
Franklin County Planning Commission
Agenda
August 13, 2019

I. Call to Order

II. Roll Call

III. Consent Agenda

A) Approval of Minutes from July 9, 2019 meeting

IV. Public Hearings:

1. **PETITION FOR SPECIAL USE PERMIT** – Petition of Joe N and Debra L. Hadden, Petitioners and Owners, requesting a Special Use Permit, with possible conditions, for a short term tourist rental of a dwelling located on a 4.793 acre parcel currently zoned A-1 Agricultural at 55 Rainbow Road in Wirtz, Virginia (Franklin County Tax Parcel 0360014701. Located in the Boone District, 55 Rainbow Road is partially located in the 220 North Corridor Area Plan and has a future land use designation of Rural Residential. The remainder of the parcel is designated as low density residential on the future land use map of the Franklin County Comprehensive Plan. The short-term tourist rental of a dwelling is a permitted use by Special Use Permit in A-1 Agricultural zoning districts per section 25-179 of the County Code. (SPEC -05-2019-16296).
 - a. Staff Presentation (Terry Harrington)
 - b. Applicant Presentation
 - c. Public Comment

2. **PETITION FOR SPECIAL USE PERMIT** – Petition of the Western Virginia Water Authority , Applicants, and the County of Franklin, Owners, requesting a special use permit to allow for the construction of an approximately 100-foot high 500,000 gallon water storage tank within the 0.70 acre area designated on the submitted concept plan within the Summit View Business Park. The subject property is approximately 80 acres, currently zoned REP, Regional Enterprise Park, and located at 21745 Virgil H. Goode Highway in the Boone District of Franklin County, and further identified by Franklin County Real Estate Records as Tax Map/Parcel # 0360019700. The property has a future land use designation of Mixed Use Industrial

in the 220-North Corridor Plan adopted as part of the Comp Plan in 2016 and it is also located in a designated growth area. (SPEC-07-2019-16352).

- a. Staff Presentation
- b. Applicant Presentation
- c. Public Comment

V. Citizen Comment

VI. Work Session: Westlake Zoning Amendments

VII. Adjourn

**** The Planning Commission's next site visits are scheduled for September 4, 2019.

Department of Planning & Community Development



A meeting of the Franklin County Planning Commission was held on July 9, 2019 at the Ferrum Faith Ministry Center in Ferrum.

THOSE PRESENT:

Earl Webb- Blackwater District
Jim Colby- Gills Creek District
Debbie Crawford- Union Hall District
David Clements- Rocky Mount District
C.W. Doss, Jr. – Blue Ridge District

THOSE ABSENT:

Sherrie Mitchell- Snow Creek District
Angie McGhee- Boone District

OTHERS PRESENT:

Steven Sandy- Director of Planning & Community Development
Lisa Cooper- Principal Planner
Hannah Powell- Clerk

The meeting was called to order by Chairman Webb at 6:00 p.m. The first order of business was the roll call. The next order of business was the approval of the minutes from the June 11, 2019 meeting. Chairman Webb asked of the Planning Commission if there were any comments or corrections to the minutes as written; there was none. Chairman Webb announced the minutes would stand as written.

Chairman Webb introduced the first item on the agenda and asked for the presentation.

Mrs. Cooper began by going over the agenda for the meeting. She went on to discuss the Franklin County Comprehensive plan and described the policies for Designated Growth Areas. Mrs. Cooper informed of the plan development timeline and reminded of the meetings in the past that had brought the Planning Commission to a public hearing tonight. Mrs. Cooper concluded by turning the presentation over to Kate Ange of Renaissance Planning.

Mrs. Ange began by discussing in detail the important issues mentioned by Ferrum citizens at the past community meetings. She described the Ferrum Village Area Plan goals as being:

- 1) Create a stronger sense of place
- 2) Support economic development and village vitality
- 3) Enhance community, well-being, health and safety

Mrs. Ange provided information regarding development concepts such as the village center, Timberline Road, the County owned land west of Ferrum College, and multimodal transportation and public realm concepts. She continued by describing the various ways that the plan goals could be met, as well as, providing a timeline for strategy implementation. Mrs. Ange concluded by discussing the necessary next steps.

Mrs. Ange offered to answer questions.

Chairman Webb asked if anyone had questions. No one did. Chairman Webb then opened the public hearing and asked if there was anyone present that would like to speak.

Katherine Hendricks stated that progress needed to be seen by the citizens. She said things have been discussed but there is never any changes or progress to be seen. She added that Ferrum, as a college town, must be missing something compared to other college towns.

Dawn Tinsen commented that she was from a town that had been like Ferrum and that she could see the ideas for the area coming together. She went on to say that the first step was to get local groups together for ideas. Changes need to be from the bottom up, not the top down.

Emily Blankenship Tucker stated that they needed to return to the notion of public transit. She went on to say that in ten (10) to thirty (30) years, people may not even have cars. Public transit would help accomplish the goal for “sense of place”.

Pauline Nickelson said that she works with aging services and that she is concerned with senior housing. She mentioned using the eighty-four (84) acres owned by the County to build housing for seniors. Mrs. Nickelson also said that public transportation would be extremely helpful with seniors.

Debra Peters stated that she is also interested in senior housing opportunities, as well as golf carts or hiking trails. She also commented the subsidized housing for lower income families would be beneficial.

Vickie Cook said that she is excited about what’s happening in the Ferrum community and that the citizens just needed to make the changes happen.

Chairman Webb asked if anyone else would like to speak; no one did. Chairman Webb then closed the public hearing and the members had discussion among themselves.

Mr. Doss made a motion to recommend the Ferrum Village Area Plan to the Board of Supervisors for adoption.

Mrs. Crawford seconded the motion.

The motion to recommend the plan was approved.

Voting on the motion was as follows:

AYES:	Clements, Crawford, Doss, Colby, Webb
NAYES:	None
ABSENT:	Mitchell, McGhee
ABSTAIN:	None

With no other the business, the meeting was adjourned at 6:55 p.m.

_____, Clerk
Franklin County Planning Commission

July 29, 2019
Date

SPECIAL USE PERMIT STAFF REPORT

To: Franklin County Planning Commission

From: Terrance L. Harrington, AICP
Senior Planner

Date: August 2, 2019

Tax Parcel # 0360014701

District: Boone

Applicants/
Owners: Joseph and Debra Hadden

Case No: SPEC-05-19-16296

RE: Petition of Joseph Hadden and Debra Hadden for a special use permit authorizing the use of the second floor of an existing structure on their property as a short term rental.

BACKGROUND

The Hadden property is zoned A-1 Agricultural. Per Section 25-179 of the County Code, short term rentals are permitted in A-1 zoning districts provided the Board of Supervisors issues a special use permit for the use. Information on Airbnb indicates that the Hadden's have been an Airbnb host since 2014.

STAFF ANALYSIS OF CURRENT REQUEST

SITE CHARACTERISTICS

The Hadden's, are the owners of two adjacent parcels in the Rock Lilly Road/Rainbow Road area of the Boone District. The smaller of the two parcels is 4.793 acres and is the location of the Hadden residence and several out buildings including the two story "carriage house" which is the subject of this request. The first floor of the carriage house is a two car garage. The second floor is the location of the short term rental. The short term rental is of a studio apartment design with a

single room used for living and sleeping activities. A second adjacent parcel owned by the Hadden's is 5.402 acres and is undeveloped.

VEHICLE ACCESS AND TRAFFIC

Access to the property is from Rainbow Road (Route 856) via Rock Lilly Road. (Route 692) Both roads are public roads maintained by VDOT. Vehicles traveling to the Hadden property must cross at an at grade railroad intersection on Rainbow Road. VDOT reviewed this application and had no comment.

SURROUNDING ZONING AND LAND USES

The enclosed map shows that most of the property in the immediate area is zoned A-1 Agriculture. Most of the A-1 areas are either vacant or used for large lot single family development.

PUBLIC HEALTH AND SAFETY

The Hadden properties are served by private well and septic. The Health Department has reviewed this request and has advised that each structure that is to be devoted to short term rental must be served by a septic system that has the capacity to accommodate expected demand. The Franklin County Code provides that the occupancy of a short term rental must be limited to a maximum of 2 adults per bedroom - with an adult being defined as any person over the age of five (5) years.

