

FRANKLIN COUNTY  
SPECIAL USE PERMIT APPLICATION

(Type or Print)

I/We, APPALACHIAN POWER COMPANY 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:

Petitioner's Name: APPALACHIAN POWER COMPANY

Petitioner's Address: PO BOX 2021 ROANOKE VA 24022-2121

Petitioner's Phone Number: 540-588-1887 LISA HAMMOCK

Petitioner's E-mail: LH HAMMOCK@AEP.COM

Property Owner's Name: SAME

Property Owner's Address: SAME

Property Owner's Phone Number: SAME

Property Owner's E-mail: SAME

Directions to Property from Rocky Mount: RT 40 E, L ON KEMP FORD, R ON DILLARSS HILL  
L ON PINKY POINT, L ON SUMMERSET COVE, R ON DODEE LANE

Tax Map and Parcel Number: 0520003601

Magisterial District: UNION HALL

Property Information:

A. Size 42.07 ACRES ( 21.370 of ACRES ABOVE 800' <sup>Property:</sup> ELEVATION CONTOUR )

B. Existing Zoning: A-1 AGRICULTURAL DISTRICT

C. Existing PRIVATE CAMPGROUND Land Use:

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

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.

21.370 ACRES LOCATED ABOVE 800' ELEVATION CONTOUR

Proposed Special Use Permit Information:

A. Proposed PRIVATE CAMPGROUND Land Use:

984 - SQ. FT. BATHHOUSE ON A PORTLAND

B. Size of Proposed Use: OF A 21.370 ACRE SITE

C. Other Details of Proposed Use: REMOVE EXISTING 500+1 BATHHOUSE AND CONSTRUCT NEW 984 SQ FT BATHHOUSE TO SERVE PRIVATE CAMPGROUND USED EXCLUSIVELY BY APCO EMPLOYEES, RETIREES, FAMILIES AND GUESTS

**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): LISA H HAMMACK

Signature of Petitioner: *Lisa Hammack*

Date: 4/4/2022

Mailing Address: P O Box 2021  
Roanoke, VA 24022

Telephone: (804) 588-1887

Email Address: LHAMMACK@AEP.COM

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

Owner's Name (Print): \_\_\_\_\_

Signature of Owner: \_\_\_\_\_

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

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

Clerk's Initials: \_\_\_\_\_

CHECK#: \_\_\_\_\_

RECPT.#: \_\_\_\_\_

AMOUNT: \_\_\_\_\_



Appalachian Power  
Hydro Generation  
P.O. Box 2021  
Roanoke, VA 24022-2121  
appalachianpower.com

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

April 4, 2022

Dear Mrs. Cooper:

RE: Applications for Special Use Permit  
Camp Kilowatt; Franklin County Tax Map/Parcel number 0520003601

I am writing on behalf of Appalachian Power Company (Appalachian) to request a series of Special Use Permits in accordance with the requirements of Chapter 25, Article III, Section 25-179 of the Franklin County Code, in consideration of planned improvements to Appalachian's Camp Kilowatt property at Smith Mountain Lake. The subject property is located along Virginia Route 1115 (Dodee Lane) in the Union Hall district of Franklin County, and is identified by Franklin County real estate records as Tax Map/Parcel number 0520003601.

The subject property is zoned A-1 Agricultural District under Franklin County's Zoning Ordinance. The property is currently used as a private campground by Appalachian employees, retirees, their families, and invited guests. Appalachian requests approval for the following uses requiring the issuance of a Special Use Permit by the Franklin County Board of Supervisors:

- Private Campground. Appalachian proposes to construct a new bathhouse facility for the private use of campers.
- Public Utilities / Public Utilities - structure. Appalachian proposes to construct a maintenance facility with ancillary office space for use by Appalachian's lake debris management staff.
- Storage – boat, recreational vehicle, and recreational trailer. Appalachian proposes to develop a storage area for the storage of boats, boat trailers, and other equipment associated with the company's debris monitoring, debris removal, and other lake management activities.

Appalachian has prepared and submitted separate applications for each of these proposed uses.

