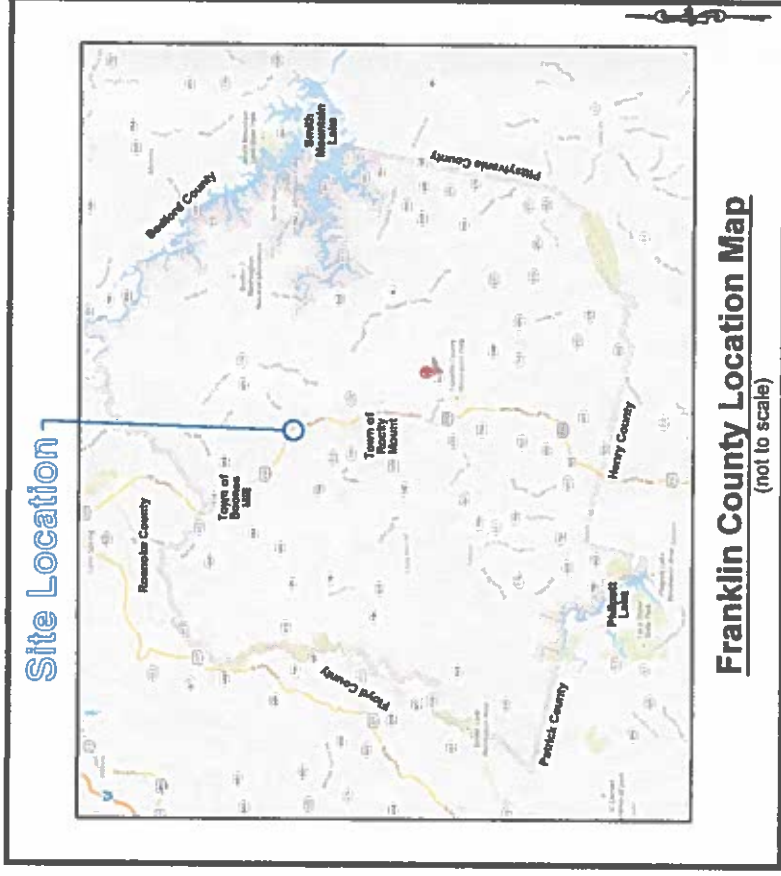


Concept Plan Supporting Rezoning Application - Rezone A1 to B2 Dollar General Site at Iron Ridge Road

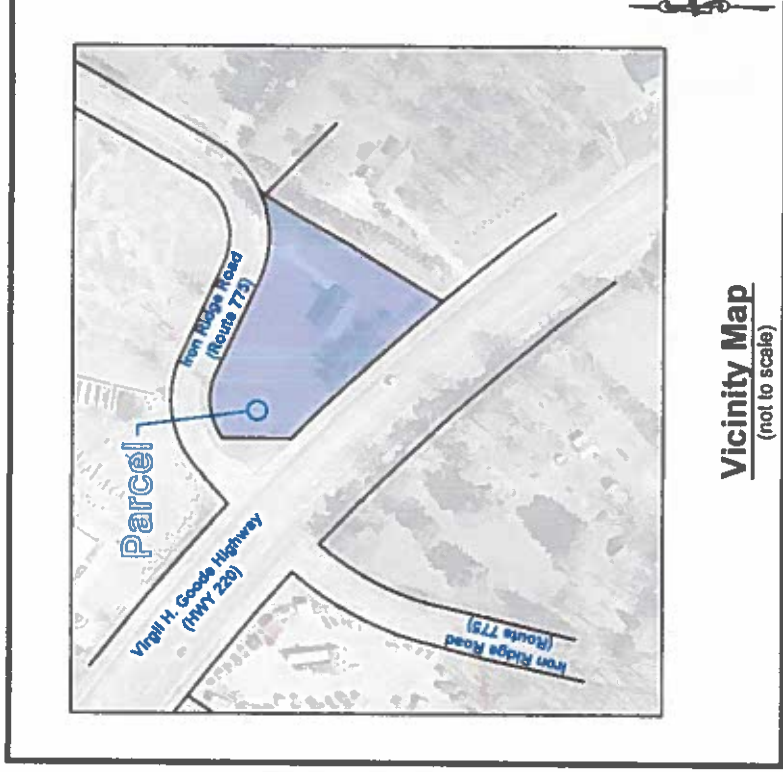
DEVELOPER
JMB Investment Co., LLC
325 Erin Drive
Knoxville, TN 37919
(865) 200-4770
Aaron Dickenson

SITE ENGINEER
Stone Engineering, Inc.
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(540) 483-0078
Dean Stone, P.E.