The Fire Marshall reviewed this request and had no comments. A Fire Marshall inspection of the short term rental will be required.

Upon approval of the requested SUP, the Building Official's office will inspect the structure proposed for short term rental use to ensure that the structure complies with building code requirements for short term rental use.

ZONING REQUIREMENTS

Section 25-138 of the County Code provides that standards for short term rentals in the County. In short, these standards are:

1. The short term rental shall be for residential purposes related to tourism or vacationing.
2. The dwelling or premises shall not show external evidence of the property being used for short term rental.
3. Maximum of 2 adults per bedroom; Health department must certify adequacy of septic tank and drain field.

4. All vehicles of tenants must be parked in areas design for the parking of vehicles.
5. All boats of tenants must be parked on same lot as short term rental.
6. Noise from the short term rental lot must be no louder than noise that might be normally found in a residential neighborhood.
7. A fire extinguisher and smoke detector must be present in every dwelling devoted to short term rental use.
8. County must be granted written consent by the owner to inspect the property to determine compliance with these standards.

COMPREHENSIVE PLAN

The future land use map adopted as a part of the 2025 Comprehensive Plan designates this area of the County as agriculture/forestry/ rural residential.

COMMUNITY IMPACTS

The staff does not anticipate community impacts resulting from the approval of this special use permit request. The size of the Hadden's property, together with the code imposed limitation on short term occupancy (2 adults) help to ensure that the use of this property for short term rental will not result in impacts on nearby properties.

PUBLIC COMMENTS AND INQUIRIES

The staff has received four telephone inquiries from citizens who have seen the public hearing sign posted on the property. No concerns were expressed by these citizens.

STAFF RECOMMENDATION

The staff recommends that the Planning Commission consider and recommend approval of this special use permit request for a short term rental to be located on the second floor of an existing structure as shown on the special use permit application for short term rental submitted by Joe and Debra Hadden (SPEC-05-19-16296)

Our recommendation of approval is with the following conditions:

1. This special use permit shall only apply to the second floor of the structure referred to as the "Carriage House" located on Franklin County Tax Parcel # 0360004701 and shall not

apply or extend to any future dwelling that may be constructed on this tax parcel number or on tax parcel # 0360004705.

2. The Franklin County Building Official and Fire Marshall shall inspect the structure proposed to be used as a short term rental prior to use.
3. The property owner shall complete the "Short Term Rental Certificate of Compliance Form" and submit to the Zoning Administrator for the structure proposed to be used for short term rental prior to initiating the use of the short-term rental. The owner shall at all times comply with the supplementary regulations for short term rentals found in Section 25-138 of the Franklin County Code.

SUGGESTED MOTIONS

The following suggested motions are sample motions that may be used.

(APPROVE) I find that the approval of SPEC-05-19-16296 authorizing the short term rental of the second floor of a structure known as the “Carriage House”, a structure located at 55 Rainbow Road on tax parcel 0360004701 in the Boone district with the conditions recommended by the staff, is consistent with the purpose and intent of the County’s adopted comprehensive plan and good zoning practice and will not result in substantial detriment to the community. I therefore recommend approval of this SUP with the following conditions:

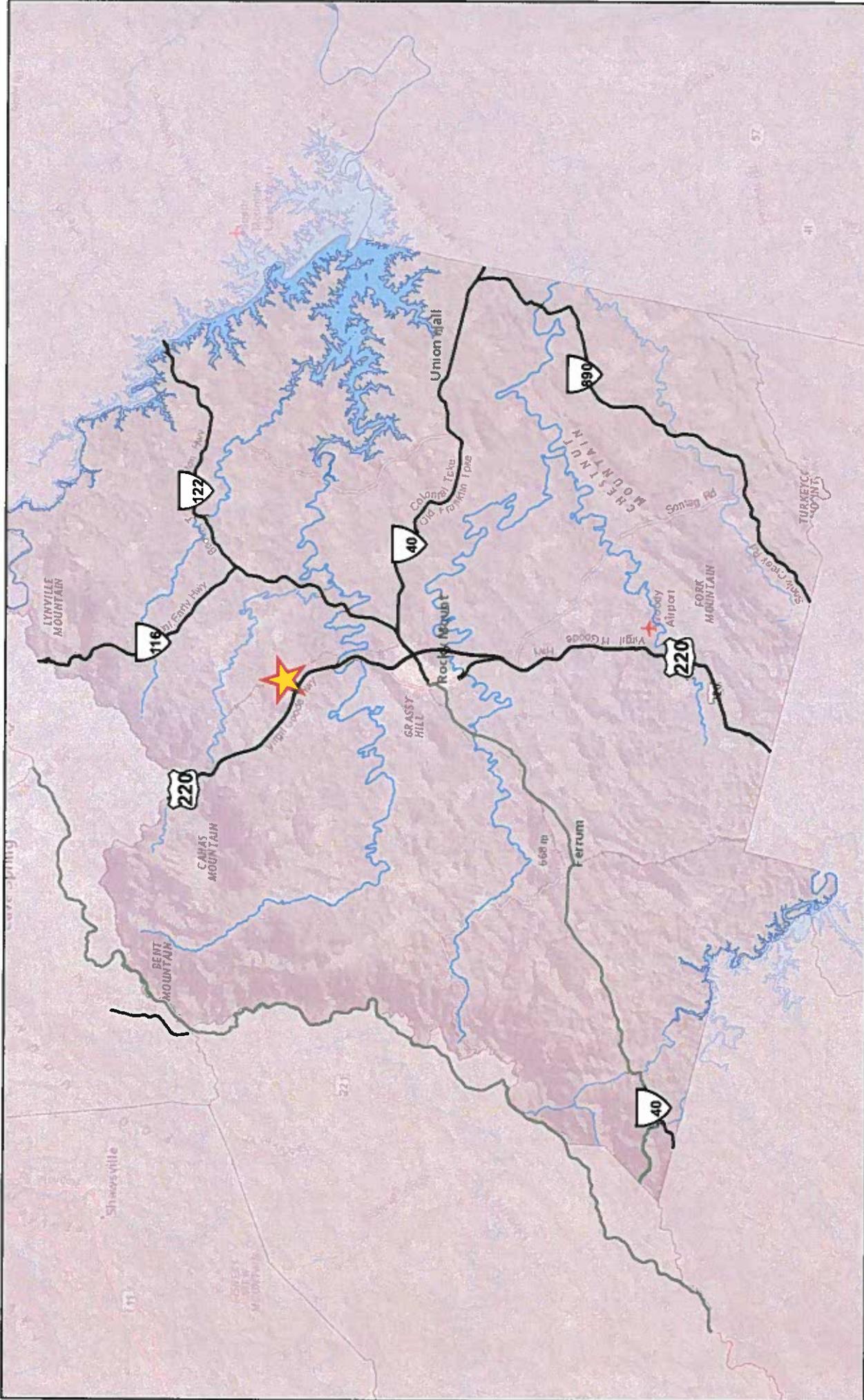
1. This special use permit shall only apply to the second floor of the structure referred to as the “Carriage House” located on Franklin County Tax Parcel # 0360004701 and shall not apply or extend to any future dwelling that may be constructed on this tax parcel number or on tax parcel # 0360004705.
2. The Franklin County Building Official and Fire Marshall shall inspect the structure proposed to be used as a short term rental within fifteen days of the approval of the SUP for a short term rental
3. The property owner shall complete the “Short Term Rental Certificate of Compliance Form” and submit to the Zoning Administrator for the structure proposed to be used for short term rental prior to initiating the use of the short term rental. The owner shall at all times comply with the supplementary regulations for short term rentals found in Section 25-138 of the Franklin County Code.

OR

(DENY) I find that the approval of SPEC-05-19-16296 authorizing the short term rental of the second floor of a structure known as the “Carriage House”, a structure located at 55 Rainbow Road on tax parcel 0360004701 in the Boone district with the conditions recommended by the staff, is not consistent with the purpose and intent of the County’s adopted comprehensive plan and good zoning practice and will result in substantial detriment to the community. I therefore recommend denial of this SUP.

