

LETTER OF APPLICATION
REZONING TAX MAP #34-40 FROM A-1 to B-2
June 27, 2018

Mr. Kenny Ayers, owner of Pro-line Trailer Sales, located at 74 Taylors Road in Boones Mill, VA, Tax Parcel 37-40, is requesting a revision to the proffers that were established during the rezoning of the aforementioned property in 2007 and 2013.

Mr. Ayers developed this property in 2008 for his 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, Mr. Ayers requested a Special Use Permit, 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, Mr. Ayers requested and successfully rezoned an additional +/-8.387 acres of his 32.72 acre site from A-1 to B-2 for the purpose of maintaining his current needs and providing for future growth. The request to rezone the +/-8.387 acres 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.

Pro-line has experience growth since 2008 and is continuing with that pattern as a viable productive business for Franklin County. 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.

Mr. Ayers has been a contributor in helping develop this business corridor by starting and growing his business, giving others the confidence to do the same. Mr. Ayers' vision is for continued controlled growth as evident by his systematic approach to expanding his business and property.

Once again Mr. Ayers has the foresight to see additional opportunities for his business and Franklin County. Therefore, he is requesting approval to rezone both the properties that were rezoned in 2008 and 2013, totaling +/-16.33 acres from A-1 to B-2 maintaining the existing proffers and conditions except to include an Additional Proffer as noted below:

1. 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, electrical), machinery, tires, construction equipment and professional offices associated with said business.

Other than the sale and display of trailers and accessory equipment, which is currently a proffered use and Residential/Agricultural sales and service, all other uses listed in the additional Proffer #1 above, are uses permitted by right in the B-2 zoning district.

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

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

I/We, Kenny Ayers, 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: Ayers Properties LLC

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: 32.72 ac.

B. Existing Land Use: Commercial / Industrial

C. Existing Zoning: Split Zoning: A-1(16.39 ac.) & B-2(16.33 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(16.39 ac.) & B-2(16.33 ac.)

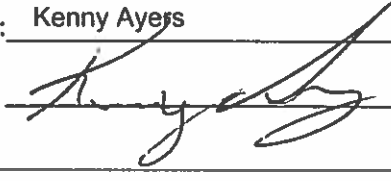
C. Size of Proposed Use: Proposed for this rezoning: 16.33 ac.

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): Kenny Ayers
Signature of Petitioner: 
Date: June 29, 2018
Mailing Address: 74 Taylors Road, Boones Mill, VA 24065
Telephone: 540-334-4182

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

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

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

CHECK #: _____
RECPT. #: _____
AMOUNT: _____

DECEMBER 18, 2007

REZONING PROFFERS FOR CASE # U07-11-01:

1. PROPERTY WILL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE SITE PLAN PREPARED BY HUGHES ASSOCIATES ARCHITECTS, DATED 12/18/07.
2. APPLICANT OR ASSIGNS SHALL RECORD A PLAT TO THE SUBJECT PROPERTY & ESTABLISH A RIGHT-OF-WAY & EASEMENT ACCESSING THE REMAINING ACREAGE, CONTAINING 30.03 ACRES (TAX MAP PARCEL 837-40), AND PROVIDE THAT NO OTHER DIRECT ACCESS TO THE 30.03 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. CONSTRUCTION OF THE OFFICE/BUSINESS BUILDING ON THE PROPERTY SHALL BE IN GENERAL CONFORMANCE WITH THE ARCHITECTURAL STANDARDS OF THE ZONING ADMINISTRATION. APPLICANT AGREES TO THE ON-THE-COUNTY WATER WHEN THE SAME BECOMES AVAILABLE.
3. ALL TRAILERS SHALL BE LOCATED A MINIMUM OF FIFTEEN (15) FEET FROM THE ESTABLISHED LINE OF THE REZONED PARCEL OF 7.94 ACRES STORED WITHIN AN ENCLOSED BUILDING.
4. ANY PROPOSED LIGHTING OF OUTDOOR DISPLAYS SHALL BE SHIELDED & DIRECTED DOWNWARD. LIGHTING PLANS SHALL BE REVIEWED AND APPROVED BY THE ZONING ADMINISTRATION PRIOR TO INSTALLATION OF LIGHTING.
5. THE HOURS OF OPERATION WILL BE 9:00am TO 9:00pm FOR THE GENERAL PUBLIC.

