

**FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION**

(Type or Print)

I/We, Craig and Angela Wilson 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: Craig and Angela Wilson

Petitioner's Address: 26453 Linton Pasture Pl Centreville, VA 20120

Petitioner's Phone Number: (703)-930-6999

Petitioner's E-mail: craig.r.wilson.jr@gmail.com

Property Owner's Name: Craig and Angela Wilson

Property Owner's Address: 26453 Linton Pasture Pl Centreville, VA 20120

Property Owner's Phone Number: (703)-930-6999

Property Owner's E-mail: craig.r.wilson.jr@gmail.com

Directions to Property from Rocky Mount: Follow VA-40E/Old Franklin Turnpike for 13 miles to Berger Loop
Take Left onto Kemp Ford Rd, after 1.4 mi turn Right onto Dillards Hill Rd, 0.5 mi turn right onto State Rte 937, 0.3mi onto Penn Hall Rd

Tax Map and Parcel Number: 0510002002

Magisterial District: UNION HALL

Property Information:

A. Size 26.152 acre of _____ Property: _____

B. Existing Zoning: A1

C. Existing Public Utilities Land Use: _____

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.

No

Proposed Special Use Permit Information:

A. Proposed Tourist and Resort Facilities Development Land Use: _____

B. Size of Proposed Use: 26.152 acre

C. Other Details of Proposed Use: Lounge - Game Area/Pool, Renovated House 12 suites
33 1-2 bedroom cottages, Outfitter Store, Events Barn, 2 Docks

Checklist for completed items:

- x Application Form
 x Letter of Application
 x Concept Plan
 x 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): Craig and Angela Wilson

Signature of Petitioner: *Angela Wilson*

Date: 6/6/2022

Mailing Address: 26453 Linton Pasture Pl Centreville, VA 20120

Telephone: (703)-930-6999

Email Address: craig.r.wilson.jr@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: _____



**Penn Hall SUP Application | A Letter from the Owners
Tourist and Resort Facilities Development**

Our family has been coming to Smith Mountain Lake for the better part of a decade now, and we've absolutely fallen in love with the place. We own property on the Lake, and we're in the process of building our house in Franklin County currently. We were drawn to the natural beauty of this place and it's what keeps bringing us back. We have a vision for the Penn Hall parcel we've recently acquired that aims to showcase and preserve the site's natural beauty. From rolling meadows, to mountain views, to lakeshore coves, we know our little bit of dirt is a special place - and we'd like to share it with the world. But we do not take that responsibility lightly. We know the natural beauty of this site is our amenity - and we aim to preserve it.

Our proposal includes a renovation and addition to the existing Manor house, a new clubhouse, new rental cottages, an event barn with commercial kitchen, private country store, outfitters shop, and two community docks reserved for invited guests and tourists staying at the resort whom wish to arrive by boat or enjoy the lake during their visit.

Manor House:

The existing 5,000SF manor house currently has seven beds and baths and will receive a 4,750SF addition for a combined gross SF of 9,750SF. The newly renovated house will have one fully equipped Primary/Bridal suite with 12 accessory suites, all fully equipped with bathrooms, closets and coffee bars. The house will include a new full kitchen and living quarters sizes to accommodate up to 26 occupants.

Clubhouse:

The 10,000SF Clubhouse will be used primarily by guests for pre-event lounging and queuing and will feature an arcade / gaming simulator room with private bowling alley, a fully equipped bar, interior and exterior lounges, and a pool / fire pit area with necessary accessory bathrooms and locker rooms.

Rental Cottages:

In addition to the rooms in the manor house, thirty-three 950SF cottages are intended to accommodate guests staying on the property visiting to attend events scheduled on the property and have two bedrooms /bathrooms each with a single living area and kitchen.

