

**FRANKLIN COUNTY**  
**SPECIAL USE PERMIT APPLICATION**

I/We Lakewood Capital Group 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: Lakewood Capital Group

Petitioner's Address: 9827 Cogdill Road Stel Knoxville, TN 37932

Petitioner's Phone Number: 912-223-4390

Petitioner's Email Address: logue@l1cinvest.com

Property Owner's Name: The Boardwalk Property Owners Association / The Farm ROA

Property Owner's Address: 9827 Cogdill Road Stel Knoxville, TN 37932

Property Owner's Phone Number: 912-223-4390

Property Owner's Email Address: logue@l1cinvest.com

**Property Information:**

A. Proposed Property Address: State Route 616 Moneta, Va 24121

B. Tax Map and Parcel Number: 0480001500

C. Election District: Gills Creek

D. Size of Property: 7.53

E. Existing Zoning: A-1

F. Existing Land Use: Low Density Residential

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: To allow for a boat storage yard

K. Size of Proposed Use: Approximate 0.7 acres

L. Other Details of Proposed Use: This is a modification to Case # 5Pec-12-20-16777. To eliminate the requirement to plant trees for screening. The surrounding property is completely wooded, trees are not necessary. Trees were planted and were destroyed by rutting deer in the fall.

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): Lakewood Capital Group

Petitioner's Signature: Brian M. May

Date: 7/6/25

Mailing Address: 9827 Cogdill Road Ste 1  
Knoxville, TN. 37932

Phone Number: 912-223-4390

Email Address: louie@lccinvest.com

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

Owner's Name: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date Received by Planning Staff: \_\_\_\_\_

20232-00003-001-001

EXISTING VEGETATION SHALL BE UTILIZED TO PROVIDE VISUAL SCREENING BUFFER IN ADDITION TO LEYLAND CYPRESS ROW PLANTING AS REQUIRED BY SPECIAL USE PERMIT CONDITIONS.

EXISTING VEGETATION SHALL BE UTILIZED TO PROVIDE VISUAL SCREENING BUFFER IN ADDITION TO LEYLAND CYPRESS ROW PLANTING AS REQUIRED BY SPECIAL USE PERMIT CONDITIONS.

EXISTING WOODED AREA TO REMAIN AS PART OF LANDSCAPE BUFFER

CL (44)

PROPOSED LEYLAND CYPRESS ROW TO BE PLANTED 15-FEET OH-CENTER AND IN ACCORDANCE WITH THIS LANDSCAPE PLAN FOR CONFORMANCE WITH SPECIAL USE PERMIT CONDITION No. 5.

EXISTING WOODED AREA TO REMAIN AS PART OF LANDSCAPE BUFFER

SCRUGGS ROAD  
(VA. ROUTE 616, EAST. 50' R/W)  
SPEED LIMIT 45 MPH

LANDSCAPE PLAN

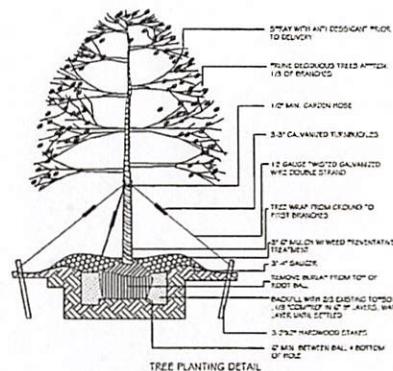
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| LANDSCAPE MATERIALS |                                 | COMMON NAME    | MIN. SIZE | CONTAINER | QUANTITY |
|---------------------|---------------------------------|----------------|-----------|-----------|----------|
| SPECIES<br>KEY      | SCIENTIFIC NAME                 |                |           |           |          |
| TREES               | C. × <i>Comptonia peregrina</i> | LELAND CYPRESS | 6" A.     | #15/16B   | 44       |

LANDSCAPE NOTES:

1. ALL TREE MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS AS DESCRIBED IN THE MOST RECENT EDITION OF THE "AMERICAN PLANTING GUIDE FOR FORESTS AND TREES" OF THE FOREST PRODUCTS LABORATORY AND LUMBER ASSOCIATION.
2. AT THE DEVELOPMENT, ALL PLANT MATERIALS NOT IMMEDIATELY PLANTED IN THE FOREST PLANTING LOCATION MUST BE STORED IN A SHADING LOCATION WITH ADEQUATE AIR CIRCULATION AND BE 12" HIGH.
3. THIS PLAN IS TO SATISFY THE MINIMUM REQUIREMENTS OF THE TRANSUM COUNTY FOREST PLANTING ORDINANCE. THE DEVELOPER MAY INCREASE PLANTING DENSITY BEYOND THE MINIMUM REQUIREMENTS.

Request to eliminate the  
landscape plan from the approved  
plan.



STAKING OF LYMAN CYPRESS SHALL NOT BE FOURUED UNLESS SPECIFICALLY RECOMMENDED BY THE NURSERY SUPPLIER. IF STAKING OF LYMAN CYPRESS IS FOCOMMENDED OR REQUIRED, IT SHALL BE PERFORMED WITHOUT DAMAGING ANY BRANCHES. LEAN STAKES PROJECTING AT LEAST THREE FEET ABOVE GROUND, AND HORIZONTAL GLIDES TO MINIMIZE DAMAGE FROM WIND BLOWING.

|  |          |                 |          |
|--|----------|-----------------|----------|
| REVISIONS  |          | REVISION NUMBER |          |
| DATE   | REVISION | DATE            | REVISION |
| 5/20/01  | -        | 5/20/01         | -        |
| BOAT STORAGE AREA FOR<br>"THE FARM"<br>PREPARED FOR<br>LAKEWOOD CAPITAL GROUP<br>OILS & CREEK MAGISTERIAL DISTRICT<br>FRANKLIN COUNTY, VIRGINIA                        |          | LANDSCAPE PLAN  |          |
|  <b>Lumsden Associates, P.C.</b><br><small>ENGINEERS   SURVEYORS   PLANNERS</small> |          |                 |          |
|   |          |                 |          |
| ADDRESS: P. O. BOX 420, ALEXANDRIA,<br>VA 22344-0420<br>5/20/01<br>INTERNATIONAL ENGINEERS, INC.   |          |                 |          |
| 464 EASTHORN AVENUE<br>PO BOX 420<br>ALEXANDRIA, VA 22344-0420   |          |                 |          |
| PHONE: 703-830-4411<br>FAX: 703-830-4414<br>E-MAIL: <a href="mailto:IA@IAPIPC.COM">IA@IAPIPC.COM</a><br><a href="http://www.IAPIPC.COM">www.IAPIPC.COM</a>             |          |                 |          |



SML Acquisitions, LLC

9827 Cogdill Rd, Suite 1

Knoxville, TN 37932

July 7, 2025

Department of Planning and Community Development

1255 Franklin Street, Suite 103

Rocky Mount, VA 24151

I would like to request board consideration to eliminate condition #5 "Applicant shall install evergreen trees, minimum size of fifteen (15) gallon and six (6) feet tall, fifteen (15) feet apart and planted around the perimeter of the boat storage yard." The screening requirement was required before the construction of the boat storage lot. Now that construction has been completed, it is apparent that the installation of trees for screening is no longer needed. The lot has remained wooded, surrounding the boat storage lot, and is not visible from the neighboring properties. We planted the number of trees, as required by the permit. The trees were doing well until the deer (bucks) tore them apart in the fall, scraping their antlers. A lot of time, money, and energy were wasted on unnecessary trees. We would like to request not to have to do it again. I appreciate your consideration.

