

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

I/We Ronald O. Rutrough 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 described below:

Petitioner's Name: Ronald Rutrough

Petitioner's Address: 2330 Callaway Road, Rocky Mount, VA 24151

Petitioner's Phone Number: (540) 263-1021

Petitioner's Email Address: roncutrite@gmail.com

Property Owner's Name: R&M REAL ESTATE HOLDINGS LLC / BAILEY ROY W JR & CAROLYN D

Property Owner's Address: PO Box 2092 / 4422 Bonbrook Mill Road, Boones Mill, VA 24065

Property Owner's Phone Number: (540) 263-1021 / xxxxxxxx

Property Owner's Email Address: roncutrite@gmail.com / xxxxxxxx

Property Information:

A. Proposed Property Address: 376 Southside Drive / RT F613-Southside Drive - Rocky Mount VA. 24151

B. Tax Map and Parcel Number: 0720017100 / 0720017101

C. Election District: Rocky Mount

D. Size of Property: 19.23 ac / 0.87 ac

E. Existing Zoning: A1 / A1

F. Existing Land Use: Pasture / Single Family Residential Dwelling

G. Is the property located within any of the following overlay zoning districts:

☐ Corridor District ☐ Westlake Overlay District ☐ Smith Mountain Lake Surface District

H. Is any land submerged under water or part of Smith Mountain Lake? ☐ YES ☒ NO

I. If yes, please explain: _____

Proposed Special Use Permit Information:

J. Proposed Land Use: It is proposed to develop both parcels to accomadate a Recreational Vehicle, Primitive Campground, and Cabins/Tiny Homes mounted on skids, check in station, General Store, and Comfort Stations that have showers, toilets, sinks., and few washer and dryers.

K. Size of Proposed Use: Phase I will = 11 ac, Phase II will = 6.1 acres

L. Other Details of Proposed Use: Plans call for future pavillion

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 is herein complete and accurate.

Petitioner's Name (Printed): Ronald O. Rutrough

Petitioner's Signature: 

Date: 8/28/23

Mailing Address: 2330 Callaway Road
Rocky Mount, VA 24151

Phone Number: (540) 263-1021

Email Address: roncutrite@gmail.com

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

Owner's Name: Roy W. & Carolyn D. Bailey

Owner's Signature: 

Date: xxxxxx 9-1-2023

Date Received by Planning Staff: _____



**ENGINEERING
CONCEPTS, INC.**

**CIVIL - SURVEY
SERVICE**

September 5, 2023

Tina H. Franklin, CZA
1255 Franklin Street, St. 103
Rocky Mount, VA. 24151
via e-mail: Tina.Franklin@franklincountyva.gov

RE: Rutrough Proposed Campground
Special Use Permit – Letter of Application

Dear Tina,

The purpose of this letter is to request a Special Use Permit from Franklin County, Board of Supervisors, to allow campground development on the property that is zoned A-1. The zoning of A-1 does not allow by-right to develop a campground without procuring a special use permit from Franklin County. The Tax Map number for the property is #0720017100. It is proposed to have (2) two phases of development.

The first phase of development will consist of 24 Recreational Vehicle (RV) back in lots and 12 primitive sites. The 12 primitive sites will be located in the existing trees as shown on the conceptual layout plan. All lots will have a minimum area of 3,000 sf.

The RV sites will have water/sewer/electrical hookups. Primitive sites will have electrical hookups available. There will be a check in/out kiosk with electric pole gates, and an existing house that will be rehabilitated into a general store and bathhouse. The bathhouse will have to meet VDH minimum requirements for the number of campsites in Phase I.

It is proposed that the general store will be for selling local farmers' produce (i.e.; Vegetables, and local meats). Other products for sale will be eco friendly sanitizers for septic tanks, snacks, and other sundries related to camping.

Landscaping will meet the minimum requirements of the County's zoning code for the property.

Water will be provided by Rocky Mount PSA. Connection will be made on Southside Drive. The sewer will be on-site and will adhere to VDH septic regulations. It is expected to have 3-drainfields in Phase I development.

It is proposed to have a 16-space parking lot, 12 reserved for the primitive sites and the remaining spaces for any parking overflows from the RV sites or any additional primitive site guest parking.

Phase II will consist of 18 RV sites, 7 cabins and one comfort station that will meet the VDH requirement for showers/toilets/sinks.

Both developments will address stormwater management by utilizing stormwater basins to manage post developed flows as shown on the conceptual plan. Stormwater Quality will be addressed at the time of submission of construction plans as well.

The surrounding properties are zoned A-1 Agricultural that is made up of meadows and trees. This proposed development is slated to have minimum earth disturbance as required to install the roads and grade out the lots. Based on the owner's desire to leave as many existing trees on-site as possible along with minimum landscaping per County Code, this development should have negligible effects on vistas for the surrounding properties.

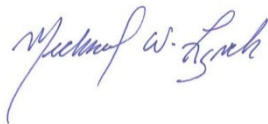
There are no existing residential homes that will have frontage views of this proposed development since this development will sit back about 100 feet from Southside Drive. The first phase of Development will be about 30' +/- at the lowest point in elevation from Southside Drive so most of the RV Lots will not be seen from US 220.

Landscape screening along the road will meet the minimum requirements of the County's Landscaping code as mentioned previously.

Entrance into the site will need to meet VDOT Access Management requirements and any further improvements that VDOT may require.


If you have any questions or comments on this Letter of Application, please call me at 540-473-1253.

Sincerely,


A handwritten signature in blue ink that reads "Michael W. Lynch". The signature is fluid and cursive, with the first name "Michael" and last name "Lynch" clearly legible.

Michael W. Lynch, P.E.
Engineering Concepts, Inc.





ENGINEERING CONCEPTS, INC.
94 GREENFIELD STREET
DALEVILLE, VIRGINIA 24083
540.473.1253

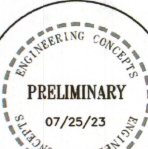


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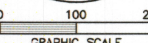
No.	Description	Date

**CUT-RITE HARVESTING
FRANKLIN COUNTY, VA**

CONCEPT CAMPGROUND PLAN



PRELIMINARY
07/25/23



0 100 200
GRAPHIC SCALE

PROJECT: 23057

1 OF 1