

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

I/We, (HAA&E) Mike Woolwine, 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: Hughes Associates Architects & Engineers, (HAA&E) Mike Woolwine

2. Property Owner's Name: Ayers Properties LLC

Phone Number: 540-334-4182

Address: 74 Taylors Road

Boones Mill, VA Zip: 24065

3. Exact Directions to Property from Rocky Mount: SE corner of the Intersection of Rte. 220, (Virgil Goode Hwy.) & Rte. 691 (Taylors Road). Approximately 2.0 miles south of Boones Mill.

4. Tax Map and Parcel Number: 0370004000

5. Magisterial District: Boone

6. Property Information:

A. Size of Property: 32.721 ac.

B. Existing Land Use: Commercial / Industrial

C. Existing Zoning: Split Zoning: A-1(15.980 ac.) & B-2(16.741 ac.)

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

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

Corridor District  Westlake Overlay District  Smith Mountain Lake Surface District  
(220 N. Rural Development Overlay District)

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

No

7. Proposed Development Information:

A. Proposed Land Use: Commercial / Industrial

B. Proposed Zoning: Split Zoning: A-1(15.980 ac.) & B-2(16.741 ac.)

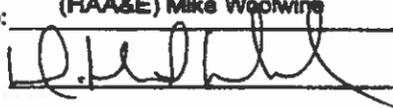
C. Size of Proposed Use: Proposed for this rezoning: 16.741 ac.

D. Proposed dwelling units per acre or commercial/industrial development square feet per acre: \_\_\_\_\_

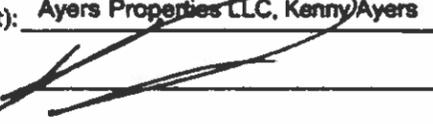
Checklist for completed items:

- Application Form
- Letter of Application
- List of Adjoining Property Owners and Addresses
- 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): (HAA&E) Mike Woolwine  
Signature of Petitioner:   
Date: March 1, 2019  
Mailing Address: 656 Elm Ave. SW Roanoke, VA 24016  
Telephone: 540-342-4002

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

Owner's Name (Print): Ayers Properties LLC, Kenny Ayers  
Signature of Owner:   
Date: 3/1/19

Date Received by Planning Staff: \_\_\_\_\_  
Time: \_\_\_\_\_  
Clerk's Initials: \_\_\_\_\_

CHECK #: \_\_\_\_\_  
RECPT. #: \_\_\_\_\_  
AMOUNT: \_\_\_\_\_

LETTER OF APPLICATION  
REZONING TAX MAP #34-40 FROM A-1 to B-2  
February 26, 2019

Pro-line Trailer Sales, located at 74 Taylors Road in Boones Mill, VA, Tax Parcel 37-40, is requesting a revision to the Rezoning Proffers and Special Use Permit Conditions and that were established per Ordinance #12-10-2018 and Resolution #13-10-2018 on October 22, 2018.

This property was developed in 2008 for Pro-line Trailer Sales a trailer sales and service business. Prior to developing the site, it was necessary to rezone a portion of the 32.72 acre site from A-1 to B-2. The request to rezone the property, Case #R 07-11-01, was granted approval by the Franklin County Board of Supervisors public hearing on December 18, 2007. At that time +/- 7.94 acres were rezoned to B-2 with proffers including;

1. The Property will be developed in substantial conformance with the Concept Plan prepared by Hughes Associates Architects, dated September 28, 2007.
2. Applicant or assigns shall record a plat of the subject property and establish a right of way and easement accessing the remaining acreage, containing 24.78 acres (Tax Map/Parcel #37-40), and provide that no other direct access to the 24.78 acres parcel be allowed excepting any off-conveyance made to an adjoining property owner or other purchaser may access such off-conveyance by access over an adjoining landowner.
3. Construction of the office/business building on the property shall be in general conformance with the architectural concept on file with the Franklin County Planning Department.
4. Applicant agrees to "tap on" to the County water when the same becomes available.
5. All trailers shall be located a minimum of Fifteen (15) feet from the established line for the rezoned parcel of 7.94 acres.
6. All trailers stored on site shall be on operable condition unless stored within an enclosed building.
7. Any proposed lighting shall be shielded and directed downward. Lighting plans shall meet current County Code and be filed with the County with the site plan.
8. Usage of the property shall be limited to the sale and display of trailer and accessory equipment and for professional offices associated with said business.