SURVEYOR
Comerstone Land Surveying, Inc.
250 South Main Street
Rocky Mount, VA 24151
(540) 489-3590
James T. Riddle, L.S.



Franklin County Location Map
(not to scale)



Vicinity Map
(not to scale)

PROPERTY INFORMATION

Parcel ID: 044.00 174.00
Owner: Donald G. Maddy & David L. Maddy & Dan E. Maddy & Dennis W. Maddy & Douglas B. Maddy
Site Address: Iron Ridge Road & Hwy 220
Plat Bk/Pg: Unknown
Deed Bk/Pg: Unknown
Instrument Type: WB
Instrument Year: 2014
Instrument No.: 65434
Acreage: ±1.19 ac. (by GIS)
Zoning: B2
Magisterial District: Boone
Flood Zone: FEMA Zone X*

* Flood Zone Information from 51067CD165C Map revised Dec 16, 2008

Table of Contents	
Page	Description
1	Cover Sheet
2	Existing Zoning
3	Proposed Zoning & Notes
4	Concept Plan Zoning Notes
5	Concept Plan
6	Concept Plan General Notes

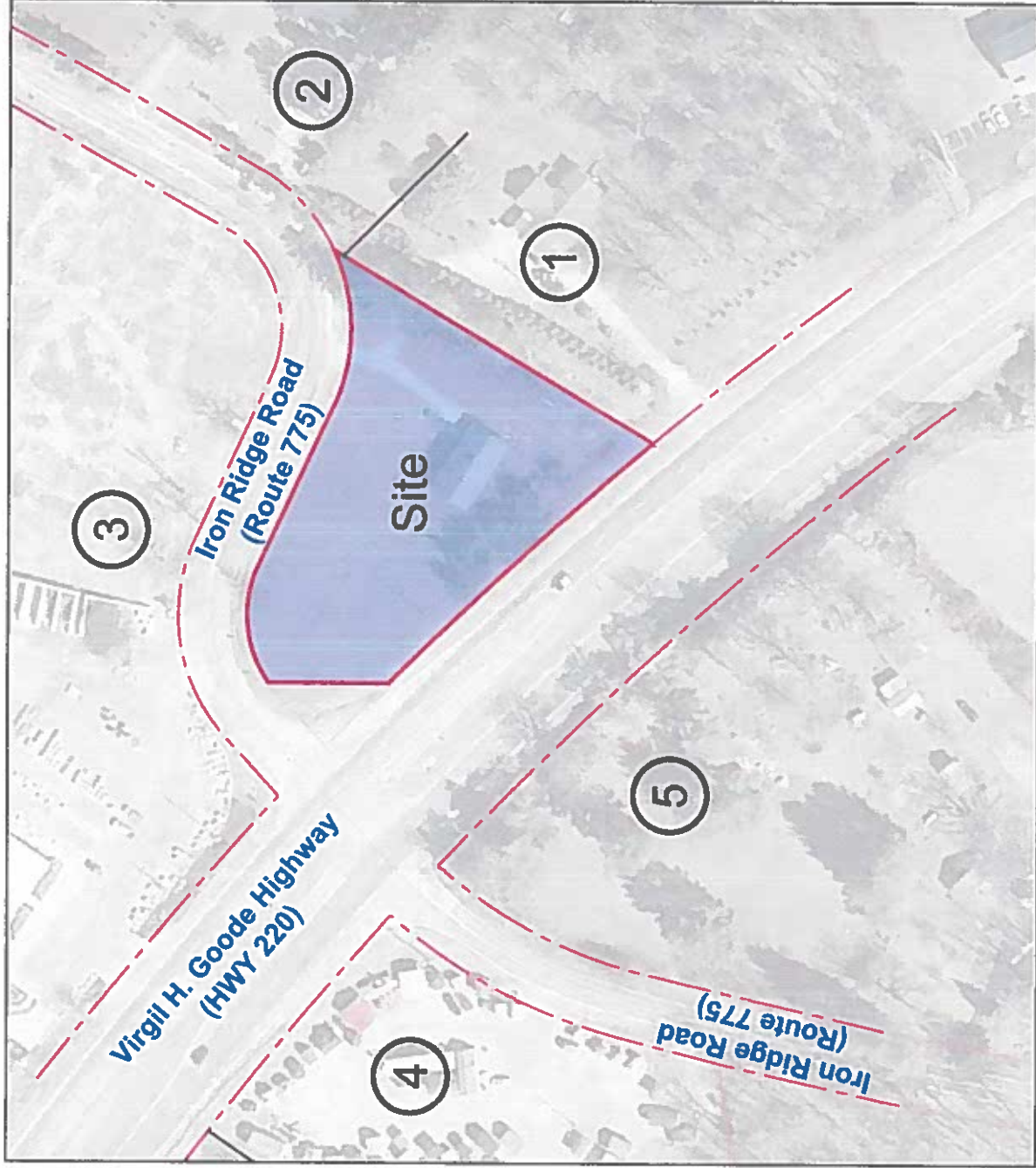
Notes
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ISSUED VERSION DESCRIPTION		DATE
Included VDOT Taper, matched BZA variance numbering, B2 zoning		08-01-2016
Initial issue date.		03-31-2016

