

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

I/We RiverStreet Communications of Virginia INC. 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: RiverStreet Communications of Virginia INC. co Doug Cox

Petitioner's Address: 1400 River Street, Wilkesboro, NC 28697

Petitioner's Phone Number: 336-973-6127 CELL 336-650-8917

Petitioner's Email Address: dougcox@myriverstreet.net

Property Owner's Name: John William Dansby

Property Owner's Address: 4481 Colonial Turnpike, Rocky Mount, VA 24151

Property Owner's Phone Number: 540-576-3658

Property Owner's Email Address: johndansby2019@gmail.com

Property Information:

A. Proposed Property Address: 4481 Colonial Turnpike, Rocky Mount, VA 24151

B. Tax Map and Parcel Number: 0700004300

C. Election District: Union Hall

D. Size of Property: 39.22

E. Existing Zoning: A1

F. Existing Land Use: Agricultural Unimproved Land

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: Public Utilities - Construct an unmanned single story 240 square foot concrete building 12 by 20 feet) finished with exposed rock aggregate walls to house networking equipment and fiber optic cables necessary to provide wire line broadband Internet services to the surrounding community.

K. Size of Proposed Use: 2500 square feet

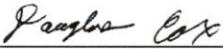
- L. Other Details of Proposed Use: The building by design has incorporated the use of natural river rock finish on all walls to blend in with natural surrounding. Traffic impacts are not expected due to the low volume of vehicles now and in the future. This building will not require plumbing and will be within a 2500 square foot parcel leased by the applicant. This building will be beneficial to the county and residents by providing access to high speed broadband Internet services.

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): Doug Cox

Petitioner's Signature: 

Date: 5/3/24

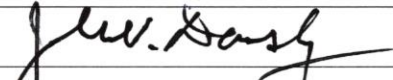
Mailing Address: 1400 River Street, Wilkesboro, NC 28697

Phone Number: 336-973-6127 Cell 336-650-8917

Email Address: dougcox@myriverstreet.net

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

Owner's Name: John William Dansby

Owner's Signature: 

Date: 5/6/24

Date Received by Planning Staff: _____



1400 River Street
Wilkesboro, NC 28694
PHONE: (336) 973-7100
FAX: (336) 973-0344

May 3, 2024

Department of Planning and Community Development
1255 Franklin Street, Suite 103
Rocky Mount, VA 24151

RE: Proposed Communications Shelter Special Use Application
Location: Doe Run Road (RTE 646)
Site/project name: Glade Hill Site

Dear Development Review Team,

RiverStreet Communications of Virginia, Inc., d/b/a RiverStreet Networks has been awarded grant funding to expand our FTTP (fiber to the premises) network into several areas of Franklin County, particularly along the southern regions of the county. With regards to building this FTTP network, networking equipment must be installed periodically in strategic locations along the fiber optic cable routes. This equipment is installed inside climate-controlled buildings called communication shelters. RiverStreet has identified a suitable site for a communication shelter located on Doe Run Road approximately 0.16 miles west of the intersection of Doe Run Road and Colonial Turnpike. RiverStreet proposes constructing a communication shelter upon a 2500 square foot leased parcel of land owned by John Dansby.

The communication shelter is unmanned and consists of a small 240 square foot pre-cast concrete building 12 feet wide by 20 feet long and 10 feet high. The exterior walls are finished with exposed river rock aggregate. The natural rock finish is designed to blend well with natural surroundings. This shelter will require electrical and mechanical systems, however will not require any plumbing. Along with housing various networking equipment this shelter will be a termination point for the fiber optic cable that supply the FTTP network. The shelter will have a private drive and will be classified as a low volume private entrance; therefore, traffic will not be adversely affected. Thanks to the small building footprint along with the natural aesthetics of the river rock finished walls, this communication shelter will not impose upon the existing landscape.

This communication shelter is needed to allow expansion of our existing FTTP network located in Pittsylvania County into the southeastern communities of Franklin County, predominantly the Glade Hill and Snow Creek communities. The installation of the communications shelter along with awarded grant funding will help facilitate a FTTP network. This will allow broadband internet access to members of these communities that otherwise would remain under-served or completely unserved. Access to broadband internet will have a positive impact for the residents that reside in these communities. Residents will be able to telecommute to work from home; likewise, their

children will have the ability to access and submit school assignment remotely. Small business owners will also benefit by having onsite high speed broadband internet connections. This will give them the capacity to process point of sale credit and debit card transactions as well as conduct online business transactions. The completion of this communication shelter and RiverStreet's FTTP network within these communities will have a positive economic impact by providing residents and small business owners alike with access to highspeed broadband internet allowing them to have worldwide connections.

