

02/27/20

To Franklin County Planning,

We are requesting an amendment to the SUP conditions for the campground at 2000 Old Salem School Rd. Union Hall. During the costing phase of the project we found the Arborvitae 6' trees to be largely unavailable and costly. The industry standard size of trees used for buffer areas is 2'-4' in height at time of planting. The conditions set forth in the SUP requires approximately 450 trees. The estimate for a planted 6' Arborvitae tree is \$150 each, making the tree buffer cost \$67,500.00 +/- . The Split rail fence listed in the conditions has zero functional value. The price of the split rail fence as required is estimated at \$123,000.00. These costs were never figured into the planning of this project. They have zero scientific value and were intended as a pacifier for the neighbors. We propose to substitute the Arborvitae with Eastern Red Cedar. According to the Virginia Department of Forestry, the ERC is a native tree that thrives well in most types of soil. We are asking to reduce the trees along the areas that have an existing mature vegetative buffer. We also request to substitute the split rail fence with a welded wire fence that will keep pets in campground. The costs of these 2 items jeopardize the project being completed.



John Mathena

Managing Member

South Lake Motor Sports LLC

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

(Type or Print)

I/We, John Mathena, 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:

Petitioner's Name: John Mathena

Petitioner's Address: 4016 Bandy Rd Roanoke VA 24014

Petitioner's Phone Number: 304 520 2100

Petitioner's E-mail: JEMATHENA@GMAIL.COM

Property Owner's Name: South Lake Motor Sports LLC

Property Owner's Address: 2000 OLD SALEM SCH RD UNION HALL VA

Property Owner's Phone Number: 540 576 3001

Property Owner's E-mail: _____

Directions to Property from Rocky Mount: 40 E to OLD SALEM SCH RD

Tax Map and Parcel Number: 0520010302

Magisterial District: Union Hall

Property Information:

A. Size 14.25 Acres of Property:

B. Existing Zoning: R2, A1 + B2

C. Existing Land Use: SUP CAMP GROUNDS / vacant

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.

Proposed Special Use Permit Information:

A. Proposed Land Use: Amended SUP Conditions

B. Size of Proposed Use: 14.25 Acres
C. Other Details of Proposed Use: Ammend SUP Conditions

Checklist for completed items:

- Application Form
- Letter of Application
- Concept Plan
- 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): John Mathena
Signature of Petitioner: 
Date: 2-27-20
Mailing Address: 4016 Bandy Rd
Rounde VA 24014
Telephone: 304 520 2100
Email Address: JEMATHENA@GMAIL.COM
Owner's consent, if petitioner is not property owner:
Owner's Name (Print): _____
Signature of Owner: _____
Date: _____

Date Received by Planning Staff _____

Clerk's Initials: _____

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

Camp Reel Simple

In an effort to design a beautiful, viable project as well as respect the current and future land use of the adjacent property owners, we are suggesting the following design substitutions to the plan. Through careful research and evaluation, we have found these substitutions to adequately address the intended purpose of the design requirements, while also allowing us to maintain the viability of the project due to cost and availability of the Arborvitae.

I. Tree Substitution

Eastern Red Cedar – (juniperus virginiana)

The red cedar can have a very similar size, shape, and foliage as the proposed “green giant”. It has a growth rate of 1.5 – 2 feet/year, reaching sizes of over 30’ tall and 30’ wide. We feel as though this is viable alternative, as it is more readily available at a better value, and is a native species to Virginia.

We propose 2-4’ (industry standard) Eastern Red Cedar to be planted in a single row, 20’ on center, along the property boundaries that already have an existing mature vegetated buffer. Upgrading to the double staggered rows of 3-5’ trees , as needed, along the north – northwest boundaries of the property that are adjacent to the Hampton Drive.

II. Fencing Substitutions

Single welded wire fencing in lieu of split rail with mesh.

The plan drawings contain a wooden split rail fence with a wire mesh secured to the fence with staples, which are prone to failure due to the natural seasonal expansions and aging associated with a wooden fence. These failures could defeat the purpose of the wire mesh.

Given the split rail fence’s propensity to age and fail, we feel that a substitution of a well secured single welded wire fence will provide more protection to the adjacent properties, as well as help secure the campground for our guests. This type of fencing stays tighter, more secured, and less visually intrusive, particularly along the border of the adjacent mature wooded buffer.

Ben Jackson
Principal Designer – Owner
Jackson Land Planning & Design
Troutville, VA