



Ordinance 2024-04

AN ORDINANCE TO REZONE PROPERTY ON ARMORY DRIVE

WHEREAS, the Planning Commission of the City of Franklin, Virginia received a request from Joseph Blythe for the conditional rezoning of two parcels comprising of approximately 16 acres located on Armory Drive, approximately 300' from its intersection with South College Drive known as of City of Franklin Tax Map No. 121-58-A and 121-58-A4 from M-1 Light Industrial District to B-2 General Business District.

WHEREAS, the City of Franklin 2015-2025 Comprehensive Plan designates this property as Industrial; and

WHEREAS, the Planning Commission, at the conclusion of the duly scheduled public hearing, did pass a resolution recommending to City Council that this property be rezoned as set forth above; and

WHEREAS, City Council did hold a public hearing on the proposed rezoning on May 23, 2024 at 7:30 P.M. at a special meeting of Council after giving public notice as required by Virginia Code Section 15.2-2204 in the Tidewater News on May 15th and May 22, 2024; and

WHEREAS, the City Council of the City of Franklin, Virginia feels that the public necessity, convenience, general welfare and good zoning practice require that the two parcels comprising of approximately 16 acres be conditionally rezoned from M-1 Light Industrial to B-2 General Business.

NOW, THEREFORE, BE IT ORDAINED AND RESOLVED by the Council for the City of Franklin, Virginia that the Zoning District Map provided for in Section 1.2 of the City Zoning Ordinance is hereby amended to establish the following zoning classification for the two parcels comprising of approximately 16 acres of property known as a portion of City of Franklin Tax Parcel No. 121-58-A and 121-58-A4 from M-1 Light Industrial to B-2 General Business with the following conditions:

Development of the Property

1. Development of the Property associated with this rezoning application shall be generally consistent as determined by the reviewing authority with the Conceptual Site Plan prepared by Bowman, dated March 1, 2024, as determined during preliminary and final site plan approval and/or preliminary and final subdivision construction plan approval.
2. All buildings shall be in accordance with the final plans to be submitted by Owner and approved by the City, with said approval of said not being unreasonably withheld, provide Owner's rezoning application is approved. Owner has previously submitted a rendering prepared by Bowman Consulting Group, Ltd. dated March 1, 2024 and while owner presently intends to construct

building with appearance as shown by the rendering, demand or general economic conditions may necessitate design changes.

3. The minimum number of hotel guest rooms shall be 32 and the maximum number of hotel guest rooms shall be 80.
4. The maximum number of extended-stay cottages shall be 30 with 1-2 bedrooms each. For the purpose of this application, the definition of "extended-stay" shall mean cottages occupied by the same guests for not more than six (6) months, with the option for a three (3) month extension. Following the expiration of the "extended-stay" rental period, the guest may move into the hotel for the remaining stay. However, in no case, shall any guests remain in the cottages for more than a total of nine (9) months out of a year.
5. The Owner shall cause to be constructed any of the following hotel amenities: a restaurant, banquet room, and an event venue.


Land Use

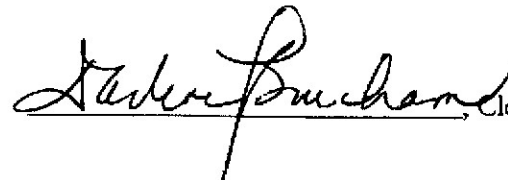
1. The primary use of the property shall be for the Franklin Farmhouse Inn and associated facilities.
2. Parcels A and B as shown on conceptual site plan shall be used for commercial uses under the Central Business (B-2) zoning district.

THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF FRANKLIN, VIRGINIA ON MAY 23, 2024.

ATTEST:

 Robert L. Quinn, Mayor

 Steven Buchanan, Clerk