Please find enclosed a site plan, a survey of the leased area, examples of communications shelters as well as a special use permit. Should additional information be needed, please advise. I can be reached by phone at (336) 973-6127 or email at dougcox@myriverstreet.net. Thank you for consideration of RiverStreet's proposal.

Sincerely,

A handwritten signature in black ink that reads "Douglas Cox". The signature is written in a cursive, flowing style.

Doug Cox
OSP Engineer

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

Consultation with planning staff is strongly recommended prior to filing of a special use permit application. The purpose of the consultation is to review the request, identify specific information that may need to be submitted, and discuss procedures and time frames.

Filing Deadline: Completed application must be received by 4:30 PM on the deadline date listed on the current hearing schedule. The hearing schedule is available online at <https://www.franklincountyva.gov/441/Planning-Commission>, or in person at the Franklin County Development Services suite.

Incomplete applications will not be accepted nor advertised.

APPLICANT MUST SUBMIT A COMPLETE APPLICATION CONSISTING OF THE APPLICATION FORM, LETTER OF APPLICATION, CONCEPT PLAN, AND ANY OTHER PERTINENT INFORMATION TO BE CONSIDERED BY THE PLANNING COMMISSION AND BOARD OF SUPERVISORS.

Application Requirements:

1. **Completed application form**, typed or printed in ink and signed by the applicant, including the property owner's consent and signature.
2. **Letter of application** stating in general terms:
 - a) The proposed use of the property
 - b) The reason for the request
 - c) The effect of the changes on the surrounding area
3. **Concept Plan** for property showing existing site features and any proposed development additions and/or improvements. See attached information for recommended contents of concept plans.

Fee Schedule:

Planned Development	\$300.00 + \$5.00 per acre
Residential/Agricultural	\$250.00 + \$5.00 per acre
Commercial & Industrial	\$250.00 + \$5.00 per acre

ALL required application fees must be paid at the time of application submittal. Applicant may pay by cash, check, or credit/debit card. Please be advised there will be an 3.5% convenience fee added to the total amount if paid by credit or debit card.

Posting of the Subject Property prior to Public Hearings:

Franklin County Department of Planning and Community Development will prepare and post a "Notice of Public Hearing" sign along any road that is adjacent to the property for which a special use permit is requested. The notice will be posted by the county at least fourteen (14) days prior to the scheduled Planning Commission hearing and will remain up until the Board of Supervisors have decided on the application. If no public road abuts the property, then notice signs shall be erected on at least two (2) boundaries of the property abutting land not owned by the applicant.

The signs are property of Franklin County and must not be removed by the applicant or property owners.

Legal Advertisement Costs:

Each special use permit request must be legally advertised in a newspaper of general circulation in accordance with established state and local regulations. Franklin County advertises hearings in the Franklin News Post. The Department of Planning and Community Development shall prepare the legal ads and shall send the ads to the newspaper for publication.

The cost of publishing the legal ad is the responsibility of the applicant. The newspaper will send an invoice to Planning staff, and staff will then notify the applicant of the cost of the legal ad. Please note that the Planning Commission legal ad and the Board of Supervisors legal ad are submitted separately, and thus the applicant will receive two (2) notices that will require payment. If payment is not received prior to the public hearing, the application may be tabled and delayed one (1) month until the next public hearing.

If the applicant requests that the public hearing be delayed after the publication of the legal ad, the applicant shall be responsible for all costs of re-advertisement. If the applicant requests to withdraw their application after the publication of the legal ad, the applicant will still be responsible for all costs of the advertisement.

Consideration for Granting Special Use Permits:

The planning Commission and the Board of Supervisors consider the following in reviewing requests for special use permits:

- The effect of the proposed use on the adjacent property
- The effect of the proposed use on the character of the existing zoning district
- The agreement of the proposed use with the purpose and intent of the zoning ordinance and other uses permitted by right in the district
- The effect of the proposed use on public health, safety and welfare

For Further Information Contact:

Department of Planning and Community Development
1255 Franklin Street, Suite 103
Rocky Mount, VA 24151

Phone: (540) 483-3027

Office Hours: Monday through Friday 8:00 AM to 4:30PM

*Except for approved County holidays & closures

FRANKLIN COUNTY SPECIAL USE PERMIT PROCESS

STEP 1- PRE-APPLICATION MEETING

- Applicant meets with planning staff to discuss request, obtain forms, review process and identify required materials for the request. An application for a special use permit must be filed by the property owner or with the property owner's written consent.

