

FRANKLIN COUNTY
ZONING MAP AMENDMENT APPLICATION

(Type or Print)

I/We, SML Partners, 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 for a zoning map amendment on the property as described below:

Petitioner's Name: Jay Shoff 28117

Petitioner's Address: 131 Plantation Ridge Dr, Mooresville NC

Petitioner's Phone Number: 704-309-9880

Petitioner's E-mail: jshoff@diamondbackllc.com

Property Owner's Name: SML Partners, LLC 28117

Property Owner's Address: 131 Plantation Ridge Dr, Mooresville NC

Property Owner's Phone Number: 704-309-9880

Property Owner's E-mail: jshoff@diamondbackllc.com

Physical Address of the Property: 2239 Norman Rd, Hardy VA 24101

Directions to Property from Rocky Mount: Take VA-122 North to 363-turn L

go to 676-turn left, go to 634-turn right, turn right on Norman

4. Tax Map and Parcel Number: 0020000100, 0020000101, 0020000102

5. Magisterial District: _____

6. Property Information:

A. Size of Property: 194.89 ac

B. Existing Zoning: A-1

C. Existing Land Use: Mostly 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.

Part of the land is under Smith Mtn Lake.

The 194.89 acres is the portion NOT submerged.

7. Proposed Zoning Map Amendment Information:

- A. Proposed Land Use: Residential Subdivision (zone RPD)
- B. Size of Proposed Use: 194.89 ac
- C. Other Details of Proposed Use: _____

Checklist for completed items:

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

****I certify that this application for a zoning map amendment and the information submitted herein is correct and accurate. I authorize County staff to access this property for purposes related to the review and processing of this application.**

Petitioner's Name (Print): Jay Skiff
Signature of Petitioner: _____
Date: 6/4/21
Mailing Address: 131 Plantation Ridge Dr
Mooresville NC 28117
Telephone: 704-309-9880
Email Address: jskiff@diamondbackllc.com

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

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



Planning & Project Management / Civil Engineering
Surveying / Environmental Engineering & Services
17 Arlington Street / Asheville NC 28801
www.brookseaa.com / 828-232-4700

June 4, 2021

Franklin County Planning & Community Development
1255 Franklin Street
Suite 103
Rocky Mount, VA 24151

Attention: Ronald Wilson

Regarding: Rezoning of Moorman Subdivision

Dear Mr. Wilson:

Brooks Engineering Associates (BEA), on behalf of SML Partners, LLC, is writing to officially request a rezoning the Moorman Development in Franklin County, VA. The property is comprised of three parcels (0020000100, 0020000101, and 0020000102) and is 194.89 acres in size.

We propose to rezone the property from A-1 to RPD. The proposed development would consist of approximately 112 single family lots.

We appreciate your review of this project. If there are any questions or issues that can be resolved with an explanation, please feel free to contact me at (828) 232-4700.

Sincerely,
Brooks Engineering Associates, PA

A handwritten signature in black ink, appearing to read "JKinnaird", written over a light blue horizontal line.

