

LETTER OF APPLICATION

January 16, 2019

To Whom It May Concern,

My name is Wendy F. Royer, and I am the Owner/Operator of Halesford Harbour Marine and RV in Moneta, VA. My company is looking to relocate to the property in question, Parcel Number 0150006402.

I've was born and raised in Long Island, NY and a Liberty University 1991 Graduate. After graduation, I continued to live in the Lynchburg area and got married. Later, I moved to Bedford County and lived there since 2000. I have been in the Smith Mountain Lake area for over 6 years, and just fell in love with this area. I take pride in myself because I am a female business owner, and worked hard to make Halesford Harbour Marine & RV a successful business along with my employees.

We've been in business at Halesford Harbour Marine and RV for 5 years at our current location, 1097 Kaseys Lakeview Drive, Moneta, VA. Currently, we are a Heartland and a Keystone RV Dealership. We sell campers and do repair work, including warranty work, on motor homes and campers, boats, and golf carts. We also sell boats, and build, repair and sell golf carts. My employees consist of one sales person, which is myself, a general manager, and three certified mechanics. We have an incredible and honorable reputation among our customers and the Moneta Community. The land where we currently reside, we lease. Recently our landlord sold our property to a third party who has other plans for the property. So we need to leave. Upon the news that we need to re-locate, we came across the property in request and it would be perfect for our new plans to continue to have a successful business. Also, we would be honored to be part of the Franklin County area, and to be part of the community.

At our new location at the requested proposed property, Parcel Number 0150006402, we want to build a new building -45ft x 60 ft. Within the building, we will have office space for our sales people and general manger, and a commercial garage where we will continue to do repair work and warranty work on recreational vehicles, boats and golf carts. We will also build and sell new golf carts. On the lot surrounding the building is where we will set up for sales. Behind the building is where we will keep customer boats and campers that need repair. Boats, campers and golf carts in need of repair may take 3-7 days. This site will not be used for consignment sales as it will not be advantageous to us at this site.

I feel we would be an asset to the Franklin County community because of our skill set with Recreation Vehicles and the customers who own them and live in the Smith Mountain Lake area. My employees and I enjoy servicing our customers with the goal of making them happy with our work.

Thank you for your time,

Sincerely,



Wendy F. Royer

David J. Lorenzani
Successor Trustee of the Wessel Family
Living Trust dated September 29, 1997
15531 Booker T. Washington Highway
Moneta, VA 24121

VIA email to: mcdonaldmariners@aol.com

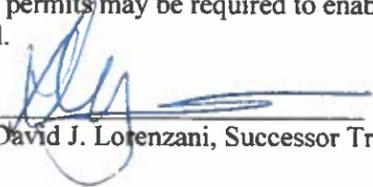
January 30, 2019

Ms. Mary Lou McDonald
ML Realty/ML Hospitality
mcdonaldmariners@aol.com

RE: 1.036 acre parcel; Franklin County Tax Map #0150006402;
Deed reference: Deed Book 623, Page 358, Franklin County, NC

As you know, I am the successor Trustee of the Wessel Family Revocable Living Trust dated September 29, 1997 (which became the Wessel Family Irrevocable Trust on May 17, 2018, the date of John J. Wessel's death) (referred to herein as the "Trust").

This email will confirm that as successor Trustee of the Trust, I am aware that the purchaser of the above-referenced parcel intends to construct a boat and RV sales and service dealership building on said parcel. Neither I as the successor Trustee nor the Trust has any objection to the purchaser's intended purpose for purchasing said parcel or the purchaser's intended use of the parcel, but neither I as successor Trustee nor the Trust represents or warrants that the parcel in question is suitable for any such use or that purchaser will be able to obtain whatever governmental zoning approvals, licenses or permits may be required to enable the purchaser to accomplish its intended use of the parcel.


