



*Blue Sky Lane RV Resort
Pulaski County, Virginia*

*Special Use Permit
Zoning Application*



*Prepared for
Pulaski County Planning and Zoning Office
- Planning Commission*

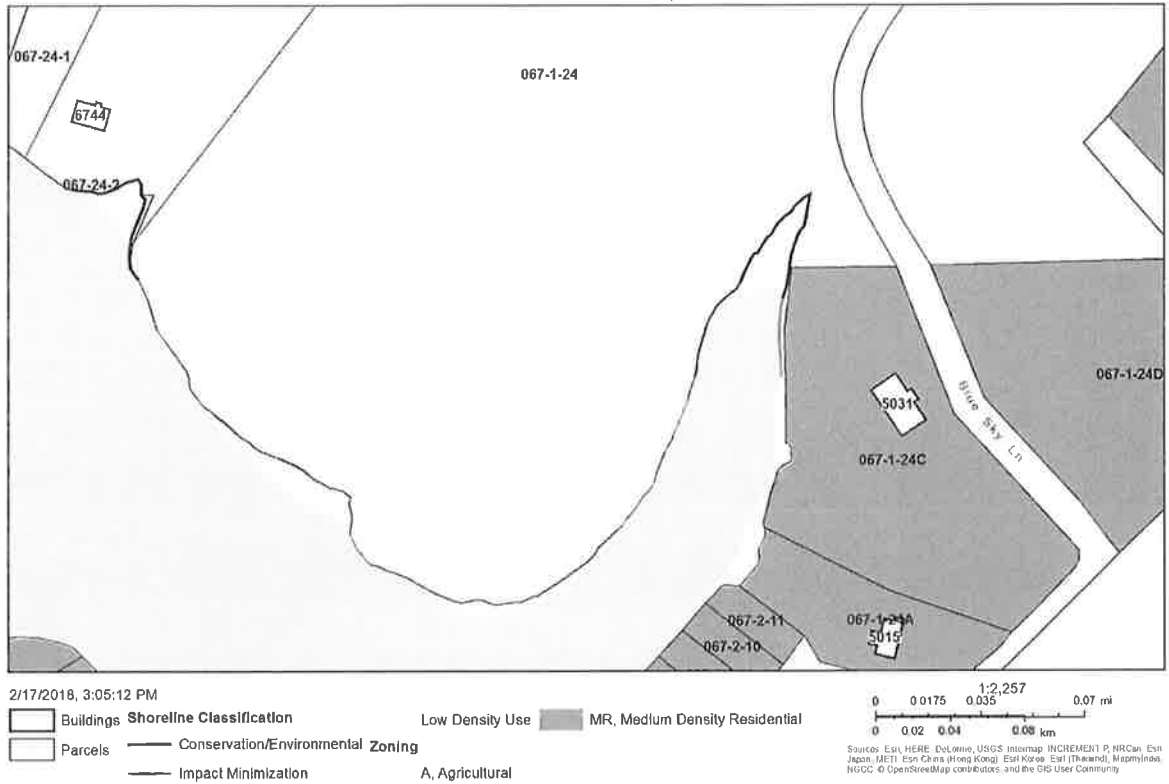
February 17th, 2018

Gress Engineering, PC
P.O. Box 245
Bluefield, VA 24605
276-393-4440
gress@gressengineering.com

Table of Contents

- A. Narrative
- B. Survey Plat
- C. Conceptual Site Plan

ArcGIS Web Map



Access to the site is provided by a 50' wide private ingress/egress easement which is identified as Blue Sky Lane (F-066). Approximately 10 homes are located past this parcel and accessed by Blue Sky Lane and 7 homes before this parcel all of which share the same ingress/egress easement. State maintenance of Blue Sky Lane ends approximately 800' prior to the site where the two-lane paved road becomes a gravel lane which is approximately 14' wide. That gravel lane continues past the site to very near the end of the property, traveling south, and becomes a single lane paved road again.

