Franklin County Application for Special Use Permit

356 Bethel Lane, Union Hall, VA 24176

Melba Seneff, Black Water Junction Farms, LLC

We are requesting a special use permit for the Black Water Junction Wake Park located on our farm at 356 Bethel Lane, Union Hall, VA 24176.

We own 49+/- acres that are zoned A-1. On this farm, there is a series of ponds that we have installed a cable system so that our son can practice his wake skating for his competitions. We have instilled in our children to find a way to make money doing something that they are passionate about. His idea is to take his practice run and open it up to the public.

The Black Water Junction Wake Park will be open to people of all ages, all experience levels, and from all over the country. He will provide lessons, boards and safety equipment, and riding times. The cable system runs off of electricity, so the noise if very minimal. Please review the video that shows the park, the riding and the actual noise or lack of at:

https://www.dropbox.com/s/hudn5ecjdama13n/BWJ.mov?dl=0

The drive coming off of Bethel Lane was a farm path that has been widened, and graveled. There is plenty of site distance from both directions, so there is no danger with ingress and egress. This drive leads to a graveled parking lot that will accommodate up to 100 cars. Both the parking lot and the wake park are not visible from the road. We have also planted Crepe Myrtles and Leland Cypress along the entire fence line fronting on Bethel Lane that will eventually block any view of the farm. The topography of the farm also provides not only site protection, but a noise barrier as well.

The pond has a path along the entire bank that would allow any type of emergency vehicle or service vehicle access to the park. The park is also covered by an insurance policy specifically designed for wake parks.

Because only two riders may be on the cable system at any one time, the number of boarders will be small. The other parks of this kind sponsor tournaments four times a year. Even on an event weekend, the number of people involved might spike, but still less than 100. This is a very individual sport. The park will not have lights, so there will not be any riding after dark.

We have spoken to neighbors and local business people, and have the support of them. Eddie and Debbie Shelton, Danny Perdue, Mike Amos, Ollie and Alise Fralin, Carl Cundiff, and Randall Cundiff have all expressed that this park would be a great asset to the community and the economy because of the uniqueness and the quality of the construction and landscaping.

Thank you for your consideration.

Melba L. Seneff

- Special use permit is effective immediately after action by the Board of Supervisors
- Special use permits expire in 18 months if there is no commencement of the use or related activity

FRANKLIN COUNTY
PETITION/APPLICATION FOR SPECIAL USE PERMIT
(Type or Print)

I/We, MELBA SENEFF, 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 special use permit on the property as described below:

1. Petitioners Name: MELBA SENEFF

2. Property Owner's Name: JAMES R. SENEFF & MELBA F. SENEFF

   Phone Number: 540 - 420 - 5625

   Address: 395 BLUE LAKE ROAD MAILING - (PROPERTY 356 BETHEL LANE)
   UNION HALL VA Zip: 24176

3. Exact Directions to Property from Rocky Mount: HIGHWAY 40, TL 834 BROOKS MILL RD, TR LONG HORN, TR BETHEL LANE, ½ MILE TR INTO FARM

4. Tax Map and Parcel Number: MAP 05300 PARCEL 10400

5. Magisterial District: UNION HALL

6. Property Information:

   A. Size of Property: 49.728

   B. Existing Zoning: A1

   C. Existing Land Use: AGRICULTURAL

   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.

7. Proposed Special Use Permit Information:

   A. Proposed Land Use: REMAIN AGRICULTURAL

   B. Size of Proposed Use: 2 ACRES

   C. Other Details of Proposed Use: WAKE PARK UTILIZING POND

Checklist for completed items:

- X Application Form
- X Letter of Application
- X List of Adjoining Property Owners and Addresses
- Y Concept Plan
- Y Application Fee

I certify that this application for a special use permit and the information submitted herein is correct and accurate.