DESIGNDEVELOP
802 East Jefferson Street, Suite B3 | Charlottesville, VA 22902 | 434-806-8365
3600 Clipper Mill Road, Suite 330 | Baltimore, MD 21211 | 434-443-4045
www.designdevelopllc.com

**Event Barn:**

The proposed 9,000SF event barn will seat up to 350 Guests and will include a full commercial kitchen, two fully equipped bars, a bridal suite and groom suite, and a lower floor with storage and a country store and tavern dedicated to guests staying at the resort.

Country Store and Tavern:

Both the country store and tavern are located on the lower floor of the event barn and will provide local food and beverage to guests staying on the property. These will also function in conjunction with events held on the property when needed.

Outfitters Shop:

The 1,200SF outfitter will be dedicated to the guests attending events and staying on the property, the shop will provide accessories needed by guests to enjoy the lake. Things such as paddleboards, kayaks, lifepreservers and other accessory items will be provided here.

Event and Boat Docks:

Two docks are planned for the property. The first is a large dock for use during events where guests would like the event held out at the lake edge and will be large enough to accommodate guests staying on the property. The second dock will contain 10 boat slips and will only be open to invited guests, guests attending events, or tourists staying at the resort.

Site work:

We are going to employ low impact development ideals: Small building footprints that work with the terrain to avoid large amounts of bulldozing and site work. Golf carts on pea-gravel paths in lieu of paved roadways for automobiles. Preserving and protecting large areas of existing woods. Providing native, warm season meadows for local pollinators. Enhancing and utilizing the various environmental typologies found around the site. Renovating the existing manor house, instead of demolishing it and rebuilding it. We believe Smith Mountain Lake is a destination worth traveling to - but there is a need for high quality event space, short term vacation rentals, and amenity rich, resort-style experiences. The proposal that follows details our work that is bringing our vision to life and explains how we believe a special use permit for a "tourist and resort facilities development" is not only appropriate, but a benefit to Franklin County and it's residents.

Thank you,
Craig and Angela Wilson

PENN HALL

Presented by
Craig and Angela Wilson

Special Use Permit Application
June 6th, 2022

WILSON PREMIER
PROPERTIES



A Letter from the Owners

Our family has been coming to Smith Mountain Lake for the better part of a decade now, and we've absolutely fallen in love with the place. We own property on the Lake, and we're in the process of building our house in Franklin County currently.

We were drawn to the natural beauty of this place and it's what keeps bringing us back. We have a vision for the Penn Hall parcel we've recently acquired that aims to showcase and preserve the site's natural beauty. From rolling meadows, to mountain views, to lakeshore coves, we know our little bit of dirt is a special place - and we'd like to share it with the world.

But we do not take that responsibility lightly. We know the natural beauty of this site is our amenity - and we aim to preserve it. We are going to employ low impact development ideals: Small building footprints that work with the terrain to avoid large amounts of bulldozing and site work. Golf carts on pea-gravel paths in lieu of paved roadways for automobiles. Preserving and protecting large areas of existing woods. Providing native, warm season meadows for local pollinators. Enhancing and utilizing the various environmental typologies found around the site. Renovating the existing manor house, instead of demolishing it and rebuilding it.

We believe Smith Mountain Lake is a destination worth traveling to - but there is a need for high quality event space, short term vacation rentals, and amenity rich, resort-style experiences. The proposal that follows details our work that is bringing our vision to life and explains how we believe a special use permit for a "tourist and resort facility" is not only appropriate, but a benefit to Franklin County and its residents.

Thank you,
Craig and Angela Wilson

Compliance with Sec. 25-638

Special use permits for uses as provided in this chapter may be issued upon a finding by the Franklin County Board of Supervisors that:

- such use will not be of substantial detriment to adjacent property,

Response: The majority of adjacent property is still owned by AEP. Because of the low-impact development ideals being employed, no adjacent property will be adversely impacted - viewsheds will not be impeded from adjacent properties, existing tree buffers will remain in place, and no additional runoff or erosion will be burdened to neighbors. Because of the isolated and rural characteristics of the area, no neighboring structure is visible from the parcel.