Additionally, in conjunction with this rezoning, a Special Use Permit was requested, Case #U 07-11-02, for outdoor display, with the following conditions;

1. All trailers shall be located a minimum of fifteen (15) feet from any property line.
2. All trailers stored on site shall be in operable condition unless within an enclosed building.
3. Any proposed lighting of outdoor display shall be shielded and directed downward. Lighting plans shall be reviewed and approved by the Zoning Administrator prior to installation of lighting.
4. The hours of operation will be 9:00am to 9:00pm for the general public.

As Pro-line Trailers Sales continued to grow it become apparent in 2013 that additional property would be needed to accommodate the business. Therefore, an additional +/- 8.387 acres of the 32.72 acre site was requested to be rezoned from A-1 to B-2 for the purpose of maintaining the business's current needs and providing for future growth. The request to rezone was granted approval by the Franklin County Board of Supervisors public hearing on December 17, 2013 with the following proffers;

1. The development of the newly rezoned property (containing 8.387 acres; portion of Tax Map/Parcel #30-40) is in substantial conformance with the Concept Plan prepared by Hughes Associates Architects & Engineers.
2. To leave undisturbed the natural buffer of trees along the boundary line for U.S. 220, the western boundary line and the northern boundary line of the property as shown on the Concept Plan.
3. Construction of the new 60'x40' storage building shall be in general conformance with the architectural concept being a part of the Concept Plan.
4. The applicant shall provide a metes and bounds survey prepared by a licensed Virginia surveyor to distinguish and define the rezoned area (see Concept Plan).
5. Usage of the +/- 8.387 acre site, which is the subject of the rezoning petition, shall be limited to the service and repair of trailers and accessory equipment, and to professional offices associated with said business, including employee and/or customer parking. Neither outdoor display nor outdoor storage are hereby permitted, as such uses require a separate application for Special Use Permit; provided, however, this limitation shall not prohibit parking of trailers being serviced on this site.

Since Pro-line's opening, Route 220 corridor has become an attractive location for business opportunities. Installation of public water lines and the newly opened Franklin County's Summit View Business Park are indicators and catalyst for these opportunities. Recognizing available opportunities for other marketable businesses on the Pro-line site, a request was made to revise the rezoning proffers and special conditions on both of the B-2 zoned parcels.

Revisions of the proffers were approved on October 22, 2018 per Ordinance #12-10-2018 and included:

For the 2007 Rezoning Parcel

Replace Proffer #8 –

*Usage of the property shall be limited to the sale and display of trailer and accessory equipment and for professional offices associated with said business.*

with

New Proffer #8

*Usage of the property currently zoned B-2 (containing +/- 16.33 acres, portion of Tax Map/Parcel #30-40) shall be limited to Residential/Agricultural sales and service, the sale and display of trailers and accessory equipment and for sales, service and repair of automobiles, trucks, recreational vehicles, motorcycles, farm equipment, garden equipment, boats, motors (gas and electrical), machinery, tires, construction equipment and professional offices associated with said businesses.*

For the 2013 Rezoning Parcel

Replace Proffer #5 –

*Usage of the +/- 8.387 acre site, which is the subject of the rezoning petition, shall be limited to the service and repair of trailers and accessory equipment, and to professional offices associated with said business, including employee and/or customer parking.*

*Neither outdoor display nor outdoor storage are hereby permitted, as such uses require a separate application for Special Use Permit; provided, however, this limitation shall not prohibit parking of trailers being serviced on this site.*

with

New Proffer #5

*Usage of the property currently zoned B-2 (containing +/- 16.33 acres, portion of Tax Map/Parcel #30-40) shall be limited to Residential/Agricultural sales and service, the sale and display of trailers and accessory equipment and for sales, service and repair of automobiles, trucks, recreational vehicles, motorcycles, farm equipment, garden equipment, boats, motors (gas and electrical), machinery, tires, construction equipment and professional offices associated with said businesses.*