Rezoning Concept Plan

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DESIGN	CDS
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PROJECT NUMBER 16002	



Zoning Exhibit

(not to scale)

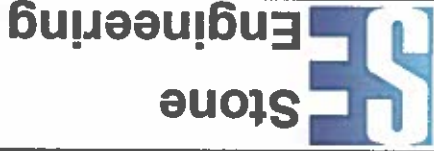
Existing Zoning
Site in question is Zoned B2.

Adjoining sites:

- | | |
|---|-----------|
| 1. Owner: Edward Brent Dillon
Uses: Residential | Zoned: A1 |
| 2. Owner: Edward Brent Dillon
Uses: Residential | Zoned: A1 |
| 3. Owner: Cundiff Tract One LLC
Uses: Landscape Supply (Stone) | Zoned: B2 |
| 4. Owner: Amos K & Barbie M Stoltzfus
Retail Sales (Sheds) | Zoned: B2 |
| 5. Owner: Allen B & Mary F McBride
Uses Residential | Zoned: A1 |

Existing Zoning

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PROJECT NUMBER
16002

Notes
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Proposed Zoning Notes

1. Current zoning is B2.
2. Dollar General is a listed use for B-2 zoning: Convenience Store.
3. Property lies within the "220-North Mixed Use Overlay District"
4. No special uses are requested.
5. Maximum Building height is 40' from adjoining finish ground.
6. This lot is a double-frontage. Shortest frontage is along Hwy. 220, that is the front of the lot.
7. Minimum Building Setback Line Requirements
 - 7.1. Front Setback (from Hwy 220) is the greater of:
 - 7.1.1. 60 feet from center of ROW, or
 - 7.1.2. 35 feet from ROW (our case)
 - 7.2. Side setback is the (from Iron Ridge Road) is the greater of:
 - 7.2.1. Side Setback of 0 feet,
 - 7.2.2. 55 feet from center of ROW (our case), or
 - 7.2.3. 30 feet from ROW
 - 7.2.4. **SEE REQUIRED VARIANCE #1**
8. Side Setback (to the east) is 0 feet for the primary structure and 12 feet for accessory structures.
 - 8.1. **SEE REQUIRED VARIANCE #4**
9. Rear Setback (rear effectively does not exist) is 0 feet for the primary structure and 12 feet for accessory structures.
10. Building Separation Requirement
 - 10.1. Proposed Building must be more than 50 feet from any residential or living quarter use.
 - 10.2. Adjoining residential use to east is more than 50 feet away from property line (labeled on Concept Plan).
11. Off-street Parking
 - 11.1. Minimum 1 parking space per 200 sf of retail space.
 - 11.2. Retail space is 7,343 sf results in 37 parking spaces required.
 - 11.3. Concept Plan provides for 30 parking spaces.
 - 11.4. **SEE REQUIRED WAIVER #1**
12. Green space within the interior of the parking lot
 - 12.1. Minimum required of 5%
 - 12.2. Concept Plan shows 7.63%
13. Lot Open Space Requirements
 - 13.1. Required 10% open space on lot.
 - 13.2. Lot is 1.125 acres (survey), and, provided green space is 0.2557 ac, 22.74%
14. Landscape Yards & Landscaping
 - 14.1. This site is part of the "220-North Mixed Use Overlay District".
 - 14.2. Average lot depth is 126.16 feet (See Sheet 6) so the 50 foot front landscape yard along Hwy. 220 does not apply.
 - 14.1. The 25 foot landscape yard along Iron Ridge Road does still apply.
 - 14.2. Buffer to East (B-2 to A-1) is Landscaping Class "A".
 - 14.3. Landscaping Class "A" required along all ROW.
 - 14.4. **SEE REQUIRED VARIANCE #2**
15. Flood Insurance Rate Map / Floodplain
 - 15.1. The site is located on FIRM Franklin County, VA Map Number 51067C0185C.
 - 15.2. FIRM Zone is X.
16. VDOT Requirements
 - 16.1. Access Management Exception (AM-E) is required.
 - 16.2. Traffic Narrative and entrance calculation package will be required.
17. Potable Water Service
 - 17.1. Existing well will be legally closed.
 - 17.2. New well will be drilled on site.
18. Sanitary Sewer Services