- that the character of the zoning district will not be changed thereby, and

Response: Care has been given to ensure the character of the zoning district will not be changed. The buildings are designed to be vernacular and agrarian in style, noted by gable roofs, traditional building materials, and front porches typically found throughout the area. The event barn is designed to evoke memories of typical, local agricultural barns in proportion, form, and style. The emphasis on preserving and maintaining the site's natural beauty enhances the character of the zoning

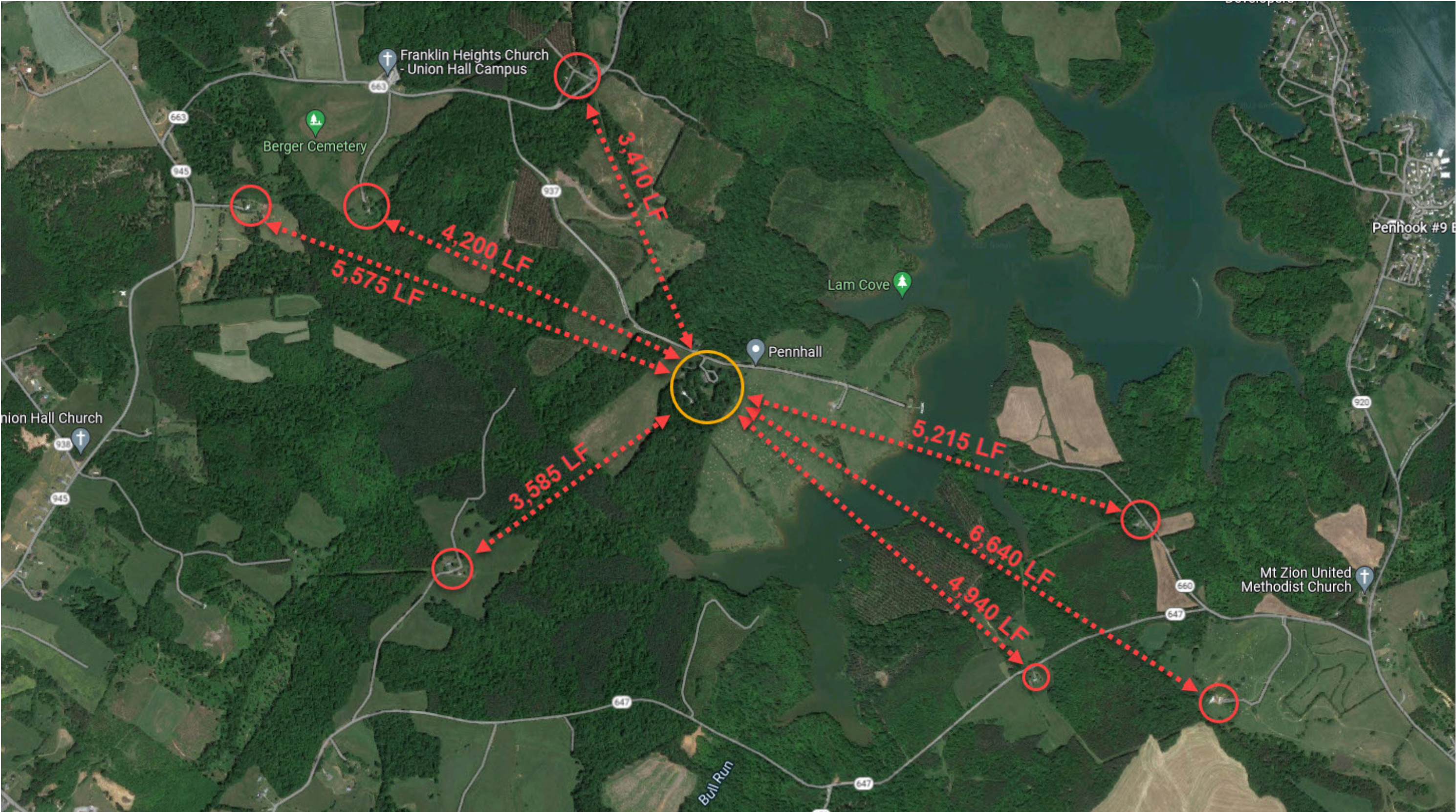
district. There will be no commercial uses, no sales to the general public, and no hazardous or industrial uses that would be in contradiction to the intent of the A-1 Agricultural Use.