Revisions of the special conditions were approved on October 22, 2018 per Resolution #13-10-2018 and included:

Adding 2 new conditions

New Condition #5

*The property cannot be used for the outdoor display or storage of any vehicle parts, farm equipment parts, boat or motor parts, or any other used or new parts that are associated with products sold on the property. Any used vehicles/equipment must go through an evaluation process by owner before being displayed.*

New Condition #6

*The applicant shall prepare a concept plan on how the property will be used.*

It has now been realized that to properly accommodate potential marketable opportunities and to consolidate and remove some of the proffers and conditions that have already been achieved, additional revision need to be made. Therefore, we are requesting the following proffers and conditions for the entire 16.741 acres currently zoned B-2.

All Zoning Proffers

1. The currently zoned B-2 portion of Tax Parcel #37-40 (containing 16.471 acres), shall be developed in substantial conformance with the concept plan prepared by Hughes Associates Architects & Engineers, dated February 26, 2019. **(New Proffer)**
2. Natural buffer of trees shall remain along U.S. Route 220, the western boundary line and the northern & eastern boundary lines of the property as shown on the concept plan. **(New Proffer)**
3. All trailers shall be located a minimum of fifteen (15) feet from the property lines. **(New Proffer)**
4. All trailers stored on site shall be in operable condition unless stored within an enclosed building. **(Existing Proffer)**
5. Any proposed lighting shall be shielded & directed downward. Lighting plans shall meet current County code and be filed with the County with the site plan. **(Existing Proffer)**
6. Usage of the property currently zoned B-2 (containing +/- 16.33 acres, portion of Tax Map/Parcel #30-40) shall be limited to Residential/Agricultural sales and service, the sale and display of trailers and accessory equipment and for sales, service and repair of automobiles, trucks, recreational vehicles, motorcycles, farm equipment, garden equipment, boats, motors (gas and electrical), machinery, tires, construction equipment and professional offices associated with said businesses. **(Existing Proffer)**

All Special Use Permit Conditions

1. All trailers shall be located a minimum of fifteen (15) feet from any property line.  
**(Existing Condition)**
2. All trailers stored on site shall be in operable condition unless within an enclosed building. **(Existing Condition)**
3. Any proposed lighting of outdoor display shall be shielded and directed downward. Lighting plans shall be reviewed and approved by the Zoning Administrator prior to installation of lighting. **(Existing Condition)**
4. The hours of operation will be 7:00am to 9:00pm for the general public.  
**(New Condition)**
5. The property cannot be used for the outdoor display or storage of any vehicle parts, farm equipment parts, boat or motor parts, or any other used or new parts that are associated with products sold on the property. **(New Condition)**

We are requesting approval of this rezoning petition and special use permit.

**EXISTING PROFFERS AND CONDITIONS**

OCTOBER 22, 2018 - ORDINANCE #12-10-2018:

PROFFERED CONDITIONS GOVERNING THE 7.94 ACRES ORIGINALLY REZONED TO B-2 IN 2007

1. PROPERTY WILL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE SITE PLAN PREPARED BY HUGHES ASSOCIATES ARCHITECTS, DATED SEPTEMBER 28, 2007
2. THE CURRENTLY ZONED B-2 PORTION OF TAX PARCEL #37-401 SHALL BE REZONED TO A-1 FOR THE SUBJECT PROPERTY, EXCEPT FOR THE REMAINING ACRES. (CONTAINING 24.78 ACRES, TAX PARCEL #37-401, AND PROVIDE THAT NO OTHER DIRECT ACCESS TO THE 24.78 ACRE PARCEL BE ALLOWED EXCEPTING ANY OFF-CONVEYANCE MADE TO AN ADJOINING PROPERTY OWNER OR OTHER PURCHASER MAY ACCESS SUCH OFF-CONVEYANCE BY ACCESS OVER AN ADJOINING LANDOWNER
3. CONSTRUCTION OF THE OFF-ROAD BUSINESS BUILDING ON THE WESTERN BOUNDARY LINE OF THE PROPERTY AS SHOWN ON THE ARCHITECTURAL CONCEPT ON FILE WITH THE FRANKLIN COUNTY PLANNING DEPARTMENT
4. APPLICANT AGREES TO "TAP OFF" TO COUNTY WATER WHEN THE SAME BECOMES AVAILABLE
5. ALL TRAILERS SHALL BE LOCATED A MINIMUM OF FIFTEEN (15) FEET FROM THE ESTABLISHED LINE FOR THE REZONED PARCEL OF 7.94 ACRES
6. ALL TRAILERS STORED ON SITE SHALL BE IN OPERABLE CONDITION UNLESS STORED WITHIN AN ENCLOSED BUILDING
7. ANY PROPOSED LIGHTING SHALL BE SHIELDED & DIRECTED DOWNWARD. LIGHTING PLANS SHALL MEET CURRENT COUNTY CODE AND BE FILED WITH THE COUNTY WITH THE SITE PLAN
8. USE OF THE PROPERTY CURRENTLY ZONED B-2 (CONTAINING 216.33 ACRES, PORTION OF TAX PARCEL #37-401) SHALL BE LIMITED TO RESIDENTIAL/AGRICULTURAL SALES AND SERVICE, THE SALE & DISPLAY OF TRAILERS AND ACCESSORY EQUIPMENT AND FOR THE SALES, SERVICE, AND REPAIR OF AUTOMOBILES, TRUCKS, RECREATIONAL VEHICLES, MOTORCYCLES, FARM EQUIPMENT, GARDEN EQUIPMENT, BOATS, MOTORS, GAS AND ELECTRICAL, MACHINERY, TOOLS, CONSTRUCTION EQUIPMENT AND PROFESSIONAL OFFICES ASSOCIATED WITH THE SAID BUSINESSES

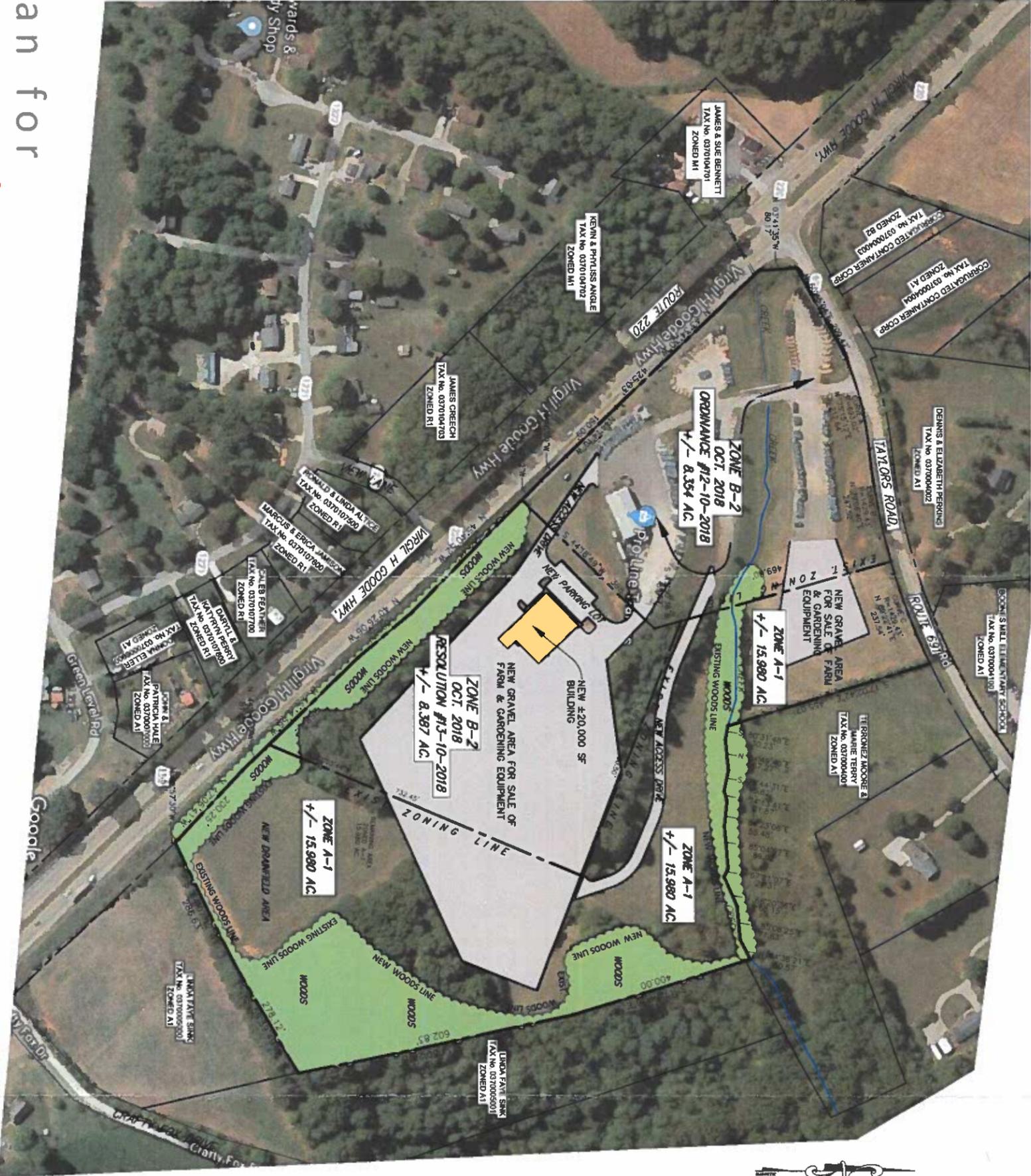
**PROFFERED CONDITIONS GOVERNING THE 8.387 ACRES ORIGINALLY REZONED TO B-2 IN 2013**