- 18.1. Existing drain field will be abandoned in-place.
- 18.2. New drain field is conceptually shown on Concept Plan. It will be permit where shown or adjusted within available space as required by the permit.
19. Electric Service & Telecommunication Services
 - 19.1. Developer has stated they will coordinate any required changes to extend electric and telecommunication to the site.
 - 19.2. Any roof top units will be screened.
 - 19.3. Electric and telecommunication may over overhead.
 - 19.3.1. **SEE REQUIRED VARIANCE #3**
20. Lighting
 - 20.1. Site lighting will be accomplished with wall packs on the primary structure and pole mounted lighting as needed. Photometrics from the design will meet County Code.
21. Dumpster & Enclosure
 - 21.1. Dumpster adjoins the truck dock (north east corner) and is screened by a fence.

REQUIRED WAIVERS REQUESTED (BOS Action)
WAIVER #1 - Parking

This variance from Sec. 25-401 allows for a reduction in the required parking space. Dollar General has studied parking requirements at their stores and establishing 30 spaces as meeting their needs. This is lower than the county standard but supported within their development standards for this specific store model and application. The proposed 30 parking spaces are shown on and approved with the CConcept Plan.

REQUIRED VARIANCES REQUESTED (BZA Action)
VARIANCE #1 - Primary Building Setback

This variance allows the construction of the primary structure (as shown on Concept Plan) within the setback from the ROW of Iron Ridge Road.

VARIANCE #2 - Landscape Yards & Landscaping


Variance requested for the installed locations of all the required landscaping and the landscape yard along Iron Ridge Road. We request that landscaping be installed spread as much as possible, but must be grouped where open space is available on site. This precludes installation evenly spaced along each side. We also request that the application of the Landscape Yard requirement from the Overlay District be removed. This allows installation of non-landscape items within the landscape yards as shown on the Concept Plan

VARIANCE #3 - Underground Utilities

Variance requested Sec. 25-502.13 (Overlay District) for the underground installation of all utilities. The developer is proposing overhead installation of the electric and telecommunications similar to other businesses in the area.

VARIANCE #4 - Accessory Building Setbacks

This variance allows the construction of the accessory structures (walls, fences, etc. as shown on Concept Plan) within the setbacks from the ROW's and the 12' setback from all other sides of the property.



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PROJECT NUMBER 16002	

ISSUED VERSION DESCRIPTION		DATE
Included VDOT Taper, matched BZA variance numbering, B2 zoning		08-01-2016
Initial issue date.		03-31-2016

Proposed Zoning & Notes

This Concept Plan addresses the County Sec. 25-401. - Contents of a concept plan requires as follows