The parcel is owned by Jeff Harman, through one of his companies, SAADCO Land Holdings, LLC. His address is PO Box 325, Hiwassee, VA 24347

There is no access to public water or sewer services on site.

Covey's Campground is visible and just across the channel from this site; being less than 900' away (by water) and is zoned Agricultural as well. Other nearby zoning types are primarily Agricultural or Medium Density Residential as shown in the previous illustrations.

Locations with activities similar to those proposed in this application can be found sharing space with residential and agricultural zoned neighbors within a mile radius.

Proposed Use of Site

The proposed use for the site is to build a premier RV resort and camp ground which will become a destination for the RV community at large. There is no other facility like it on Claytor Lake or within Pulaski County. The conceptual plan currently includes 136 sites for overnight and weekend RV camping. *(all photos in this section taken from a similar site in Tennessee - Anchor Down RV Resort)* The actual number of sites may vary from a maximum of 150 to a minimum of 100 based on how the design of the facility changes as it's constrained by infrastructure needs and regulatory requirements. It is anticipated that the resort will operate approximately 7 months of the year.



All sites will be designed with fully landscaped oversized stamped concrete pads for RV's of various sizes. Each site will have picnic tables with concreted dining areas and a complement of full hook ups for water, sewage, electrical, and internet. Additionally each site will have a custom stone fireplace or a stone sunken fire pit.



There will be many amenities featured on site apart from the premium camping sites themselves such as the following:

- pool area with swimming and wading pools, waterslides, water features, bath house, and sun bathing decks
- beach area with concreted paths from the sand beach into the lake
- lake front picnic shelter
- multiple playgrounds
- basketball, volleyball, and tennis courts
- walking trails along lake and through reserved wooded areas

- fishing pier
- docks w/22 slips for boats, jet skis, etc.
- boat ramp
- canoe/kayak launch area
- boat/jet ski/kayak/canoe/golf cart rentals
- convenience store

Anticipated Impacts to Community at Large

The primary positive impact to the Community at Large will be the economic growth that this project will provide, directly and indirectly, to the county and the businesses in the county. This resort will provide jobs as well as increase the value of the property thereby increasing the tax base of the county as a whole. An RV resort of this caliber is targeted towards an affluent clientele that has disposable income to spend in the local community. These visitors, essentially 130 more families per weekend, will spend money with local businesses such as gas stations, grocery stores, restaurants, entertainment venues, etc. These visitors will consume very few resources of the county, such as public water or sewer, because those will be provided on site.

The primary potentially adverse impact to the community at large is anticipated to consist of increased traffic on the travel route to the resort. That route will generally be exiting I-81 at exit 101, traveling north on state route 660 1/2 mile, turning east on to state route 611 for 3.5 miles, turn south on Claytor Dam Road for 1/2 mile, and then turn west on state road F-066 (Blue Sky Lane) for 1.5 miles.

The resort will have fewer than 150 sites. It is expected that 75% of the guests will arrive on Fridays between the hours of noon and 9 pm with the peak arrival time being between 4 and 8 pm. If half of the expected guests arrive on Friday in that 4 hour period then the average traffic increase will still be less than 15 vehicles per hour which would be easily sustained by all of the state maintained roads that will be utilized.

Anticipated Impacts to Immediate Neighbors and Proposed Mitigation

Primarily there are two types of impacts anticipated for the immediate neighbors, adjacent to and across from, the project; increased traffic on Blue Sky lane (especially the single lane graveled section) and on the lake and increased noise from the RV resort itself.

We propose to mitigate the impacts to Blue Sky Lane by improving the gravel single lane portion (approximately 1920') of it to a two lane paved road designed and constructed in accordance with VDOT standards. We would upgrade the current transition/curve at the current end of state maintenance to a more gradual curve with improved site distance as a part of the road improvement. Additionally, we would commit to constructing the road to VDOT standards and turning the road over to VDOT for maintenance. This would increase the ease of access for all of the residences at the end of Blue Sky Lane and would relieve them of their current economic burden of maintenance of the road. A further mitigating factor would be the increase in property value they would experience in having a paved road versus a gravel lane.