**BACKGROUND:**

As you may be aware, Appalachian operates the Smith Mountain Pumped Storage Project (Project) pursuant to a license issued by the Federal Energy Regulatory Commission (FERC). The federally-licensed hydroelectric Project consists of two dams (Smith Mountain Dam and Leesville Dam) and two reservoirs (Smith Mountain Lake and Leesville Lake). Construction of the dams was completed in 1963. The lower reservoir of Leesville Lake filled first in 1965; the upper reservoir of Smith Mountain Lake reached its "full pond" elevation of 795 feet above mean sea level in 1966. For the purposes of its federal license, the Project

boundary is generally located along the 620-foot elevation contour at Leesville Lake and the 800-foot elevation contour at Smith Mountain Lake.

Appalachian purchased the subject property in May 1960. The property contains a total of 42.07 acres, of which 21.370 acres are located above the 800-foot elevation contour and are thus outside the Project boundary. Since the late 1960s, the property has been used as a private campground by Appalachian employees, retirees, their families, and invited guests. The campground features 34 campsites designed for use by tent campers, pull-behind camping trailers, and/or recreational vehicles. The campsites have electrical service, but are not served by water or sewer. The property features a 500-square-foot bathroom and shower facility for private use by campers. The property also features a boat ramp and an eight-slip boat dock for use by campers and authorized Appalachian employees. The campground has a gated entrance at Dodee Lane and is accessible only by authorized Appalachian personnel. The campground is generally closed to campers during the winter months.

### **PROPOSED USES:**

#### **1. Private Campground.**

Appalachian believes that the existing use of the property as a *private campground* is a legal non-conforming use under the provisions of Franklin County's Zoning Ordinance. It is our understanding that the existing private campground may remain and be maintained as a legal non-conforming use, but that any expansion of this use would require a Special Use Permit from the Franklin County Board of Supervisors. Appalachian does not propose any changes to the number, location, design, or configuration of the 34 existing campsites. No additional campsites are proposed. Appalachian proposes to upgrade the existing electrical service to campsites from 30 amp to 50 amp service. No additional utilities will be extended to the campsites.

Appalachian proposes to demolish the existing 500-square-foot bathhouse and construct a new 984-square-foot bathroom and bathing facility in a central area of the property, located more than 300 feet from the nearest property line along Dodee Lane. The new bathhouse will be located in closer proximity to existing campsites, in accordance with Virginia Department of Health requirements. Appalachian will comply with all Virginia Department of Health requirements for this proposed facility. Appalachian believes that the new bathhouse will better serve the needs of campers, will be screened from public view by existing vegetation, and will not create any additional impacts to surrounding property owners.

#### **2. Public Utilities / Public Utilities - Structure.**

Appalachian proposes to construct a 6,171-square-foot maintenance and office facility for use by Appalachian's debris management staff. As a requirement of its federal license to operate the hydroelectric Project, Appalachian is responsible for managing debris within the Project boundary in a manner that maintains the Project's aesthetic values, reduces difficulties in accessing the Project, reduces boating hazards associated with floating debris, and benefits the biological habitats of Smith Mountain and Leesville lakes. Appalachian's authority and responsibilities related to debris management are outlined in the Project's Debris Management Plan, originally developed in 2008 and most recently approved by FERC Order issued September 16, 2010.

The proposed maintenance and office facility will be located in the general vicinity of the existing bathhouse (proposed for demolition), approximately 250 feet from the nearest property line along

Dodee Lane. Approximately 3,841 square feet will be used for the maintenance of boats and other equipment associated with debris removal. Only Appalachian-owned boats and equipment will be serviced; the facility will not be used for the maintenance of private boats or equipment used by campers, and will not provide commercial maintenance or repairs to the general public. Approximately 2,330 square feet within the facility will be used as office space for Appalachian's debris management staff. This office area includes restrooms, storage, and a small kitchen area.

Appalachian anticipates that the maintenance and office facility will be used by eight (8) employees. Vehicle trips will be commensurate with other professional office uses of similar size. The property will remain gated at Dodee Lane and will only be accessible by authorized Appalachian personnel. Appalachian believes that the proposed use will provide increased year-round surveillance of the campground and will benefit property owners and recreational users of Smith Mountain Lake by enhancing our debris monitoring and removal capabilities.

