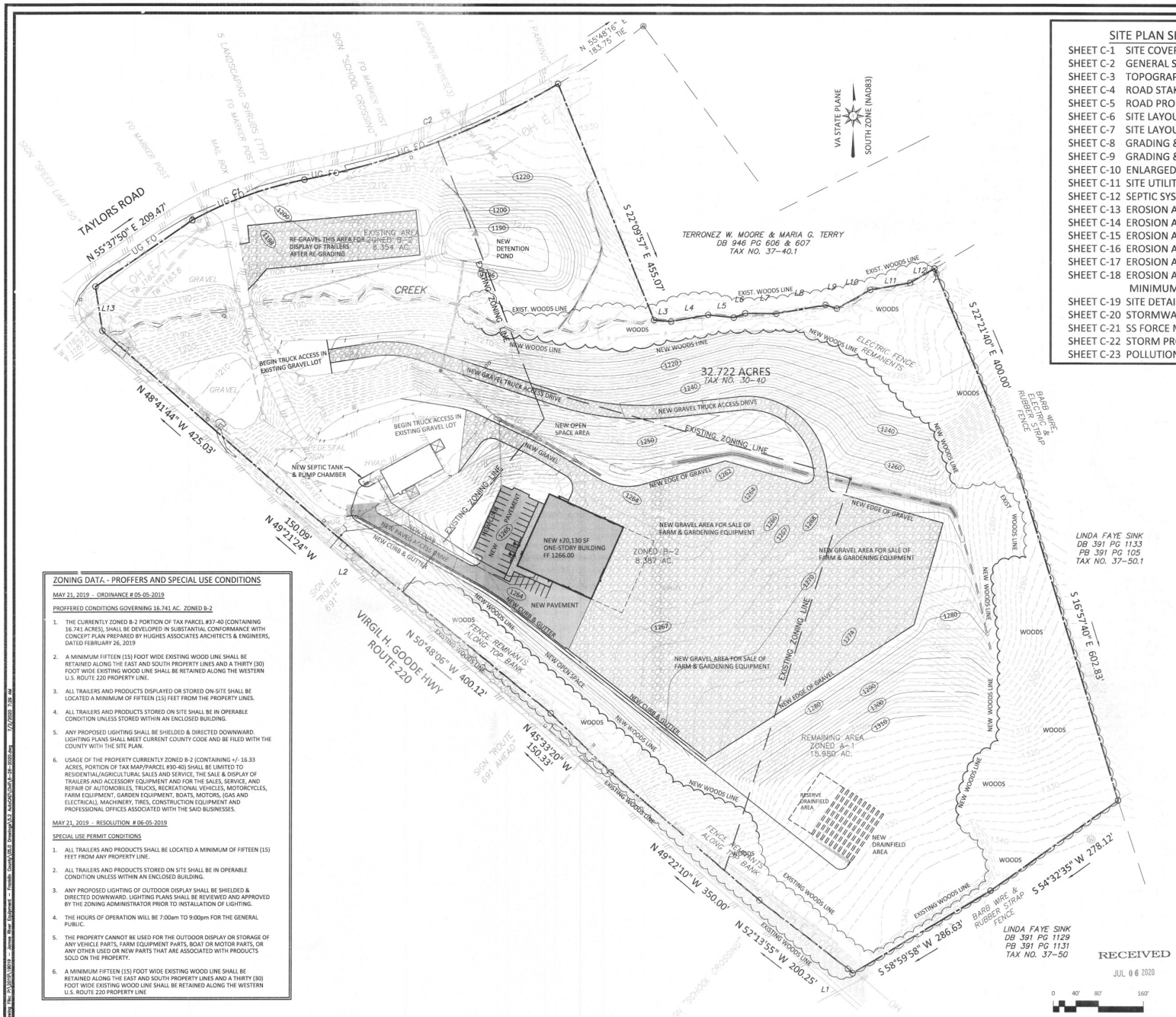

SITE PLAN SHEET INDEX

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SITE DATA

PROPERTY OWNERS:	AYERS PROPERTIES LLC
MAILING ADDRESS:	PRO-LINE TRAILERS KENNY AYERS 74 TAYLORS ROAD BOONES MILL, VA 24065
TAX MAP NUMBER:	0370004000
PROPERTY ADDRESS:	74 TAYLORS ROAD BOONES MILL, VA 24065
LEGAL DESC.:	RTE. 220 & 691
MAGISTERIAL DISTRICT:	BOONE
PROPERTY AREA:	32.721 ACRES
FLOOD NOTE:	THIS PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 51067C0185C, EFFECTIVE DATE 12/16/2008.
PRESENT USE:	PROLINE TRAILERS SALES - RETAIL SALES OF CARGO & UTILITY TRAILERS
ZONING:	SPLIT: A-1 (15.980 ACRES) B-2 (16.741 ACRES)
ZONING OVERLAY:	NORTH RURAL DEVELOPMENT OVERLAY DISTRICT
DISTURBED AREA:	849,420 SF. (19.50 AC.)
CONSULTING ENGINEER CONTACT:	MIKE WOOLWINE 540-342-4002 MWOOLWINE@HUGHESAE.COM