We propose to mitigate impacts to lake traffic/noise by designing the docking slips to be on the main channel frontage of the project instead of in the side channel immediately

adjacent to our neighbors dock. A further factor is that Covey's campground, with over 100 boat slips, is less than 900' from this property. It is even closer to all of the immediate neighbors and that any 'new' noise/traffic would be consistent with what is already occurring close by.

We propose to mitigate noise from the RV resort itself by designing and maintaining tree/vegetation buffer zones along both sides of property between the nearest neighbors. The resort will be operated with 'quiet hours' so that noise will be minimized during the late evening and night hours. This combination will result in a significant minimization of noise experienced by the immediate neighbors.

Design Considerations

All design, and work, on the project will be done subsequent to approvals from all federal, state, and local authorities including, but not limited to the following: Pulaski County (various departments), APCO, VA Dept of Health, VA Dept of Transportation, VA DEQ, VA DGIF, US Army Corp of Engineers, etc.

We have already met onsite with APCO to get their input and guidance on how to proceed through their permitting process. We are committed to pursuing permitting of all of the amenities we would like to offer and will be diligently pursuing approval of all required permits and/or variances. We fully understand that issuance of a SUP by the Planning Commission and the Pulaski County Board of Supervisors will not authorize this project to be constructed without approvals from all other regulatory bodies.

The site does not have access to public water and sewer; consequently we will have to provide for that on site. We have had a soil scientist, Steven Dalton of Southwest Soils, Inc located in Hillsville, VA, on site to do preliminary testing for a sewer system design and the results are promising. We will engage a hydro-geologist to assist us in placing water wells to provide for water on site and to ensure that the wells are placed and drilled so as to not be impacted by the lake waters infiltration zone.

SUP Zoning Considerations

The requested SUP for the proposed RV resort is consistent with the Agricultural zoning district use in the immediate area of the project and specifically;

- a) The RV resort will not change the character of the area in which it will be located - Covey's Campground is nearby and is a similar use of Agricultural zoning.
- b) The RV resort will be in harmony with the surrounding uses - again it's near Covey's
- c) The RV resort will have minimal negative impact on the neighboring properties and mitigation of those impacts is proposed within the design and operation of the resort
- d) The RV resort will not cause a significant risk to the health, safety, or welfare of people nearby - again it's use is very similar to that of what's already in the area.



Pulaski County, Virginia
Community Development Department
 143 Third Street, NW, Suite 1
 Pulaski, VA 24301
 Phone: (540) 980-7710
 Fax: (540) 980-7717

Zoning Application

| Applicant | | Property Owner | |
|--|--|---|--|
| Name: Jeff Harman | | Name: SAADCO Land Holdings, LLC | |
| Phone: 304-325-3931 | | Phone: 304-325-3931 | |
| Mailing Address: P.O. Box 325 Hiwassee, VA 24347 | | Mailing Address: P.O. Box 325 Hiwassee, VA 24347 | |
| E-mail: jkh@genesismail.com | | E-mail: jkh@genesismail.com | |
| Project Information | | | |
| Project Name: Blue Sky Lane RV Resort | <input type="checkbox"/> Zoning Permit | <input type="checkbox"/> Sign Permit | |
| Zoning District: Agricultural | <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Zoning Map Amendment | |
| Magisterial District: Ingles District | <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Comprehensive Plan Amendment | |
| District Supervisor: Ronny E O'Dell | Acreage: 30.5 acres | | |
| Tax Map Number(s): 067-1-24 | | | |
| Project Description: Premier RV Resort / Campground | | | |
| Property Location: lakefront near the end of Blue Sky Lane (F-066) | | | |
| Minimum Requirements for Submittal | | | |
| <input type="checkbox"/> 1. Application Materials as required by the Zoning Ordinance. <input type="checkbox"/> 2. Recorded deed and plat showing proof of property ownership, if available. <input type="checkbox"/> 3. Application fee as determined by the Zoning Ordinance. Checks made payable to Pulaski County, VA. | | | |
| Disclaimer: Pulaski County assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit. | | | |
| I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected. | | | |
| Property Owner Signature: | | Date: | |
| Applicant Signature: | | Date: | |