STEP 2- APPLICATION

- **Application:** Applicant submits complete application packet to the Department of Planning and Community Development. Application and plans are available for public review.
- **Posting of Property:** The County shall post public notice signs on the property at least fourteen (14) days prior to the scheduled Planning Commission public hearing. The sign will remain up until the Board of Supervisors has reached a decision on the application.
- **Notification of Property Owners:** Planning staff notifies adjoining property owners of the special use permit request and dates of public hearings. A letter of notification is mailed out approximately twenty (20) days prior to the Planning Commission public hearing.
- **Public Notice/Legal Advertisement:** Planning staff prepares required legal advertisement which is published in the local newspaper. Notification of requests and public hearings must appear in a local newspaper two (2) times within two (2) consecutive weeks prior to the public hearings. Applicant is responsible for the cost of *both* the Planning Commission and Board of Supervisors legal ad publications.

STEP 3- STAFF REVIEW

- Staff will visit the site listed on the special use permit application.
- The Development Review Team (DRT) reviews the application and discusses potential actions that would be required of the applicant if the special use application is approved.
- Planning staff prepares a written report for the Planning Commission and Board of Supervisors that considers the proposed district regulations, and Section 25-2 through 25-4 of the Franklin County Zoning Ordinance (Purpose and Intent; Relationship to Environment; and Relationship to the Comprehensive Plan adopted by the County.)

STEP 4- PLANNING COMMISSION REVIEW AND RECOMMENDATION

- Planning Commission visits each site prior to the scheduled public hearing.
- The applicant or a designated agent must attend the public hearing. During the public hearing, the applicant and/or their agent will address the Planning Commission. The applicant or agent may prepare a presentation.
- Any member of the public who wishes to comment on the application will be granted time to address the Planning Commission during the public hearing.
- Planning Commission must make a recommendation to the Board of Supervisors within 100 days of its first meeting date. The recommendation may include conditions on the use of the property to address specific

issues or concerns. Any conditions that are proposed by the developer must be submitted to the Planning Office no later than 4:30 PM six (6) days prior to the Board of Supervisors meeting.

- After action is taken by the Planning Commission, the request is scheduled for a public hearing with the Board of Supervisors. Even if the Planning Commission recommends denial, the application will still be heard by the Board of Supervisors. Planning staff immediately prepares legal advertisements and proceeds with newspaper publication. The applicant is responsible for the cost of legal ad publication.
- Please note that any request to withdraw or postpone an application must be requested in writing within two (2) days after the Planning Commission hearing in order to coordinate public notice requirements.

STEP 5- BOARD OF SUPERVISORS DECISION

- Planning Commission recommendation is forwarded in writing to the Board of Supervisors.
- The applicant or their agent must attend the public hearing.
- Board of Supervisors have the option to approve, deny or table the request. The Board of Supervisors may table the application to request more information from staff or the applicant. The Board of Supervisors may also refer the application back to the Planning Commission for additional review.
- The Board of Supervisors may impose conditions upon any special use permit, as provided for in Section 25-640 of the Zoning Ordinance and may require a bond or surety to ensure compliance with conditions.
- Special use permits are effective immediately after action by the Board of Supervisors.
- Special use permits expire in eighteen (18) months if there is no commencement of the use or related activity.

Concept Plans
Residential, Business, and Industrial Districts
Necessary Contents

Purpose of a Concept Plan:

A Concept plan is necessary for all special use permit applications. The purpose of the concept plan is to provide information on site conditions and general understanding of the proposed use of the property. Typically, a concept plan contains information on the property such as the property address, parcel boundaries, adjacent roads, natural features (including water courses) and neighboring properties. A concept plan also includes the locations of any proposed buildings, parking, streets, community facilities, buffering or screening, boat docks, signs, and lighting, as well as the proposed densities of development.

Concept Plan versus Site Development Plan:

A concept plan is not the same as a site development plan, which is more detailed to ensure compliance with development regulations and obtain construction permits. A concept plan may be the first step in creating a site development plan. It is important to note that the approval of a special use permit with a concept plan does not mean that a site development plan has been or will be approved.