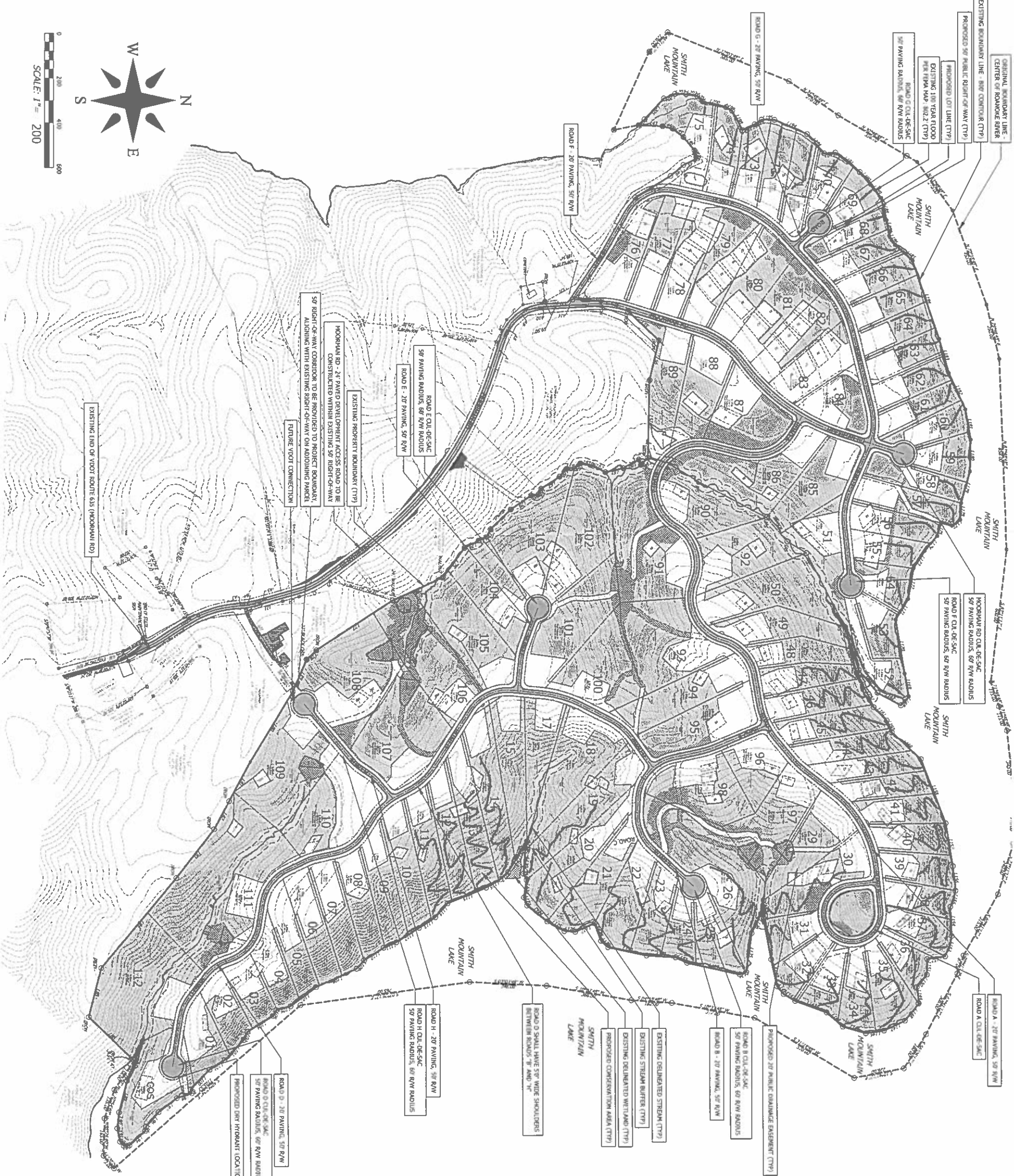
John Kinnaird, P.E.

SITE PLAN LEGEND	
	EXIST. BOUNDARY
	EXIST. RIGHT OF WAY
	EXIST. STREAM BUFFER
	EXIST. WETLAND
	EXIST. 100-YR FLOOD NO. 2
	EXIST. LAKE EDGE R/W
	EXIST. TREE LINE
	EXIST. PAVEMENT
	EXIST. OVERHEAD UTILITIES
	PROP. RIGHT OF WAY
	PROP. PAVEMENT
	PROP. CONSERVATION AREA
	PROP. CONSERVATION AREA WITH SOIL RESTORATION
	PROP. PUBLIC DRAINAGE EASEMENT

FRANKLIN COUNTY - DEPT. OF PLANNING AND COMMUNITY DEVELOPMENT
 ACCEPTANCE SIGNATURE: _____
 CASE NO. _____

SITE AND ZONING NOTES
 PROPERTY ZONING: A-1
 MINIMUM LOT SIZE: 35,000 SQ. FT.
 SETBACKS:
 FRONT: 55'(CA), 30'(ROW)
 REAR: 20' (LAKE), 30' (INTERIOR)
 SIDE: 12'
 *ALL DIMENSIONS ARE FROM EDGE OF ASPHALT, FACE OF CURB, FACE OF WALL, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 *ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF DETAILS, SPECIFICATIONS, AND OTHER DEVELOPMENT ORDINANCES OF FRANKLIN COUNTY.