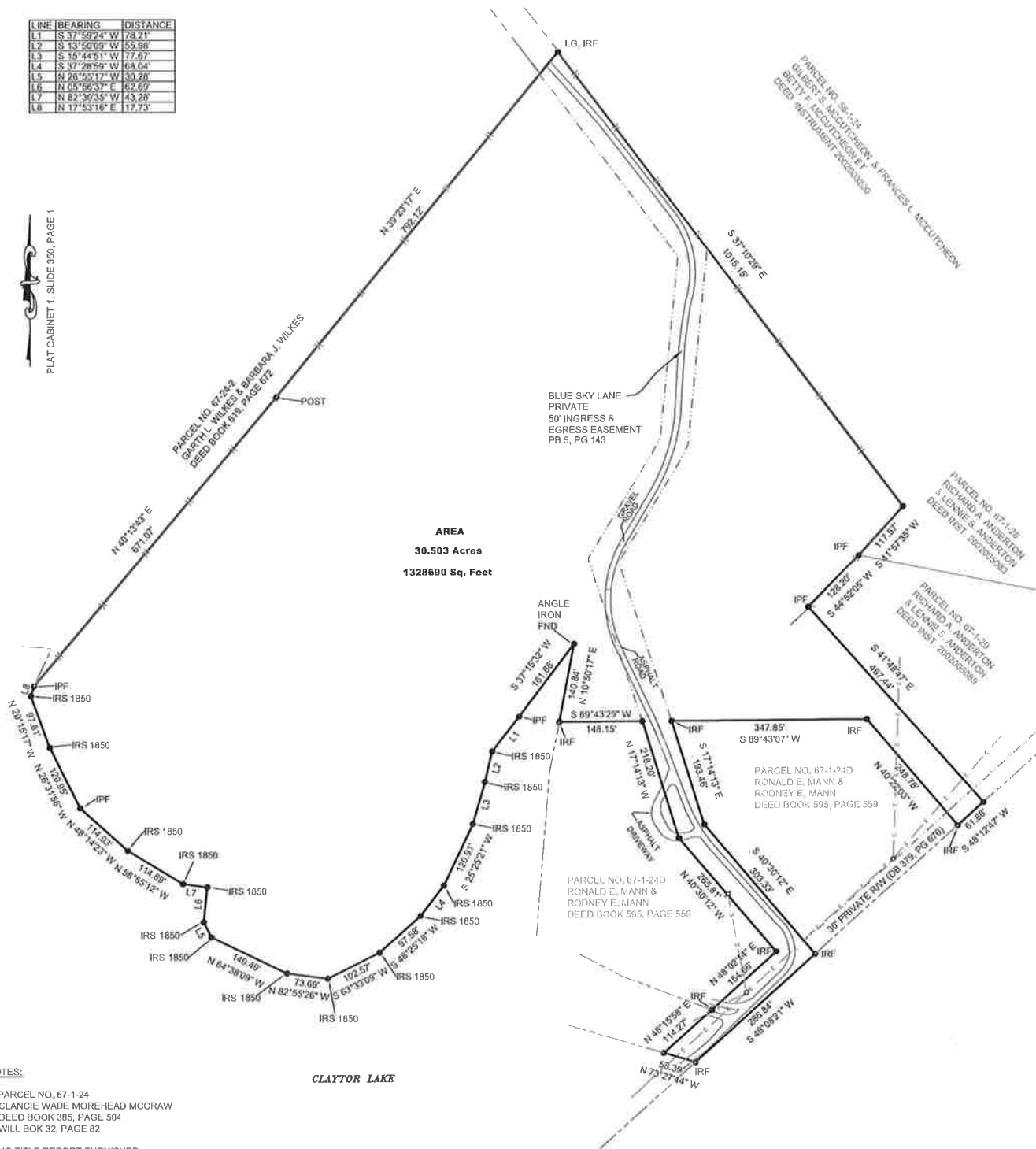
Pulaski County, Virginia
 Community Development Department
 143 Third Street, NW, Suite 1
 Pulaski, VA 24301
 Phone: (540) 980-7710
 Fax: (540) 980-7717