- that such use will be in harmony with the purpose and intent of this chapter, with the uses permitted by right in the zoning district, with additional regulations provided in sections 25-111 through 25-137, supplementary regulations, and amendments, of this chapter, and with the public health, safety and general welfare.

Response: The proposed project would adhere to purpose and intent of the zoning regulations, as well as additional regulations outlined by Sec. 25-138. - Short-term tourist rentals. This proposed project is in harmony with the by-right use



SITE ANALYSIS
Adjacent Structures



SITE ANALYSIS

Existing Conditions: Site





SITE ANALYSIS
Existing Conditions: Manor House



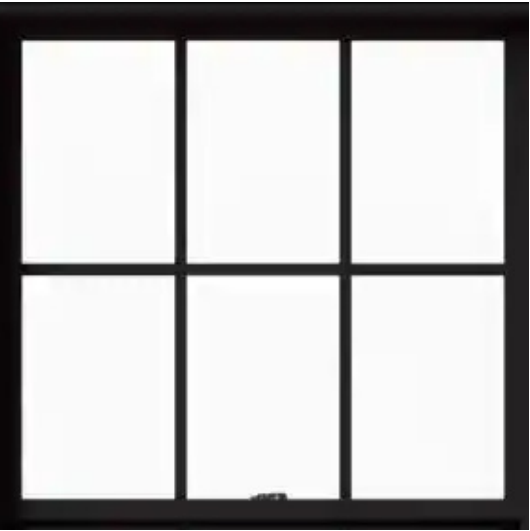
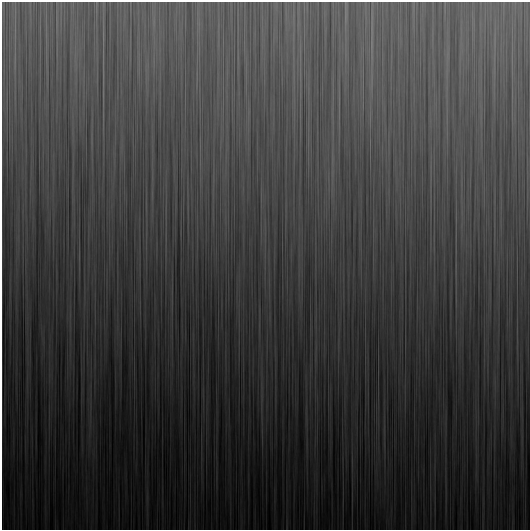