Section 25-179 of the Franklin County Zoning Ordinance lists the uses of *Public Utilities* and *Public Utilities – Structures, towers, public water and sewer treatment plants* as uses requiring a Special Use Permit. Section 25-40 of the Franklin County Zoning Ordinance defines a public utility as follows:

*Publicly or privately owned public service structures such as power plant substations, water lines, water tanks, on- or off-site water treatment plants or pumping stations, on-site or off-site sewage disposal systems, pumping stations, treatment plants, and public sewerage systems having either a point discharge or discharging into a drainfield as approved by the Virginia Department of Health or the Virginia Department of Environmental Quality, and meeting all state, federal and local codes and regulations, or such similar operations, furnishing electricity, gas, rail transport, communication or related services to the general public or the public within a defined service area. Publicly or privately owned off-site water tanks, water treatment plants, water pumping stations, power plant substations, on-site or off-site sewage disposal systems or sewage treatment plants having a treatment capacity of one thousand, two hundred (1,200) gallons per day or more of sewage effluent, and having either a point discharge or discharge into a drainfield, or other public utilities furnishing electricity, gas, rail transport, communication or related services to the general public or the public within a defined service area shall be approved by special use permit in designated zoned areas of Franklin County.*

Appalachian believes that its proposal to construct a maintenance and office facility is consistent with the uses of *public utilities* and *public utilities – structures*. The proposed facility will be owned and operated by Appalachian, a public utility company. The facility will be used in support of an operation – the removal of debris from Smith Mountain Lake – that provides a valuable service to the general public by removing boating hazards and enhancing the lake's aesthetic appeal. Moreover, this operation (debris removal) is an integral requirement of Appalachian's federal license to operate the hydroelectric Project.

Appalachian believes that the proposed use will have a significantly lesser impact than a *garage, commercial, for automobiles, recreation vehicles, motorcycles*, which is allowed by Special Use Permit in the A-1, Agricultural District. The proposed office use would have an impact similar to a *public office*, which is allowed by Special Use Permit in the A-1, Agricultural District.

3. **Storage – Boat, recreational vehicle, and recreational trailer**

Appalachian proposes to construct an 11,250-square-foot storage area for the storage of company-owned boats, boat trailers, and other equipment associated with debris removal. This storage area will be located adjacent to the proposed maintenance and office facility, approximately 300 feet from the nearest property line along Dodee Lane. The storage area will be fenced and secured, accessible only by authorized Appalachian personnel. The storage area will not be used to store boats or trailers owned by campers, and will not be available to the general public.

Appalachian believes that the proposed use will benefit property owners and recreational users of Smith Mountain Lake by enhancing the company's debris monitoring and removal capabilities.

The use of “*storage – boat, recreational vehicle, and recreational trailer*” is allowed by Special Use Permit in accordance with Section 25-178 of the Franklin County Zoning Ordinance.

4. **Other uses of the property**

The property currently features a boat ramp and an eight-slip boat dock facility, which are reserved for use exclusively by Appalachian personnel and authorized campers. Appalachian is exploring the feasibility of future improvements to these facilities, including maintenance of the existing boat ramp and the development of additional boat dock structures.

Appalachian believes that the boat ramp and boat dock facilities are permitted (“by-right”) uses in the A-1, Agricultural District, consistent with the definition of a *private dock, pier, or boathouse* as outlined in Section 25-40 of the Franklin County Zoning Ordinance. Appalachian believes that the boat ramp and boat dock facilities at Camp Kilowatt are NOT consistent with the definition of a *community dock, pier, or boat house*, which would require a Special Use Permit. A community dock is defined as a facility that is “directly related and adjunct to a subdivision, cluster development, or planned development, ...owned and/or controlled by the owners of the lots of such subdivision or development,... and which may be used adjunct to the use of the individual lots within the subdivision.” Appalachian is the sole owner of the site and its facilities, and has the exclusive authority to permit or deny the use of the boat ramp and boat dock. These facilities are used exclusively by Appalachian personnel – including Appalachian employees, retirees, their families and invited guests – and are not available for use by neighboring property owners or the general public.

**IMPACTS:**

Appalachian believes that the proposed uses will not have any noticeable impact on adjoining properties. The subject property contains approximately 21.370 acres of land above the 800-foot elevation contour. The proposed uses and facilities will be located in a central area of the property far removed from neighboring property lines. The northern and southern portions of the property – nearest the adjoining property owners – are heavily vegetated. These vegetated areas will not be disturbed. The property line along Dodee Lane is screened with existing vegetation, including a significant buffer of evergreen pine trees. This screening will remain undisturbed.

