
ROANOKE, VA 24011**

Telephone: **(424) 386-0698**

Email Address: **ARNEB786@GMAIL.COM**

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

Owner's Name (Print): **AMOS K. & BARBIE M. STOLZFUS**

Signature of Owner: 

Date: **8/29/2018**

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

CONNECTEXPLORER



map: Auto (Oblique) Dates: All image 1 of 39 02/25/2013

EXHIBIT "A"

<https://explorer.eagleview.com/index.php>

8/23/2018



102 East Market Street
P.O. Box 09
Gratz, PA 17030

Phone: (717) 365-3770 Fax: (717) 365-3966

I, Amos K Stoltzfus, agree to take the property located at 3305 Iron Ridge Road & US 220 Rocky Mount, VA off the market beginning September 4, 2018 for a fee of \$300.00 per month to paid at the office of Town & Country Realty at 23387 Virgil Goode Hwy. Boones Mill, VA 24065 on the first of each month for a period of five months while tenants have time to get through Planning & Zoning for a Special Use Permit to have a used car lot located on the property.

I also agree to give permission for this property to have a special use permit for this purpose.

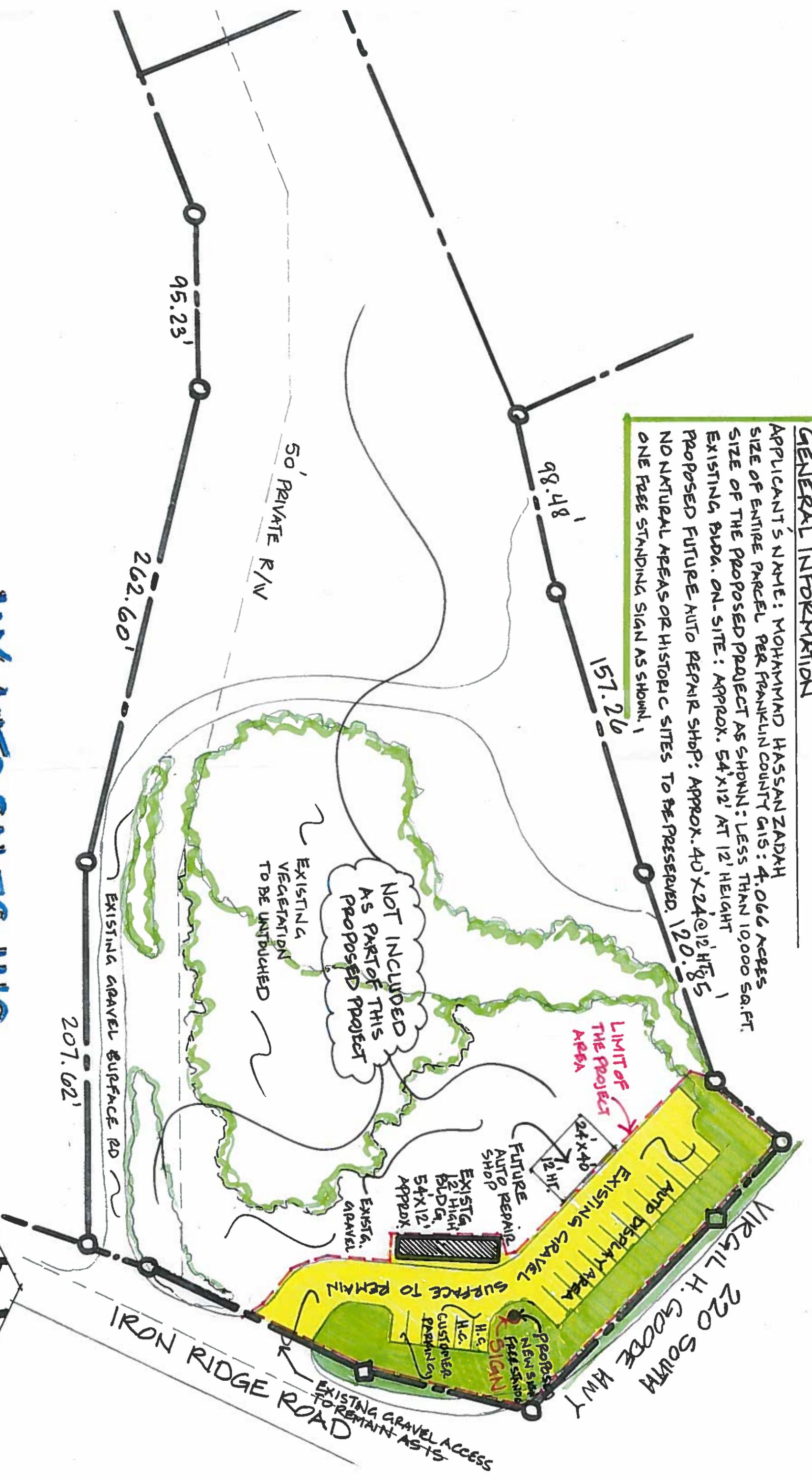
8/29/15

Amos K. Stoltzfus – Owner

Date

GENERAL INFORMATION

APPLICANT'S NAME: MOHAMMAD HASSAN ZADAH
 SIZE OF ENTIRE PARCEL PER FRANKLIN COUNTY GIS: 4,066 ACRES
 SIZE OF THE PROPOSED PROJECT AS SHOWN: LESS THAN 10,000 SQ. FT.
 EXISTING BUDA. ON-SITE: APPROX. 54'X12' AT 12' HEIGHT
 PROPOSED FUTURE AUTO REPAIR SHOP: APPROX. 40'X24@12' HTS
 NO NATURAL AREAS OR HISTORIC SITES TO BE PRESERVED. 120.85'
 ONE FREE STANDING SIGN AS SHOWN. 1



JAY AUTO SALES, INC.

CONCEPT PLAN

3305 IRON RIDGE RD.
 ROCKY MOUNT, VA 24151

SCALE: 1" = 50'-0"
 PREPARED AUG. 29, 18