- (a) Vicinity map at a scale of not less than one inch equals two thousand (2,000) feet.
Provided on Sheet 1.
- (b) Abutting streets with names and route numbers.
Provided on Sheet 1.
- (c) Owners and uses of each adjoining tract.
Provided on Sheet 2.
- (d) Topographic map with a minimum contour interval of ten (10) feet.
Provided on Sheet 5, shown from County GIS.
- (e) An attorney's certificate showing the owner or owners of the subject property and the place of record of the latest instrument in the chain of title for each parcel constituting the tract.
As per Eric H. Ferguson, Esq. of RHODES FERGUSON & STONE, LTD., Rocky Mount, VA owners are: Donald G. Maddy, David L. Maddy, Dan E. Maddy, Dennis W. Maddy, and Douglas B. Maddy. The record of the latest instrument in the chain of title is the "Last Will and Testament of Shirley Hilton Maddy Lynch" which is of record in the Clerk's Office of the Circuit Court of Franklin County in Will Book 115, page 1621.
- (f) A general statement of planning objectives to be achieved by the P&ED-district zoning, including a description of the character of the proposed development, the existing and proposed ownership of the site, the market for which the development is oriented, and objectives towards any specific human-made and natural characteristics located on the site.
Objectives are to rezone a residential property for business use within the 220-North Mixed Use Overlay District with adequate variance/waivers to allow construction per Concept Plan. Existing ownership is by several members of the Maddy family. Proposed ownership is by Dollar General. Proposed market is to provide convenience store services to the public within a targeted mix use corridor. The proposed development will remove the existing residential uses to create room for the new business uses.
- (g) A description and analysis of existing site conditions, including information on topography, historic resources, natural watercourses, floodplains, unique natural features, tree cover areas, and known archeological resources.
The existing site is fully improved for residential use. A ridge along the Highway 220 right-of-way creates a steep embankment to a ditch line along the highway draining west. Also from the ridge, the site gradually slopes to a ditch line along Iron Ridge Road also draining west. The existing site is devoid of historic resources, natural water courses, floodplains, unique natural features and most trees. There are no known archeological resources on site.
- (h) The location, dimensions and use of each structure within the proposed development.
Primary Structure: building is used as a convenience store containing retail and storage areas; structure is 70.67' x 130' (9,187 sq. ft.), structure contains 7,343 sq. ft. of retail space, tie distances from building to property line is shown on Sheet 5. Accessory structures are shown on the Concept Plan and include walls, fences, etc. (no enclosures).
- (i) A statement in tabular form of the floor area for each commercial structure, the total floor area for all commercial uses and the gross lot coverage of all commercial structures. For residential areas, the floor area, number of dwelling units, the residential density and the percentage of land in open space. For the entire tract, the percentage of the tract to be occupied by structures and the gross square footage for each use type proposed in the P&ED zoning.

<u>Commercial Structures</u>	<u>Floor Area</u>	<u>Entire Tract Information</u>
Dollar General Store	9,187 sq. ft.	Total Tract
Total of all structures	9,187 sq. ft.	Lot Coverage by Structures
		Retail Floor
		Storage Space (non-retail)
		48,985 sq. ft.

- (j) The proposed size, location and use of other portions of the tract, including landscaping and parking.

Primary Structure	9,187 sq ft
Parking	15,268 sq ft (includes 1,165 sq ft of parking green space)
On-Site Green Space	9,973 sq ft (does not include parking green space)
Walls, Drive Aisles, Dock, Dumpster Pad	14,557 sq ft
Total Lot	48,985 sq ft (1.125 ac. by survey)

- (k) A traffic circulation plan, including the location of access drives, parking and loading facilities, pedestrian walks and the relationship to existing and proposed external streets and traffic patterns. General information on the trip generation, ownership, maintenance and proposed construction standards for these facilities should be included. When required by the zoning administrator or planning commission, a traffic impact statement prepared by the developer showing the effects of traffic generated by the project on surrounding roads.

Plan related items are illustrated on Sheet 5. Entrances, drive aisle, and parking are all private improvements and will be operated and maintained by Dollar General. The trip generation information should be identical to the Dollar General store on Bluewater Drive in Scruggs - the peak design event is a weekend peak pm hour of 63.6 trips (i.e. about one vehicle per minute distributed over two entrances).

- (l) If a reduction to the number of parking spaces is requested, a justification for this request shall be submitted. Based on adequate justification, the commission may recommend and the board may approve a deviation to the adopted parking regulations.

The development of this site conforms to prototype standards from Dollar General. Their internal research using variables for parking utilization, store size, retail floor size, and access needs across the US has established the store prototype and parking used on this concept plan. The developer representing Dollar General has reviewed the Concept Plan and has not noted any atypical uses that would require more than the 30 parking spaces proposed. The County ordinance would require 1 space per 200 sq. ft. of retail space, resulting in 36.7 parking spaces. The requested parking space reduction is 7 spaces.

- (m) The proposed schedule of site development. At a minimum, the schedule should include an approximate commencement date for construction and a proposed build-out period.

Proposed start of construction: July 01, 2016. End of Construction: July 01, 2017. Subject to change as required by permitting, weather, etc.

- (n) Generalized statements pertaining to architectural design principles and guidelines shall be submitted in sufficient detail to provide information on building designs, orientations, styles, lighting plans, signage plans, and landscaping.

This site is an implementation of the Dollar General Prototype. The Dollar General Corporation establishes the prototype standards to establish a common 'feel' to all their sites. Since our site conforms to the guidelines any customer who has been to a Dollar General will recognize our proposed site. The best reference is the Dollar General store at Scruggs on Bluewater Drive. This can be typified by metal sided buildings with a very open, safe, well-lit parking lot, and easy access for quick stops.

- (o) A plan to insure the perpetual and proper care and maintenance of any private roads, water systems and sewage disposal and/or sewage treatment facilities. Such plan shall be reviewed by the county and, as appropriate, the Virginia Department of Health.