David J. Lorenzani, Successor Trustee

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

I/We, WENDY F ROYER, 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: WENDY F. ROYER
2. Property Owner's Name: ESTATE OF JOHN WESSEL
- Phone Number: 434-665-0646
- Address: 218 JEFFERSON WOODS DRIVE
MANASSA, VA Zip: 24551
FOREST
3. Exact Directions to Property from Rocky Mount: FROM RT 40, TURN ONTO
RT 122 NORTH, 15.3 MILES ON RIGHT, JUST PAST
BOJANGLES
4. Tax Map and Parcel Number: 0150006402
5. Magisterial District: GILLS CREEK

6. Property Information:

- A. Size of Property: 1.036 AC
- B. Existing Zoning: AGRICULTURE
- C. Existing Land Use: SINGLE FAMILY / SUBURBAN
- 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: COMMERCIAL MARINE & R.V. REPAIR
- B. Size of Proposed Use: 1.0 AC
- C. Other Details of Proposed Use: GOLF CART REPAIR & SALES

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.**

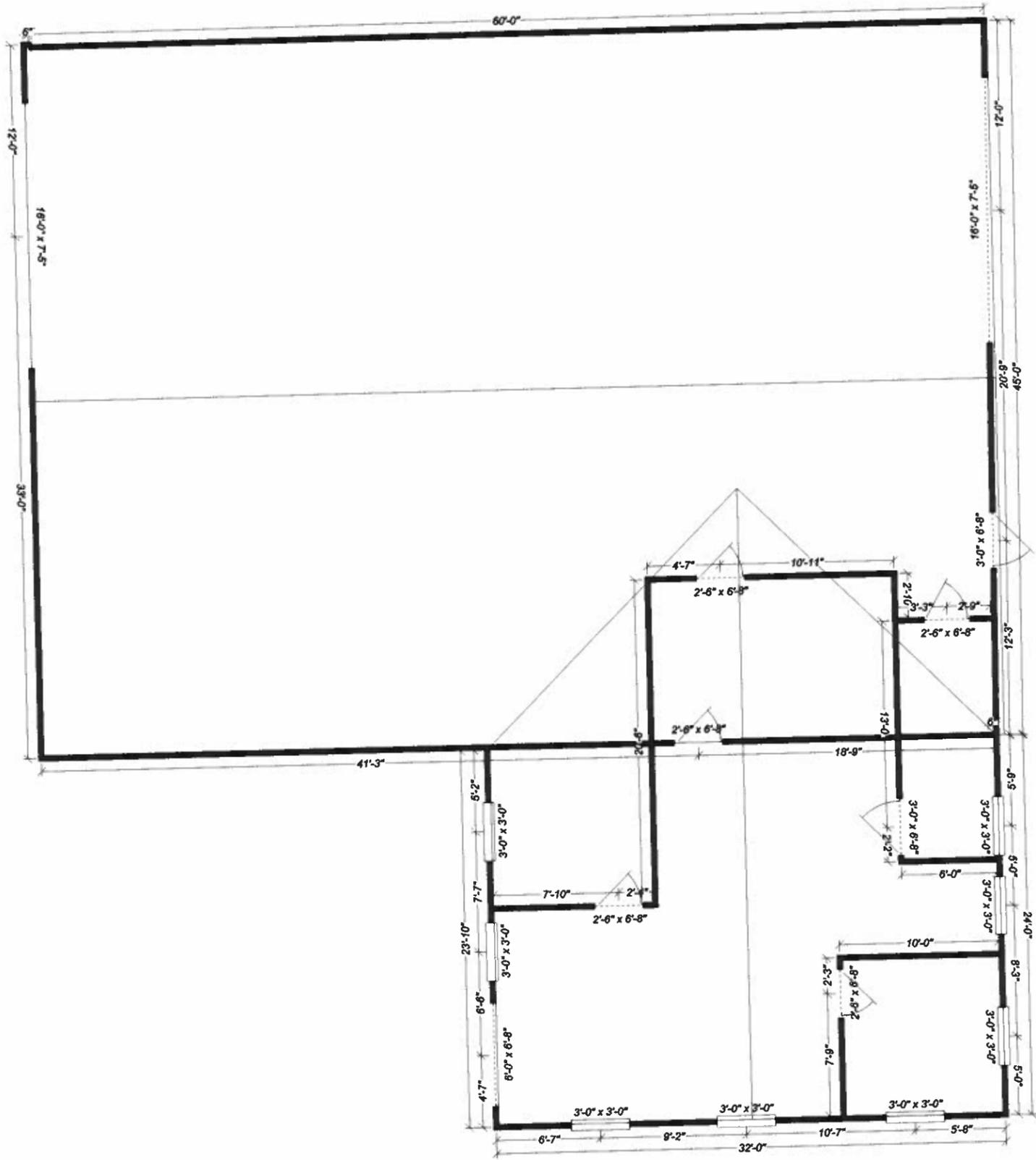
Petitioner's Name (Print): WENDY F. ROYER
Signature of Petitioner: Wendy F. Royer
Date: 1/29/19
Mailing Address: 218 JEFFERSON WOODS DR
FOREST
ADRIANA, VA 24551
Telephone: 434-665-0646
Email Address: WROYER2@YAHOO.COM

