

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

I/We Tom Harvey 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: Tom Harvey

Petitioner's Address: 60 Shoreline Circle, Penhook, VA 24137

Petitioner's Phone Number: [REDACTED]

Petitioner's Email Address: [REDACTED]

Property Owner's Name: Dominion Land LLC

Property Owner's Address: 60 Shoreline Circle, Penhook, VA 24137

Property Owner's Phone Number: [REDACTED]

Property Owner's Email Address: [REDACTED]

Property Information:

A. Proposed Property Address: Intersection of Old Franklin Turnpike (Rte 40) & Novelty Road (Rte 946)

B. Tax Map and Parcel Number: 0670401200

C. Election District: Union Hall

D. Size of Property: 2.947 Acres

E. Existing Zoning: A1 - Agricultural District

F. Existing Land Use: Vacant / Undeveloped

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: Storage - Boat, Recreational Vehicle, and Recreational Trailer.

K. Size of Proposed Use: Approximately 0.8 Acres in Size of Development.

L. Other Details of Proposed Use: Storage shall consist of garage units for parking and storage of boats, trailers, and/or recreational vehicles.

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): _____

Petitioner's Signature: _____

Date: _____

Mailing Address: _____

Phone Number: _____

Email Address: _____

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

Owner's Name: Jeremy Vogan, Manager of Dominion Land

Owner's Signature: [Signature] LLC

Date: 1/6/26

Date Received by Planning Staff: _____

- L. Other Details of Proposed Use: Storage shall consist of garage units for parking and storage of boats, trailers, and/or recreational vehicles.

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): Tom Harvey

Petitioner's Signature: Tom Harvey

Date: 1/6/26

Mailing Address: 60 Shoreline Circle
Penhook, VA 24133

Phone Number: [REDACTED]

Email Address: [REDACTED]

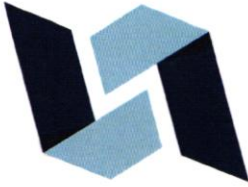
Owner's consent, if petitioner is not property owner:

Owner's Name: _____

Owner's Signature: _____

Date: _____

Date Received by Planning Staff: _____



Lumsden Associates, P.C.

ENGINEERS | SURVEYORS | PLANNERS

December 18, 2025

Ms. Lisa Cooper, Director of Planning
Franklin County Planning & Community Development
1255 Franklin Street, Suite 103
Rocky Mount, VA 24151

RE: Route 40 Recreational Vehicle Storage Facility - Special Use Permit
Franklin County Tax Parcel ID: A Portion of 0670009700

Dear Ms. Cooper,

On behalf of our client, Tom Harvey, we are submitting this application for a Special Use Permit for the above referenced parcel. The Special Use is as a Private Recreational Storage Facility, with the intended use being the establishment of a boat, recreational vehicle, and/or recreational trailer storage structures on a portion of the property, which is in the A1 zoning district.

Please note, the property was recently created subdivision plat recorded under plat instrument no. 250004498 with the subject parcel being Tract 12 of the "Old Ball Park" subdivision. The parent tract tax parcel ID is 0670009700 and the GIS does not yet list a newly created unique tax parcel ID for this property.

The existing use of the property is vacant undeveloped land. The intent of this storage facility is to provide a unique business model to the surrounding community. Several storage facilities are located throughout the Smith Mountain Lake area, but this development will utilize garage type storage structures in order to provide an upscale alternative for better long-lasting upkeep of boats, trailers, and recreational vehicles.

Based on the low volume traffic generated with this type of development, we anticipate a limited impact on the surrounding mostly residential properties. As currently designed, the development is linear in shape in order to reduce the amount of land disturbance while keeping the maximum existing screening vegetation possible. While the property is currently zoned A1 (Agriculture), the location being along Route 40 with great visibility and at the intersection with Novelty Road makes this a unique property for a low volume commercial opportunity.