The site will have private entrances, drives and parking. All outdoor amenities: walks, landscaping, lighting, etc. are privately maintained. The potable water and sewerage system will be private and on-site (regulated by VDH). The post-construction storm water quality and quantity control will be privately owned, operated, and maintained.

Concept Plan Zoning Notes

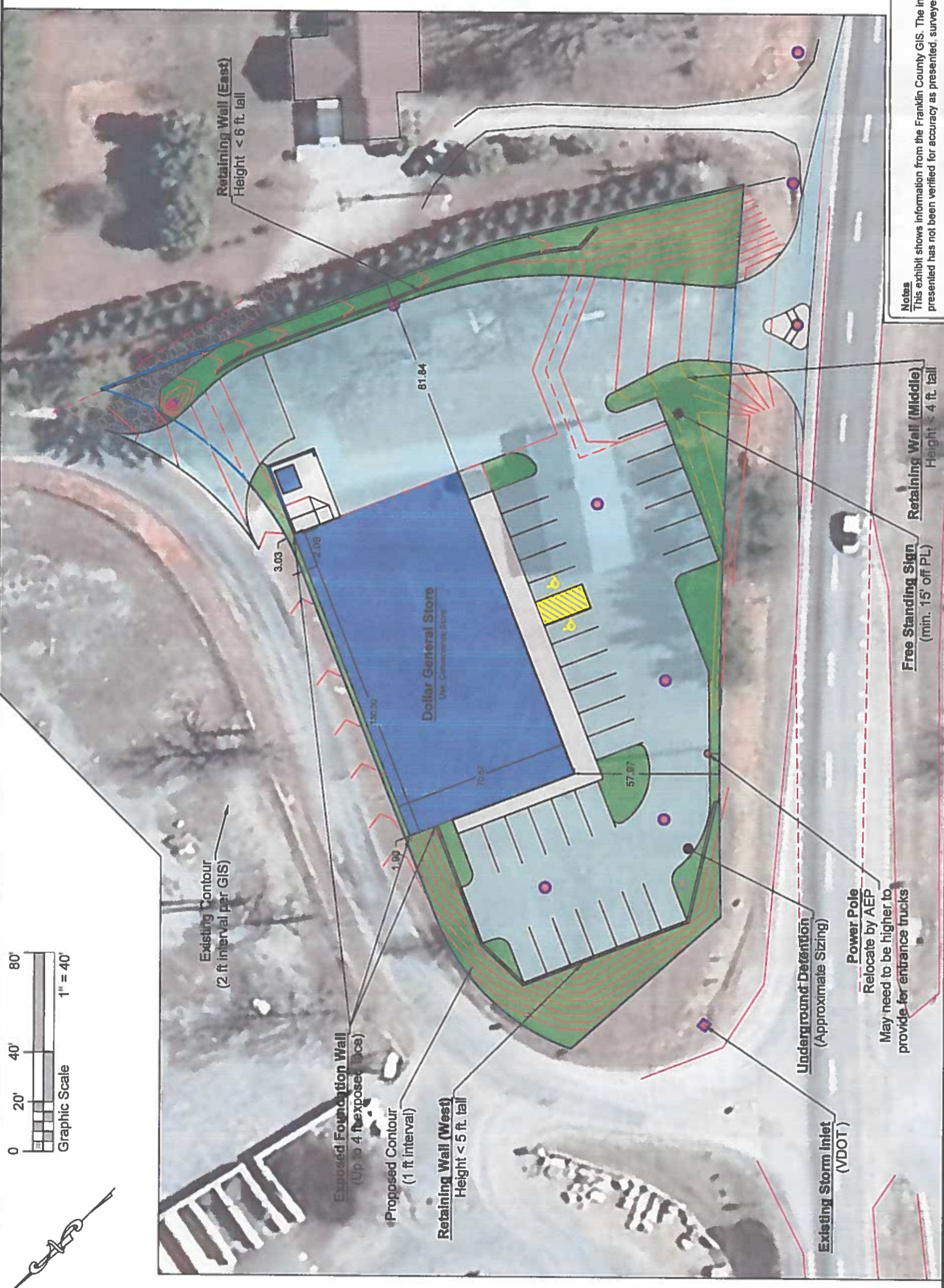
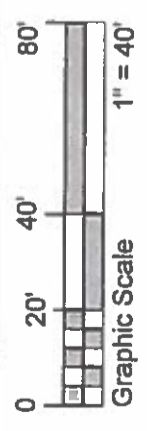
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Concept Plan