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

Owner's Name (Print): SEE ATTACHED
Signature of Owner: _____
Date: _____

Date Received by Planning Staff: _____
Time: _____
Clerk's Initials: _____

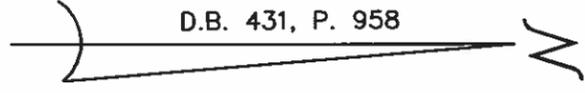
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RECPT. #: _____
AMOUNT: _____



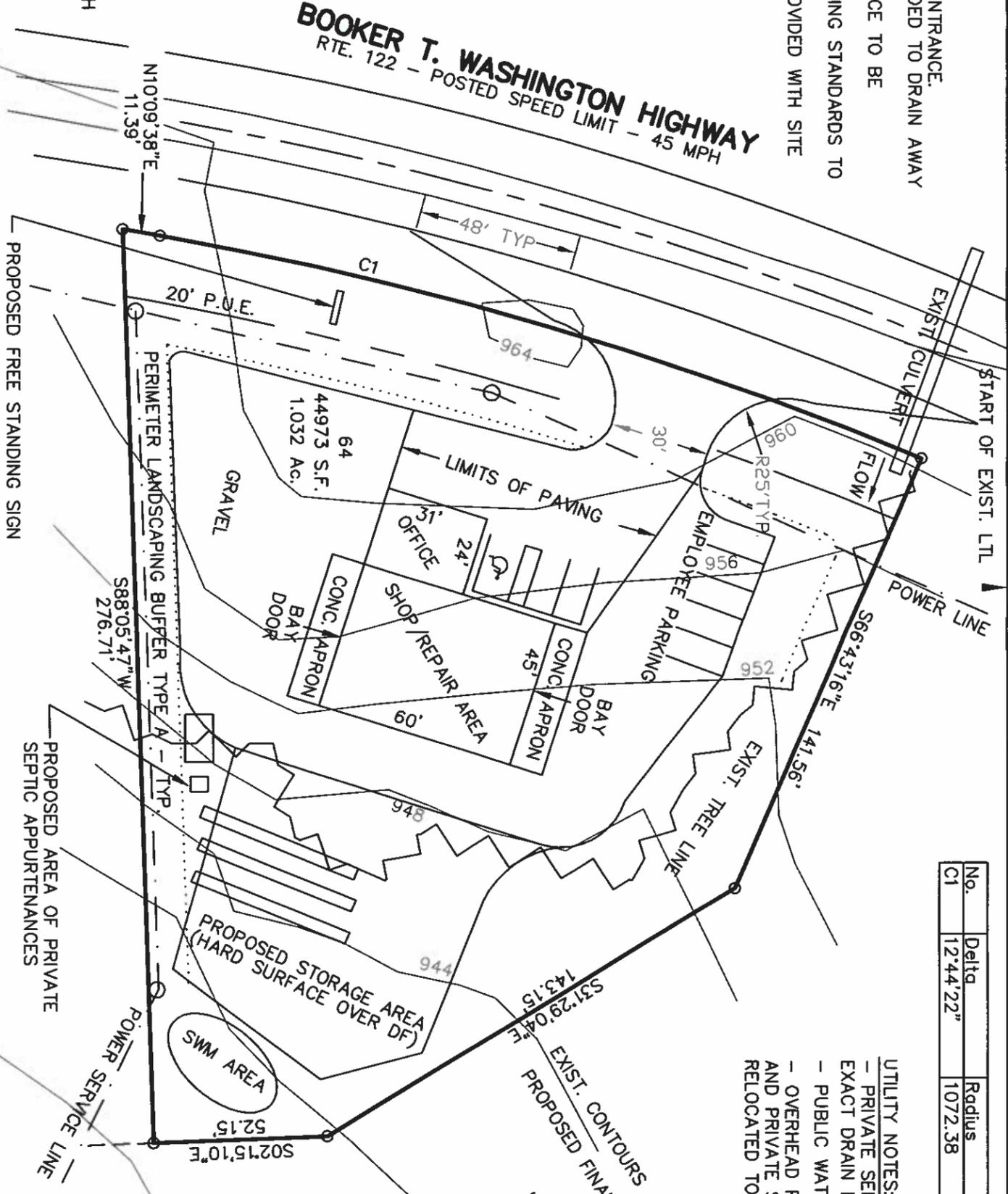
HALESFORD HARBOUR MARINE & RV SERVICE

ACCESS NOTES:

- STANDARD VDOT COMMERCIAL ENTRANCE.
- EXISTING DITCH LINE TO BE GRADED TO DRAIN AWAY FROM ACCESS.
- MIN. INTERSECTION SIGHT DISTANCE TO BE CONFIRMED.
- ACCESS MANAGEMENT MIN. SPACING STANDARDS TO BE CONFIRMED.
- TURN LANE ANALYSIS TO BE PROVIDED WITH SITE PLAN.



BOOKER T. WASHINGTON HIGHWAY
 RTE. 122 - POSTED SPEED LIMIT - 45 MPH



| No. | Delta | Radius | Arc Length | Chord Length | Chord Bearing |
|-----|-----------|---------|------------|--------------|---------------|
| C1 | 12°44'22" | 1072.38 | 238.44 | 237.95 | N16°31'49"E |

UTILITY NOTES:

- PRIVATE SEPTIC SYSTEM PROPOSED. EXACT DRAIN FIELD AREA IS YET TO BE DETERMINED.
- PUBLIC WATER SERVICE TO BE PROVIDED BY WWA.
- OVERHEAD POWER DISTRIBUTION LINE AND PRIVATE SERVICE LINE PROPOSED TO BE RELOCATED TO NEW POLES AS SHOWN.