OR

(DELAY ACTION) I find that the required information for the submitted proposal is incomplete. Therefore I move to delay action until additional necessary materials are submitted to the Planning Commission.



Subject Property Location

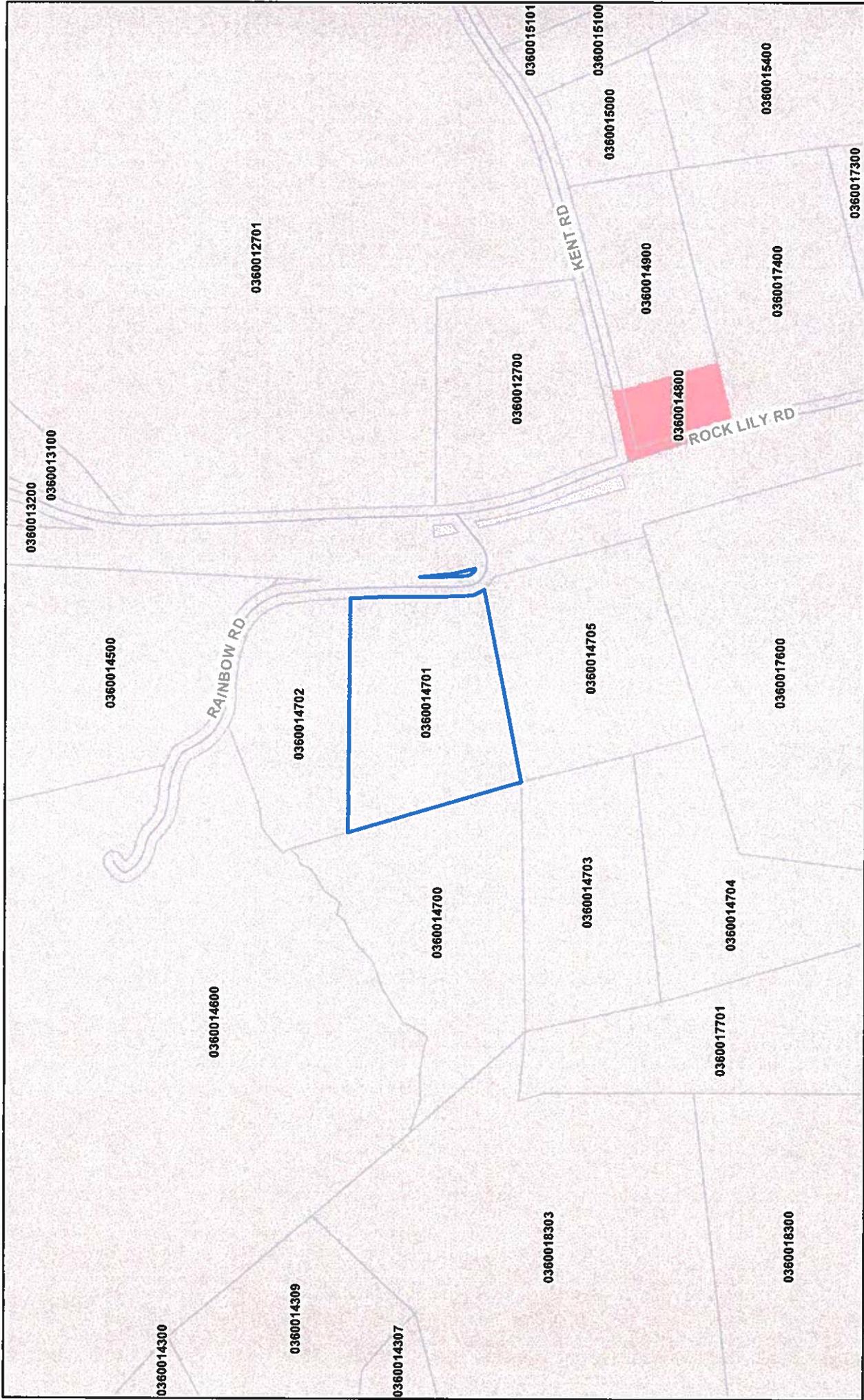
Tax Map #0360014701
 Special Use Permit
 Joe & Debra Hadden



Date: 7/30/2019



Franklin Co GIS



Tax Map #0360014701
Special Use Permit
Joe & Debra Hadden

- Zoning Classifications**
- Parcels
 - Special Use Permit
 - A1 - Agricultural
 - B2 - Limited Business District



Date: 7/30/2019



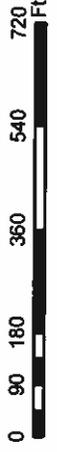
Franklin Co GIS



Tax Map #0360014701
Special Use Permit
Joe & Debra Hadden

- Legend**
- Subject Parcel
 - Parcels

2017 Pictometry Imagery



Date: 7/30/2019



Franklin Co GIS

FRANKLIN COUNTY
PETITION/APPLICATION FOR SPECIAL USE PERMIT
(Type or Print)

I/We, Joe and Debra Hadden, 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:

1. Petitioners Name: Joe and Debra Hadden
2. Property Owner's Name: Joe and Debra Hadden
Phone Number: (540) ~~334~~ 334-3046 (Home), (540) 420-0323 (cell)
Address: 55 Rainbow Road
Wirtz, Virginia Zip: 24184
3. Exact Directions to Property from Rocky Mount: North on Route 220, Right on Wirtz Road, Left on Rock Lily Road, Left on Rainbow Road
4. Tax Map and Parcel Number: 03600, # 14701
5. Magisterial District: Boone Magisterial District
6. Property Information:
 - A. Size of Property: 4.793 acres
 - B. Existing Zoning: A1
 - C. Existing Land Use: Residential
 - D. Is property located within any of the following overlay zoning districts: NA
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.

7. Proposed Special Use Permit Information:

- A. Proposed Land Use: Residential (STR)
- B. Size of Proposed Use: Cottage house, upstairs, 28' x 32'
- C. Other Details of Proposed Use: Long and possible STR of above described structure

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 herein is correct and accurate.**

Petitioner's Name (Print): Joe Hadden - Debra Hadden

Signature of Petitioner: Joe Hadden Debra Hadden

Date: _____

Mailing Address: 55 Rainbow Road
Wirtz, Va 24184

Telephone: Home 540-334-3046 Cell 540 420-0323

Email Address: jopsychrn@aol.com

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

Owner's Name (Print): _____

Signature of Owner: _____

Date: _____

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____

**Joe and Debra Hadden
55 Rainbow Road
Wirtz, Virginia 24184
(540) 334-3046 (Home)
(540) 420-0323 (Cell-Joe)
(540) 484-3414 (Cell Debra)**

May 20, 2019

Letter of Application

To Whom It May Concern,

This Letter of Application is sent to be in compliance with Franklin County regulations concerning Special Use Permit of our property in order to use a portion of our property for short-term rental, less than 30 days.

Our proposed use of our property is to obtain a permit to use a portion of our property for short term rental, less than 30 days. Specifically, we desire to use the upstairs of our carriage house, a 28 foot by 32 foot space, for short term rental to supplement our retirement income.

There is no effect of the changes on the surrounding area because it is an existing structure that has been on our proerty for a number of years and has just been converted to a possible rental property within the last 15 months. All construction and configuration of the

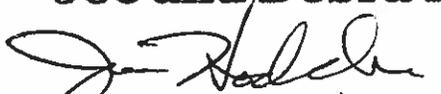
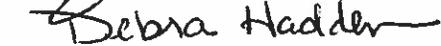
interior has been completed years ago. It is in a rural area of Franklin County and not in a housing area.

The reason for the request is to request a special use permit for short-term rentals and be in compliance with county regulations.

Thank you for your consideration of this application and do not hesitate to contact us for any further information.