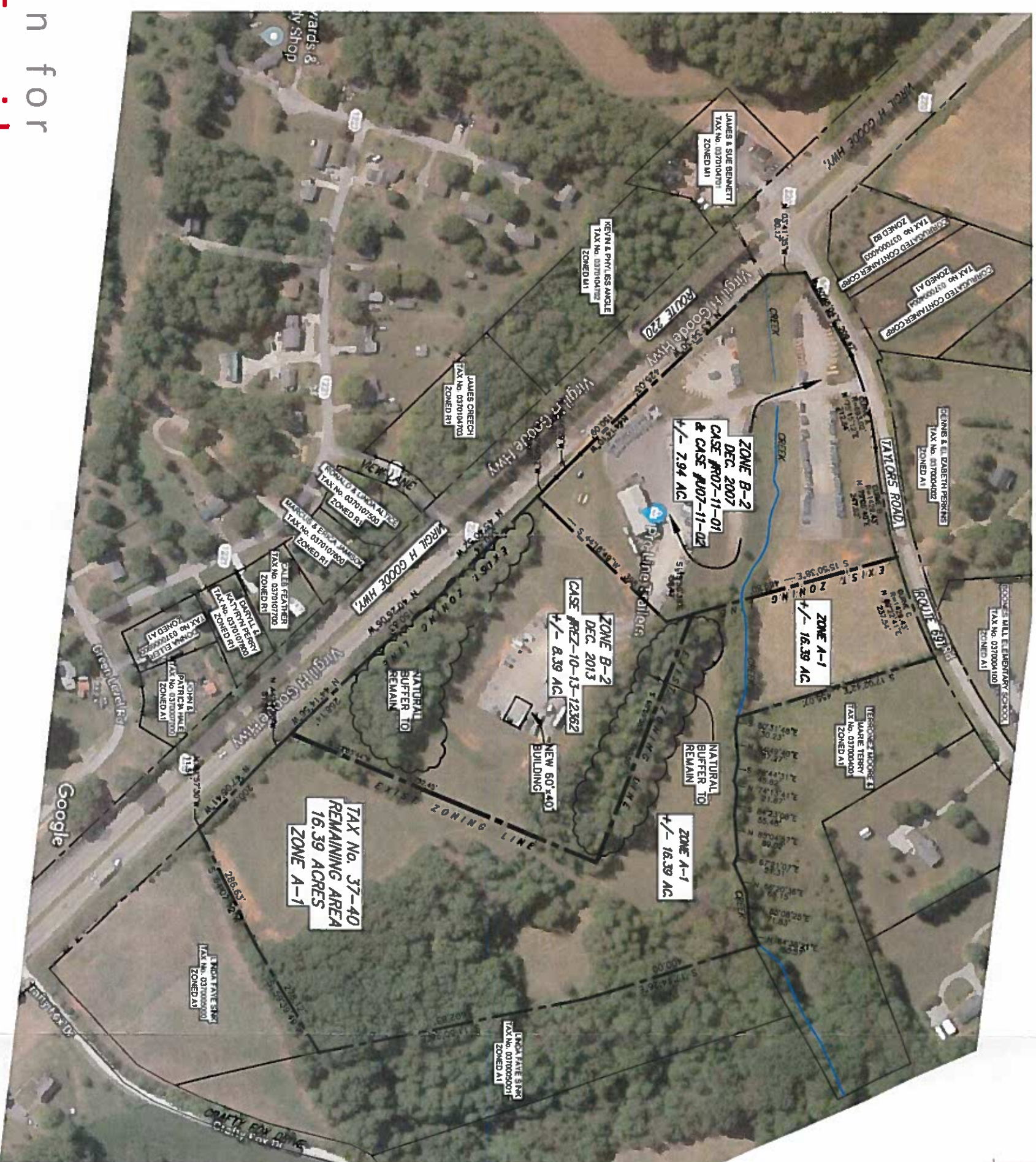
SPECIAL USE PERMIT CONDITIONS FOR CASE # U07-11-02:

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 OTHERWISE SPECIFIED.
3. ANY PROPOSED LIGHTING OF OUTDOOR DISPLAYS SHALL BE SHIELDED & DIRECTED DOWNWARD. LIGHTING PLANS SHALL BE REVIEWED AND APPROVED BY THE ZONING ADMINISTRATION PRIOR TO INSTALLATION OF LIGHTING.
4. THE HOURS OF OPERATION WILL BE 9:00am TO 9:00pm FOR THE GENERAL PUBLIC.

DECEMBER 17, 2013

REZONING PROFFERS FOR CASE # REZ-10-13-12362

1. THE DEVELOPMENT OF THE NEWLY REZONED PROPERTY (CONTAINING 8.397 ACRES, PORTION OF TAX MAP PARCEL 437-40) IN SUBSTANTIAL CONFORMANCE WITH CONCEPT PLAN PREPARED BY HUGHES ASSOCIATES ARCHITECTS & ENGINEERS.
2. TO LEAVE UNDISTURBED THE NATURAL BUFFER OF TREES ALONG US, CO, THE EASTERN BOUNDARY LINE AND THE NORTHERN BOUNDARY LINE OF THE PROPERTY.
3. CONSTRUCTION OF THE NEW 60'x40' STORAGE BUILDING SHALL BE IN GENERAL CONFORMANCE WITH THE ARCHITECTURAL CONCEPT BEING 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 +/- 8.397 ACRE SITE, WHICH IS THE SUBJECT OF THIS REZONING PETITION, SHALL BE LIMITED TO SERVICE AND REPAIR OF ASSOCIATED ACCESSORY EQUIPMENT, AND TO PROFESSIONAL OFFICES AND CUSTOMER PARKING. HERETOFOR OUTDOOR DISPLAY, NON-OUTDOOR STORAGE ARE HEREBY PERMITTED AS SUCH USES REQUIRE A SEPARATE APPLICATION FOR SPECIAL USE PERMIT. PROVIDED HOWEVER, HIS LIMITATION SHALL NOT PROHIBIT PARKING OF TRAILERS BEING SERVICED ON THE SITE.



PROPOSED REZONING PROFFER:

1. USAGE OF THE PROPERTY CURRENTLY ZONED B-2 (CONTAINING 16.33 ACRES, PORTION OF TAX MAP PARCEL 837-40) SHALL BE LIMITED TO RESIDENTIAL/AGRICULTURAL SALES AND SERVICE EQUIPMENT AND FOR-SALE SERVICE AND REPAIR OF AUTOMOBILES, TRUCKS, RECREATIONAL VEHICLES, MOTORCYCLES, FARM EQUIPMENT, GARDEN EQUIPMENT, BOATS, MOTORS (GAS, ELECTRICAL), MACHINERY, TINES, CONSTRUCTION EQUIPMENT AND PROFESSIONAL OFFICES ASSOCIATED WITH SAID BUSINESS.

HUGHES ASSOCIATES & ENGINEERS
 ARCHITECTS & ENGINEERS
 656 LUM AVENUE SW | ROANOKE VIRGINIA 24016
 540 342 4002
 www.hughesae.com

Rezoning Plan for
Pro-line Trailers
 74 Taylors Road Boones Mill, VA



Concept Site Plan
 June 27, 2018