Zoning Application

| Applicant | | Property Owner | |
|--|--|---|--|
| Name: Jeff Harman | | Name: SAADCO Land Holdings, LLC | |
| Phone: 304-325-3931 | | Phone: 304-325-3931 | |
| Mailing Address: P.O. Box 325 Hiwassee, VA 24347 | | Mailing Address: P.O. Box 325 Hiwassee, VA 24347 | |
| E-mail: jkh@genesistrail.com | | E-mail: jkh@genesistrail.com | |
| Project Information | | | |
| Project Name: Blue Sky Lane RV Resort | <input type="checkbox"/> Zoning Permit | <input type="checkbox"/> Sign Permit | |
| Zoning District: Agricultural | <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Zoning Map Amendment | |
| Magisterial District: Ingles District | <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Comprehensive Plan Amendment | |
| District Supervisor: Ranny E O'Dell | Acreage: 30.5 acres | | |
| Tax Map Number(s): 067-1-24 | | | |
| Project Description: Premier RV Resort / Campground | | | |
| Property Location: lakefront near the end of Blue Sky Lane (F-066) | | | |
| Minimum Requirements for Submittal | | | |
| <input type="checkbox"/> 1. Application materials as required by the Zoning Ordinance. <input type="checkbox"/> 2. Recorded deed and plat showing proof of property ownership, if available. <input type="checkbox"/> 3. Application fee as determined by the Zoning Ordinance. Checks made payable to Pulaski County, VA. | | | |
| Disclaimer: Pulaski County assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit. | | | |
| I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected. | | | |
| Property Owner Signature: | | Date: 2-19-2018 | |
| Applicant Signature: | | Date: 2-19-2018 | |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 37°59'24" W | 78.21' |
| L2 | S 13°50'01" W | 55.98' |
| L3 | S 19°44'51" W | 172.67' |
| L4 | S 37°28'59" W | 68.04' |
| L5 | N 26°55'17" W | 30.28' |
| L6 | N 05°56'37" E | 67.69' |
| L7 | N 87°30'35" W | 43.26' |
| L8 | N 17°53'16" E | 17.73' |

PLAT CABINET 1, SLIDE 350, PAGE 1



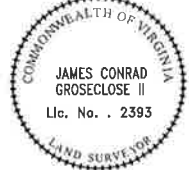
AREA
30.503 Acres
1328690 Sq. Feet

CLAYTOR LAKE

- NOTES:**
1. PARCEL NO. 67-1-24
CLANCIE WADE MOREHEAD MCCRAW
DEED BOOK 385, PAGE 504
WILL BOK 32, PAGE 82
 2. NO TITLE REPORT FURNISHED
 3. THIS PLAT IS THE RESULT OF AN ACTUAL FIELD SURVEY AND THEREFORE MAY NOT CONFORM TO DEEDS AND PLATS OF RECORD.
FIELD WORK COMPLETED DECEMBER 4, 2017
 4. THIS PROPERTY LIES IN A FEMA FLOOD ZONE "X" MAP NO. 51155C0165G DATED SEPT. 26, 2008
 5. ZONING DISTRICT: A AGRICULTURE
SEE PULASKI COUNTY UDO FOR REGULATIONS
 6. ALL IMPROVEMENTS NOT SHOWN
 7. IRON ROD SET UNLESS OTHERWISE NOTED