Yours truly,

Joe and Debra Hadden

**Joe and Debra Hadden
55 Rainbow Road
Wirtz, Virginia 24184
(540) 334-3046 (Home)
(540) 420-0323 (Cell-Joe)
(540) 484-3414 (Cell-Debra)**

May 20, 2019

**Concept Plan for Short Term Rental (STR)
55 Rainbow Road, AKA Tiki Joe's**

To Whom It May Concern

This Concept Plan is provided to be in compliance with Franklin County regulations in order to obtain a special use permit for STR at our carriage house (A.K.A. Tiki Joe's) on our property at 55 Rainbow Road, Wirtz, Virginia 24184. Attached enclosures included are a blown-up portion of the plat for the property the STR is situated on (4.793 acres), a Satellite image of 55 Rainbow Road showing the STR with keys areas numbered (residences, parking, septic with drain field, wells and additional buildings), and a photo of the STR/Tiki Joe's.

There are no proposed buildings or constructions on the property, other than a planned revision of the steps and landing to the second floor of the STR/Tiki Joe's (late July 2019). The STR is on our property, 55 Rainbow Road, and the closest address to the STR, 59 Rainbow Road, belongs to us and is another long-term rental. Our property is in a rural area and not in a housing area.

The size of the parcel of land the STR rental is situated on is 4.793 acres. The STR is in the second floor of a Carriage

House, 28' x 30'. There is a railroad track in front of our property and a open crossing across Rainbow Road. There are no natural areas or historic sites to be preserved on our property.

The STR/Tiki Joe's has a full bathroom, kitchenette, full-sized futon sleeper, sleeper sofa, pool table, dinette table with chairs, additional furniture, smoke detector, carbon monoxide detector, fire extinguisher, and first aid kit. We advertise through AirBnB and Facebook. We have a book for guests that highlight various businesses and recreational opportunities within Franklin County. There is an additional book highlighting other business and recreational opportunities throughout Virginia. Each guest is given glassware from a previous Franklin County recreational activity, "Franklin County Strings and Spirits Festival." We seriously want to share all our county has to offer.

Thank you for your consideration of this Application and Concept Plan. Please do not hesitate to contact us for any further information.

Yours truly,

Joe and Debra Hadden

Joe Hadden
Debra Hadden

TRACT 1
6.698 ACRES

REVISED TOTAL
4.793 ACRES

TRACT 4
5.402 ACRES

5/8" IRON REBAR
REVISED TR
3.927 AC
EXCLUDING +/-
ACRE (INI R/)

3.918 ACRES
JOE H. HADDEN, JR.
D.B. 500 PG. 1025
D.B. 364 PG. 1183
TAX: 36-147.1
TAX: 36-147.3

1/2" IR
1.33 ACRES
RICKY L. IDAMIS
D.B. 441 PG. 133
D.B. 453 PG. 47
TAX: 36-149.2

0000 5548

→ E W R P G 259

ROCK LILY ROAD
ROUTE 692 - 50' R/W

RAILROAD

NORFOLK AND WESTERN

RAIL ROAD RAIL

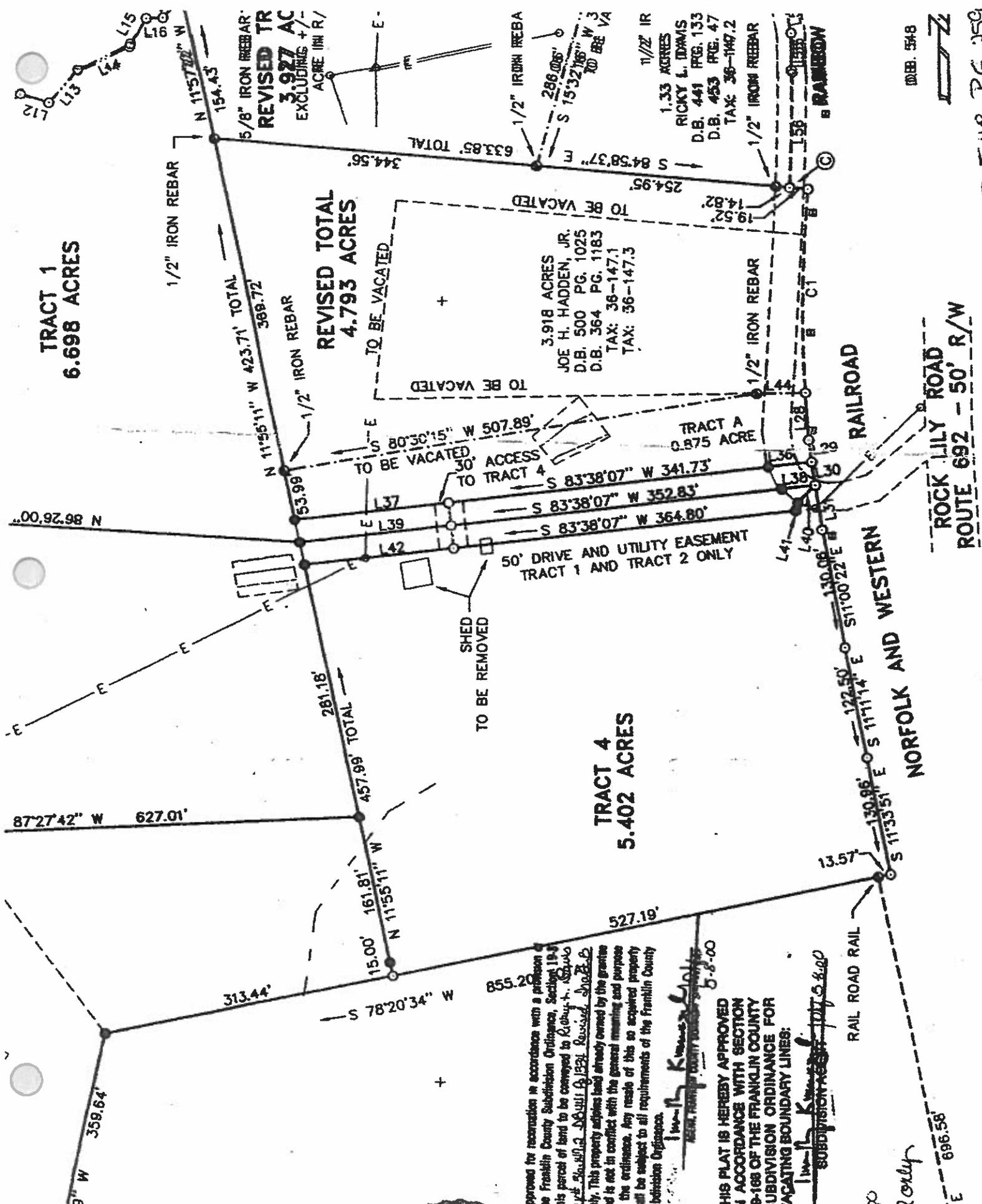
Approved for reconveyance in accordance with a provision of the Franklin County Subdivision Ordinance, Section 19.07, this parcel of land to be conveyed to Robert L. K...
This property adjoins land already owned by the grantee and is not in conflict with the general meaning and purpose of the ordinance. Any resale of this so acquired property will be subject to all requirements of the Franklin County Subdivision Ordinance.