SITE ANALYSIS

Existing Conditions: Chicken Barn



SITE ANALYSIS
Material Palette



SITE ANALYSIS

Existing Conditions

Lam Cove

EXISTING PATHS

LOCALIZED PRIME LAND FOR DEVELOPMENT

DENSE WOODS AND EXISTING STRUCTURES

ROLLING PASTURE WITH OPPORTUNITIES FOR CLUSTERED DEVELOPMENT

PRIME FOR CAPATILIZING ON VIEWSHEDS

EAST FACING VIEWS TOWARD MOUNTAINS AND LAKE

MAXIMUM VIEWS AT PENINSULA

Pennhall



SITE ANALYSIS
Potential Areas

Lam Cov

IDENTIFIED AREAS OF
POTENTIAL

IDENTIFIED AREAS OF
POTENTIAL

PRIME FOR CAPATILIZING
ON VIEWSHEDS

EAST FACING VIEWS TOWARD MOUNTAINS AND LAKE

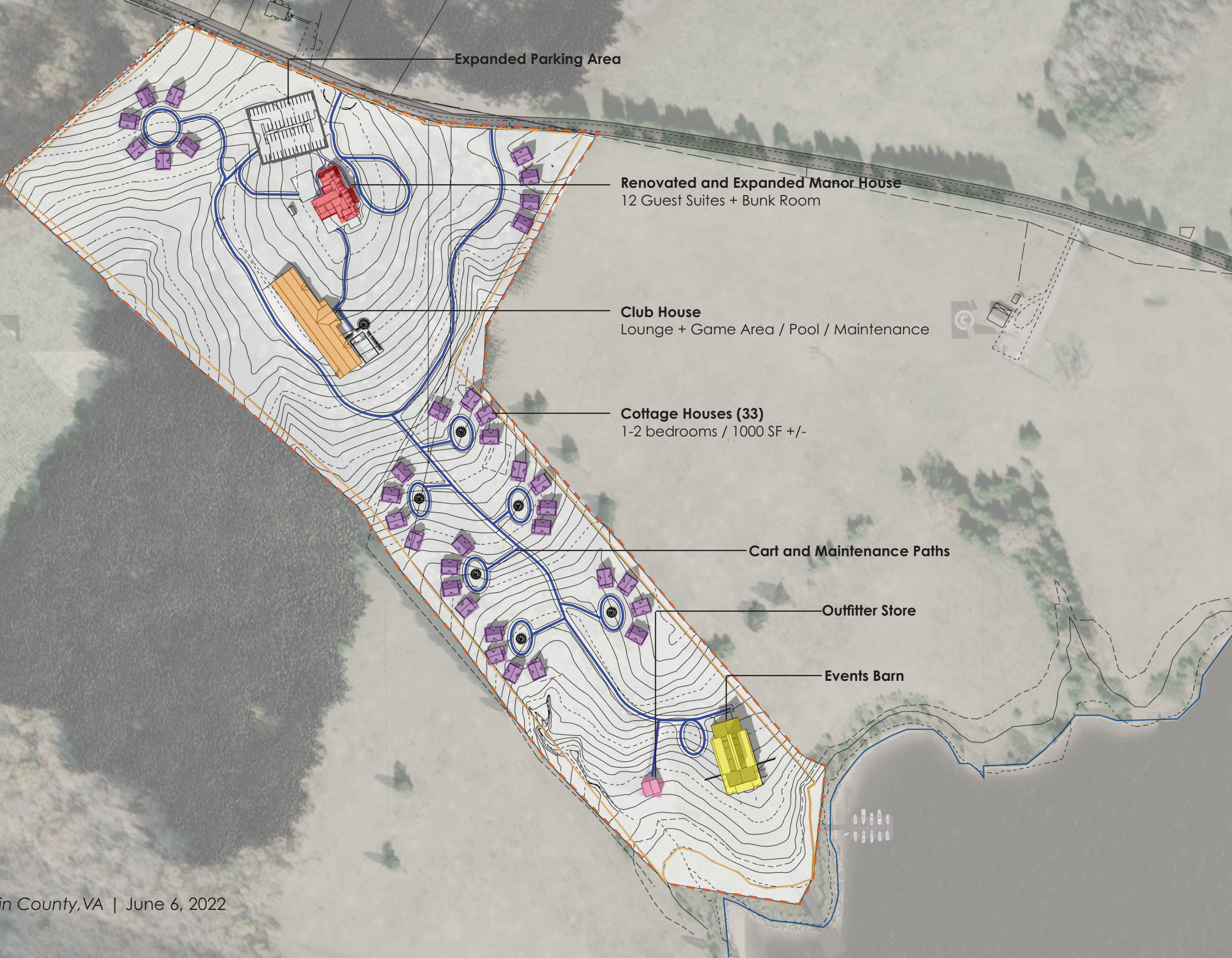
MAXIMUM VIEWS AT
PENINSULA

Pennhall

SITE PLAN
Built Assets

LEGEND

- Topography Lines
- Site Limit
- Site Constraints
- Water Edge
- Existing Road
- Proposed Roads
- Parking Spaces
- Renovated Manor
- Club House
- Events Barn
- Outfitter Shop
- Cottage Houses