LEGEND

| | |
|-----------|-----------------------------------|
| IRF | IRON ROD FOUND |
| IPF | IRON PIPE FOUND |
| IRS | IRON ROD SET |
| IRS 1850 | IRON ROD SET ON 1850 CONTOUR LINE |
| --- | BOUNDARY LINE |
| - - - - - | EASEMENT LINE |
| X | FENCE |
| — E — | OVERHEAD ELECTRIC |



NRV LAND SURVEYORS INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 1036
DUBLIN, VIRGINIA
PHONE: (540)674-4275 FAX: (540)674-2672

| | |
|---------------|------------------|
| DRAWN: ALR | JOB NO.: 87617 |
| CHECKED: JCG | SCALE: 1" = 120' |
| APPROVED: JCG | DATE: 12/7/2017 |

BOUNDARY SURVEY
ON THE PROPERTY OF
CLANCIE WADE MOREHEAD MCCRAW
FOR
SAADCO LAND HOLDINGS LLC
INGLES MAGISTERIAL DISTRICT
PULASKI COUNTY, VIRGINIA

SERVER\JAMES.DWG\SAADCO LANDHOLDINGS NRV 87617.DWG
SERVER\JAMES.DAT\SAADCO LANDHOLDINGS NRV 87617.CRD



Blue Sky Lane RV Resort
 Conceptual Plan
 &
 Location
 Claytor Lake, Pulaski County, VA

| | | | |
|----------|----|--------|--------------------|
| Project: | 08 | Date: | February 2018 |
| Author: | 08 | Scale: | As Shown - 1"=100' |
| Checker: | | | |

Sheet Number:
 - of -

Note: The background image is from Google Earth and is for orientation and illustration purposes only.

067-001-0000-0024

HARMAN JEFFREY K

5

HARMAN JEFFREY K
 PO BOX 325
 JIJWASSEE VA 24347
 MT VIEW
 DEED BK - 385, DEED PG - 504
 WILL BK - 32, WILL PG - 82

Neighborhood Number:
 800

Neighborhood Name
 County Center

TAXING DISTRICT INFORMATION

Jurisdiction Name Pulaski County
 Area 001
 District 03

Parent Parcel Number
 Property Class 5 Agri/Undeveloped (20-99 acres)

Property Address

Site Description

Topography:
 Rolling
 Public Utilities:
 Electric, Water
 Street or Road:

Neighborhood:

Legal Acres:
 30.5030

Tax ID R011851 0

Printed 9/11/2017

Card No. 1 of 1

Transfer of Ownership

| Owner | Consideration | Transfer Date | Deed Book/Page | Deed Type |
|--|---------------|---------------|----------------|-----------|
| MOREHEAD CLANCIE WADE C/O CLANCIE W MCCRAW MOREHEAD GOERGE G | 550000 | 12/22/2017 | D2017 D4284 | BS |
| | 0 | 02/02/1984 | W 0032 W 0082 | |

Valuation Record

| Assessment Year | 01/01/2014 | 01/01/2015 | | | | | | | |
|-------------------|------------|---------------|--|--|--|--|--|--|------------------------|
| Reason for Change | | 2015 Recasses | | | | | | | |
| 0 | L 768100 | 505100 | | | | | | | |
| | I 0 | 0 | | | | | | | |
| | T 768100 | 505100 | | | | | | | |
| | | | | | | | | | True Tax Value: 505100 |