Required Contents of the Concept Plan:

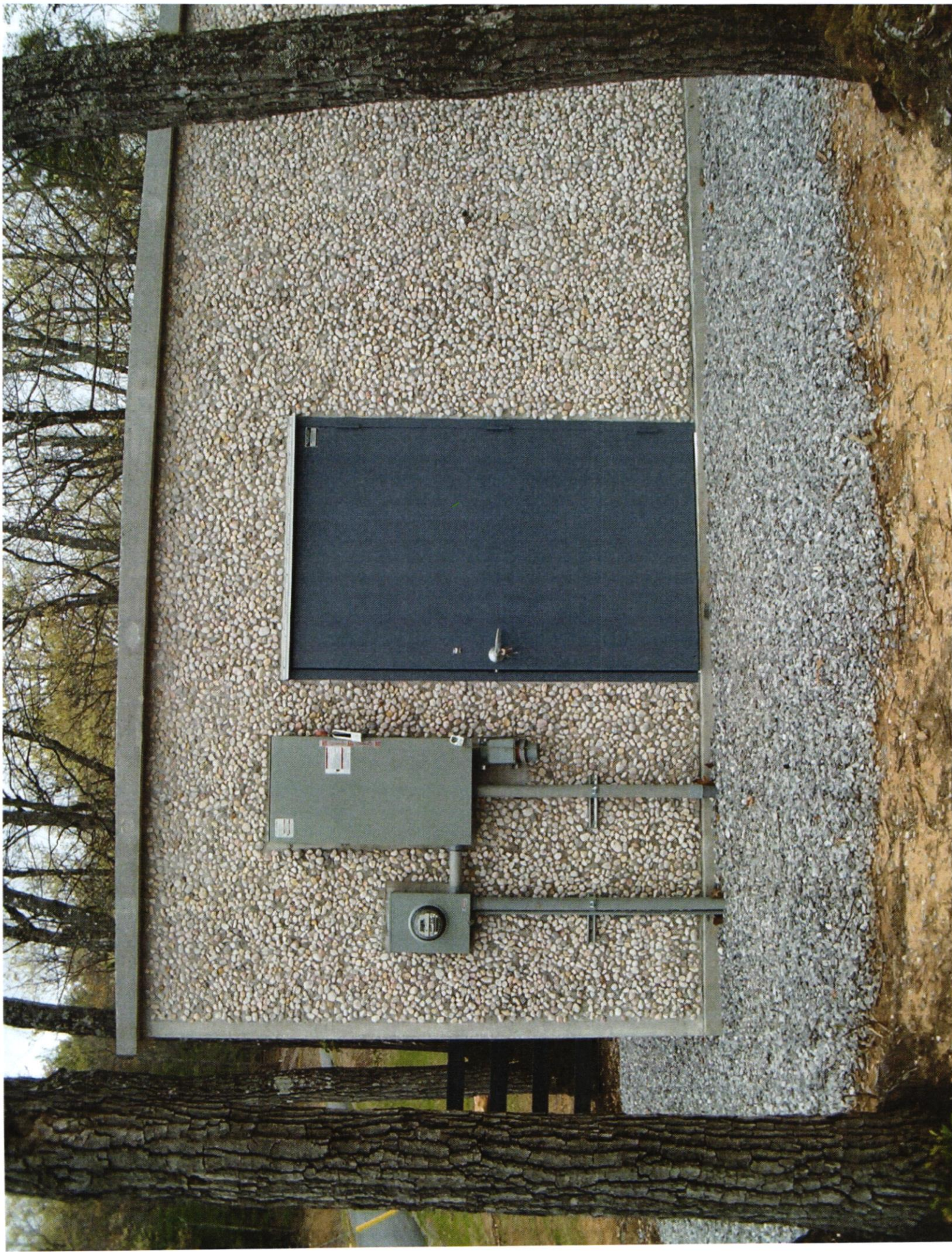
- ❖ Project title, name of applicant, project engineer/architect/surveyor/planner
- ❖ Plan Date
- ❖ North arrow and graphic scale
- ❖ Size of entire parcel and if applicable, size of portion of parcel requested for rezoning, accompanied by meets and bounds description
- ❖ Adjacent streets, railroads, natural features, historic sites, streams or bodies of water, floodplains, and other information that may help describe site conditions
- ❖ Locations, dimensions, and heights of all existing and proposed structures
- ❖ Locations and dimensions of proposed pedestrian and vehicular access points, driveways, parking areas/spaces and other facilities
- ❖ Natural areas or historic sites to be preserved
- ❖ Location and description of existing vegetation or any landscaping, screening or buffering proposed within the lot or along the perimeter of the development

- ❖ Location of proposed signs, including type of sign, size and height
- ❖ Lighting information, if applicable
- ❖ Building elevations or renderings of the proposed development, if available
- ❖ Accessory use information such as the location of storage yards, recreation spaces, refuse collection areas, septic drain fields, wells, or water tank locations, ETC
- ❖ Number, type, and size of dwellings proposed, and the residential density per acre
- ❖ Number and square footage of retail and office use proposed
- ❖ Location, size and type of recreational amenities, parking facilities, and utility information
- ❖ Other items that may be recommended by staff

CONCEPT PLANS MUST BE LEGIBLE

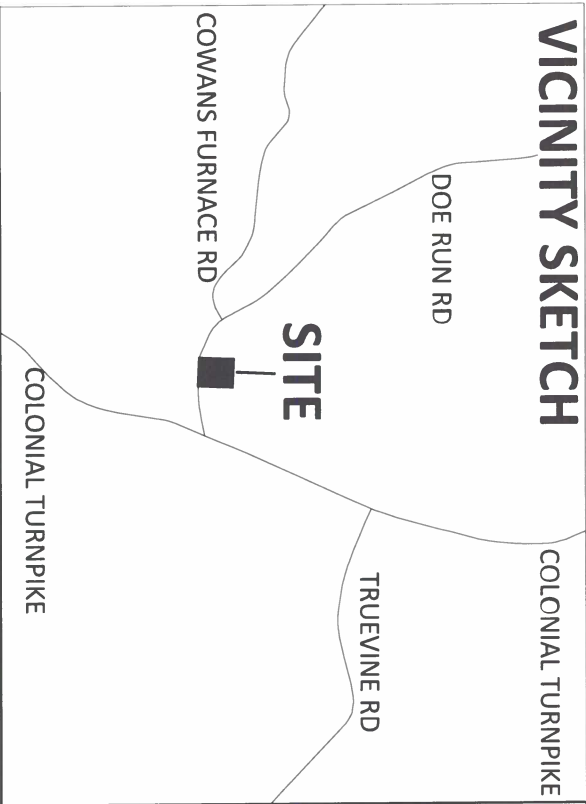
NOTE If you wish to display your concept plan or any other supporting materials during the Planning Commission or Board of Supervisors public hearings, there is an overhead projector available, as well as a computer projector. Applicants **MUST** bring a flash drive to display their presentation on the computer, or submit presentation materials to staff **AT LEAST 24 HOURS** in advance.







VICINITY SKETCH



CYNTHIA N STILES
PARCEL ID # 0700004200
Zoned Agriculture A-1



JOHN WILLIAM DANSBY
PARCEL ID # 0700004300
Zoned Agriculture A-1

PROPOSED 2500 Sq. Ft.
LEASE AREA

PROPOSED 12 BY 20
PRECAST SHELTER

PROPOSED 50' WIDE
ACCESS AND UTILITY
EASEMENT 1,550 Sq. Ft.

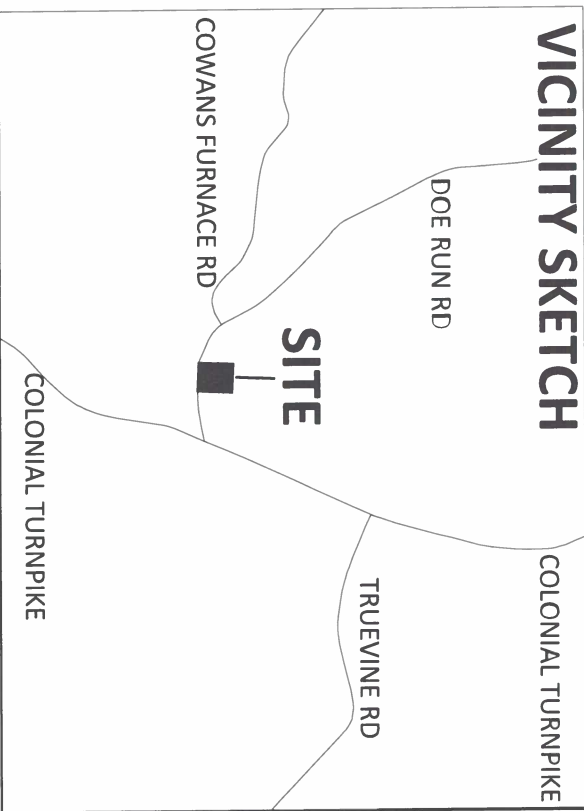
DOE RUN RD

0.16 MILES TO
COLONIAL TPKE

LEGEND

- SETBACK LINE
- EXISTING WIRE FENCE
- NEW WIRE FENCE
- PROPERTY LINE
- LEASE LINE
- EASEMENT LINE
- OVERHEAD ELECTRIC
- PRECAST 12' BY 20' CONCRETE SHELTER
- GRAVEL DRIVE
- HIGHWAY

VICINITY SKETCH



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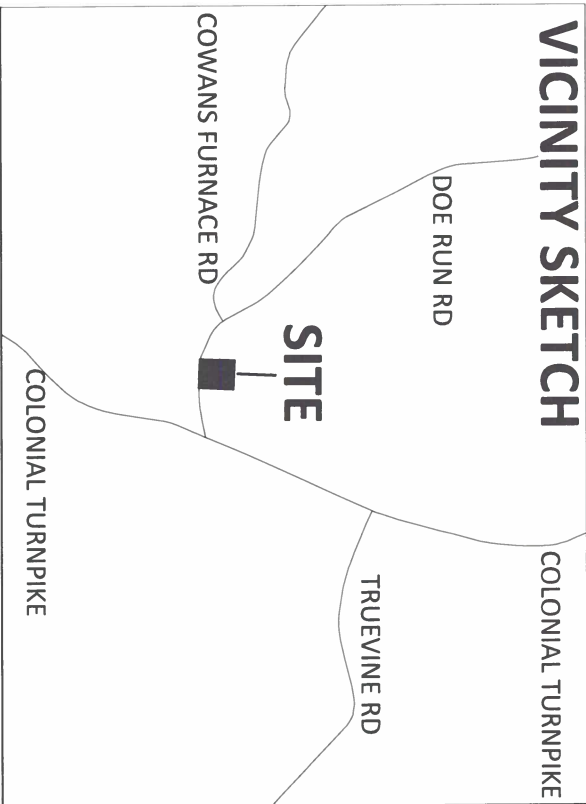
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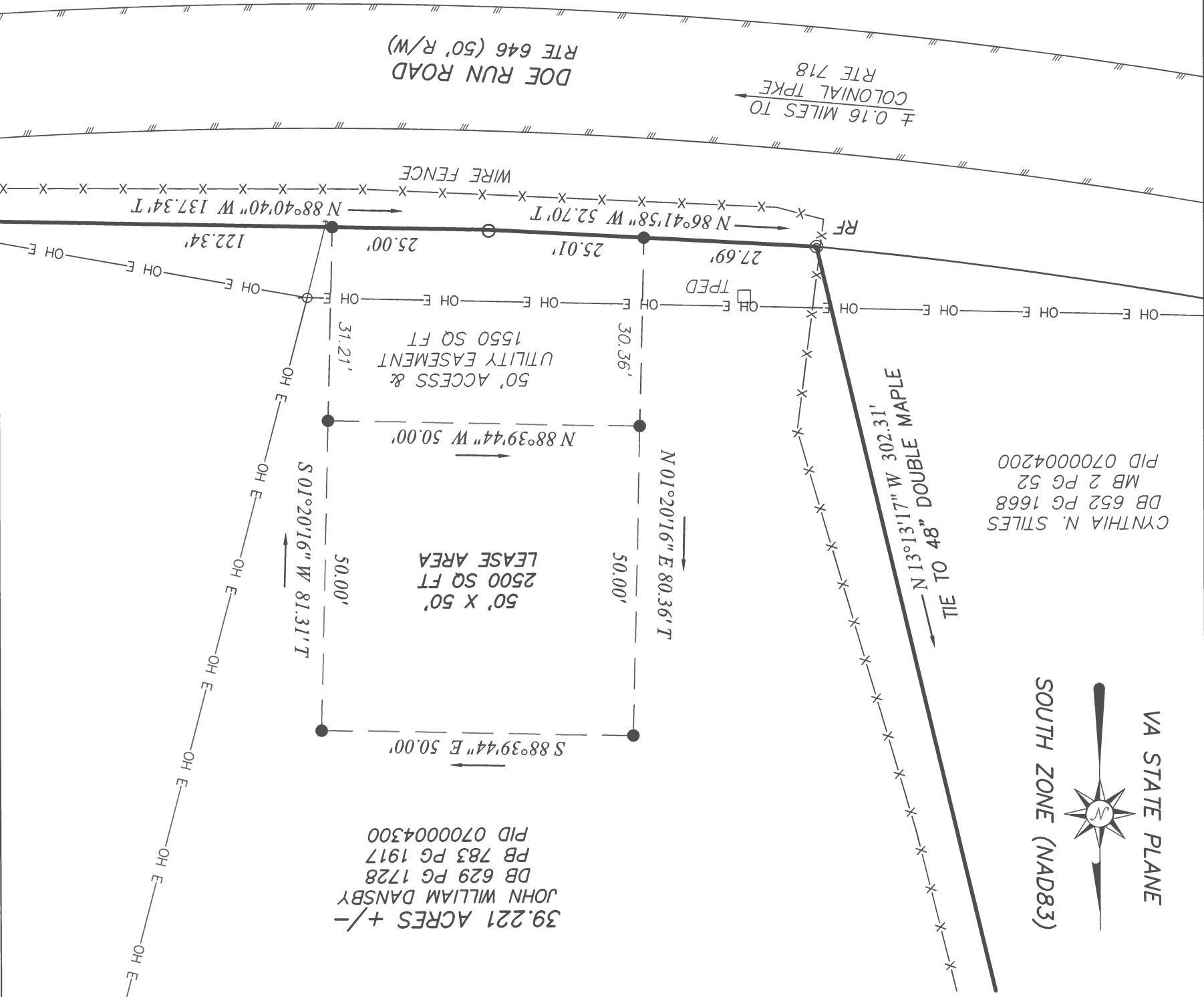
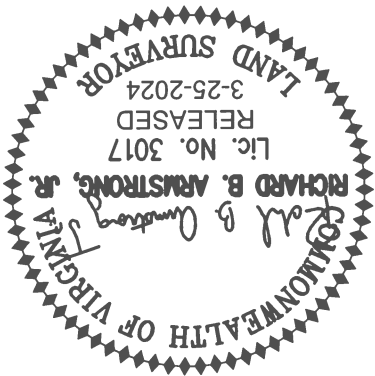
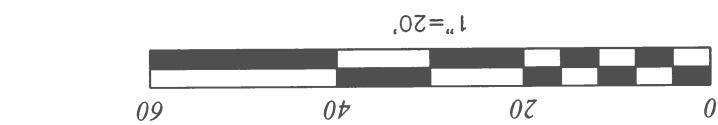
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- GRAVEL DRIVE
- HIGHWAY