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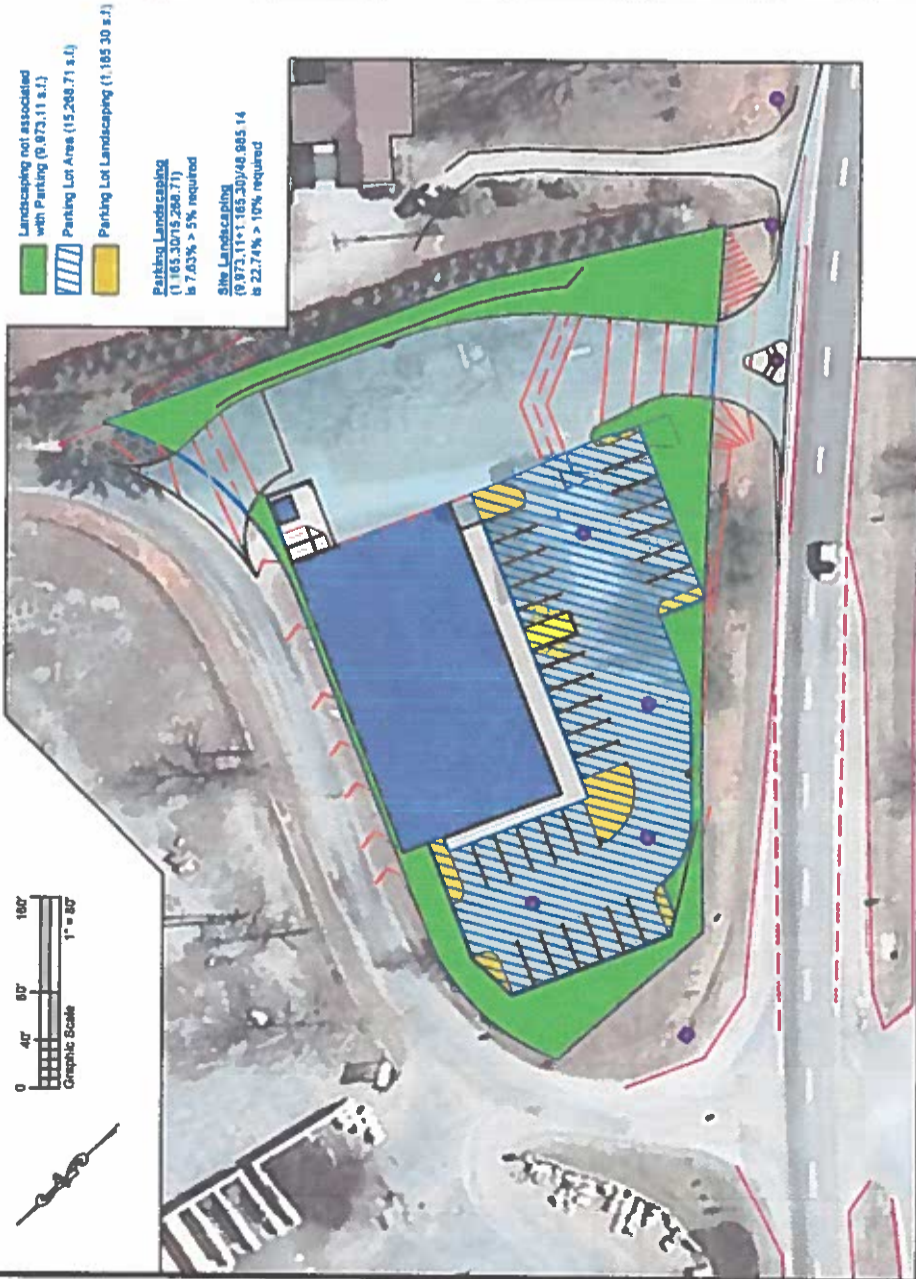
Concept Plan General Notes

1. Plan is based upon best available information
 - 1.1. Survey is based upon deed and monuments found in the field (no title report). **Note that the deed varies from the GIS Parcel information.**
 - 1.2. Aerial photograph is 2011 VGIN as published with the County GIS.
 - 1.3. Contours are from the County GIS at a two foot interval.
2. All walls shown are segmented retaining walls (SRW)
3. The storm sewer in Hwy 220 ROW is subject to change after further coordination with VDOT.
4. The proposed storm sewer crossing Iron Ridge Road (at north) may be omitted if VDOT allows flow across the super-elevated pavement section.
5. Developer reserves the right to add a flat bench, curb stops, curbing, dense shrubs, or guard rail along the top of the west wall to prevent vehicles from overtopping the wall.
6. Development will require storm water management for quantity and quality. Space is allocated to accommodate underground detention. Selection of filtering devices will occur with final design.

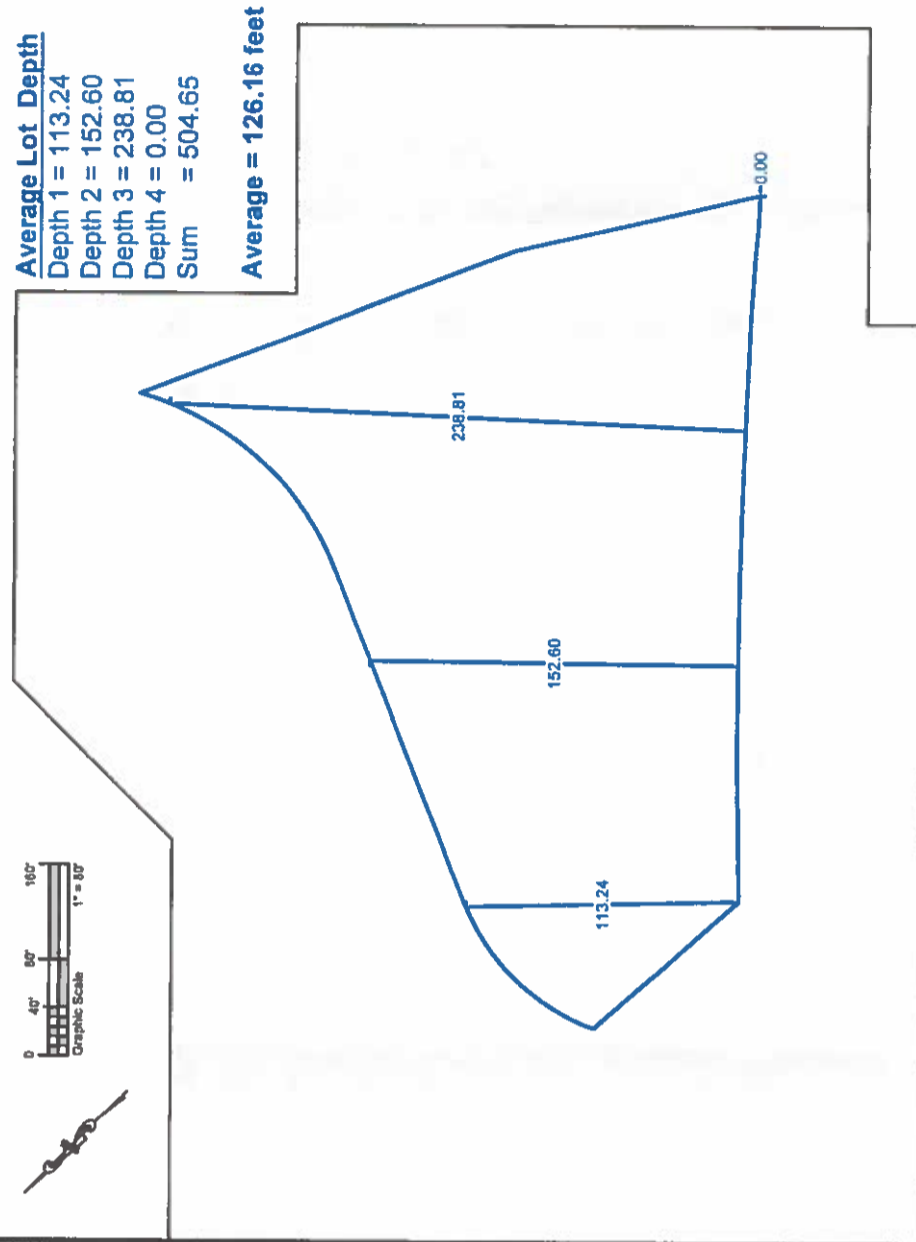
General Utility Information

1. A design locate was not completed as a part of this Plan and was not part of any known referenced plans.
2. All utilities are not shown.
3. All existing utilities are to be maintained in-service during construction.
4. Franklin County Public Utilities indicated that connection to public sewer and public water are not required.
5. Well location is approximate, as shown.
6. Drain field location is approximate (schematically accurate for dimensions and setbacks) and subject to change by the AOSE. The location shown is not guaranteed to perk or be suitable.

Landscaping Summary



Average Lot Depth Calculation



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