SITE PLAN
Land Use

LEGEND

- Topography Lines
- Site Limit
- Site Constraints
- Water Edge
- Existing Road
- Proposed Roads
- Parking Spaces
- Renovated Manor
- Club House
- Events Barn
- Outfitter Shop
- Cottage Houses
- Landscaping
- Forested Area
- Meadow Area
- Vineyards
- Waterfront Activities



Potential vineyard (non-commercial use)

Extent of Paved Roads







RENDERS
Aerial View



PRECEDENT STUDY
Manor House



Manor House

Living Room
Lounge Area
Full size Kitchen
12 Guest Suites
Bunker Room

PRECEDENT STUDY
Manor House



RENDERS

Manor House Exterior View



RENDERS

Manor House Back Facade



RENDERS

Manor House Front Facade



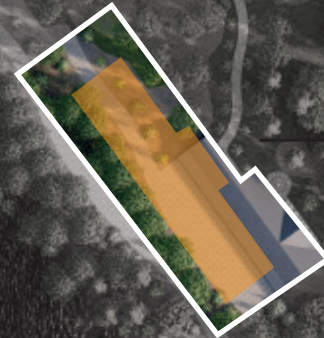
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Manor House Right Addition



PRECEDENT STUDY

Club House



Club House

Restaurant & Bar
Game Area
Lounge Area
Pool
Maintenance

PRECEDENT STUDY
Club House



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Club House Exterior pool view