OF VIRGINIA, INC.-GLADE HILL SITE
RIVERSTREET COMMUNICATIONS
LEASE AREA AND EASEMENTS FOR
PLAT SHOWING
DATE: 3-25-2024
PROJECT #240096
DRAWN BY: JBT



NOTES:

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED 03-15-2024 AND THERE ARE NO READILY APPARENT EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE, DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD ZONE PER FEMA FLOOD MAP 51067C0375C EFFECTIVE 12-16-2008.
4. THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, DETECTION, OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED ON THE SURVEYED PREMISES.

39.221 ACRES +/-
JOHN WILLIAM DANSBY
DB 629 PG 1728
PB 783 PG 1917
PID 0700004300

50' X 50'
2500 SQ FT
LEASE AREA

50' ACCESS &
UTILITY EASEMENT
1550 SQ FT

N 86°41'58" W 52.70' T
N 88°40'40" W 137.34' T
N 88°39'44" W 50.00'
S 88°39'44" E 50.00'
N 01°20'16" E 80.36' T
S 01°20'16" W 81.31' T

WIRE FENCE

OH E

RF

COLONIAL TPKE
RTE 718
± 0.16 MILES TO

DOE RUN ROAD
RTE 646 (50' R/W)

VA STATE PLANE
SOUTH ZONE (NAD83)

N 13°13'17" W 302.31' T
TIE TO 48" DOUBLE MAPLE

TPED

DB 652 PG 1668
MB 2 PG 52
PID 0700004200
CYNTHIA N. STILES

ARMSTRONG
CIVIL
105 NORTH MAIN ST. GRETN, VA 24557, 434-656-1051
ARMSTRONGCIVIL.COM
RICH@ARMSTRONGCIVIL.COM