THIS PLAT IS HEREBY APPROVED IN ACCORDANCE WITH SECTION 9-168 OF THE FRANKLIN COUNTY SUBDIVISION ORDINANCE FOR VACATING BOUNDARY LINES:

Subdivision No. 1075-8-00

only

696.58





Imagery ©2019 Google, Map data ©2019 Google 50 ft



1. 55 Rainbow Road
Primary Residence
2. Carriage House (STR-Tiki Joe's)
3. 59 Rainbow Road (carport) - rent
4. Parking
5. well (59 Rainbow Road)
6. septic system
7. drain fields
8. well (55 Rainbow Road)
9. 2 car garage - 59 Rainbow

55 Rainbow Rd

Wirtz, VA 24184



Directions



Saved



Nearby



Send to your
phone



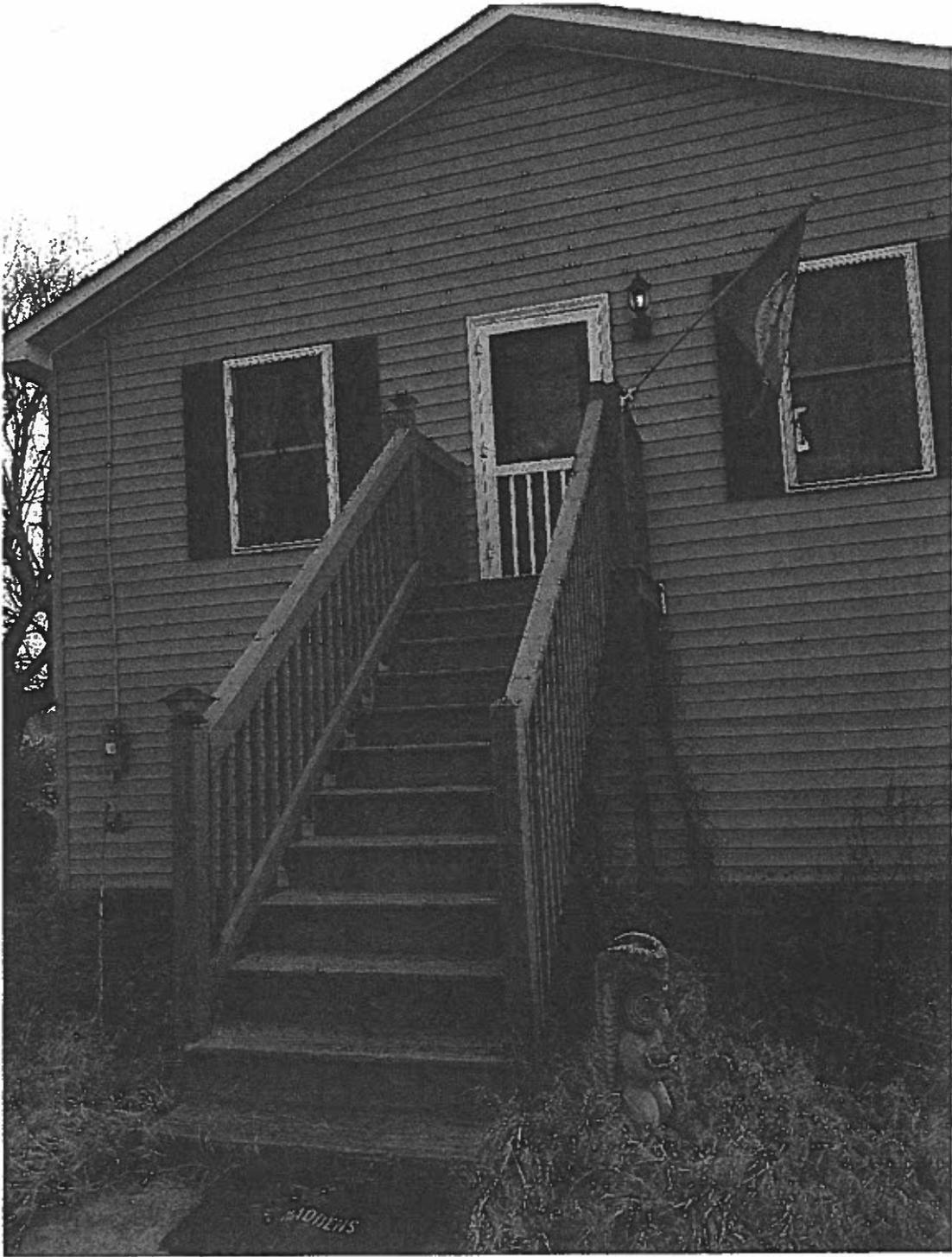
Share

You visited 7 months ago

34G5+J9 Wirtz, Boone, VA

Saved in your lists

Delete this photo



↻ Rotate □ Crop ⚙ Adjust brightness **Save and Replace**



SPECIAL USE PERMIT STAFF REPORT

To: Franklin County Planning Commission

From: Terrance L. Harrington, AICP
Senior Planner

Date: August 2, 2019

Tax Parcel # 0360019700

District: Boone

Applicants/
Owners: Western Virginia Water Authority/ Franklin County

Case No: SPEC-07-19-16352

RE: Petition of the Western Virginia Water Authority (Applicant) and Franklin County (Owners) for a special use permit authorizing the construction of a water storage tank within the Summit View Business Park.

BACKGROUND

The Summit View Business Park is an economic development initiative of Franklin County. The park, a long term investment that consists of over 500 acres of land, is being designed to accommodate a variety of business park uses. A major emphasis to date has been land acquisition and the design and the development of road, water and sewer infrastructure that will serve the needs of park businesses and other properties in the Route 220 corridor. The Western Virginia Water Authority is designing and managing water and sewer infrastructure within the park. To that end, the Authority is now proposing to design and install a water storage tank.

TANK AND SITE CHARACTERISTICS

The proposed tank will be a pedosphere design with a 500,000 gallon capacity and will have a height above grade of approximately 100 feet. The tank is needed to provide adequate fire protection to businesses within Summit View, and to properties in the Route 220 corridor. Although the tank design has been established, the tank can be painted any color. (See photo simulation) The tank will be located at a base elevation of approximately 1306 feet and will have

an overflow elevation between 1400 and 1410 feet. The tank will be located within a 100' by 150' tank lot. (30,000 sq. ft) Once completed the ownership of the tank lot will be transferred from Franklin County to the Western Virginia Water Authority.

SURROUNDING LAND USES AND ZONING

The tank site and all other land within Summit View is zoned Regional Enterprise Park District. (REP) This zoning district was created in 2016 specifically to define (and limit) the land uses that can locate within the business park. Two businesses have committed to locate within the business park, however construction to date has been limited to necessary business park infrastructure.

Zoning along this portion of Route 220 is primarily A-1 Agricultural, with most parcels being vacant or developed as large lot residential. The closest commercial property is the Virginia Furniture Market property that is located to the south of the Summit View property.

VEHICLE ACCESS AND TRAFFIC

A future private access road provide access to the tank site. Once tank construction is complete this road will provide access to the site only for infrequent maintenance personnel.

COMPREHENSIVE PLAN

The property is designated by the Future Land Use Map as Agricultural, Forestry, Rural Residential in the 2007 Comprehensive Plan. In addition, the property is designated as mixed use industrial in the Future Land Use map located in the 220-North Corridor Plan adopted as part of the Comprehensive Plan in 2016. The intent of the corridor plan is to promote this area as a Regional Business Future Land Use Category to reverse out commuting trend by establishing an area for high-wage employment along Route 220. The Corridor Plan along with the Summit Business Park seeks to concentrate commercial development into well-planned nodes, and to avoid "strip"-style commercial development along the entire length of the corridor. The construction of a water tank on the property at Summit View Business Park will serve the park and the surrounding community with enhanced public water service and will promote the intent of the type of development for the park and the surrounding corridor

DEVELOPMENT IMPACTS

Except for the visual impact of the 100 foot tall tank, the staff does not anticipate any development impacts resulting from the construction or operation of this proposed water tank. The tank will not result in increased noise or traffic in this part of the Route 220 corridor.

PUBLIC COMMENTS AND INQUIRIES

The staff has not received any inquiries from citizens who have seen the public hearing signs posted on the property.

As this project is necessary for economic development, this application has been fast tracked by the Board and is also scheduled for a public hearing by the Board of Supervisors on August 20, 2019

STAFF RECOMMENDATION

The staff recommends that the Planning Commission consider and recommend approval of this special use permit for a 100 tall foot water storage tank to be located on a 30,000 square foot portion of Franklin County Tax Parcel 0360009700 as shown on the concept plan entitled Special Use Permit Exhibit for Summit View Pedosphere Tank prepared by Lumsden Associates P.C. and dated July 11, 2019.

SUGGESTED MOTIONS

The following suggested motions are sample motions that may be used.