RENDERS

Club House Exterior View



RENDERS

Club House Exterior View



RENDERS
Club House Exterior View



RENDERS

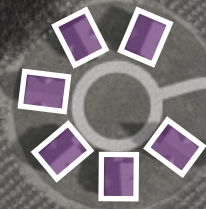
Club House Porch View



RENDERS
Club House Interior Views



PRECEDENT STUDY
Cottage Houses



Cottage Houses (33)
1-2 bedrooms /
1000 SF +/-



PRECEDENT STUDY
Cottage Clusters



PRECEDENT STUDY
Cottage Houses



RENDERS

Cottage Clusters Exterior View





RENDERS

Cottage Clusters Exterior View



PRECEDENT STUDY
Event Barn



Event Barn

*Event/Wedding Hall
Outdoor Deck*

PRECEDENT STUDY
Event Barn



PRECEDENT STUDY
Event Barn



RENDERS

Event Barn Exterior View



RENDERS

Event Barn Exterior View



RENDERS

Event Barn: Exterior Views



RENDERS

Event Barn: Exterior View



RENDERS

Event Barn: Exterior Views



RENDERS

Event Barn: Exterior View



RENDERS

Event Barn: Exterior Views



Interior Views



PRECEDENT STUDY
Outfitter Shop



Outfitter

Fishing, Kayaking & other
Outdoor Activity Supplies
Boat Rentals
Clothing

PRECEDENT STUDY
Outfitter Shop



RENDERS
Outfitter Shop



RENDERS
Outfitter Shop



Lakefront Docks

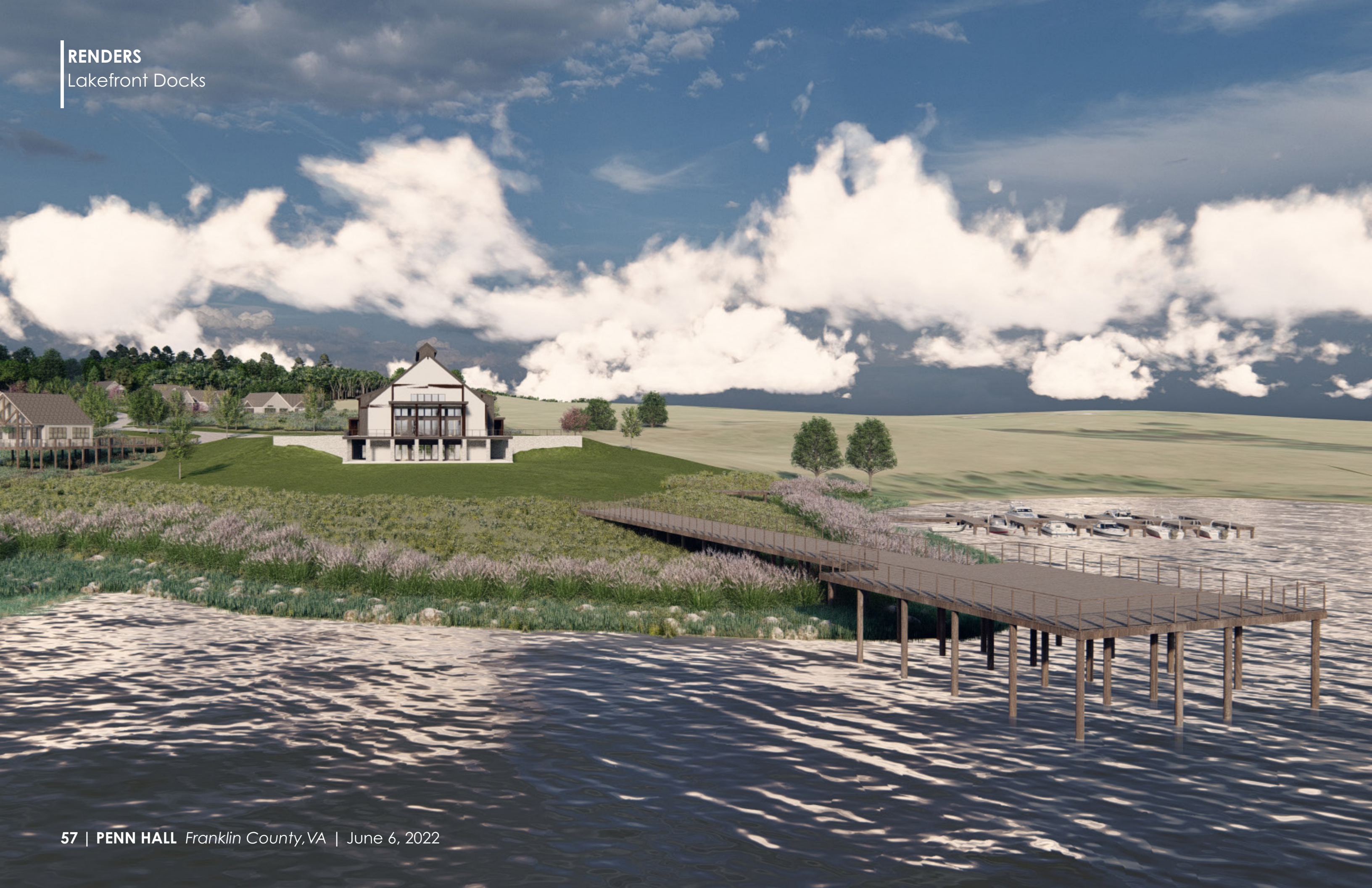
- Boat/Yacht Dock
- Event Space Dock
- Fishing
- Swimming
- Outdoor Seating

PRECEDENT STUDY
Lakefront Wedding Spaces



PRECEDENT STUDY
Lakefront Outdoor Spaces









An aerial rendering of a property, likely a golf course or resort, featuring a large, multi-story building with a gabled roof, a parking lot with several cars, and a winding road. The property is surrounded by dense trees and a body of water. The text "PENN HALL" is overlaid in large, bold, black letters.

PENN HALL

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Craig and Angela Wilson

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