PROPERTY OF
 JAMES P. & CHARLOTTE H. TURNER
 INST# DB. 913 PG. 1204
 PARCEL ID# 0150006200
 ZONING - A1 - AGRICULTURAL
 LAND USE - AGR/UNDEVELOPED

ZONING NOTES:

- EXIST. CLASSIFICATION A1 - AGRICULTURAL SPECIAL USE PERMIT APPLICATION REQ'D. FOR PROPOSED COMMERCIAL USE.
- EXIST. LAND USE - SINGLE FAMILY/SUBURBAN
- BUILDING HEIGHT TO CONFORM WITH ORDINANCE.
- SIZE, HEIGHT, AND LOCATION OF PROPOSED FREE STANDING SIGN TO CONFORM WITH ORDINANCE.
- EXTERIOR LIGHTING TBD.
- 744 SQ. FT. OFFICE/SHOWROOM AREA PROPOSED
- 2700 SQ. FT. SHOP/REPAIR AREA PROPOSED
- BUILDING ELEVATION DRAWINGS UNAVAILABLE AT THIS TIME.

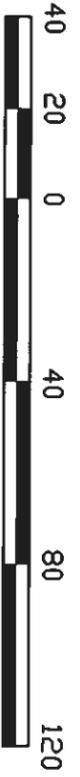
PEACE OF MIND PROPERTY SERVICES, INC

ENGINEERING, INSPECTIONS, PLANNING & SURVEYING
 119 S. BRIDGE ST.
 BEDFORD, VA. 24523
 PHONE (540) 586-4710 FAX (540) 586-5407
 www.pom-property-services.com

PROPERTY OF
 QUEENS VIEW, LLC
 INST# DB. 881 PG. 347
 PARCEL ID# 0150006401A
 ZONING - A1 - AGRICULTURAL
 LAND USE - SINGLE FAMILY/SUBURBAN
 * - APPROVED SPECIAL USE

**CONCEPT PLAN
 PROPOSED**

**HALESFORD HARBOUR
 MARINE & RV SERVICE**
 GILLS CREEK DIST., FRANKLIN CO., VA
 SCALE: 1"=40' DATE: JANUARY 30, 2019
 TAX ID. NO. 150006402
 6402.DWG



SCALE IN FEET

LAST REVISION