The A-1, Agricultural District is characterized by rural farmland, woodlands, and low-density residential development. The area immediately surrounding the subject property, which is also zoned A-1, is characterized by low-density residential development along the shoreline of Smith Mountain Lake.

Appalachian believes that its proposed improvements to the site would preserve the rural, low-density character of development in the immediate vicinity and in the A-1, Agricultural District generally.

Appalachian believes that its proposed improvements to the property are consistent with the purpose and intent of the Zoning Ordinance. Appalachian believes that these uses will not create any additional impacts beyond those already contemplated by the Zoning Ordinance through the list of permitted uses in the A-1, Agricultural District.

Appalachian believes that its proposed maintenance and office facility, along with the proposed boat storage area, will enhance the company's ability to perform the valuable service of debris removal at Smith Mountain Lake. This service, in turn, improves boating safety and enhances the scenic, recreational, and environmental qualities of the lake. The improved bathhouse facility will provide enhanced sanitary and bathing facilities for campers, in compliance with Virginia Department of Health standards.

**SUMMARY:**

Appalachian respectfully requests approval from the Franklin County Board of Supervisors for a Special Use Permit for the uses described in this application. Please find enclosed a copy of the Franklin County Special Use Permit Application form, along with a Concept Plan which includes the following exhibits:

- A site survey prepared by Cornerstone Land Surveying Inc. dated January 21, 2019, depicting the property boundaries and existing site conditions
- A Concept Plan prepared by Appalachian Power Company dated December 23, 2021, depicting the proposed improvements to the property including a 984-square-foot bathhouse, a 6,171-square-foot maintenance and office building, and an 11,250-square-foot boat and trailer storage area
- Floor plan and elevation drawings prepared by Appalachian Power Company dated December 23, 2021, depicting the proposed 6,171-square-foot maintenance and office building

Thank you in advance for your consideration of Appalachian's request. Please do not hesitate to contact me with any questions.

Sincerely,



Neil Holthouser  
Plant Environmental Coordinator Sr.























Side Info Panel

(1 of 1) Clear

Zoom to ...

Tax Parcel: 0520003601

Primary Details	
Parcel ID	0520003601
Map Number	052.00
Parcel Number	036.01
Owner	APPALACHIAN POWER CO
Owner Address	C/O AEP TAX DEPARTMENT P O BOX 16428 COLUMBUS
City	OH
State	OH
Zip Code	43216
Physical Address	425 DODEE LN 24176
Legal Description 1	OFF RT 1115
Legal Description 2	CAMP KILLOWATT
Zoning	A1
District	UNION HALL
Acreage	42.07
Land Value	\$0.00
Building Value	\$0.00
Assessed Total	\$0.00
Land Use Value	\$0.00
Grantor	
Consideration	\$0.00
Consideration Date	0/0/0
Instrument Yr	0
Instrument No	0
Subdivision	
Deed Book	267
Deed Page	377
Plat Book	1124
Plat Page	2342

**PLAN DETAILED REPORT SPEC-04-2022-17289  
FOR FRANKLIN COUNTY**

<b>Plan Type:</b> Special Use	<b>Project:</b>	<b>App Date:</b> 04/04/2022
<b>Work Class:</b> None	<b>District:</b> Union Hall	<b>Exp Date:</b> 04/04/2023
<b>Status:</b> Under Review	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b>	<b>Approval</b>
<b>Description:</b>		<b>Expire Date:</b>

<b>Parcel:</b> 0520003601	Main	<b>Address:</b> 425 Dodee Ln Union Hall, VA 24176	Main	<b>Zone:</b> A1(A1 - IMPORTED FOR ENERGOV) R1(R1 - IMPORTED FOR ENERGOV)
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<b>Owner</b>	<b>Applicant</b>
APPALACHIAN POWER CO	APPALACHIAN POWER CO
C/O AEP TAX DEPARTMENT	C/O AEP TAX DEPARTMENT
301 CLEVELAND AVE SW P O	301 CLEVELAND AVE SW P O
BOX 24400	BOX 24400
CANTON, OH 44701	CANTON, OH 44701

Invoice No.	Fee	Fee Amount	Amount Paid
00051359	Residential/Agricultural - Special Use	\$357.00	\$357.00
<b>Total for Invoice 00051359</b>		<b>\$357.00</b>	<b>\$357.00</b>
<b>Grand Total for Plan</b>		<b>\$357.00</b>	<b>\$357.00</b>