(APPROVE) I find that the approval of SPEC-07-19-16352 authorizing the construction and operation of a 500,000 gallon 100 foot tall water tank on the Summit View Business Park property (Tax Parcel # 0360019700) located in the Boone district with the condition recommended by the staff, is consistent with the purpose and intent of the County's adopted comprehensive plan and good zoning practice and will not result in substantial detriment to the community. I therefore recommend approval of this SUP with the following condition:

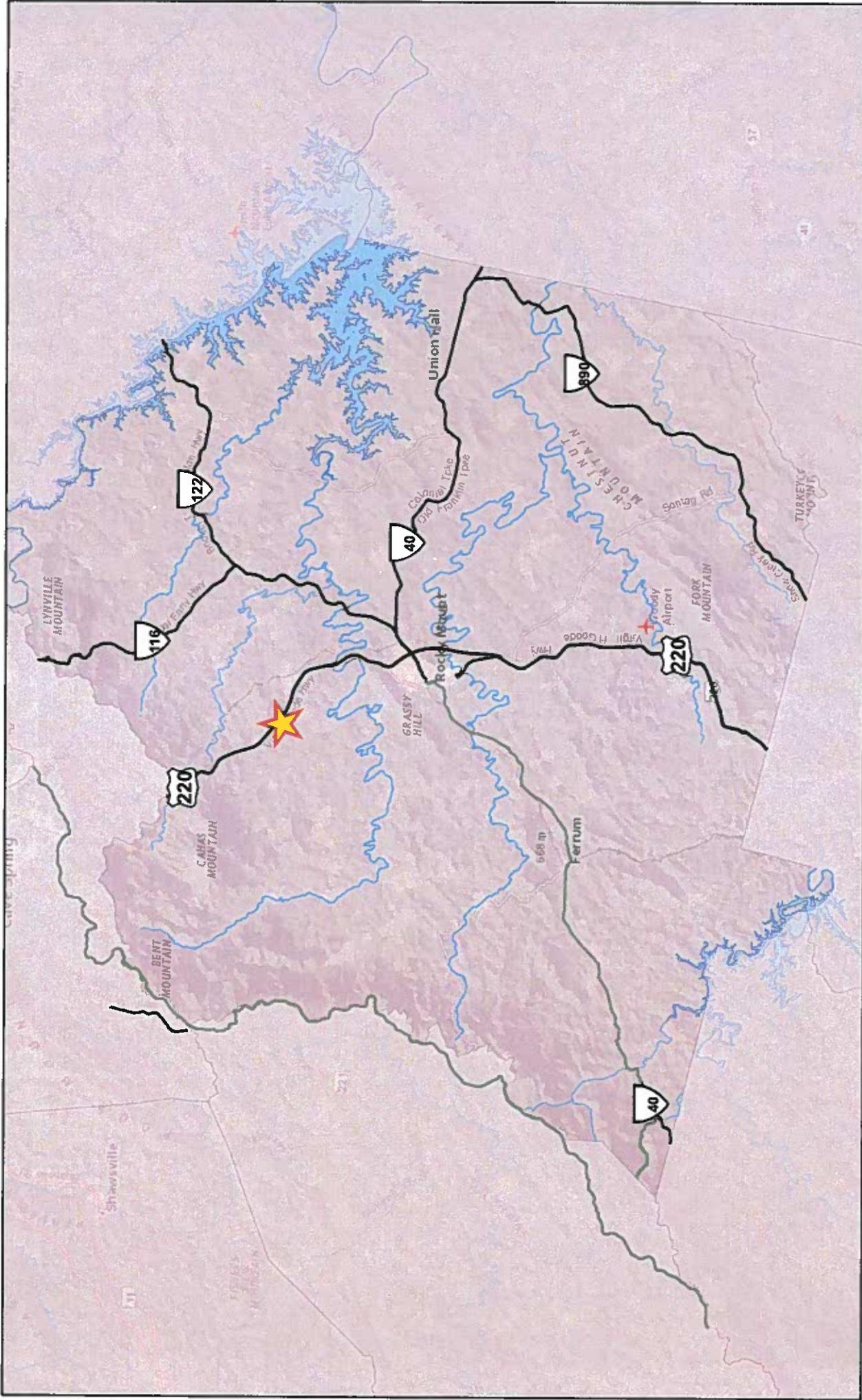
1. This special use permit approval shall be for the construction and operation of a 100 foot high water storage tank to be located on a 30,000 square foot portion of Franklin County Tax Parcel 0360009700 as shown on the concept plan entitled Special Use Permit Exhibit for Summit View Pedosphere Tank prepared by Lumsden Associates P.C. and dated July 11, 2019.

OR

(DENY) I find that the approval of SPEC-07-19-16352 is inconsistent with the purpose and intent of the County's adopted comprehensive plan and good zoning practice and will result in substantial detriment to the community. I therefore recommend denial of the special use permit.

OR

(DELAY ACTION) I find that the required information for the submitted proposal is incomplete. Therefore, I move to delay action until additional necessary materials are submitted to the Planning Commission.