Sincerely,

Matt Logue

SML Acquisitions, LLC

**(RESOLUTION #14-04-2021)**

APPLICATION OF LAKEWOOD CAPITAL GROUP, APPLICANT, AND THE BOARDWALK PROPERTY OWNERS ASSOCIATION AND THE FARM PROPERTY OWNERS ASSOCIATION, OWNERS, REQUESTING A SPECIAL USE PERMIT, WITH POSSIBLE CONDITIONS, TO ALLOW FOR A BOAT STORAGE YARD FOR SUBDIVISION RESIDENTS ON AN APPROXIMATE 0.7 ACRE PORTION OF A 7.53 ACRE PROPERTY CURRENTLY ZONED A-1, AGRICULTURAL DISTRICT, AND LOCATED ON SCRUGGS ROAD IN THE GILLS CREEK DISTRICT OF FRANKLIN COUNTY AND FURTHER IDENTIFIED AS TAX MAP/PARCEL # 0480001500. THIS PROPERTY HAS A FUTURE LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL. STORAGE YARDS ARE A PERMITTED USE BY ISSUANCE OF A SPECIAL USE PERMIT BY THE BOARD OF SUPERVISORS IN A-1 ZONING DISTRICTS (CASE # SPEC-12-20-16777).

WHEREAS, Lakewood Capital Group, Applicant, and The Boardwalk Property Owners Association and The Farm Property Owners Association, Owners, did file an application requesting a Special Use Permit to allow for a boat storage yard, on an approximate 0.7 portion of a 7.53 acre property located in the Gills Creek District, and

WHEREAS, the 7.53 acre property is currently zoned A-1, Agricultural District, and a boat storage yard is a permitted use by issuance of a Special Use Permit in A-1 districts, and

WHEREAS, after due legal notice as required by Section 15.2-2204/2205 of the Code of Virginia of 1950, as amended, the Planning Commission and Board of Supervisors did hold public hearings on March 9, 2021 and April 20, 2021, respectively, at which time parties in interest were given an opportunity to be heard, and

WHEREAS, after full consideration, the Franklin County Planning Commission recommended APPROVAL of the Special Use Permit with the following four (4) conditions:

1. The property shall be developed in substantial conformance with the concept plan titled "Private Recreation Facility Boat Storage Area", prepared by Lumsden Associates, P.C. and dated November 30, 2020. Expansion will require the issuance of a new special use permit by the Board of Supervisors.
2. Storage on the property shall be limited to only boats, personal watercraft, and trailers and all boats/personal watercraft/trailers stored on the property are to be in operable condition. No maintenance or repairs shall be allowed on the property. Storage area shall be fenced and gated. Access shall be provided to Franklin County Public Safety. The use shall be limited to that of The Farm subdivision.
3. No storage shall be allowed within yards or setback areas required by the Zoning Ordinance.

4. A minor site plan and landscape plan of the boat storage yard must be submitted to Franklin County Zoning Administrator for review and approval within sixty (60) days of approval of the special use permit.
5. Applicant shall install evergreen trees, minimum size of fifteen (15) gallon and six (6) feet tall, fifteen (15) feet apart and planted around the perimeter of the boat storage yard. The evergreen perimeter shall be included on the required landscape plan and installed within sixty (60) days of plan approval.

WHEREAS, after full consideration, the Franklin County Board of Supervisors determined that such use will not be of substantial detriment to adjacent property, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the purpose and intent of the County Code with the uses permitted by right in the zoning district, and with the public health, safety and general welfare to the community and APPROVED the request for Special Use Permit.

THEREFORE, BE IT RESOLVED, that a copy of this Resolution be transmitted to the Clerk of the Planning Commission, the Franklin County Commissioner of Revenue, and the Franklin County Zoning Administrator and that the Clerk be directed to reflect this action to APPROVE the Special Use Permit in the records of Franklin County.

On the motion by **Lorie Smith** to APPROVE the requested Special Use Permit, and seconded by **Ronald Mitchell**, said motion was approved by the following recorded vote:

VOTING ON THE MOTION WAS AS FOLLOWS:

AYES: Carter, Cundiff, L. Mitchell, R. Mitchell, Smith, Tatum, Thompson

\*Roll call was taken\*

Madeline Sefcik  
Madeline Sefcik, CMC, Clerk  
Franklin County Board of Supervisors

6/17/21

Date