Land Size

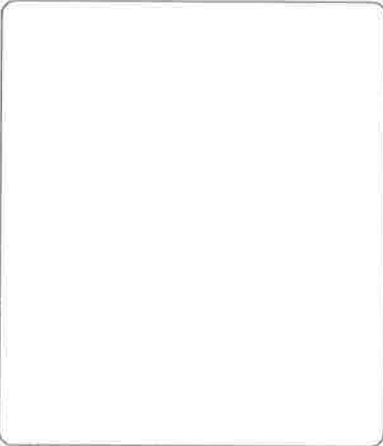
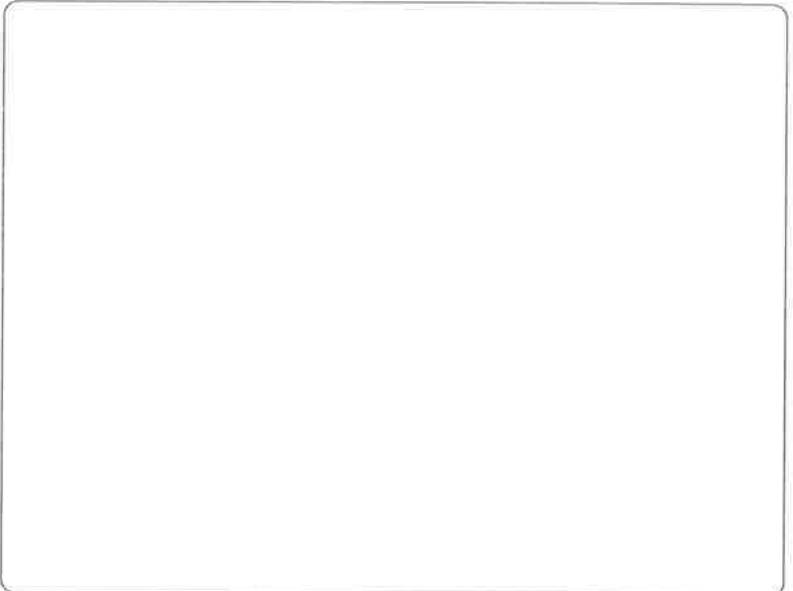
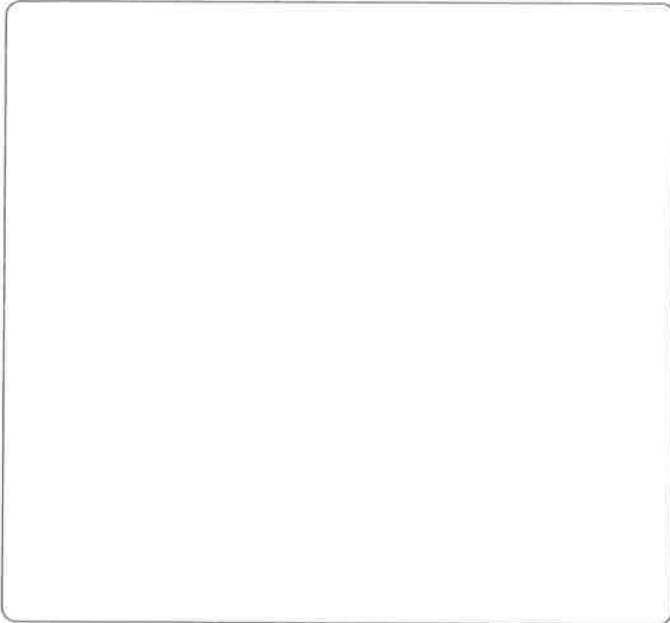
| Land Type | Rating, Soil ID - or - Actual Frontage | Acreage - or - Effective Frontage | Square Feet - or - Effective Depth | Influence Factor |
|-----------|--|--|---|--------------------------|
| | | | | |
| | | | | Total Land Value: 505100 |

067-001-0000-0024

HARMAN JEFFREY K

Tax ID R011851 0

Printed 9/11/2017



| Special Features | |
|------------------|--|
| Description | |
| | |

| Summary of Improvements | | | | | | | | |
|-------------------------|-----|--------------|------------|-------|-----------|----------|------|--------------|
| ID | USE | Story Height | Const Type | Grade | Year Cons | Eff Year | Cond | Size or Area |
| | | | | | | | | |
| Total Improvement Value | | | | | | | | 0 |