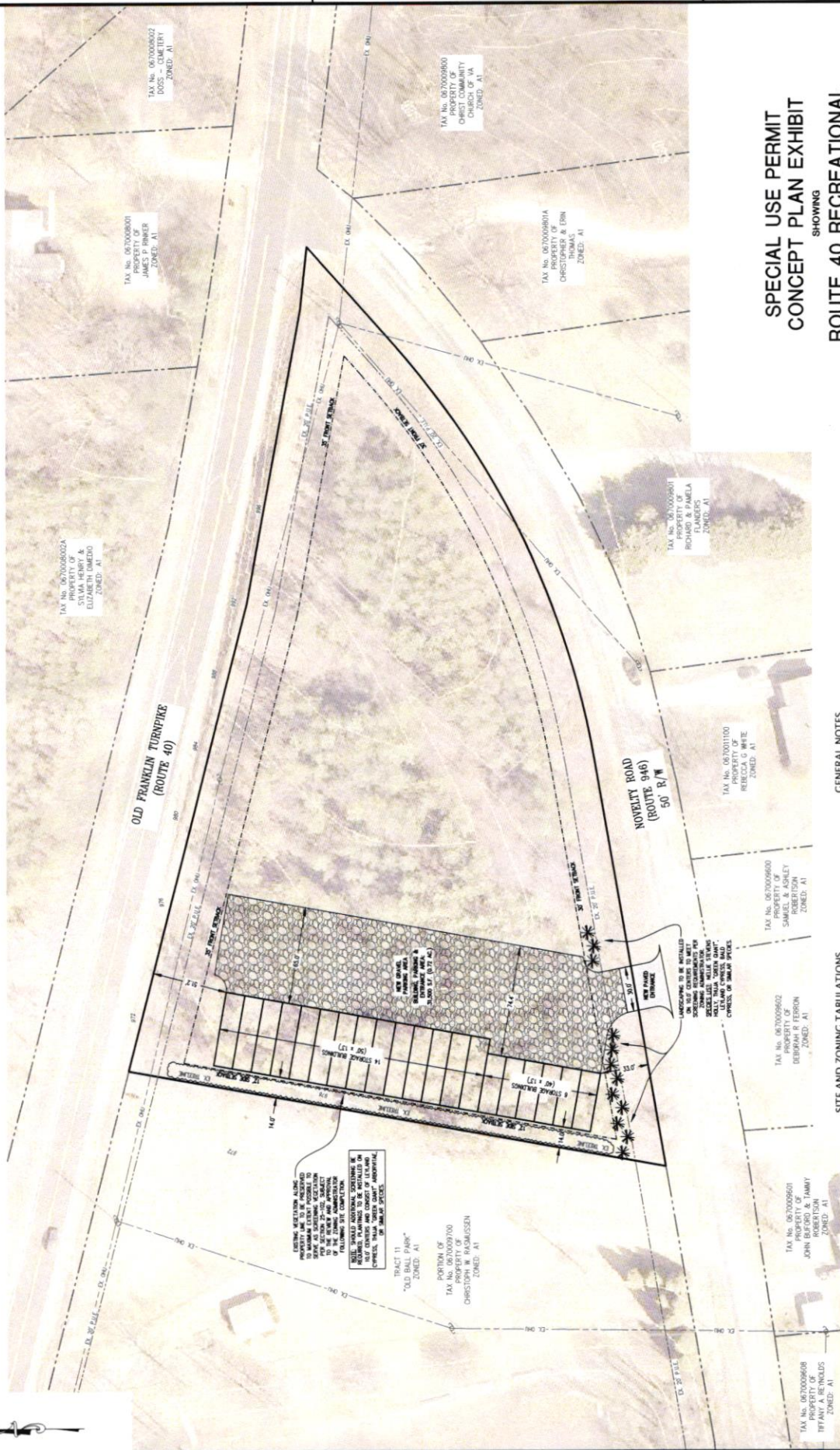
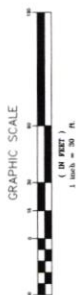
Thank you for your assistance with this application, and please let us know if there is additional information that we might provide.

Respectfully,

LUMSDEN ASSOCIATES, P.C.

Andrew Lumsden, P.E.
Director of Engineering

**SPECIAL USE PERMIT
CONCEPT PLAN EXHIBIT
SHOWING
ROUTE 40 RECREATIONAL
VEHICLE STORAGE FACILITY
LOCATED ALONG
OLD FRANKLIN TURNPIKE
UNION HALL MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA**



GENERAL NOTES

- THE PROPERTY ADDRESS ON THESE PLANS IS LOCATED AS A PORTION OF HARRISON COUNTY, TEXAS MAPS. 0. UNRECORDED DEEDS (PART 1 OF THE "OLD DALLAS PLAN" SUBDIVISION RECORDED UNDER INSTRUMENT NO. 200004948 IN DALLAS.
- TOM HARVEY (C-44-445-3259)
- THE PROPERTY IS THE DIRECT RESULT OF COUNTRYSIDE SERVICE COMPANY, L.C. DATED APRIL 22, 1994. THE CURRENT SOURCE OF TOPOGRAPHY DATA IS BASED ON COUNTY OF AERIAL MAPPING. A TITLE REPORT WAS NOT RUNNED FOR THIS PROPERTY.
- THE PROPERTY IS LOCATED ON THE EAST SIDE OF A SPECIAL 0.000 LACED LANE, AS ESTABLISHED BY A DEED DATED 01/27/94, AND A DEED DATED 01/27/94, AND A DEED DATED 01/27/94, AND A DEED DATED 01/27/94. THIS SUBDIVISION IS BOUND WITH FLOOD INSURANCE RATE NO. 0000000000, AREA, AS ESTABLISHED BY A DEED DATED 01/27/94, AND A DEED DATED 01/27/94, AND A DEED DATED 01/27/94, AND A DEED DATED 01/27/94.

SITE AND ZONING TABULATIONS

- CURRENT ZONING: A1 - AGRICULTURAL DISTRICT
PROPOSED USE: STORAGE - BOAT, RECREATIONAL VEHICLE, AND RECREATIONAL TRAILER
SITE ADDRESS: 2147 ACRES
APPROXIMATE LOT AREA REQUIRED: 2000 SF.
APPROXIMATE FRONTAGE REQUIRED: 1500'
ADDITIONAL BUILDING REQUIRED: 40'
ADDITIONAL BUILDING REQUIRED: 30' FOR PRIMARY MOOT-OF-WAYS
FRONT: 30' FOR SECONDARY MOOT-OF-WAYS & 30' FOR PRIMARY MOOT-OF-WAYS
REAR: 30' FOR PRINCIPAL STRUCTURES, 12' FOR ACCESSORY STRUCTURES UP TO 500 SF