DEVELOPMENT DATA
 PROPERTY ADDRESS: 2239 MOORMAN RD., HARDY, VA 24101
 PARCEL NUMBER: 002500-0100 002500-0101 002500-0102
 ZONING DISTRICT: FRANKLIN COUNTY
 EROSION CONTROL REVIEW: FRANKLIN COUNTY
 STORMWATER REVIEW: FRANKLIN COUNTY
 ZONING CLASSIFICATION: A-1
 PROPOSED NUMBER OF UNITS: 112
 DISTURBER NAME: 352,625
 PROPOSED LINEAR FEET OF ROAD: 12,685
 PROJECT CONTACT: S&L PARTNERS, LLC
 ADDRESS: 111 PLANTATION RIDGE DR
 ADDRESS 2: MOOREVILLE, NC 28117
 EMAIL: 2500T@SANDPARTNERS.COM
 PHONE: 704-397-2980
 PROJECT CONTACT: S&S PARTNERS, LLC
 ADDRESS: 111 PLANTATION RIDGE DR, STE 300
 ADDRESS 2: MOOREVILLE, NC 28117
 EMAIL: 2500T@SANDPARTNERS.COM
 PHONE: 704-397-2980
 ENGINEER: BROOKS ENGINEERING ASSOCIATES
 ADDRESS: 17 ARLINGTON ST
 ADDRESS 2: ASHEVILLE, NC 28801
 EMAIL: JENNY@BROOKSEA.COM
 PHONE: 828-232-4700



No.	REVISIONS/SUBMISSIONS	Date
1	SUBMITTAL TO FRANKLIN COUNTY	04/24/20
2	IMPACT EXHIBIT	9/30/20
3	RESUBMITTAL TO FRANKLIN/VDOT	10/13/20
4	WETLAND EXHIBIT	11/11/21
5	RESUBMITTAL TO FRANKLIN/VDOT	3/26/21
6	FINAL SUBMITTAL TO VDOT	5/19/21

COMMUNITY DEVELOPMENT
 LAND RECORDS DIVISION
 17 ARLINGTON STREET
 ASHEVILLE, NC 28801
 PHONE: 1-828-232-4700
 FAX: 1-828-232-1331
 WWW.BROOKSEA.COM



Project No: 487819
MOORMAN ROAD DEVELOPMENT
RESIDENTIAL SUBDIVISION
 FRANKLIN COUNTY VIRGINIA

Drawing Title: **MASTER PLAN**
 Planning • Engineering • Surveying • Environmental Services •
 PERMIT SET

Letter of Transmittal

To: Franklin County – Planning & Comm. Dev. Office of Development Services 1255 Franklin Street, Suite 103 Rocky Mount, VA 24151 Attn: Ronnie Wilson 540-483-3027 <i>(need telephone no. if Fedex; no P.O. Box)</i>	From: John Kinnaird Date: 6/4/21
Project Name Moorman Subdivision	cc: <i>(need telephone no. if Fedex; no P.O. Box)</i> File
Project No: 487819	_____

Mail
 Deliver
 Overnight*
 Other _____
*must use street address & include phone number

Document Description:	Date:	Copies:
Rezoning Application	6/4/21	1
Review Fee	6/4/21	1
Comments:		

**PLAN DETAILED REPORT REZO-06-2021-16967
FOR FRANKLIN COUNTY**

Plan Type: Re-Zoning Request Project: App Date: 06/07/2021
 Work Class: None District: Boone Exp Date: 06/08/2026
 Status: Under Review Square Feet: 0.00 Completed: NOT COMPLETED
 Valuation: \$ 0.00 Assigned To: Approval
 Description: Expire Date:

Parcel: 0020000100	Main	Address: 2239 Moorman Rd Hardy, VA 24101	Main	Zone: A1(A1 - IMPORTED FOR ENERGOV)
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Owner
 SML PARTNERS LLC
 131 PLANTATION RIDGE DR
 MOORESVILLE, NC 28117

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Planned Development - Rezoning	\$2,250.00	\$0.00
Total for Invoice NOT INVOICED		\$2,250.00	\$0.00
Grand Total for Plan		\$2,250.00	\$0.00