1. THE DEVELOPMENT OF THE NEWLY REZONED PROPERTY (CONTAINING 8.387 ACRES, PORTION OF TAX MAP PARCEL #37-401) IN SUBSTANTIAL CONFORMANCE WITH CONCEPT PLAN PREPARED BY HUGHES ASSOCIATES ARCHITECTS & ENGINEERS
2. A NATURAL BUFFER OF TREES ALONG U.S. 220, THE WESTERN BOUNDARY LINE AND THE NORTHERN BOUNDARY LINE OF THE PROPERTY AS SHOWN ON THE CONCEPT PLAN SHALL BE IN GENERAL CONFORMANCE WITH THE ARCHITECTURAL CONCEPT BEING PART OF THE CONCEPT PLAN
3. THE APPLICANT SHALL PROVIDE A METES AND BOUNDS SURVEY PREPARED BY A LICENSED VIRGINIA SURVEYOR TO DETERMINE AND DEFINE THE REZONED AREA
4. USAGE OF THE PROPERTY CURRENTLY ZONED B-2 (CONTAINING 216.33 ACRES, PORTION OF TAX PARCEL #37-401) SHALL BE LIMITED TO RESIDENTIAL/AGRICULTURAL SALES AND SERVICE, THE SALE & DISPLAY OF TRAILERS AND ACCESSORY EQUIPMENT AND FOR THE SALES, SERVICE, AND REPAIR OF AUTOMOBILES, TRUCKS, RECREATIONAL VEHICLES, MOTORCYCLES, FARM EQUIPMENT, GARDEN EQUIPMENT, BOATS, MOTORS, GAS AND ELECTRICAL, MACHINERY, TOOLS, CONSTRUCTION EQUIPMENT AND PROFESSIONAL OFFICES ASSOCIATED WITH THE SAID BUSINESSES

OCTOBER 22, 2018 - RESOLUTION #13-10-2018:

**SPECIAL USE PERMIT CONDITIONS**

1. ALL TRAILERS SHALL BE LOCATED A MINIMUM OF FIFTEEN (15) FEET FROM ANY PROPERTY LINE
2. ALL TRAILERS STORED ON SITE SHALL BE IN OPERABLE CONDITION UNLESS WITHIN AN ENCLOSED STRUCTURE
3. ANY PROPOSED LIGHTING OF OUTDOOR DISPLAY SHALL BE SHIELDED & DIRECTED DOWNWARD. LIGHTING PLANS SHALL BE REVIEWED AND APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO INSTALLATION OF LIGHTING
4. THE HOURS OF OPERATION WILL BE 9:00am TO 9:00pm FOR THE GENERAL PUBLIC
5. THE PROPERTY CANNOT BE USED FOR THE OUTDOOR DISPLAY OR STORAGE OF ANY VEHICLE PARTS, FARM EQUIPMENT PARTS, BOAT OR MOTOR PARTS, OR ANY OTHER USED OR UNUSED PARTS OR PRODUCTS ASSOCIATED WITH PRODUCTS SOLD ON THE PROPERTY



# Rezoning Plan for 74 Taylors Road Boones Mill, VA



656 ELM AVENUE SW | ROANOKE, VIRGINIA 24016  
540.342.4002  
www.hughesae.com

**PROPOSED PROFFERS AND CONDITIONS**

1. THE CURRENTLY ZONED B-2 PORTION OF TAX PARCEL #37-401 (CONTAINING 16.741 ACRES) SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH CONCEPT PLAN PREPARED BY HUGHES ASSOCIATES ARCHITECTS & ENGINEERS, DATED FEBRUARY 26, 2019
2. NATURAL BUFFER OF TREES SHALL REMAIN ALONG U.S. ROUTE 220, THE WESTERN BOUNDARY LINE AND THE NORTHERN & EASTERN BOUNDARIES OF THE PROPERTY AS SHOWN ON THE CONCEPT PLAN
3. ALL TRAILERS SHALL BE LOCATED A MINIMUM OF FIFTEEN (15) FEET FROM THE PROPERTY LINES
4. ALL TRAILERS STORED ON SITE SHALL BE IN OPERABLE CONDITION UNLESS STORED WITHIN AN ENCLOSED BUILDING
5. ANY PROPOSED LIGHTING SHALL BE SHIELDED & DIRECTED DOWNWARD. LIGHTING PLANS SHALL MEET CURRENT COUNTY CODE AND BE FILED WITH THE COUNTY WITH THE SITE PLAN
6. USE OF THE CURRENTLY ZONED B-2 PORTION OF TAX PARCEL #37-401 (CONTAINING 16.741 ACRES) SHALL BE LIMITED TO RESIDENTIAL/AGRICULTURAL SALES AND SERVICE, THE SALE & DISPLAY OF TRAILERS AND ACCESSORY EQUIPMENT AND FOR THE SALES, SERVICE, AND REPAIR OF AUTOMOBILES, TRUCKS, RECREATIONAL VEHICLES, MOTORCYCLES, FARM EQUIPMENT, GARDEN EQUIPMENT, BOATS, MOTORS, GAS AND ELECTRICAL, MACHINERY, TOOLS, CONSTRUCTION EQUIPMENT AND PROFESSIONAL OFFICES ASSOCIATED WITH THE SAID BUSINESSES

**SPECIAL USE PERMIT CONDITIONS**

1. ALL TRAILERS SHALL BE LOCATED A MINIMUM OF FIFTEEN (15) FEET FROM ANY PROPERTY LINE
2. ALL TRAILERS STORED ON SITE SHALL BE IN OPERABLE CONDITION UNLESS WITHIN AN ENCLOSED STRUCTURE
3. ANY PROPOSED LIGHTING OF OUTDOOR DISPLAY SHALL BE SHIELDED & DIRECTED DOWNWARD. LIGHTING PLANS SHALL BE REVIEWED AND APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO INSTALLATION OF LIGHTING
4. THE HOURS OF OPERATION WILL BE 7:00am TO 9:00pm FOR THE GENERAL PUBLIC
5. THE PROPERTY CANNOT BE USED FOR THE OUTDOOR DISPLAY OR STORAGE OF ANY VEHICLE PARTS, FARM EQUIPMENT PARTS, BOAT OR MOTOR PARTS, OR ANY OTHER USED OR UNUSED PARTS OR PRODUCTS ASSOCIATED WITH PRODUCTS SOLD ON THE PROPERTY

Concept Site Plan  
February 26, 2019