Petitioner's Name (Print): MELBA SENEFF

Signature of Petitioner: Melba J. Seneff

Date: 11/30/16

Mailing Address: 395 BLUE LAKE ROAD
UNION HALL, VA 24176

Telephone: 540-420-5625

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

Owner's Name (Print): _____

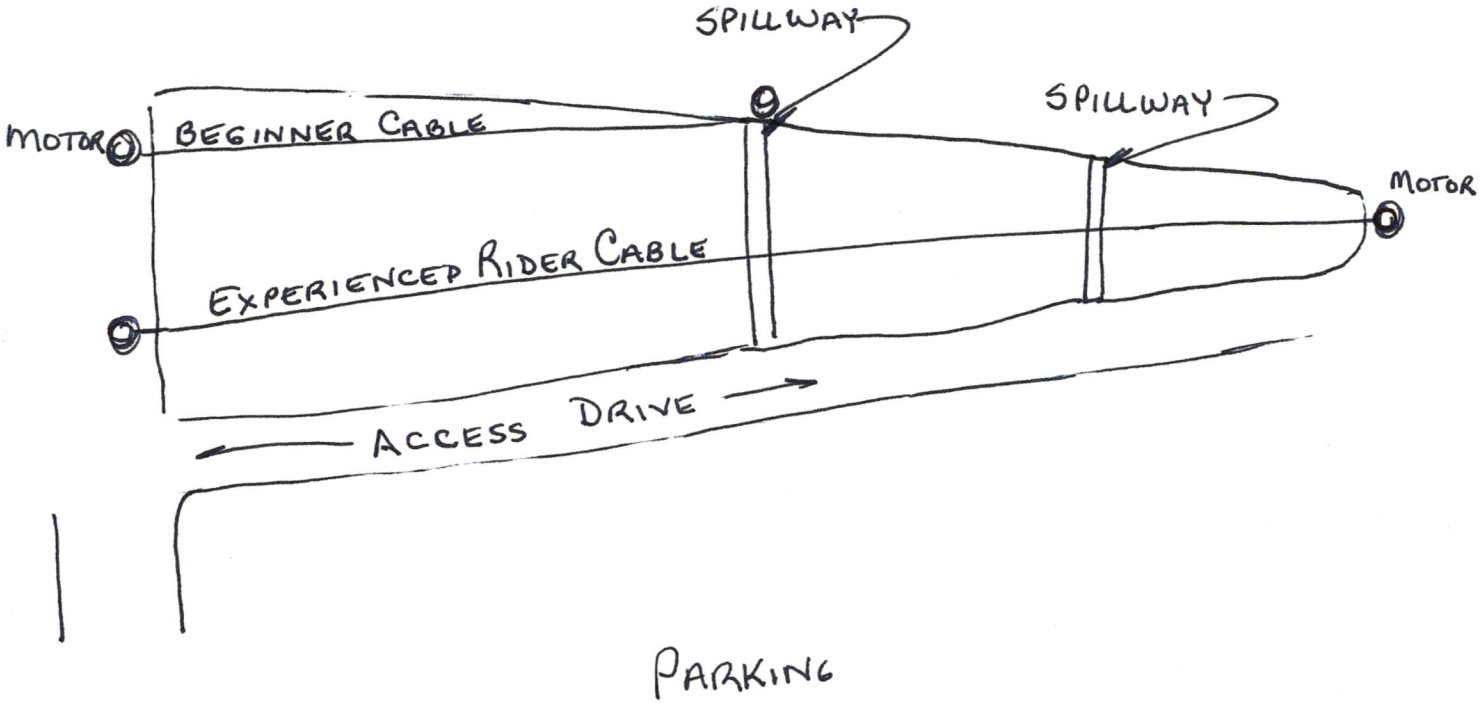
Signature of Owner: _____

Date: _____

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

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

Bethel Ln
Pond
PARKING
POND
834


SPILLWAY
SPILLWAY
MOTOR
BEGINNER CABLE
MOTOR
EXPERIENCED RIDER CABLE
ACCESS DRIVE
PARKING

ADJACENT PROPERTY OWNERS

Adjacent property owners are mailed a notice of the request. Please provide each owner's name and mailing address plus zip code for every property adjacent to the site and directly across from any public right-of-way adjoining the site. Names and addresses are available in the County Real Estate office in the Courthouse.

NAME: DONNA C. HOLLAND ADDRESS: 2318 BROOKS MILL RD.
TAX MAP NUMBER: 53 GLADE HILL, VA 24092

NAME: OLIVER & ALISE FRAUN ADDRESS: 2280 BROOKS MILL RD.
TAX MAP NUMBER: 53 GLADE HILL, VA 24092

NAME: DOROTHY & SHARON BROOKS ADDRESS: 2001 BROOKS MILL RD
TAX MAP NUMBER: 53 UNION HALL, VA 24176

NAME: RANDALL & KRISTEN DAMON ADDRESS: 3479 OVERBROOK DRIVE
TAX MAP NUMBER: 53 ROANOKE, VA 24018

NAME: RONALD & DEBBIE SHELTON ADDRESS: 411 BUCKSCRAPE ROAD
TAX MAP NUMBER: 53 UNION HALL, VA 24176

NAME: MIKE & DENISE AMOS ADDRESS: 179 BETHEL LANE
TAX MAP NUMBER: 53 UNION HALL, VA 24176

NAME: MANFORD & JUDITH STRAEHLE ADDRESS: P. O. BOX 64
TAX MAP NUMBER: 53 GLADE HILL, VA 24092

NAME: ADDRESS:
TAX MAP NUMBER:

NAME: ADDRESS:
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NAME: ADDRESS:
TAX MAP NUMBER:

NAME: ADDRESS:

11/30/2016

Dear Franklin County Zoning Commission,

It is in great support that I write this letter for the wakeboard cable park in your jurisdiction. The park will increase the tax base, create new jobs, and provide a higher quality of life through quality recreation facilities. There are several wakeboard parks across the country that have been formed in partnership with municipalities on government property because of the benefits to the community.

The proposed wakeboard park is called a linear cable park; there are two proposed cables. Each cable has a capacity of one rider. Because of the low capacity at the park vehicle traffic will be low. Noise levels will also be low; each cable is driven by 10 horsepower electric motor which produces noise at a conversational level. As someone who worked in economic development for six years and now teaches entrepreneurship, I recognize the uniqueness of this opportunity; there are tremendous benefits that will make the community a destination for water sports enthusiasts. The park leverages existing assets in the community like Smith Mountain Lake and local boat dealerships that have built a culture around water sports; the addition of the park will only strengthen that culture.

The proposed park offers the benefits of bringing a new company to the community with low environmental, noise, and traffic concerns. Impacts make this project an appropriate project for commercial, residential, or agricultural zoning.

Warmest Regards,

David Mayo

David Mayo

Certified Economic Development Finance Professional

Instructor, East Carolina University Miller School of Entrepreneurship