ZONING DATA - PROFFERS AND SPECIAL USE CONDITIONS

MAY 21, 2019 - ORDINANCE # 05-05-2019

PROFFERED CONDITIONS GOVERNING 16.741 AC. ZONED B-2

1. THE CURRENTLY ZONED B-2 PORTION OF TAX PARCEL #37-40 (CONTAINING 16.741 ACRES), SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH CONCEPT PLAN PREPARED BY HUGHES ASSOCIATES ARCHITECTS & ENGINEERS, DATED FEBRUARY 26, 2019
2. A MINIMUM FIFTEEN (15) FOOT WIDE EXISTING WOOD LINE SHALL BE RETAINED ALONG THE EAST AND SOUTH PROPERTY LINES AND A THIRTY (30) FOOT WIDE EXISTING WOOD LINE SHALL BE RETAINED ALONG THE WESTERN U.S. ROUTE 220 PROPERTY LINE.
3. ALL TRAILERS AND PRODUCTS DISPLAYED OR STORED ON-SITE SHALL BE LOCATED A MINIMUM OF FIFTEEN (15) FEET FROM THE PROPERTY LINES.
4. ALL TRAILERS AND PRODUCTS 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. 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 & 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, TIRES, CONSTRUCTION EQUIPMENT AND PROFESSIONAL OFFICES ASSOCIATED WITH THE SAID BUSINESSES.

MAY 21, 2019 - RESOLUTION # 06-05-2019

SPECIAL USE PERMIT CONDITIONS

1. ALL TRAILERS AND PRODUCTS SHALL BE LOCATED A MINIMUM OF FIFTEEN (15) FEET FROM ANY PROPERTY LINE.
2. ALL TRAILERS AND PRODUCTS STORED ON SITE SHALL BE IN OPERABLE CONDITION UNLESS WITHIN AN ENCLOSED BUILDING.
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 NEW PARTS THAT ARE ASSOCIATED WITH PRODUCTS SOLD ON THE PROPERTY.
6. A MINIMUM FIFTEEN (15) FOOT WIDE EXISTING WOOD LINE SHALL BE RETAINED ALONG THE EAST AND SOUTH PROPERTY LINES AND A THIRTY (30) FOOT WIDE EXISTING WOOD LINE SHALL BE RETAINED ALONG THE WESTERN U.S. ROUTE 220 PROPERTY LINE

RECEIVED
JUL 06 2020

CERTIFIED RESPONSIBLE LAND DISTURBER (RLD)
RLD NAME: _____
RLD NO.: _____
RLD EXPIRATION DATE: _____
COMPANY NAME: _____
TELE: _____
EMAIL: _____

OWNER CERTIFICATION BLOCK
NAME: _____
SIGNATURE: _____
DATE: _____

FRANKLIN COUNTY APPROVAL BLOCK
CASE NUMBER 16566

APPROVED
Franklin County
Planning & Community Development
Stormwater Management
Signature: _____
Date: 7-15-2020

DATE: June 26, 2020
REVISIONS
1 _____
2 _____
3 _____
4 _____
5 _____

HUGHES ASSOCIATES
ARCHITECTS & ENGINEERS
456 ELM AVENUE SW | ROANOKE, VIRGINIA 24016
540 342 4002
www.HughesAE.com

NEW FACILITY
JAMES RIVER EQUIPMENT
74 TAYLORS ROAD BOONES MILL, VA

DRAWN BY: xxx
CHECKED BY: xxx

SITE COVER SHEET & OVERALL SITE PLAN

COMMONWEALTH OF VIRGINIA
06/26/2020
MARK JOHN AYLES
Lic. No. 034169
PROFESSIONAL ENGINEER

COMMISSION No. 19019
SHEET C-1

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HUGHES ASSOCIATES ARCHITECTS & ENGINEERS
A PROFESSIONAL CORPORATION

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