Tax Map #0360019700
Special Use Permit
WWVA

Subject Property Location

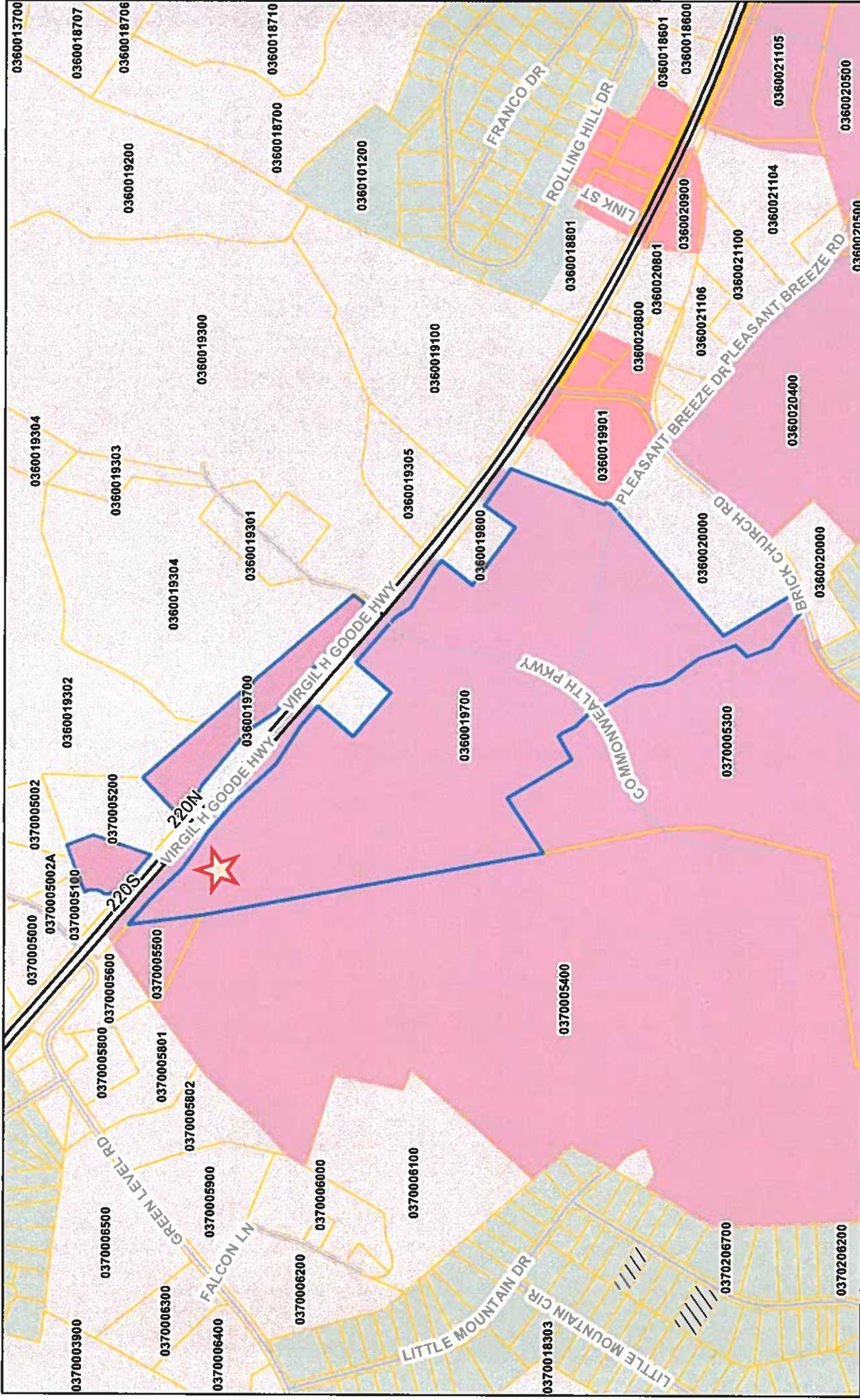


Date: 7/30/2019

0 2.5 5 10 15 20 Miles



Franklin Co GIS

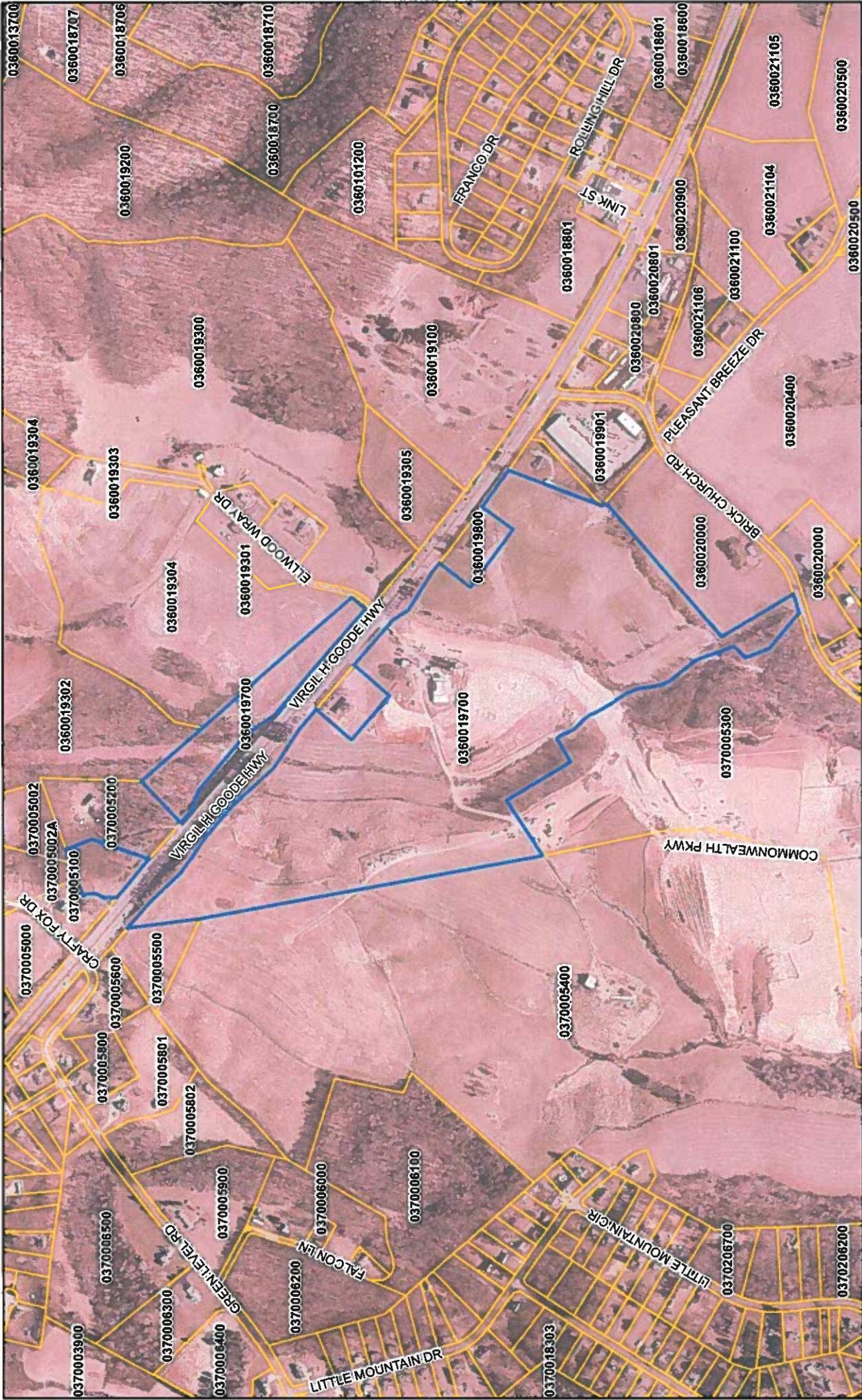


Date: 8/1/2019

Tax Map #0360019700 Special Use Permit WWWA



-  Special Use Permit
-  A1 - Agricultural
-  B2 - Limited Business District
-  R1 - Residential Suburban Subdivision
-  REP - Regional Enterprise Park



Tax Map #0360019700
Special Use Permit
WWWA

Legend

- Subject Parcel
- Parcels
- 2017 Pictometry Imagery



Date: 7/30/2019



Franklin Co GIS



July 16, 2019

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

Dear Mr. Sandy,

Enclosed is an application and other pertinent information for a special use permit. The request would allow the construction of a 500,000 gallon water storage tank at the Summit View Business Park (tax parcel 0360019700).

The water storage tank would be pedosphere approximately 100 feet tall. We have enclosed a Photoshop drawing indicating what the finished tank may look like. We have shown it to be light blue, but it can be any color that the county desires.

The purpose of the tank is to provide adequate fire protection for the Route 220 corridor and the Summit View Business Park.

If you have any questions or need additional information please let us know.

A handwritten signature in blue ink, appearing to read "Gary Robertson".

Gary L. Robertson, P.E.
Executive Director, Water Operations
540-283-2903
Gary.Robertson@westernvawater.org

Our Mission Is Clear

**FRANKLIN COUNTY
PETITION/APPLICATION FOR SPECIAL USE PERMIT
(Type or Print)**

I/We, Western Virginia Water Authority, 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:

1. Petitioners Name: Western Virginia Water Authority

2. Property Owner's Name: County of Franklin

Phone Number: 540-483-3030

Address: 1255 Franklin St. Suite 112

Rocky Mount, VA Zip: 24151

3. Exact Directions to Property from Rocky Mount: Take 220 North, 5.5 miles from northern town limit, to entrance Summit View Business Park.

4. Tax Map and Parcel Number: 0360019700

5. Magisterial District: Boone

6. Property Information:

A. Size of Property: 79.5767 acres

B. Existing Zoning: REP

C. Existing Land Use: Regional Enterprise Park

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

Corridor District N/A Westlake Overlay District N/A Smith Mountain Lake Surface District
220 overlay

E. Is any land submerged under water or part of a lake? Yes No If yes, explain.

7. Proposed Special Use Permit Information:

A. Proposed Land Use: Potable Water Storage Tank

B. Size of Proposed Use: 150' x 200' Tank lot

C. Other Details of Proposed Use: The property will be used to construct a 500,000 gallon pedisphere tank to provide adequate fire protection to Summit View Business Park and the Route 220 corridor. The tank will be approximately 100 feet tall with an overflow elevation between 1400 and 1410 feet.

Checklist for completed items:

- Application Form
- Letter of Application
- Concept Plan
- N/A 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): Gary Robertson

Signature of Petitioner: *Gary Robertson*

Date: 7/15/19

Mailing Address: 601 S. Jefferson St. Suite 200
Roanoke, VA 24011

Telephone: 540-283-2903

Email Address: gary.robertson@westernvawater.org

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

Owner's Name (Print): *Christopher L. Whitlock*

Signature of Owner: *Christopher L. Whitlock*

Date: 7-17-19

Date Received by Planning Staff: _____

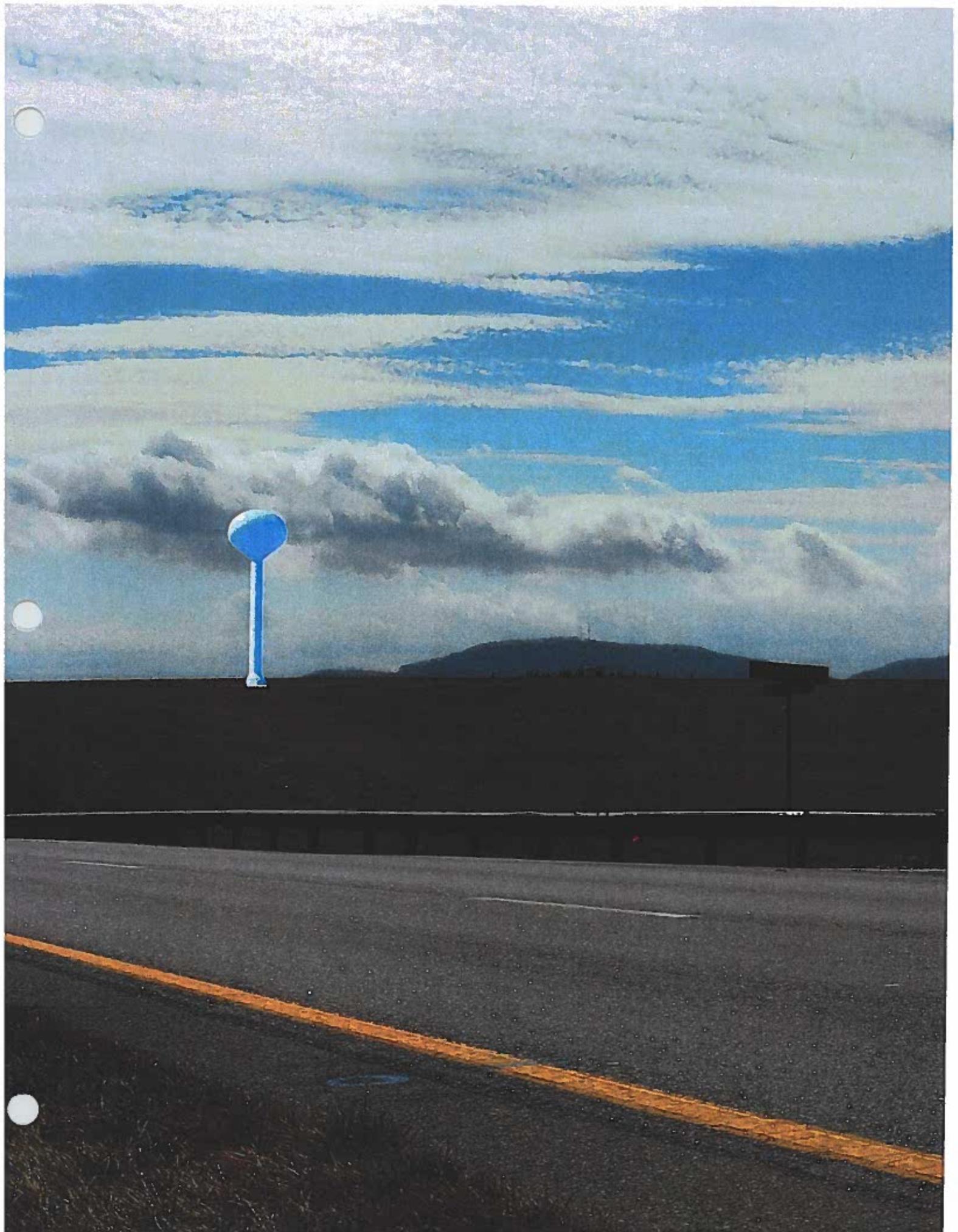
Time: _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____

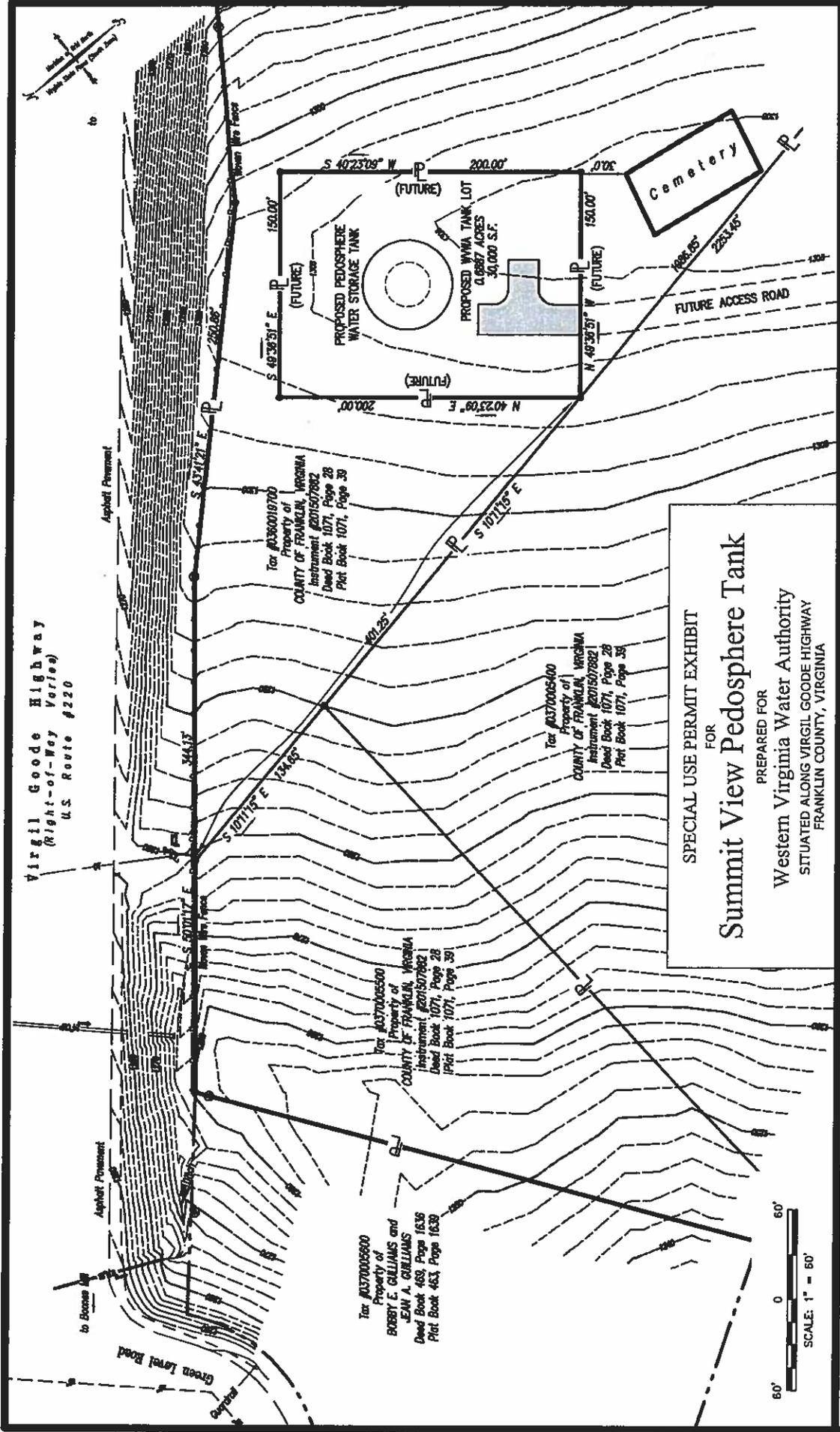




Created By: WWA Engineering
 Created On: April 5, 2019

Summit View Proposed Water Tank Location

-  WHydrant
-  Parcels
-  Proposed Watermain
-  Proposed Water Tank
-  WMain



SPECIAL USE PERMIT EXHIBIT
FOR
Summit View Pedosphere Tank
PREPARED FOR
Western Virginia Water Authority
SITUATED ALONG VIRGIL GOODE HIGHWAY
FRANKLIN COUNTY, VIRGINIA



DATE:	July 11, 2019
COMM. NO.:	19-139
SCALE:	1" = 60'
PHONE: (540) 774-4411	4664 BRAMBLETON AVENUE
FAX: (540) 772-9445	P.O. BOX 20669
WWW.LUMSDENPC.COM	ROANOKE, VIRGINIA 24018

Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS