



AGENDA
FRANKLIN COUNTY BOARD OF SUPERVISORS
GOVERNMENT CENTER BOARDROOM, 1255 FRANKLIN STREET, ROCKY MOUNT VA
TUESDAY, JANUARY 20, 2026, at 3 PM

Citizens wishing to submit a public comment may contact Amy Renick, Clerk to the Board, via email at amy.renick@franklincountyva.gov or at (540) 483-3030 before 5:00 PM on January 19, 2026.

- 2:00 Broadband Authority Organizational Meeting
- 3:00 Call to Order, Chairperson Lorie Smith
- 3:01 Invocation, Supervisor Marshall Jamison
- 3:04 Pledge of Allegiance, Supervisor Mike Meredith
- 3:05 Approval of Agenda
- 3:08 Recognition of 40 Under 40
- 3:15 **CONSENT AGENDA (REQUIRES ACTION)**
 Approval of Appropriations and Board of Supervisors Meeting Minutes for December 16, 2025 and January 5, 2026.
 - 1. Temporary License Real Property – Foothills Produce Auction (**Attachment No. 1**)
 - 2. Board of Supervisor Rules of Procedure (**Attachment No. 2**)
- 3:20 Brian Casella, VDOT Resident Engineer
 - 1. Monthly Report (**Attachment No. 3**)
- 3:25 Annual Comprehensive Financial Report Presentation by Corbin Stone and Diana Epperly, Robinson Farmer Cox and Associates
- 3:45 [BREAK]
- 3:50 Brian Carter, Deputy County Administrator
 - 1. Monthly Finance Report
 - 2. FY 26-27 Budget Calendar (**Attachment No. 4**)
 - 3. FY 26-27 Budget Work Session
- 4:25 County Administrator Report, Christopher Whitlow
 - 1. Upcoming Events
 - 2. Other Matters
- 4:30 County Attorney Report, Jim Guynn Jr.
- 4:30 Request for Closed Meeting in Accordance with 2.2-3711, (A)(1), Personnel Discussion of appointments to County Boards, Commissions, etc.; (A) (3) Discussion of the acquisition of real property or the disposition of real property; (A) (5) discussion concerning a prospective business or industry or the expansion of an existing business or industry; (A)(8) Consultation with legal

counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel; (A) (29) discussion of the terms of a public contract, of the Code of Virginia, as Amended.

Recess for Dinner

6:00 Call to Order, Chairman Lorie Smith

Certification of Closed Meeting in Accordance with 2.2-3712 (d), of the Code of Virginia, as Amended.

6:01 **APPOINTMENTS (Attachment No. 5)**

6:05 Public Hearings

SPEC-10-25-18425 Applicants and Owners: Michael and Elizabeth Fair
Parcel ID#: 0320309800 Address: 234 Waterwood Drive, Moneta
Election District: Gills Creek (**Attachment No. 6**)
Special Use Permit: To allow for short-term tourist rental of dwelling

SPEC-10-25-18426 Applicant: Dan Kovarik Owner: RDK Property, LLC
Parcel ID#: 0512005800 Address: 108 Pennsylvania Avenue, Union Hall
Election District: Union Hall (**Attachment No. 7**)
Special Use Permit: To allow for short-term tourist rental of dwelling

SPEC-10-25-18434 Applicants and Owners: Leonard Capital, LLC
Parcel ID#: 0550400400 Address: 500 Blue Bend Road, Rocky Mount
Election District: Blackwater
Special Use Permit: To allow for short-term tourist rental of dwelling (**Attachment No. 8**)

Public Comment Period (if any citizen wishes to speak)

Other Matters by Supervisors

Adjournment

Recess until the January 22, 2026, Joint meeting of Board of Supervisors and Franklin County School Board at 6:00 PM in the East Auditorium of the Benjamin Franklin Middle School




AGENDA
FRANKLIN COUNTY BOARD OF SUPERVISORS
WITH FRANKLIN COUNTY SCHOOL BOARD

BENJAMIN FRANKLIN MIDDLE SCHOOL – EAST AUDITORIUM
THURSDAY, JANUARY 22, 2026, 6:00 PM

- 6:00 Call to Order, Chairperson Lorie Smith, Franklin County Board of Supervisors
 Call to Order, Chairperson Jeff Whorley, Franklin County School Board
- 6:01 Invocation, Supervisor Tim Tatum
- 6:03 Pledge of Allegiance, Supervisor Mike Carter
- 6:05 Dr. Kevin Siers, Superintendent
- FY 24-25 School Budget and Financial Report

Recess until Tuesday, February 17, 2026 at 3:00 PM for regular Board of Supervisors Meeting.

EXECUTIVE SUMMARY

<p><u>AGENDA TITLE:</u> Temporary License for Real Property – Foothills Produce Auction</p> <p><u>SUBJECT/PROPOSAL/REQUEST:</u> Request to approve agreement with the Foothills Produce Auction LLC to operate at the Summit View Pavilion</p> <p><u>STRATEGIC PLAN FOCUS AREA:</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>Dynamic Community Safety</i> <input type="checkbox"/> <i>Strategic Economic Development</i> <input type="checkbox"/> <i>Enhanced Educational Opportunities</i> <input checked="" type="checkbox"/> <i>Responsible Government Operations</i> <input type="checkbox"/> <i>Conserve & Promote Natural Assets</i> <input type="checkbox"/> <i>Well Planned Growth</i> 	<p><u>AGENDA DATE:</u> January 20, 2026</p> <p><u>CONSENT AGENDA:</u> <input checked="" type="checkbox"/></p> <p><u>BOARD ACTION:</u> <input checked="" type="checkbox"/></p> <p><u>INFORMATION:</u> <input type="checkbox"/></p> <p><u>ATTACHMENTS:</u> <input checked="" type="checkbox"/></p> <p><u>STAFF CONTACT(S):</u> Rosser, Chapman</p> <p><u>REVIEWED BY:</u> Christopher L. Whitlow, County Administrator </p>
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BACKGROUND:

Franklin County's produce auction began in 2016 as a partnership between the County and local farmers aimed at strengthening the agricultural sector and supporting the local economy. Unlike traditional farmers' markets, where products are typically sold in small quantities at set prices, the produce auction model enables growers to offer larger volumes to the highest bidder. This structure attracts restaurants, retailers, and wholesale buyers, thereby expanding market opportunities and increasing revenue potential for local farmers.

Foothills Produce Auction LLC relocated to the Summit View Pavilion in 2020. The Summit View location provides a large, functional space with visibility and access, contributing to the ongoing success of the auction. Foothills Produce Auction LLC has expressed satisfaction with the County partnership and seeks to continue operations at the Summit View Pavilion for the 2026 season, contingent upon approval of the temporary license agreement.

DISCUSSION:

The produce auction is held Tuesdays and Fridays from April through October each year. The proposed temporary license agreement grants Foothills Produce Auction LLC exclusive use of the Summit View Pavilion on designated auction days, while ensuring the facility remains available for public and organizational use on other days.

The agreement outlines responsibilities and expectations necessary for smooth operations, safety, and maintenance of the facility. There are no substantive changes from the temporary license agreement approved by the Board in 2025.

RECOMMENDATION:

Staff respectfully recommend that the Board approve the temporary license agreement with the Foothills Produce Auction LLC and authorize the County Administrator to execute all documents on behalf of the Board of Supervisors to permit the Foothills Produce Auction LLC to operate at the Summit View Pavilion in 2026.

POSSIBLE BOARD ACTIONS:

MOTION to APPROVE:

I make a motion to approve the agreement to permit Foothills Produce Auction LLC to operate at the Summit View Pavilion as detailed in the attachment.

MOTION to TABLE:

I make a motion to table the proposed agreement until additional information is provided.

MOTION to DENY:

I make a motion to deny approving the agreement to permit Foothills Produce Auction LLC to operate at the Summit View Pavilion as detailed in the attachment.

TEMPORARY LICENSE FOR USE OF REAL PROPERTY

THIS LICENSE, made and entered into this ____ day of _____ 2026, by and between the **FRANKLIN COUNTY BOARD OF SUPERVISORS** whose address is 1255 Franklin Street, Rocky Mount, Virginia 25151 whose interest in the property hereinafter described is that of fee simple owner, hereinafter called the "LICENSOR", and **FOOTHILLS PRODUCE AUCTION** whose address is PO Box 425, Boones Mill, Virginia 24065, hereinafter called the "LICENSEE":

WITNESSETH:

WHEREAS, the LICENSEE has requested the use of LICENSOR property for the purpose of conducting a twice per week produce auction on said property; and

WHEREAS, in the interest of cooperation and the desire to assist the local agricultural industry, the LICENSOR grants to the LICENSEE a temporary license to use LICENSOR'S property (as more clearly described herein) under the terms and conditions of this LICENSE.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and conditions herein contained, it is agreed as follows:

- 1) The LICENSOR grants the LICENSEE the unrestricted right to enter upon the land described as follows:

That property commonly referred to as the "Pavilion", located in the Summit View Business Park, consisting of that portion of the real property designated as Tax Map Parcel 0370005400

(hereinafter referred to as the "Premises") together with necessary ingress and egress over other lands of the LICENSOR during the period beginning on March 1, 2026 and ending on February 28, 2027, in order that the LICENSEE and its employees, representatives, agents or subordinates may enter and use said area to conduct whatever actions as necessary in furtherance of the intended use as set forth herein.

- 2) During the term of this License, each party hereto shall be responsible as follows:

- a. LICENSOR:

- (i) General maintenance and lawn care
 - (ii) Provide two (2) portable toilets for use by all
 - (iii) Provide electricity
 - (iv) Install no more than twenty-six (26) 8-foot picnic tables.

- b. LICENSEE:

- (i) Will conduct twice per week produce auctions on each Tuesday and Friday during the term of this License. The LICENSEE will have access to the premises from 3:00pm on the day before the auction through 4:00pm on the day of the auction. The LICENSEE will have the Pavilion in proper order for the public to use beginning at 4:00pm on each auction day. Should the LICENSEE cease auctions for the year, the LICENSEE shall inform the LICENSOR of such stoppage and the LICENSOR will be able to use the Pavilion on the dates that the auction was previously held.

- (ii) Keep Pavilion and lawn clean, orderly and litter free. This includes ensuring that any debris created by an auction event be cleaned up by 4:00pm on the day of each auction.
 - (iii) Install a system of hanging baskets that does not damage the Premises.
 - (iv) All equipment and supplies to be properly stored when not in use. This includes use of a portable office building to be set off of the Pavilion floor and a semi-trailer to be parked in the dock loading area. All carts, boxes, and other miscellaneous items will be stored in the semi-trailer when not in use. The semi-trailer and office building will be approved by the LICENSOR and begin and be kept in an aesthetically pleasing manner that preserves the overall aesthetics of the Summit View Business Park.
 - (v) Responsible for all costs associated with the placement and removal of portable office building.
 - (vi) Responsible for all costs associated with the placement and removal of portable hand washing station(s).
- 3) If any action of the LICENSEE'S employees or agents in the exercise of said business activity results in damage to the real property, the LICENSEE will, in its sole discretion, either repair such damage or make an appropriate settlement with the LICENSOR. In no event shall such repair or settlement exceed the fair market values of the fee title to the real property at the time immediately preceding such damage. The provisions of this clause are without prejudice to any rights the LICENSOR may have to make a claim under applicable laws for any damage other than those provided for herein.
 - 4) The LICENSEE agrees to notify the LICENSOR as soon as possible if any damage and/or losses result from any incident of usage by calling (540) 483 – 3030 or write to the County Administrator, Franklin County, 1255 Franklin Street, Rocky Mount, Virginia 24151, certified, return receipt.
 - 5) The LICENSEE assumes liability for all claims and/or damages arising out of the acts, omissions, or negligence of the LICENSEE or its employees, representatives, agents or subordinates acting within the scope of their employment (1) resulting from LICENSEE operations on the Premises or (2) the failure of the LICENSEE or its employees, representatives, agents or subordinates acting in the scope of their employment to observe and abide by any of the terms or conditions of this LICENSE.
 - 6) All equipment, supplies, or other property of whatsoever nature placed upon the property by the LICENSEE will be removed by the LICENSEE upon expiration of this LICENSE.
 - 7) This LICENSE is subject to cancellation by either party upon thirty (30) days written notice. Notice given by the LICENSEE shall be addressed to the County Administrator, Franklin County, 1255 Franklin Street, Rocky Mount, Virginia 24151. Notice given by the LICENSOR shall be addressed to PO Box 425, Boones Mill, Virginia 24065. Said notice shall be computed commencing with the day after the date of mailing.
 - 8) The parties hereto agree that this agreement shall be deemed to have been made in Virginia and that the validity and construction of this agreement shall be governed by the laws of the Commonwealth of Virginia. The parties further agree that any legal action or proceeding arising out of this agreement shall be commenced and tried in the Circuit Court of Franklin County, Virginia to the express exclusion of any otherwise permissible forum.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

FRANKLIN COUNTY, VIRGINIA (LICENSOR)

BY _____
Christopher L. Whitlow, County Administrator

APPROVED AS TO FORM:


County Attorney

Foothills Produce Auction (LICENSEE)

BY _____

(Signature) *(Official title)*

EXECUTIVE SUMMARY

<u>AGENDA TITLE:</u> Board Rules of Procedure <u>SUBJECT/PROPOSAL/REQUEST:</u> Review and Approval of Board Rules of Procedure <u>STRATEGIC PLAN FOCUS AREA:</u> <input type="checkbox"/> <i>Dynamic Community Safety</i> <input type="checkbox"/> <i>Strategic Economic Development</i> <input type="checkbox"/> <i>Enhanced Educational Opportunities</i> <input checked="" type="checkbox"/> <i>Responsible Government Operations</i> <input type="checkbox"/> <i>Conserve & Promote Natural Assets</i> <input type="checkbox"/> <i>Well Planned Growth</i>	<u>AGENDA DATE:</u> January 20, 2026 <u>CONSENT AGENDA:</u> <input checked="" type="checkbox"/> <u>BOARD ACTION:</u> <input type="checkbox"/> <u>INFORMATION:</u> <input type="checkbox"/> <u>ATTACHMENTS:</u> <input type="checkbox"/> <u>STAFF CONTACT(S):</u> Jim Guynn, County Attorney <u>REVIEWED BY:</u> Christopher Whitlow 
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BACKGROUND:

During the January 5th Organizational Meeting the Board of Supervisors reviewed a draft of the Board's Rules of Procedure.

DISCUSSION:

During the review of the draft various comments were suggested to be discussed and / or incorporated as updates to the procedures. County Attorney Jim Guynn has worked to provide some suggested draft edits and offer feedback. Mr. Guynn will be providing an updated draft to the Board for consideration.

RECOMMENDATION:

Staff requests the Board review and consider the draft Board Rules of Procedure.

POSSIBLE BOARD ACTIONS:

MOTION to APPROVE:

I make a motion to approve the Board of Supervisors Rules of Procedure as presented.

MOTION to TABLE:

I make a motion to table this item.

MOTION to DENY:

I make a motion to deny the Board Rules of Procedure as presented.



To: Franklin County Board of Supervisors
Subject: January 2026 Franklin County VDOT Monthly Updates

MAINTENANCE

Maintenance Activities for Previous 30 Days:

- Ordinary maintenance – Pavement (pothole) repair, gravel road repair, right of way brush cutting operations (County wide), shoulder repairs (County wide), storm water culvert repairs and cleaning (County wide) and guardrail repairs.

Maintenance Activities for Next 60 Days:

- Ordinary Maintenance – Pavement (pothole) repair, gravel road repair, right of way brush cutting operations (County wide), shoulder repairs (County wide), storm water culvert repairs and cleaning county wide, guardrail repair.
- Secondary routes – Brush removal and shoulder work in preparation for FY26 schedules; patching operations in preparation for FY26 schedules.
- Route 122 (Booker T. Washington Hwy.) – Mill and overlay between Town of Rocky Mount and Rte. 871 (Longwood Rd.) and Route 220 NB at bridge over Blackwater. Tentatively scheduled to resume in Spring 2026.
- Route FR-615 (Frontage Rd.) – Pipe replacement; in progress. Detour in place. Tentatively scheduled to be completed by January 30, 2026.
- Route 808 (Rockland Rd.) – Pipe replacement; flagging operations in place. Tentatively scheduled to be completed by mid-January.

LAND DEVELOPMENT & PERMITS

- 405 Active permits to include: 147 utilities, 240 private entrances, 6 commercial entrances, 1 private utility, 4 roadside memorials, 3 maintenance of traffic permits, 1 grading permit, 2 road construction (1-LAP) and 1 environmental spill cleanup. Of these, 19 were issued in December to include 13 private entrances and 6 utility permits.

1 plan review:

- Westlake Carwash – Review of site plan for proposed carwash in Westlake.

****Ongoing review and issuance of permits to support the VATI program to include submittals from Riverstreet, Zitel and Shentel.**

TRAFFIC STUDIES/SPECIAL REQUESTS

Requested Safety Studies (for previous 30 days):

- N/A

Completed Safety Studies:

- Route 653 (Ellis Rd.) – Request for review of roadway for posted speed limit. (Citizen request – Gills Creek District)

CONSTRUCTION

Franklin County

- Route 220/Route 635 (Bonbrook Mill Rd.) – Smart Scale project for improvements at the intersection; in progress. (UPC 119463)
- Route 220/Route 697 (Wirtz Rd.) – Corridor intersection improvements that consist of thru-cut configurations; in progress. (UPC 115455)
- Route 220/Route 619 (Sontag)/619(Pleasant Hill)/816(Cassell) - Corridor intersection improvements that consist of thru-cut configurations and safety improvements at Route 220/Route 619 (Pleasant Hill Dr.); in progress. (UPC 115455)
- Route 705 (Chestnut Hill Rd.) – Bridge replacement; in progress. Fixed completion date November 2026. (UPC 110597/117019).

PROJECT STATUS

- Route 220/Route 919 (Grassy Hill Rd.) – Smart Scale project for improvements at the intersection. Advertisement scheduled for early 2026. (UPC 115456)
- Route 220/Route 613 (Naff Rd.) – Smart Scale project for improvements at the intersection. Advertisement scheduled for mid-2026. (UPC 119467)
- Route 657 (Red Valley Rd.) – Resurfacing of unpaved road from 0.06 mi. north of the intersection of Rte. 635 (Bonbrook Mill Rd.) to 0.61 miles north of Rte. 635 (Bonbrook Mill Rd.) and from 0.6 miles south of Rte. 684 (Boones Mill Rd.) to 0.05 mi. south of the intersection of Rte. 684 (Boones Mill Rd.) for approximately 1.1 miles. Anticipated construction in late Summer 2026. (UPC 113533)

FY 26-27 DRAFT Budget Calendar

<u>Date</u>	<u>Task</u>
Friday, September 26, 2025	CIP request forms and instructions distributed to departments
Tuesday, October 28, 2025	Operating budget request forms, instructions and Department Summary's distributed to departments
Friday, October 31, 2025	CIP request forms due back to the Finance Budget Committee
Monday, November 24, 2025	Operating budget request forms, instructions and Department Summary's due back to the Finance Budget Committee
Tuesday, December 16, 2025	Regular BOS Meeting, FY 26-27 Budget Overview, Capital Preview, Draft Budget Calendar
December 2025/January 2026	Departmental Reviews with Budget Team
Monday, January 5, 2026	BOS Organizational Meeting - Review, Discuss, and
Friday, January 16, 2026	Revenue Projections Completed by Finance
Tuesday, January 20, 2026	Regular BOS Meeting, FY 24-25 Audit Report, Adopt Budget Calendar, Budget Work Session - Revenue Projections
Thursday, January 22, 2026	Joint School Board and BOS Budget Meeting - 6 PM Middle School East Auditorium
Tuesday, February 3, 2026	<i>Possible BOS Budget Work Session CIP</i>
Thursday, February 5, 2026	VACo Legislative Day - Richmond, VA
Tuesday, February 17, 2026	Regular BOS Meeting, <i>Possible Budget Work Session Departmental Reviews</i>
Thursday, February 19, 2026	Regular BOS Meeting, <i>Possible Budget Work Session with School Board</i>
Tuesday, February 24, 2026	Regular BOS Meeting, <i>Possible Budget Work Session Departmental Reviews</i>
Thursday, February 26, 2026	<i>Possible Budget Work Session with School Board and / or Departmental Reviews</i>
Monday, March 2, to Monday, March 16, 2026	Staff Preparation of Proposed FY26-27 Budget Book
Monday, March 9, 2026	Proposed FY26-27 School Board Public Hearing, 5:30 pm at School Board Office, Adoption of FY 26-27 Budget by School Board, 6:00 pm at School Board Office
Tuesday, March 17, 2026	Proposed FY26-27 County Budget and Capital Improvement Plan Presented & School Board Budget Presented to Board of Supervisors
Tuesdays & Thursdays, March 24th, March 26th, and April 1st 2026	<i>Possible BOS Budget Work Sessions</i>
Friday, April 3 and Friday, April 10, 2026	Public Hearing FY26-27 County Budget/Capital Improvement Plan Advertisement in Local Paper
Tuesday, April 14, 2026	Public Hearing for FY26-27 County Budget/Capital Improvement Plan and Tax Rates
Thursday, April 16, 2026	<i>Possible BOS Budget Work Session</i>
Tuesday, April 21, 2026	Regular BOS Meeting, Adoption of FY26-27 Budget/Capital Improvement Plan, and Adoption of Tax Rates
Monday, July 13, 2026	Adopted Budget Book due to GFOA for review

THE FOLLOWING TERMS ARE UP FOR APPOINTMENT/RE-APPOINTMENT

COMMITTEE/BOARD	NAME	DISTRICT	TERM	TERM EXPIRATION
DAN RIVER ASAP	Lt. Justin D. Hylton	Law Enforcement member	3-Year	6/30/2025
PIEDMONT COMMUNITY SERVICES	Bettye Buckingham	Citizen Appt.	3-Year	6/30/2025
PIEDMONT COMMUNITY SERVICES	VACANT	Citizen Appt		6/30/2025
RECREATION COMMISSION	VACANT	Rocky Mount	3-Year	6/30/2026
AGING SERVICES	Benny Russell	Boone	4-Year	7/1/2025
AGING SERVICES	Pauline Nickelston	AT LARGE MEMBER	4-Year	7/1/2025
AG DEVELOPMENT BOARD	Monica Bowman	Blackwater	2-Year	12/31/2025
AG DEVELOPMENT BOARD	Donnie Montgomery	Boone	2-Year	12/31/2025
AG DEVELOPMENT BOARD	Anna Prillaman	Rocky Mount	2-Year	12/31/2025
AG DEVELOPMENT BOARD	Tommy Cundiff	Union Hall	2-Year	12/31/2025
SO. AREA AGENCY ON AGING	Pamela Alford	[UNABLE TO SERVE ANOTHER TERM]	3-Year	12/31/2025
WESTERN VA REGIONAL INDUS. FACILITY AUTHORITY		ALTERNATE for Steve Sandy	4-Year	2/3/2026
PLANNING COMMISSION	David Clements	Rocky Mount	4-Year	3/30/2026

Department of Planning & Community Development



Transmittal of Planning Commission Action

Date: January 9, 2026

Item: Case # SPEC-10-2025-18425

Prepared by: Tina H. Franklin, Planner II

Date of Commission Action: December 9, 2025

SUMMARY OF REQUEST:

APPLICATION for SPECIAL USE PERMIT- Application of Michael and Elizabeth Fair, Applicants and Owners, requesting a special use permit on an approximate 0.68 acres of property zoned A-1, Agricultural District. The parcel is located at 234 Waterwood Drive in the Gills Creek Election District of Franklin County and further identified by real estate records as Tax Map/Parcel #0320309800. The purpose of this special use permit request is to allow for short-term tourist rental of dwelling. This property has a future land use designation of Low Density Residential – County and Lake Influence Area (0.5 M Buffer) (SPEC-10-25-18425).

The property is located at 234 Waterwood Drive and is zoned A-1, Agricultural. The property consists of approximately 0.68 acres. The parcel is identified as Parcel ID # 0320309800 in the Gills Creek election district. This is the only dwelling located on the parcel and where the short-term rental is proposed to take place.

The property is located on a secondary state-maintained road and has a driveway that would provide ample parking for the short-term rental. The water is supplied by Park Place Water Works, and the sewer supply is a septic system. The closest residence is approximately forty-three (43') feet from the proposed short-term rental. Both sides of 234 Waterwood Drive are well vegetated to provide screening, especially in the summertime during the short-term rental season.

According to County records, the dwelling is a one-story single-family residence constructed in 1992 and consists of three (3) bedrooms, three (3) full bathrooms and has a total living area of approximately 3,036 square feet. The septic permit was issued by the Virginia Department of Health in 1991 for a three (3) bedroom home. There is one (1) septic tank located at the front of the property and one (1) septic tank located in the middle of the property along the left side property line. The drainfields are located on a vacant property up the street from the property. The short-term rental can be rented for a maximum of six (6) adults.

Mr. Michael and Mrs. Elizabeth Fair, owners, stated in the letter of application that they purchased the property in September of 2021 and have been coming to Smith Mountain Lake since 2012. They stated the Franklin County side of Smith Mountain Lake was their preferred area because it is more convenient to shopping, restaurants and close to their family. They indicated they plan to eventually retire to this home but are not currently in a position at this

time. They stated the house has been rented long-term since they owned it, and they have had to rent an Airbnb to visit SML due to the long-term renter in their place. They indicated the short-term rental would provide them with the ability to spend some time at the lake and give them a chance to truly make it feel like their home.

Mr. and Mrs. Fair also stated they would have local property management handling the rental process, occupancy limits and noise restrictions will be posted and adhered to. The property manager will be Taylor O'Dell, 540-488-4122, taylorm1519@icloud.com.

The application was advertised, site posted, and notifications sent to all adjacent property owners. The Development Review Team (DRT) reviewed the application at its December 2025 meeting. As of the date of this report, staff have received two (2) phone calls, one (1) inquiring about the application and one (1) in opposition. Staff also received three (3) emails in opposition.

The Development Review Team (DRT) reviewed the application at its October 2025 meeting. Elijah Meador, Process Supervisor, stated that Appalachian has no comments on the proposal specifically regarding the Shoreline Management Plan as no improvements are proposed within Appalachian's Project boundary (800-foot elevation contour). Bill Raney, Development Review Manager, had no comments or concerns since the property does not include further construction and/or grading activities that would result in erosion and sediment control and/or storm water management requirements. Other agencies such as VDH, VDOT, WVWA, Fire and EMS had no immediate comments.

COMPREHENSIVE PLAN:

Future Land Use

The future land use map designates the subject property as Low Density Residential - County and Lake Influence Area, according to the 2045 Franklin County Comprehensive Plan adopted by the Board of Supervisors in July of 2025.

Low Density Residential

The Comprehensive Plan describes that:

Low-Density Residential areas are the "suburban" areas of the County that are not within one of the four DGAs. These areas surround or abut other areas experiencing growth, such as the Town of Rocky Mount and the County's lake-adjacent DGAs. This classification generally represents areas of suburban patterns of development, either singularly or within subdivisions. Housing in these areas typically consists of single-family dwellings on a variety of lot sizes. Low-Density Residential areas are intended to be predominately residential, with very limited neighborhood

commercial uses – such as childcare facilities. At present, these areas are served myriad water and sewer infrastructure – whether by the Town of Rocky Mount, Western Virginia Water Authority, shared/community systems, or by individual wells and septic systems. However, these are areas that are suitable for the continued expansion of public water and sewer services in the future.

Primary Land Use Types:

- Single-family
- Accessory dwellings units (ADU)
- Cluster residential development
- Manufactured homes
- Residential agriculture (chickens and bees)
- Recreation
- Civic
-

Character Guidelines

- Limit the proliferation of residential driveways on primary routes and utilize access points and internal street networks, to the extent possible, for all new development.
- Provide interconnections to existing roadways for improved access and circulation in new developments.
- Discourage the construction of private roads in new developments. If not feasible, new developments should include formal agreements for the maintenance for any roads not built, or eligible, for inclusion in the state highway system.
- Utilize community/shared water and sewer infrastructure in new development, to the extent possible, if public services are not available.

Lake Influence Area (Overlay)

An overlay area overlaps other land use designations; therefore, the policy provisions are cumulative. The Lake Influence Area includes those areas within 0.5 miles of the Smith Mountain Lake Shoreline. These areas predominately consist of and are intended for residential uses. However, as both a tourism destination and popular second home for short-term rentals and/or retirement location. Further, it is expected that these areas have commercial development geared towards lake visitors – such as marinas, campgrounds, lodging, water sports, etc.

Primary Land Use Types:

- All uses listed for underlying Future Land Use designation
- Townhomes
- Small-scale multifamily residential
- Garden/patio homes
- Lodging

- Small-scale commercial (marinas, restaurants, etc.)
- Tourism

Character Guidelines:

- Buffer new non-residential development when adjacent to residential uses.
- Implement low-impact development (LID) to the extent possible.
- Strive for materials, scale, and character of new buildings to be compatible with existing neighborhoods.
- Limit the proliferation of residential driveways on primary routes.
- When developing non-residential uses, preserve the natural landscape to the extent possible.
- Discourage the construction of private roads in new developments. If not feasible, new developments should include formal agreements for the maintenance for any roads not built, or eligible, for inclusion in the state highway system.

Chapter 7, Housing, discusses short-term rentals (STRs) in Franklin County. STRs have grown in popularity across the nation over the last decade, particularly in tourist destinations.

Often cited benefits of STRs include:

- The generation of additional tax revenue for the County, as the Commissioner of the Revenue collects transit occupancy taxes.
- The potential to provide supplemental income to property owners, particularly those facing hardships or cost burdens.
- The potential to increase tourism in the community, by diversifying lodging options in the absence of abundant traditional lodging uses, such as hotels.

Often cited drawbacks of STRs include:

- The potential to alter an existing neighborhood's character. As the character of neighborhoods is greatly varied in rural communities, in addition to general local government regulations, the allowance of STRs can also be addressed through private Homeowners' Associations and similar entities.
- The potential to disrupt and/or destabilize the local housing market, as units are bought for investment, which can increase the cost of remaining stock or limit what is available.

A balance is needed between allowing STRs in appropriate areas as an asset for tourism and property owner's investment, while also ensuring that regulations adequately limit adverse neighborhood impacts and protect interests of the County's full-time residents.

Chapter 12, Implementation. Objective 7.2: Adequately plan for projected and future growth by continuously monitoring and responding to emerging housing needs and trends.

Strategy 7.2.4 Engage the public on the topic of short-term rental (STR) regulations. Based on community feedback, review zoning ordinance regulations – including use permissions and performance standards for STRs to ensure they are operated in appropriate areas to protect the existing housing stock from oversaturation and to ensure residential neighborhoods are protected from the impacts of transient occupancy.

Comprehensive Plan Summary

As noted above, the future land use designation for this area is Low-Density Residential - County and Lake Influence Area. Low-Density Residential classify areas that generally represent suburban patterns of development, either singularly or within subdivisions. Housing in these areas typically consists of single-family dwellings on a variety of lot sizes. The Lake Influence Area includes those areas within 0.5 miles of the Smith Mountain Lake Shoreline. These areas predominately consist of and are intended for residential uses. However, as both a tourism destination and popular second home for short-term rentals and/or retirement location. Further, it is expected that these areas have commercial development geared towards lake visitors – such as marinas, campgrounds, lodging, water sports, etc.

This proposed STR is located in a developed traditional subdivision, but there are two (2) vacant interior lots on Waterwood Drive. This area consists of approximately four (4) different subdivisions with single-family dwellings with similar lot sizes and cul de sacs. The area designated lake influence area is becoming a tourist destination and popular with short-term rentals, second dwellings, and retirees. The owners of the single-family dwelling have been renting the home long-term and wish to change to short-term rental so that they can enjoy their home during the year instead of renting a STR for their stay.

The lake influence area is showing an increase in tourism and the need for other accommodation for guests, this area would be a location for a STR. This STR could help diversify lodging in the area since there is one (1) hotel located in the Westlake – Hales Ford Designated Growth Area (DGA). The property has access to Smith Mountain Lake, close to the Westlake – Hales Ford DGA. The Comprehensive Plan would support this STR with the conditions recommended by the staff to minimize the impact on the surrounding properties.

COMMISSION'S RECOMMENDATION

At the end of the staff presentation, and applicant comments, there was a period for citizen comment.

Mr. Mike Fair presented a PowerPoint showing images of the property. He stated that he and his wife, Lisa, were looking for a lakefront property in the County as they have been visitors to the area for quite some time. They plan to retire in the next few years, but they will rent the property until then. He explained that the cars would be parked off the street and practically invisible to the neighbors.

There were three (3) citizens who signed up to speak. Mr. Wayne Meyers, 255 Waterwood Drive, stated that he was a next-door neighbor to the Fairs. He stated that they are good people, though he is against the application. He presented the Planning Commission with a map of the neighborhood. Mr. Meyers stated that he managed a short-term rental for 3.5 years and struggled with people bringing their friends along and making the property hard to manage. He stated that the Fairs rented their house for a while and, while they did the best they could, still dealt with loud, unmanaged renters. He explained there are no fences to keep animals away, and he is only 46 feet away. He added that the elderly ladies in the neighborhood should be able to walk their dogs in safety. Mr. Meyers also mentioned the shared drain field and is worried that it may become overloaded.

Mr. David Dinkins, 232 Waterwood Drive, stated that he resides at 232 Waterwood Drive on the other side of Wayne Meyers, so he shares a border with Mike and Lisa Fair. He stated that he purchased his property five years ago and was attracted to Franklin County due to their strict short-term rental regulations compared to Bedford County. He stated that Waterwood is a dead-end street with year-round, full-time residents who would like a quiet neighborhood. He is concerned with changing the dynamic when there are constant strangers cycling in and out. Mr. Henkins stated that rules are not always followed and are not easy to enforce. Mr. Henkins confirmed that the Fairs have had previous tenants that were disruptive. He is also concerned about water safety for children in the neighborhood.

Ms. Betty Stubbs stated that she lives two houses down from the applicant. She stated she is an elderly widow who lives alone with no relatives around. She and another elderly citizen go out to walk their dogs with no police presence. Ms. Stubbs stated that she wished the Planning Commission would consider protecting elderly people in the neighborhood.

The Planning Commission began their deliberation. Mr. Victor Evans asked the applicant if he has had experience with the property manager company that he is hiring. Mr. and Mrs. Fair explained that they do have a property management team. They have previously worked with Mr. Wayne Wright, but he only does long-term rental management. Mrs. Fair stated that Taylor O'Dell would be their short-term rental property manager. Mr. Evans asked the applicant if he felt like Taylor would enforce the regulations. Mr. Fair stated yes and she also has rules typed up to supply the renters. Mr. Evans asked if Taylor has had a lot of experience with short-term rentals. Mr. Fair stated yes, she is highly recommended.

The Planning Commission determined that it will not be a substantial detriment to adjacent properties, that the character of the zoning district will not be changed thereby, and that such special use permit will be in harmony with the purpose and intent of the County Code, the uses permitted by right in the zoning district, and with the public health, safety, and general welfare to the community. Planning Commission recommended APPROVAL with the following six (6) conditions:

1. The special use permit authorizing the short-term rental dwelling on Tax Parcel # 0320309800 shall only apply to the existing dwelling on the property. No additional dwellings on the property shall be used for a short-term rental unless this permit is revised by the Board of Supervisors after review and recommendation of the Planning Commission.
2. The owner shall always comply with the supplementary regulations for short-term rentals found in Section 25-138 and Section 5.5-72 of the Franklin County Code.
3. The owner shall provide and maintain proof of liability insurance covering injury to a guest on the property of no less than \$1,000,000.
4. The owner shall register the short-term rental use and shall have the property inspected for compliance with County Code. No short-term rental of the property shall be authorized until these inspections take place, and the property is found to be compliant with the applicable County Code.
5. The owner shall supply the Planning Department with the name and phone number of a property manager or contact person. The Planning Department shall be notified any time this information is changed. Staff will notify adjoining property owners of this information and notify them of any changes to this information.
6. The applicant/owner shall retain existing vegetation on both sides of property to allow for screening due to the closeness of the dwellings.

A Roll Call Vote was held with the following recorded vote.

Motion to Approve: Evans Seconded: Pendleton

AYES: Mitchell, Pendleton, Evans, Doss, McGhee, Clements

NAYES: None

ABSENT: Jefferson

ABSTAIN: None

SUGGESTED MOTIONS:

(APPROVE) I find that the use will not be of substantial detriment to adjacent properties, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the uses permitted by right in the zoning district, and with the public health, safety, and general welfare to the community. Therefore, I move to recommend approval of the applicants' request for a special use permit to allow for short-term tourist rental of dwelling on property with the six (6) conditions as recommended by the Planning Commission.

OR

(DENY) I find that such use will be of substantial detriment to adjacent properties, that the character of the zoning district will be changed thereby, and that such use will not be in harmony with the purpose and intent of the uses permitted by right in the zoning district, and with public health, safety, and general welfare to the community. Therefore, I move to recommend denial of applicants' request.

OR

(DELAY ACTION) I find that the required information for the submitted petition is incomplete. Therefore, I move to delay action until all necessary materials are submitted to the Board of Supervisors.

RESOLUTION # _____

APPLICATION for SPECIAL USE PERMIT- Application of Michael and Elizabeth Fair, Applicants and Owners, requesting a special use permit on an approximate 0.68 acres of property zoned A-1, Agricultural District. The parcel is located at 234 Waterwood Drive in the Gills Creek Election District of Franklin County and further identified by real estate records as Tax Map/Parcel #0320309800. The purpose of this special use permit request is to allow for short-term tourist rental of dwelling. This property has a future land use designation of Low Density Residential – County and Lake Influence Area (0.5 M Buffer) (SPEC-10-25-18425).

WHEREAS, Michael and Elizabeth Fair, Applicants and Owners, filed an application requesting a Special Use Permit to allow for a short-term tourist rental of dwelling on an approximate 0.68-acres, located in the Gills Creek Election District, zoned A-1, Agricultural, 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 December 9, 2025, and January 20, 2026, respectively, at which time all 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 request, with the following six (6) conditions, and

1. The special use permit authorizing the short-term rental dwelling on Tax Parcel # 0320309800 shall only apply to the existing dwelling on the property. No additional dwellings on the property shall be used for a short-term rental unless this permit is revised by the Board of Supervisors after review and recommendation of the Planning Commission.
2. The owner shall always comply with the supplementary regulations for short-term rentals found in Section 25-138 and Section 5.5-72 of the Franklin County Code.
3. The owner shall provide and maintain proof of liability insurance covering injury to a guest on the property of no less than \$1,000,000.
4. The owner shall register the short-term rental use and shall have the property inspected for compliance with County Code. No short-term rental of the property shall be authorized until these inspections take place, and the property is found to be compliant with the applicable County Code.
5. The owner shall supply the Planning Department with the name and phone number of a property manager or contact person. The Planning Department shall be notified any time this information is changed. Staff will notify adjoining property owners of this information and notify them of any changes to this information.
6. The applicant/owner shall retain existing vegetation on both sides of property to allow for screening due to the closeness of the dwellings.

WHEREAS, after full consideration, the Franklin County Board of Supervisors determined that the request will not be of substantial detriment to adjacent properties, 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, the uses permitted by right in the zoning district, and with the public health, safety and general welfare to the community, and **APPROVED** the Special Use Permit for short-term tourist rental of dwelling with the six (6) conditions recommended by the Planning Commission.

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 _____ to approve the requested Special Use Permit, and seconded by _____, said motion was **APPROVED** by the following recorded vote:

AYES:

NAYES:

ABSENT:

ABSTAIN:

Amy Renick, Clerk
Franklin County Board of Supervisors

Date

STAFF REPORT
Case # SPEC-10-25-18425



To: Franklin County Planning Commission
From: Tina Franklin, Planner II
Date: November 25, 2025
Tax #s: 0320309800
District: Gills Creek Election District
Applicant: Michael T. and Elizabeth A. Fair
Owner: Michael T. and Elizabeth A. Fair

APPLICATION for SPECIAL USE PERMIT – Application of Michael and Elizabeth Fair, Applicants and Owners, requesting a special use permit on an approximate 0.68 acres of property zoned A-1, Agricultural District. The parcel is located at 234 Waterwood Drive in the Gills Creek Election District of Franklin County and further identified by real estate records as Tax Map/Parcel #0320309800. The purpose of this special use permit request is to allow for short-term tourist rental of dwelling. This property has a future land use designation of Low Density Residential – County and Lake Influence Area (0.5 M Buffer) (SPEC-10-25-18425).

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the special use permit with the following six (6) conditions:

1. The special use permit authorizing the short-term rental dwelling on Tax Parcel # 0320309800 shall only apply to the existing dwelling on the property. No additional dwellings on the property shall be used for a short-term rental unless this permit is revised by the Board of Supervisors after review and recommendation of the Planning Commission.
2. The owner shall always comply with the supplementary regulations for short-term rentals found in Section 25-138 and Section 5.5-72 of the Franklin County Code.
3. The owner shall provide and maintain proof of liability insurance covering injury to a guest on the property of no less than \$1,000,000.
4. The owner shall register the short-term rental use and shall have the property inspected for compliance with County Code. No short-term rental of the property shall be authorized until these inspections take place, and the property is found to be compliant with the applicable County Code.
5. The owner shall supply the Planning Department with the name and phone number of a property manager or contact person. The Planning Department shall be notified any time this information is changed. Staff will notify adjoining property owners of this information and notify them of any changes to this information.



6. The applicant/owner shall retain existing vegetation on both sides of property to allow for screening due to the closeness of the dwellings.

BACKGROUND

The property is located at 234 Waterwood Drive and is zoned A-1, Agricultural. The property consists of approximately 0.68 acres. The parcel is identified as Parcel ID # 0320309800 in the Gills Creek election district. This is the only dwelling located on the parcel and where the short-term rental is proposed to take place.

The property is located on a secondary state-maintained road and has a driveway that would provide ample parking for the short-term rental. The water supply is a well, and the sewer supply is a septic system. The closest residence is approximately forty-three (43') feet from the proposed short-term rental located at 234 Waterwood Drive. Both sides of 234 Waterwood Drive are well vegetated to provide screening, especially in the summertime during the short-term rental season.

According to County records, the dwelling is a one-story single-family residence constructed in 1992 and consists of three (3) bedrooms, three (3) full bathrooms and has a total living area of approximately 3,036 square feet. The septic permit was issued by the Virginia Department of Health in 1991 for a three (3) bedroom home. There is one (1) septic tank located at the front of the property and one (1) septic tank located in the middle of the property along the left side property line. The short-term rental can be rented for a maximum of six (6) adults.

Mr. Michael and Mrs. Elizabeth Fair, owners, stated in the letter of application that they purchased the property in September of 2021 and have been coming to Smith Mountain Lake since 2012. They stated the Franklin County side of Smith Mountain Lake was their preferred area because it is more convenient to shopping, restaurants and close to their family. They indicated they plan to eventually retire to this home but are not currently in a position at this time. They stated the house has been rented long-term since they owned it, and they have had to rent an Airbnb to visit SML due to the long-term renter in their place. They indicated the short-term rental would provide them with the ability to spend some time at the lake and give them a chance to truly make it feel like their home.

Mr. and Mrs. Fair also stated they would have a local property management handling the rental process and occupancy limits and noise restrictions will be posted and adhered to.

The application was advertised, site posted, and notifications sent to all adjacent property owners. The Development Review Team (DRT) reviewed the application at its November 2025 meeting. As of the date of this report, staff have received two (2) phone



calls, one (1) inquiring about the application and one (1) in opposition. Additional comments and concerns may be raised as a result of the public hearings.

SITE STATISTICS:

<i>Location:</i>	234 Waterwood Drive
<i>Size:</i>	+/- 0.68 total acres
<i>Existing Land Use:</i>	Residential
<i>Adjoining Zoning:</i>	A-1, Agricultural
<i>Adjoining Land Uses:</i>	Residential
<i>Adj Future Land Uses:</i>	Low Density Residential – County and Lake Influence Area

COMPREHENSIVE PLAN:

Future Land Use

The future land use map designates the subject property as Low Density Residential - County and Lake Influence Area, according to the 2045 Franklin County Comprehensive Plan adopted by the Board of Supervisors in July of 2025.

Low Density Residential

The Comprehensive Plan describes that:

Low-Density Residential areas are the “suburban” areas of the County that are not within one of the four DGAs. These areas surround or abut other areas experiencing growth, such as the Town of Rocky Mount and the County’s lake-adjacent DGAs. This classification generally represents areas of suburban patterns of development, either singularly or within subdivisions. Housing in these areas typically consists of single-family dwellings on a variety of lot sizes. Low-Density Residential areas are intended to be predominately residential, with very limited neighborhood commercial uses – such as childcare facilities. At present, these areas are served myriad water and sewer infrastructure – whether by the Town of Rocky Mount, Western Virginia Water Authority, shared/community systems, or by individual wells and septic systems. However, these are areas that are suitable for the continued expansion of public water and sewer services in the future.

Primary Land Use Types:

- Single-family
- Accessory dwellings units (ADU)
- Cluster residential development
- Manufactured homes



- Residential agriculture (chickens and bees)
- Recreation
- Civic

Character Guidelines

- Limit the proliferation of residential driveways on primary routes and utilize access points and internal street networks, to the extent possible, for all new development.
- Provide interconnections to existing roadways for improved access and circulation in new developments.
- Discourage the construction of private roads in new developments. If not feasible, new developments should include formal agreements for the maintenance for any roads not built, or eligible, for inclusion in the state highway system.
- Utilize community/shared water and sewer infrastructure in new development, to the extent possible, if public services are not available.

Lake Influence Area (Overlay)

An overlay area overlaps other land use designations; therefore, the policy provisions are cumulative. The Lake Influence Area includes those areas within 0.5 miles of the Smith Mountain Lake Shoreline. These areas predominately consist of and are intended for residential uses. However, as both a tourism destination and popular second home for short-term rentals and/or retirement location. Further, it is expected that these areas have commercial development geared towards lake visitors – such as marinas, campgrounds, lodging, water sports, etc.

Primary Land Use Types:

- All uses listed for underlying Future Land Use designation
- Townhomes
- Small-scale multifamily residential
- Garden/patio homes
- Lodging
- Small-scale commercial (marinas, restaurants, etc.)
- Tourism

Character Guidelines:

- Buffer new non-residential development when adjacent to residential uses.
- Implement low-impact development (LID) to the extent possible.
- Strive for materials, scale, and character of new buildings to be compatible with existing neighborhoods.
- Limit the proliferation of residential driveways on primary routes.
- When developing non-residential uses, preserve the natural landscape to the extent possible.
- Discourage the construction of private roads in new developments. If not



feasible, new developments should include formal agreements for the maintenance for any roads not built, or eligible, for inclusion in the state highway system.

Chapter 7, Housing, discusses short-term rentals (STRs) in Franklin County. STRs have grown in popularity across the nation over the last decade, particularly in tourist destinations.

Often cited benefits of STRs include:

- The generation of additional tax revenue for the County, as the Commissioner of the Revenue collects transit occupancy taxes.
- The potential to provide supplemental income to property owners, particularly those facing hardships or cost burdens.
- The potential to increase tourism in the community, by diversifying lodging options in the absence of abundant traditional lodging uses, such as hotels.

Often cited drawbacks of STRs include:

- The potential to alter an existing neighborhood's character. As the character of neighborhoods is greatly varied in rural communities, in addition to general local government regulations, the allowance of STRs can also be addressed through private Homeowners' Associations and similar entities.
- The potential to disrupt and/or destabilize the local housing market, as units are bought for investment, which can increase the cost of remaining stock or limit what is available.

A balance is needed between allowing STRs in appropriate areas as an asset for tourism and property owner's investment, while also ensuring that regulations adequately limit adverse neighborhood impacts and protect interests of the County's full-time residents.

Chapter 12, Implementation. Objective 7.2: Adequately plan for projected and future growth by continuously monitoring and responding to emerging housing needs and trends.

Strategy 7.2.4 Engage the public on the topic of short-term rental (STR) regulations. Based on community feedback, review zoning ordinance regulations – including use permissions and performance standards for STRs to ensure they are operated in appropriate areas to protect the existing housing stock from oversaturation and to ensure residential neighborhoods are protected from the impacts of transient occupancy.

Comprehensive Plan Summary

As noted above, the future land use designation for this area is Low-Density Residential - County and Lake Influence Area. Low-Density Residential classify areas that generally represent suburban patterns of development, either singularly or within subdivisions. Housing in these areas typically consists of single-family dwellings on a variety of lot



sizes. The Lake Influence Area includes those areas within 0.5 miles of the Smith Mountain Lake Shoreline. These areas predominately consist of and are intended for residential uses. However, as both a tourism destination and popular second home for short-term rentals and/or retirement location. Further, it is expected that these areas have commercial development geared towards lake visitors – such as marinas, campgrounds, lodging, water sports, etc.

This proposed STR is located in a developed traditional subdivision, but there are two (2) vacant interior lots on Waterwood Drive. This area consists of approximately four (4) different subdivisions with single-family dwellings with similar lot sizes and cul de sacs. The area designated lake influence area is becoming a tourist destination and popular with short-term rentals, second dwellings, and retirees. The owners of the single-family dwelling have been renting the home long-term and wish to change to short-term rental so that they can enjoy their home during the year instead of renting a STR for their stay.

The lake influence area is showing an increase in tourism and the need for other accommodation for guests, this would be a location for a STR. This STR could help diversify lodging in the area since there is one (1) hotel located in the Westlake – Hales Ford Designated Growth Area (DGA). The property has access to Smith Mountain Lake, close to the Westlake – Hales Ford DGA. The Comprehensive Plan would support this STR with the conditions recommended by the staff to minimize the impact on the surrounding properties.

ZONING ORDINANCE:

Special uses for the A-1 district are set forth in Section 25-179. The requested use is referenced as short-term tourist rental of dwelling.

Sec. 25-638 of the Zoning Ordinance sets forth the County’s authority to issue special use permits for certain uses. In order to issue a special use permit, the Board of Supervisors must find that such use will not be a substantial detriment to adjacent properties, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the uses permitted by-right in the zoning district, and with the public health, safety, and general welfare to the community.

Sec. 25-640 of the Zoning Ordinance sets forth the County’s authority to impose conditions for the issuance of special use permits. The ordinance states that the Board of Supervisors “*may impose upon any such permit such conditions relating to the use for which such permit is granted as it may deem necessary in the public interest...*” Conditions associated with a special use permit must be related to the particular land use which required the permit and must be related to some impact generated by or associated with such land use.

Sec. 25-641 of the Zoning Ordinance states that a special use permit shall expire eighteen (18) months from the date of issuance if “*no commencement of use, structure or activity has taken place.*” The ordinance states that “commencement” shall consist of “extensive



obligations or substantial expenditures in relation to the project,” including engineering, architectural design, land clearing, and/or construction.

Section 25-138 and Section 5.5-72 of the Franklin County Code outlines requirements for operation of short-term rentals in the county as follows:

Sec. 25-138. - Short-term tourist rentals.

The following general regulations apply to all short-term tourist rental of residential dwellings:

(a) The use of the dwelling unit for short-term rentals shall be primarily for residential purposes related to tourism or vacationing.

(b) There shall be no change in the outside appearance of the dwelling or premises, or other visible evidence of the conduct of such short-term rentals.

(c) There shall be no more than two (2) adults per bedroom occupying the dwelling at any one time. An adult, for the purpose of this regulation, is any person over the age of five (5). The number of bedrooms in dwellings relying upon septic tanks and drainfields for sewage disposal shall be determined by reference to health department permits specifying the number of bedrooms for which the supporting system was designed.

(d) All vehicles of tenants shall be parked in driveways or parking areas designed and built to be parking areas. In the case of multifamily dwellings, all vehicles must be parked in spaces specifically reserved for the dwelling unit being rented.

(e) All boats of tenants shall be parked on the lot on which the dwelling is located. In the case of multifamily dwellings boats must be parked in areas specifically reserved for the dwelling unit being rented.

(f) Noise generated off the lot or off the premises shall be in no greater volume or pitch than normally expected in a residential neighborhood.

(g) A fire extinguisher and smoke detector must be installed in every dwelling.

(h) The owner of a dwelling used for short term rental shall give the county written consent to inspect any dwelling used for short-term rental to ascertain compliance with all the above performance standards.

Sec. 5.5-72. - Short-term rentals.

The following general regulations apply to all short-term tourist rental of residential dwellings:



(a) The use of the dwelling unit for short-term rentals shall be primarily for residential purposes related to tourism or vacationing.

(b) There shall be no change in the outside appearance of the dwelling or premises, or other visible evidence of the conduct of such short-term rentals.

(c) There shall be no more than two (2) adults per bedroom occupying the dwelling at any one time. An adult, for the purpose of this regulation, is any person over the age of three (3). The number of bedrooms in dwellings relying upon septic tanks and drain fields for sewage disposal shall be determined by reference to health department permits specifying the number of bedrooms for which the supporting system was designed. A notice shall be clearly posted in the dwelling indicating the approved occupancy of the dwelling.

(d) All vehicles of tenants shall be parked in driveways or parking areas designed and built to be parking areas. In the case of multifamily dwellings, all vehicles must be parked in spaces specifically reserved for the dwelling unit being rented.

(e) All boats of tenants shall be parked on the lot on which the dwelling is located. In the case of multifamily dwellings boats must be parked in areas specifically reserved for the dwelling unit being rented.

(f) Noise generated off the lot or off the premises shall be in no greater volume or pitch than normally expected in a residential neighborhood.

(g) A type 2A-10BC fire extinguisher shall be mounted on the wall in common area or kitchen on each floor in the dwelling. Smoke detectors must be installed and function properly in every living area and bedroom within the dwelling. Each bedroom shall comply with building code requirements for egress. An evacuation plan shall be provided in the home and clearly visible to renters.

(h) The owner of a dwelling used for short term rental shall give the county written consent to inspect any dwelling used for short-term rental to ascertain compliance with all the above performance standards. An annual inspection shall be performed by the County.

ANALYSIS

In accordance with Section 25-638, the proposed special use permit is evaluated to determine if it will be a substantial detriment to adjacent properties, change the character of the zoning district, and be in harmony with the uses permitted by-right in the zoning district, and the public health, safety, and general welfare to the community.

The proposed short-term rental is located on a lot consisting of +/-0.68 acres, and the closest single-family dwelling is forty-three (43') feet. During the main short-term rental



season, normally May through September, both sides of the subject property will be well vegetated to provide screening. The property is surrounded by single-family dwellings, and the surrounding properties are close in lot sizes.

The property has a driveway that leads to the dwelling off of Waterwood Drive which would provide ample parking. The traffic generated by this short-term rental would be similar to what is generated by a single-family dwelling with full-time residents. The noise of the rental should not be more than normally expected in a residential neighborhood.

The single-family dwelling can be rented to a maximum of six (6) adults according to the septic permit that was issued by the Virginia Department of Health for three (3) bedrooms.

The comprehensive plan designations for this property are low density residential - county and lake influence area. Low density residential represents suburban patterns of development and housing consists of single-family dwellings on a variety of lot sizes. Lake influence area consists of residential uses, but the increase in tourism around the lake and the need for accommodation for these guests the County will see an increase in STRs in this future land use designation. Some of the primary land use types for this designation are lodging and tourism. There needs to be a balance in traditional subdivisions between residents and transients' occupants that allows STRs to be located in subdivisions around the lake where tourists want to rent and property owners want to rent their homes.

After reviewing the application, comprehensive plan, and comments for the DRT, staff recommend approval of the special use permit for the short-term rental on this parcel. Staff conclude there will be minimal impacts to the surrounding area. The character of the A-1 zoning district will not be changed. The STR will be in harmony with the purpose and intent of this chapter and with the uses permitted by right in the A-1 zoning district.

DEVELOPMENT REVIEW TEAM (DRT) COMMENTS:

AEP: Elijah Meador, Process Supervisor, stated that Appalachian has no comments on the proposal specifically regarding the Shoreline Management Plan as no improvements are proposed within Appalachian's Project boundary (800-foot elevation contour).

VDOT: Lisa Lewis had no comments or concerns due to the nature of the application.

VDH: Darrin Doss had no comments or concerns due to the nature of the application.

WVWA: As this parcel does not have a utility connection to WVWA services, Aaron Shearer had no comments or concerns.



STORMWATER / E&S: As the property does not include any construction and/or grading activities that would result in erosion and sediment control and/or storm water management requirements, Bill Raney, Development Review Manager, had no comments or concerns.

BUILDING: John Broughton, Building Official, had no comments or concerns due to the nature of the application.

FIRE & EMS: Andy Pendleton, Fire Marshal, had no comments or concerns due to the nature of the application.

GIS: Eric Schmidt, GIS Manager, had no comments or concerns due to the nature of the application.



SUGGESTED MOTIONS:

The following suggested motions are sample motions that may be used. They include language found in Section 15.2-2283, Purpose of zoning ordinances of the Code of Virginia of 1950, as amended.

(APPROVE) I find that the use will not be of substantial detriment to adjacent properties, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the uses permitted by right in the zoning district, and with the public health, safety, and general welfare to the community. Therefore, I move to recommend approval of the applicant's request for a special use permit to allow for short-term tourist rental of dwelling with the six (6) conditions recommended by staff.

OR

(DENY) I find that such use will be of substantial detriment to adjacent properties, that the character of the zoning district will be changed thereby, and that such use will not be in harmony with the purpose and intent of the uses permitted by right in the zoning district, and with public health, safety, and general welfare to the community. Therefore, I move to recommend denial of the applicant's request for a special use permit for short-term tourist rental of dwelling.

OR

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

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

I/We Michael & Elizabeth Fair 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: Michael & Elizabeth Fair

Petitioner's Address: 10 SEVILLA DR CLIFTON PARK NY 12065

Petitioner's Phone Number: 518-496-7128 518-210-6296

Petitioner's Email Address: MFAIR1@GMAIL.COM

Property Owner's Name: Same as above

Property Owner's Address: "

Property Owner's Phone Number: "

Property Owner's Email Address: "

Property Information:

A. Proposed Property Address: 234 Waterwood Dr. Moneta VA 24121

B. Tax Map and Parcel Number: 0320309800

C. Election District: Congressional district 09

D. Size of Property: 0.68 acre

E. Existing Zoning: A1

F. Existing Land Use: single family home

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: Short-term rental

K. Size of Proposed Use: Full property 0.68

L. Other Details of Proposed Use: _____

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): Michael & Elizabeth Fair

Petitioner's Signature: 

Date: 10/22/2025

Mailing Address: 10 Sevilla Dr Clifton Park NY 12065

Phone Number: 518-496-7128

Email Address: MFAIR1@GMAIL.COM

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

Owner's Name: _____

Owner's Signature: _____

Date: _____

Date Received by Planning Staff: _____

To whom it may concern,

We purchased 234 Waterwood Drive in Moneta, in September of 2021. We have been coming to SML since Lisa's sister and her husband built their vacation lake home in 2012. We quickly grew to love it here and began our journey to find our own place, which took several years to find. The Franklin County side was certainly our preferred area because it is much more convenient to shopping, restaurants and close to family. Our plan is to eventually retire to our lake home but we are not currently in the position to do that with one son still in college and our other son expecting a baby (our first grandchild!) in December. The house has been long-term rented since we have owned it and we have had to rent our own Airbnb to visit when we can. At this point, we would very much like to be able to spend some real time down here at the lake. The short-term rental would provide us with the ability to do that and give us the chance to truly make it really feel like our home with our own furnishings. Our property is situated on the point and as such has good separation from other boat houses and backyards. We would have local property management handling the rental process and occupancy limits and noise restrictions will be posted and adhered to. We believe bringing additional tourists to the Franklin County side of the lake will be a benefit to local restaurants and businesses. We very much look forward to being able to increase the amount of time that we are able to spend at the lake and would greatly appreciate the approval of our permit request.

Sincerely,

Mike & Lisa (Elizabeth) Fair

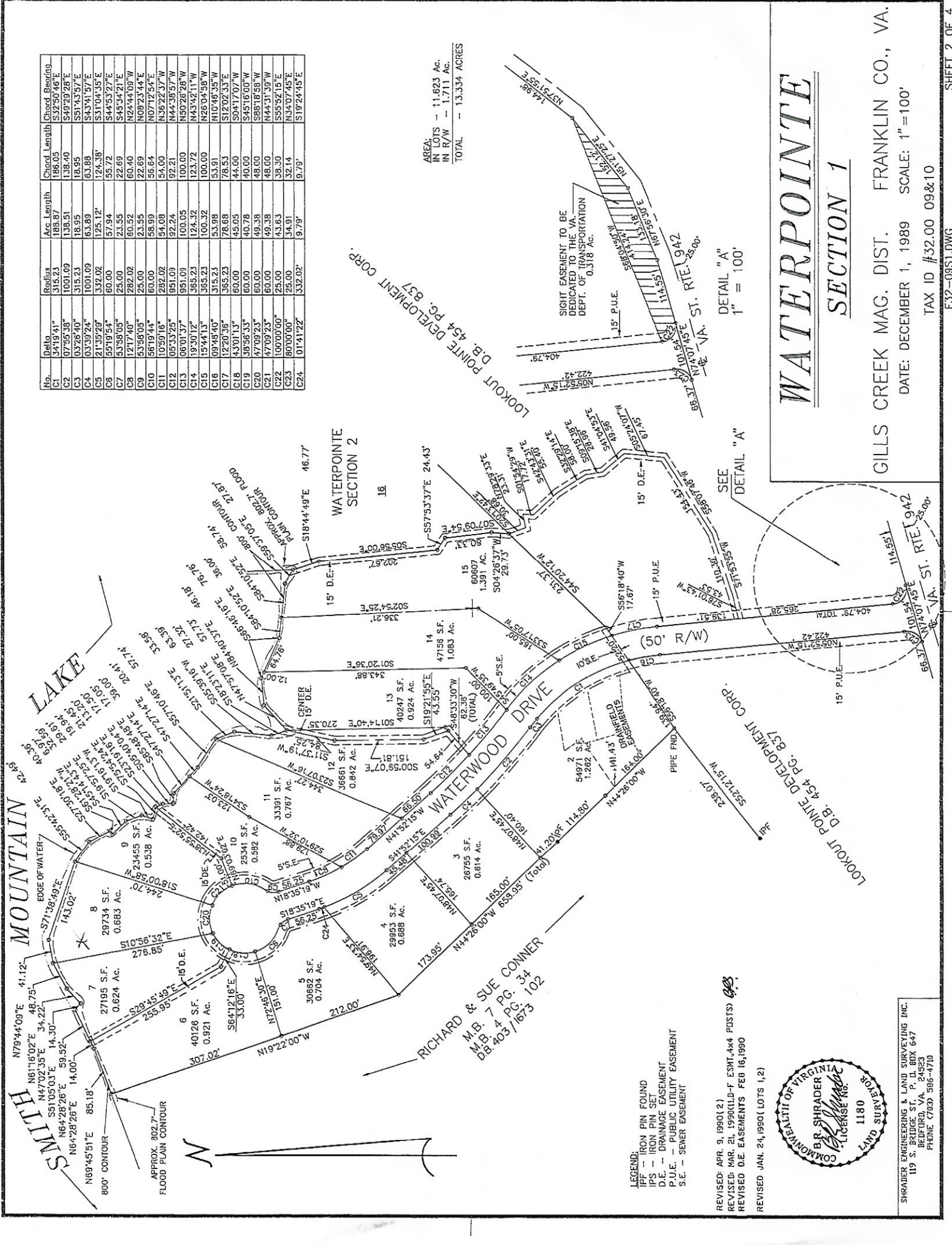
Concept Plan for 234 Waterwood Dr. Moneta

Applicants: Michael and Elizabeth Fair

Tax Parcel: 0320309800

County Parcel Data Are Once Again Being Updated.

Parcel ID	0320309800
Map Number	032.03
PID	8465
Parcel Number	098.00
Owner	FAIR MICHAEL T & ELIZABETH A
Owner Address	234 WATERWOOD DR
City	MONETA
State	VA
Zip Code	24121
Physical Address	234 WATERWOOD DR 24121
Unit (If Any)	
Legal Description 1	WATERPOINTE LOT 8 SEC 1
Legal Description 2	N/A
Zoning	A1
District	GILLS CREEK
Legal Acreage	0.68
Land Value	\$280,000.00
Building Value	\$608,300.00
Assessed Total	\$888,300.00
Grantor	CARPENTER JAMES D & JEAN H
Sale Price	\$625,000.00
Sale Date	9/22/2021
Instrument Yr	2021
Instrument No	1170
Subdivision	WATERPOINTE - SEC.1
Deed Book	1170
Deed Page	2514
Plat Book	465
Plat Page	499
Property Card	View Card



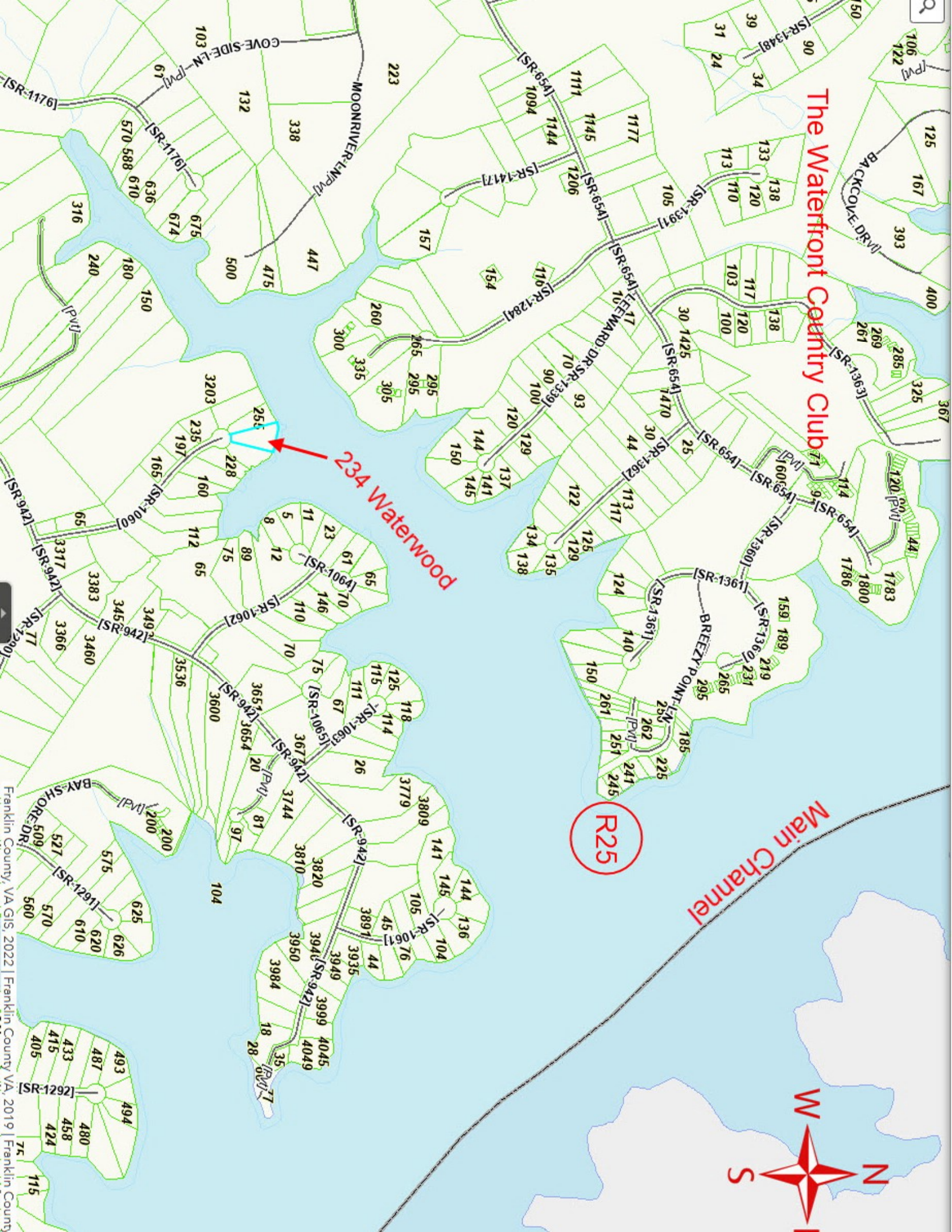
No.	Bella	Radius	Arc Length	Chord Length	Chord Bearing
C1	3419.41"	315.23	188.87	186.05	S32°50'46"E
C2	07°55'38"	1001.09	138.51	138.40	S49°29'28"E
C3	03°26'40"	315.23	18.95	18.95	S51°43'57"E
C4	03°39'24"	1001.09	63.89	63.88	S43°41'57"E
C5	21°39'29"	332.02	125.12	124.38	S31°04'35"E
C6	55°19'54"	60.00	57.94	55.72	S44°53'27"E
C7	53°58'05"	25.00	23.55	22.69	S44°34'21"E
C8	17°17'40"	282.02	60.40	60.40	N24°14'09"W
C9	55°58'09"	25.00	23.55	22.69	N08°23'44"E
C10	58°19'44"	60.00	58.99	56.64	N07°12'34"E
C11	10°59'16"	282.02	54.08	54.00	N36°22'37"W
C12	06°33'25"	951.09	92.24	92.21	N50°26'28"W
C13	06°01'37"	951.09	100.05	100.00	N43°42'11"W
C14	19°30'12"	365.23	124.32	123.72	N28°04'58"W
C15	15°44'13"	365.23	100.32	100.00	N10°46'35"E
C16	09°48'40"	315.23	53.98	53.91	S12°02'33"E
C17	12°20'35"	365.23	78.68	78.53	S04°17'07"W
C18	43°01'13"	60.00	45.05	44.00	S45°16'00"W
C19	38°56'33"	60.00	40.78	40.00	S85°18'58"W
C20	47°09'23"	60.00	49.38	48.00	N44°31'39"W
C21	47°09'23"	60.00	49.38	48.00	S55°52'15"E
C22	100°00'00"	25.00	43.63	38.50	N34°07'45"E
C23	80°00'00"	25.00	34.91	32.14	S19°24'45"E
C24	01°41'22"	332.02	9.79	9.79	

The Waterfront Country Club

234 Waterwood

R25

Main Channel

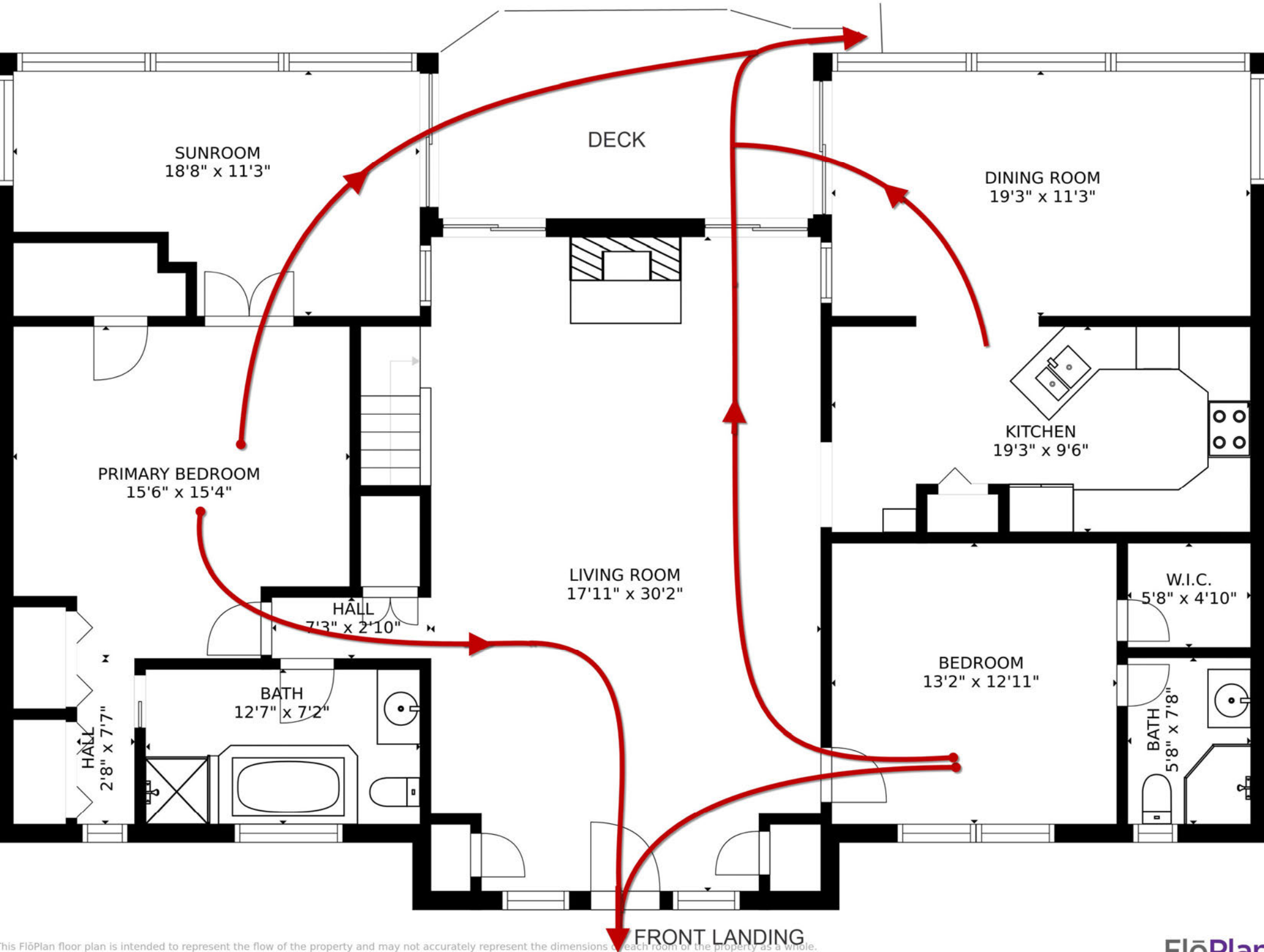


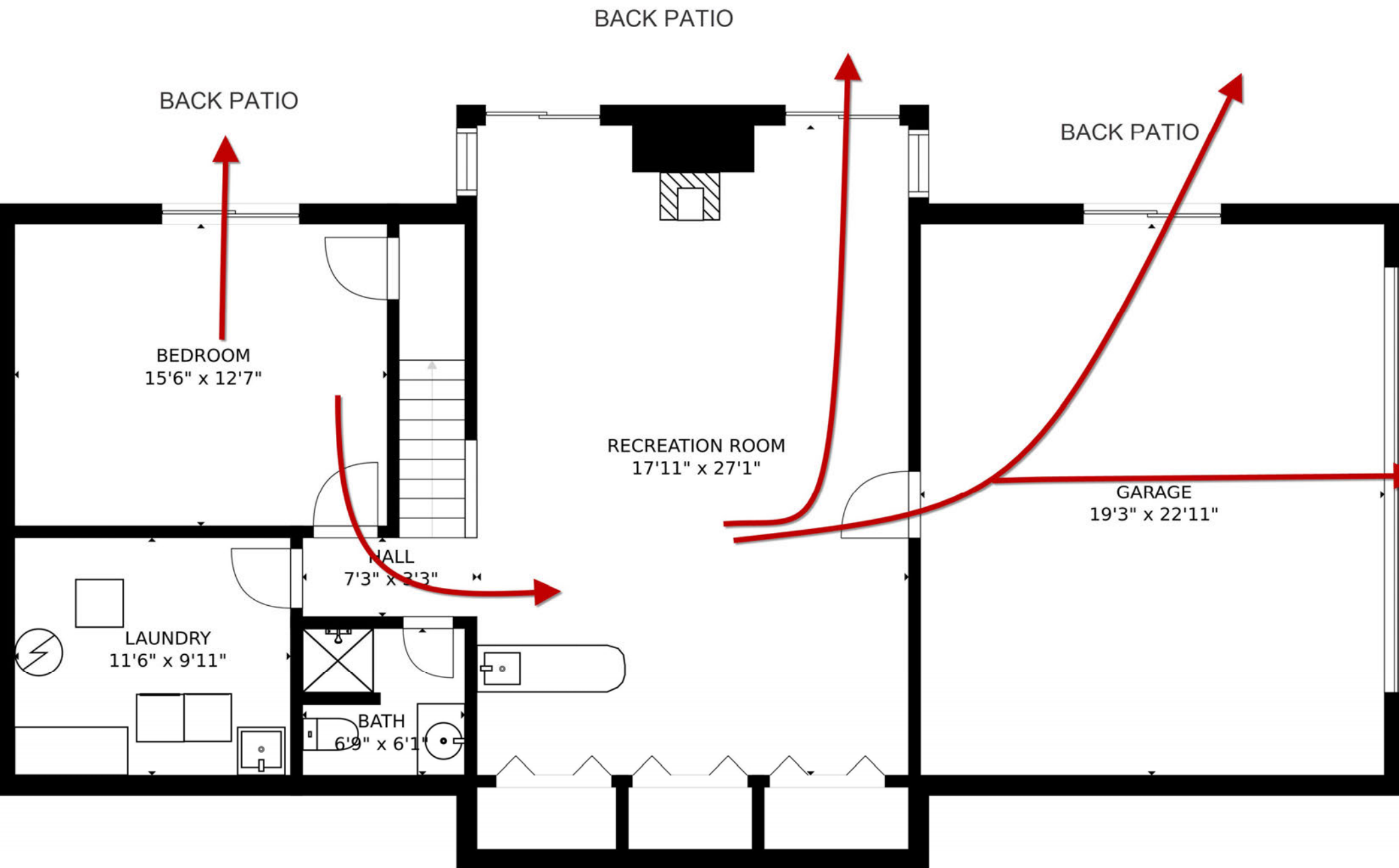


Dock:
Floater on
East side for
rental use

Parking:
Lower driveway
and loop







Sewage Disposal System Operation Permit

Commonwealth of Virginia
Department of Health

Health Department

Identification No. 133-91-0700

FRANKLIN COUNTY Health Department



Tax Map No. 32

DOUG and GAY CARPENTER is Hereby Granted Permission
to Operate a (Type) 2 Sewage Disposal System Having a Design Capacity of 450 gpd, at

SUBDIVISION	SECTION/BLOCK	LOT
WATER POINTE	1/	8

This permit is Issued in Accordance with the Provisions of 32.1, Chapter 6 of the Code of Virginia as Amended and Section(s)
3.22 of the Sewage Handling and Disposal Regulations of the Virginia Department of Health and

with Previously Issued permits CHS-202a, CHS-202b
Dated 9-20-91

with the understanding that the Owner and/or any Subsequent Owner will operate the Sewage Disposal System in Accordance with the Sewage Handling and Disposal Regulations of the Virginia Department of Health and any Variances or Conditions Granted. Issuance of an Operating Permit does not imply or Guarantee that the Sewage Disposal System will Function for any Specified Period of Time.

VARIANCES GRANTED

☒ NONE ☐ SEE ATTACHED

SPECIAL CONDITIONS

☒ NONE ☐ SEE ATTACHED

June 2, 1992

Effective Date

D. S. Hall
Recommended (Sanitarian)

[Signature]
Approved (State Health Commissioner)

Completion Statement

Commonwealth of Virginia
State Department of Health

Health Department
Identification Number

133-91-0700

FRANKLIN CO Health Department

Name of Company/Corporation/Individual:

SMITH FARRIS

Address:

RT 4 Box 6 BEDFORD

Telephone:

703 586 1257

Owner's Name

DOUG CARPENTER

Owner's Address

118 SMALL AVE W. CALDWELL NT. 07006

Location of Installation: Lot

8

Block

Section:

1

Subdivision:

WATER POINTE

Other:

I hereby certify that the onsite sewage disposal system has been installed and completed in accordance with the construction permit issued (date) _____ and is in compliance with Part D of the Sewage Handling and Disposal Regulations and when appropriate the plans and specifications for the project.

Date

Signature and Title

Sewage Disposal System Construction Permit

PAGE 1 OF 2

Commonwealth of Virginia
Department of Health

Health Department



Health Department

Identification Number 133-91-0700

Map Reference 32-SEE FILE

General Information

New ☒ Repair ☐ Expanded ☐ Conditional ☐ FHA ☐ VA ☐ Case No. _____
Based on the application for a sewage disposal system construction permit filed in accordance with Section 3.13.01, a construction permit is hereby issued to:
Owner DOUG & GAY CARPENTER Telephone 387-1753 (AGENT)
Address 118 SMALL AVE. W. CALDWELL, N.J. 07006
For a Type II Sewage disposal system which is to be constructed on/at 122N, R616, 1942, 11660 - Follow to cul-de-sac
Subdivision WATER ROUTE Section/Block 1 Lot 8
Actual or estimated water use 450 GPD (3 BEDROOMS)

DESIGN

NOTE: INSPECTION RESULTS

Water supply, existing: (describe) PUBLIC

Water supply location: Satisfactory yes ☒ no ☐ comments

To be installed: class _____
cased _____ grouted _____

G. W. 2 Received: yes ☐ no ☐ not applicable ☒

Building sewer:
3" I.D. PVC 40, or equivalent.
Slope 1.25" per 10' (minimum).
☐ Other _____

Building sewer: yes ☒ no ☐ comments
Satisfactory covered 4'

Septic tank: Capacity 1000 gals. (minimum).
☐ Other _____

Pretreatment unit: 1000 yes ☒ no ☐ comments
Satisfactory covered needs to be checked by DSH

Inlet-outlet structure:
PVC 40, 4" tees or equivalent.
☐ Other _____

Inlet-outlet structure: yes ☒ no ☐ comments
Satisfactory

Pump and pump station:
No ☐ Yes ☒ describe and show design.
if yes: SEE ENGINEER'S PLANS

Pump & pump station: yes ☐ no ☐ comments
Satisfactory need eng letter

Gravity mains: 3" or larger I.D., minimum 6" fall per 100', 1500 lb. crush strength or equivalent.
☒ Other FORCE MAIN

Conveyance method: yes ☐ no ☐ comments
Satisfactory need eng letter

Distribution box:
Precast concrete with 10+ ports.
☐ Other _____

Distribution box: 10 ports yes ☒ no ☐ comments
Satisfactory 5.10.92 14 port leaks needs v.ing 5.13.92

Header lines:
Material: 4" I.D. 1500 lb. crush strength plastic or equivalent from distribution box to 2' into absorption trench.
Slope 2" minimum.
☐ Other _____

Header lines: yes ☒ no ☐ comments
Satisfactory

Percolation lines:
Gravity 4" plastic 1000 lb. per foot bearing load or equivalent, slope 2" 4" (min. max.) per 100'.
☐ Other _____

Percolation lines: yes ☒ no ☐ comments
Satisfactory

Absorption trenches:
Square ft. required 1050; depth from ground surface to bottom of trench 49"; aggregate size 1/2"-1 1/2"
Trench bottom slope 2"-4"/100'
center to center spacing 9'; trench width 3'
Depth of aggregate 13"
Trench length 50'; Number of trenches 7

Absorption trenches: yes ☒ no ☐ comments
Satisfactory left uncovered on rain 1 wk

Date 5/13/92 / 5.18.92 Inspected and approved by:

SMITH FARRISS

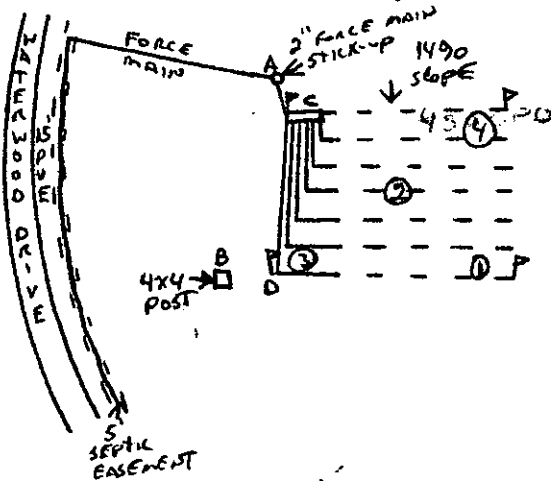
Sanitarian

Schematic drawing of sewage disposal system and topographic features.

PAGE 2 OF 2

Show the lot lines of the building lot and building site, sketch of property showing any topographic features which may impact on the design of the system, all existing and/or proposed structures including sewage disposal systems and wells within 100 feet of sewage disposal system and reserve area. The schematic drawing of the sewage disposal system shall show sewer lines, pretreatment unit, pump station, conveyance system, and subsurface soil absorption system, reserve area, etc. When a nonpublic drinking water supply is to be located on the same lot show all sources of pollution within 100 feet.

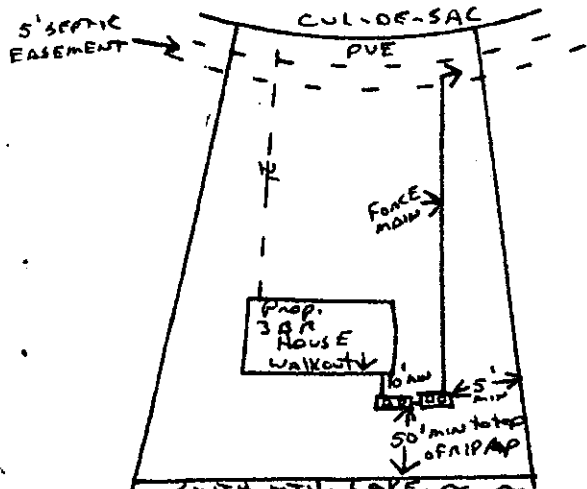
☐ The information required above has been drawn on the attached copy of the sketch submitted with the application. Attach additional sheets as necessary to illustrate the design.



WATERPOINTE SUBDIVISION
SECTION 1 - LOT 8

- 1) 1050 FT. 2-48" DEEP
- 2) 7 LINES X 50' LONG X 3' WIDE
9' CENTERS
- 3) INSTALL LINES ON CONTOUR
- 4) 3 SETS OF PUMP PLANS MUST
BE SUBMITTED BY A PROFESSIONAL
ENGINEER AND APPROVED PRIOR
TO INSTALLATION

5) WHERE LATENT LINE CROSSES
FORCE MAIN PROVIDE 18" VERTICAL
SEPARATION



A-C=3'
A-O=59.5'
B-C=60'
B-O=9.5'

red clay filler

need clay filler

4" ...

NOT TO SCALE

The sewage disposal system is to be constructed as specified by the permit ☒ attached plans and specifications ☒.

This sewage disposal system construction permit is null and void if (a) conditions are changed from those shown on the application (b) conditions are changed from those shown on the construction permit.

No part of any installation shall be covered or used until inspected, corrections made if necessary, and approved, by the local health department or unless expressly authorized by the local health dept. Any part of any installation which has been covered prior to approval shall be uncovered, if necessary, upon the direction of the Department.

Date: 9/20/91 Issued by: Rodney Hughes

Sanitarian

Date: 9/20/91 Reviewed by: Tommy Bailey

Supervisory Sanitarian

This Construction
Permit Valid until
3/20/96

If FHA or VA financing

Reviewed by Date _____

Supervisory Sanitarian

Date _____

Regional Sanitarian

Soil Evaluation Form

PAGE 1 OF 2

Commonwealth of Virginia
Department of Health

Health Department
Identification Number 133-91-0700
Tax Map Number 32-SEE FILE

General Information

Date 12/27/89 & 2/02/90 Franklin County Health Department
Applicant James Petrine Telephone No. (703) 387-1753
Address 1865 Laurel Mountain Drive, Salem, Virginia 24153
Owner DOUG & GAY CARPENTER 118 SMALL AVE,
Waterpointe Development, L.P. #44 Same as above W. CALDWELL, N.S. 07006
Location North on Rt. 122; Right on Rt. 616 to Scruggs; Left on Rt. 942;
property is on left near end of Rt. 942 Lot (2) ESMT "D"
Subdivision WATERPOINTE Block/Section 1 Lot 14 & 8

Soil Information Summary

1. Position in landscape satisfactory Yes ☒ No ☐ Describe _____
2. Slope 14 %
3. Depth to rock/impervious strata Max. _____ Min. _____ None ☒
4. Depth to seasonal water table (gray mottling or gray color) No ☒ Yes ☐ _____ inches
5. Free water present No ☒ Yes ☐ _____ range in inches
6. Soil percolation rate estimated Yes ☒ No ☐ Texture group I (II) III IV
Estimated rate 45 min/inch
7. Percolation test performed Yes ☐ No ☒ Number of percolation test holes _____
Depth of percolation test holes _____
Average percolation rate _____

Name and title of evaluator: B. R. Shrader, P. E.

Signature: B.R. Shrader

Department Use

- ☒ Site Approved: Drainfield to be placed at 46" depth at site designated on permit.
48"
- ☐ Site Disapproved:

Reasons for rejection:

- ☐ 1. Position in landscape subject to flooding or periodic saturation.
- ☐ 2. Insufficient depth of suitable soil over hard rock.
- ☐ 3. Insufficient depth of suitable soil to seasonal water table.
- ☐ 4. Rates of absorption too slow.
- ☐ 5. Insufficient area of acceptable soil for required drainfield, and/or Reserve Area.
- ☐ 6. Proposed system too close to well.
- ☐ 7. Other Specify _____

Profile Description EVALUATION REPORT

Date of Evaluation 1-05
2-02-90

Health Department
Identification No. 133-91-0700

Page 2 of 2

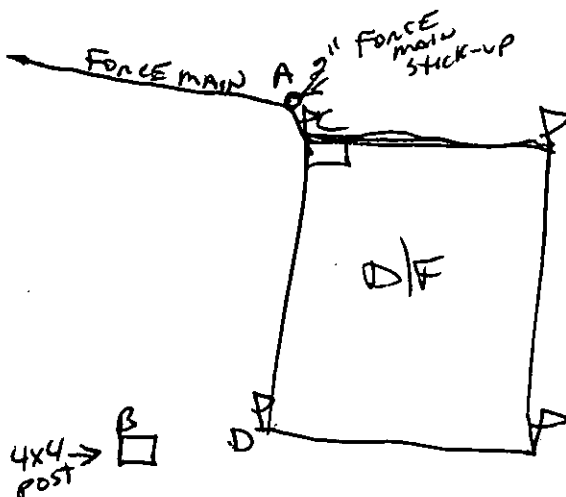
Where the local health department conducts the soil evaluation the location of profile holes may be shown on the schematic drawing on the construction permit or the sketch submitted with the application. If soil evaluations are conducted by a private soil scientist, location of profile holes and sketch of the area investigated including all structural features i.e., sewage disposal systems, wells, etc., within 100 feet of site (See section 4) and reserve site shall be shown on the reverse side of this page or prepared on a separate page and attached to this form.

 See application sketch See construction permit X See sketch on reverse side
or page attached

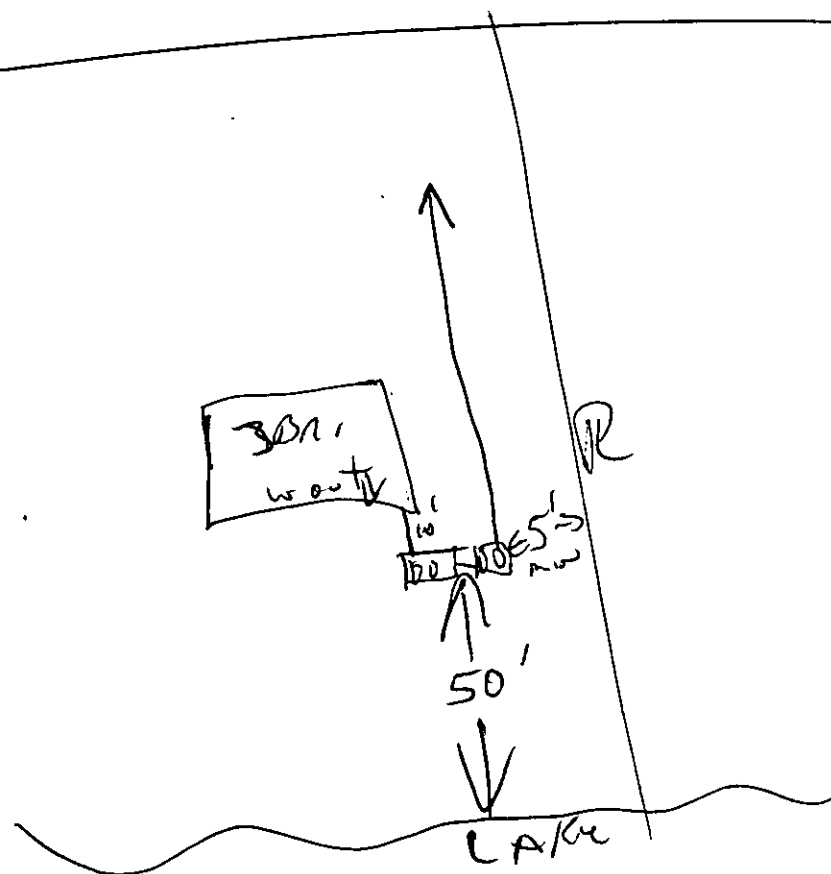
Lot EASEMENT D LOT 2 WATERPOINTE

Hole #	Horizon	Depth (Inches)	Description of color, texture, etc.	Texture Group
1	A	0-8	GRAYISH Brown Sandy Clay Loam	II
	B	8-28	Red/Brown Clay Loam	III
	B	28-60	Red/Brown Sandy Clay Loam	II
	C	60-72	Brown Loam	II
2	A	0-5	Brown Sandy Clay Loam	II
	B	5-30	Red Clay Loam	III
	C	30-60	Red/Brown Loam	II
	C	60-72	OLIVE LOAM FINE	II
3	A	0-8	GRAYISH Brown Sandy Clay Loam	II
	B	8-34	Yellow/Brown Clay Loam	III
	B	34-46	Red/Brown Sandy Clay Loam W/ MICA	II
	C	46-72	Brown Loam TIGHT 60-72	II
4	A	0-4	Brown Clay Loam	III
	B	4-24	Red Clay Loam	III
	B	24-36	Red Loam w/Red Clay Loam Flows	III
	C	36-65	Red Loam	II

BOUG CARPENTER
B-91-0700
WATER PUMP
Sect. 1 - Lot 8
9/19/91


$$\begin{aligned} A-C &= 3' \\ A-D &= 59.5' \\ B-C &= 60' \\ B-D &= 9.5' \end{aligned}$$

L1060



Application for a Sewer Disposal System Construction Permit

Commonwealth of Virginia
Department of Health

For Department Use Only

Health Department

Identification Number 133-91-0700

Map Reference _____

Date Received 9/18/91

Franklin County Health Department

To Be Completed By The Applicant

Type sewage system: ☒ New ☐ Repair ☐ Expanded ☐ Conditional
FHA/VA yes ☐ no ☐

Owner Doug & Gay Carpenter Address 118 Small Ave. Phone _____

W. Caldwell, N.J. 07006

Agent ENIRTEP INC. Address 1865 Laurel Mt Dr Phone 387-1753

(Jim Petrine)

Salem Va. 24153

Directions to Property 122 North to Right on 616, Left on 942 into Sect 1
Waterpointe, End of Cut-De-Sac.

Subdivision Waterpointe Section 1 Block - Lot 8

Other Property Identification _____

Dimensions/size of Lot/Property 60 x 245 x 143 x 277

Other Application Information

I. Building/facility ☒ New ☐ Existing
Intermittent Use ☐ Yes ☐ No If yes, describe: _____

II. Residential Use ☒ Yes ☐ No
Termite Treatment ☒ Yes ☐ No
☒ Single Family ☐ Multifamily Number of Units _____ Number of Bedrooms 3
Basement ☒ Yes ☐ No
Fixtures in Basement ☒ Yes ☐ No

III. Commercial Use ☐ Yes ☒ No Describe: _____
Commercial/Wastewater ☐ Yes ☒ No Number of Patrons _____ Number of Employees _____
If yes, give volumes and describe _____

IV. Water Supply: ☒ Public ☐ New Describe: _____
☐ Private ☒ Existing

V. Proposed Installation: ☒ Septic tank and drainfield ☐ Other
If other, describe _____

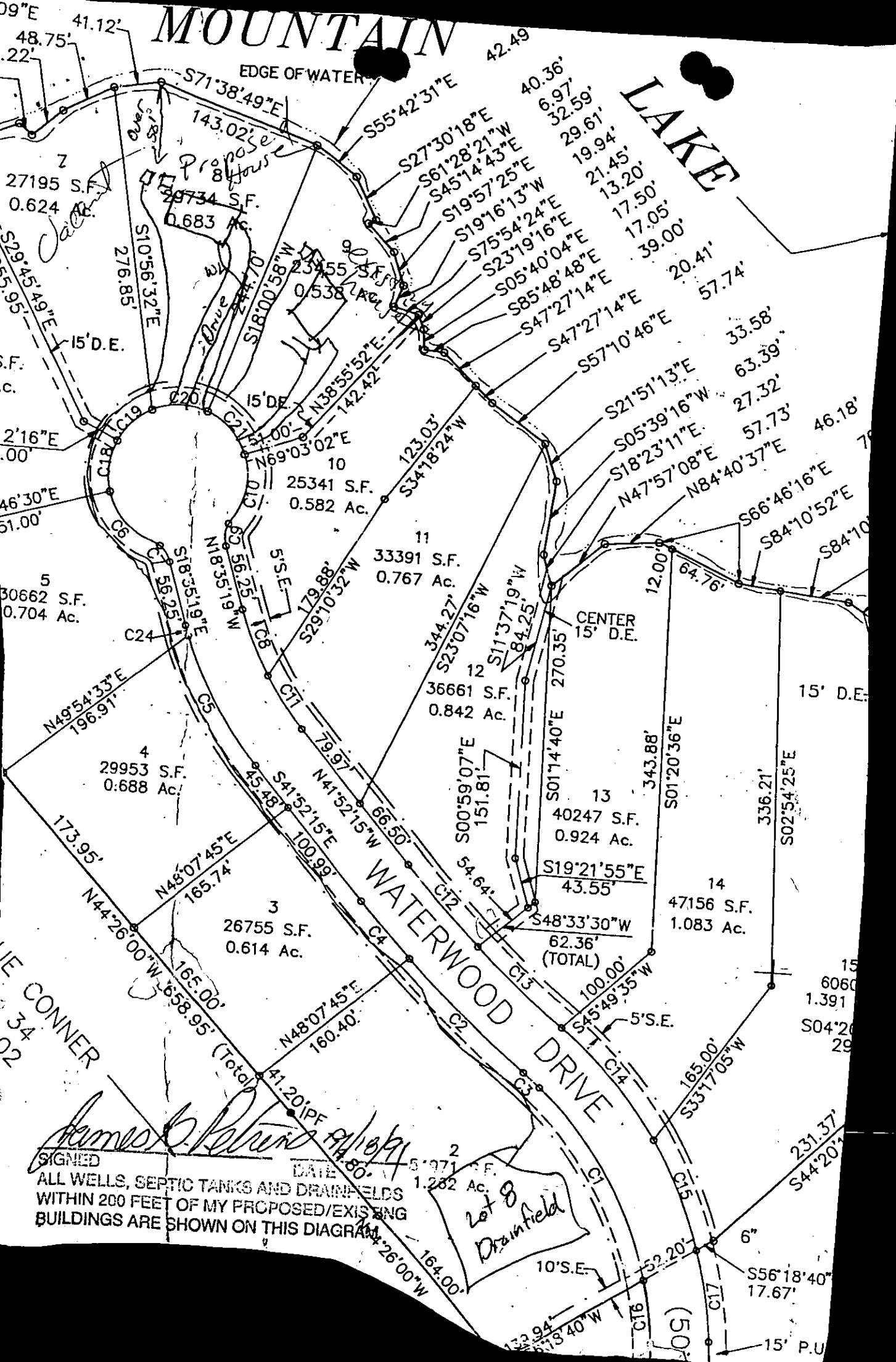
SITE PLAN Attach a site plan (rough sketch) showing dimensions of property, proposed and/or existing structures and driveways, underground utilities, adjacent soil absorption systems, bodies of water, drainage ways, and wells and springs within 200 feet radius of the center of the proposed building or drainfield. Distances may be paced or estimated.

The property lines and building location are clearly marked and the property is sufficiently visible to see the topography. I give permission to the Department to enter onto the property described for the purpose of processing this application.

James B. Petrine
Signature of owner/agent

9/18/91
Date

LAKE



WELL/SEWAGE APPLICATION

OWNER Carpenter, Doug GRID 32 - SEE FILE
 AGENT: _____ PERMIT I.D. NO 133--91-0700

TAG SHEET

	INITIALS	DATE
APPLICATION RECEIVED:	<u>JD</u>	<u>9/18/91</u>
APPLICATION REVIEWED:	<u>JB</u>	<u>9/20/91</u>
FEE DETERMINATION	<u>JD</u>	<u>9/18/91</u>
ASSIGNED TO:		
SITE VISIT SCHEDULED:	<u>KCH</u>	<u>9/18/91</u>
SITE VISIT MADE:	<u>KCH</u>	<u>9/19/91</u>
FOLLOW-UP VISIT:		
FOLLOW-UP VISIT:		
ISSUE/DENY DRAFTED:	<u>KCH</u>	<u>9/20/91</u>
ISSUE/DENY REVIEWED:	<u>JB</u>	<u>9/20/91</u>
ISSUE/DENY COUNTERSIGNED:	<u>JB</u>	<u>9/20/91</u>
ISSUE/DENY MAILED:		

INCOMPLETE STATUS

SECOND NOTICE SENT _____
 THIRD/FINAL NOTICE SENT _____
 FILE CLOSED AS INCOMPLETE _____

~~A~~ ID carrier of D/F lot

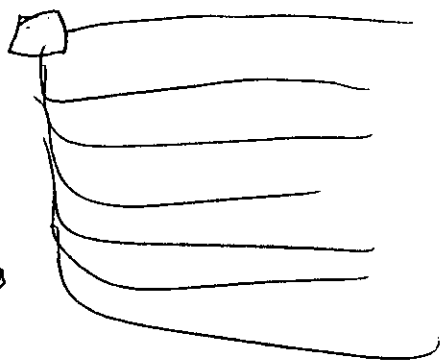
15/11/10
15/11/10

11/11/10
11/11/10

15/10/10

11/11/10
D

XX4
Post
B



$$AD = 89$$

$$BD = 59\frac{1}{2}$$

DATE 09-03-91

FRANKLIN COUNTY
REQUEST FOR SEPTIC TANK PERMIT
301 VIRGIL GOODE BUILDING
ROCKY MOUNT, VA. 24151
TELEPHONE (703) 483-3047 OR 483-3027

PERMIT # 4330

MAP NUMBER
32 3 98

DISTRICT
GC

ZONING CODE
RPD

BOCA CODE
R3

TYPE CODE
101

** NAME **

WATERPOINTE DEVELOPMENT LP

** PHONE NUMBER **

703 387 1753

** ADDRESS **

1865 LAUREL MOUNTAIN

** CITY **

SALEM

ST

VA

ZIP

24153

** PROPERTY LOCATION **

122N R616 L942 L INTO SECTION 1 WATERPOINT LOT WILL BE AT THE END OF CUL-DE-SAC

** REMARKS **

APPROVED SUBDIVISION

** DESCRIPTION OF USE **

3 BEDROOM DWELLING

** SUBDIVISION **

WATERPOINTE, LOT 8, SEC 1

** ACREAGE **

.6830

N N EEEE W W
NN N E W W
N N N EEE W W W
N NN E W W W W
N N EEEE W W

NEW PERMIT

DATE: 09/03/91

AMOUNT:

SIGNATURE OF APPROVING AUTHORITY

Luc/BB

SIGNATURE OF APPLICANT

James B. Riteind

DATE

9-3-91

SETBACK REGULATIONS ARE THE RESPONSIBILITY OF THE APPLICANT.



ENGINEER'S CERTIFICATE OF INSPECTION/APPROVAL

TO: Franklin County Health Department
P. O. Box 249
Rocky Mount, Virginia 24151

This is to report that, to the best of my knowledge and belief, that the sewerage disposal system or parts thereof have been inspected and found to be in accordance with the plans and specifications prepared by this firm for the following project, with the exception that the electrical junction in the wet well is taped and the Nema 4 junction box specified was not installed:

Sewerage System Layout For Lot 8 Section 1

Waterpointe, dated March 25, 1992, prepared by

B. R. Shrader, P. E.

Health Department I. D. # 133-91-0700

SIGNED: *B. R. Shrader* DATE: May 21, 1992

FIRM NAME: Shrader Engineering & Land Surveying, Inc.

FIRM ADDRESS: 119 South Bridge Street - P. O. Box 647
Bedford, Virginia 24523
(703) 586-4710

cc: Mr. Jim Petrine.
1865 Laurel Mountain Drive
Salem, Virginia 24153

Dillon Electric and Plumbing, LLC

161 Three Oaks Road
Wirtz Va 24184
dilloneandpllc23@gmail.com
(540) 493-8524



November 9, 2025

Franklin County Board of Supervisors

I am writing to inform you about a recent assessment conducted at Mike and Lisa Fair's boat dock, located at 234 Waterwood Drive Moneta Va 24121, where Dillon Electric and Plumbing, LLC was contracted to evaluate an electrical concern.

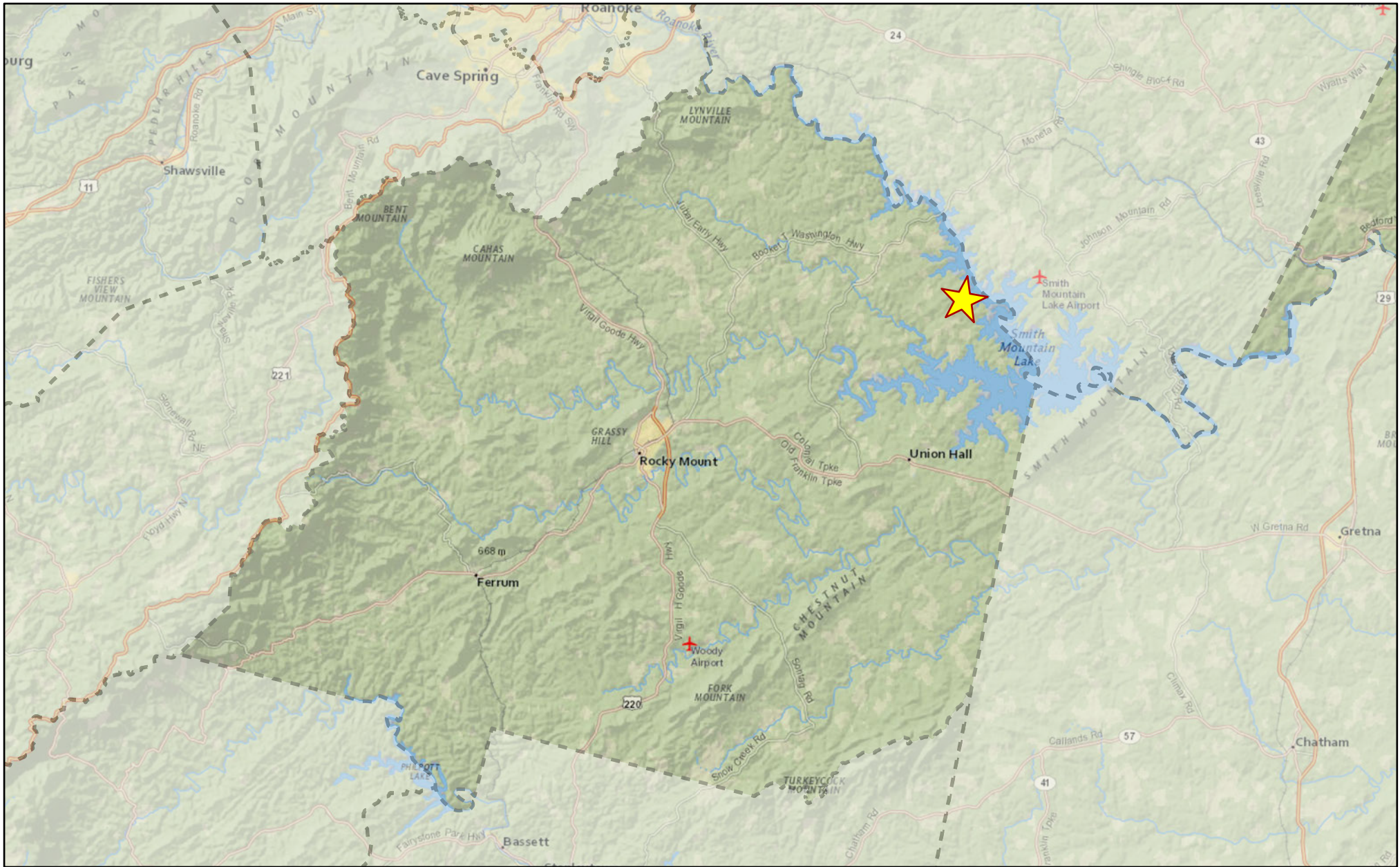
After a thorough inspection and testing, our licensed electrician has confirmed that there is no electrical conductivity between the boat dock and the lake. This assessment ensures that the dock is safe for use and meets the necessary safety standards to protect both the environment and the community.

Should you require any further details or documentation regarding our findings, please do not hesitate to reach out. We appreciate your attention to this matter and look forward to your continued support.

Thank you for your time.

Sincerely,

Eddie L. Dillon



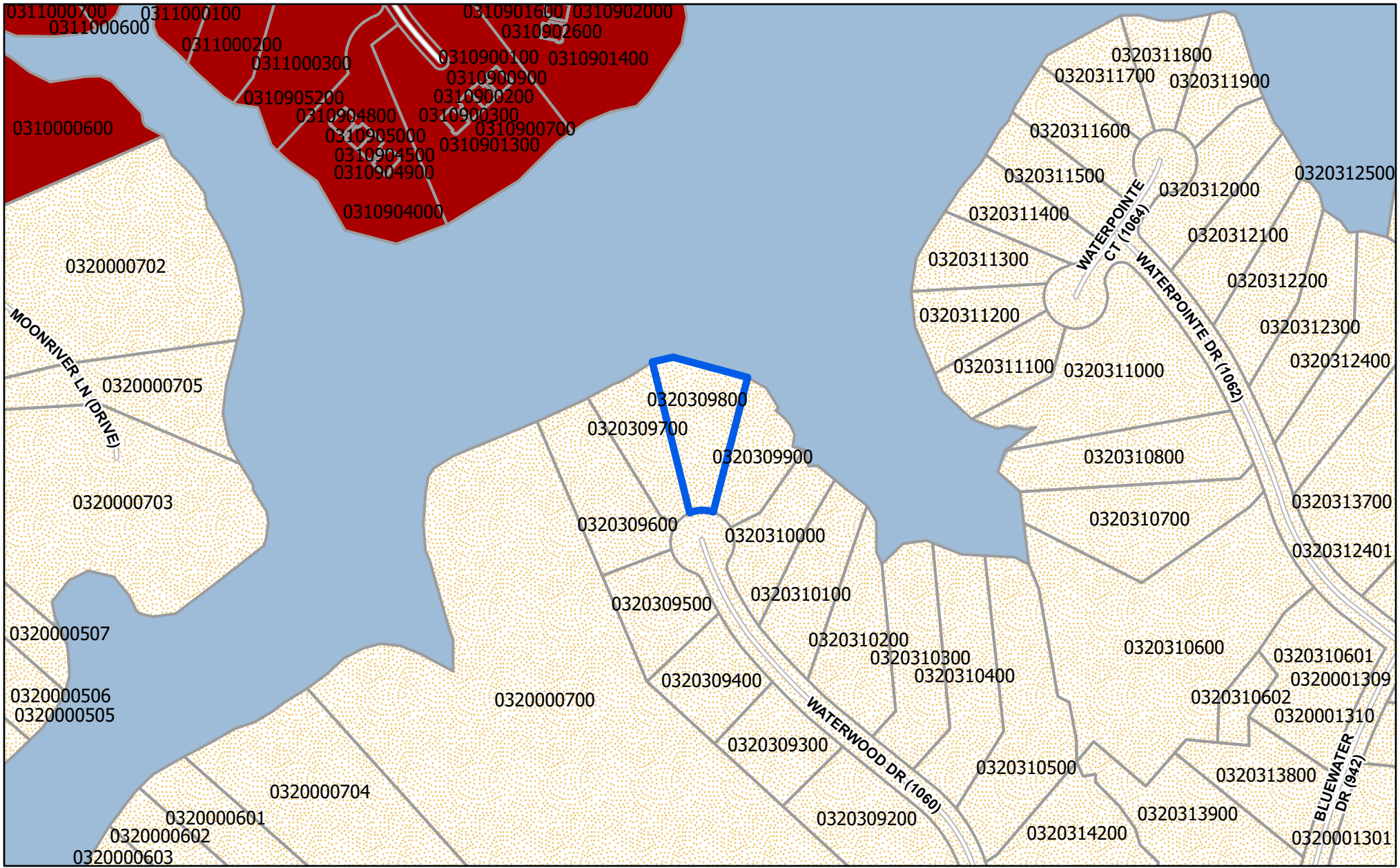
Tax Map # 0320309800
SPEC-10-25-18425
Michael & Elizabeth Fair






 Subject Property Location

0 1.5 3 6 9 12
Miles

Date: 10/31/2025





-  Tax Parcels
 Lakes
 A1 - Agricultural
 RPD - Residential Planned Unit Development
 Subject Parcel

Tax Map # 0320309800
SPEC-10-25-18425
Michael & Elizabeth Fair



Date: 10/31/2025

















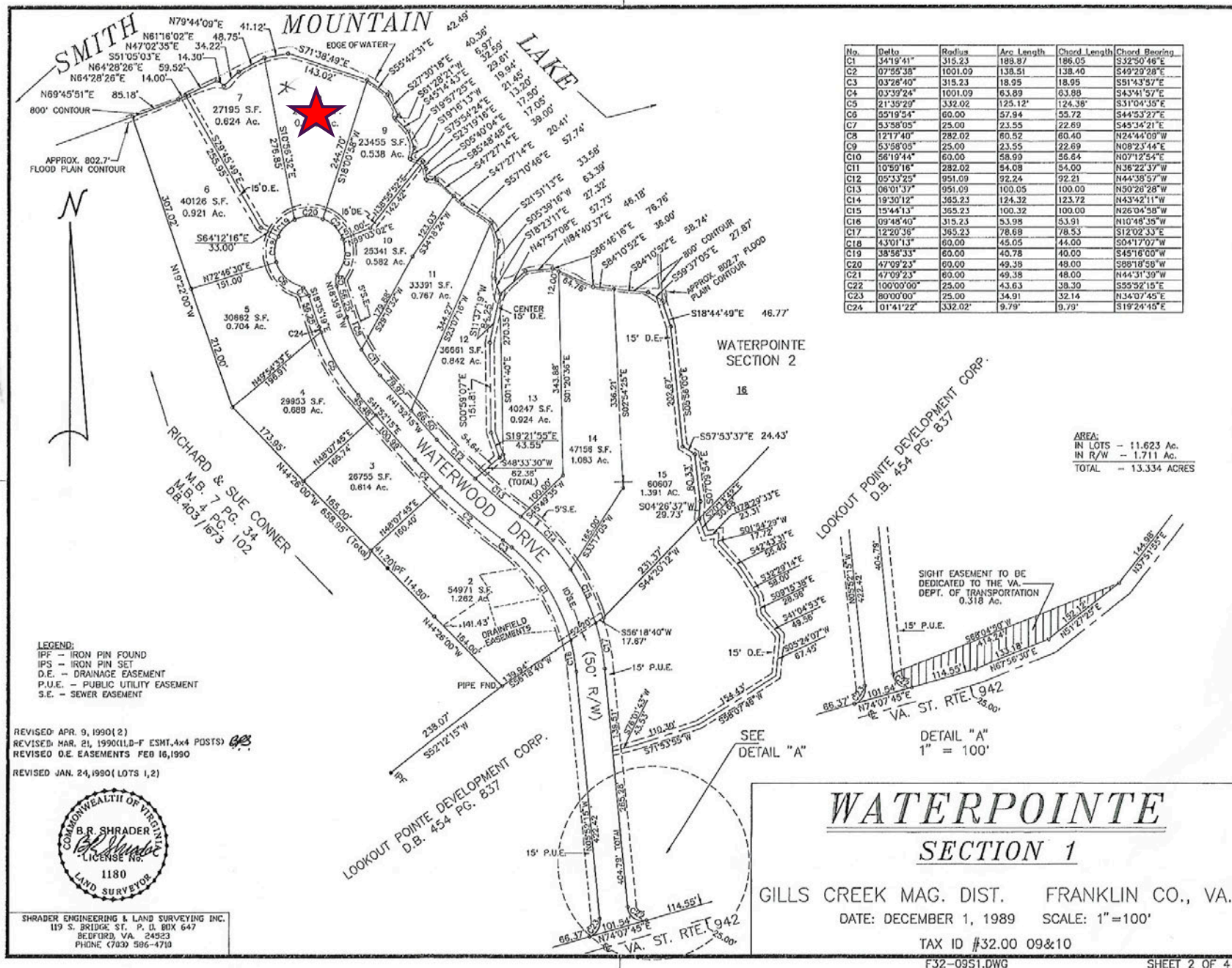


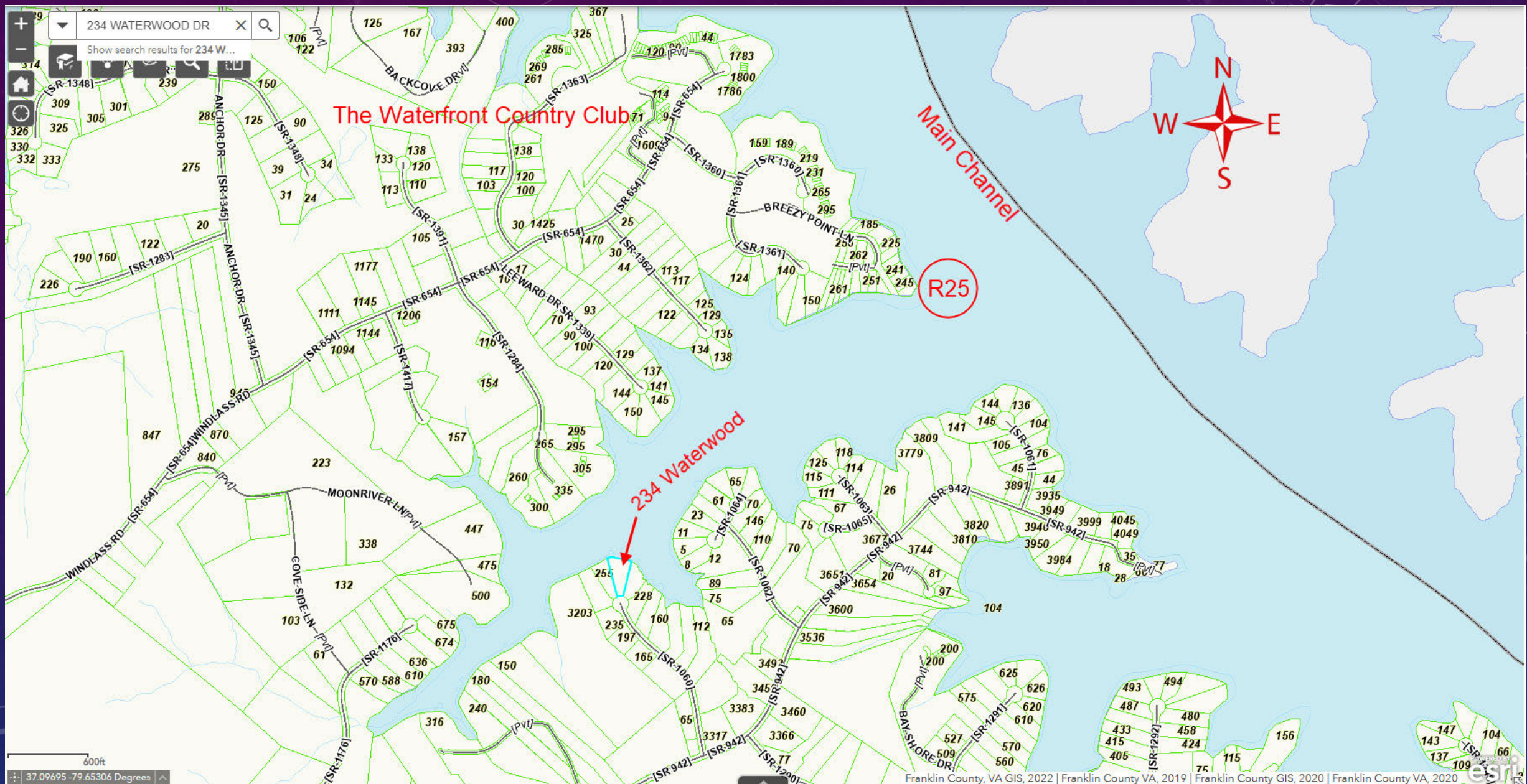


MIKE AND LISA FAIR - 234 WATERWOOD DR

Presented to the PC on 12/9/25









234 Waterwood Dr, Moneta, VA, X

Show search results for 234 Waterwo...



Dock:
Floater on
East side for
rental use

Parking:
Lower driveway
and loop

30m
100ft

11147127.191 3560102.540 Feet





To: Franklin County – Department of Planning & Community Development
From: Robert & Julie Burgher - 204 Waterwood Drive, Moneta, VA 24121
RE: Short-term Tourist Rental – 234 Waterwood Drive, Moneta, Virginia 24121
Date: 12/02/2025

We live in the small cul-de-sac in Waterpoint 1 near the property being considered for a short-term rental home. We cannot attend the hearing on December 9, 2025, so we wanted to make sure our comments are heard.

We are opposed to a short-term rental coming into our quiet cul-de-sac and cove.

We have seen what short-term rental properties have done to quiet neighborhoods in Bedford County and that is why we purchased our house in Franklin County – and this neighborhood specifically.

Here are some concerns we have:

Safety and security

- Concerns about a constant influx of strangers especially with widowed, older women in the cul-de-sac living alone.
- A feeling of reduced safety or familiarity with temporary residents.
- Rental Boats/watercraft and concerns for inexperienced boat/jet ski drivers in the cove and around our docks.

Noise and disruption and Increased Traffic

- Excessive noise from parties or late-night gatherings.
- General disturbance and the feeling of not having a quiet, residential environment.
- Increased traffic from new, unpredictable visitors.

Community character and resources

- A decline in the neighborhood's atmosphere or "vibe".
- Guests who may not follow rules or show pride of ownership.
- Full-time neighbors will be put in the uncomfortable position to monitor and report bad behavior.

Robert & Julie Burgher (949) 677-5093

From: [bryson dean](#)
To: [Conner, Samantha](#)
Cc: [bryson dean](#)
Subject: Short term rentals concern on Smith Mountain Lake
Date: Thursday, December 4, 2025 1:45:31 PM

You don't often get email from bryson.dean@msn.com. [Learn why this is important](#)

External Email: This message originated outside Franklin County Government. Use caution—do not click links, open attachments, or reply unless you trust the source.

There is a Planning Commission meeting on December 9th at 6:00pm.

We are owner/resident at 235 Waterwood Dr, Moneta, on Smith Mountain Lake.
The owner of 234 Waterwood Dr. is currently seeking approval from Franklin County to be able to rent their house on the Lake, short term.

We are against this request for several reasons.

1. Noise and disturbance, impacting the quiet nature of our neighborhood.
2. Increased crime and safety concerns, due to a higher transient population.
3. Trash and litter, due to a lesser concern for property.
4. Loss of privacy, due to the constant turnover of unfamiliar people.
5. "Party house", due to the possible nature of the rental group.

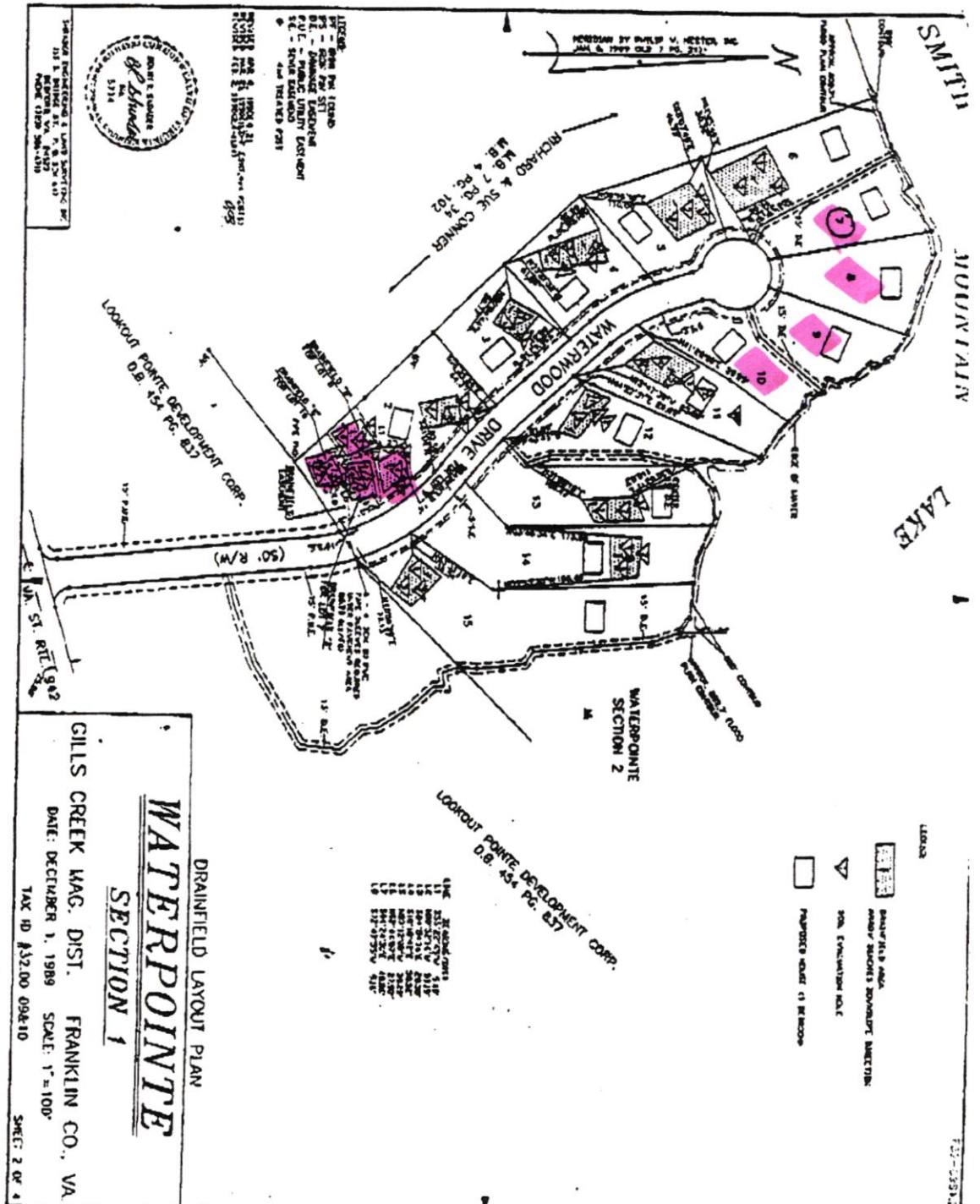
Please view this matter with serious consideration to preserve the integrity of our neighborhood.

Bryson and Kathy Dean

Lot 7
Section 1.
Waterpointe

SIGNED

ALL SEPTIC TANKS AND DRAINFIELDS WITHIN 200 FEET OF ANY PROPOSED/EXISTING BUILDING ARE SHOWN ON THIS DIAGRAM



Untitled Map

Write a description for your map.

Legend

 255 Waterwood Dr



To: Franklin County – Department of Planning & Community Development
From: Marion Wetcher - 197 Waterwood Drive, Moneta, VA 24121
RE: 234 Waterwood Drive, Moneta, Virginia 24121 Short-term Rental
Date: 12/02/2025

I am opposed to a short-term rental coming into our quiet cul-de-sac and cove.

I have lived and appreciated this quiet, safe and charming neighborhood for 20 years. I am not in favor of changing the make-up of our cul-de-sac by allowing numerous, different and unpredictable short-term renters coming into the neighborhood.

The fact that it's short-term could mean that we could have many different people entering and leaving the neighborhood and all hours of the day and night. Some will be considerate – others will not be.

I'm 80 years old and have a small dog that I walk often during the evening hours. I feel my safety can be at risk with people not familiar with the roads as there are no streetlights.

Plus, since it's a larger house, I can imagine groups of people renting the house to have parties.

I will not be able to attend the hearing on December 9, 2025.

Thank you.

Department of Planning & Community Development



Transmittal of Planning Commission Action

Date: January 9, 2026

Item: Case # SPEC-10-2025-18426

Prepared by: Tina H. Franklin, Planner II

Date of Commission Action: December 9, 2025

SUMMARY OF REQUEST:

APPLICATION for SPECIAL USE PERMIT- Application of Dan Kovarik, Applicant, and RDK Property, LLC, Owners, requesting a special use permit on an approximate 1.00 acre of property zoned A-1, Agricultural District. The parcel is located at 108 Pennsylvania Avenue in the Union Hall Election District of Franklin County and further identified by real estate records as Tax Map/Parcel #0512005800. The purpose of this special use permit request is to allow for short-term tourist rental of dwelling. This property has a future land use designation of Low Density Residential – County and Lake Influence Area (0.5 M Buffer) (SPEC-10-25-18426).

The property is located at 108 Pennsylvania Avenue in the Kennedy Shores Subdivision and is zoned A-1, Agricultural. The property consists of approximately 1.00 acre. The parcel is identified as Parcel ID # 0512005800 in the Union Hall election district. This is the only dwelling located on the parcel and where the short-term rental is proposed to take place.

The property is located on a private road, which will be taken into the state's secondary system once it meets all the criteria. The driveway is circular with two entrances on Pennsylvania Avenue, and the driveway has ample parking. The water supply is supplied by WVWA, and the sewer supply is a septic system. The closest residence is approximately thirty-five (35') feet from the proposed short-term rental located at 108 Pennsylvania Avenue.

According to County records, the dwelling is a one-story single-family residence with the Certificate of Occupancy issued in 2025 and consists of five (5) bedrooms, five (5) full bathrooms and has a total living area of approximately 4,444 square feet. In 2024, the OSE Construction permit was issued by the Virginia Department of Health for a five (5) bedroom home. The septic tank and drain field are located in the rear yard of the property. The short-term rental can be rented for a maximum of ten (10) adults.

Dan Kovarik, applicant and owner of RDK Property LLC, stated in the letter of application that he is requesting the special use permit in part because this property was purchased as a 1031 Exchange and IRS Regulations require that the property be rented. He indicated his intention was to rent the property just enough to meet the requirements of the 1031 Exchange. He stated he spoke with the HOA president, Mr. Mark McGee, and assured him that he is committed to maintaining the peace and quiet enjoyment of the neighborhood.

Mr. Kovarik stated he will be hiring a property management company to ensure that renters are respectful of the property and the neighborhood, and that he has installed security cameras to be able to monitor renter activity. The county does not enforce deed restrictions; however, Kennedy Shores Subdivision does have deed restrictions that permit short-term rentals of property as long as the owner obtains a special use permit.

The application was advertised, site posted, and notifications sent to all adjacent property owners. The Development Review Team (DRT) reviewed the application at its November 2025 meeting. As of the date of this report, staff have received seven (7) phone calls inquiring about the application and fifteen (15) emails in opposition and one (1) email in support.

The Development Review Team (DRT) reviewed the application at its December 2025 meeting. Elijah Meador, Process Supervisor, stated that Appalachian has no comments on the proposal specifically regarding the Shoreline Management Plan as no improvements are proposed within Appalachian's Project boundary (800-foot elevation contour). Bill Raney, Development Review Manager, had no comments or concerns since the property does not include further construction and/or grading activities that would result in erosion and sediment control and/or storm water management requirements. Other agencies such as VDH, VDOT, WVWA, Fire and EMS had no immediate comments.

COMPREHENSIVE PLAN:

Future Land Use

The future land use map designates the subject property as Low Density Residential - County and Lake Influence Area, according to the 2045 Franklin County Comprehensive Plan adopted by the Board of Supervisors in July of 2025.

Low Density Residential

The Comprehensive Plan describes that:

Low-Density Residential areas are the "suburban" areas of the County that are not within one of the four DGAs. These areas surround or abut other areas experiencing growth, such as the Town of Rocky Mount and the County's lake-adjacent DGAs. This classification generally represents areas of suburban patterns of development, either singularly or within subdivisions. Housing in these areas typically consists of single-family dwellings on a variety of lot sizes. Low-Density Residential areas are intended to be predominately residential, with very limited neighborhood commercial uses – such as childcare facilities. At present, these areas are served myriad water and sewer infrastructure – whether by the Town of Rocky Mount, Western Virginia Water Authority, shared/community systems, or by individual wells and septic systems. However, these

are areas that are suitable for the continued expansion of public water and sewer services in the future.

Primary Land Use Types:

- Single-family
- Accessory dwellings units (ADU)
- Cluster residential development
- Manufactured homes
- Residential agriculture (chickens and bees)
- Recreation
- Civic

Character Guidelines

- Limit the proliferation of residential driveways on primary routes and utilize access points and internal street networks, to the extent possible, for all new development.
- Provide interconnections to existing roadways for improved access and circulation in new developments.
- Discourage the construction of private roads in new developments. If not feasible, new developments should include formal agreements for the maintenance for any roads not built, or eligible, for inclusion in the state highway system.
- Utilize community/shared water and sewer infrastructure in new development, to the extent possible, if public services are not available.

Lake Influence Area (Overlay)

An overlay area overlaps other land use designations; therefore, the policy provisions are cumulative. The Lake Influence Area includes those areas within 0.5 miles of the Smith Mountain Lake Shoreline. These areas predominately consist of and are intended for residential uses. However, as both a tourism destination and popular second home for short-term rentals and/or retirement location. Further, it is expected that these areas have commercial development geared towards lake visitors – such as marinas, campgrounds, lodging, water sports, etc.

Primary Land Use Types:

- All uses listed for underlying Future Land Use designation
- Townhomes
- Small-scale multifamily residential
- Garden/patio homes
- Lodging
- Small-scale commercial (marinas, restaurants, etc.)
- Tourism

Character Guidelines:

- Buffer new non-residential development when adjacent to residential uses.
- Implement low-impact development (LID) to the extent possible.
- Strive for materials, scale, and character of new buildings to be compatible with existing neighborhoods.
- Limit the proliferation of residential driveways on primary routes.
- When developing non-residential uses, preserve the natural landscape to the extent possible.
- Discourage the construction of private roads in new developments. If not feasible, new developments should include formal agreements for the maintenance for any roads not built, or eligible, for inclusion in the state highway system.

Chapter 7, Housing, discusses short-term rentals (STRs) in Franklin County. STRs have grown in popularity across the nation over the last decade, particularly in tourist destinations.

Often cited benefits of STRs include:

- The generation of additional tax revenue for the County, as the Commissioner of the Revenue collects transit occupancy taxes.
- The potential to provide supplemental income to property owners, particularly those facing hardships or cost burdens.
- The potential to increase tourism in the community, by diversifying lodging options in the absence of abundant traditional lodging uses, such as hotels.

Often cited drawbacks of STRs include:

- The potential to alter an existing neighborhood's character. As the character of neighborhoods is greatly varied in rural communities, in addition to general local government regulations, the allowance of STRs can also be addressed through private Homeowners' Associations and similar entities.
- The potential to disrupt and/or destabilize the local housing market, as units are bought for investment, which can increase the cost of remaining stock or limit what is available.

A balance is needed between allowing STRs in appropriate areas as an asset for tourism and property owner's investment, while also ensuring that regulations adequately limit adverse neighborhood impacts and protect interests of the County's full-time residents.

Chapter 12, Implementation. Objective 7.2: Adequately plan for projected and future growth by continuously monitoring and responding to emerging housing needs and trends.

Strategy 7.2.4 Engage the public on the topic of short-term rental (STR) regulations. Based on community feedback, review zoning ordinance regulations – including use permissions and performance standards for STRs to ensure they are operated in appropriate areas to protect the

existing housing stock from oversaturation and to ensure residential neighborhoods are protected from the impacts of transient occupancy.

Comprehensive Plan Summary

As noted above, the future land use designation for this area is Low-Density Residential - County and Lake Influence Area. Low-Density Residential classifies areas that generally represent suburban patterns of development, either singularly or within subdivisions. Housing in these areas typically consists of single-family dwellings on a variety of lot sizes. The Lake Influence Area includes those areas within 0.5 miles of the Smith Mountain Lake Shoreline. These areas predominately consist of and are intended for residential uses. However, as both a tourism destination and popular second home for short-term rentals and/or retirement location the pressure for STRs will increase. Further, it is expected that these areas have commercial development geared towards lake visitors – such as marinas, campgrounds, lodging, water sports, etc.

This proposed STR is located in a subdivision that is not fully developed. Pennsylvania Avenue has five (5) homes that have been constructed, three (3) lots that have constructed docks, one (1) vacant lot, and one (1) community lot with a picnic shelter. This subdivision is a traditional subdivision with similar sized lots and streets that end in cul de sacs. The area designated lake influence area is becoming a tourist destination and popular with short-term rentals and retirees. The Union Hall district has a number of second dwellings for residents that do not live in the area full time. The district also has full-time residents too.

The lake influence area is showing an increase in tourism and the need for other accommodation for guests; this would be a location for a STR. This STR could help diversify lodging in the area since there are no hotels in the Union Hall Designated Growth Area (DGA). The property has access to Smith Mountain Lake, close to the Union Hall Designated Growth Area, and the Town of Rocky Mount. The County does not enforce restrictive covenants or consider the covenants in any decision concerning STRs; however, this subdivision does have covenants that allow STRs with regulations. The Comprehensive Plan would support this STR with the conditions recommended by staff to minimize the impact on the surrounding properties.

COMMISSION'S RECOMMENDATION

At the end of the staff presentation, and applicant comments, there was a period for citizen comment.

Mr. Dan Kovarik stated that he and his wife, Ruth, bought the property this past June. He stated that he checked the restricted convenance, and it stated that short-term rentals were permitted. Mr. Kovarik explained that due to the 1031 Exchange, he must rent the property to defer tax on the property sold and satisfy the IRS. Mr. Kovarik stated that he plans to abide by all the conditions and is committed to maintaining the peace in the neighborhood. He is hiring a property manager and installing security cameras to monitor the activity of his renters. He plans

to screen renters and only rent to five-star tenants. Mr. Kovarik explained that this rental would not have a negative impact on the neighbors. Mr. Kovarik stated that this is not how he would like to be introduced to the neighbors, but the covenants are clear.

There were eight (8) citizens who signed up to speak and three (3) more who spoke.

Ms. Denise Mach stated that her and her husband, Gary, have been full-time residents since February 2020. They chose to move to Franklin County due to its peaceful nature and limited number of short-term rentals. She stated that they rented a property in Bedford County and observed terrible behavior from short-term rental tenants. They are concerned about the safety of their grandkids. She stated that due to misinformation from Frontier Land Development, she thought that the subdivision was already zoned R-1. She added that the average lot size in Kennedy Shores is less than one acre with many being irregularly shaped. Ms. Mach stated that there are less than thirty feet between lots. Fences are prohibited according to their HOA. She stated that a petition was circulated that describes their concerns. Over 80 residents signed the petition in opposition to short-term rentals in Franklin County. She continued by stating that in August 2023, Bedford County was forced to develop an annual short-term rental regulation plan due to the number of concerns. Ms. Mach presented the commissioners with the petition she referenced.

Ms. Francie Chiado stated that she was reading from an opposition letter submitted to Tina Franklin on December 3rd. She stated that she was drawn to the beauty and peace of Smith Mountain Lake and has lived full-time in her residence there since December 2023. She is concerned about the short-term rental's effect on the health of the lake as short-term rentals could lead to overcrowded waters which can result in algal blooms and harm aquatic ecosystems. Ms. Chiado explained that temporary guests are not invested in the safety of the community. Safety of kids and pets and protected water quality is a reasonable request from citizens to the County. She stated that there would be an increase in foot traffic, and complaints about loud parties are common. Ms. Chiado stated that this short-term rental would be disruptive of neighborhood character. Many citizens in Kennedy Shores invested in their properties due to short-term rental prohibition. Ms. Chiado added that there may be personal and property damage due to inexperienced watercraft operators.

Ms. Sylvia Holy stated that she and her husband, Jerry, live in Union Hall and have been residents of Kennedy Shores since 2017. Safety was their top priority when moving to the area. Ms. Holy states that homes are for residential use only according to their restricted covenants. She stated concerns about fire, theft, accidents, noise, and the burden on their septic system. Ms. Holy explained that other subdivisions have high privacy fences at other locations where short-term rentals take place. She explained that traffic would also increase due to laundry and cleaning services coming and going from the property. She added that most houses are close together, and fences are prohibited. She stated that trees and shrubs cannot be added in order to keep from screening the lake view. Ms. Holy added that last year a house was illegally rented and was advertised for 15 people; many problems developed as a result. She stated that a short-

term rental would make the whole area expensive and undevelopable. Ms. Holy added that houses that are long-term rented typically do not have the same issues as short-term rentals.

Mr. Ed Chiado stated that he and his wife, Francie, are full-time residents in Kennedy Shores. He explained that he submitted a letter to the Planning Commission last week as he is concerned about the investment made to but in Franklin County instead of Bedford County, which has a high number of short-term rentals and negative impacts from them. Mr. Chiado explained that the Kennedy Shores developer led them to believe that the subdivision would be rezoned to R-1, but the developer did not follow up. He stated that short-term rentals are commercial businesses operating in residential neighborhoods. He stated that the property was intended to be low-density residential according to page three of the staff report, which means the property should be predominantly residential. He stated that balance and regulations are needed to adequately limit adverse neighborhood impacts and protect County residents. Mr. Chiado stated that full-time Kennedy Shores residents and neighboring communities are against the short-term rental.

Mr. Mark McGee stated that he lives at 79 Pennsylvania Avenue, next door to the Kovariks. They share a property line. In 2018, he purchased the lot and built the house and became a full-time resident in 2022. He stated that the properties are 35 feet apart with no buffer down the entire property line. He would like to maintain the view of the lake and privacy. Mr. McGee stated that he would be fully exposed to rental activity. He explained that because there is no short-term rental activity currently, there would be a big change in their neighborhood dynamic. He is concerned about property management when violations occur. He asked what the County responsibilities were and who would be responsible locally for the rental. Mr. McGee stated that the restricted covenants allow short-term rentals, but it also states that the subdivision is for residential use only. He stated that the owner must comply with HOA regulations. Mr. McGee stated that there is to be no landscaping on lots without prior approval. Mr. McGee stated that Mr. Kovarik has communicated directly that the property is only to be rented for two years to meet the requirements of the 1031 exchange. He asked if it would be possible for Mr. Kovarik to rent for 30 days or longer or not less than two weeks. He also asked if it would be possible to get a special use permit that expires if Kovarik sells his property.

Mr. Arnold stated that he is a resident of 110 Pennsylvania Avenue. He lives adjacent to Mr. Kovarik's property and is opposed to the application. He stated that in the past he had people block his driveway and changing the zoning would only make the problem worse. He added that he used to be a resident of Fairfax County and experienced troubles with cars blocking his driveway at night. He states that they were cars from the rental apartment across the street. Mr. Arnold stated that he called the Fairfax County police to get the vehicles towed and was told that it was a public street, and they could not tow the vehicles. Mr. Arnold stated that he was left to take care of the issue himself. He stated that he had to go to the rental apartment across the street and find the person whose vehicle it was and get them to move. The person whose vehicle it was threatened with physical abuse to Mr. Arnold as Mr. Arnold was older than he was. He stated that he considers this rental a life-threatening issue and is opposed to the short-term rental. Mr.

Arnold stated that it would lead to a violent confrontation if he had to get someone to move out of his driveway.

Ms. Sheryl Scott stated that she and her husband, Bob, live in Hyannis Point. She stated that she is in support of the application as she has rented property for more than twenty years in Franklin and Bedford Counties. She stated that she has personally never seen the problems mentioned during the hearing and is surprised to learn of them. Ms. Scott stated that the restricted covenants allowed short-term rentals, and it was to her understanding that the HOA had to have a 66% vote to deter a short-term rental from occurring. She explained that the applicant is acting within his property rights and following the Franklin County protocol. Ms. Scott stated that the County provides strong tools for managing short-term rentals, even stronger than an HOA. She added that there are limits on occupancy and parking requirements along with County-level enforcement authority. She stated that there are some neighbors who opposed it, but no data supports it. She added that she has spoken with local property management companies, and none saw significant crime related to rentals. Ms. Scott stated that she does believe that Mr. Kovarik will follow the rules. She stated that it will increase property values. Ms. Scott presented a letter of support to the commissioners.

Mr. Charlie White stated that he lives in Highland Lake Section 1 that borders Kennedy Shores. He explained that Frontier Land Development sued him. He stated that the restricted covenants do not have anything against short-term rentals as the only time they are mentioned is in closing. Mr. White explained that Frontier Land Development misled some people in Kennedy Shores. He stated that he has been managing a rental in Highland Lake Section 1 since before zoning and only rented it to people he knew. He explained that someone had a party with over 40 people and had a concert. He stated that he had to apologize to the neighbors the next day as short-term rentals invite this activity in. He added that they had 6 personal watercrafts and boats, but it was only supposed to have one watercraft. Mr. White stated that he tried his best to manage the property, but it still happens.

Mr. Gary Mach stated that he lives in Kennedy Shores. He stated he would like to point out discrepancies that Mr. Chiado was trying to point out before his time ended. Mr. Mach stated that there is only one entry to the driveway, and he does not think it will be ample parking for 10 adults. He added that he has seen a lot of bad activity from renters such as unsafe boating. Mr. Mach stated that the County should look at penalties and ways to enforce the rules since renters often consider violations the cost of doing business.

Mr. Bob Piazza stated that he and his wife, Laura, moved to Belle Isle Drive off Dillard's Hill in 2016. He retired in Franklin County and has seen the area deteriorate. He stated that the structure of the roads has gone downhill and points out that the tar and chips on his road is not great for nice cars. Mr. Piazza stated that if the permit were approved, it would create more traffic. He stated that 100 contractor trucks drive down Belle Isle Drive, and it creates a nightmare. He asked what County citizens are getting with the extra tax money coming in. Mr. Piazza stated

that there are no lines on the roads, though he realizes that VDOT would be the contact for this. He stated that short-term rentals would increase traffic.

Mr. Brian Peters stated that he lives at Hyannis Point and became full-time residents in October. He is concerned about negative impacts the short-term rental may have. He explained that some people purchased their property with the ability to rent in mind, and he feels for those whose deal was not made clear. Mr. Peters hopes to protect his family and the peaceful, quiet neighborhood. He asked the Planning Commission to recommend denial of the application and stated that a follow-up to this application should be a request to rezone to R-1.

The Planning Commission began their deliberation. Mr. Victor Evans, Union Hall Commissioner, asked Mrs. Franklin to explain the special use permit and complaint process. Mr. Evan asked the applicant how he would vet the rental process. Mr. Kovarik stated he has engaged an experienced property manager who also takes care of short-term rentals at Jordan Lake and Lake Norman. The rental will be through Airbnb and VRBO and he will not rent to someone that does not have a five (5) star rating. He indicated there are HOA rules to follow and provided they are reasonable he will comply with those as well as the county regulations. Mr. Evans asked Mr. Kovarik if he stated he would have audio surveillance. Mr. Kovarik stated yes, he would. Mrs. Sherrie Mitchell, Snow Creek Commissioner, asked Mr. Kovarik if he lived in North Carolina. Mr. Kovarik stated yes, Greensboro, North Carolina and the property manager is located in Greensboro, North Carolina as well. Mrs. Mitchell asked Mr. Kovarik if he anticipated the property manager coming to the property if there was an issue. Mr. Kovarik stated either the property manager or he would.

The Planning Commission determined that it will not be a substantial detriment to adjacent properties, that the character of the zoning district will not be changed thereby, and that such special use permit will be in harmony with the purpose and intent of the County Code, the uses permitted by right in the zoning district, and with the public health, safety, and general welfare to the community. Planning Commission recommended APPROVAL with the following six (6) conditions:

1. The special use permit authorizing the short-term rental dwelling on Tax Parcel # 0512005800 shall only apply to the existing dwelling on the property. No additional dwellings on the property shall be used for a short-term rental unless this permit is revised by the Board of Supervisors after review and recommendation of the Planning Commission.
2. The owner shall always comply with the supplementary regulations for short-term rentals found in Section 25-138 and Section 5.5-72 of the Franklin County Code.
3. The owner shall provide and maintain proof of liability insurance covering injury to a guest on the property of no less than \$1,000,000.
4. The owner shall register the short-term rental use and shall have the property inspected for compliance with County Code. No short-term rental of the property shall be

authorized until these inspections take place, and the property is found to be compliant with the applicable County Code.

5. The owner shall supply the Planning Department with the name and phone number of a property manager or contact person. The Planning Department shall be notified any time this information is changed. Staff will notify adjoining property owners of this information and notify them of any changes to this information.
6. The owner shall plant a landscape buffer between the subject property and 78 Pennsylvania Avenue from front edge of the home to the 800' contour (along property line). The landscape planting will be approved by the Planning Office prior to the approval of the short-term rental annual registration.

A Roll Call Vote was held with the following recorded vote.

Motion to Approve: Evans

Seconded: McGhee

AYES: Mitchell, Pendleton, Evans, Doss, McGhee

NAYES: Clements

ABSENT: Jefferson

ABSTAIN: None

SUGGESTED MOTIONS:

(APPROVE) I find that the use will not be of substantial detriment to adjacent properties, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the uses permitted by right in the zoning district, and with the public health, safety, and general welfare to the community. Therefore, I move to recommend approval of the applicants' request for a special use permit to allow for short-term tourist rental of dwelling on property with the six (6) conditions as recommended by the Planning Commission.

OR

(DENY) I find that such use will be of substantial detriment to adjacent properties, that the character of the zoning district will be changed thereby, and that such use will not be in harmony with the purpose and intent of the uses permitted by right in the zoning district, and with public health, safety, and general welfare to the community. Therefore, I move to recommend denial of applicants' request.

OR

(DELAY ACTION) I find that the required information for the submitted petition is incomplete. Therefore, I move to delay action until all necessary materials are submitted to the Board of Supervisors.

RESOLUTION # _____

APPLICATION for SPECIAL USE PERMIT- Application of Dan Kovarik, Applicant, and RDK Property, LLC, Owners, requesting a special use permit on an approximate 1.00 acre of property zoned A-1, Agricultural District. The parcel is located at 108 Pennsylvania Avenue in the Union Hall Election District of Franklin County and further identified by real estate records as Tax Map/Parcel #0512005800. The purpose of this special use permit request is to allow for short-term tourist rental of dwelling. This property has a future land use designation of Low Density Residential – County and Lake Influence Area (0.5 M Buffer) (SPEC-10-25-18426).

WHEREAS, Dan Kovarik, Applicant, and RDK Property, LLC, Owners, filed an application requesting a Special Use Permit to allow for a short-term tourist rental of dwelling on an approximate 1.00-acre, located in the Union Hall Election District, zoned A-1, Agricultural, 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 December 9, 2025, and January 20, 2026, respectively, at which time all 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 request, with the following six (6) conditions, and

1. The special use permit authorizing the short-term rental dwelling on Tax Parcel # 0512005800 shall only apply to the existing dwelling on the property. No additional dwellings on the property shall be used for a short-term rental unless this permit is revised by the Board of Supervisors after review and recommendation of the Planning Commission.
2. The owner shall always comply with the supplementary regulations for short-term rentals found in Section 25-138 and Section 5.5-72 of the Franklin County Code.
3. The owner shall provide and maintain proof of liability insurance covering injury to a guest on the property of no less than \$1,000,000.
4. The owner shall register the short-term rental use and shall have the property inspected for compliance with County Code. No short-term rental of the property shall be authorized until these inspections take place, and the property is found to be compliant with the applicable County Code.
5. The owner shall supply the Planning Department with the name and phone number of a property manager or contact person. The Planning Department shall be notified any time this information is changed. Staff will notify adjoining property owners of this information and notify them of any changes to this information.
6. The owner shall plant a landscape buffer between the subject property and 78 Pennsylvania Avenue from front edge of the home to the 800' contour (along property line). The landscape planting will be approved by the Planning Office prior to the approval of the short-term rental annual registration.

WHEREAS, after full consideration, the Franklin County Board of Supervisors determined that the request will not be of substantial detriment to adjacent properties, 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, the uses permitted by right in the zoning district, and with the public health, safety and general welfare to the community, and **APPROVED** the Special Use Permit for short-term tourist rental of dwelling with the six (6) conditions recommended by the Planning Commission.

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 _____ to approve the requested Special Use Permit, and seconded by _____, said motion was **APPROVED** by the following recorded vote:

AYES:

NAYES:

ABSENT:

ABSTAIN:

Amy Renick, Clerk
Franklin County Board of Supervisors

Date

STAFF REPORT
Case # SPEC-10-25-18426



To: Franklin County Planning Commission
From: Tina Franklin, Planner II
Date: November 25, 2025
Tax #s: 0512005800
District: Union Hall Election District
Applicant: Dan Kovarik
Owner: RDK Property, LLC

APPLICATION for SPECIAL USE PERMIT – Application of Dan Kovarik, Applicant, and RDK Property, LLC, Owners, requesting a special use permit on an approximate 1.00 acres of property zoned A-1, Agricultural District. The parcel is located at 108 Pennsylvania Avenue in the Union Hall Election District of Franklin County and further identified by real estate records as Tax Map/Parcel #0512005800. The purpose of this special use permit request is to allow for short-term tourist rental of dwelling. This property has a future land use designation of Low Density Residential – County and Lake Influence Area (0.5 M Buffer) (SPEC-10-25-18426).

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the special use permit with the following six (6) conditions:

1. The special use permit authorizing the short-term rental dwelling on Tax Parcel # 0512005800 shall only apply to the existing dwelling on the property. No additional dwellings on the property shall be used for a short-term rental unless this permit is revised by the Board of Supervisors after review and recommendation of the Planning Commission.
2. The owner shall always comply with the supplementary regulations for short-term rentals found in Section 25-138 and Section 5.5-72 of the Franklin County Code.
3. The owner shall provide and maintain proof of liability insurance covering injury to a guest on the property of no less than \$1,000,000.
4. The owner shall register the short-term rental use and shall have the property inspected for compliance with County Code. No short-term rental of the property shall be authorized until these inspections take place, and the property is found to be compliant with the applicable County Code.
5. The owner shall supply the Planning Department with the name and phone number of a property manager or contact person. The Planning Department shall be notified any time this information is changed. Staff will notify adjoining property owners of this information and notify them of any changes to this information.



6. The owner shall plant a landscape buffer between the subject property and 78 Pennsylvania Avenue from front edge of the home to the 800' contour (along property line). The landscape planting will be approved by the Planning Office prior to the approval of the short-term rental annual registration.

BACKGROUND

The property is located at 108 Pennsylvania Avenue in the Kennedy Shores Subdivision and is zoned A-1, Agricultural. The property consists of approximately 1.00 acre. The parcel is identified as Parcel ID # 0512005800 in the Union Hall election district. This is the only dwelling located on the parcel and where the short-term rental is proposed to take place.

The property is located on a private road, which will be taken into the state's secondary system. The driveway is circular with two entrances on Pennsylvania Avenue, and the driveway has ample parking. The water supply is a well, and the sewer supply is a septic system. The closest residence is approximately thirty-five (35') feet from the proposed short-term rental located at 108 Pennsylvania Avenue.

According to County records, the dwelling is a one-story single-family residence with the Certificate of Occupancy issued in 2025 and consists of five (5) bedrooms, five (5) full bathrooms and has a total living area of approximately 4,444 square feet. In 2024, the OSE Construction permit was issued by the Virginia Department of Health for a five (5) bedroom home. The septic tank and drain field are located in the rear yard of the property. The short-term rental can be rented for a maximum of ten (10) adults.

Dan Kovarik, applicant and owner of RDK Property LLC, stated in the letter of application that he is requesting the special use permit in part because this property was purchased as a 1031 Exchange and IRS Regulations require that the property be rented. He indicated his intention was to rent the property just enough to meet the requirements of the 1031 Exchange. He stated he spoke with the HOA president, Mr. Mark McGee, and assured him that he is committed to maintaining the peace and quiet enjoyment of the neighborhood.

Mr. Kovarik stated he will be hiring a property management company to ensure that renters are respectful of the property and the neighborhood, and that he has installed security cameras to be able to monitor renter activity. The county does not enforce deed restrictions; however, Kennedy Shores Subdivision does have deed restrictions that permit short-term rentals of property as long as the owner obtains a special use permit.

The application was advertised, site posted, and notifications sent to all adjacent property owners. The Development Review Team (DRT) reviewed the application at its November 2025 meeting. As of the date of this report, staff have received seven (7)



phone calls inquiring about the application and all were in opposition. Additional comments and concerns may be raised as a result of the public hearings.

SITE STATISTICS:

<i>Location:</i>	108 Pennsylvania Avenue
<i>Size:</i>	+/-1.00 total acres
<i>Existing Land Use:</i>	Residential
<i>Adjoining Zoning:</i>	A-1, Agricultural
<i>Adjoining Land Uses:</i>	Residential/Vacant
<i>Adj Future Land Uses:</i>	Low Density Residential – County and Lake Influence Area

COMPREHENSIVE PLAN:

Future Land Use

The future land use map designates the subject property as Low Density Residential - County and Lake Influence Area, according to the 2045 Franklin County Comprehensive Plan adopted by the Board of Supervisors in July of 2025.

Low Density Residential

The Comprehensive Plan describes that:

Low-Density Residential areas are the “suburban” areas of the County that are not within one of the four DGAs. These areas surround or abut other areas experiencing growth, such as the Town of Rocky Mount and the County’s lake-adjacent DGAs. This classification generally represents areas of suburban patterns of development, either singularly or within subdivisions. Housing in these areas typically consists of single-family dwellings on a variety of lot sizes. Low-Density Residential areas are intended to be predominately residential, with very limited neighborhood commercial uses – such as childcare facilities. At present, these areas are served myriad water and sewer infrastructure – whether by the Town of Rocky Mount, Western Virginia Water Authority, shared/community systems, or by individual wells and septic systems. However, these are areas that are suitable for the continued expansion of public water and sewer services in the future.

Primary Land Use Types:

- Single-family
- Accessory dwellings units (ADU)
- Cluster residential development
- Manufactured homes



- Residential agriculture (chickens and bees)
- Recreation
- Civic

Character Guidelines

- Limit the proliferation of residential driveways on primary routes and utilize access points and internal street networks, to the extent possible, for all new development.
- Provide interconnections to existing roadways for improved access and circulation in new developments.
- Discourage the construction of private roads in new developments. If not feasible, new developments should include formal agreements for the maintenance for any roads not built, or eligible, for inclusion in the state highway system.
- Utilize community/shared water and sewer infrastructure in new development, to the extent possible, if public services are not available.

Lake Influence Area (Overlay)

An overlay area overlaps other land use designations; therefore, the policy provisions are cumulative. The Lake Influence Area includes those areas within 0.5 miles of the Smith Mountain Lake Shoreline. These areas predominately consist of and are intended for residential uses. However, as both a tourism destination and popular second home for short-term rentals and/or retirement location. Further, it is expected that these areas have commercial development geared towards lake visitors – such as marinas, campgrounds, lodging, water sports, etc.

Primary Land Use Types:

- All uses listed for underlying Future Land Use designation
- Townhomes
- Small-scale multifamily residential
- Garden/patio homes
- Lodging
- Small-scale commercial (marinas, restaurants, etc.)
- Tourism

Character Guidelines:

- Buffer new non-residential development when adjacent to residential uses.
- Implement low-impact development (LID) to the extent possible.
- Strive for materials, scale, and character of new buildings to be compatible with existing neighborhoods.
- Limit the proliferation of residential driveways on primary routes.
- When developing non-residential uses, preserve the natural landscape to the extent possible.
- Discourage the construction of private roads in new developments. If not



feasible, new developments should include formal agreements for the maintenance for any roads not built, or eligible, for inclusion in the state highway system.

Chapter 7, Housing, discusses short-term rentals (STRs) in Franklin County. STRs have grown in popularity across the nation over the last decade, particularly in tourist destinations.

Often cited benefits of STRs include:

- The generation of additional tax revenue for the County, as the Commissioner of the Revenue collects transit occupancy taxes.
- The potential to provide supplemental income to property owners, particularly those facing hardships or cost burdens.
- The potential to increase tourism in the community, by diversifying lodging options in the absence of abundant traditional lodging uses, such as hotels.

Often cited drawbacks of STRs include:

- The potential to alter an existing neighborhood's character. As the character of neighborhoods is greatly varied in rural communities, in addition to general local government regulations, the allowance of STRs can also be addressed through private Homeowners' Associations and similar entities.
- The potential to disrupt and/or destabilize the local housing market, as units are bought for investment, which can increase the cost of remaining stock or limit what is available.

A balance is needed between allowing STRs in appropriate areas as an asset for tourism and property owner's investment, while also ensuring that regulations adequately limit adverse neighborhood impacts and protect interests of the County's full-time residents.

Chapter 12, Implementation. Objective 7.2: Adequately plan for projected and future growth by continuously monitoring and responding to emerging housing needs and trends.

Strategy 7.2.4 Engage the public on the topic of short-term rental (STR) regulations. Based on community feedback, review zoning ordinance regulations – including use permissions and performance standards for STRs to ensure they are operated in appropriate areas to protect the existing housing stock from oversaturation and to ensure residential neighborhoods are protected from the impacts of transient occupancy.

Comprehensive Plan Summary

As noted above, the future land use designation for this area is Low-Density Residential - County and Lake Influence Area. Low-Density Residential classifies areas that generally represent suburban patterns of development, either singularly or within subdivisions. Housing in these areas typically consists of single-family dwellings on a variety of lot



sizes. The Lake Influence Area includes those areas within 0.5 miles of the Smith Mountain Lake Shoreline. These areas predominately consist of and are intended for residential uses. However, as both a tourism destination and popular second home for short-term rentals and/or retirement location. Further, it is expected that these areas have commercial development geared towards lake visitors – such as marinas, campgrounds, lodging, water sports, etc.

This proposed STR is located in a subdivision that is not fully developed. Pennsylvania Avenue has five (5) homes that have been constructed, three (3) lots that have constructed docks, one (1) vacant lot, and one (1) community lot with a picnic shelter. This subdivision is a traditional subdivision with similar sized lots and streets that end in cul de sacs. The area designated lake influence area is becoming a tourist destination and popular with short-term rentals and retirees. The Union Hall district has a number of second dwellings for residents that do not live in the area full time. The district also has full-time residents too.

The lake influence area is showing an increase in tourism and the need for other accommodation for guests; this would be a location for a STR. This STR could help diversify lodging in the area since there are no hotels in the Union Hall Designated Growth Area (DGA). The property has access to Smith Mountain Lake, close to the Union Hall Designated Growth Area, and the Town of Rocky Mount. The County does not enforce restrictive covenants or consider the covenants in any decision concerning STRs; however, this subdivision does have covenants that allow STRs with regulations. The Comprehensive Plan would support this STR with the conditions recommended by staff to minimize the impact on the surrounding properties.

ZONING ORDINANCE:

Special uses for the A-1 district are set forth in Section 25-179. The requested use is referenced as short-term tourist rental of dwelling.

Sec. 25-638 of the Zoning Ordinance sets forth the County's authority to issue special use permits for certain uses. In order to issue a special use permit, the Board of Supervisors must find that such use will not be a substantial detriment to adjacent properties, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the uses permitted by-right in the zoning district, and with the public health, safety, and general welfare to the community.

Sec. 25-640 of the Zoning Ordinance sets forth the County's authority to impose conditions for the issuance of special use permits. The ordinance states that the Board of Supervisors "*may impose upon any such permit such conditions relating to the use for which such permit is granted as it may deem necessary in the public interest...*" Conditions associated with a special use permit must be related to the particular land use which required the permit and must be related to some impact generated by or associated with such land use.



Sec. 25-641 of the Zoning Ordinance states that a special use permit shall expire eighteen (18) months from the date of issuance if “*no commencement of use, structure or activity has taken place.*” The ordinance states that “commencement” shall consist of “extensive obligations or substantial expenditures in relation to the project,” including engineering, architectural design, land clearing, and/or construction.

Section 25-138 and Section 5.5-72 of the Franklin County Code outlines requirements for operation of short-term rentals in the county as follows:

Sec. 25-138. - Short-term tourist rentals.

The following general regulations apply to all short-term tourist rental of residential dwellings:

(a) The use of the dwelling unit for short-term rentals shall be primarily for residential purposes related to tourism or vacationing.

(b) There shall be no change in the outside appearance of the dwelling or premises, or other visible evidence of the conduct of such short-term rentals.

(c) There shall be no more than two (2) adults per bedroom occupying the dwelling at any one time. An adult, for the purpose of this regulation, is any person over the age of five (5). The number of bedrooms in dwellings relying upon septic tanks and drainfields for sewage disposal shall be determined by reference to health department permits specifying the number of bedrooms for which the supporting system was designed.

(d) All vehicles of tenants shall be parked in driveways or parking areas designed and built to be parking areas. In the case of multifamily dwellings, all vehicles must be parked in spaces specifically reserved for the dwelling unit being rented.

(e) All boats of tenants shall be parked on the lot on which the dwelling is located. In the case of multifamily dwellings boats must be parked in areas specifically reserved for the dwelling unit being rented.

(f) Noise generated off the lot or off the premises shall be in no greater volume or pitch than normally expected in a residential neighborhood.

(g) A fire extinguisher and smoke detector must be installed in every dwelling.

(h) The owner of a dwelling used for short term rental shall give the county written consent to inspect any dwelling used for short-term rental to ascertain compliance with all the above performance standards.

Sec. 5.5-72. - Short-term rentals.



The following general regulations apply to all short-term tourist rental of residential dwellings:

(a) The use of the dwelling unit for short-term rentals shall be primarily for residential purposes related to tourism or vacationing.

(b) There shall be no change in the outside appearance of the dwelling or premises, or other visible evidence of the conduct of such short-term rentals.

(c) There shall be no more than two (2) adults per bedroom occupying the dwelling at any one time. An adult, for the purpose of this regulation, is any person over the age of three (3). The number of bedrooms in dwellings relying upon septic tanks and drain fields for sewage disposal shall be determined by reference to health department permits specifying the number of bedrooms for which the supporting system was designed. A notice shall be clearly posted in the dwelling indicating the approved occupancy of the dwelling.

(d) All vehicles of tenants shall be parked in driveways or parking areas designed and built to be parking areas. In the case of multifamily dwellings, all vehicles must be parked in spaces specifically reserved for the dwelling unit being rented.

(e) All boats of tenants shall be parked on the lot on which the dwelling is located. In the case of multifamily dwellings boats must be parked in areas specifically reserved for the dwelling unit being rented.

(f) Noise generated off the lot or off the premises shall be in no greater volume or pitch than normally expected in a residential neighborhood.

(g) A type 2A-10BC fire extinguisher shall be mounted on the wall in common area or kitchen on each floor in the dwelling. Smoke detectors must be installed and function properly in every living area and bedroom within the dwelling. Each bedroom shall comply with building code requirements for egress. An evacuation plan shall be provided in the home and clearly visible to renters.

(h) The owner of a dwelling used for short term rental shall give the county written consent to inspect any dwelling used for short-term rental to ascertain compliance with all the above performance standards. An annual inspection shall be performed by the County.

ANALYSIS

In accordance with Section 25-638, the proposed special use permit is evaluated to determine if it will be a substantial detriment to adjacent properties, change the character of the zoning district, and be in harmony with the uses permitted by-right in the zoning district, and the public health, safety, and general welfare to the community.



The proposed short-term rental is located on a lot consisting of 1.00 acre, and the closest single-family dwelling is approximately thirty-five (35') feet. Due to the proximity of the homes, a landscape buffer is one of the conditions of the special use permit to screen the two (2) properties. The property has two (2) single-family dwellings on each side. The surrounding properties are close in lot sizes.

The property has a driveway that leads to the dwelling off of Pennsylvania Avenue which would provide ample parking. The traffic generated by this short-term rental would be similar to what is generated by a single-family dwelling with full-time residents. The community area at the end of the cul de sac could possibly generate more traffic than this short-term rental when in use for events. The noise of the rental should not be more than normally expected in a residential neighborhood. The noise at the community area could be more than the STR in the neighborhood.

The single-family dwelling can be rented to a maximum of ten (10) adults according to the septic permit that was issued by the Virginia Department of Health for five (5) bedrooms.

The comprehensive plan designations for this property are Low Density Residential - County and Lake Influence Area. Low density residential represents suburban patterns of development and housing consists of single-family dwellings on a variety of lot sizes. Lake influence area consists of residential uses, but the increase in tourism around the lake and the need for accommodation for these guests the County will see an increase in STRs in this future land use designation. Some of the primary land use types for this designation are lodging and tourism. There needs to be a balance in traditional subdivisions between residents and transients' occupants that allows STRs to be located in subdivisions around the lake.

After reviewing the application, comprehensive plan, and comments for the DRT, staff recommend approval of the special use permit for the short-term rental on this parcel. Staff conclude there will be minimal impacts to the surrounding area. The character of the A-1 zoning district will not be changed. The STR will be in harmony with the purpose and intent of this chapter and with the uses permitted by right in the A-1 zoning district.

DEVELOPMENT REVIEW TEAM (DRT) COMMENTS:

AEP: Elijah Meador, Process Supervisor, stated that Appalachian has no comments on the proposal specifically regarding the Shoreline Management Plan as no improvements are proposed within Appalachian's Project boundary (800-foot elevation contour).

VDOT: Lisa Lewis had no comments or concerns due to the nature of the application.

VDH: Darrin Doss had no comments or concerns due to the nature of the application.



WVWA: As this parcel does not have a utility connection to WVWA services, Aaron Shearer had no comments or concerns.

STORMWATER / E&S: As the property does not include any construction and/or grading activities that would result in erosion and sediment control and/or storm water management requirements, Bill Raney, Development Review Manager, had no comments or concerns.

BUILDING: John Broughton, Building Official, had no comments or concerns due to the nature of the application.

FIRE & EMS: Andy Pendleton, Fire Marshal, had no comments or concerns due to the nature of the application.

GIS: Eric Schmidt, GIS Manager, had no comments or concerns due to the nature of the application.



SUGGESTED MOTIONS:

The following suggested motions are sample motions that may be used. They include language found in Section 15.2-2283, Purpose of zoning ordinances of the Code of Virginia of 1950, as amended.

(APPROVE) I find that the use will not be of substantial detriment to adjacent properties, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the uses permitted by right in the zoning district, and with the public health, safety, and general welfare to the community. Therefore, I move to recommend approval of the applicant's request for a special use permit to allow for short-term tourist rental of dwelling with the six (6) conditions recommended by staff.

OR

(DENY) I find that such use will be of substantial detriment to adjacent properties, that the character of the zoning district will be changed thereby, and that such use will not be in harmony with the purpose and intent of the uses permitted by right in the zoning district, and with public health, safety, and general welfare to the community. Therefore, I move to recommend denial of the applicant's request for a special use permit for short-term tourist rental of dwelling.

OR

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

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

I/We Dan Kovarik 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: Dan Kovarik

Petitioner's Address: 108 Pennsylvania Ave, Union Hall, VA 24176

Petitioner's Phone Number: 336-404-2977

Petitioner's Email Address: kovarikdan@gmail.com

Property Owner's Name: RDK Property, LLC

Property Owner's Address: 2005 Cedar View Dr, Greensboro NC 27455

Property Owner's Phone Number: 336-404-2977

Property Owner's Email Address: kovarikdan@gmail.com

Property Information:

A. Proposed Property Address: 108 Pennsylvania Ave
Union Hall, VA 24176

B. Tax Map and Parcel Number: 0512005800

C. Election District: Union Hall

D. Size of Property: 1 Acre

E. Existing Zoning: A1

F. Existing Land Use: 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: Short Term Rental of Dwelling
and Residential

K. Size of Proposed Use: 1 Acre

L. Other Details of Proposed Use: This use is a good fit
for the neighborhood and is permitted
in the covenants.

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): Dan Kovarik

Petitioner's Signature: Dan Kovarik

Date: Oct 27, 2025

Mailing Address: 2005 Cedar View Dr
Greensboro, NC 27455

Phone Number: 336-404-2977

Email Address: Kovarik dan @ gmail . com

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

Owner's Name: _____

Owner's Signature: _____

Date: _____

Date Received by Planning Staff: _____

October 27, 2025

Franklin County
Planning and Community Development
1255 Franklin Street
Suite 103
Rocky Mount, VA 24151
Attention Tina Franklin

Ms. Franklin,

Attached is my application for a Short-Term Rental Permit for my house at 108 Pennsylvania Avenue, Union Hall VA 24176. It is within the Kennedy Shores development, Lot #58 Parcel 0512005800.

I have also attached a copy of page 15 of the Declaration of Restrictions, Covenants and Conditions for Kennedy Shores Subdivision. Under Section IX, Item P on page 15, Short Term Rentals are expressly permitted. I am requesting this permit in part because this property was purchased as a 1031 Exchange and IRS Regulations require that the property be rented. It is my intention to rent just enough to meet the requirements. Additionally, I believe this can expose more people to the beauty of the Kennedy Shores development.

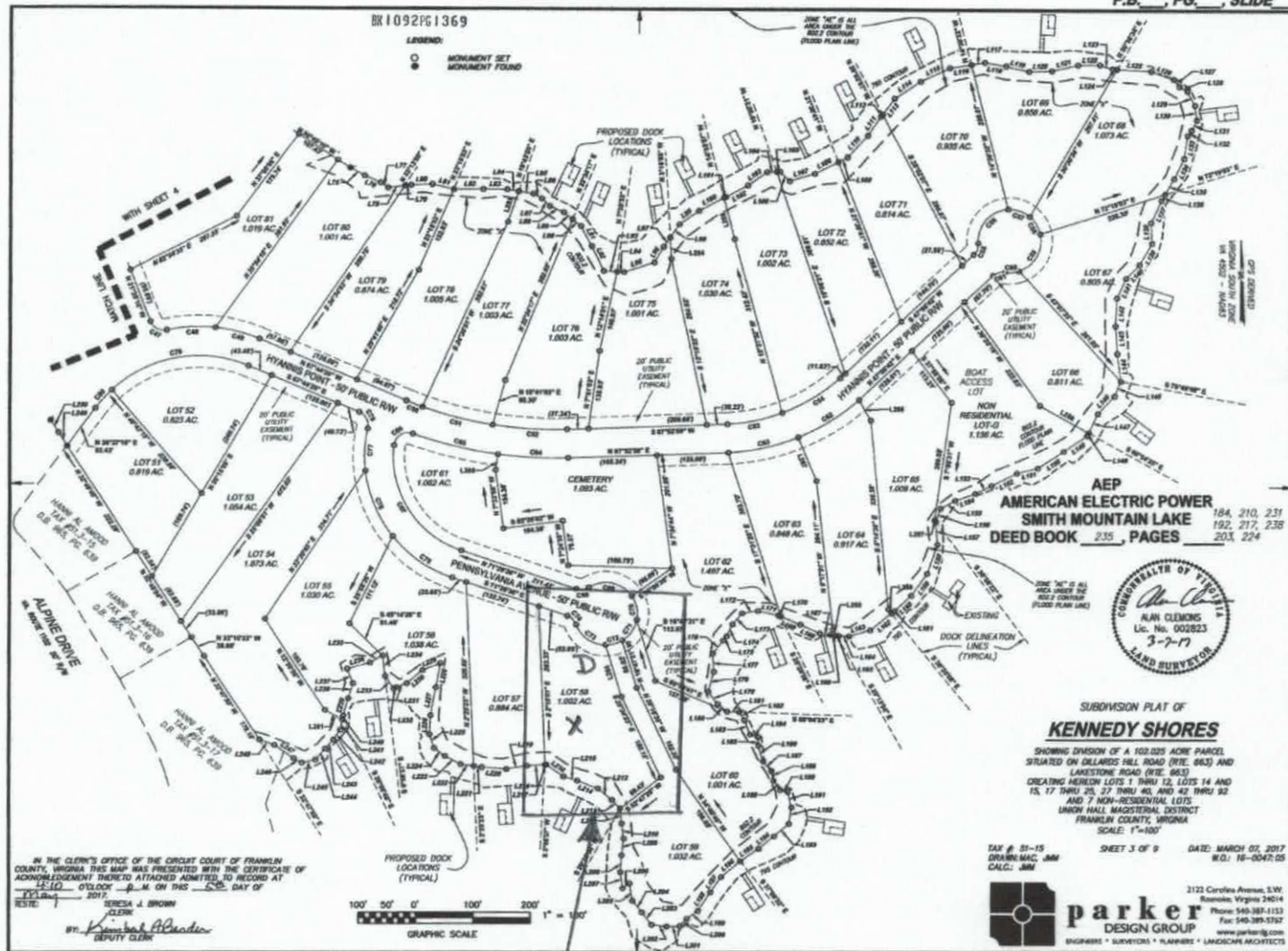
I have been in contact with Mr. Mark McGee, President of the Kennedy Shores HOA and assured him that I am committed to maintaining the peace and quiet enjoyment of the neighborhood. I am hiring a property management company to ensure that renters are respectful of the property and the neighborhood, and have installed security cameras to be able to monitor renter activity. I believe that this permit will not have a negative impact on the neighborhood.

If you need anything further, please contact me by email or phone.

Thank you,

Dan Kovarik
kovarikdan@gmail.com
336-404-2977

BK1092PG1369



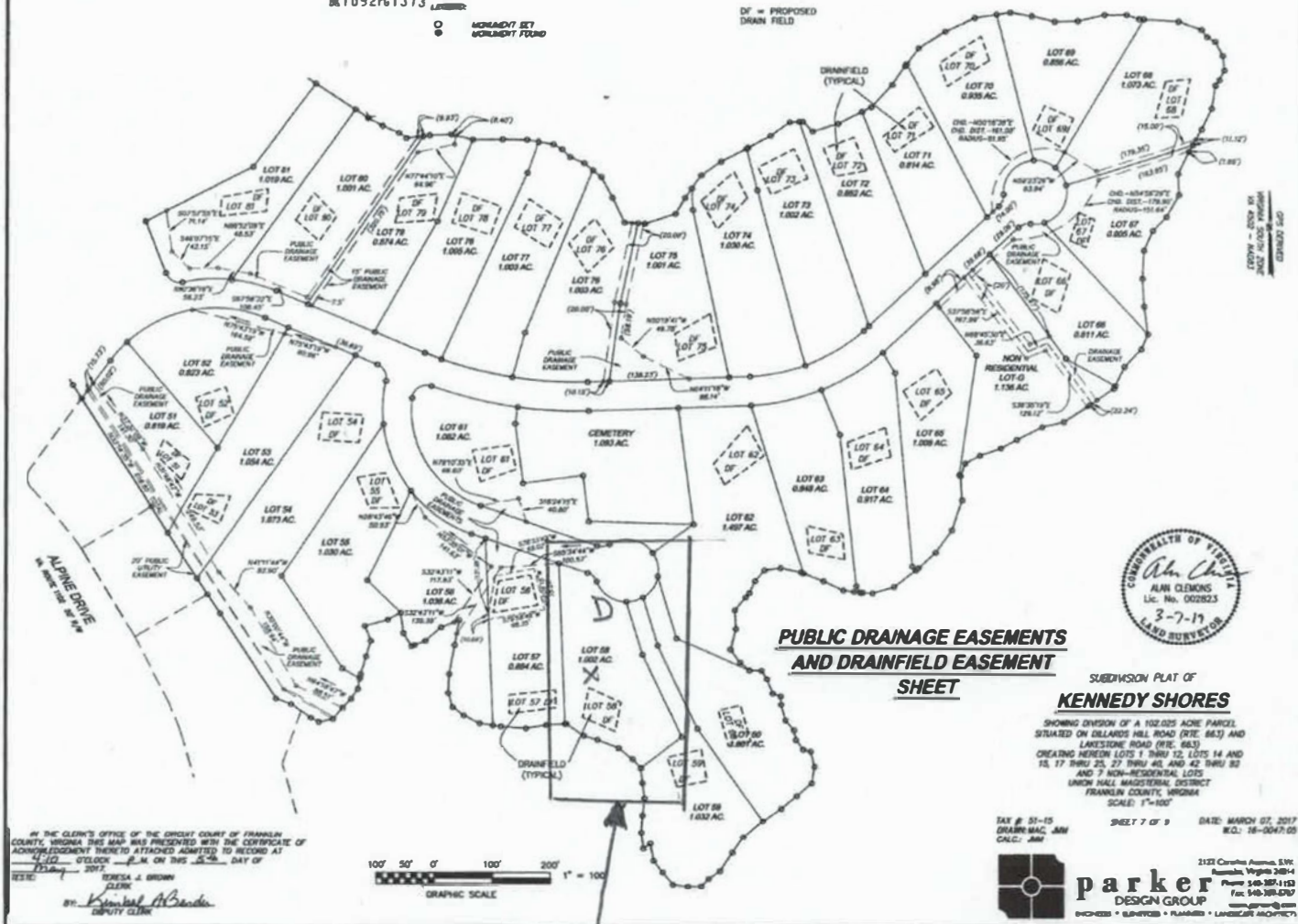
**CONCEPT PLAN
DATED 10/28/2025
PREPARED BY: DAN KOVARIK,
OWNER**

LOT 58
X = SEPTIC
D = DRIVEWAY

01092PG1373

MONDAY 7 SET
MONDAY 7 SET

DF = PROPOSED
DRAIN FIELD



PUBLIC DRAINAGE EASEMENTS AND DRAINFIELD EASEMENT SHEET

SUBDIVISION PLAT OF KENNEDY SHORES

SHOWING DIVISION OF A 102.025 ACRE PARCEL
SITUATED ON DILLARDS HILL ROAD (RTE. 663) AND
LAKESTONE ROAD (RTE. 663)
CREATING HEREON LOTS 1 THRU 12, LOTS 14 AND
15, 17 THRU 25, 27 THRU 40, AND 42 THRU 82
AND 7 NON-RESIDENTIAL LOTS
UNION HALL MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
SCALE: 1"=100'

TAX # 51-15
DRAHEMAC, JR.
CALC - 894

PAGE 7 OF 9 DATE: MARCH 07, 2017
EC: 16-0047-06

2121 Carolina Avenue, SW
Reno, NV 89514
Phone 775-387-1153
Fax 775-389-5767
www.garwin.com

parker
DESIGN GROUP

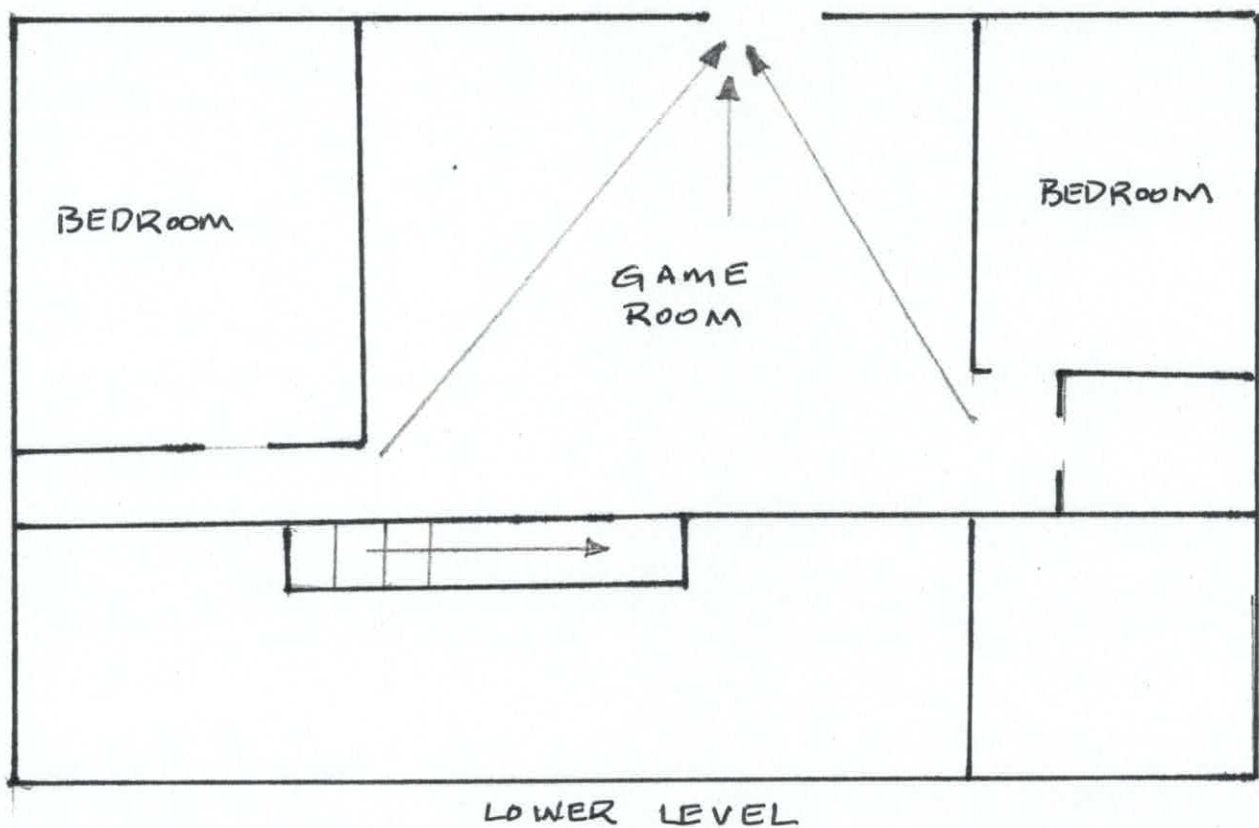
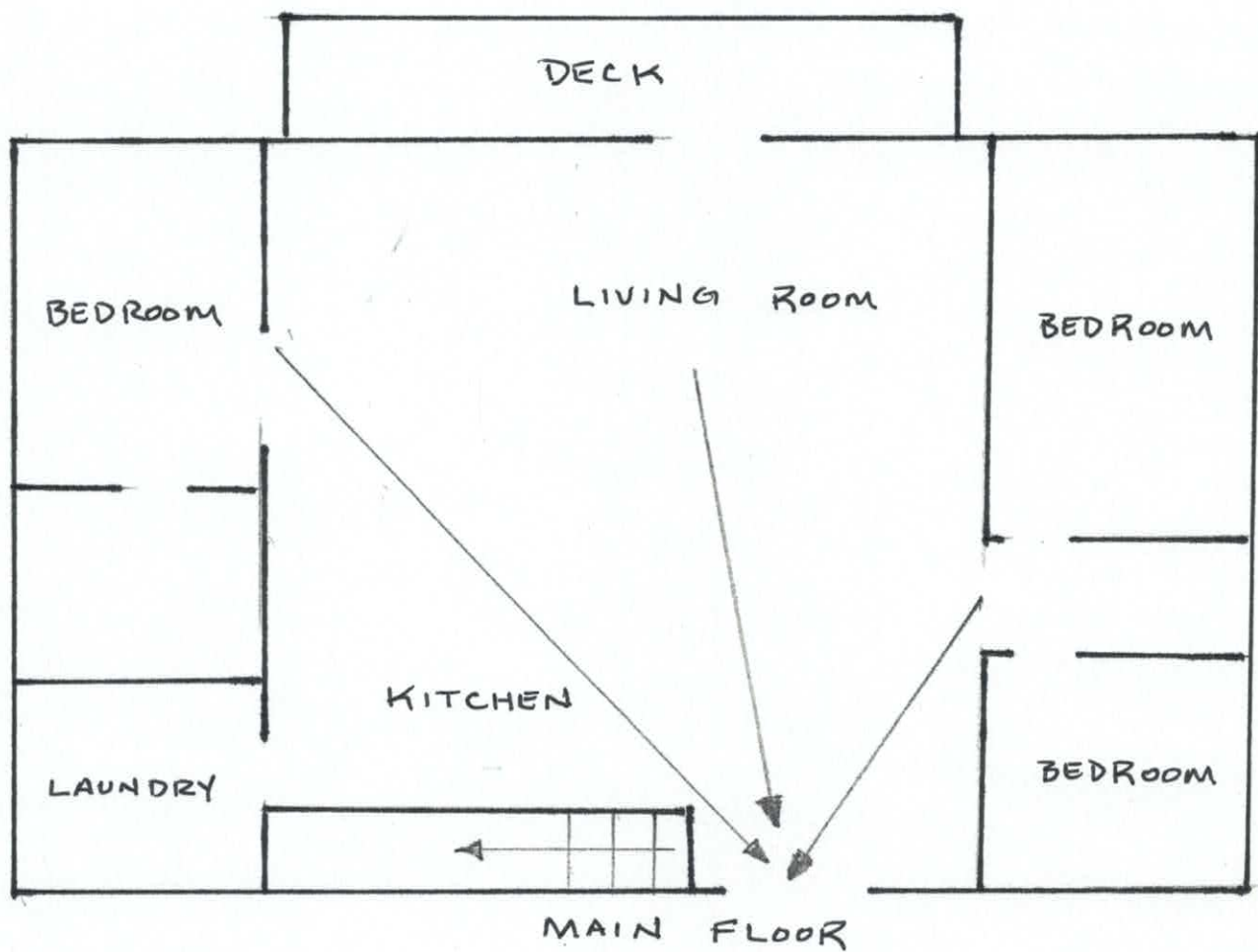
DESIGN GROUP
OWNERS • BUILDERS • PLANNERS • LANDSCAPE ARCHITECTS

P.B. , PG. , SLIDE

LOT 58

X = SEPTIC

D = DRIVEWAY



- O. Fences. No fence other than a fence approved by the ARC shall be erected on any Lot.
- P. Short Term Rentals. Short term rentals of homes in Kennedy Shores are expressly permitted subject to the Lot owner obtaining a special use permit as may be required by the zoning ordinance, provided the Association may implement procedures to require Lot owners to provide Association with such information as Association may reasonably require for security purposes and/or acknowledgment of and consent to any rules and regulations of the Association.

X. MISCELLANEOUS PROVISIONS

A. Amendments. Except as otherwise set forth in this Declaration and subject to the Association bylaws, this Declaration may be amended or amended and restated only (i) during the period of Declarant control by Declarant, or (ii) with the approval of 67% of the Class A members (including Declarant as to Class A votes held by Declarant) voting in person or by proxy at a duly called meeting and the written consent of Declarant during the period of Declarant control. Notwithstanding the foregoing, Declarant shall also have the right from time to time and at any time without the consent of any other owners to amend this Declaration and any other Project Documents in any respect as may be necessary or appropriate, in Declarant's sole judgment, (i) in order for this Declaration or the Subdivision to comply with the Virginia Property Owners' Association Act, the zoning ordinance or other applicable laws now or hereafter enacted, as the same may be amended from time to time (including without limitation the adoption of defined terms for use herein and in the Association articles of incorporation and bylaws), (ii) in order to correct a mathematical mistake, an inconsistency or ambiguity with respect to an objectively verifiable fact in or among this Declaration, the Association's articles and bylaws, and/or a scrivener's error; provided that no such amendment may materially reduce what the obligations of the Declarant would have been if the mistake, inconsistency, error or ambiguity had not occurred, (iii) in order to satisfy the requirements of the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Federal Housing Administration or other governmental or quasi-governmental entities, with respect to their purchase, guarantee or insurance of loans secured by Lots or (iv) in any other respect only to the extent the amendment does not materially and adversely affect the rights and obligations of the members in Association or the rights and obligations of the owners under this Declaration.

Notwithstanding anything contained in this Declaration to the contrary, no amendment may be made to this Declaration without the Declarant's consent if such amendment would eliminate or materially and adversely affect any of the rights, exemptions, interests or privileges expressly reserved or granted to the Declarant (as the "Declarant" or "Class B Member" and not as an Owner generally), except to the extent that such rights expressly expire upon the termination of the Period of Declarant Control or that would result in treating Declarant or the Lots still owned by Declarant differently from other Owners or Lots. If the Members vote to amend or amend and restate this Declaration, the Association and, during the Period of Declarant Control, the Declarant shall execute and record in the Clerk's Office an instrument setting forth the amendment or restatement and shall certify therein that the vote of Members approving the amendment was taken at a Duly Called Meeting and that at least two thirds of the Class A votes present in person or by proxy were cast in favor of the amendment or restatement. If the Declarant amends this Declaration without the consent of any other Owners as provided in this Section or elsewhere in this Declaration, the Declarant shall execute and record in the Clerk's Office an instrument setting forth the amendment and shall certify therein that the amendment was authorized as provided herein and that if during the Period of Declarant Control, Declarant consented to the amendment or restatement. The foregoing certification in any amendment or restatement may be relied upon by third parties for the correctness of the facts stated therein.

B. Assignment of Declarant's Rights. Any and all rights, powers, easements and reservations of Declarant set forth herein may be assigned in whole or in part, at any time or from time to time, to the Association. Each such assignment shall be evidenced by an instrument which shall be recorded in the Clerk's Office. The

Prepared by and return to:

George I. Vogel, III

VSB# 47503

204 McClanahan Street, SW

Roanoke, VA 24014

Title Insurance: Fidelity National

Title Insurance Company

Tax Map# 0512005800**Consideration:** \$2,148,962.00**Assessed Value:** \$857,364.00**Grantees address:**2005 Cedar View Drive
Greensboro NC 27455

THIS DEED, made and entered into this 25th day of June, 2025, by and between CRAIG A. CARON and NICOLE M. CARON, husband and wife, Grantors; and RDK PROPERTY, LLC, a North Carolina limited liability company, Grantee.

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash and other good and valuable consideration paid by the Grantee unto the Grantors, the receipt whereof is hereby acknowledged, the said Grantors do hereby BARGAIN, SELL, GRANT and CONVEY, with GENERAL WARRANTY and MODERN ENGLISH COVENANTS OF TITLE, unto the Grantee, RDK PROPERTY, LLC, a North Carolina limited liability company, all of that certain lot or parcel of land, located in the COUNTY OF FRANKLIN, VIRGINIA, and more particularly described as follows, to-wit:

Lot 58, KENNEDY SHORES, CONTAINING 1.002 ACRES, being more particularly shown and described according to plat of survey prepared by Parker Design Group, Alan Clemons, L.S., dated March 7, 2017, of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1092 at Pages 1366 thru 1375, with this reference being made for a more complete and particular description of the subject property and as a means of incorporation by this reference thereto;

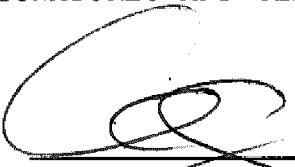
TOGETHER WITH all such easements, benefits and rights, appurtenant or in any way appertaining or belonging unto the said lot including without limitation, the right and

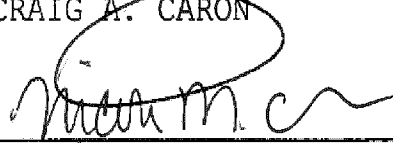
non-exclusive easement to cross the 800 foot contour line immediately adjacent to the subject lot and within an extension of the side lot lines as shown on the subdivision plat (the said Clemons survey) in and unto the impounded waters of Smith Mountain Lake for recreational use and enjoyment of same.

Being the same property conveyed unto the Grantors, by deed from Kristopher D. Vess and Sarah F. Vess, dated May 30, 2024, recorded in the aforesaid Clerk's Office in Deed Book 1213, Page 2805.

This conveyance is made subject to all recorded easements, reservations, restrictions and conditions affecting the conveyed property.

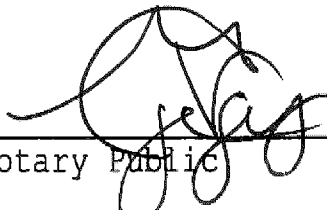
WITNESS THE FOLLOWING SIGNATURES AND SEALS:


_____(SEAL)
CRAIG A. CARON


_____(SEAL)
NICOLE M. CARON

STATE OF Virginia
COUNTY OF Franklin, TO-WIT:

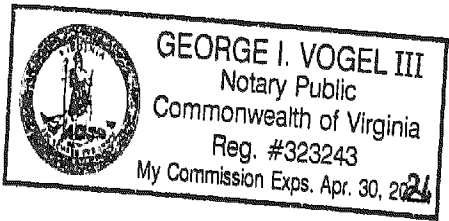
The foregoing instrument was acknowledged before me this 27th day of June, 2025, by CRAIG A. CARON and NICOLE M. CARON, husband and wife.



Notary Public

Vogel Law
Group, P.L.C.
Roanoke VA

My commission expires:
4/30/26
Reg. No. 323243
(NOTARY AFFIX SEAL)



INSTRUMENT 250004139
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY CIRCUIT ON
JULY 1, 2025 AT 08:38 AM
\$2149.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$1074.50 LOCAL: \$1074.50
TERESA J. BROWN, CLERK
RECORDED BY: KYB

Franklin County Health Department
365 Pell Ave.
Rocky Mount, Virginia 24151
(540) 484-0292 Voice (540) 483-1483 Fax

OSE Construction Permit

Well and Sewage Contractors: Please notify Health Department and OSE or PE 48 hours prior to installation to arrange for inspection.

June 3, 2024

Nicole Caron
PO Box 759
Hardy, VA 24101

RE: Kennedy Shores, Lot 58

Tax Map/GPIN: 0512005800
HDID: 133 24 0177
System Design: 5 Bedrooms or 750 Gallons/Day

Dear: Nicole Caron

This letter and the attached drawings, specifications, and calculations (7 pages) dated 05/09/24, constitute your permit to install a septic system and private well(if applicable) on the property referenced above. Your application for a permit was submitted pursuant to §32.1-163.5 of the Code of Virginia, which requires the Health Department to accept private soil evaluations and designs from an Onsite Soil Evaluator (OSE) or a Professional Engineer working in consultation with an OSE for residential development. VDH is not required to perform a field check to verify the private evaluations of OSE's or PE's and such a field check may not have been conducted for the issuance of this permit.

The soil absorption area ("site") and sewage system design were certified by Tim Parker, OSE as substantially complying with the Board of Health's regulations (and local ordinances if the locality has authorized the local health department to accept private evaluations for compliance with local ordinances). This permit is issued in reliance upon that certification. VDH hereby recognizes that the soil and site conditions acknowledged by this permit are suitable for the installation of an onsite sewage system. The attached plat shows the approved area for the sewage disposal system; there are additional records on file with the Franklin County Health Department pertaining to this permit, including the Site and Soil Evaluation Report. This construction permit is null and void if any substantial physical change in the soil or site conditions occurs where a sewage disposal system is to be located.

If modifications or revisions are necessary between now and when you construct your dwelling, please contact the OSE/PE who performed the evaluation and design on which this permit is based.

Should revisions be necessary during construction, your contractor should consult with the OSE/PE that submitted the site evaluation or site evaluation and design. The OSE/PE is authorized to make minor adjustments in the location or design of the system at the time of construction provided adequate documentation is provided to the Franklin County Health Department.

The OSE/PE that submitted the certified design for this permit is required to conduct a final inspection of this sewage system and well when it is installed and to submit an inspection report and completion statement. As the owner, you are responsible for giving reasonable notice to the OSE/PE of the need for a final inspection. If the designer is unable to perform the required inspection, you may provide an inspection report and completion statement executed by another OSE/PE.

The Franklin County Health Department is not required to inspect the installation but may perform an inspection at its sole discretion. No part of this installation shall be covered until it has been inspected by the OSE/PE as noted herein. The sewage system may not be placed into operation until you have obtained an Operation Permit from the Franklin County Health Department.

This Construction Permit is null and void if conditions are changed from those shown on your application or if conditions are changed from those shown on the Site and Soil Evaluation Report and the attached construction drawings, specifications, and calculations. VDH may revoke or modify any permit if, at a later date, it finds that the site and soil conditions and/or design do not substantially comply with the Sewage Handling and Disposal Regulations, 12 VAC 5-610-20 et seq., or if the system would threaten public health or the environment.

This permit approval has been issued in accordance with applicable regulations based on the information and materials provided at the time of application. There may be other local, state, or federal laws or regulations that apply to the proposed construction of this onsite sewage system. The owner is responsible at all times for complying with all applicable local, state, and federal laws and regulations. If you have any questions, please contact me.

This permit expires: December 3, 2025
This permit is not transferable to another location.



Environmental Health Specialist
West Piedmont Health District

CC: Tim Parker, OSE

WHAT YOU WILL NEED TO GET YOUR SEPTIC SYSTEM OPERATION PERMIT

- Your system must have a satisfactory inspection at the time of installation. This will be done by either a representative of the local Health Department, a private OSE, or a PE, depending on the designer of your permitted system. If your system is designed/inspected by an OSE or PE, they must submit a copy of the inspection results, complete with an as-built diagram, to the Health Department.
- Please ensure that your contractor turns in a Completion Statement to the local Health Department after installation.

IF YOUR PERMIT IS FOR BOTH A SEPTIC SYSTEM AND WELL YOU WILL ALSO NEED

- Your well must have satisfactory inspection results after installation. Please give the Health Department several days notice to schedule this inspection before your Operation Permit will be requested.
- The Health Department must receive a copy of your water sample test result being negative/satisfactory for coliform bacteria. You are responsible for performing this test and ensuring the results are received at the Health Department
- Please ensure that your Well Driller submits a Uniform Water Well Completion Statement or GW-2 to the Health Department, including documentation of a proper well abandonment if required by permit
- Allow 5 business days after the last piece of documentation is received for the Operation Permit to be issued. To avoid delays, clearly label each piece of documentation with the property Tax Map/GPIN number and HDID number shown above and on your construction permit. Please note that due to the individual circumstances of your permit there may be additional required items not covered by this checklist.

If you have any questions about any of the items on this list, please do not hesitate to contact the Franklin County Health Department at (540) 484-0292.

Franklin Co. Tax No.:
Prepared by and return to:

51-15
Garrett M. Smith, Esq.
Frontier Land Development, LLC
P.O. Box 7505
Charlottesville, VA 22901

BK1092PG2242

**DECLARATION OF RESTRICTIONS, COVENANTS AND
CONDITIONS FOR KENNEDY SHORES SUBDIVISION**

THIS DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS FOR THE "KENNEDY SHORES" SUBDIVISION ("Declaration") made and entered into this 8th day of May, 2017, by and between FRONTIER LAND DEVELOPMENT, LLC, hereinafter referred to as the "Declarant" and/or "Developer".

RECITALS:

1. WHEREAS Declarant by deed recorded in the Office of the Clerk of Court of the Circuit Court for Franklin County, Virginia ("Clerk's Office") on April 8, 2016 in Deed Book 1075 at page 1422 ("Declarant's Deed") acquired fee simple title to "102.082 Acres" and "0.696 AC." of real property as shown on the plat entitled "Plat of Property to be Acquired by Frontier Land Development, LLC Located in Union Hall Magisterial District Franklin County, Virginia" dated December 24, 2015, prepared by Robert C. Jeans, recorded in the Clerk's Office on February 9, 2016, in Deed Book 1073, pages 569-571 (the "Property"); and
2. WHEREAS, the aforementioned Property was subjected to a Declaration of Restrictive Covenants recorded in the Clerk's Office in Deed Book 1074, page 84 ("Original Covenants"), which was superseded by that certain Corrective Declaration of Restrictive Covenants recorded in the Clerk's Office on April 8, 2016 in Deed Book 1075 at page 1408 ("Corrective Covenants"); and
3. WHEREAS, the Property when contracted for at auction was proposed to be subdivided as Lots or tracts 1-13, being the majority of the Lots or tracts enumerated as Lots 1-24 on Exhibit A attached to Declarant's Deed, and by virtue of paragraph 2 of the Corrective Covenants, Developer is authorized to amend the Corrective Covenants with respect to its contiguous tracts which constitute the Property; and
4. WHEREAS, Declarant has subdivided the Property into 87 Lots (each a "Lot", collectively the "Lots") comprising and to be referred to as Kennedy Shores subdivision ("Kennedy Shores" or "Subdivision"), as shown and described more particularly on that certain set of plats of survey prepared by Parker Design Group, Sheldon R. Bower, L.S., dated March 7, 2017 recorded on May 7, 2017 in the Clerk's Office in Deed Book 1092 at page 1366 hereafter referred to as the "Plat"; and
5. WHEREAS, Developer is preparing to sell and convey the said 87 lots, but before doing so desires to subject and impose upon each and every said Lot the following mutual and beneficial restrictions, covenants and conditions, herein set forth, which are deemed by the Declarant to complement all of the land of the Subdivision, and for the purpose of encouraging the most appropriate development of said Subdivision as a first-class residential subdivision, to protect owners of property in Kennedy Shores against improper use of subdivision lots, to encourage the development of attractive homes thereon, and to enhance the value of each lot;

NOW, THEREFORE, the Developer does hereby (1) vacate the Original Covenants and the Corrective Covenants described above rendering them null, void and of no effect, and (2) declare that all the Lots described in the Plat referenced above shall be held, owned, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved subject to the following restrictions, covenants and conditions all of which are declared and agreed to be in furtherance of a common plan for the Subdivision's improvement and the sale of its Lots,

and are established and agreed upon for the purpose of enhancing and protecting the value, desirability, and attractiveness of the Lots described in the Plat and of the Subdivision as a whole, and which shall run with the land and be binding upon all parties having or acquiring any right, title or interest in and unto the Property or any part or parts thereof.

I. MUTUALITY OF BENEFIT AND OBLIGATION

Developer, for each Lot owned within the Subdivision, hereby covenants, and each owner of any Lot whether or not it shall be so expressed in such owner's deed, is deemed to covenant and agree to all of the terms and provisions of this Declaration, and any supplemental declaration(s). The restrictions and agreements set forth herein are made for the mutual and reciprocal benefit of each and every Lot in the Subdivision and are intended to create mutual, equitable servitudes upon each of said Lots in favor of each and all of the other Lots herein; to create reciprocal rights between the respective owners of all of said Lots; to create a privity of contract and estate between the grantees of said Lots, their heirs, successors, and assigns, and shall, as to the owner of each such Lot, owner's heirs, successors or assigns, operate as covenants running with the land for the benefit of each and all other Lots in Subdivision and their respective owners.

II. TERM

This Declaration shall continue in force and effect for a period of thirty-five (35) years from the date of recordation of this Declaration, and after which time the same shall be automatically extended for successive periods of ten (10) years by operation of law; provided, however, that the Developer, for so long as it owns a Lot for sale in Kennedy Shores, shall retain the right to change, amend, alter, expand, update and correct the contents of this Declaration or any amendments hereto, without permission of any party, for the purpose of advancing as determined in the Developer's sole opinion the development goals listed 2 above. After the Developer no longer owns a Lot for sale at Kennedy Shores, this Declaration as amended may be further changed amended, altered, expanded, updated, corrected, released, or terminated at any time by an appropriate instrument signed by at least two-thirds (2/3) of the Lot owners, and duly executed, acknowledged and recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia.

III. RESIDENTIAL USE AND CONSTRUCTION

- A. Use of Residential Lots. No Lot shall be used for any purpose other than for residential purposes. Only one single-family residential dwelling shall be erected on any individual Lot with approved accessory buildings and docks.
- B. ARC Approval Required to Construct or Modify. No improvement or landscaping shall be constructed, erected, installed or maintained on any lot, nor shall any improvement be altered, enlarged, demolished or removed in a manner that alters the exterior appearance (including paint color) of the improvement or of the Lot on which it is situated, unless or until complete plans therefore have been approved in writing by Developer, or the Architectural Review Committee ("ARC") if extant. (Developer and any extant ARC are referred to collectively as "Developer/ARC"). Submissions of plans must be made in accordance with Developer/ARC's then-current instructions. For residences, such plans shall include (1) elevations showing grade and color scheme (and if requested, material samples and/or specifications); (2) a plat showing easements, setbacks, impervious area dimensions and footprints, finished square feet and total square feet of all buildings; (3) a general landscape plan showing rain gardens as well as any plantings related thereto compliant with Franklin County's Kennedy Shores-Stormwater Management Construction Guide recorded at the Clerk's Office in Deed Book 1092 at p. 139 and attached hereto as **Exhibit A**, other plantings, fences, driveways, patios and the materials they will be constructed from; and (4) waterfront improvement plans including all materials required to be submitted to Appalachian Power Company ("Appalachian") for a Use Permit for the improvements.

- C. Minimum Size. No dwellings shall be erected on any Lot having a minimum enclosed livable floor area of less than the following: i) a single-story residence: 1,800 square feet; ii) a one and one-half story residence: 2,200 square feet of which at least 1,800 shall be on the first floor; and iii) a two-story residence: 2,600 square feet. The following areas shall not be included in tabulation of the previously mentioned minimum livable floor area requirements: any breezeway, garage, dock area, unattached building, porch, basement, and/or unfinished area(s). All homes shall have a minimum two-car garage attached to the main dwelling. All detached garages, out-buildings, sheds or dependencies must be approved by the ARC prior to construction.
- D. Siding. Sidings must be brick, natural wood, natural stone, or high quality fabricated materials like Dryvit, Masonite, HardiePlank and comparable materials approved by the ARC. Vinyl and metal sidings are prohibited, except for premium quality materials approved by the Developer/ARC. No visible exposed concrete or cinder block foundations are permitted. Sidings must meet grade, unless siding is installed within eight (8) inches of grade, in which case another siding listed above, stucco or other good quality siding approved by the Developer/ARC may be used between the siding and grade. Roof pitch shall be a minimum of 6/12 and roof shingles shall be architectural grade as approved by the Developer/ARC.
- E. Water Hookup. The residence on a Lot shall be connected to the subdivision's central water system. Each Lot owner who constructs a residence must pay to Western Virginia Water Authority ("WVWA") an availability fee and a meter installation fee. Lot owners may not use the water from the central water system for watering lawns or plantings without approval in writing by the Developer/Association or WVWA.
- F. Erosion Control. Erosion silt fences and effective erosion control measures are required for all land disturbances including roads, construction of homes, and other construction to control the erosion of sediments into Smith Mountain Lake and adjoining properties. All disturbed areas must be seeded or sodded and mulched within 30 days of completing clearing and grading.
- G. Driveways and Parking. All driveway culverts shall be designed to VDOT standards and installed prior to home construction. Prior to home construction, Lot owners shall install gravel on the driveway from the Subdivision road to the construction site to prevent mud and dirt from being carried on the Subdivision roads during construction. If any damage occurs to the Subdivision roads the offending Lot owner will be liable to the Developer/Association for the cost of the repair of such damage. Final driveway materials shall be subject to ARC approval.
- H. Completion of Dwelling Units. Each dwelling unit and any modification on a Lot shall be completed so that a certificate of occupancy is issued within twelve (12) months after construction thereof is commenced, subject only to delays caused by strikes, acts of God and other causes beyond the owner's reasonable control; provided, however that nothing herein shall be construed to require any owner to commence construction within a certain time from purchasing any Lot. The failure to complete the exterior of any house, or any other structure within the time limit set forth in this Section above shall constitute a violation and breach of this Declaration and these covenants. The Declarant hereby reserves unto itself, its successors and assigns, a right on, over, and under all Lots for the purpose of taking any action necessary to effect compliance with this section, including, but not limited to the right to enter upon any property for the purpose of completing the exterior of a dwelling unit or any other structure which is in violation of this Section thirty (30) days after the owner of the property has been notified in writing of the violation, and if failed to complete said exterior within said thirty (30) day period. The cost of such corrective action, when performed by the Declarant, the Kennedy Shores Property Owner's Association, Inc. ("Association") or their agents, shall be paid by the owner of the Lot on which the corrective action is performed, and such payment shall be secured by an Association lien if applicable. The provisions of this section shall not create any obligation on the part of the Declarant to take any action to effect compliance with this Section.
- I. Manufactured Homes. No trailers, manufactured homes (i.e., single-wide, or double-wide), mobile homes, shacks, campers, modular homes or camping trailers and tents shall be placed or erected on any Lot and

used for living quarters, temporarily or permanently.

IV. SEPTIC SYSTEM DESIGN AND MAINTENANCE

BK 1092 PG 2245

- A. Septic System Design. Each property owner shall submit prior to the commencement of construction, all design materials submitted to the Department of Health and the approval for the system. Each system shall be constructed to facilitate sanitary pump-outs (such as the tank's removable cover to be accessible within six (6) inches below the final surface grade or other such approved installation).
- B. County Approval. Lot owners shall first apply to the Franklin County Health Department for the drain field as approved on the recorded subdivision plat (unless otherwise approved by the Developer) and the septic field must be installed in this location unless otherwise approved by the County Health Department and the Developer. No Lot owner shall cause, permit, or suffer any garbage, sewage, refuse or waste or other contaminating matter to be case, drained or discharged from the Lot into the impounded waters of Smith Mountain Lake.
- C. Easements. The Developer retains the right to grant easements within all P.U.E. areas designated on the subdivision plat to provide for septic lines to run to off-site septic fields.
- D. Coordination of Off-Site Drain Field Construction. In instances where a lot's septic drain field is located off-site on another lot, in order to minimize surface disturbance on the Lot upon which the offsite easement is located, the owner of the Lot benefitted by the off-site easement shall install his or her drain field before or concurrently with the on-site lot's drain field installation, if possible.
- E. As Built Plan. Upon completion of home construction, the Lot owner shall submit to the Developer/ARC, a plat showing the "as built" locations of the septic tank(s), distribution box, drain fields with reference to a corner of the home or other identifiable survey marker, such as a Lot corner.

V. ARCHITECTURAL CONTROL

- A. Architectural Review Committee Formed. There is hereby established a committee (collectively the "Architectural Review Committee" or "ARC") for the purpose of reviewing and, as appropriate, approving or disapproving all plans submitted by owners for compliance with this Declaration and any additional applicable design criteria, standards and guidelines (collectively, the "AR Guidelines" discussed below) promulgated, amended or supplemented by the Declarant, the ARC or the Board of Directors of the Association from time to time. The Committee shall be composed of three (3) members to be appointed by Declarant or by the Board of Directors of the Association but only from and after the date on which Declarant delegates this responsibility to the Association, which the Declarant shall not be required by the Association or the Board of Directors to do until after the Declarant is no longer an owner of any lot. Committee members shall be subject to removal by Declarant, and any vacancies from time to time existing shall be filled by appointment of Declarant; provided, however, that at any time hereafter the Declarant may, at its sole option, relinquish in writing to the Board of Directors of the Association the power of appointment and removal reserved herein to the Declarant; and provided further, however, that Declarant reserves the right, in lieu of the Architectural Review Committee and for so long as Declarant still owns a Lot in the Subdivision, to review, approve or disapprove all plans for the construction of improvements and landscaping on lots, and if Declarant exercises such right, all references in this Declaration and in the other Subdivision project documents to the "Architectural Review Committee" or "ARC" shall mean Declarant. The members of the ARC shall serve for such terms as may be determined by Declarant or the Board of Directors of the Association. In addition to the responsibilities and authority provided in this Article, the Architectural Review Committee shall have such other rights, authority and responsibilities as may be provided elsewhere.
- B. ARC Discretion. The Architectural Review Committee shall not knowingly approve the plans for any improvement or landscaping that would clearly violate any of the applicable provisions of this Declaration or of

any zoning ordinance applicable thereto. In all other respects, the ARC may exercise its sole discretion in determining whether to approve or disapprove any plans, including, without limitation, the location of an improvement on a lot.

The Committee shall have the right to disapprove any plans, specifications, or details submitted to it in the event the same are not in accordance with all of the provisions of the AR Guidelines; if the plans and specifications submitted are incomplete or inaccurate; or in the event the Committee deems, in the exercise of its sole but reasonable discretion, that the plans, specifications, or details, or any part thereof, to be contrary to the interests, welfare, or rights of all or any part of the real property subject hereto or the owners thereof, including if the design or color scheme of the proposed building or other structure is not in harmony with the general surroundings of such Lot or with the adjacent buildings or structures. The decisions of the Committee shall be final. If the ARC does not approve or disapprove, or approve subject to conditions, any Plans or proposed construction schedule within 60 days after it receives the same in compliance herewith and any fees to which it is entitled, such plans (or construction schedule, as the case may be) shall be deemed approved.

The Committee may allow reasonable variances and adjustments of restrictions and the AR Guidelines in order to overcome practical difficulties and to prevent unnecessary hardships in the application of the provisions contained herein; provided, however, that such is done in conformity with the intent and purposes hereof, and provided also that in every instance such variance or adjustment will not be materially detrimental or injurious to other property or improvements in the neighborhood, the Section, or the Subdivision.

DECLARANT CONTROLS THE ARCHITECTURAL REVIEW COMMITTEE AND UNLESS AND UNTIL DECLARANT DELEGATES ITS FUNCTIONS TO THE ASSOCIATION, THE ASSOCIATION HAS NOTHING TO DO WITH THE DECISIONS OF THE ARC. SO LONG AS THE ARC IS CONTROLLED BY DECLARANT AND SO LONG AS DECLARANT HAS AUTHORITY TO APPROVE PLANS FOR AN IMPROVEMENT OR MODIFICATION THEREOF, DECLARANT AND THE ARC HAVE NO OBLIGATION OR DUTY WHATSOEVER TO ANY OTHER OWNER OR TO THE ASSOCIATION EXCEPT AS PROVIDED IN THIS ARTICLE.

C. Consultation with Architects, etc...: Administrative Fee. In connection with its discharge of its responsibilities, the Architectural Review Committee may engage or consult with architects, engineers, planners, surveyors, attorneys and others. Any person seeking the approval of the Architectural Review Committee agrees to pay all fees thus incurred by the ARC and further agrees to pay a new construction design review fee of \$225.00 established to compensate an architect employed by the Committee, or such other amount as the ARC may from time to time establish. The payment of all such fees is a condition to the approval or disapproval by the ARC of any plans, and the commencement of review of any plans may be conditioned upon the payment of the ARC's estimate of all fees.

D. Guidelines May Be Established. The Architectural Review Committee may, in its discretion, determine and publish criteria, standards and guidelines including and in addition to those contained in this Declaration ("AR Guidelines") to be used in considering whether to approve or disapprove plans and to authorize in advance certain improvements or alterations to improvements or landscaping without requiring specific approval. However, nothing contained in this Declaration shall require the ARC to approve the plans for improvements or landscaping on a Lot on the grounds that the layout, design and other aspects of such improvements or landscaping are the same or substantially the same as the layout, design and other aspects of improvements or landscaping approved by the ARC for another Lot. The ARC may grant variances from the AR Guidelines to any owner in its sole discretion. The AR Guidelines may include without limitation, uniform standards for signage and mailboxes and mailbox supports, construction rules and procedures, landscaping guidelines, dock construction guidelines, erosion control requirements, rules and regulations concerning the location and screening of wood piles, hot tubs, compressors, and the extent to which exterior holiday and other decoration is permitted and the time(s) when same may be displayed.

E. Limitation of Liability. The approval by the Architectural Review Committee of any plans and any

requirement by the ARC that the plans be modified shall not constitute a warranty or representation by the ARC of the adequacy, technical sufficiency, safety or compliance with the zoning ordinance or other applicable laws governing the improvements described in such plans, as the same may be modified; and the Declarant and the ARC shall have no liability whatsoever for the failure of the plans or the improvements to comply with applicable building codes, laws and ordinances or to comply with sound engineering, architectural or construction practices. In addition, in no event shall the Declarant and the ARC have any liability whatsoever to any owner, mortgagee, contractor or other party for any costs or damages (consequential or otherwise) that may be incurred or suffered on account of the ARC's approval, disapproval or conditional approval of any plans.

VI. KENNEDY SHORES HOMEOWNERS' ASSOCIATION

A. Owners as Members. The term "owner" herein shall mean the record owner, whether one or more persons or entities, of fee simple title to any Lot in Kennedy Shores, including contract sellers but excluding those having such interest merely as security for the performance of an obligation. The person or persons who acquire title, legal or equitable, to any Lot in the Kennedy Shores Subdivision are a single owner and shall have a single membership and vote in Kennedy Shores Homeowners' Association, Inc., a Virginia nonprofit corporation to be formed in accordance with the Virginia Property Owner's Association Act (the "Act"), herein referred to as the "Association"; provided, however, that such membership shall not to apply to those persons who hold an interest in any such Lot merely as security for the performance of an obligation to pay money, e.g., mortgages, deeds of trust, or real estate contract purchasers unless such person should realize upon its security and become the real owner of a Lot within the Subdivision, in which case it will then be subject to all the requirements and limitations imposed in these Restrictions on owners of Lots within the Subdivision and on members of the Association, including those provisions with respect to alienation and payment of an annual charge.

B. Purpose. The general purpose of the Association is to further and promote the community welfare of property owners in the Subdivision. Except as otherwise set forth in this Declaration, the Association shall continue in existence and shall not be dissolved or dispose of any of the common areas, by sale or otherwise, unless a successor organization is established with the same duties and responsibilities as the Association under this Declaration and such successor organization acquires all of the common areas to carry out such duties and responsibilities. The Association shall be responsible for the maintenance, repair, and upkeep of the streets until such time as they are accepted into the State road system, common areas within the Subdivision and any appurtenant easements reserved to the Association by Declarant. The Association shall also be the means for the promulgation and enforcement of all regulations necessary to the governing of the use and enjoyment of such roads and common areas within the Subdivision as it may from time to time own. After the period of Developer control ends, all common area management and enforcement responsibilities of "Developer" or "Declarant" that necessarily survive Developer's departure shall be assumed by and deemed to refer to, the Association.

C. Classes of Membership. The Association shall have two classes of voting membership:

1. Class A. Class A Members shall be all owners including Declarant. The Class A membership shall not terminate for so long as the Association continues in existence. Class A Members shall be entitled to cast a single vote for each Lot owned.
2. Class B. The Class B Member shall be Declarant. The Class B Member shall be required and entitled to vote in all Association membership decisions including the election of Directors, and accordingly, any decision made by the membership under this Declaration or the Association's articles of incorporation or bylaws or elsewhere must receive the one Class B Member vote to be effective. Notwithstanding anything set forth herein to the contrary, the Class B Member shall have the right to appoint or remove any Director by written notice to the Board of Directors during the period of Declarant control.

- a) The Class B membership shall terminate on the earliest of the following:
- (1) the date on which Declarant ceases a Lot in the Subdivision;
 - (2) the date on which Declarant executes and records in the Clerk's Office an amendment to this Declaration terminating the Class B membership (which amendment shall not require the consent of any other owners); or
 - (3) ten (10) years from the date hereof.

The period of time from the date of recordation of this Declaration until the Class B membership in the Association terminates is referred to herein as the "period of Declarant control".

D. Articles and Bylaws to Govern; Property Owners' Association Act. Except to the extent expressly provided in this Declaration and any supplemental declaration, all of the rights, powers and duties of the Association and its members, shall be governed by the Articles and the Bylaws. In addition to all of the rights, powers and duties of the Association provided herein and in the articles and bylaws of the Association, the Association shall have all of the rights, powers and duties provided in the Virginia Property Owners' Association Act, Section 55-508 et seq. of the Virginia Code, including without limitation the right (subject to Section 55-513(B) of the Virginia Code) to assess charges against Members for any violation of the Project Documents or the rules and regulations of the Association.

E. Powers; Assessments. The Association shall have all the powers that are set out in its articles of incorporation and herein, and all other powers that belong to it by operation of law, including, but not limited to, the power to levy against every member of the Association a uniform annual charge per single-family residential Lot within the Subdivision, the amount of said charge to be determined by the Board of Directors of the Association after consideration of current maintenance needs and future needs of the Association, for the purposes set forth in its Articles of Incorporation; provided, however, that the uniform annual charge shall in no event be less than Five Hundred Dollars (\$500.00) per Lot and provided further that no such charge shall ever be made against, or be payable by, the Developer and/or the Association itself. Every such charge so made shall be paid by the member to the Association at closing on the initial sale of the Lot and thereafter on the first day of June of each year, for the ensuing year. The Board of Directors of the Association shall fix the amount of the annual charge per Lot by the first day of April of each year, and written notice of the charge so fixed shall be sent to each member.

F. Special Assessments. In addition to the regular assessments, the Board of Directors of the Association may levy, for any fiscal year, a special assessment applicable to that year if the purpose in doing so is found by the Board of Directors to be in the best interests of the Association, provided that no such charge shall ever be made against, or be payable by, the Developer and/or the Association itself.

G. Purpose of Assessments. The assessments levied by the Association shall be used for the management, maintenance, improvement, care, operation, renovation, repair and replacement of the roads and other common areas and improvements thereon and other property owned or acquired by the Association of whatsoever nature, for the discharge of all real estate taxes and other levies and assessments against the common areas and improvements thereon and other property owned or acquired by the Association, for the procurement of insurance by the Association as more particularly described in the bylaws, for the establishment of reserves with respect to the Association's obligations, for the discharge of such other obligations as may lawfully be imposed upon or assumed by the Association, for monitoring and enforcement of these restrictions, covenants and conditions and such other enforcement and monitoring activities pertaining to Kennedy Shores as may be lawfully assumed or imposed on the Association by public authorities, and for such other purposes as may be authorized by law.

H. Reserve Fund. The Association shall establish a reserve fund from its regular annual assessments as may be required by law to be held in reserve in an interest drawing account or investments as a reserve maintenance of road and common areas and capital improvements thereon.

I. Enforcement of Declaration. The Association or any party to whose benefit this Declaration inures may proceed at law or in equity to prevent the occurrence, continuation, or violation of this Declaration or of AR Guidelines, and the court in any such action may award the successful party reasonable expenses in prosecuting such action, including attorney's fees. In the event an owner of any Lot in the Subdivision shall fail to maintain the premises and the improvements situated thereon, the Association shall have the right upon receipt from the ARC of information that the owner was notified of the violation, was granted an opportunity to be heard as required by law, was found liable for a violation, and the violation remains uncorrected after a reasonable opportunity having been given to cure it, the Association may enter upon said Lot through its agents and employees, and repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. Such right shall not be exercised unless two-thirds of such Board of Directors shall have voted in favor of its being exercised. The cost of such exterior maintenance shall be added to and become part of the annual charge to which such Lot is subject.

J. Unpaid Assessments: Lien. If any charge shall not be paid when due, it shall bear interest from the date of delinquency at the rate of six percent (6%) per annum. Declarant, for each Lot owned within the Properties, hereby covenants, and each owner of any Lot whether or not it shall be so expressed in his deed, is deemed to covenant and agree to promise to pay to the Association assessments as set forth herein.

The assessments, together with interest thereon, late charges and costs of collection including attorney's fees, shall be a continuing lien upon the Lot against which each such assessment is made in order to secure payment thereof and shall also be the personal obligation of the party who was the owner of the Lot at the time the assessment fell due. No owner may waive or otherwise avoid liability for the assessments provided herein by nonuse of the common areas or abandonment of his Lot. The Association may file a notice that it is the owner of a lien to secure payment of the unpaid charge plus costs and reasonable attorney's fees, which lien shall encumber the Lot or Lots in respect of which the charge shall have been made, and which notice shall be filed in the Office of the Clerk of the Circuit Court of Franklin County, Virginia. Every such lien may be enforced in accordance with Virginia Code § 55-516. In addition to the remedy of the enforcement of the lien, the Association shall have the right to sue for such unpaid charges, interest, costs, and reasonable attorney's fees in any court of competent jurisdiction as for a debt owed by the delinquent member or members to the Association. Every person who shall become the owner of the title (legal or equitable) to any Lot in the Subdivision by any means is hereby notified that, by the act of acquiring such title, such person will be conclusively held to have covenanted to pay the Association all charges that the Association shall make pursuant to any paragraph or subparagraph of this Declaration.

The Association shall upon demand at any time furnish a certificate in writing signed by an officer of the Association certifying that the charges on a specified Lot have been paid or that certain charges against said Lot remain unpaid, as the case may be. A reasonable charge may be made by the Board of Directors of the Association for the issuance of these certificates. Such certificate shall be conclusive evidence of payment of any charges therein stated to have been paid.

K. Suspension of Rights. The Board of Directors of the Association may suspend the voting rights and rights of access and use of common areas of any Class A Member subject to assessment under this Declaration during the period when any such assessment shall be delinquent or when such member is in violation of this Declaration, any AR Guideline, or other applicable law, ordinance or rule affecting the Association's property and interests of its members, but upon payment of such assessment or the remedy of such violation, the rights of such member shall automatically be restored.

L. Cumulative Remedies. These remedies are cumulative, and this specification of them shall not be taken to preclude an aggrieved party's resort to any other remedy at law, in equity, or under any statute. No delay or failure on the part of an aggrieved party to invoke an available remedy in respect of a violation of any of this Declaration shall be held to be a waiver by that party of (or an estoppel of that party to assert) any right available

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to him upon the recurrence or continuation of said violation or the occurrence of a different violation.

VII. COMMON AREAS AND ROADS

A. Title to Common Area and Roads. At or before the end of the period of Developer control, Declarant shall convey the common areas in the Subdivision to the Association, and the roads in the Subdivision to the appropriate public authority free and clear of all liens (except real estate taxes not yet due and payable but subject to the this Declaration and all other easements, conditions and restrictions of record, as Declarant deems advisable. Until such conveyance is made, the owners and the Association shall have all the rights conferred hereby with respect to the common areas and roads. The Association shall not refuse the conveyance to it of any common area or road at such time as the Declarant, in its sole discretion, deems it advisable to convey such property to Association.

B. Obligations of the Association. Upon the release of any bonds securing their completion, the Association, subject to the rights of the owners set forth in this Declaration, shall be responsible for the taxes, insurance, maintenance, management, operation and control of the common areas and all other improvements and utility easements thereon to the extent maintained by the Association and shall keep the same in good, clean and attractive condition, order, and repair.

C. Maintenance of Roads. After initial construction of the roads by the Declarant which shall conform to standards suitable for acceptance into the public road system, the Association shall maintain and be financially responsible for all roads in Kennedy Shores other than roads both dedicated and accepted into the public road system, including all repair, improvements, snow removal and other work as necessary to properly maintain the roads in good condition. Cost of construction, maintenance, or upkeep or replacement of the private roads will not be borne by the County, the Commonwealth of Virginia, or any other public agency, unless and until said private roads are accepted into the state road system.

D. Owners' Rights of Enjoyment and Use of Common Areas. Every owner shall have a right of enjoyment in and to the common areas which shall be appurtenant to and shall pass with the title to every Lot. The common areas shall be used by owners only for the purpose or purposes for which the common areas may have been improved by Declarant. Any common area which has not been improved for a particular use is intended to remain in its natural condition until so improved, and any use thereof by an owner shall not damage or disturb such natural condition or the enjoyment thereof by other owners.

E. Delegation of Use. Any owner may delegate this right of enjoyment in the common area to members of owner's family living on the owner's lot, to guests and to tenants and their families and guests, subject to such rules and regulations and fees as may be established from time to time by the Association.

F. General Limitations on Owners' Rights. The owners' rights of enjoyment in the common areas shall be subject to:

1. the right of the Association to establish reasonable rules and regulations for the use of the common areas, including to charge reasonable access or other fees for the use of any improved recreational common areas,
2. the right of Association to mortgage any or all the common areas for the purpose of making improvements or repairs thereto;
3. the right of the Declarant or Association to grant permits, licenses, and easements across the common areas for utilities, roads, and other purposes;
4. the right of the Association to dedicate or transfer all or any part of the common areas to any public agency, authority or utility for such purposes and subject to such conditions as may be desired by the Association;
5. all the other easements, covenants, and restrictions applicable to the common areas;

6. the right of the Declarant or the Association to give, sell or dedicate to public use by conveyance or dedication to any governmental agency or entity, or public or quasi-public entity all or any part of the common areas, including the roads, and including lease-hold interests, subject to (i) the limitations and restrictions, imposed by this Declaration and (ii) all other restrictions and limitations of record at the time of conveyance, to any public agency, authority, public service district, utility, or private concern for such purposes and subject to such conditions as may be agreed to by the members; provided, however, that, except for the conveyance or dedication of any and all roads to a governmental agency or entity, or public or quasi-public entity which may be accomplished by Declarant in Declarant's discretion during the period of declarant control, no such gift or sale of any parcel of land and improvements thereon, or determination as to the purposes or as to the conditions thereof, shall be effective unless such dedication, transfers, and determinations as to purposes and conditions shall be authorized by the affirmative vote of two-thirds (2/3) of the votes cast at a duly called meeting of the Association.
7. Notwithstanding the foregoing, Declarant or the Association shall be permitted to convey or subject the common areas to conservation easements, preservation areas, utility, storm water and/or similar or related easements or such other area with similar designation without the foregoing duly called meeting or vote of the Association. A true copy of such resolution together with a certificate of the results of the vote taken thereon shall be made and acknowledged by the President or Vice President and Secretary or Assistant Secretary of the Association and such certificate shall be annexed to any instrument of dedication or transfer of any parcel of land and improvements thereon affecting the common areas prior to the recording thereof. Such certificates shall be conclusive evidence of authorization by the membership.
8. Notwithstanding the foregoing, the gift or sale of any personal property owned by the Association shall be determined by the Board of Directors in its sole and uncontrolled discretion.
9. Notwithstanding the foregoing, the Declarant or the Association shall have the right, in its sole discretion, to cause the Association to grant minor conveyances of common areas to resolve setback problems, or to grant easements for the encroachment of initial improvements constructed on parcels adjoining the common areas to the extent that such improvements actually encroach on such properties, including but not limited to overhanging eaves, gutters and down spouts, and walls, such easements to continue only so long as such improvements exist.
- G. Damage or Destruction of Common Area by Owner. In the event any common area or road improvement thereon is damaged or destroyed by an owner, or owner's tenants, guests, licensees, agents or members of owner's family, the Association may repair such damage at the owner's expense. The cost of such repairs, to the extent the owner would be liable therefor under applicable laws of the Commonwealth of Virginia, shall become an individual assessment upon the Lot of such owner and shall constitute a lien upon such owner's Lot and be collectible in the same manner as other assessments set forth herein. The foregoing obligation is not absolute in that the owner shall be released of liability for such costs to the extent that the costs are covered by the proceeds of the Association's insurance policies (but only if such release of liability will not invalidate such insurance).
- H. Rights in Common Areas Reserved by Declarant. Until such time as Declarant conveys a parcel of real estate constituting common area to the Association, Declarant shall have the right, as to that parcel, but not the obligation (i) to construct such improvements thereon as it deems appropriate for the common use and enjoyment of owners, including without limitation, storm water and/or erosion control facilities, roads, directional signs, boat ramps, paths or trails, and other recreational facilities and to convey any conservation easements and/or utility easements, (ii) to maintain such common area in neat condition and repair, including mowing and removing underbrush and weeds at Association expense, (iii) to use the common area for other

purposes not inconsistent with this Declaration and the Subdivision's development plans (iv) subject to the zoning ordinance, to grant permanent or temporary rights-of-way and easements for utilities and access easements to any third party or other entity, including but not limited to the utility easements, provided, however, that notwithstanding any provision to the contrary, the Declaration has created certain blanket utility easements in the Subdivision. When the Association assumes responsibility for upkeep of a portion of the common area, the Association shall cooperate to obtain release of County bonds, if any. Declarant shall have the right but not the obligation, to retain operational use and control of common area that is conveyed until the County of Franklin releases any bonds secured by it.

The Declarant during the period of Declarant control, and thereafter the Association with the approval of the Members set forth below in this Section, may at any time dedicate or transfer all or a part of the common areas, including roads, to any public agency, authority, or entity including, without limitation, Franklin County, Virginia Department of Transportation, or to any nonprofit organization upon such terms and conditions shall be agreed upon by such agency, authority, entity, or organization, and after the period of Declarant control the Board of Directors, including without limitation, terms and conditions providing for the use of such common areas by the public in general and terms and conditions pertaining to the maintenance and repair of such common areas and the assessments of owners for the costs of such maintenance and repair. This right shall not be construed as a warranty or representation that public roads constructed by Declarant within the Subdivision shall meet the Virginia Department of Transportation's standards for public roads. After the period of Declarant control, no such dedication or transfer shall be effective, however, unless an instrument agreeing to such dedication or transfer is approved by two-thirds of the member votes, and during the period of Declarant control, by the Class B Member only. Any such dedication or transfer shall be further subject to applicable laws and regulations governing Virginia nonstock corporations.

VIII. EASEMENTS

A. General Easement. The Declarant reserves the right and easement to the use of all areas owned or to be owned by the Association, and any Lot or any portion thereof, as may be needed for repair, maintenance or construction on such Lot or any Lot or any common area or the repair, maintenance, or construction of any utility easement, including but not limited to those easement areas shown on recorded subdivision plats or in a supplemental declaration.

B. Roads. As an appurtenance to each of the lots, common areas and other parcels of land located in Kennedy Shores Subdivision, there is hereby created a perpetual, but nonexclusive, easement for purposes of ingress and egress by owners over all roads, shown or hereinafter designated, constructed or set apart by the Plats or other instruments of record for the Subdivision. Subject to the use of others, as set forth herein, the fee simple ownership of the Roads will be conveyed to the Association just as common areas shall be.

C. Erosion Control. Declarant reserves a perpetual easement, right and privilege to enter upon any Lot or common area, and the Association is granted a perpetual easement, right and privilege to enter upon any lot, either before or after a building has been constructed thereon or during such construction, for the purpose of taking such erosion control measures as Declarant or the Association deems necessary to prevent or correct water flow, soil erosion or siltation thereon; provided however, except in the case of an emergency threatening property or giving rise to a violation of law (for which no notice or opportunity to cure is required), Declarant or the Association shall not exercise such right as to any Lot unless it has given the Owner of the Lot or the Association (as to the common area) except in an emergency at least ten (10) days' prior notice of the problem thereof and the owner or the Association, as the case may be, has failed to take appropriate action to correct or prevent the water flow, erosion or siltation problem. The cost incurred by the Declarant or the Association in undertaking such drainage, erosion and siltation control measures on any Lot shall become an individual assessment upon the Lot and shall constitute a lien against the Lot and shall be collectible in the manner

provided herein for the payment of assessments. This section shall not apply to Lots owned by Declarant.

D. Maintenance of Lots. Declarant reserves the perpetual easement, right and privilege, and the Association is granted the perpetual easement, right and privilege, to enter upon any Lot, after at least ten (10) days' notice to the Owner thereof, for the purpose of (i) mowing, removing, clearing, cutting or pruning underbrush, weeds or other unsightly growth; (ii) dispensing pesticides, herbicides and fertilizer and grass seed; (iii) removing trash; and (iv) taking such other action as the Declarant or the Association may consider necessary to correct any condition which detracts from the overall beauty of the Subdivision or which may constitute a hazard or nuisance. The cost incurred by the Declarant or the Association in taking such action shall constitute an individual assessment upon the Lot and shall be collectible in the manner provided herein for the payment of assessments. This section shall not apply to Lots owned by Declarant.

E. Easement and Right of Entry of Law Enforcement Officials, Etc. An easement and right of entry through and upon the Property and Lots is hereby granted to law enforcement officers, rescue squad personnel, fire-fighting and emergency personnel, and to vehicles operated by such personnel while in the pursuit of their duties.

F. Enforcement of Motor Vehicle Code. The Declarant, during the period of Declarant control, may in its sole discretion, and thereafter the Board of Directors may in its discretion, establish speed limits for roads and other rules governing their use. Appropriate postings of these speed limits shall be made. Developer and Association may also petition the County or any other appropriate governmental agency or authority, (a) for the acceptance and designation of the roads as public roads, as set forth in the Code, by ordinance adopted by the County or any other appropriate governmental agency, and/or (b) seek and obtain, by all means set forth in the Code, the enforcement of the motor vehicle code as set forth in the Code by law enforcement officers.

G. Utilities. The Declarant hereby creates, and there is hereby reserved to the Declarant and its successors and assigns including Association, the exclusive right to grant, blanket public and private utility easements upon, across, over, and under all of the Subdivision and to create perpetual easements, rights and privileges to install, maintain, repair, replace and remove poles, wires, cables, conduits, pipes, mains, wells, pumping stations, siltation basins, tanks and other facilities, systems and equipment for the conveyance and use of electricity, telephone service, security service, sanitary and storm sewer, water, gas, cable television, telecommunications and other technological advances that may or may not now be in general use, irrigation, for the use and maintenance of drainage courses of all kinds and other public conveniences or utilities, upon, in or over those portions of the Subdivision (including lots, roads and common areas) (i) as the Declarant or its assigns may consider to be reasonably necessary (ii) as set forth on recorded subdivision plats or in a supplemental declaration and (iii) an area (a) twenty feet (20') in width along all front Lot lines and (b) as otherwise shown and/or noted on the Plat or in an amendment thereto or to this Declaration, including, but not limited to those areas designated on the Plat as drainage easement, sanitary sewer easement, variable width drainage easement, water meter easement, fire hydrant easement and other easement areas with similar notation(s); and Developer further retains and shall have the right and privilege to grant drainage easements along any Lot lines as may be required by VDOT, or access easements as required by Franklin County Health and Safety Department for fire access, and to grant any side line easements needed to allow access for installation of any underground water line for the home on the adjacent lot, and for access, maintenance and permanent stabilization control of slopes (collectively the "Utility Easements"). However, no Utility Easements shall be placed on the portion of a Lot on which is already located a building which was approved by the ARC or on which a building is to be located pursuant to plans approved by the ARC or, except for clause (i) above, on any portion of a Lot which is not otherwise noted, described or shown as an easement or easement area on a recorded subdivision plat or supplemental declaration applicable to such Lot. The Utility Easements shall include the right to cut trees, bushes or shrubbery and such other rights as Declarant or the governmental authority or utility company providing the utility service may require. The utility lines and equipment installed

pursuant to the Utility Easements shall be installed below ground, except as otherwise provided in this Declaration or in any supplemental declaration. If an owner receives permission to construct or constructs without first receiving permission an improvement within a Utility Easement, neither the Declarant, ARC, or Association shall have any liability to repair or replace any such improvement following damage thereto as the consequence of the exercise of easement rights under this section. Declarant shall have the right to convey Utility Easements to other owners, to governmental authorities or utility companies, to the Association and to any other party or parties. DECLARANT AND THE ASSOCIATION DO NOT WARRANT THE OPERATION OR EFFECTIVENESS OF ANY SYSTEM DESCRIBED ABOVE AND WILL NOT BE LIABLE FOR ANY FAILURE THEREOF TO PERFORM AS EXPECTED.

H. Maintenance. On each Lot, the rights-of-way and easement areas reserved by Declarant or dedicated to public utilities purposes shall be maintained continuously by the owner, but no structures, plantings, or other material shall be placed or permitted to remain or other activities undertaken which may damage or interfere with the installation or maintenance of utilities, which may change the direction of flow of drainage channels in the easements, which may obstruct or retard the flow of water through drainage channels in the easements, or which may damage or interfere with established slope ratios or create erosion or sliding problems; provided, however, that where the existing location of a drainage channel would hinder the orderly development of a Lot, the drainage channel may be relocated as shown on the recorded plat by drainage arrows, provided such relocation does not cause an encroachment on any other Lot. Improvements within such areas shall also be maintained by the respective Lot owner except for those for which a public authority or utility company is responsible.

I. Other Easements of Record. The Lots in the Subdivision are also be burdened by such additional easements as may be shown on the Plat and instruments of record in the Clerk's Office, including without limitation the terms, provisions, easements and rights granted to Appalachian Power Company as contained in the Flowage Right and Easement Deed Smith Mountain Combination Hydro Electric Project Upper Reservoir, dated November 1, 1962, recorded in Deed Book 202, Page 47, granting the right to overflow and impound the waters of the river or tributaries onto the Subdivision; to enter upon, cut, clear and burn on that portion of Kennedy Shores below the 800 foot contour mark; to construct and operate a dam and hydro-electric station and appurtenant facilities so impounded waters, except on very rare occasions, will not exceed 800 feet.

IX. LOT IMPROVEMENT, MAINTENANCE, AND USE

A. Quiet Enjoyment. In the sole determination of the Board of Directors of the Association, no obnoxious or offensive activity shall be carried on upon a Lot in the Subdivision nor shall anything be done which may become a health hazard, nuisance, or unreasonable annoyance to other owners.

B. Appearance. All Lots and the improvements thereon shall at all times be maintained in a good, clean, attractive condition, order and state of repair consistent with a high-quality development. All Lot owners with an open grassed area shall mow and maintain such area to prevent grass from exceeding five inches in height and/or any other unsightly conditions detrimental to the attractiveness of the Kennedy Shores community.

C. Clothes Lines. No clothes lines or other clothes drying apparatus shall be installed or placed outside of any building on a lot, nor shall any clothes or other wash be placed or allowed to remain outside of any building.

D. Off Street Parking. Each owner shall provide adequate space for the parking of automobiles on owner's Lot rather than on the street or road on which the Lot fronts. Each owner shall comply with such parking restrictions as may apply to any public or private road within the subdivision.

E. Model Homes and Sales Office Notwithstanding anything contained in this Declaration to the contrary, Declarant may use any improvements on a Lot as a model home and/or as a sale, construction or administrative

office and may grant permission to any builder to use any improvements on a Lot for similar purposes, subject to such rules and regulations as Declarant may impose in its sole discretion.

F. No Commercial Use. Lots shall not be used for commercial purposes except as permitted by Virginia Code §55-513.2. A private office may be maintained in any dwelling unit or accessory building on a Lot, but no such office may be open to the public unless it complies with the zoning ordinance applicable thereto and is expressly authorized in writing by the Board of Directors of the Association after giving consideration to the residential character of the Property and the traffic such office may generate. No Lot shall be used for storage of vehicles without current county and state licenses, or large commercial vehicle(s) such as semi-trucks, box trucks, dump trucks, motor coaches, busses, junk hauling vehicles, trailers, commercial equipment, vehicles with a gross vehicle weight rating or gross vehicle weight of more than 4,536 kilograms (10,000 pounds), whichever is greater. "Storage" in this instance is defined as being in view on the property more than 10 days without being in use in construction on that Lot.

G. Screened Garbage and Fuel Tanks. All garbage and trash shall be kept in sanitary containers, screened from view. Fuel tanks may be maintained on any Lot provided the same shall be screened from view.

H. Trees. Except in approved construction areas and septic fields, no trees four (4) inches in caliber or larger, measured twenty-four (24) inches from the ground, shall be removed from the property without approval of the Developer, its successors or assigns. Except as approved by the Developer, no Lot owner may plant trees or other flora so as to screen or impede the view of the waters of Smith Mountain Lake from the homes or decks or proposed home sites, on adjacent lots.

I. Mail and Mailboxes. Declarant (in consultation with the U.S. Postal Service) shall have the sole right to determine how mail will be delivered to Lot in the Subdivision. All mailbox posts shall be painted or stained a color approved by the Developer.

J. Satellite Dishes. Only small (18-inch diameter or less) type exterior satellite dish antenna will be allowed to be placed on any Lot unless permission is otherwise obtained from the Developer, Association or ARC.

K. Pets. No animals of any kind except domestic dogs, cats and other non-exotic pets approved by the ARC and quartered at night within the residence may be kept on any Lot. No animals shall be allowed to run at large. Animals may not be left unattended outside in a run, or chain or to allowed to bark or otherwise annoy or disturb the neighbors.

L. No Camping. Camping or the use of tents for any purpose shall be prohibited on all Lots at all times including land abutting such Lots below the 800-foot contour line.

M. Boats, RV's Large Vehicles. Boats and personal watercraft shall be maintained at dock areas in the water, on a boatlift or in a boat house. No trailer, bus, camper, recreational vehicle, utility trailer, commercial vehicle (other than automobiles, light weight vans, pickup trucks and similar vehicles which are used for personal as well as commercial purposes and which do not bear any sign, logo or lettering), oversized vehicle or any vehicle with more than two (2) axels or that weighs more than two (2) tons or such other maximum weight as the ARC shall determine shall be parked or maintained on any street, common area, or Lot except within a garage or other structure approved by the ARC. Motor homes may be temporarily parked in driveways after the main residence has been built. If the Association permits any such vehicle permanently on a Lot, it shall be kept within a garage or an enclosed or screened area such that the vehicle shall not be visible from any street or other Lots. The plans for the enclosed or screened area shall be submitted to the Architectural Review Committee for its approval.

N. Signs. Until termination of the period of developer control, all signs are prohibited. This provision does not apply to the developer in its normal course of business promoting Lot sales in Kennedy Shores and the sale of its inventory of developed and undeveloped Lots therein. After the period of developer control has ended, customary real estate "for sale" signs and "builder" signs shall be permitted.

- O. Fences. No fence other than a fence approved by the ARC shall be erected on any Lot.
- P. Short Term Rentals. Short term rentals of homes in Kennedy Shores are expressly permitted subject to the Lot owner obtaining a special use permit as may be required by the zoning ordinance, provided the Association may implement procedures to require Lot owners to provide Association with such information as Association may reasonably require for security purposes and/or acknowledgment of and consent to any rules and regulations of the Association.

X. MISCELLANEOUS PROVISIONS

A. Amendments. Except as otherwise set forth in this Declaration and subject to the Association bylaws, this Declaration may be amended or amended and restated only (i) during the period of Declarant control by Declarant, or (ii) with the approval of 67% of the Class A members (including Declarant as to Class A votes held by Declarant) voting in person or by proxy at a duly called meeting and the written consent of Declarant during the period of Declarant control. Notwithstanding the foregoing, Declarant shall also have the right from time to time and at any time without the consent of any other owners to amend this Declaration and any other Project Documents in any respect as may be necessary or appropriate, in Declarant's sole judgment, (i) in order for this Declaration or the Subdivision to comply with the Virginia Property Owners' Association Act, the zoning ordinance or other applicable laws now or hereafter enacted, as the same may be amended from time to time (including without limitation the adoption of defined terms for use herein and in the Association articles of incorporation and bylaws), (ii) in order to correct a mathematical mistake, an inconsistency or ambiguity with respect to an objectively verifiable fact in or among this Declaration, the Association's articles and bylaws, and/or a scrivener's error; provided that no such amendment may materially reduce what the obligations of the Declarant would have been if the mistake, inconsistency, error or ambiguity had not occurred, (iii) in order to satisfy the requirements of the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Federal Housing Administration or other governmental or quasi-governmental entities, with respect to their purchase, guarantee or insurance of loans secured by Lots or (iv) in any other respect only to the extent the amendment does not materially and adversely affect the rights and obligations of the members in Association or the rights and obligations of the owners under this Declaration.

Notwithstanding anything contained in this Declaration to the contrary, no amendment may be made to this Declaration without the Declarant's consent if such amendment would eliminate or materially and adversely affect any of the rights, exemptions, interests or privileges expressly reserved or granted to the Declarant (as the "Declarant" or "Class B Member" and not as an Owner generally), except to the extent that such rights expressly expire upon the termination of the Period of Declarant Control or that would result in treating Declarant or the Lots still owned by Declarant differently from other Owners or Lots. If the Members vote to amend or amend and restate this Declaration, the Association and, during the Period of Declarant Control, the Declarant shall execute and record in the Clerk's Office an instrument setting forth the amendment or restatement and shall certify therein that the vote of Members approving the amendment was taken at a Duly Called Meeting and that at least two thirds of the Class A votes present in person or by proxy were cast in favor of the amendment or restatement. If the Declarant amends this Declaration without the consent of any other Owners as provided in this Section or elsewhere in this Declaration, the Declarant shall execute and record in the Clerk's Office an instrument setting forth the amendment and shall certify therein that the amendment was authorized as provided herein and that if during the Period of Declarant Control, Declarant consented to the amendment or restatement. The foregoing certification in any amendment or restatement may be relied upon by third parties for the correctness of the facts stated therein.

B. Assignment of Declarant's Rights. Any and all rights, powers, easements and reservations of Declarant set forth herein may be assigned in whole or in part, at any time or from time to time, to the Association. Each such assignment shall be evidenced by an instrument which shall be recorded in the Clerk's Office. The



Franklin County Health Department
365 Pell Ave.
Rocky Mount, Virginia 24151
(540) 484-0292 Voice (540) 483-1483 Fax

Sewage Disposal System Operation Permit

Property Owner

Nicole Caron
PO Box 759
Hardy, VA 24101

Health Dept. ID: 133 24 0177 ✓

Locality: Franklin County

Property Location

Property Address: 108 Pennsylvania Avenue
Union Hall, VA 24176
Tax Map: 0512005800

The Property Owner is hereby granted permission to operate a septic tank effluent and drainfield Sewage System at the above referenced location.

System Design Flow: 750

Number of Bedroom: 5

This permit is issued in accordance with the provisions of Title 32.1, Chapter 6 of the Code of Virginia as Amended, and Section 12VAC 5-610-340 of the Sewage Handling and Disposal Regulations of the Virginia Department of Health. The issuance of an operation permit does not denote or imply any guarantee by the department that the sewage disposal system will function for any specified period of time. It shall be the responsibility of the owner or any subsequent owner to maintain, repair, or replace any sewage disposal system that ceases to operate in accordance with the regulations.

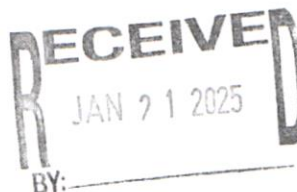
1/21/2025

Effective Date

Bryce Blake

Environmental Health Spec.

Signed: 1/21/2025



Certificate of Occupancy

Building Inspections Department

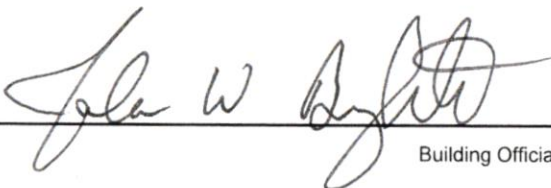
This certificate issued pursuant to the requirements of the Virginia Statewide Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the jurisdiction regulating building construction or use. For the following:

Description	5 BEDROOM SINGLE FAMILY DWELLING		
Owner	CRAIG A AND NICOLE M CARON		
Contractor	CRAIG CARON BUILDER		
Permit No.	RES-06-2024-66440	Map/Tax #	0512005800
Permit Type	Residential Building	Subdivision	KENNEDY SHORES LOT 58
Work Class	Single Family (Home)	Lot:	
# Bedrooms	5	108 PENNSYLVANIA AVENUE	
USBC Ref	2018 Edition	UNION HALL, VA 24176	
Construction Type	5B	Group/Occupancy	Group R-5
Sprinkler Required	No	Sprinkler Provided	No

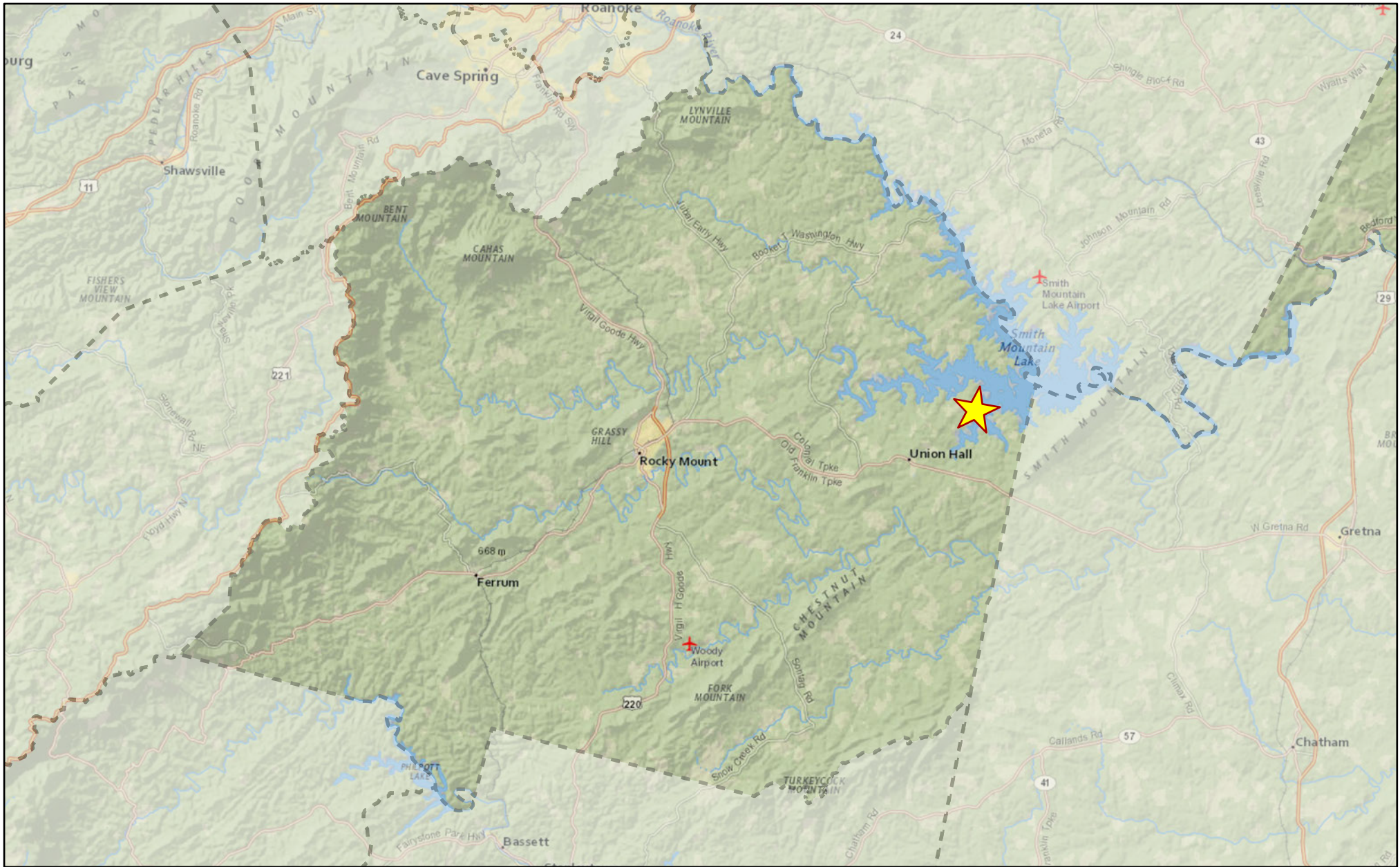
911 Address



Franklin County
A Natural Setting for Opportunity

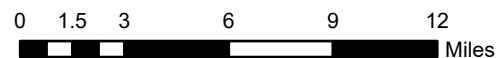

Building Official

CO Issue Date: 06/20/2025



Tax Map # 0512005800
SPEC-10-25-18426
RDK Property, LLC

 Subject Property Location



Date: 10/31/2025



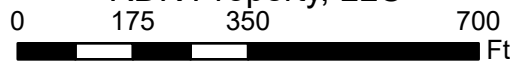


Legend

- Tax Parcels
- Road Centerlines
- Subject Parcel

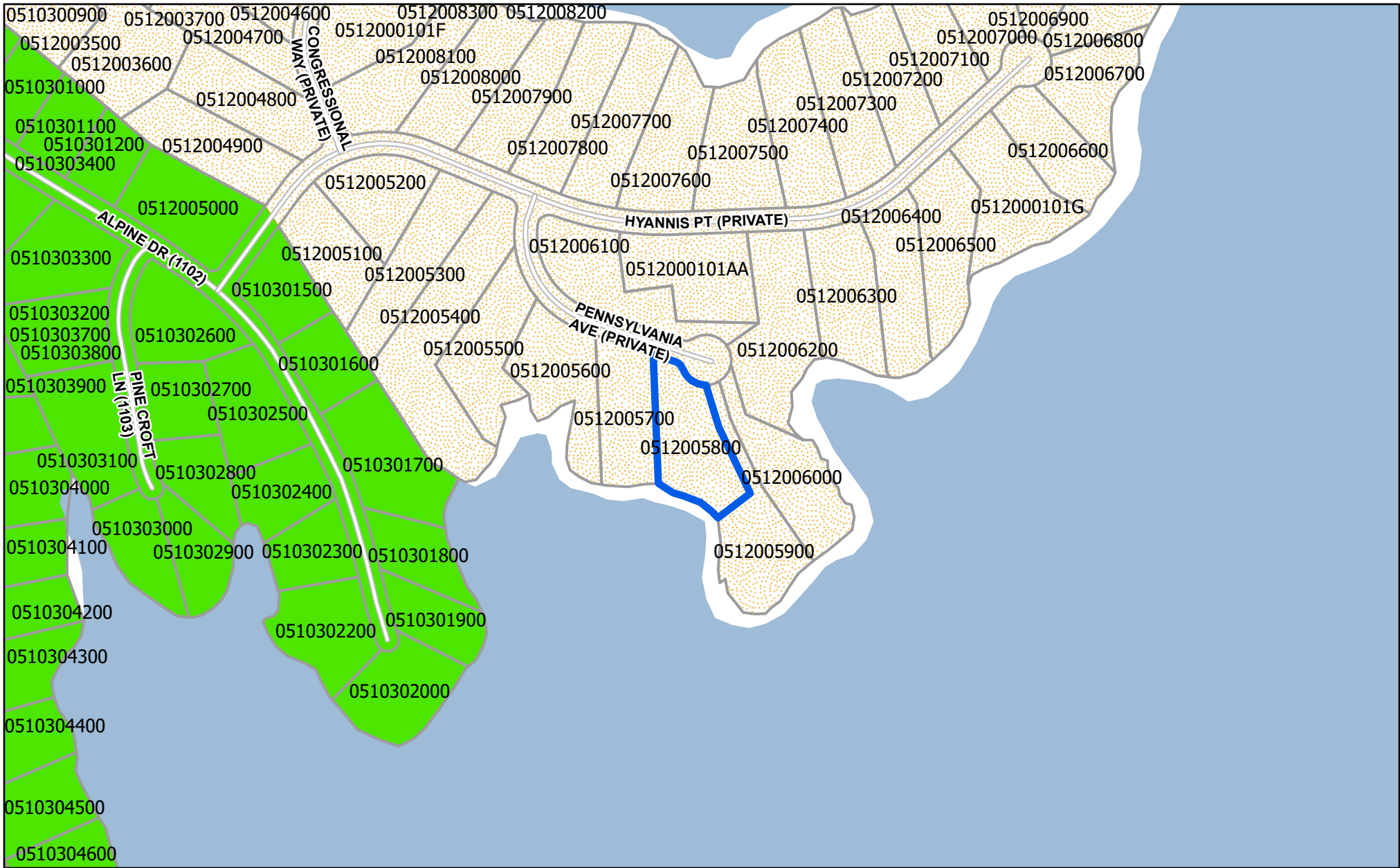
2020 Pictometry Imagery

Tax Map # 0512005800
SPEC-10-25-18426
RDK Property, LLC



Date: 10/31/2025





— Tax Parcels
— Lakes
— A1 - Agricultural

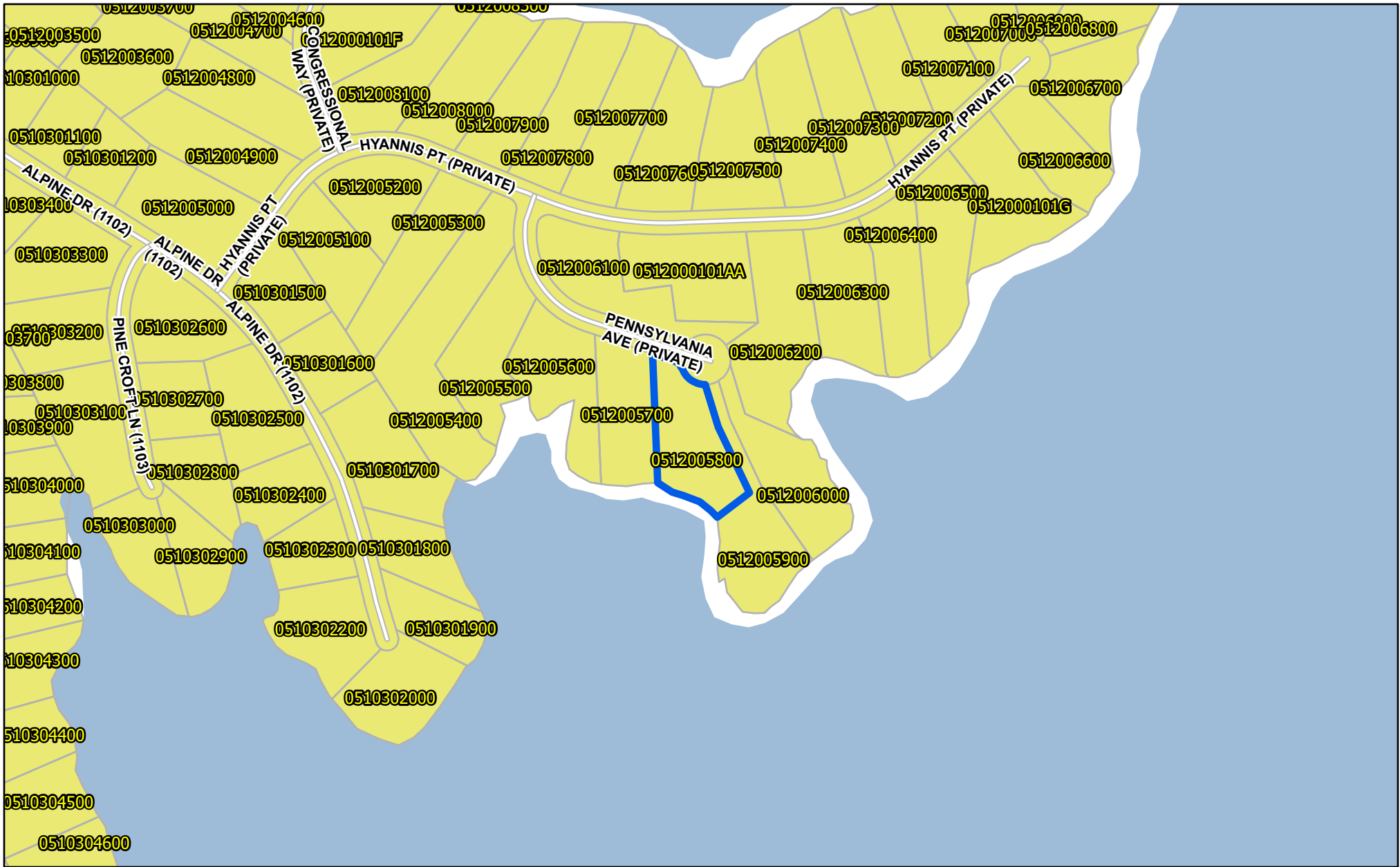
— R1 - Residential Suburban Subdivision
— Subject Parcel
— Subject Parcel

Tax Map # 0512005800
SPEC-10-25-18426
RDK Property, LLC

0 87.5 175 350 525 700
Ft

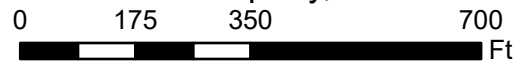
Date: 10/31/2025





□ Tax Parcels □ Road Centerlines □ Subject Parcel
■ Low Density Residential ■ Subject Parcel

Tax Map # 0512005800
SPEC-10-25-18426
RDK Property, LLC



Date: 10/31/2025





















From: wja1380@aol.com
To: [Conner, Samantha](#)
Subject: petition for zoning change
Date: Monday, December 8, 2025 10:55:24 AM

You don't often get email from wja1380@aol.com. [Learn why this is important](#)

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my name is willie j arnold I am a owner of 110 pennsylvania ave union hall va.
adjacent to 108 pennsylvania ave I am opposed to the zoning change, do not approve
the change I will attend the meeting to explain my reasons Willie Arnold taxpayer at
110 pennsylvania

From: [Franklin, Tina](#)
To: [Conner, Samantha](#)
Subject: FW: Short Rentals in Kennedy Shores Subdivision
Date: Wednesday, December 3, 2025 8:57:32 AM

Here is another one. I will print as well.


Tina H. Franklin, CZA
Planner II
Development Services
Planning & Community Development
1255 Franklin Street, St. 103
Rocky Mount, Virginia 24151
540-483-3027, EXT. 2427

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Kathy.angle@franklincountyva.gov
Rachel.hodges@franklincountyva.gov
Janie.Doss@franklincountyva.gov

From: FRANCES CHIADO <chiado4@verizon.net>
Sent: Wednesday, December 3, 2025 8:55 AM
To: Franklin, Tina <Tina.Franklin@franklincountyva.gov>
Subject: Short Rentals in Kennedy Shores Subdivision

You don't often get email from chiado4@verizon.net. [Learn why this is important](#)

 **External Email:** This message originated outside Franklin County Government. Use caution—do not click links, open attachments, or reply unless you trust the source.

Hello,

My husband and I are writing to register our opposition to allowing Short Term Rental Special Use Permits in the Kennedy Shores subdivision. As we began to contemplate where we wanted to relocate when we retired, we were drawn to the beauty of Smith Mountain Lake and, specifically, the peaceful, rural area of Franklin County. When considering where to purchase property on SML, we looked at both Bedford County and Franklin County. We had a negative impression of Bedford County due to the high number of short-term rentals.

We chose to build in Franklin County because short-term rentals are largely prohibited. In addition, the developer of Kennedy Shores (Frontier Land Development) stated in several homeowners meetings that the zoning for Kennedy Shores would be changed from A1 to R1. We were thrilled to purchase a lake front lot in the Kennedy Shores subdivision which was promoted as a premier SML neighborhood of primary and second homes for families. We purchased our lot in November 2020 and broke ground for the construction of our home in August 2022. We have lived in Kennedy Shores since December 2023 and intend for Kennedy Shores to be our forever home.

A primary concern with allowing short term rentals is the effect those rentals will have on the health of the lake. Studies show short-term rentals negatively impact lake water quality. The following are examples of the negative impacts short-term rentals may have on the lake water surrounding our homes:

- 1). Short-term rentals are frequently overcrowded with little to no enforcement from the rental agency or absentee home owner. This high-volume use results in overloading of septic systems, causing them to fail and release untreated sewage into the soil and groundwater, eventually reaching the lake. This event then leads to nutrient pollution, harmful algae blooms, and decreased oxygen levels in the water. This pollution harms aquatic ecosystems and makes the water unsafe for recreation.
- 2) Visitors may generate more trash and other waste. Improperly disposed of garbage can be washed into the lake, polluting the water and harming wildlife.
- 3) Deteriorating water quality negatively impacts the value of lakefront property. Franklin County should be invested in

maintaining the superior water quality of SML. The full time residents of Kennedy Shores should be able to expect our property values and the quality/safety of the water around our homes, to be protected.

Holding the rental agency and absentee owners responsible for the number and behavior of guests can be very challenging.

The effectiveness of regulations depends on enforcement, which can be challenging due to funding issues and the need for proper staff and ordinances. Franklin County would need to ensure their own staff could adequately enforce the rules.

Other concerns include but are not limited to:

1) Short-term rentals attract temporary guests who are not invested in the safety and security of our community. Neighbors do not have an opportunity to build trust with short-term renters, which can result in disturbances or even criminal activity.

As a full-time resident of Kennedy Shores, the expectation of safety for ourselves, our families, our grandchildren, and our pets is only reasonable.

2) The turnover of guests in short-term rental properties leads to increased foot traffic and noise, especially during summer and holidays, evenings and weekends.

Complaints about loud parties and other disturbances are common. This disruption negatively affects the peaceful residential nature of our neighborhood where full-time residents have the right to quiet enjoyment of our property and homes.

3) Short-term rentals can lead to an increase in the number of vehicles and watercraft trailers in our area, putting additional strain on already limited parking spaces and causing congestion, especially during busier times of the year.

4) Short-term rentals contribute to a decrease in community cohesion, as the temporary nature of the guests means there is less opportunity for full-time neighbors to build connections and relationships. This undermines the sense of community that makes Kennedy Shores a special place to live. Many, if not most,

of Kennedy Shores full-time residents built in Franklin County (as opposed to Bedford County) because short-term rentals are largely prohibited in Franklin County. This is certainly true for us.

5) Short-term rentals result in a disruption of neighborhood character. A steady stream of unfamiliar visitors can change the predictable peace of a neighborhood, with some renters being louder and/or less respectful of neighbors' property. In addition, the overall effect on residential property values can be negative, due to the cumulative effects on the neighborhood character.

6) Guests in these rental properties usually rent boats and jet skis to use while visiting the lake. Often times, these individuals do not have extensive experience operating water craft. This leads to unsafe activity in the water surrounding our homes and docks possibly leading to personal and property damage.

We are strongly opposed to properties in Kennedy Shores being used as short-term rentals and respectfully request that the Franklin County Planning Commission and Board of Supervisors reject all short-term rental applications in our subdivision.

Please help us to ensure that our homes and neighborhood remain a safe and peaceful place for full-time residents to live.

Thank you,

Ed and Frances Chiado
384 Hyannis Point
Union Hall, VA 24176
703-244-3420
571-215-4565

From: [Franklin, Tina](#)
To: [Conner, Samantha](#)
Subject: FW: Short Term Rentals in Kennedy Shores
Date: Wednesday, December 3, 2025 10:17:38 AM

Another one. Printed.


Tina H. Franklin, CZA
Planner II
Development Services
Planning & Community Development
1255 Franklin Street, St. 103
Rocky Mount, Virginia 24151
540-483-3027, EXT. 2427

Please do not email me permit applications. These applications must be submitted to one of the County's Permit Technicians. Please see below and only send to one email.

Kathy.angle@franklincountyva.gov
Rachel.hodges@franklincountyva.gov
Janie.Doss@franklincountyva.gov

From: edchiado1@gmail.com <edchiado1@gmail.com>
Sent: Wednesday, December 3, 2025 9:42 AM
To: Franklin, Tina <Tina.Franklin@franklincountyva.gov>
Subject: Short Term Rentals in Kennedy Shores

You don't often get email from edchiado1@gmail.com. [Learn why this is important](#)

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Franklin County Planning Commission,

I am concerned about the investment my wife and I have made in Franklin County and am writing to register my opposition to allowing Short Term Rental Special Use Permits in the Kennedy Shores subdivision. When searching the internet for pros and cons of Short Term Rentals (STRs), a common theme found across most communities, which generates most of the complaints to local governments, is the negative impact of non-owner-occupied or investor STRs operating in residential neighborhoods as quasi-commercial uses (i.e., via rental agencies such as Airbnb or VRBO). These rental agencies have no local presence and don't care about the local neighborhood nor potential impacts. Make no mistake about it, STRs are commercial businesses operating in residential neighborhoods.

If Franklin County chooses to allow STRs in Kennedy Shores, I have a suggestion for your consideration. In accordance with the Franklin County VA Short Term Rentals website (<https://www.franklincountyva.gov/729/Short-Term-Rentals>), at the bottom of this website is a section for Complaints/Comments about the use of a short term rental in Franklin County, with a link to Safe Host Compliance-Franklin County, VA where complaints/comments may be submitted. However, upon clicking the link, the user is directed to a separate website (<https://secure.hostcompliance.com/franklin-county-va/complaints/type>) indicating "Let's resolve your short-term related issue. What best describes the issue you are reporting?" with only one pre-filled "issue" able to be selected and already inserted into the form, that being "Unauthorized short-term rental". This lone reason may not be the only reason for a complaint or comment. The short-term rental may have been "authorized" by the county yet the short-term renters are in non-compliance with the Regulations for Short Term Rentals.

The County may want to consider updating this website to more accurately depict other valid reasons for a complaint/comment that could be selected by users without the current confusion.

Additionally, the county needs to develop and clearly document for the public a policy for (1) tracking and managing complaints received, (2) what actions will be taken by the county when complaints are received, (3) weighting the significance of varying complaints (for example, if a renter's dog defecates in a neighbor's yard or the community vs. parking violations vs. loud music after 10pm vs. a renter's boat runs into a neighbor's dock), and (4) what various penalties (both usage and financial) will the county impose on the absentee homeowner for initial and repeat offenses.

Thank you in advance for your consideration.

Respectfully,

Ed Chiado
384 Hyannis Point
Union Hall, VA 24176
703-244-3420

From: [Franklin, Tina](#)
To: [Conner, Samantha](#)
Subject: FW: [CAUTION]Short term rentals in Kennedy Shores subdivision
Date: Wednesday, December 3, 2025 8:55:56 AM
Attachments: [Some relevant sections from the KS Declaration of Restrictions.docx](#)

Here you go! I have printed these as well and they are in your chair.


Tina H. Franklin, CZA
Planner II
Development Services
Planning & Community Development
1255 Franklin Street, St. 103
Rocky Mount, Virginia 24151
540-483-3027, EXT. 2427

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Kathy.angle@franklincountyva.gov
Rachel.hodges@franklincountyva.gov
Janie.Doss@franklincountyva.gov

From: Sylvia Holy <sylviaholy@msn.com>
Sent: Tuesday, December 2, 2025 2:45 PM
To: Franklin, Tina <Tina.Franklin@franklincountyva.gov>
Cc: Jerry Holy <jerryjjh@msn.com>; Sylvia Holy <sylviaholy@msn.com>
Subject: [CAUTION]Short term rentals in Kennedy Shores subdivision

 **Warning:** This message may involve a financial request. Use caution.

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Tina,

My husband and I looked for property to build our retirement home for five years before we bought a lot in the Kennedy Shores subdivision in 2017. We chose our lot because of the safety and beauty of the planned private residential community and the surrounding residential neighborhoods. Coming from Prince William County, where there was a lot of not well-planned growth, the safety of our future neighborhood was the top priority for our property purchase.

In talking with other lot owners, we recently found out that the Kennedy Shores sales representatives told some people that Kennedy Shores would be a private residential community with no short term rentals and they also told other people that short term rentals were allowed - they just needed a Franklin County special use permit. There are sections in the Kennedy Shores Declaration of Restrictions, Covenants and Conditions that refer to both sides: Short Term Rental is permitted with a proper permit, but homes are for Residential use only and no commercial use of any property. So, it appears that they said whatever they thought would make the most sales. Please see attached references.

When we saw that one of our neighbors was requesting a special use permit for short term rental of their new house, we found it very disturbing as we know that having short term rentals in an area increases the risk of fire, theft, and accidents which can cause increases to all property owners' individual insurance as well as the Kennedy Shores common property. That is in addition to the likelihood of increased noise and burdens on septic systems with too many occupants. So if allowed, the people using their houses for short term rental businesses would make profit at the expense of the neighbors.

We have seen other subdivisions where there are many short term rental houses, and they were all divided by high privacy fences for security. They also had daily security team patrols, surveillance cameras, and professional cleaning, catering, and laundry services - all adding to the traffic and strangers coming into the subdivision. They were very much set up as businesses with no feeling of community. Our subdivision is not suited or designed for that at all. Our subdivision yards are very open. Fences or rows of tall plants that would block the view of other lot owners are prohibited in our declaration.

We understand that some people, for financial reasons, may need to lease out their houses for longer periods of time of over one month, before they are ready to move in full time. That doesn't present the same problems associated with "vacation mind set behavior" that is often seen with short term house rentals.

We strongly object to houses in our subdivision being used as short term rental businesses!

Sylvia & Jerry Holy

97 Caroline Court
Union Hall, VA 24176

703-216-5691

Sent from [Outlook](#)

From: [Renick, Amy](#)
To: [Cooper, Lisa](#); [Conner, Samantha](#)
Subject: FW: Opposed to Kennedy Shores STR - 1/20/2026 Meeting
Date: Thursday, January 8, 2026 9:34:05 AM
Attachments: [image001.png](#)

Good morning – I received this email yesterday evening on pending SUP



Amy Renick

Clerk to the Board of Supervisors

Phone: (540) 483-3030, ext. 2244

Address: 1255 Franklin St., Ste 112

Rocky Mount, Virginia 24151

Web: Franklin County, VA | Official Website
(franklincountyva.gov)



From: Denise Mach <denisemach2004@yahoo.com>
Sent: Wednesday, January 7, 2026 6:50 PM
To: Renick, Amy <Amy.Renick@franklincountyva.gov>
Subject: Opposed to Kennedy Shores STR - 1/20/2026 Meeting

You don't often get email from denisemach2004@yahoo.com. [Learn why this is important](#)

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—do not click links, open attachments, or reply unless you trust the source.

Amy,

I am sending the following text via email to each member of the Board of Supervisors. I also plan to attend and speak at the meeting on 1/20/2026.

Thank you very much,
Denise Mach

Good Morning,

There is an application for a Special Use Permit for a Short-Term rental on the Board of Supervisor's agenda for January 20, 2026. The permit is being requested by an LLC that purchased a home in Kennedy Shores last year. The owner has stated that he has no intention of ever living in the house, and the sole purpose is to use the purchase as a tax shelter by renting the house out for a two-year period. The owner and property management company are both located in Greensboro, NC. If issues arise, they are two hours away from being able to physically respond.

My name is Denise Mach, and my husband Gary and I have lived full time at 70 Kennedy Place in Kennedy Shores since February 2020. We are strongly opposed to this special use permit.

We intentionally built our forever home in Franklin County because of the peaceful, rural community and limited number of short-term rentals. Prior to moving full-time to SML, we rented a home in Bedford County for one week every summer for over 12 years. Each summer we rented a different house but consistently observed negative behavior from renters which caused us to not want to live in Bedford County.

Kennedy Shores was promoted as a high-end primary and second home community for families and children. There is justifiable concern about weekly turnover in the number of strangers visiting our community. The concerns include the safety of our grandchildren both on and off the water.

Although zoned A-1 when our lot was purchased in 2017, Frontier Land Development stated on numerous occasions that they thought the zoning had in fact been changed to R1 and committed to looking into the rezoning process. The covenant states that a Special Use Permit is required for Short Term Rentals, and Frontier Land Development told us the permits were hard to obtain, and we could simply vote against the permit. The covenant also states that property is not to be used for commercial purposes. Short term rentals are essentially commercial transactions. There is no sense of community from a group of people staying in a house for a week.

The average lot size in Kennedy Shores is less than one acre. The property was divided into 87 lots that are irregularly shaped with distances between many homes being less than 40 feet. Fences are not permitted and natural barriers are virtually non-existent. There is essentially no way to shield neighboring properties from the negative impacts associated with short term rentals.

A petition against short term rentals was circulated within Kennedy Shores and the adjacent neighborhoods of Lands End and Highland Lake. The petition described our concerns which include Safety and Security, Noise and Disruption, Parking and Traffic, and Overall Loss of Community. The petition received signatures from over 100 Franklin County residential homes. Many shared stories about the negative impact of short-term rentals not only within their neighborhood, but also from houses in adjacent communities.

100% of the current full-time residents in Kennedy Shores have signed the petition.
83% of the current lot owners who responded to an email inquiry have signed the petition.

Bedford County is having notable issues with short-term rentals which have resulted in public backlash and pressure to eliminate their availability. In August 2023 Bedford County was forced to develop an Annual Management Plan to establish new regulations for short-term rentals.

We strongly encourage the Franklin County Board of Supervisors to keep Kennedy Shores and our adjacent neighborhoods a safe and desirable community.

I have provided copies of the signed petitions to the Franklin County Planning Commission and will have additional copies at the January 20th Board of Supervisor's meeting.

Thank you very much for your time and consideration.

Sincerely,

Denise Mach
703 629-2790

From: [Franklin, Tina](#)
To: [Conner, Samantha](#)
Cc: [Cooper, Lisa](#)
Subject: FW: Short Term Rentals in Kennedy Shores
Date: Tuesday, December 2, 2025 12:59:44 PM

Here is one for Kennedy Shores special use permit. I will print it out as well.


Tina H. Franklin, CZA
Planner II
Development Services
Planning & Community Development
1255 Franklin Street, St. 103
Rocky Mount, Virginia 24151
540-483-3027, EXT. 2427

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Kathy.angle@franklincountyva.gov
Rachel.hodges@franklincountyva.gov
Janie.Doss@franklincountyva.gov

From: Denise Mach <denisemach2004@yahoo.com>
Sent: Tuesday, December 2, 2025 11:04 AM
To: Franklin, Tina <Tina.Franklin@franklincountyva.gov>
Cc: Gary Mach <gmachster@aol.com>; Denise Mach <denisemach2004@yahoo.com>
Subject: Short Term Rentals in Kennedy Shores

You don't often get email from denisemach2004@yahoo.com. [Learn why this is important](#)

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Good Morning,

My husband and I have resided full time in Kennedy Shores since February 2020. We intentionally built our home in Franklin County because of the peaceful, rural community and limited number of short term rentals. Although we were zoned A-1 when our lot was purchased in 2017, Frontier Land Development stated on numerous occasions that the zoning would be changed to R1. The Franklin County 2025 Future Land Use document shows our development as R-1 Low Density Residential.

Kennedy Shores was promoted as a high end primary and second home community for families and children. There is justifiable concern about weekly turnover in the number of "strangers" visiting our

community. The concerns include the safety of our children and grandchildren both on and off the water.

The average lot size in Kennedy Shores is less than one acre. Fences are not permitted and natural barriers are virtually non-existent. There is essentially no way to shield neighboring properties from the negative impacts associated with short term rentals.

A petition against short term rentals cited our concerns to include the following: Safety and Security, Noise and Disruption, Parking and Traffic, and Overall Loss of Community.

Over 75% of the existing homeowners in Kennedy Shores have signed a petition against short term rentals. It was not difficult to also obtain a significant number of signatures within our neighboring communities. The petitions are still being circulated, and the exact numbers will be reported in person at the hearing on 12/9.

Bedford County is having notable issues with short term rentals which has resulted in public backlash and pressure to eliminate their availability. We strongly encourage the Franklin County Planning Commission to keep Kennedy Shores a safe and desirable community for current and future residents.

Thank you for your time and consideration.

Gary & Denise Mach

(703) 629-2790

First, I want to thank the planning committee for the opportunity to be heard.

My name is Mark McGee and I'm also here on behalf of my wife of 33 years, Jamie McGee. We live at 79 Pennsylvania Ave and are next door neighbors with the Kovarik's. We purchased our waterfront lot from the developer in 2018 with dreams of building our forever home. We made it happen, and in 2022 became full-time residents. Kennedy Shores offered everything we were looking for.

Our two houses sit only 35 feet apart and there is no buffer between us down the entire property line. We want to maintain our privacy and for our view of the lake and Smith Mtn to NOT change, but we would be fully exposed to the rental activity next door if this gets approved.

There is no STR happening in Kennedy Shores currently. This would be a big change for all our residents. Full time residents bear the burden of transients. We have concerns about how rentals would be managed and controlled when violations are happening. If you do approve this, who would be monitoring locally and enforcing compliance timely? What are the responsibilities of Franklin County?

I've been the Kennedy Shores Owner's Assoc board president for the last two years. Memorialized by the developer, our HOA declarations currently state that short term rental is allowed, however our covenants also state 1) that lots are for residential use only and 2) no commercial use. STR comes with conditions. In addition to the SUP requirement, the owner must acknowledge and comply with rules and regulations implemented by the Assoc. Additionally, we have ARC guidelines that include NO improvements or modifications to lots or landscaping without prior approval from the committee.

This is in no way personal with the Kovarik's, but about protecting our residents and the KS subdivision. Dan Kovarik has communicated to me only the best intentions and his plan to limit rental to only what is required to meet the IRS guidelines for a 1031 exchange, and for 2 years. To that end, we would like to know if the Kovarik's would be agreeable to the following conditions with any approval: 1) Only rent for periods of 30 days or longer 2) If for short term rental under 30 days (but no less than full weeks) set a 2 year expiration date on the permit (have the clock start with the first rental). Have the permit automatically expire if the Kovarik's sell the property. 3) Advertise as a luxury rental and at a high price point. 4) Make it a stipulation in the RA that noise and disruption is a breach of contract and hold high deposits for breach of contract.

One final comment. If this SUP does get approved, we fully intend to put in a request to have the subdivision rezoned R-1. With 86 lots and improved common areas including a community pavilion, boat ramp, pier and beach, we fit the profile, and in no way fit the

profile for the original A-1 zoning. This should have been done by the developer early on, or before they sold the last lot in 2023 at the latest. We would work to modify our covenants if 2/3rd of our owner's vote in favor of disallowing STR in the future.

Thank you again for your time and consideration.

From: [Franklin, Tina](#)
To: [Conner, Samantha](#)
Subject: FW: Short Term Rental in Kennedy Shores - Union Hall
Date: Wednesday, December 3, 2025 8:54:00 AM


Another letter.

Tina H. Franklin, CZA
Planner II
Development Services
Planning & Community Development
1255 Franklin Street, St. 103
Rocky Mount, Virginia 24151
540-483-3027, EXT. 2427

Please do not email me permit applications. These applications must be submitted to one of the County's Permit Technicians. Please see below and only send to one email.

Kathy.angle@franklincountyva.gov
Rachel.hodges@franklincountyva.gov
Janie.Doss@franklincountyva.gov

From: Mark McGee <mmcgee0603@gmail.com>
Sent: Tuesday, December 2, 2025 9:25 PM
To: Franklin, Tina <Tina.Franklin@franklincountyva.gov>
Cc: danquinn8991@gmail.com
Subject: Short Term Rental in Kennedy Shores - Union Hall

 **External Email:** This message originated outside Franklin County Government. Use caution—do not click links, open attachments, or reply unless you trust the source.

Tina and Dan,

Ahead of the hearing next week, I wanted to write and share my views and perspective as it pertains to the Kennedy Shores subdivision and the matter of short term rental.

My wife and I purchased our waterfront lot in Kennedy Shores from the developer in Fall of 2018 with dreams of building our forever home here. We made it happen, moving from Greensboro NC to become full-time residents of Smith Mountain Lake and Union Hall/Franklin County in May of 2022. Kennedy Shores offered everything we were looking for in a newer residential neighborhood; a premier waterfront community where our

family and friends could enjoy the private, open space and beautiful views. My family has been coming to Smith Mountain Lake for over 40 years since I was still in high school so we know the area well. My parents still own a place in Bernard's Landing.

Naturally, we were disappointed and disturbed when we heard soon after the Kovarik's bought the house that they intended to do short term rental business. You see, I'm the next door neighbor. We share the property line and I've heard the horror stories. Then, a couple of weeks ago the public hearing sign went up in their yard which really stirred things up here with residents in and around Kennedy Shores. Particularly the full-timers, like ourselves, are sharing big concerns around safety and security, noise and nuisance, and the financial risk - disruptions, damages, even criminal activity.

When it comes to the planning committee and board of supervisors' ultimate decision whether or not to grant the special use permit, please take these facts into consideration:

1. Kennedy Shores is a premier waterfront community as advertised, and our residents have a right to quiet enjoyment.
2. We have no homeowners doing short term rental currently.
3. The farmland that became the Kennedy Shores subdivision was zoned A-1 and that was never changed after being subdivided into 86 residential lots with improved common areas including our community pavilion, beach, boat launch and pier.
4. Kennedy Shores has fit the profile of R1 (residential) zoning for several years now but the developer (who sold the last lot in 2023 then turned control over the HOA in October 2023) never put in the request with the county to rezone. Meanwhile, other similar subdivisions like Water's Edge and Boxwood Green have rezoned to R-1.
5. Subdivisions on both sides of Kennedy Shores are zoned R-1
6. Kennedy Shores is not suited or designed for short term rental housing. We have no boundaries between lots and no fencing is allowed. We maintain open lots across the subdivision where short term rental would expose our residents to unwanted activity and potential risks.
7. Our lakefront setting would attract transient vacationers which tend to be larger groups who spend their time outdoors around the dock and water at all hours.

I am aware that there are a number of other Kennedy Shores residents and residents in surrounding neighborhoods circulating a petition, and that a number of them are emailing you to voice their concerns and opposition ahead of the hearing next week.

Thank you for your time and consideration.

Mark & Jamie McGee
79 Pennsylvania Ave
Union Hall, VA 24176
(336) 669-9154

From: [Laura Sabatino](#)
To: [Franklin, Tina](#); [Conner, Samantha](#)
Subject: Short Term Rentals in Kennedy Shores
Date: Sunday, December 7, 2025 3:15:52 PM

You don't often get email from laura2pt69@gmail.com. [Learn why this is important](#)

External Email: This message originated outside Franklin County Government. Use caution
—do not click links, open attachments, or reply unless you trust the source.

Good Afternoon,

We are writing in regards to the recent application from a new Kennedy Shores homeowner regarding a special permit to do short term rentals.

We have been coming to SML since 2000 staying in Union Hall and fell in love with the area and community. We bought a lot in Kennedy Shores during the first land sale in 2017 because our dream has been to build a home on the lake to live in full time. We had looked for a couple years around the lake but have always been partial to Union Hall because of the beauty and rural setting. We wanted a community and knew Franklin County didn't have short term rentals like other county's which added to our desire to purchase at Kennedy Shores. We were never told there was a chance, due to the zoning, that short term rentals may be allowed. We were led to believe once the properties were sold we would be zoned appropriately as a R-1 Low Density Residential.

We are getting ready to start building our forever home this Spring in Kennedy Shores and are opposed to allowing short term rentals. As our community is growing we want to maintain the beauty and peacefulness of the area. Having short term rentals just doors away from our home can bring a number of issues. There is little oversight from rental agencies, noise and traffic increase, and having people come and go who aren't connected to the community and are indifferent to the long term effects of not preserving lake quality and regulations can lead to environmental destruction.

We hope the Franklin County Planning Commission and Board of Supervisors reject all short term rental applications for Kennedy Shores. We are adamantly opposed to the applications and hope we can continue to grow the amazing community we love in a way that preserves the beauty and peacefulness which is why we purchased it initially. Thank you for your time.

Sincerely,
Laura & David Sabatino, Lot 54
704-453-1896

Formal Letter for Franklin County File

Sheryl Scott (9196069626)

Lot 71 Hyannis PT

Kennedy Shores

Union Hall, VA

Date: December 9th, 2025

Franklin County Planning Commission

1255 Franklin Street

Rocky Mount, VA

RE: Support for Special Use Permit Application – Kennedy Shores

Dear Members of the Planning Commission,

I am writing in support of the Special Use Permit (SUP) application submitted by a homeowner in the Kennedy Shores community. I respectfully ask that this permit be approved based on the following facts:

1. The Kennedy Shores HOA covenants allow rentals.

The governing documents require a 66% vote of the membership to amend the covenants and prohibit rentals. No such vote has been taken, and no amendment prohibiting rentals exists. Therefore, the applicant is acting fully within their rights under the HOA's current rules.

2. The applicant is following the exact process required by Franklin County.

Franklin County uses the SUP process to ensure that rentals meet all zoning, safety, occupancy, and parking requirements. The applicant is complying with every step of this process and has been transparent and cooperative throughout.

3. Concerns raised by a few homeowners are not supported by local evidence.

Rental management companies operating at Smith Mountain Lake report no increase in crime or neighborhood disruption associated with rentals.

4. Responsible, well-regulated rentals benefit the area.

Regulated rentals support property values, promote property upkeep, and contribute to the local economy. Neighboring Bedford County has successfully managed rentals using a similar permit-and-management structure.

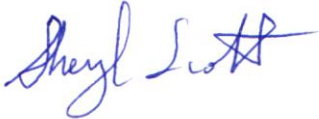
5. The SUP process provides strong protections and accountability.

Through enforceable conditions such as occupancy limits, quiet hours, and a required local contact, the SUP ensures that rentals operate responsibly and minimizes impacts on surrounding properties.

For these reasons, I respectfully request approval of this Special Use Permit. The applicant is acting in good faith, following all procedures, and operating within both HOA and County requirements.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sheryl Scott", with a stylized flourish at the end.

Sheryl Scott

December 9, 2025

Good evening and thank you for the opportunity to voice concerns regarding the short-term rental application.

My name is Denise Mach, and my husband Gary and I have lived full time at 70 Kennedy Place in Kennedy Shores development since February 2020. We intentionally built our home in Franklin County because of the peaceful, rural community and limited number of short-term rentals. Prior to moving here, we rented a home in Bedford County for one week every summer for over 12 years. Each summer we rented a different house but consistently observed negative behavior from renters which caused us to not want to live in Bedford County.

Kennedy Shores was promoted as a high-end primary and second home community for families and children. There is justifiable concern about weekly turnover in the number of "strangers" visiting our community. The concerns include the safety of our grandchildren both on and off the water. Although zoned A-1 when our lot was purchased in 2017, Frontier Land Development stated on numerous occasions that they thought the zoning had in fact been changed to R1 and committed to looking into the rezoning process.

The average lot size in Kennedy Shores is less than one acre. The property was divided into 87 lots that are irregularly shaped with distances between many homes being less than 50 feet. Fences are not permitted and natural barriers are virtually non-existent. There is essentially no way to shield neighboring properties from the negative impacts associated with short term rentals.

A petition against short term rentals was circulated within Kennedy Shores and the adjacent neighborhoods of Lands End and Highland Lake. The petition describes our concerns which include Safety and Security, Noise and Disruption, Parking and Traffic, and Overall Loss of Community. The petition received signatures from over 80 Franklin County residents, and many shared stories about the negative impact of short-term rentals not only within their neighborhood, but also from houses in adjacent communities.

100% of the current full-time residents in Kennedy Shores have signed the petition.

83% of the current lot owners who responded to an email inquiry have signed the petition.

Bedford County is having notable issues with short-term rentals which have resulted in public backlash and pressure to eliminate their availability. In August 2023 Bedford County was forced to develop an Annual Management Plan to establish new regulations for short-term rentals.

We strongly encourage the Franklin County Planning Commission to keep Kennedy Shores and our adjacent neighborhoods a safe and desirable community.

I have copies of the signed petitions, and this letter for your reference.

Thank you very much for your time and consideration.

Gary & Denise Mach

70 Kennedy Place, Union Hall, VA 24176

(703) 629-2790

PETITION TO DECLINE SHORT-TERM RENTALS IN KENNEDY SHORES, UNION HALL, VA

Specifically for residential property located at 108 Pennsylvania Ave., Union Hall VA 24176

We, the undersigned residents of Kennedy Shores and surrounding neighborhoods, are concerned regarding the approval of short-term rental properties in and around our residential community. While we acknowledge the right of property owners to utilize their properties as they see fit, with the proper Franklin County approvals and fees paid, we believe the allowance of short-term rentals in our neighborhood will have a negative impact on the quality of life for full-time residents. Our mission is to maintain a first-class residential subdivision, protect owners of property in Kennedy Shores against improper use of subdivision lots, and encourage the development of attractive homes thereon for the purpose of enhancing and protecting the value, desirability, and attractiveness of the Lots. This petition applies to all residential properties located in the Kennedy Shores neighborhood and specifically to the residential property located at 108 Pennsylvania Ave., Union Hall, VA 24176 which currently has an active Special Use Permit application before the board for approval of short-term rental status.

Our concerns include but are not limited to the following:

1. Safety and Security:

Short-term rentals attract transient guests who are unfamiliar with the area, leading to potential safety and security risks for our community. Neighbors do not have an opportunity to build trust with short-term renters, which can result in disturbances or even criminal activity.

2. Noise and Disruption:

The turnover of guests in short-term rental properties leads to increased foot traffic and noise, especially during summer and holidays, evenings and weekends. This disruption negatively affects the peaceful residential nature of our neighborhood where our residents have the right to quiet enjoyment of Kennedy Shores.

3. Parking and Traffic:

Short-term rentals can lead to an increase in the number of vehicles in our area, putting additional strain on already limited parking spaces and causing congestion, especially during busier times of the year. (The property at 108 Pennsylvania Ave. is located at the end of a cul-de-sac that includes 4 other homes that are or will be inhabited full time.)

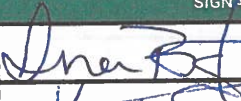

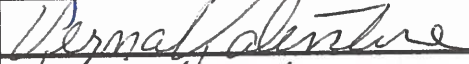

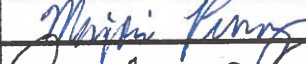




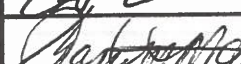
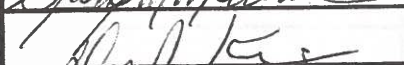
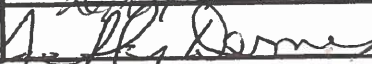

4. Loss of Community:

Short-term rentals contribute to a decrease in community cohesion, as the transient nature of the guests means there is less opportunity for long-term neighbors to build connections and relationships. This undermines the sense of community that makes Kennedy Shores a special place to live. Many, if not most, of Kennedy Shores full-time residents built in Franklin County (as opposed to Bedford County) because short-term rentals are largely prohibited in Franklin County.

Our request:

We, the undersigned, respectfully request that the Franklin County Board of Supervisors reject the short-term rental application for the property located at 108 Pennsylvania Ave, Union Hall, VA 24176. Please work to ensure that Kennedy Shores remains a safe and peaceful place for full-time residents to live.

We appreciate your attention to this important matter and thank you for considering our concerns.

#	#	PRINTED NAME	ADDRESS	SIGNATURE
1		Irma Barrington	335 Alpine Dr	
2		Kristin Swenson	249 Alpine Dr.	
3		Verna Valentine	180 Montevista Rd	
4		Liz Hunt	287 Belle Isle Dr.	
5		Margie Purgason	411 Montevista Rd.	
6		Debbie Iron	316 Alpine Dr	
7		Kathy McLean	95 Belle Isle Dr.	
8		Sandra Paltice	568 Montevista Rd	
9		Charles L. White	621 Montevista Rd	
10		Eric Koutsoukos	HL Lot 4 Sec B	
11		GARY M MATTHEWS	620 Montevista Rd	
12		DAVID KENNEDY	455 BELLE ISLE DR	
13		JEFF DEEMER	200 BELLE ISLE DR	

PETITION TO DECLINE SHORT-TERM RENTALS IN KENNEDY SHORES, UNION HALL, VA

Specifically for residential property located at 108 Pennsylvania Ave., Union Hall VA 24176

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2. Noise and Disruption:

The turnover of guests in short-term rental properties leads to increased foot traffic and noise, especially during summer and holidays, evenings and weekends. This disruption negatively affects the peaceful residential nature of our neighborhood where our residents have the right to quiet enjoyment of Kennedy Shores.

3. Parking and Traffic:

Short-term rentals can lead to an increase in the number of vehicles in our area, putting additional strain on already limited parking spaces and causing congestion, especially during busier times of the year. (The property at 108 Pennsylvania Ave. is located at the end of a cul-de-sac that includes 4 other homes that are or will be inhabited full time.)

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#	#	PRINTED NAME	ADDRESS	SIGNATURE
1		Gary + Denise Mach	70 Kennedy Pl Union Hall	K. Denise Mach
2		Karl & Ginny Hepler	65 Kennedy Pl. Union Hall	Ginny Hepler
3		Mark + Jamie McGee	79 Pennsylvania Ave	Mark McGee
4		DAVID + LAURA SABATINO	LOT 54 KENNEDY SHORES	David Sabatino
5		Michael + Christina Russell	332 Lakestone Rd.	Michael Russell
6		Jerry + Sylvia Holy	97 Caroline Court	Sylvia A. Holy
7		Carolyn Sharpe	606 Lakeston Rd.	Carolyn Sharpe
8		Dale Strong	1190 Nature Lane	Dale Strong
9		Curtis Young	1216 Nature Lane	C. Young
10		Melanie Buntt	546 Lakesstone	Melanie Buntt
11		Glenn Berger	1200 Nature Ln. Union Hall	Glenn Berger
12		Stephen MCKEAG	356 LAKESTONE RD	Stephen McKee
13		EDWARD LAUTENSCHLAGER	1204 NATURE LN	Edward Lautenschlager

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Specifically for residential property located at 108 Pennsylvania Ave., Union Hall VA 24176

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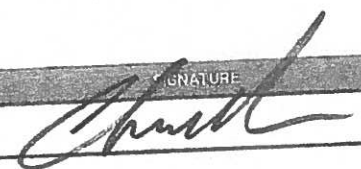
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We appreciate your attention to this important matter and thank you for considering our concerns.

	PRINTED NAME	ADDRESS	SIGNATURE
1	Chris McSwain (Lot 8)	1501 Sonnet Dr. Lynchburg VA	
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	PRINTED NAME	ADDRESS	SIGNATURE
1	Todd & April Montabana	LOT 63A	Todd Montabana & April Montabana
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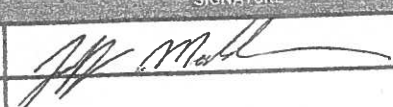
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#	PRINTED NAME	ADDRESS	SIGNATURE
1	Jeff Madden	82 Kennedy Place	
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PETITION TO DECLINE SHORT-TERM RENTALS IN KENNEDY SHORES, UNION HALL, VA

Specifically for residential property located at 108 Pennsylvania Ave., Union Hall VA 24176

We, the undersigned residents of Kennedy Shores and surrounding neighborhoods, are concerned regarding the approval of short-term rental properties in and around our residential community. While we acknowledge the right of property owners to utilize their properties as they see fit, with the proper Franklin County approvals and fees paid, we believe the allowance of short-term rentals in our neighborhood will have a negative impact on the quality of life for full-time residents. Our mission is to maintain a first-class residential subdivision, protect owners of property in Kennedy Shores against improper use of subdivision lots, and encourage the development of attractive homes thereon for the purpose of enhancing and protecting the value, desirability, and attractiveness of the Lots. This petition applies to all residential properties located in the Kennedy Shores neighborhood and specifically to the residential property located at 108 Pennsylvania Ave., Union Hall, VA 24176 which currently has an active Special Use Permit application before the board for approval of short-term rental status.

Our concerns include but are not limited to the following:

1. Safety and Security:

Short-term rentals attract transient guests who are unfamiliar with the area, leading to potential safety and security risks for our community. Neighbors do not have an opportunity to build trust with short-term renters, which can result in disturbances or even criminal activity.

2. Noise and Disruption:

The turnover of guests in short-term rental properties leads to increased foot traffic and noise, especially during summer and holidays, evenings and weekends. This disruption negatively affects the peaceful residential nature of our neighborhood where our residents have the right to quiet enjoyment of Kennedy Shores.

3. Parking and Traffic:

Short-term rentals can lead to an increase in the number of vehicles in our area, putting additional strain on already limited parking spaces and causing congestion, especially during busier times of the year. (The property at 108 Pennsylvania Ave. is located at the end of a cul-de-sac that includes 4 other homes that are or will be inhabited full time.)

4. Loss of Community:

Short-term rentals contribute to a decrease in community cohesion, as the transient nature of the guests means there is less opportunity for long-term neighbors to build connections and relationships. This undermines the sense of community that makes Kennedy Shores a special place to live. Many, if not most, of Kennedy Shores full-time residents built in Franklin County (as opposed to Bedford County) because short-term rentals are largely prohibited in Franklin County.

Our request:

We, the undersigned, respectfully request that the Franklin County Board of Supervisors reject the short-term rental application for the property located at 108 Pennsylvania Ave, Union Hall, VA 24176. Please work to ensure that Kennedy Shores remains a safe and peaceful place for full-time residents to live.

We appreciate your attention to this important matter and thank you for considering our concerns.

#	PRINTED NAME	ADDRESS	SIGNATURE
1	Karen Apicella	Lot 61, Pennsylvania Ave. Union Hall, VA	Karen Apicella
2	Edward Apicella	Lot 61, Pennsylvania Ave.	ES
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PETITION TO DECLINE SHORT-TERM RENTALS IN KENNEDY SHORES, UNION HALL, VA

Specifically for residential property located at 108 Pennsylvania Ave., Union Hall VA 24176

We, the undersigned residents of Kennedy Shores and surrounding neighborhoods, are concerned regarding the approval of short-term rental properties in and around our residential community. While we acknowledge the right of property owners to utilize their properties as they see fit, with the proper Franklin County approvals and fees paid, we believe the allowance of short-term rentals in our neighborhood will have a negative impact on the quality of life for full-time residents. Our mission is to maintain a first-class residential subdivision, protect owners of property in Kennedy Shores against improper use of subdivision lots, and encourage the development of attractive homes thereon for the purpose of enhancing and protecting the value, desirability, and attractiveness of the Lots. This petition applies to all residential properties located in the Kennedy Shores neighborhood and specifically to the residential property located at 108 Pennsylvania Ave., Union Hall, VA 24176 which currently has an active Special Use Permit application before the board for approval of short-term rental status.

Our concerns include but are not limited to the following:

1. Safety and Security:

Short-term rentals attract transient guests who are unfamiliar with the area, leading to potential safety and security risks for our community. Neighbors do not have an opportunity to build trust with short-term renters, which can result in disturbances or even criminal activity.

2. Noise and Disruption:

The turnover of guests in short-term rental properties leads to increased foot traffic and noise, especially during summer and holidays, evenings and weekends. This disruption negatively affects the peaceful residential nature of our neighborhood where our residents have the right to quiet enjoyment of Kennedy Shores.

3. Parking and Traffic:

Short-term rentals can lead to an increase in the number of vehicles in our area, putting additional strain on already limited parking spaces and causing congestion, especially during busier times of the year. (The property at 108 Pennsylvania Ave. is located at the end of a cul-de-sac that includes 4 other homes that are or will be inhabited full time.)

4. Loss of Community:

Short-term rentals contribute to a decrease in community cohesion, as the transient nature of the guests means there is less opportunity for long-term neighbors to build connections and relationships. This undermines the sense of community that makes Kennedy Shores a special place to live. Many, if not most, of Kennedy Shores full-time residents built in Franklin County (as opposed to Bedford County) because short-term rentals are largely prohibited in Franklin County.

Our request:

We, the undersigned, respectfully request that the Franklin County Board of Supervisors reject the short-term rental application for the property located at 108 Pennsylvania Ave, Union Hall, VA 24176. Please work to ensure that Kennedy Shores remains a safe and peaceful place for full-time residents to live.

We appreciate your attention to this important matter and thank you for considering our concerns.

	PRINTED NAME	ADDRESS	SIGNATURE
1	SIVAPRASAD SURAM	28 PENNSYLVANIA AVE UNION HALL VA-24176	J. Suram
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PETITION TO DECLINE SHORT-TERM RENTALS IN KENNEDY SHORES, UNION HALL, VA

Specifically for residential property located at 108 Pennsylvania Ave., Union Hall VA 24176

We, the undersigned residents of Kennedy Shores and surrounding neighborhoods, are concerned regarding the approval of short-term rental properties in and around our residential community. While we acknowledge the right of property owners to utilize their properties as they see fit, with the proper Franklin County approvals and fees paid, we believe the allowance of short-term rentals in our neighborhood will have a negative impact on the quality of life for full-time residents. Our mission is to maintain a first-class residential subdivision, protect owners of property in Kennedy Shores against improper use of subdivision lots, and encourage the development of attractive homes thereon for the purpose of enhancing and protecting the value, desirability, and attractiveness of the Lots. This petition applies to all residential properties located in the Kennedy Shores neighborhood and specifically to the residential property located at 108 Pennsylvania Ave., Union Hall, VA 24176 which currently has an active Special Use Permit application before the board for approval of short-term rental status.

Our concerns include but are not limited to the following:

1. **Safety and Security:**
Short-term rentals attract transient guests who are unfamiliar with the area, leading to potential safety and security risks for our community. Neighbors do not have an opportunity to build trust with short-term renters, which can result in disturbances or even criminal activity.
2. **Noise and Disruption:**
The turnover of guests in short-term rental properties leads to increased foot traffic and noise, especially during summer and holidays, evenings and weekends. This disruption negatively affects the peaceful residential nature of our neighborhood where our residents have the right to quiet enjoyment of Kennedy Shores.
3. **Parking and Traffic:**
Short-term rentals can lead to an increase in the number of vehicles in our area, putting additional strain on already limited parking spaces and causing congestion, especially during busier times of the year. (The property at 108 Pennsylvania Ave. is located at the end of a cul-de-sac that includes 4 other homes that are or will be inhabited full time.)
4. **Loss of Community:**
Short-term rentals contribute to a decrease in community cohesion, as the transient nature of the guests means there is less opportunity for long-term neighbors to build connections and relationships. This undermines the sense of community that makes Kennedy Shores a special place to live. Many, if not most, of Kennedy Shores full-time residents built in Franklin County (as opposed to Bedford County) because short-term rentals are largely prohibited in Franklin County.

Our request:

We, the undersigned, respectfully request that the Franklin County Board of Supervisors reject the short-term rental application for the property located at 108 Pennsylvania Ave., Union Hall, VA 24176. Please work to ensure that Kennedy Shores remains a safe and peaceful place for full-time residents to live.

We appreciate your attention to this important matter and thank you for considering our concerns.

NAME		ADDRESS	SIGNATURE
1	William Ball	205 Congressional Way, Union Hall VA 24176	William Ball
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ically for residential property located at 108 Pennsylvania Ave., Union Hall VA 24176

include but are not limited to the following:

Public Safety: The influx of transient guests who are unfamiliar with the area, leading to potential safety and security risks for our community. Neighbors have limited opportunity to build trust with short-term renters, which can result in disturbances or even criminal activity.

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 of guests in short-term rental properties leads to increased foot traffic and noise, especially during summer and holidays, evenings /
 This disruption negatively affects the peaceful residential nature of our neighborhood where our residents have the right to quiet eno
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and Traffic: rentals can lead to an increase in the number of vehicles in our area, putting additional strain on already limited parking spaces and causing traffic congestion, especially during busier times of the year. (The property at 108 Pennsylvania Ave. is located at the end of a cul-de-sac that includes several other units that are or will be inhabited full time.)

Community: Short-term rentals contribute to a decrease in community cohesion, as the transient nature of the guests means there is less opportunity for long-term residents to build connections and relationships. This undermines the sense of community that makes Kennedy Shores a special place to live. Kennedy Shores full-time residents built in Franklin County (as opposed to Bedford County) because short-term rentals are largely prohibited in Bedford County.

undersigned, respectfully request that the Franklin County Board of Supervisors reject the short-term rental application for the property located at 1000 Pennsylvania Ave, Union Hall, VA 24176. Please work to ensure that Kennedy Shores remains a safe and peaceful place for full-time residents.

reiterate your attention to this important matter and thank you for considering our concerns.

[illegible]

PETITION TO DECLINE SHORT-TERM RENTALS IN KENNEDY SHORES, UNION HALL, VA

Specifically for residential property located at 108 Pennsylvania Ave., Union Hall VA 24176

We, the undersigned residents of Kennedy Shores and surrounding neighborhoods, are concerned regarding the approval of short-term rental properties in and around our residential community. While we acknowledge the right of property owners to utilize their properties as they see fit, with the proper Franklin County approvals and fees paid, we believe the allowance of short-term rentals in our neighborhood will have a negative impact on the quality of life for full-time residents. Our mission is to maintain a first-class residential subdivision, protect owners of property in Kennedy Shores against improper use of subdivision lots, and encourage the development of attractive homes thereon for the purpose of enhancing and protecting the value, desirability, and attractiveness of the Lots. This petition applies to all residential properties located in the Kennedy Shores neighborhood and specifically to the residential property located at 108 Pennsylvania Ave., Union Hall, VA 24176 which currently has an active Special Use Permit application before the board for approval of short-term rental status.

Our concerns include but are not limited to the following:

1. Safety and Security:

Short-term rentals attract transient guests who are unfamiliar with the area, leading to potential safety and security risks for our community. Neighbors do not have an opportunity to build trust with short-term renters, which can result in disturbances or even criminal activity.

2. Noise and Disruption:

The turnover of guests in short-term rental properties leads to increased foot traffic and noise, especially during summer and holidays, evenings and weekends. This disruption negatively affects the peaceful residential nature of our neighborhood where our residents have the right to quiet enjoyment of Kennedy Shores.

3. Parking and Traffic:

Short-term rentals can lead to an increase in the number of vehicles in our area, putting additional strain on already limited parking spaces and causing congestion, especially during busier times of the year. (The property at 108 Pennsylvania Ave. is located at the end of a cul-de-sac that includes 4 other homes that are or will be inhabited full time.)

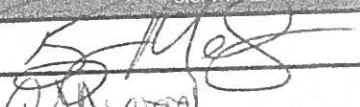
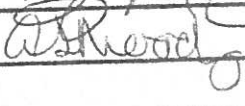
4. Loss of Community:

Short-term rentals contribute to a decrease in community cohesion, as the transient nature of the guests means there is less opportunity for long-term neighbors to build connections and relationships. This undermines the sense of community that makes Kennedy Shores a special place to live. Many, if not most, of Kennedy Shores full-time residents built in Franklin County (as opposed to Bedford County) because short-term rentals are largely prohibited in Franklin County.

Our request:

We, the undersigned, respectfully request that the Franklin County Board of Supervisors reject the short-term rental application for the property located at 108 Pennsylvania Ave., Union Hall, VA 24176. Please work to ensure that Kennedy Shores remains a safe and peaceful place for full-time residents to live.

We appreciate your attention to this important matter and thank you for considering our concerns.

	PRINTED NAME	ADDRESS	SIGNATURE
1	Bryan Moody	112 Pennsylvania Ave Union Hall VA	
2	Angele Silmoody	112 Pennsylvania Ave Union Hall, VA	
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PETITION TO DECLINE SHORT-TERM RENTALS IN KENNEDY SHORES, UNION HALL, VA

Specifically for residential property located at 108 Pennsylvania Ave., Union Hall VA 24176

We, the undersigned residents of Kennedy Shores and surrounding neighborhoods, are concerned regarding the approval of short-term rental properties in and around our residential community. While we acknowledge the right of property owners to utilize their properties as they see fit, with the proper Franklin County approvals and fees paid, we believe the allowance of short-term rentals in our neighborhood will have a negative impact on the quality of life for full-time residents. Our mission is to maintain a first-class residential subdivision, protect owners of property in Kennedy Shores against improper use of subdivision lots, and encourage the development of attractive homes thereon for the purpose of enhancing and protecting the value, desirability, and attractiveness of the Lots. This petition applies to all residential properties located in the Kennedy Shores neighborhood and specifically to the residential property located at 108 Pennsylvania Ave., Union Hall, VA 24176 which currently has an active Special Use Permit application before the board for approval of short-term rental status.

Our concerns include but are not limited to the following:

1. Safety and Security:

Short-term rentals attract transient guests who are unfamiliar with the area, leading to potential safety and security risks for our community. Neighbors do not have an opportunity to build trust with short-term renters, which can result in disturbances or even criminal activity.

2. Noise and Disruption:

The turnover of guests in short-term rental properties leads to increased foot traffic and noise, especially during summer and holidays, evenings and weekends. This disruption negatively affects the peaceful residential nature of our neighborhood where our residents have the right to quiet enjoyment of Kennedy Shores.

3. Parking and Traffic:

Short-term rentals can lead to an increase in the number of vehicles in our area, putting additional strain on already limited parking spaces and causing congestion, especially during busier times of the year. (The property at 108 Pennsylvania Ave. is located at the end of a cul-de-sac that includes 4 other homes that are or will be inhabited full time.)

4. Loss of Community:

Short-term rentals contribute to a decrease in community cohesion, as the transient nature of the guests means there is less opportunity for long-term neighbors to build connections and relationships. This undermines the sense of community that makes Kennedy Shores a special place to live. Many, if not most, of Kennedy Shores full-time residents built in Franklin County (as opposed to Bedford County) because short-term rentals are largely prohibited in Franklin County.

Our request:

We, the undersigned, respectfully request that the Franklin County Board of Supervisors reject the short-term rental application for the property located at 108 Pennsylvania Ave, Union Hall, VA 24176. Please work to ensure that Kennedy Shores remains a safe and peaceful place for full-time residents to live.

We appreciate your attention to this important matter and thank you for considering our concerns.

1 Bruce LeMaster

140 Hartwood Meadows Dr.
Fredericksburg, VA 22406



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PETITION TO DECLINE SHORT-TERM RENTALS IN KENNEDY SHORES, UNION HALL, VA

Specifically for residential property located at 108 Pennsylvania Ave., Union Hall VA 24176

We, the undersigned residents of Kennedy Shores and surrounding neighborhoods, are concerned regarding the approval of short-term rental properties in and around our residential community. While we acknowledge the right of property owners to utilize their properties as they see fit, with the proper Franklin County approvals and fees paid, we believe the allowance of short-term rentals in our neighborhood will have a negative impact on the quality of life for full-time residents. Our mission is to maintain a first-class residential subdivision, protect owners of property in Kennedy Shores against improper use of subdivision lots, and encourage the development of attractive homes thereon for the purpose of enhancing and protecting the value, desirability, and attractiveness of the Lots. This petition applies to all residential properties located in the Kennedy Shores neighborhood and specifically to the residential property located at 108 Pennsylvania Ave., Union Hall, VA 24176 which currently has an active Special Use Permit application before the board for approval of short-term rental status.

Our concerns include but are not limited to the following:

1. Safety and Security:

Short-term rentals attract transient guests who are unfamiliar with the area, leading to potential safety and security risks for our community. Neighbors do not have an opportunity to build trust with short-term renters, which can result in disturbances or even criminal activity.

2. Noise and Disruption:

The turnover of guests in short-term rental properties leads to increased foot traffic and noise, especially during summer and holidays, evenings and weekends. This disruption negatively affects the peaceful residential nature of our neighborhood where our residents have the right to quiet enjoyment of Kennedy Shores.

3. Parking and Traffic:

Short-term rentals can lead to an increase in the number of vehicles in our area, putting additional strain on already limited parking spaces and causing congestion, especially during busier times of the year. (The property at 108 Pennsylvania Ave. is located at the end of a cul-de-sac that includes 4 other homes that are or will be inhabited full time.)

4. Loss of Community:

Short-term rentals contribute to a decrease in community cohesion, as the transient nature of the guests means there is less opportunity for long-term neighbors to build connections and relationships. This undermines the sense of community that makes Kennedy Shores a special place to live. Many, if not most, of Kennedy Shores full-time residents built in Franklin County (as opposed to Bedford County) because short-term rentals are largely prohibited in Franklin County.

Our request:

We, the undersigned, respectfully request that the Franklin County Board of Supervisors reject the short-term rental application for the property located at 108 Pennsylvania Ave, Union Hall, VA 24176. Please work to ensure that Kennedy Shores remains a safe and peaceful place for full-time residents to live.

We appreciate your attention to this important matter and thank you for considering our concerns.

#	PRINTED NAME	ADDRESS	SIGNATURE
1	Bonnie Aramayo	325 Hyannis Pt	Bonnie Aramayo
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full-time residents. Use includes the development of attractive homes thereon for use by persons who are full-time residents of the Kennedy Shores neighborhood and specifically to the residential subdivision lots, and encourage the development of attractive homes thereon for use by persons who are full-time residents of the Kennedy Shores neighborhood and specifically to the residential subdivision lots. This petition applies to all residential properties located in the Kennedy Shores neighborhood which currently has an active Special-Use Permit application before the board for approval of short-term rental status.

Our systems include but are not limited to the following:

1. Safety and Security:

1. **Safety and Security:** Our concerns include but are not limited to the following:
 - **Transient Guests:** Hotels often attract transient guests who are unfamiliar with the area, leading to potential safety and security risks for our community. Neighbors do not want to be disturbed by late-night parties or excessive noise.
 - **Disturbances:** Hotels can be a source of disturbances, such as loud music, parties, and excessive noise, which can significantly impact the quality of life for nearby residents.
 - **Crime:** Hotels can attract individuals involved in criminal activity, including drug trafficking, prostitution, and other illegal acts, which can create a sense of insecurity for the community.
 - **Public Safety:** Hotels can contribute to increased traffic, parking issues, and potential public safety concerns, especially during peak travel seasons.

2. Noise and Disruption:

2. Noise and Disruption:
The turnover of guests in short-term rental properties leads to increased foot traffic and noise, especially during summer and holidays, evenings and weekends. This disruption negatively affects the peaceful residential nature of our neighborhood where our residents have the right to quiet enjoyment of Kennedy Shores.

3. Parking and Traffic:

3. **Parking and Traffic:** Short-term rentals can lead to an increase in the number of vehicles in our area, putting additional strain on already limited parking spaces and causing congestion, especially during busier times of the year. (The property at 108 Pennsylvania Ave. is located at the end of a cul-de-sac that includes 4 other homes that are or will be inhabited full time.)

1. Loss of Community:

4. **Loss of Community:** Short-term rentals contribute to a decrease in community cohesion, as the transient nature of the guests means there is less opportunity for long-term neighbors to build connections and relationships. This undermines the sense of community that makes Kennedy Shores a special place to live. Many, if not most, of Kennedy Shores full-time residents built in Franklin County (as opposed to Bedford County) because short-term rentals are largely prohibited in Franklin County.

Our request:

Our request:
We, the undersigned, respectfully request that the Franklin County Board of Supervisors reject the short-term rental application for the property located at 108 Pennsylvania Ave, Union Hall, VA 24176. Please work to ensure that Kennedy Shores remains a safe and peaceful place for full-time residents to live.

We appreciate your attention to this important matter and thank you for considering our concerns.

#	PRINTED NAME	ADDRESS	SIGNATURE
1	Ted Humphrey	231 Congressional Way, Union Hill	Ted Humphrey
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We, the undersigned residents of Kennedy Shores and surrounding neighborhoods, are concerned regarding the approval of short-term rental properties in our area and the impact on the community. While we acknowledge the right of property owners to use their properties as they see fit, we believe that the County's approach to this issue is not in the best interests of our neighborhood and the quality of life for all residents. Our mission is to maintain a first class residential subdivision, protect citizens of property in Kennedy Shores against improper use of short-term rentals, and encourage the development of appropriate income streams for the purpose of enhancing and protecting the value, desirability, and attractiveness of the lots. This petition applies to all residential properties located in the Kennedy Shores neighborhood and specifically to the residential property located at 106 Pennsylvania Ave., Union Hall, VA 24176 which currently has an active Special Use Permit application before the board for approval of short-term rental status.

Our concerns include but are not limited to the following:

1. Safety and Security:

Short-term rentals attract transient guests who are unfamiliar with the area, leading to potential safety and security risks for our community. Neighborhood residents have an opportunity to build trust with short-term renters, which can result in disturbances or even criminal activity.

2. Noise and Disruption:

The turnover of guests in short-term rental properties leads to increased foot traffic and noise, especially during summer and holiday weekends. This disruption negatively affects the peaceful residential nature of our neighborhood where our residents have the right to quiet enjoyment of their property.

3. Parking and Traffic:

Short-term rentals can lead to an increase in the number of vehicles in our area, putting additional strain on already limited parking spaces and causing congestion, especially during busy times of the year. (The property at 106 Pennsylvania Ave. is located at the end of a cul-de-sac that includes 4 other homes that are or will be vacated full time.)

4. Loss of Community:

Short-term rentals contribute to a decrease in community cohesion, as the transient nature of the guests means there is less opportunity for long-term neighbors to build connections and relationships. This undermines the sense of community that makes Kennedy Shores a special place to live. Many, if not most, of Kennedy Shores full-time residents built in Franklin County (as opposed to Bedford County) because short-term rentals are largely prohibited in Franklin County.

Our request:

We, the undersigned, respectfully request that the Franklin County Board of Supervisors reject the short-term rental application for the property located at 106 Pennsylvania Ave., Union Hall, VA 24176. Please work to ensure that Kennedy Shores remains a safe and peaceful place for full-time residents to live.

We appreciate your attention to this important matter and thank you for considering our concerns.

Rank	Name	Address	Signature
1	Mark Daly	Lot 67 Hyannis Pt, Union Hall, VA	Mark Daly
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PETITION TO DECLINE SHORT-TERM RENTALS IN KENNEDY SHORES, UNION HALL, VA

Specifically for residential property located at 108 Pennsylvania Ave., Union Hall VA 24176

We, the undersigned residents of Kennedy Shores and surrounding neighborhoods, are concerned regarding the approval of short-term rental properties in and around our residential community. While we acknowledge the right of property owners to utilize their properties as they see fit, with the proper Franklin County approvals and fees paid, we believe the allowance of short-term rentals in our neighborhood will have a negative impact on the quality of life for full-time residents. Our mission is to maintain a first-class residential subdivision, protect owners of property in Kennedy Shores against improper use of subdivision lots, and encourage the development of attractive homes thereon for the purpose of enhancing and protecting the value, desirability, and attractiveness of the Lots. This petition applies to all residential properties located in the Kennedy Shores neighborhood and specifically to the residential property located at 108 Pennsylvania Ave., Union Hall, VA 24176 which currently has an active Special Use Permit application before the board for approval of short-term rental status.

Our concerns include but are not limited to the following:

1. Safety and Security:

Short-term rentals attract transient guests who are unfamiliar with the area, leading to potential safety and security risks for our community. Neighbors do not have an opportunity to build trust with short-term renters, which can result in disturbances or even criminal activity.

2. Noise and Disruption:

The turnover of guests in short-term rental properties leads to increased foot traffic and noise, especially during summer and holidays, evenings and weekends. This disruption negatively affects the peaceful residential nature of our neighborhood where our residents have the right to quiet enjoyment of Kennedy Shores.

3. Parking and Traffic:

Short-term rentals can lead to an increase in the number of vehicles in our area, putting additional strain on already limited parking spaces and causing congestion, especially during busier times of the year. (The property at 108 Pennsylvania Ave. is located at the end of a cul-de-sac that includes 4 other homes that are or will be inhabited full time.)

4. Loss of Community:

Short-term rentals contribute to a decrease in community cohesion, as the transient nature of the guests means there is less opportunity for long-term neighbors to build connections and relationships. This undermines the sense of community that makes Kennedy Shores a special place to live. Many, if not most, of Kennedy Shores full-time residents built in Franklin County (as opposed to Bedford County) because short-term rentals are largely prohibited in Franklin County.

Our request:

We, the undersigned, respectfully request that the Franklin County Board of Supervisors reject the short-term rental application for the property located at 108 Pennsylvania Ave, Union Hall, VA 24176. Please work to ensure that Kennedy Shores remains a safe and peaceful place for full-time residents to live.

We appreciate your attention to this important matter and thank you for considering our concerns.

#	PRINTED NAME	ADDRESS	SIGNATURE
1	DONALD PALMER	Lot 37	[Signature]
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PETITION TO DECLINE SHORT-TERM RENTALS IN KENNEDY SHORES, UNION HALL, VA

Specifically for residential property located at 108 Pennsylvania Ave., Union Hall VA 24176

We, the undersigned residents of Kennedy Shores and surrounding neighborhoods, are concerned regarding the approval of short-term rental properties in and around our residential community. While we acknowledge the right of property owners to utilize their properties as they see fit, with the proper Franklin County approvals and fees paid, we believe the allowance of short-term rentals in our neighborhood will have a negative impact on the quality of life for full-time residents. Our mission is to maintain a first-class residential subdivision, protect owners of property in Kennedy Shores against improper use of subdivision lots, and encourage the development of attractive homes thereon for the purpose of enhancing and protecting the value, desirability, and attractiveness of the Lots. This petition applies to all residential properties located in the Kennedy Shores neighborhood and specifically to the residential property located at 108 Pennsylvania Ave., Union Hall, VA 24176 which currently has an active Special Use Permit application before the board for approval of short-term rental status.

Our concerns include but are not limited to the following:

1. Safety and Security:

Short-term rentals attract transient guests who are unfamiliar with the area, leading to potential safety and security risks for our community. Neighbors do not have an opportunity to build trust with short-term renters, which can result in disturbances or even criminal activity.

2. Noise and Disruption:

The turnover of guests in short-term rental properties leads to increased foot traffic and noise, especially during summer and holidays, evenings and weekends. This disruption negatively affects the peaceful residential nature of our neighborhood where our residents have the right to quiet enjoyment of Kennedy Shores.

3. Parking and Traffic:

Short-term rentals can lead to an increase in the number of vehicles in our area, putting additional strain on already limited parking spaces and causing congestion, especially during busier times of the year. (The property at 108 Pennsylvania Ave. is located at the end of a cul-de-sac that includes 4 other homes that are or will be inhabited full time.)

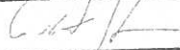
4. Loss of Community:

Short-term rentals contribute to a decrease in community cohesion, as the transient nature of the guests means there is less opportunity for long-term neighbors to build connections and relationships. This undermines the sense of community that makes Kennedy Shores a special place to live. Many, if not most, of Kennedy Shores full-time residents built in Franklin County (as opposed to Bedford County) because short-term rentals are largely prohibited in Franklin County.

Our request:

We, the undersigned, respectfully request that the Franklin County Board of Supervisors reject the short-term rental application for the property located at 108 Pennsylvania Ave, Union Hall, VA 24176. Please work to ensure that Kennedy Shores remains a safe and peaceful place for full-time residents to live.

We appreciate your attention to this important matter and thank you for considering our concerns.

#	PRINTED NAME	ADDRESS	SIGNATURE
1	Curtis Hanson	392 Hyannis Point, Union Hall VA 24176	
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PETITION TO DECLINE SHORT-TERM RENTALS IN KENNEDY SHORES, UNION HALL, VA

Specifically for residential property located at 108 Pennsylvania Ave., Union Hall VA 24176

We, the undersigned residents of Kennedy Shores and surrounding neighborhoods, are concerned regarding the approval of short-term rental properties in and around our residential community. While we acknowledge the right of property owners to utilize their properties as they see fit, with the proper Franklin County approvals and fees paid, we believe the allowance of short-term rentals in our neighborhood will have a negative impact on the quality of life for full-time residents. Our mission is to maintain a first-class residential subdivision, protect owners of property in Kennedy Shores against improper use of subdivision lots, and encourage the development of attractive homes thereon for the purpose of enhancing and protecting the value, desirability, and attractiveness of the Lots. This petition applies to all residential properties located in the Kennedy Shores neighborhood and specifically to the residential property located at 108 Pennsylvania Ave., Union Hall, VA 24176 which currently has an active Special Use Permit application before the board for approval of short-term rental status.

Our concerns include but are not limited to the following:

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Short-term rentals attract transient guests who are unfamiliar with the area, leading to potential safety and security risks for our community. Neighbors do not have an opportunity to build trust with short-term renters, which can result in disturbances or even criminal activity.

2. Noise and Disruption:

The turnover of guests in short-term rental properties leads to increased foot traffic and noise, especially during summer and holidays, evenings and weekends. This disruption negatively affects the peaceful residential nature of our neighborhood where our residents have the right to quiet enjoyment of Kennedy Shores.

3. Parking and Traffic:

Short-term rentals can lead to an increase in the number of vehicles in our area, putting additional strain on already limited parking spaces and causing congestion, especially during busier times of the year. (The property at 108 Pennsylvania Ave. is located at the end of a cul-de-sac that includes 4 other homes that are or will be inhabited full time.)

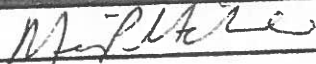
4. Loss of Community:

Short-term rentals contribute to a decrease in community cohesion, as the transient nature of the guests means there is less opportunity for long-term neighbors to build connections and relationships. This undermines the sense of community that makes Kennedy Shores a special place to live. Many, if not most, of Kennedy Shores full-time residents built in Franklin County (as opposed to Bedford County) because short-term rentals are largely prohibited in Franklin County.

Our request:

We, the undersigned, respectfully request that the Franklin County Board of Supervisors reject the short-term rental application for the property located at 108 Pennsylvania Ave, Union Hall, VA 24176. Please work to ensure that Kennedy Shores remains a safe and peaceful place for full-time residents to live.

We appreciate your attention to this important matter and thank you for considering our concerns.

	PRINTED NAME	ADDRESS	SIGNATURE
1	Michael Milmo	Kennedy Shores - Lot 33	
2		Caroline Court	
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PETITION TO DECLINE SHORT-TERM RENTALS IN KENNEDY SHORES, UNION HALL, VA

Specifically for residential property located at 108 Pennsylvania Ave., Union Hall VA 24176

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Our request:

We, the undersigned, respectfully request that the Franklin County Board of Supervisors reject the short-term rental application for the property located at 108 Pennsylvania Ave, Union Hall, VA 24176. Please work to ensure that Kennedy Shores remains a safe and peaceful place for full-time residents to live.

We appreciate your attention to this important matter and thank you for considering our concerns.

NUMBER	PRINTED NAME	ADDRESS	SIGNATURE
1	PHUOC DO	Lot #78 - KSH	PHUOC DO
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PETITION TO DECLINE SHORT-TERM RENTALS IN KENNEDY SHORES, UNION HALL, VA

Specifically for residential property located at 108 Pennsylvania Ave., Union Hall VA 24176

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The turnover of guests in short-term rental properties leads to increased foot traffic and noise, especially during summer and holidays, evenings and weekends. This disruption negatively affects the peaceful residential nature of our neighborhood where our residents have the right to quiet enjoyment of Kennedy Shores.

3. Parking and Traffic:

Short-term rentals can lead to an increase in the number of vehicles in our area, putting additional strain on already limited parking spaces and causing congestion, especially during busier times of the year. (The property at 108 Pennsylvania Ave. is located at the end of a cul-de-sac that includes 4 other homes that are or will be inhabited full time.)

4. Loss of Community:

Short-term rentals contribute to a decrease in community cohesion, as the transient nature of the guests means there is less opportunity for long-term neighbors to build connections and relationships. This undermines the sense of community that makes Kennedy Shores a special place to live. Many, if not most, of Kennedy Shores full-time residents built in Franklin County (as opposed to Bedford County) because short-term rentals are largely prohibited in Franklin County.

Our request:

We, the undersigned, respectfully request that the Franklin County Board of Supervisors reject the short-term rental application for the property located at 108 Pennsylvania Ave, Union Hall, VA 24176. Please work to ensure that Kennedy Shores remains a safe and peaceful place for full-time residents to live.

We appreciate your attention to this important matter and thank you for considering our concerns.

	PRINTED NAME	ADDRESS	SIGNATURE
1	Paula E. Mann	Lot 79	Paula E. Mann
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PETITION TO DECLINE SHORT-TERM RENTALS IN KENNEDY SHORES, UNION HALL, VA

Petition for residential property located at 108 Pennsylvania Ave., Union Hall VA 24176

We, the undersigned residents of Kennedy Shores and surrounding neighborhoods, are concerned regarding the approval of short-term rental properties in and around our residential community. While we acknowledge the right of property owners to utilize their properties as they see fit, with the proper permits, Franklin County approvals and fees paid, we believe the allowance of short-term rentals in our neighborhood will have a negative impact on the quality of life for full-time residents. Our mission is to maintain a first-class residential subdivision, protect owners of property in Kennedy Shores against improper use of subdivision lots, and encourage the development of attractive homes thereon for the purpose of enhancing and protecting the value, desirability, and attractiveness of the Lots. This petition applies to all residential properties located in the Kennedy Shores neighborhood and specifically to the residential property located at 108 Pennsylvania Ave., Union Hall, VA 24176 which currently has an active Special Use Permit application before the board for approval of short-term rental use.

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Noise and Disruption:

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Short-term rentals can lead to an increase in the number of vehicles in our area, putting additional strain on already limited parking spaces and causing congestion, especially during busier times of the year. (The property at 108 Pennsylvania Ave. is located at the end of a cul-de-sac that includes 4 other homes that are or will be inhabited full time.)


Sense of Community:

Short-term rentals contribute to a decrease in community cohesion, as the transient nature of the guests means there is less opportunity for long-term residents to build connections and relationships. This undermines the sense of community that makes Kennedy Shores a special place to live. Many, if not most, of Kennedy Shores full-time residents built in Franklin County (as opposed to Bedford County) because short-term rentals are largely prohibited in Bedford County.

Our request:

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We appreciate your attention to this important matter and thank you for considering our concerns.

	PRINTED NAME	ADDRESS	SIGNATURE
1	DEAN PANDOLU	42266 MAGNAT CT	
2		SOUTH RIDING, VA 20152	
3		Lot 24	
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We appreciate your attention to this important matter and thank you for considering our concerns.

	PRINTED NAME	ADDRESS	SIGNATURE
1			
2	Ellen O'Connor	81 Hyannis Pt. Union Hall VA	Ellen O'Connor
3	William C. O'Connor	81 Hyannis Pt. VA 24176	William C. O'Connor
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We appreciate your attention to this important matter and thank you for considering our concerns.

	PRINTED NAME	ADDRESS	SIGNATURE
1	JOSEPH H. KALKSTEIN	220 FOREST CT.	Joseph H. Kalkstein
2		ZION CROSSROADS VA 22942	
3		LOT # 20 - KENNEDY SHORES	
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We appreciate your attention to this important matter and thank you for considering our concerns.

PRINTED NAME	ADDRESS	SIGNATURE
Augusto Estrada	Kennedy Shores Lot 64	

From: [Renick, Amy](#)
To: [Sandy, Steve](#); [Cooper, Lisa](#); [Conner, Samantha](#)
Subject: FW: Short Term Rental Special Use Permit - 108 Pennsylvania Avenue
Date: Friday, January 9, 2026 11:17:44 AM
Attachments: [image001.png](#)

Good morning –

Below is another email from Kennedy Shores resident in opposition to pending SUP



Amy Renick

Clerk to the Board of Supervisors

Phone: (540) 483-3030, ext. 2244

Address: 1255 Franklin St., Ste 112

Rocky Mount, Virginia 24151

Web: [Franklin County, VA | Official Website \(franklincountyva.gov\)](http://franklincountyva.gov)



From: FRANCES CHIADO <chiado4@verizon.net>
Sent: Friday, January 9, 2026 11:16 AM
To: Renick, Amy <Amy.Renick@franklincountyva.gov>
Subject: Short Term Rental Special Use Permit - 108 Pennsylvania Avenue

You don't often get email from chiado4@verizon.net. [Learn why this is important](#)

⚠ **External Email:** This message originated outside Franklin County Government. Use caution —do not click links, open attachments, or reply unless you trust the source.

Dear Ms. Renick,

I am writing to register my opposition to the Short Term Rental Special Use Permit for the property located at 108 Pennsylvania Avenue in the Kennedy Shores subdivision of Union Hall.

As my husband and I began to contemplate where we wanted to relocate when we retired, we were drawn to the beauty of Smith Mountain Lake and, specifically, the peaceful, rural area of Franklin County. When considering where to purchase property on SML, we looked at both Bedford County and Franklin County. We had a negative impression of Bedford County due to the high number of short-term rentals. We chose

to build in Franklin County because short term rentals are largely prohibited. In addition, the developer of Kennedy Shores (Frontier Land Development) stated in several homeowners meetings that the zoning for the Kennedy Shores subdivision would be changed from A1 to R1 thus short term rentals would not be allowed in our community. With that understanding, we were thrilled to purchase a lake front lot in the Kennedy Shores subdivision, which was promoted as a premier SML neighborhood of primary and second homes for families. We purchased our lot in November 2020 and broke ground for the construction of our home in August 2022. We have lived in Kennedy Shores since December 2023 and intend for Kennedy Shores to be our forever home.

The list of concerns I have with allowing a short term rental in Kennedy Shores is lengthy so I will not go into detail in this email other than to say those concerns include, but are not limited to:

- Safety and security
- Noise and disruption of peaceful community
- Parking and traffic issues
- Loss of community cohesion
- Health of lake/water/surrounding environment

I also submit to you that this SUP application should be rejected based on Kennedy Shore's HOA Covenants.

Mr. Kovarik (aka RDK Property LLC), the SUP applicant for 108 Pennsylvania Avenue, argues that the Kennedy Shores HOA Covenants allow for short term rentals within the community. Indeed, if you read our covenants, Section IX (Lot Improvement, Maintenance, and Use), Paragraph P (Short Term Rentals) does state ~ "Short term rentals of homes in Kennedy Shores are expressly permitted subject to the lot owner obtaining a special use permit. However, the Kennedy Shores HOA Covenants **also** state the following:

1. Section III (Residential Use and Construction), Paragraph A (Use of Residential Lots) ~ "No lot shall be used for any purpose other than for residential purposes."
2. Section IX (Lot Improvement, Maintenance, and Use), Paragraph F (No Commercial Use) ~ "Lots shall **not** be used for commercial purposes except permitted by Virginia Code 55-513.2," which allows for a home-based business within a personal residence. (emphasis added)

As I understood what Mr. Kovarik stated at the 12/9/2025 Planning Commission Meeting and to residents of our community, RDK Property LLC purchased the property located at 108 Pennsylvania Avenue in order to satisfy a 1031 exchange based on Section 1031 of the Internal Revenue Code. This code is a method for real estate investors to defer capital gains taxes when swapping one investment property for another of “**like-kind**.” It is my understanding that RDK Property LLC sold a warehouse/office building (i.e. commercial property) in Greensboro, NC that was a rental property (i.e. commercial property). I argue that, due to the “**like-kind**” requirement of Internal Revenue Code 1031, the property at 108 Pennsylvania Avenue should be considered a commercial property because it apparently satisfies the “like-kind” requirement of said code. As noted earlier, Kennedy Shore’s HOA covenants expressly prohibit commercial properties within our subdivision.

I strongly oppose properties in Kennedy Shores being used as short term rentals and respectfully request that the Franklin County Board of Supervisors reject the SUP for 108 Pennsylvania Ave. Please help us to ensure that our homes and neighborhood remain a safe and peaceful place, free of commercial businesses, for full-time residents to live.

Thank you for taking the time to consider my position on this matter.

Frances Chiado
384 Hyannis Point
571-215-4565

From: [Renick, Amy](#)
To: [Conner, Samantha](#); [Cooper, Lisa](#)
Cc: [Sandy, Steve](#)
Subject: FW: [CAUTION]Opposition to STR SUP for 108 Pennsylvania Avenue in Kennedy Shores
Date: Friday, January 9, 2026 12:37:15 PM
Attachments: [image001.png](#)

Another email in opposition to pending Kennedy Shores Union Hall SUP



Amy Renick

Clerk to the Board of Supervisors

Phone: (540) 483-3030, ext. 2244

Address: 1255 Franklin St., Ste 112

Rocky Mount, Virginia 24151

Web: [Franklin County, VA | Official Website](http://franklincountyva.gov)
(franklincountyva.gov)



From: edchiado1@gmail.com <edchiado1@gmail.com>

Sent: Friday, January 9, 2026 12:35 PM


To: Smith, Lorie <Lorie.Smith@franklincountyva.gov>; Quinn, Daniel <Dan.Quinn@franklincountyva.gov>; Tatum, Tim <Tim.Tatum@franklincountyva.gov>; Mitchell, Nick <Nick.Mitchell@franklincountyva.gov>; Jamison, Marshall <Marshall.Jamison@franklincountyva.gov>; Meredith, Mike <Mike.Meredith@franklincountyva.gov>; Carter, Mike <Mike.Carter@franklincountyva.gov>

Cc: Renick, Amy <Amy.Renick@franklincountyva.gov>

Subject: [CAUTION]Opposition to STR SUP for 108 Pennsylvania Avenue in Kennedy Shores

You don't often get email from edchiado1@gmail.com. [Learn why this is important](#)

 **Warning:** This message may involve a financial request. Use caution.

 **External Email:** This message originated outside Franklin County Government. Use caution—do not click links, open attachments, or reply unless you trust the source.

Franklin County Board of Supervisors,

First of all, thanks to each of you for serving on the Board of Supervisors. Your service to Franklin County is much appreciated.

I am emailing you to register my opposition to the Short-Term Rental (STR) Special Use Permit (SUP) for the property at 108 Pennsylvania Avenue in the Kennedy Shores subdivision in Union Hall. This SUP is on the agenda for the upcoming January 20 Board of Supervisor meeting.

My wife Francie and I are full-time residents in Kennedy Shores and have been for the past two years since December 2023. We are very concerned about the investment we made in Franklin County five years ago when we made a conscious decision to forgo the close-by amenities in Bedford County and instead purchased a lot in the more peaceful Franklin County as the location for our retirement home. We had a negative impression of Bedford County due to the high number of STRs located within that county.

We chose Kennedy Shores because our community covenants state “No lot shall be used for any purpose other than for residential purposes” and “Lots shall not be used for commercial purposes except as permitted by Virginia Code 55-513.2”, which allows for a home-based business within their personal residence. While the same covenants also state “Short term rentals of homes in Kennedy Shores are expressly permitted subject to the Lot owner obtaining a special use permit”, the developer led us to believe that they were going to request a zoning change from A-1 to R-1, where STRs were not permitted. Unfortunately, the developer mis-led property owners and didn’t follow through on their commitment to request the rezoning.

When searching the internet for pros and cons of STRs, a common theme found across most communities, which generates most of the complaints to local governments, is the negative impact of non-owner-occupied or investor STRs operating in residential neighborhoods as quasi-commercial uses (i.e., via rental agencies such as Airbnb or VRBO). These rental agencies are commercial businesses operating in residential neighborhoods that have no local presence and therefore no investment in the local neighborhood nor potential impacts. To that point, Mr. Kovarik (the applicant for the STR SUP associated with 108 Pennsylvania Avenue) himself intends to use a rental company based in Greensboro, NC, where he also resides, over 2 hours away. Again, his intended rental company in NC doesn’t have an investment in Kennedy Shores nor Franklin County, VA. While the intention of a homeowner operating an STR may be to monitor and prevent disruption within the community, it is impossible for absentee homeowners and their representatives to police those issues from afar. That responsibility will unfortunately fall on the full-time residents of the community.

As indicated in the application packet for this property, the future land use map designates the subject property as Low Density Residential, and “these areas are intended to be predominantly residential with very limited neighborhood commercial uses – such as childcare facilities“. The county-created document goes on to say “A balance is needed between allowing STRs in appropriate areas as an asset for tourism and property owner’s investment, while also ensuring that regulations adequately limit adverse neighborhood impacts and protect interests of the County’s full-time residents.” During the Board of Supervisors Meeting on 20 January, you will be receiving a copy of a petition signed by over 100 residents in Kennedy Shores and its surrounding communities who strongly oppose this STR SUP application; we respectfully request the Board of Supervisors reject this application and protect our interests as full-time residents.

Thank you in advance for taking the time to read this email and consider my position on this matter. And again, thank you for serving on the board.

Respectfully,

Ed Chiado
384 Hyannis Point
Union Hall, VA
703-244-3420

From: [Renick, Amy](#)
To: [Cooper, Lisa](#); [Conner, Samantha](#)
Subject: FW: [CAUTION]Special Use Permit request for 108 Pennsylvania Ave., Union Hall, VA - Kennedy Shores subdivision
Date: Monday, January 12, 2026 8:41:09 AM
Attachments: [image001.png](#)

Another email below re: SUP



Amy Renick

Clerk to the Board of Supervisors

Phone: (540) 483-3030, ext. 2244

Address: 1255 Franklin St., Ste 112
Rocky Mount, Virginia 24151

Web: Franklin County, VA | Official Website
(franklincountyva.gov)



From: Sylvia Holy <sylviaholy@msn.com>
Sent: Friday, January 9, 2026 5:21 PM
To: Renick, Amy <Amy.Renick@franklincountyva.gov>
Cc: Jerry Holy <jerryjjh@msn.com>
Subject: [CAUTION]Special Use Permit request for 108 Pennsylvania Ave., Union Hall, VA - Kennedy Shores subdivision

You don't often get email from sylviaholy@msn.com. [Learn why this is important](#)

Warning: This message may involve a financial request. Use caution.

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Amy Renick,

For your reference, below is a copy of the email that I sent to each member of the Franklin County Board of Supervisors regarding the upcoming Special Use Permit request hearing for 108 Pennsylvania Ave., Union Hall, VA - Kennedy Shores subdivision:

My name is Sylvia Holy. My husband Jerry and I live in Union Hall. We bought our lot in the Kennedy Shores subdivision in 2017 because of the safety and beauty of the planned residential community and the surrounding residential neighborhoods. Obviously, a beautiful location is useless for a home if it is not safe. We know that having short term rentals in a

neighborhood increases the risk of fire, theft, and accidents. That is in addition to the likelihood of increased noise and burdens on septic systems with too many occupants. Area insurance rates and property taxes are often increased. If allowed, the people using their houses for short term rental businesses would make profit at the financial expense and reduced safety for their neighbors.

We have seen other subdivisions that had many short term rental houses, and the yards were all divided by high privacy fences. Those houses also had professional cleaning and laundry services - all adding to the traffic and strangers coming through the subdivision. They were very much set up as businesses with no feeling of community. Kennedy Shores is not suited or designed for short term rental businesses **at all**. Our individual yards are very open, and most house locations are close together. The lots are mostly long and narrow. In our Kennedy Shores subdivision covenants - fences are prohibited and no owner may plant trees or shrubs as to screen the view of Smith Mountain Lake.

Our subdivision covenants states that because of our zoning, Short Term Rental is permitted with a county special use permit (which allows for objections from the public to be considered) and if they abide by the HOA rules, **but** it also states that homes are for **residential use** only and **commercial use of any property is prohibited**.

We understand that some people, for financial reasons, may need to rent out their houses for periods of over one month. Houses rented by the month usually do not have the same problems associated with the "vacation mind-set behavior" that is often seen with short term rentals.

Last year in Kennedy Shores, a house with **no** special use permit was rented out on a short term basis on several different occasions. It was advertised online as 'the house can sleep 15', however the septic system license was for only four bedrooms. The renters were also acting irresponsibly. This went on for many months, off and on, until it was stopped by complaints to Franklin County.

In areas where there have been short term house rental businesses inserted into what was previously resident only communities - many problems develop. Sometimes making the whole area too expensive and unsafe for long-time residents to stay. Destroying the sense of community. This is especially true when businesses from outside the area come in to exploit the community for their own profit. Short term rentals are nothing like a 'bed and breakfast' house where owners live there (or nearby) and are vested in the community.

If Franklin County wants to increase the number of visitors, then it must continue to be a great place to live. Residents of an area are the ones who make an area viable by building and supporting local businesses, parks and attractions. Allowing short term rental businesses in residential areas would greatly diminish the appeal of those communities.

Ask yourself if you would like to have an unsupervised 'mini-hotel' rented daily or weekly next to your house or your grandchildren's house?

We strongly object to houses in Kennedy Shores being used as short term rental businesses!

Sylvia and Jerry Holy

97 Caroline Court

Union Hall, VA

703-216-5691

Sent from [Outlook](#)

From: [Renick, Amy](#)
To: [Mary Flower LeMaster](#)
Cc: lemaster@artcorp.com
Subject: RE: Kennedy Shores short term rental special permit
Date: Monday, January 12, 2026 11:15:42 AM
Attachments: [image001.png](#)

Thank you for your email. I have distributed a copy to each Board member.



Amy Renick

Clerk to the Board of Supervisors

Phone: (540) 483-3030, ext. 2244

Address: 1255 Franklin St., Ste 112

Rocky Mount, Virginia 24151

Web: [Franklin County, VA | Official Website \(franklincountyva.gov\)](http://franklincountyva.gov)



From: Mary Flower LeMaster <marcflo0990@gmail.com>
Sent: Saturday, January 10, 2026 12:14 PM
To: Renick, Amy <Amy.Renick@franklincountyva.gov>
Cc: lemaster@artcorp.com
Subject: Kennedy Shores short term rental special permit

You don't often get email from marcflo0990@gmail.com. [Learn why this is important](#)

⚠ **External Email:** This message originated outside Franklin County Government. Use caution—do not click links, open attachments, or reply unless you trust the source.

Good afternoon Amy,

We are writing to you regarding the short term rental special permit for the home in Kennedy Shores that's on the agenda for the Franklin County board of supervisors meeting on January 20th at 6:00pm. We own property in Kennedy Shores and do NOT support short term rentals in the development.

We intend to make Kennedy Shores our full-time home upon retirement and look forward to the peace and quiet that comes with owner occupied homes.

Allowing this permit will open the door for other owners in the development to also seek short term rentals. There is a planned 8500 sq foot, 5 bedroom 5.5 bath house, on the property next

to ours. We do not want to live next to this during retirement if it has weekly renters.

In addition, when we purchased our property, Frontier Land Development told us that short term rentals were not allowed in the development. This was a major factor in the purchase of our lot.

Our request to you is to NOT approve the short term rental special permit.

Thank you in advance.

Mary Flower LeMaster and Bruce LeMaster

Lot 84 Kennedy Place

Kennedy Shores subdivision.

From: [Mark McGee](#)
To: [Meredith, Mike](#); [Quinn, Daniel](#); [Carter, Mike](#); [Tatum, Tim](#); [Mitchell, Nick](#); [Jamison, Marshall](#); [Smith, Lorie](#)
Cc: [Renick, Amy](#)
Subject: 108 Pennsylvania Ave Kennedy Shores - Opposition to SUP for STR
Date: Thursday, January 15, 2026 11:06:01 AM

You don't often get email from mmcgee0603@gmail.com. [Learn why this is important](#)

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Good morning, Franklin County Board of Supervisors:

My name is Mark McGee. My wife, Jamie, and I live in the Kennedy Shores subdivision in Union Hall. I'm reaching out ahead of the BOS meeting next week (January 20th) to make my plea for the Kovarik SUP application to not be approved and to keep STR out of the Kennedy Shores community. There is no STR activity happening in our community currently. If approved, this would be a drastic change for our residents. Also, and correct me if I'm mis-informed, but it is my understanding that no SUPs for STR have been approved for a lakefront property in Union Hall zoned A-1 in the last couple of years..

Please allow me to share the following key points and other information with you now since you may not see any files on this until just before the BOS meeting next week.

Over 100 property owners/residents both in and around Kennedy Shores have signed a petition in opposition of this SUP and STR. A good size group attended the Planning Committee hearing on 12/9 and I anticipate a big turnout at the BOS meeting on the 20th in opposition.

We purchased our lot from the developer in Fall 2018. Built, and have been full time residents since May 2022. Kennedy Shores offered everything we were looking for in a premier waterfront community. We live at 79 Pennsylvania Ave and are right next door to the new Kovarik house. Our two houses sit only 35 feet apart. We share a property line with no buffer so we would be fully exposed to renters coming and going, and all the activity. For discussion, installing a new screen down the property line would obstruct our view of Smith Mountain and the lake (something not allowed in our ARC guidelines without ARC committee and neighbor approval). Also, fencing is not allowed. We'll be impacted if this gets approved.

Full-time residents bear the burden of transients. Our residents are voicing concerns around property values, sense of community, privacy, safety and security, noise and nuisance, traffic, and risks, if this SUP gets approved. There is also legitimate concern about how the STRs will be managed from afar, with the Kovarik's rental manager having no relationship or vested interest in the welfare of the Kennedy Shores community. The Kovarik's intend to use a rental manager located 2 hours away in Greensboro, NC. STR would require monitoring, control, and enforcement as violations are happening 24/7.

I've served as HOA Board president the last two years (and in December at our annual meeting it was voted on for me to continue) so I can speak to the history of our transition from developer-control to owner-control and our HOA Declarations. The developer didn't turn control of the HOA Board to the property owners until after the last lot was

sold in mid-late 2023. So, our owner-Board has only had full control for about two years.

Composed by the developer in 2017, and never modified by the developer-controlled HOA Board, our Declaration currently states that STR is allowed with a SUP as may be required by the zoning ordinance. Additionally, the owner must acknowledge and comply with rules and regulations implemented by the HOA. Our HOA Board has recently drafted (which I am willing to share with the BOS if requested) a list of rules and regulations in the event they become applicable per our Declaration, but since there is no STR happening in KS currently, approved and final rules and regulations of the HOA would still need to be implemented as new policy before any STR takes place. Also, we have other language sections in our covenants that state Kennedy Shores' lots are for residential use only and no commercial use, which we believe is relevant in this case. The Kovarik's intend to run their STR through their LLC.

If the Kovarik's want to rent the house, our residents much prefer to see it be for 30 or more days at a time (residential rent) which would not only eliminate the need for the SUP but reduce the traffic and wear and tear on their house. Dan Kovarik has told me his plan is to limit rental to only what is required to meet the IRS 1031 Exchange rules, and for 2 years. To that end, we would ask the BOS to establish conditions with any SUP for STR approval, including but not limited to the following:

1) Rent for no less than full weeks at a time. 2) Put a 2 year expiration on the SUP. 3) The SUP automatically terminates if the Kovarik's sell the property within 2 years. 4) Advertise as a luxury rental and at a high price point. 5) Make it a stipulation in the rental agreement that noise and disruption is a breach of contract and hold high deposits for breach of contract.

Finally, the developer should have moved to rezone the subdivision to the more appropriate R-1 designation after being subdivided into 87 lots with improved common areas (including a community pavilion, boat launch, pier, and beach). Instead, most feel they were lackadaisical because their objective was to sell all the lots and move on to their next development. Meanwhile, other similar subdivisions like Water's Edge and Boxwood Green have rezoned to R-1. Other subdivisions around Kennedy Shores are zoned R-1 also. The owner-controlled HOA Board has plans to 1) Request to rezone the Kennedy Shores subdivision R-1. 2) Modify our covenants to not allow STR (requires a 67% / 2/3 vote from our lot owners) which it appears would likely pass based on the outcome of the petition (85%).

I thank each of you for your time to read and fully consider all of this and for your devoted service to the Franklin County community.

Mark & Jamie McGee

79 Pennsylvania Avenue

Union Hall, VA 24176

(336)669-9154

Department of Planning & Community Development



Transmittal of Planning Commission Action

Date: January 9, 2026

Item: Case # SPEC-10-2025-18434

Prepared by: Tina H. Franklin, Planner II

Date of Commission Action: December 9, 2025

SUMMARY OF REQUEST:

APPLICATION for SPECIAL USE PERMIT- Application of Leonard Capital, LLC, Applicants and Owners, requesting a special use permit on an approximate 4.08 acres of property zoned A-1, Agricultural District. The parcel is located at 500 Blue Bend Road in the Rocky Mount Election District of Franklin County and further identified by real estate records as Tax Map/Parcel #0550400400. The purpose of this special use permit request is to allow for short-term tourist rental of dwelling. This property has a future land use designation of Rural Area – County (SPEC-10-25-18434).

The property is located at 500 Blue Bend Road and is zoned A-1, Agricultural. The property consists of approximately 4.08 acres. The parcel is identified as Parcel ID # 0550400400 in the Rocky Mount election district. This is the only dwelling located on the parcel and where the short-term rental is proposed to take place.

The property is located on a secondary state-maintained road and has a driveway that would provide ample parking. The water supply is a well, and the sewer supply is a septic system. The closest residence is approximately 247 feet from the proposed short-term rental located at 500 Blue Bend Road.

According to County records, the dwelling is a one-story single-family residence with the Certificate of Occupancy issued in October of 2025 and consists of three (3) bedrooms, two (2) full bathrooms with a total living area of approximately 1,338 square feet. The septic permit was issued by the Virginia Department of Health in 2024 for a three (3) bedroom home. The septic tank and drain field are located on the right side of the home. The short-term rental can be rented for a maximum of six (6) adults.

Mr. Perry Leonard, owner, stated in the letter of application that he and his wife built this home to be their retirement home but are not quite able to retire and move at this time. He indicated their family will occasionally visit the rental and perform any updates needed or required to the property from time to time. He stated he talked to the nearest neighbor prior to applying for the special use permit and received a favorable response of support. He also indicated that there is plenty of vegetation and distance to buffer any noise between any of the neighbors.

Mr. Leonard also stated he will have a local individual managing the short-term rental, Jennifer Chapman of Evolve Vacation Rental Company, with her and her team living nearby and they are familiar with the rules and customs of the area.

The application was advertised, site posted, and notifications sent to all adjacent property owners. The Development Review Team (DRT) reviewed the application at its November 2025 meeting. As of the date of this report, staff have received one (1) phone call inquiring about the application. Additional comments and concerns may be raised as a result of the public hearings.

The Development Review Team (DRT) reviewed the application at its December 2025 meeting. Elijah Meador, Process Supervisor, stated that AEP had no comments or concerns due to the nature of the application. Bill Raney, Development Review Manager, had no comments or concerns since the property does not include further construction and/or grading activities that would result in erosion and sediment control and/or storm water management requirements. Other agencies such as VDH, VDOT, WVWA, Fire and EMS had no immediate comments.

COMPREHENSIVE PLAN:

Future Land Use

The future land use map designates the subject property as Rural Area – County, according to the 2045 Franklin County Comprehensive Plan adopted by the Board of Supervisors in July of 2025.

Rural Area – County

The Comprehensive Plan describes that:

Rural Area - County areas are important to County residents not only to maintain the County's rural aesthetic, but also to protect the ability to actively farm. Rural Areas exemplify the historically agricultural landscape of the County that includes farms, hay fields, pasture, woods, and rural homesteads. Rural Areas comprise the majority of Franklin County, and are predominantly agrarian in nature, but also include rural residential development.

Rural residential development includes housing that supports active agricultural operations, as well as housing that is on larger lots and/or less concentrated than in other areas. Water and sewer are typically provided by on-site well and septic systems. Due to the desire to preserve the County's character and the spread-out nature of existing development, public water and sewer service is unlikely in these areas. However, new developments may have shared or central systems. Public service may be appropriate in those portions of the Rural Areas that border Towns, DGA, or other areas with existing facilities.

Primary Land Use Types:

- Agriculture and forestry
- Agritourism
- Single-family residential (detached or attached)
- Cluster residential development
- Manufactured homes
- Accessory dwelling units (ADU)
- Civic

Character Guidelines

- Avoid disturbance of Prime and Important Farmland, to the extent possible.
- Encourage cluster developments to preserve open space and rural character.
- Setback, screen, or locate new development located along primary routes to minimize impact to views from these corridors.
- Buffer new residential development when adjacent to non-residential uses.
- Ensure necessary infrastructure expansion considers important viewsheds.
- Implement low-impact development (LID) and Best Management Practices to the extent possible.
- Discourage the construction of private roads in new developments. If not feasible, new developments must include formal agreement documents for the maintenance of any roads not built, or eligible, for inclusion in the state highway system.

Chapter 7, Housing, discusses short-term rentals (STRs) in Franklin County. STRs have grown in popularity across the nation over the last decade, particularly in tourist destinations.

Often cited benefits of STRs include:

- The generation of additional tax revenue for the County, as the Commissioner of the Revenue collects transit occupancy taxes.
- The potential to provide supplemental income to property owners, particularly those facing hardships or cost burdens.
- The potential to increase tourism in the community, by diversifying lodging options in the absence of abundant traditional lodging uses, such as hotels.

Often cited drawbacks of STRs include:

- The potential to alter an existing neighborhood's character. As the character of neighborhoods is greatly varied in rural communities, in addition to general local government regulations, the allowance of STRs can also be addressed through private Homeowners' Associations and similar entities.
- The potential to disrupt and/or destabilize the local housing market, as units are bought for investment, which can increase the cost of remaining stock or limit what is available.

A balance is needed between allowing STRs in appropriate areas as an asset for tourism and property owner's investment, while also ensuring that regulations adequately limit adverse neighborhood impacts and protect interests of the County's full-time residents.

Chapter 12, Implementation. Objective 7.2: Adequately plan for projected and future growth by continuously monitoring and responding to emerging housing needs and trends.

Strategy 7.2.4 Engage the public on the topic of short-term rental (STR) regulations. Based on community feedback, review zoning ordinance regulations – including use permissions and performance standards for STRs to ensure they are operated in appropriate areas to protect the existing housing stock from oversaturation and to ensure residential neighborhoods are protected from the impacts of transient occupancy.

Comprehensive Plan Summary

As noted above, the future land use designation for this area is Rural Area - County. Rural Area - County areas comprise the majority of Franklin County, and are predominantly agrarian in nature, but also include rural residential development.

This proposed STR is located in a subdivision with large lots. Most of the lots are wooded with housing and few vacant lots. One of the lots is owned by Friends of the Rivers of Virginia and abuts the Blackwater river like several of the properties in the area including the property requesting the STR. This area consists of approximately three (3) different subdivisions with single-family dwellings and manufactured homes on wooded lots similar to the size of the lot requesting the STR. In this rural housing area, there is a possibility of STRs to support tourism and the need for transient housing. The STR should not disrupt this area due to the size of the lots and how wooded all the lots are except for the pastureland across the street that is vacant land. The Comprehensive Plan would support this STR with the conditions recommended by staff to minimize the impact on the area.

COMMISSION'S RECOMMENDATION

At the end of the staff presentation, and applicant comments, there was a period for citizen comment.

Mr. Perry Leonard stated that he and his wife purchased the property to have retirement property, but they are not yet prepared to give up their jobs in northern Virginia, and their kids are still in college. He stated that he is a veteran and would like to find a nice, peaceful location to enjoy his retirement; he found that in Blackwater Hollow. Mr. Leonard stated that he plans to abide by the regulations and customs of the area. He explained that he has hired a reputable vacation rental company and has liability insurance. He explained that the company is experienced at screening tenants. He added that Ms. Jennifer Chapman lives near the property, and their housekeeper lives only ten minutes away. Mr. Leonard shared that Mr. Chapman is the handyman of the management team and is the enforcer of rules. Mr. Leonard stated that Mr. Chapman is eager to

enforce noise complaints and house rules/policies. Mr. Leonard stated that smoking and parties are not allowed. He added that quiet hours are to be abided by.

There were five (5) citizens who signed up to speak.

Mr. Parker Greer stated that he is opposed to the application. He stated that Blue Bend Road was originally a gravel road until it was designated as a rural route. He explained that it has only recently been surface treated and is full of sharp and tight corners. He recalled times when he had to completely pull off the road to allow other cars to pass. Mr. Greer stated that there are no shoulders in several places. There is a sharp drop off into a side creek, and the area is prone to flooding.

Mr. James White stated that he lives in Blackwater Hollow subdivision close to the Leonards' property. He explained that the subdivision has a stringent number of covenants, but the most concerning covenant is the one that prohibits business or commercial activity in Blackwater Hollow. He stated that he does not feel that they should change the residential use only covenant. Mr. White added that new neighbors are great but not retail business. He agreed with Mr. Greer that the roads are too small. He is worried that many renters that have not driven the roads before will not be able to handle the roads.

Mr. Mark Greer stated that he is Parker's father. He shared that there are places travelling down the road that you cannot see. He explained that it is a narrow road, and many people must pull off. Mr. Greer stated that he has no problem with long term renters, but a short-term rental will disrupt the neighborhood.

Mr. Steve Lewis stated that he owns 52 acres adjacent to Mr. Leonard and 25 acres across the road from Mr. Leonard's house. He stated that the Planning Commission should look at the house and the location as it slopes down into the Blackwater River at a 45-degree angle. He explained that the back of the house is built facing the river. Mr. Lewis explained that it is a dangerous backyard and not a lot of parking. He explained that the road has hills, knolls, and blind corners and is only 15-17 feet wide. He stated that there are speed limits, but unfamiliar drivers may drive residents off the road into the ditch not knowing where they are going. Mr. Lewis stated that he has lived there for the past 44 years and has come close to accidents on that road. He stated that it may be a good house for a single-family dwelling, but he is opposed to short-term rentals. He opposes all short-term rentals in agricultural areas where the roads are dangerous.

Ms. Nancy White stated that she lives on Blue Bend Road. She explained that the road is a flood zone with no guard rails. She stated that if someone had to veer off the road, there is a good chance of them going down a 3-4-foot decline. She stated that drivers must back out of the road if another car is met. Ms. White stated that she purchased her acreage four years ago and mentioned the subdivision covenants. She stated that the covenants state that each lot will be for a residential dwelling with no businesses running out of the house. She stated that there should be no commercial activity and the outside of the houses must meet certain specifications

according to their restricted covenants. Ms. White stated that the decline is steep and can see concrete showing on the outside of the Leonards' house, which is against the covenants. She stated she is concerned about parties and trash. She added that there is not enough parking for six people. Ms. White stated that the homes in their neighborhood were built for older people to retire to.

The Planning Commission began their deliberation. Mr. Clements stated he was ready to make a motion. There was no other discussion.

The Planning Commission determined that it will not be a substantial detriment to adjacent properties, that the character of the zoning district will not be changed thereby, and that such special use permit will be in harmony with the purpose and intent of the County Code, the uses permitted by right in the zoning district, and with the public health, safety, and general welfare to the community. Planning Commission recommended APPROVAL with the following five (5) conditions:

1. The special use permit authorizing the short-term rental dwelling on Tax Parcel # 0550400400 shall only apply to the existing dwelling on the property. No additional dwellings on the property shall be used for a short-term rental unless this permit is revised by the Board of Supervisors after review and recommendation of the Planning Commission.
2. The owner shall always comply with the supplementary regulations for short-term rentals found in Section 25-138 and Section 5.5-72 of the Franklin County Code.
3. The owner shall provide and maintain proof of liability insurance covering injury to a guest on the property of no less than \$1,000,000.
4. The owner shall register the short-term rental use and shall have the property inspected for compliance with County Code. No short-term rental of the property shall be authorized until these inspections take place, and the property is found to be compliant with the applicable County Code.
5. The owner shall supply the Planning Department with the name and phone number of a property manager or contact person. The Planning Department shall be notified any time this information is changed. Staff will notify adjoining property owners of this information and notify them of any changes to this information.

A Roll Call Vote was held with the following recorded vote.

Motion to Approve: Clements

Seconded: Pendleton

AYES: Mitchell, Pendleton, Evans, Doss, McGhee, Clements

NAYES: None

ABSENT: Jefferson

ABSTAIN: None

SUGGESTED MOTIONS:

(APPROVE) I find that the use will not be of substantial detriment to adjacent properties, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the uses permitted by right in the zoning district, and with the public health, safety, and general welfare to the community. Therefore, I move to recommend approval of the applicants' request for a special use permit to allow for short-term tourist rental of dwelling on property with the five (5) conditions as recommended by the Planning Commission.

OR

(DENY) I find that such use will be of substantial detriment to adjacent properties, that the character of the zoning district will be changed thereby, and that such use will not be in harmony with the purpose and intent of the uses permitted by right in the zoning district, and with public health, safety, and general welfare to the community. Therefore, I move to recommend denial of applicants' request.

OR

(DELAY ACTION) I find that the required information for the submitted petition is incomplete. Therefore, I move to delay action until all necessary materials are submitted to the Board of Supervisors.

RESOLUTION # _____

APPLICATION for SPECIAL USE PERMIT- Application of Leonard Capital, LLC, Applicants and Owners, requesting a special use permit on an approximate 4.08 acres of property zoned A-1, Agricultural District. The parcel is located at 500 Blue Bend Road in the Rocky Mount Election District of Franklin County and further identified by real estate records as Tax Map/Parcel #0550400400. The purpose of this special use permit request is to allow for short-term tourist rental of dwelling. This property has a future land use designation of Rural Area – County (SPEC-10-25-18434).

WHEREAS, Leonard Capital, LLC, Applicants and Owners, filed an application requesting a Special Use Permit to allow for a short-term tourist rental of dwelling on an approximate 4.08-acre, located in the Rocky Mount Election District, zoned A-1, Agricultural, 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 December 9, 2025, and January 20, 2026, respectively, at which time all 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 request, with the following five (5) conditions, and

1. The special use permit authorizing the short-term rental dwelling on Tax Parcel # 0550400400 shall only apply to the existing dwelling on the property. No additional dwellings on the property shall be used for a short-term rental unless this permit is revised by the Board of Supervisors after review and recommendation of the Planning Commission.
2. The owner shall always comply with the supplementary regulations for short-term rentals found in Section 25-138 and Section 5.5-72 of the Franklin County Code.
3. The owner shall provide and maintain proof of liability insurance covering injury to a guest on the property of no less than \$1,000,000.
4. The owner shall register the short-term rental use and shall have the property inspected for compliance with County Code. No short-term rental of the property shall be authorized until these inspections take place, and the property is found to be compliant with the applicable County Code.
5. The owner shall supply the Planning Department with the name and phone number of a property manager or contact person. The Planning Department shall be notified any time this information is changed. Staff will notify adjoining property owners of this information and notify them of any changes to this information.

WHEREAS, after full consideration, the Franklin County Board of Supervisors determined that the request will not be of substantial detriment to adjacent properties, 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, the uses permitted by right in the zoning district, and with the

public health, safety and general welfare to the community, and APPROVED the Special Use Permit for short-term tourist rental of dwelling with the five (5) conditions recommended by the Planning Commission.

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 _____ to approve the requested Special Use Permit, and seconded by _____, said motion was APPROVED by the following recorded vote:

AYES:

NAYES:

ABSENT:

ABSTAIN:

Amy Renick, Clerk
Franklin County Board of Supervisors

Date

STAFF REPORT
Case # SPEC-10-25-18434



To: Franklin County Planning Commission
From: Tina Franklin, Planner II
Date: November 25, 2025
Tax #s: 0550400400
District: Rocky Mount Election District
Applicant: Perry Leonard
Owner: Leonard Capital, LLC

APPLICATION for SPECIAL USE PERMIT – Application of Leonard Capital, LLC, Applicants and Owners, requesting a special use permit on an approximate 4.08 acres of property zoned A-1, Agricultural District. The parcel is located at 500 Blue Bend Road in the Rocky Mount Election District of Franklin County and further identified by real estate records as Tax Map/Parcel #0550400400. The purpose of this special use permit request is to allow for short-term tourist rental of dwelling. This property has a future land use designation of Rural Area – County (SPEC-10-25-18434).

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the special use permit with the following five (5) conditions:

1. The special use permit authorizing the short-term rental dwelling on Tax Parcel # 0550400400 shall only apply to the existing dwelling on the property. No additional dwellings on the property shall be used for a short-term rental unless this permit is revised by the Board of Supervisors after review and recommendation of the Planning Commission.
2. The owner shall always comply with the supplementary regulations for short-term rentals found in Section 25-138 and Section 5.5-72 of the Franklin County Code.
3. The owner shall provide and maintain proof of liability insurance covering injury to a guest on the property of no less than \$1,000,000.
4. The owner shall register the short-term rental use and shall have the property inspected for compliance with County Code. No short-term rental of the property shall be authorized until these inspections take place, and the property is found to be compliant with the applicable County Code.
5. The owner shall supply the Planning Department with the name and phone number of a property manager or contact person. The Planning Department shall be notified any time this information is changed. Staff will notify adjoining property owners of this information and notify them of any changes to this information.



BACKGROUND

The property is located at 500 Blue Bend Road and is zoned A-1, Agricultural. The property consists of approximately 4.08 acres. The parcel is identified as Parcel ID # 0550400400 in the Rocky Mount election district. This is the only dwelling located on the parcel and where the short-term rental is proposed to take place.

The property is located on a secondary state-maintained road and has a driveway that would provide ample parking. The water supply is a well, and the sewer supply is a septic system. The closest residence is approximately 247 feet from the proposed short-term rental located at 500 Blue Bend Road.

According to County records, the dwelling is a one-story single-family residence with the Certificate of Occupancy issued in October of 2025 and consists of three (3) bedrooms, two (2) full bathrooms with a total living area of approximately 1,338 square feet. The septic permit was issued by the Virginia Department of Health in 2024 for a three (3) bedroom home. The septic tank and drain field are located on the right side of the home. The short-term rental can be rented for a maximum of six (6) adults.

Mr. Perry Leonard, owner, stated in the letter of application that he and his wife built this home to be their retirement home but are not quite able to retire and move at this time. He indicated their family will occasionally visit the rental and perform any updates needed or required to the property from time to time. He stated he talked to the nearest neighbor prior to applying for the special use permit and received a favorable response of support. He also indicated that there is plenty of vegetation and distance to buffer any noise between any of the neighbors.

Mr. Leonard also stated he will have a local individual managing the short-term rental, Jennifer Chapman of Evolve Vacation Rental Company with her and her team living nearby and they are familiar with the rules and customs of the area.

The application was advertised, site posted, and notifications sent to all adjacent property owners. The Development Review Team (DRT) reviewed the application at its November 2025 meeting. As of the date of this report, staff have received one (1) phone call inquiring about the application. Additional comments and concerns may be raised as a result of the public hearings.

SITE STATISTICS:

<i>Location:</i>	500 Blue Bend Road
<i>Size:</i>	+/- 4.08 total acres
<i>Existing Land Use:</i>	Residential
<i>Adjoining Zoning:</i>	A-1, Agricultural



Adjoining Land Uses: Residential, farmland and vacant

Adj Future Land Uses: Rural Area – County

COMPREHENSIVE PLAN:

Future Land Use

The future land use map designates the subject property as Rural Area – County, according to the 2045 Franklin County Comprehensive Plan adopted by the Board of Supervisors in July of 2025.

Rural Area – County

The Comprehensive Plan describes that:

Rural Area - County areas are important to County residents not only to maintain the County's rural aesthetic, but also to protect the ability to actively farm. Rural Areas exemplify the historically agricultural landscape of the County that includes farms, hay fields, pasture, woods, and rural homesteads. Rural Areas comprise the majority of Franklin County, and are predominantly agrarian in nature, but also include rural residential development.

Rural residential development includes housing that supports active agricultural operations, as well as housing that is on larger lots and/or less concentrated than in other areas. Water and sewer are typically provided by on-site well and septic systems. Due to the desire to preserve the County's character and the spread-out nature of existing development, public water and sewer service is unlikely in these areas. However, new developments may have shared or central systems. Public service may be appropriate in those portions of the Rural Areas that border Towns, DGA, or other areas with existing facilities.

Primary Land Use Types:

- Agriculture and forestry
- Agritourism
- Single-family residential (detached or attached)
- Cluster residential development
- Manufactured homes
- Accessory dwelling units (ADU)
- Civic

Character Guidelines

- Avoid disturbance of Prime and Important Farmland, to the extent possible.
- Encourage cluster developments to preserve open space and rural character.



- Setback, screen, or locate new development located along primary routes to minimize impact to views from these corridors.
- Buffer new residential development when adjacent to non-residential uses.
- Ensure necessary infrastructure expansion considers important viewsheds.
- Implement low-impact development (LID) and Best Management Practices to the extent possible.
- Discourage the construction of private roads in new developments. If not feasible, new developments must include formal agreement documents for the maintenance of any roads not built, or eligible, for inclusion in the state highway system.

Chapter 7, Housing, discusses short-term rentals (STRs) in Franklin County. STRs have grown in popularity across the nation over the last decade, particularly in tourist destinations.

Often cited benefits of STRs include:

- The generation of additional tax revenue for the County, as the Commissioner of the Revenue collects transit occupancy taxes.
- The potential to provide supplemental income to property owners, particularly those facing hardships or cost burdens.
- The potential to increase tourism in the community, by diversifying lodging options in the absence of abundant traditional lodging uses, such as hotels.

Often cited drawbacks of STRs include:

- The potential to alter an existing neighborhood's character. As the character of neighborhoods is greatly varied in rural communities, in addition to general local government regulations, the allowance of STRs can also be addressed through private Homeowners' Associations and similar entities.
- The potential to disrupt and/or destabilize the local housing market, as units are bought for investment, which can increase the cost of remaining stock or limit what is available.

A balance is needed between allowing STRs in appropriate areas as an asset for tourism and property owner's investment, while also ensuring that regulations adequately limit adverse neighborhood impacts and protect interests of the County's full-time residents.

Chapter 12, Implementation. Objective 7.2: Adequately plan for projected and future growth by continuously monitoring and responding to emerging housing needs and trends.

Strategy 7.2.4 Engage the public on the topic of short-term rental (STR) regulations. Based on community feedback, review zoning ordinance regulations – including use permissions and performance standards for STRs to ensure they are operated in appropriate areas to protect the existing housing stock from oversaturation and to ensure residential neighborhoods are protected from the impacts of transient occupancy.



Comprehensive Plan Summary

As noted above, the future land use designation for this area is Rural Area - County. Rural Area - County areas comprise the majority of Franklin County, and are predominantly agrarian in nature, but also include rural residential development.

This proposed STR is located in a subdivision with large lots. Most of the lots are wooded with housing and few vacant lots. One of the lots is owned by Friends of the Rivers of Virginia and abuts the Blackwater river like several of the properties in the area including the property requesting the STR. This area consists of approximately three (3) different subdivisions with single-family dwellings and manufactured homes on wooded lots similar to the size of the lot requesting the STR. In this rural housing area, there is a possibility of STRs to support tourism and the need for transient housing. The STR should not disrupt this area due to the size of the lots and how wooded all the lots are except for the pastureland across the street that is vacant land. The Comprehensive Plan would support this STR with the conditions recommended by staff to minimize the impact on the area.

ZONING ORDINANCE:

Special uses for the A-1 district are set forth in Section 25-179. The requested use is referenced as short-term tourist rental of dwelling.

Sec. 25-638 of the Zoning Ordinance sets forth the County's authority to issue special use permits for certain uses. In order to issue a special use permit, the Board of Supervisors must find that such use will not be a substantial detriment to adjacent properties, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the uses permitted by-right in the zoning district, and with the public health, safety, and general welfare to the community.

Sec. 25-640 of the Zoning Ordinance sets forth the County's authority to impose conditions for the issuance of special use permits. The ordinance states that the Board of Supervisors *"may impose upon any such permit such conditions relating to the use for which such permit is granted as it may deem necessary in the public interest..."* Conditions associated with a special use permit must be related to the particular land use which required the permit and must be related to some impact generated by or associated with such land use.

Sec. 25-641 of the Zoning Ordinance states that a special use permit shall expire eighteen (18) months from the date of issuance if *"no commencement of use, structure or activity has taken place."* The ordinance states that "commencement" shall consist of "extensive obligations or substantial expenditures in relation to the project," including engineering, architectural design, land clearing, and/or construction.

Section 25-138 and Section 5.5-72 of the Franklin County Code outlines requirements for operation of short-term rentals in the county as follows:



Sec. 25-138. - Short-term tourist rentals.

The following general regulations apply to all short-term tourist rental of residential dwellings:

(a) The use of the dwelling unit for short-term rentals shall be primarily for residential purposes related to tourism or vacationing.

(b) There shall be no change in the outside appearance of the dwelling or premises, or other visible evidence of the conduct of such short-term rentals.

(c) There shall be no more than two (2) adults per bedroom occupying the dwelling at any one time. An adult, for the purpose of this regulation, is any person over the age of five (5). The number of bedrooms in dwellings relying upon septic tanks and drainfields for sewage disposal shall be determined by reference to health department permits specifying the number of bedrooms for which the supporting system was designed.

(d) All vehicles of tenants shall be parked in driveways or parking areas designed and built to be parking areas. In the case of multifamily dwellings, all vehicles must be parked in spaces specifically reserved for the dwelling unit being rented.

(e) All boats of tenants shall be parked on the lot on which the dwelling is located. In the case of multifamily dwellings boats must be parked in areas specifically reserved for the dwelling unit being rented.

(f) Noise generated off the lot or off the premises shall be in no greater volume or pitch than normally expected in a residential neighborhood.

(g) A fire extinguisher and smoke detector must be installed in every dwelling.

(h) The owner of a dwelling used for short term rental shall give the county written consent to inspect any dwelling used for short-term rental to ascertain compliance with all the above performance standards.

Sec. 5.5-72. - Short-term rentals.

The following general regulations apply to all short-term tourist rental of residential dwellings:

(a) The use of the dwelling unit for short-term rentals shall be primarily for residential purposes related to tourism or vacationing.

(b) There shall be no change in the outside appearance of the dwelling or premises, or other visible evidence of the conduct of such short-term rentals.



(c) There shall be no more than two (2) adults per bedroom occupying the dwelling at any one time. An adult, for the purpose of this regulation, is any person over the age of three (3). The number of bedrooms in dwellings relying upon septic tanks and drain fields for sewage disposal shall be determined by reference to health department permits specifying the number of bedrooms for which the supporting system was designed. A notice shall be clearly posted in the dwelling indicating the approved occupancy of the dwelling.

(d) All vehicles of tenants shall be parked in driveways or parking areas designed and built to be parking areas. In the case of multifamily dwellings, all vehicles must be parked in spaces specifically reserved for the dwelling unit being rented.

(e) All boats of tenants shall be parked on the lot on which the dwelling is located. In the case of multifamily dwellings boats must be parked in areas specifically reserved for the dwelling unit being rented.

(f) Noise generated off the lot or off the premises shall be in no greater volume or pitch than normally expected in a residential neighborhood.

(g) A type 2A-10BC fire extinguisher shall be mounted on the wall in common area or kitchen on each floor in the dwelling. Smoke detectors must be installed and function properly in every living area and bedroom within the dwelling. Each bedroom shall comply with building code requirements for egress. An evacuation plan shall be provided in the home and clearly visible to renters.

(h) The owner of a dwelling used for short term rental shall give the county written consent to inspect any dwelling used for short-term rental to ascertain compliance with all the above performance standards. An annual inspection shall be performed by the County.

ANALYSIS

In accordance with Section 25-638, the proposed special use permit is evaluated to determine if it will be a substantial detriment to adjacent properties, change the character of the zoning district, and be in harmony with the uses permitted by-right in the zoning district, and the public health, safety, and general welfare to the community.

The proposed short-term rental is located on a lot consisting of +/-4.08 acres, and the closest single-family dwelling is approximately 247 feet. The property is well vegetated with mature trees on both sides of the home to offer screening between the proposed short-term rental and the adjoining properties. There is a single-family dwelling to the right side of the proposed short-term rental as well as across Blue Bend Road along with a vacant lot that appears to be farmland/pastureland, and a single-family dwelling to the left side on a large lot, and the dwelling is approximately 1700 feet away. The remaining



area from the subject property is residential properties being close in lot sizes or larger of the proposed STR.

The property has a driveway that leads to the dwelling off of Blue Bend Road which would provide ample parking. The traffic generated by this short-term rental would be similar to what is generated by a single-family dwelling that is not rented. The noise of the rental should not be more than normally expected in a rural residential neighborhood.

The single-family dwelling can be rented to a maximum of six (6) adults according to the septic permit that was issued by the Virginia Department of Health for three (3) bedrooms.

The comprehensive plan designations for this property are Rural Area - County. Rural Area – County represents rural patterns of development, farmland and housing consisting of single-family dwellings on a variety of lots sizes. This particular area on Blue Bend Road could support a STR and have minimal impact on the surrounding area due to the size of the lots and being located in a wooded area. The STR should not generate a lot of traffic to this rural community and disruption to surrounding neighbors should be no more than a normal residential area.

After reviewing the application, comprehensive plan, and comments for the DRT, staff recommend approval of the special use permit for the short-term rental on this parcel. Staff conclude there will be minimal impacts to the surrounding area due to the location, the area having large lots that are wooded to protect the STR being disruptive to adjacent property owners. The character of the A-1 zoning district will not be changed. The STR will be in harmony with the purpose and intent of this chapter and with the uses permitted by right in the A-1 zoning district.

DEVELOPMENT REVIEW TEAM (DRT) COMMENTS:

AEP: Elijah Meador, Process Supervisor, stated that AEP had no comments or concerns due to the nature of the application.

VDOT: Lisa Lewis had no comments or concerns due to the nature of the application.

VDH: Darrin Doss had no comments or concerns due to the nature of the application.

WVWA: As this parcel does not have a utility connection to WVWA services, Aaron Shearer had no comments or concerns.

STORMWATER / E&S: As the property does not include any construction and/or grading activities that would result in erosion and sediment control and/or storm water management requirements, Bill Raney, Development Review Manager, had no comments or concerns.



BUILDING: John Broughton, Building Official, had no comments or concerns due to the nature of the application.

FIRE & EMS: Andy Pendleton, Fire Marshal, had no comments or concerns due to the nature of the application.

GIS: Eric Schmidt, GIS Manager, had no comments or concerns due to the nature of the application.

SUGGESTED MOTIONS:

The following suggested motions are sample motions that may be used. They include language found in Section 15.2-2283, Purpose of zoning ordinances of the Code of Virginia of 1950, as amended.

(APPROVE) I find that the use will not be of substantial detriment to adjacent properties, that the character of the zoning district will not be changed thereby, and that such use will be in harmony with the uses permitted by right in the zoning district, and with the public health, safety, and general welfare to the community. Therefore, I move to recommend approval of the applicant's request for a special use permit to allow for short-term tourist rental of dwelling with the five (5) conditions recommended by staff.

OR

(DENY) I find that such use will be of substantial detriment to adjacent properties, that the character of the zoning district will be changed thereby, and that such use will not be in harmony with the purpose and intent of the uses permitted by right in the zoning district, and with public health, safety, and general welfare to the community. Therefore, I move to recommend denial of the applicant's request for a special use permit for short-term tourist rental of dwelling.

OR

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

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

I/We Leonard Capital, LLC 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: Perry Leonard

Petitioner's Address: 7949 Bolling Dr., Alexandria, VA 22308

Petitioner's Phone Number: 703-405-1386

Petitioner's Email Address: perryrleonard@aol.com

Property Owner's Name: Leonard Capital, LLC

Property Owner's Address: 7949 Bolling Dr., Alexandria, VA 22308

Property Owner's Phone Number: 703-405-1386

Property Owner's Email Address: perryrleonard@aol.com

Property Information:

A. Proposed Property Address: 500 Blue Bend Rd., Rocky Mount, VA 24151
(Blackwater Hollow Lot 4)

B. Tax Map and Parcel Number: 0550400400

C. Election District: Blackwater

D. Size of Property: 4.08 acres

E. Existing Zoning: A-1

F. Existing Land Use: 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: Short-term rental

K. Size of Proposed Use: Approximately 4.08 acres.

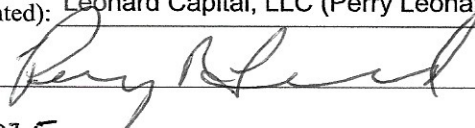
L. Other Details of Proposed Use: Single family visitors, approximately 2-7 people maximum

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): Leonard Capital, LLC (Perry Leonard)

Petitioner's Signature: 

Date: 10/30/2025

Mailing Address: 7949 Bolling Dr.
Alexandria, VA 22308

Phone Number: 703-405-1386

Email Address: perryleonard@aol.com

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

Owner's Name: _____

Owner's Signature: _____

Date: _____

Date Received by Planning Staff: _____

Leonard Capital, LLC
7949 Bolling Dr.
Alexandria, VA 22308
perryrleonard@aol.com
(703) 405-1386

10/30/2025

Franklin County Virginia
Department of Planning and Community Development
1255 Franklin Street, Suite 103
Rocky Mount, VA 24151

Dear Members of the Department of Planning and Community Development,

I am the owner of Leonard Capital, LLC, and am requesting approval for a special use permit to offer a short-term rental opportunity for the Franklin County area. This residence is a single-family home at 500 Blue Bend Rd., Rocky Mount, VA 24151. If approved, this residence will be available for short-term vacation stays to individuals and families to enjoy the beautiful Rocky Mount surroundings and Blue Ridge Mountain region.

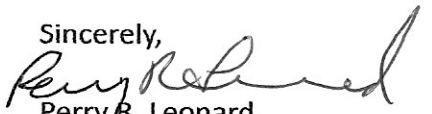
My wife and I built this to be our forever home but we aren't quite able to retire and move yet since our two kids are attending private universities here in Virginia and we need to continue our employment in Northern Virginia. To bridge the time from now until we are able to relocate primary residences, we request to rent the home for short-term stays, thus allowing my family to occasionally visit the rental and update the property. I am a Veteran of the U.S. Army, having retired in 2013 after 24 years of active service. I intend to operate and maintain this short-term rental with the same pride and love of community learned from my honorable military service.

The 4.08 acres wooded property lot features a new construction rambler home with attached garage. The home obtained an approved certificate of occupancy from Franklin County in October 2025. The 3-tank septic system with drainage field, underground electric connections, and well drinking water that is free of coliform group bacteria are all newly installed, safe, and suitable for guests to use.

I do not anticipate the neighbors in the surrounding area to experience any negative effects as a result of this permit being approved. I gave an advance notification to the nearest neighbor down the road and received a favorable response of support. Little to no change will occur in the amount of traffic to the property or sound levels that already exist. There is plenty of forest and distance buffering noise between any of the neighbors.

The local individual managing this short-term rental will be Ms. Jennifer Chapman, from the Evolve Vacation Rental Company, jennchapman15@yahoo.com, (540) 519-2451. She and her team members live nearby and are very familiar with the rules and customs for the area.

Thank you for your consideration of my request. I appreciate this planning commission's efforts to support the wonderful community of Franklin County.

Sincerely,

Perry R. Leonard
Principal, Leonard Capital, LLC

Enclosures

Certificate of Occupancy

Building Inspections Department

This certificate issued pursuant to the requirements of the Virginia Statewide Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the jurisdiction regulating building construction or use. For the following:

Description	Single Family Dwelling (5-2-25 renewed permit)		
Owner	LEONARD CAPITAL LLC		
Contractor	SCAMPORINO CONSTRUCTION LLC		
Permit No.	RES-04-2024-86127	Map/Tax #	0550400400
Permit Type	Residential Building	Subdivision	BLACKWATER HOLLOW LOT 4
Work Class	Single Family (Home)	Lot:	
# Bedrooms	3		
USBC Ref			
Construction Type	5B	Group/Occupancy	R5
Sprinkler Required	No	Sprinkler Provided	No
		500 BLUE BEND RD Verified	
		ROCKY MOUNT, VA 24151	
		911 Address	



Franklin County
A Natural Setting for Opportunity

[Signature]

Building Official

CO Issue Date:

10/16/2025

Sewage Disposal System Operation Permit

Property Owner

Perry Leonard
7949 Bolling Drive
Alexandria, VA 22308

Health Dept. ID: 133 24 0201

Locality: Franklin County

Property Location

Property Address: ~~500~~ Blue Bend Road
Rocky Mount, VA 24151
Tax Map: 0550400400

The Property Owner is hereby granted permission to operate a septic tank effluent and drainfield Sewage System at the above referenced location.

System Design Flow: 450

Number of Bedroom: 3

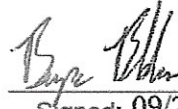
This permit is issued in accordance with the provisions of Title 32.1, Chapter 6 of the Code of Virginia as Amended, and Section 12VAC 5-610-340 of the Sewage Handling and Disposal Regulations of the Virginia Department of Health. The issuance of an operation permit does not denote or imply any guarantee by the department that the sewage disposal system will function for any specified period of time. It shall be the responsibility of the owner or any subsequent owner to maintain, repair, or replace any sewage disposal system that ceases to operate in accordance with the regulations.

09/29/2025

Effective Date

Bryce Blake

Environmental Health Spec.



Signed: 09/29/2025

OAKWOOD SCIENTIFIC LABORATORY
State Certified Bacteriological Water Testing



7102 Pole Green Road
Mechanicsville, VA 23116
email: oakwoodlab@verizon.net

(804) 730-3263 Richmond
(804) 598-6462 Powhatan
1-800-582-5211 Toll Free
(804) 730-9379 Fax

Date: 9/19/2025

Bacteriological Examination of Water

Sample Number: 091725-27 Leonard

Sampled by: Scamporino Construction

Sample Origin: Perry Leonard
500 Blue Bend Rd
Rocky Mount, VA 24151

Identification of Coliform Group Bacteria

	Positive	Negative
Total coliforms	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. coli	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Colilert-18 _____ E. coli coliforms per 100 ml.

☒ Test results indicate the sample is free of coliform group bacteria, thus is satisfactory for drinking water. Total coliforms, fecal coliforms and E. coli are absent and passes the potability test required by EPA.

☐ Test results indicate the sample contains coliform group bacteria, thus may not be satisfactory for drinking water supply.

The above services were performed and the report prepared in accordance with accepted laboratory practices, and makes no other warranties, either expressed or implied, as to the professional advice provided herein.

Respectfully,

Ronald R. Weik, Ph.D.

Dr. Ronald R. Weik, Ph.D.
Director, Microbiology

Simonetta M. Weik

Simonetta M. Weik
Assistant Director

Standard Methods, 22nd ed. 2012 Method 9223 B Colilert 18. Virginia Lab
Certification #00242. Maryland Lab ID #352

OAKWOOD SCIENTIFIC LABORATORY
State Certified Bacteriological Water Testing



7102 Pole Green Road
Mechanicsville, VA 23116

(804) 730-3263
1-800-582-5211

Fax (804) 730-9379

Email-oakwoodlab@verizon.net

bill to: Perry Leonard

c/o ScamporinoConstruction@gmail.com

Invoice Date: 9/19/2025

Invoice Number: 214093

Amount due: \$69.00

Date	Description	Charges	Credits	Amount
9/19/2025	091725-27 Leonard Perry Leonard 500 Blue Bend Rd Rocky Mount, VA 24151	\$65.00		\$65.00
	Rush/email	\$4.00		\$4.00
			Total	\$69.00

Payment due within 15 days of invoice date; 1.5% finance charge per
Expert witness in or out of court available @ of \$395 per hour.

Please return copy with payment. Thank You!



Franklin County

A Natural Setting for Opportunity

1255 Franklin Street, Suite 103

Rocky Mount, VA 24151

Phone: (540)483-3047 Fax: (540)483-6665

Permit

Permit NO. **ZONE-05-2024-66325**

Permit Type: **Zoning Form**

Work Classification: **<None>**

Permit Status: **Active**

Issue Date: **6/6/2024**

Expiration: **06/06/2025**

Owner Information

LEONARD CAPITAL LLC

Address

**7949 BOLLING DR
ALEXANDRIA, VA 22308**

Phone

7034051386

Cell

Project Address

LOT 4 BLUE BEND ROAD

Zoning

A1

Parcel Number

0550400400

Applicant

**SCAMPORINO CONSTRUCTION
LLC**

District

Blackwater

Lot/Tract/Section

BLACKWATER HOLLOW

Subdivision

BLACKWATER HOLLOW

Directions: 40 E, L on Main St., L after KFC on to Grassy Hill Rd., R on to Jamestown, R on Blue Bend.

Mechanics Lien Agent

Address

Phone

Fax

Type of Construction

Use Group

Code

Year

Req. Setback Front

Req. Setback Rear

Req. Setback Right

Prop. Setback Left

Description of Work: ZONING FORM FOR A STICK BUILT HOME ON A-1 PROPERTY. THIS WILL BE THE ONLY HOME ON THE PROPERTY

Valuation:

\$0.00

Total Sq Feet:

0

Inspection Requests:

(540) 483-3047

Available Inspections:

Inspection Type:

IVR

Contractor(s)

Address

Phone

Cell

Contractor Type

Number of Stories:

Exterior Wall Type:

Basement Status:

Foundation Type:

Fees Due

Amount

Zoning Form Fee

\$35.00

Total:

\$35.00

Paytype

Amt Paid

Total Fees

\$35.00

Check # 1038

\$35.00

Amount Due:

\$0.00

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT, THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Print Name (Owner / Applicant / Contractor / Agen

Authorized Signature

June 06, 2024

Date

Franklin County Building Department

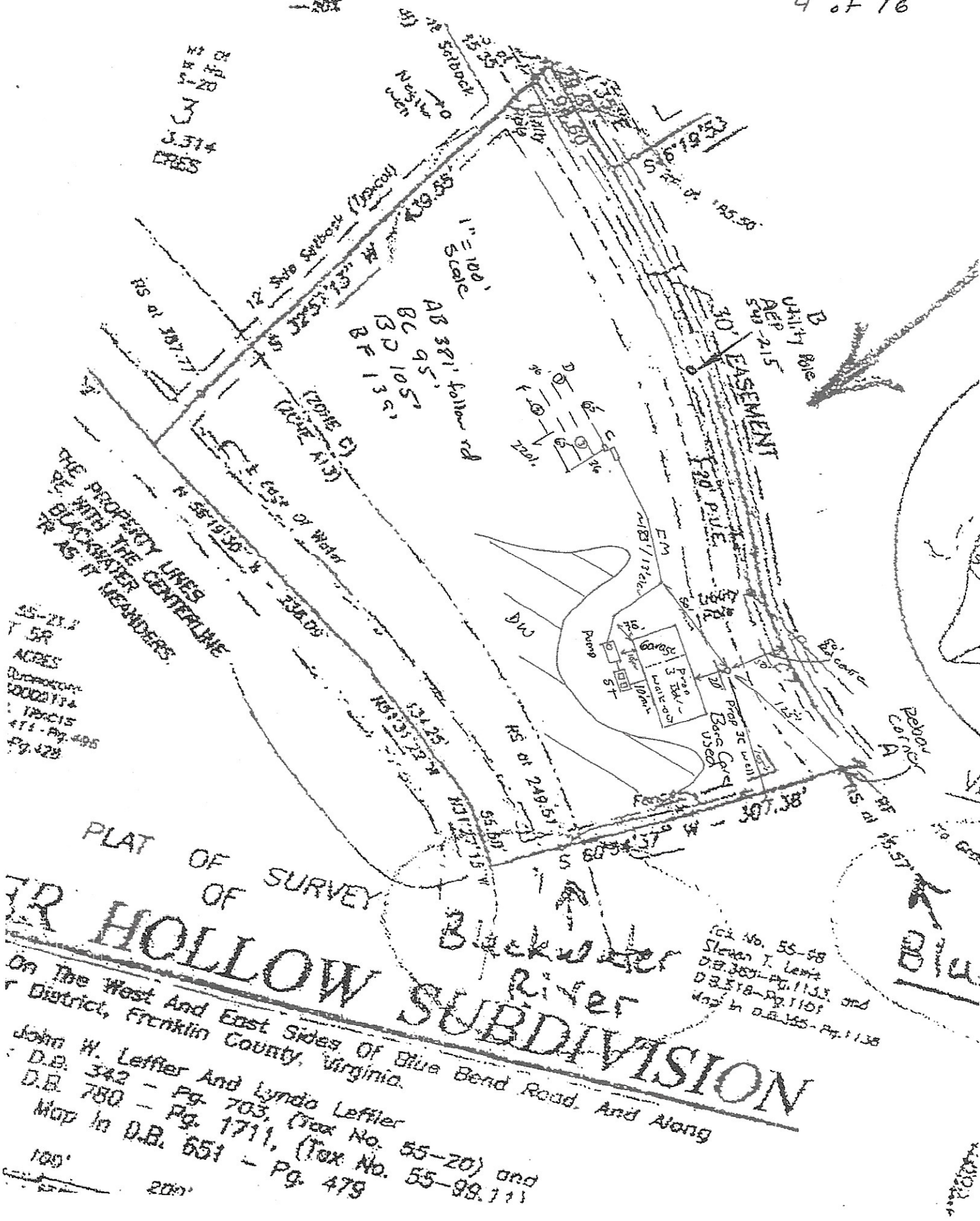
Authorized Signature

June 06, 2024

Date

Public Records Copy

Thursday, June 6, 2024




Site and Soil Evaluation Report

VDH Use Only
HDIN: _____

General Information

Date: May 24, 2024 Franklin County Health Department
Owner: Perry Leonard Phone: 703-405-1386
Owner Address: 7949 Bolling Drive, Alexandria, VA 22308
Property Address: _____
Tax Map/GPIN #: 0550400400
Subdivision: Blackwater Hollow Section: _____ Block: _____ Lot: 4

Soil Information Summary

1. Position in landscape satisfactory: ☒ Yes ☐ No Describe landscape position: Side slope
 2. Slope: 23 %
 3. Depth to rock/impervious strata: Max. _____ in. Min. _____ in. ☒ Not observed
 4. Free Water Present: ☐ Yes ☒ No Range in inches: _____
 5. Depth to seasonal water table (gray mottling or gray color): _____ inches ☒ Not observed
 6. Soil percolation rate estimated: ☒ Yes ☐ No Estimated rate: 45 min/in at 40 inches depth
Texture Group: ☐ I ☒ II ☐ III ☐ IV
 7. Percolation test performed: ☐ Yes ☒ No If yes, provide additional data on percolation test results.
- Name and title of evaluator: Dennis Childress, MAOSE, LPSS
Signature: 

☒ Site approved: Absorption laterals with EZflow (describe dispersal area, e.g. absorption trenches) dispersing
primary _____ (proposed level of treatment at time of evaluation) to be placed at 40 (inches) depth at
site designated on permit. Site provides a total of 780 square feet of absorption area for primary and
reserve (if applicable).

☐ Site disapproved: Reasons for rejection (check all that apply)

1. ☐ Position in landscape subject to flooding or periodic saturation.
2. ☐ Insufficient depth of suitable soil over hard rock.
3. ☐ Insufficient depth of suitable soil to seasonal water table.
4. ☐ Rates of absorption too slow.
5. ☐ Insufficient area of acceptable soil for required absorption area, and/or reserve area.
6. ☐ Proposed system too close to well.
7. ☐ Other (specify) _____

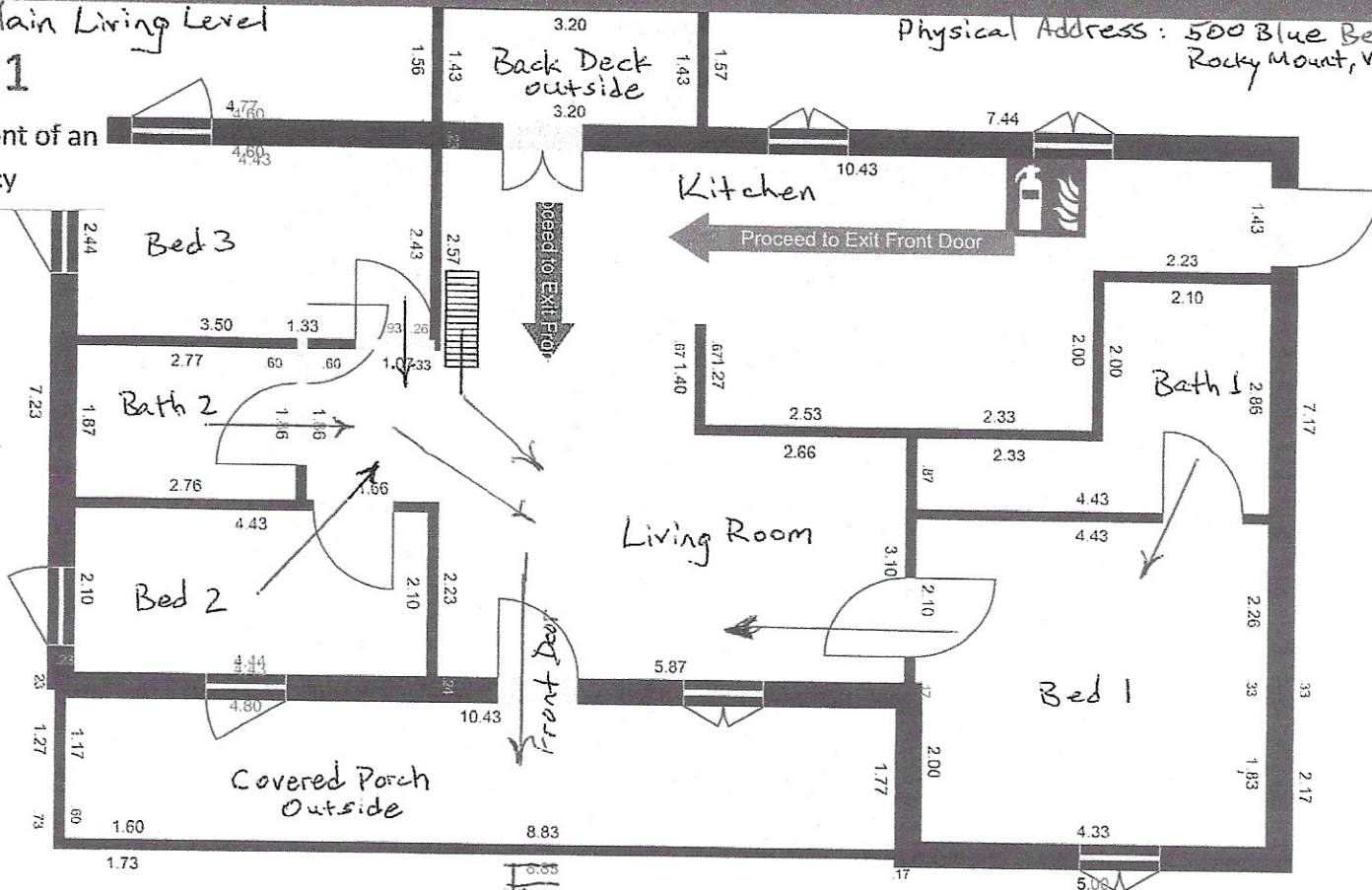
EVACUATION/ESCAPE PLAN

Main Living Level

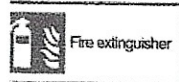
CALL 911

in the event of an emergency

Physical Address: 500 Blue Bend Rd
Rocky Mount, VA 27115



Legend



To Front Yard/Street

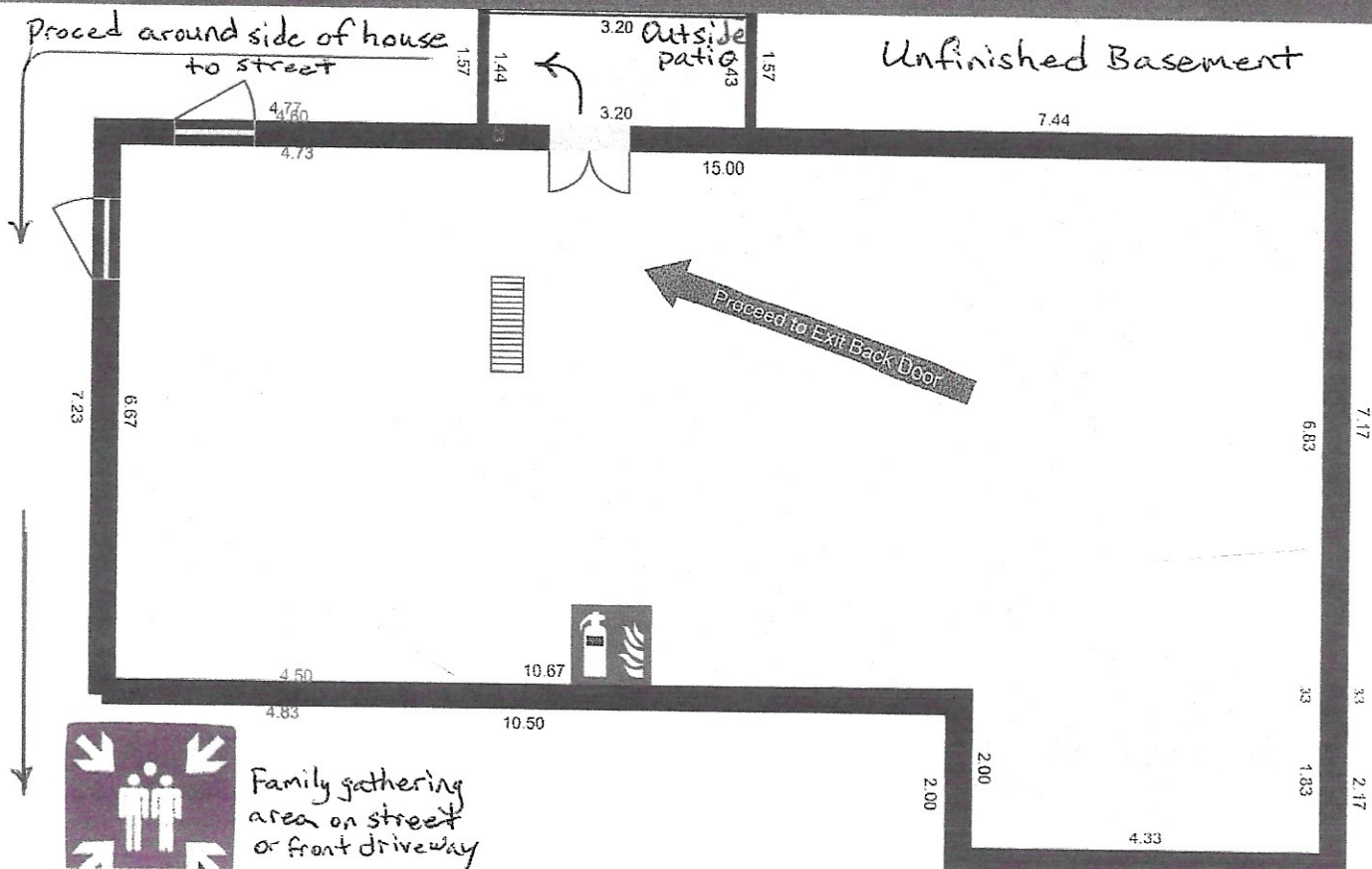
Family gathering area on street or front driveway

EVACUATION/ESCAPE PLAN

Proceed around side of house to street

Outside patio

Unfinished Basement





Overview

Parcel Overview

Leonard Capital Llc

Blue Bend Rd, Rocky Mount, VA, 24151

Create Map Add Waypoint

Owner Information

Leonard Capital Llc

7949 Bolling, Alexandria, VA, 22308-1232

Land Information

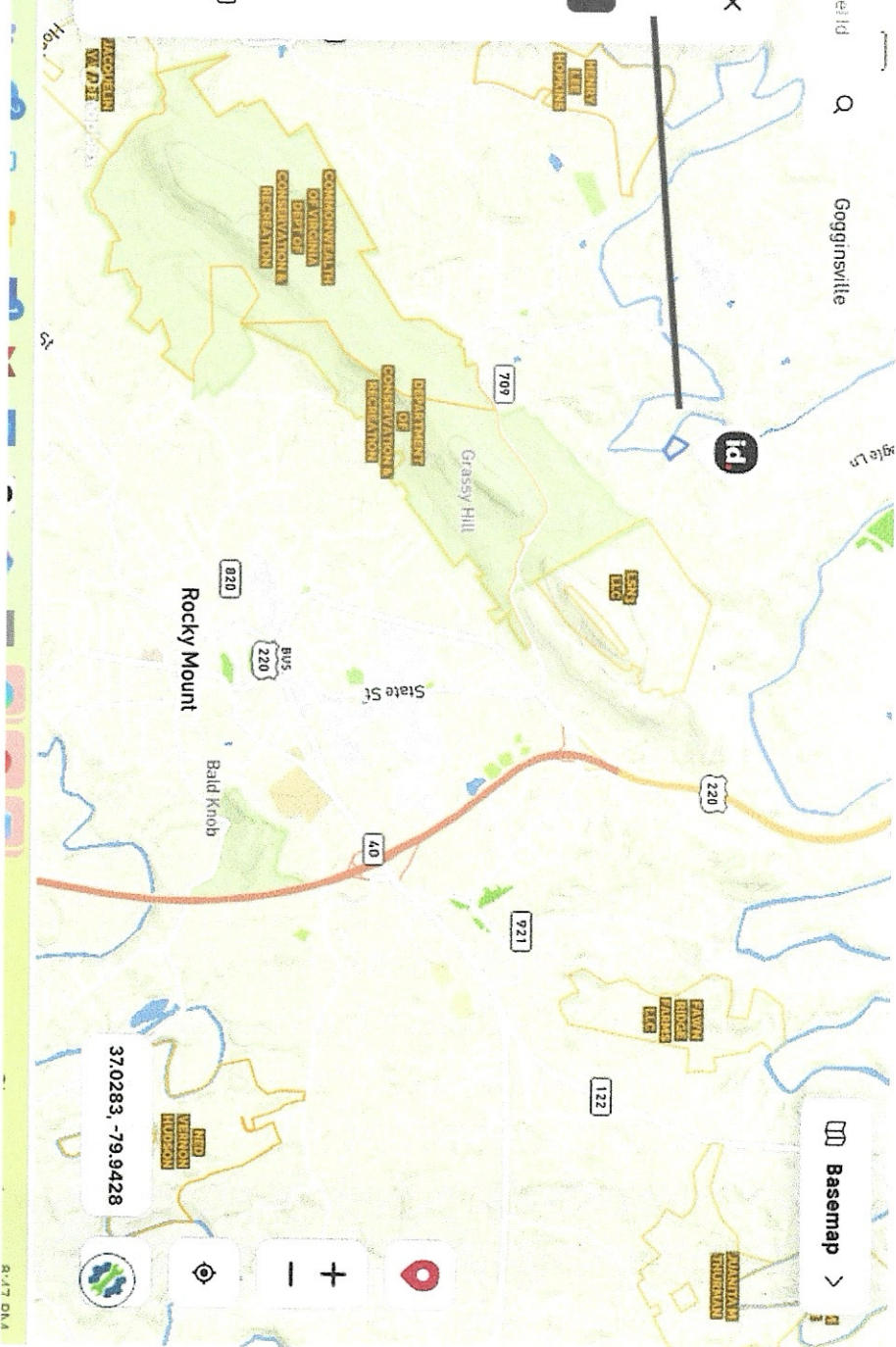
37.02925, -79.90883

Total acres 4.08

Land sqft 177,855

Assessed year 2024

- Infrastructure
- Soil
- Boundaries
- Outdoors
- Water



Smart Search

New Search Owner Name, Address, Parcel Id

Basemap



Overview

Parcel Overview



Leonard Capital Llc

Blue Bend Rd, Rocky Mount, VA, 24151

Create Map

Add Waypoint



Outdoors

Leonard Capital Llc

7949 Boiling, Alexandria, VA, 22308-1232



Boundaries



Soil



Infrastructure...

Land Information

37,029.25, -79.90883

Total acres 4.08

Land sqft. 177,855

Assessed year 2024



Mark Areas with Waypoints
Save and revisit properties of interest

37.0299, -79.91





OSE/PE Inspection Report and Completion Statement

Commonwealth of Virginia
State Department of Health

Health Department Identification Number: 133-24-0201 Tax Map: 0550400480

Franklin Co Health Department

Name of OSE/PE: Dennis Childress License Number: 1940001035

Address: 236 White Tail Road, Concord, VA 24538 Telephone: 434-941-1881

Contractors Name: Frank Stampfer, Jr.

Owner's Name: Leonard Capital, LLC

Owner's Address: 7949 Bolling Dr, Alexandria, VA 24151

Location of Installation: Subdivision: Blackwater Hollow Section: _____ Block: _____ Lot: 4

Other: _____

Inspection Results

Component	Comments, Materials, Etc. Deficiencies Observed, Date Deficiencies Observed Corrective Action Required	Date Approved
Water Supply Location and Construction	Okay <u>3C</u>	<u>9-3-25</u>
Building Sewer	Okay	<u>9-3-25</u>
Septic Tank	Okay <u>Plastic 1000g</u>	<u>9-3-25</u>
Inlet-Outlet Structure	Okay	<u>9-3-25</u>
Pump and Pump Station	<u>Okay Plastic 1000g</u>	<u>9-3-25</u>
Conveyance Method	Okay	<u>9-3-25</u>
Distribution Box or Pressure Manifold	Okay <u>Plastic, 9 part, 12" low</u>	<u>9-3-25</u>
Header, Conveyance, Return, etc. Lines	Okay	<u>9-3-25</u>
Percolation Lines, Drip, Chambers, etc.	Okay <u>52 flw</u>	<u>9-3-25</u>
Absorption Trenches and Dispersal Field	Okay <u>4 x 70' lines</u>	<u>9-3-25</u>
(Other Components: treatment unit, etc.)	<u>SW se box okay</u>	<u>9-3-25</u>

Attach observed deficiencies and corrective actions taken on a separate completion statement as necessary.

OSE/PE Completion Statement: As-Built Drawing

Commonwealth of Virginia
State Department of Health

Health Department Identification Number: 133-24-0201 Tax Map: 0550 400 400

Triangulate critical system components to fixed reference points.

See attached



Check here if as-built drawing is on a separate page attached to this form

(Attachment must display Health Dept. Identification Number, tax map number, and must be signed and dated by AOSE/PE).

I hereby certify that on 9-3-25 (date), I, or an employee under my direct supervision, inspected this sewage system's construction. The onsite sewage system has been installed and completed in accordance with the construction permit issued on 6-12-24 (date) and is in compliance with the *Sewage Handling and Disposal Regulations* (12 VAC 5-610 et seq), the *Regulations for Alternative Onsite Sewage Systems* (12VAC5-613 et seq), when applicable, the *Private Well Regulations* (12 VAC 5-630 et seq), when applicable, and the plans and specifications for the project.

OSE/PE Signature:  Date: 9-6-25

Print Name: Dennis Childress



PLAT OF SURVEY
BLACKWATER RIVER
SUBDIVISION

On The West And East Sides Of Blue Bend Road, And Along
 District, Franklin County, Virginia.

John W. Leftler And Lynda Leftler
 D.B. 342 - Pg. 703, (Tax No. 55-20) and
 D.B. 780 - Pg. 1711, (Tax No. 55-99, 111)
 Map In D.B. 651 - Pg. 479

Rec. No. 55-58
 Steven T. Lewis
 D.B. 300 - Pg. 1133, and
 D.B. 518 - Pg. 1101
 Map In D.B. 355 - Pg. 1138

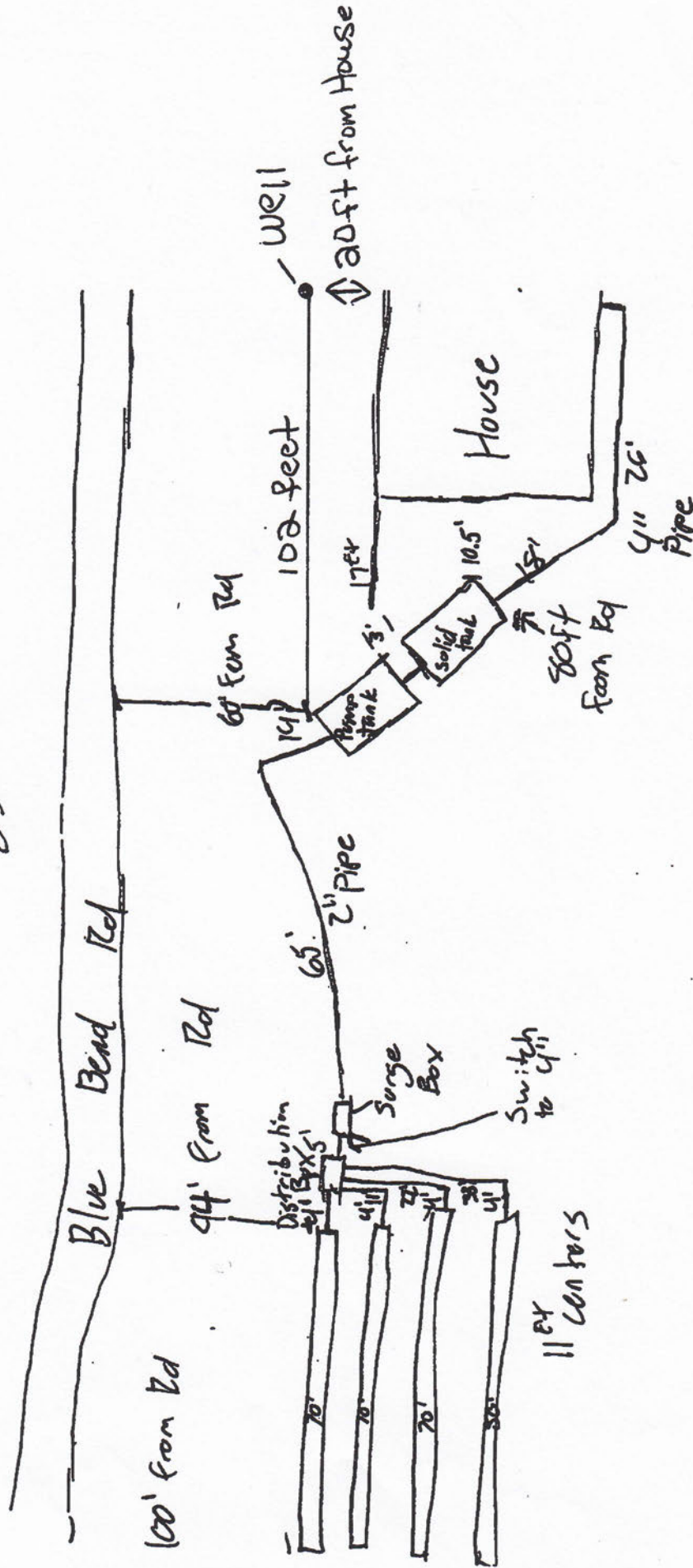
100'
 200'

170' from edge of house to
septic field

500 Blue Bend Road Rocky Mount, VA 24151
Blackwater Hollow Lot 4
Parcel ID: 0550400400
Health Department ID Number: 133 24 0201

Frank Scamporrino dt

[Signature]



9 part plastic d-box
Plastic ST 1000g
Plastic Pump Tank 1000g

Completion Statement

Commonwealth of Virginia
State Department of Health

Health Department

Identification Number: 133 24 0201

Franklin County Health Department

Name of Company/Corporation/Individual: Frank Scamporino Jr

Address: 747 Bowles Valley Road Rocky Mount VA 24151 Telephone: 540-403-8615

Property Owner's Name: Leonard Capital, LLC

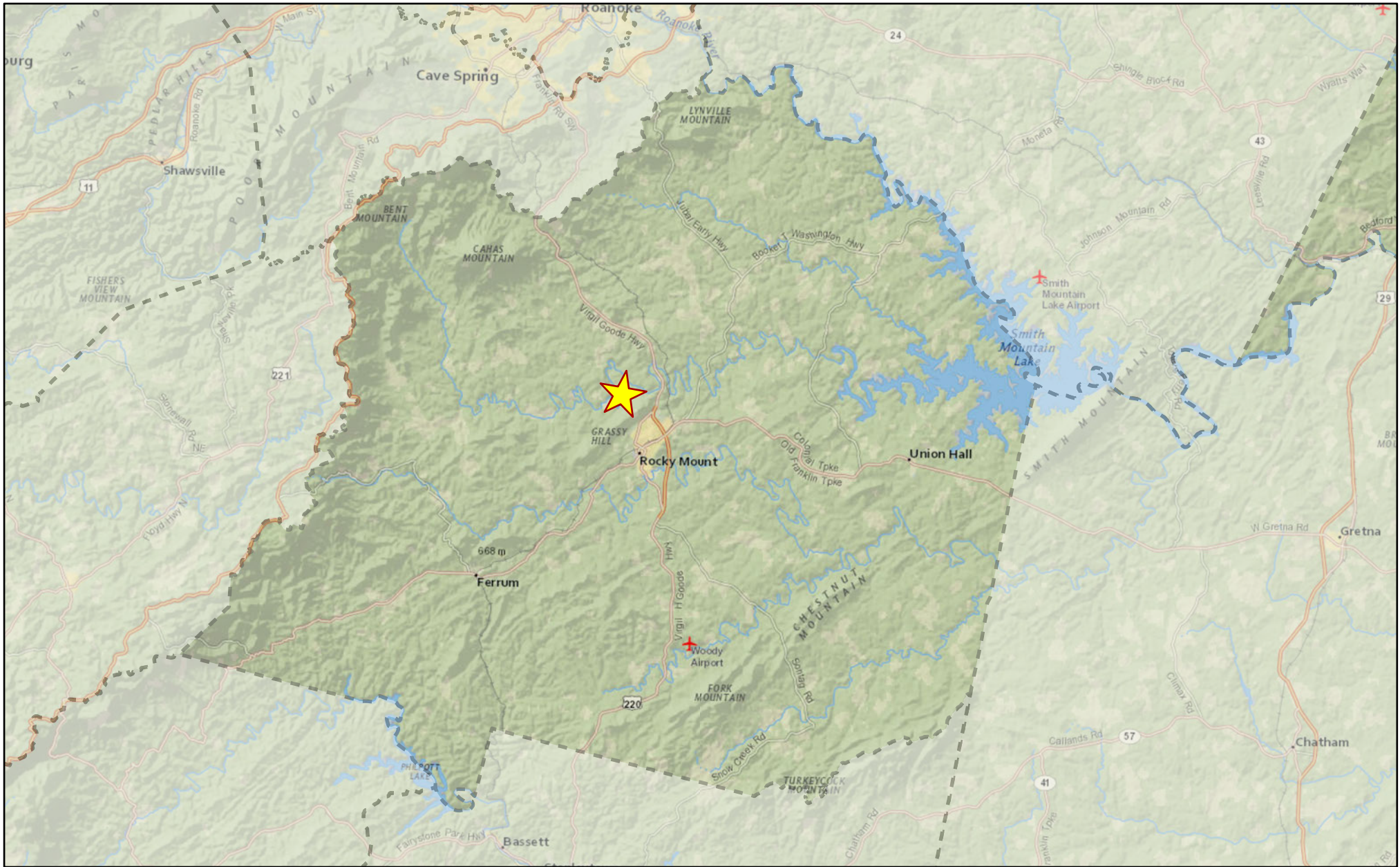
Property Owner's Address: 7949 Bolling Drive Alexandria, VA 22308

Location of Installation: Subdivision: Blackwater Hollow Section: _____ Block: _____ Lot: 4

Property Address: 500 Blue Bend Road Rocky Mount, VA 24151

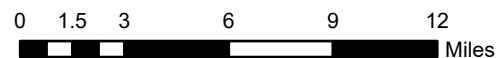
I herby certify that the onsite sewage disposal system has been installed and completed in accordance with the construction permit issued (date) 6/12/2024 and is in compliance with Part V (12VAC5-610-660 et seq.) of the Sewage Handling and Disposal Regulations and when appropriate the plans and specifications for the project.

9/3/25 # 1944002528 [Signature]
Date Signature and License Number



Tax Map # 0550400400
SPEC-10-25-18434
Leonard Capital, LLC

 Subject Property Location






Date: 11/3/2025





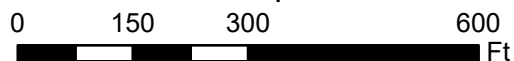
Commonwealth of Virginia, Microsoft, Vantor

Legend

-  Tax Parcels
-  Road Centerlines
-  Subject Parcel

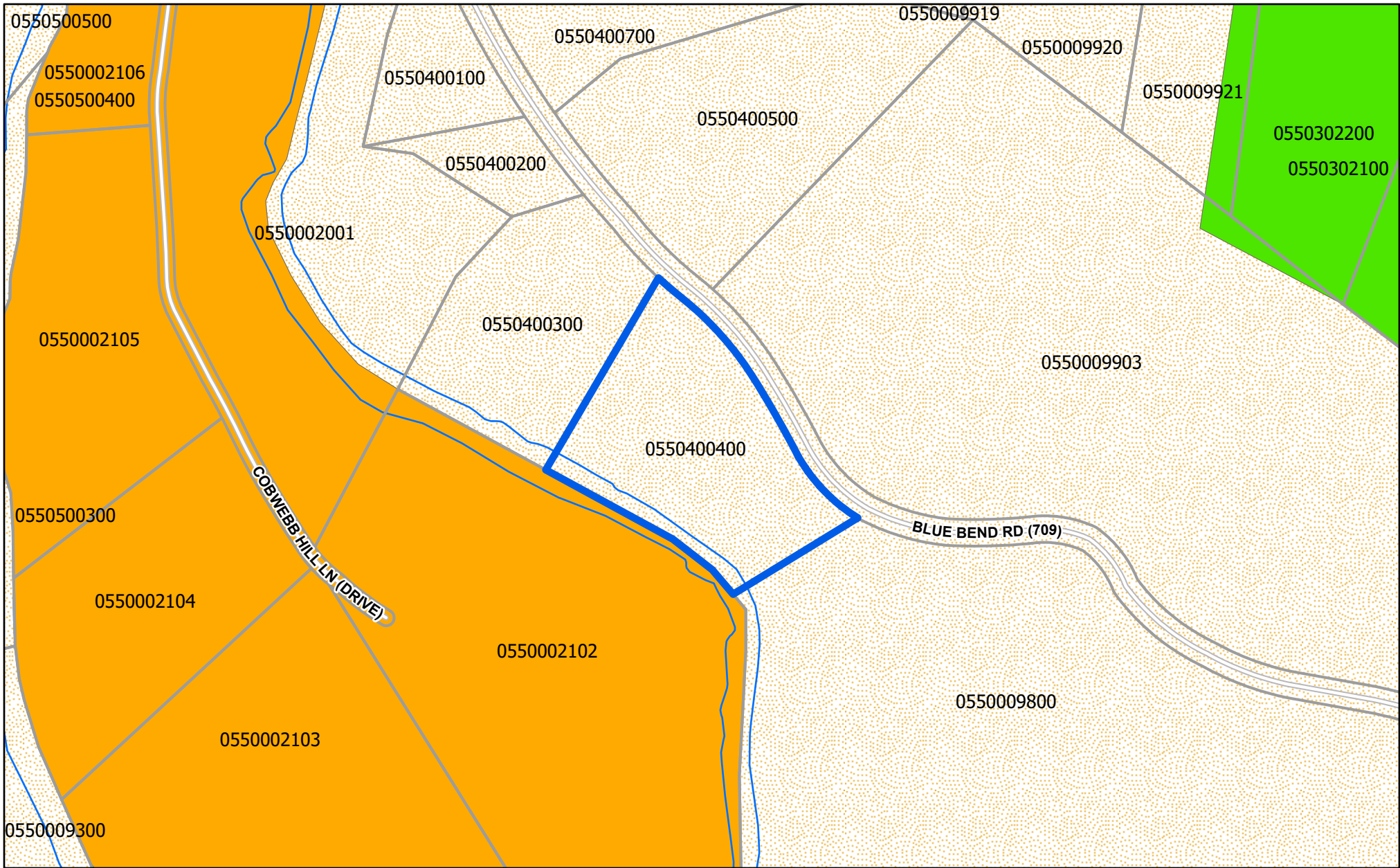
2020 Pictometry Imagery

Tax Map # 0550400400
SPEC-10-25-18434
Leonard Capital, LLC



Date: 11/3/2025





— Tax Parcels
— Rivers
— A1 - Agricultural

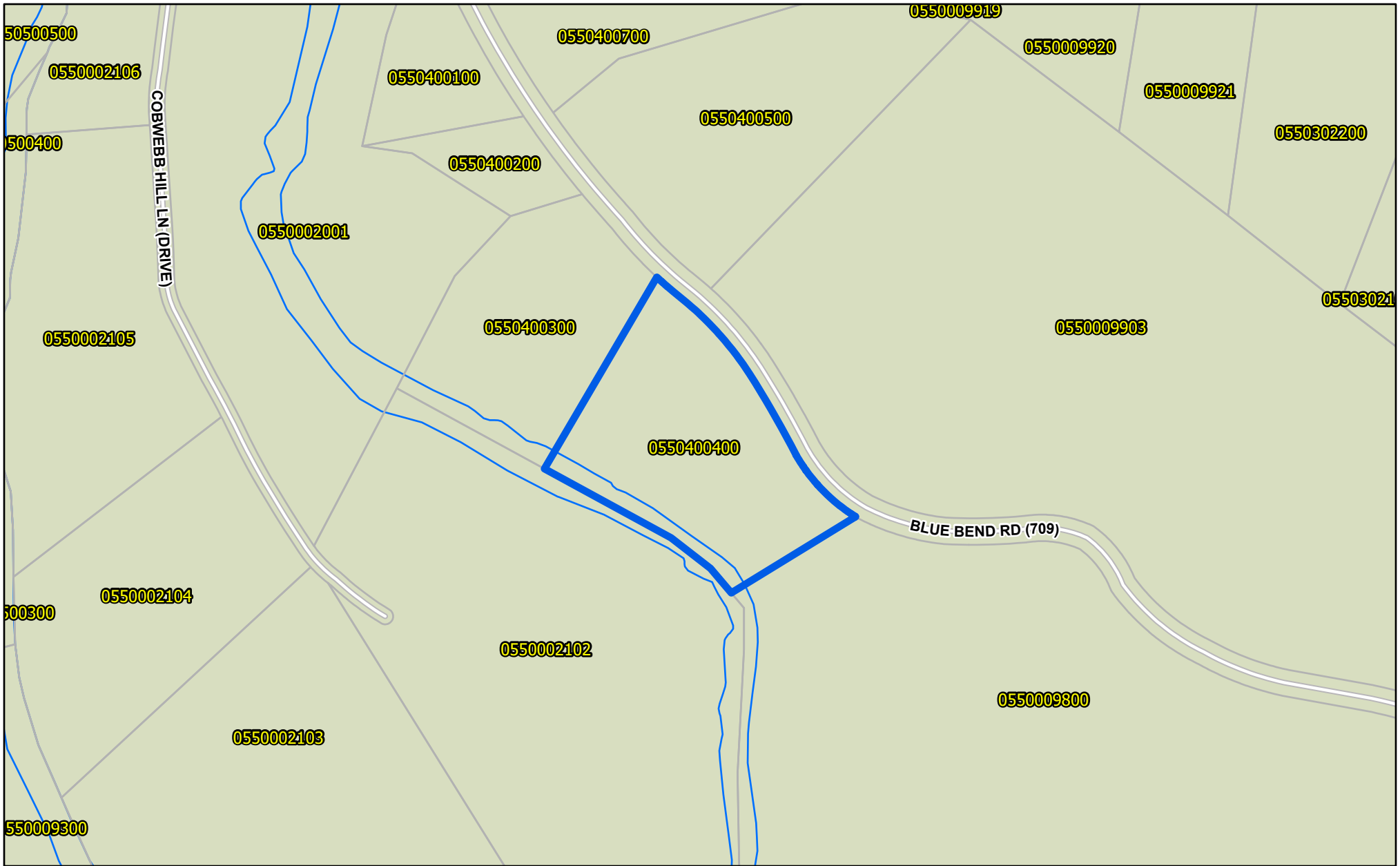
— R1 - Residential Suburban Subdivision
— RC1 - Residential Combined Subdivision
— Subject Parcel

Tax Map # 0550400400
SPEC-10-25-18434
Leonard Capital, LLC

0 75 150 300 450 600
Ft

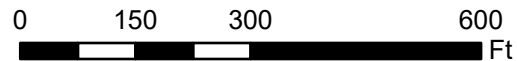
Date: 11/3/2025





-  Tax Parcels
-  Road Centerlines
-  Rural-County
-  Subject Parcel

Tax Map # 0550400400
SPEC-10-25-18434
Leonard Capital, LLC



Date: 11/24/2025













From: [Rodger Doss](#)
To: [Conner, Samantha](#)
Subject: application of Leonard Capital LLC special permit
Date: Monday, December 8, 2025 7:11:47 AM

You don't often get email from carolsart1944@gmail.com. [Learn why this is important](#)

External Email: This message originated outside Franklin County Government. Use caution
—do not click links, open attachments, or reply unless you trust the source.

We the undersigned property owners on Blue Bend Road, Rocky Mount object to the application above. We Bought property for private use and object to having business property and more traffic on this road. The road is narrow with very little traffic now.

Rodger Doss, 1660 Blue Bend Road, Rocky Mount, Va.
Carol Yopp Doss, 1660 Bluebend Road, Rocky Mount, Va.
Richard Yopp, 1600 Blue Bend Road, Rocky Mount, Va.

From: [Rob Vest](#)
To: [Conner, Samantha](#)
Subject: Opposition to Short-Term Rentals on Blue Bend Rd
Date: Monday, December 8, 2025 1:09:25 PM

You don't often get email from robvest@gmail.com. [Learn why this is important](#)

External Email: This message originated outside Franklin County Government. Use caution—do not click links, open attachments, or reply unless you trust the source.

Dear Ms. Connor

I am writing to express my strong opposition to the establishment of any Airbnbs on Blue Bend Rd or in the surrounding area. I have several concerns regarding the potential disruptions to our neighborhood's character, including increased noise, safety issues, and the negative impact on property values, as well as a diminished sense of community.

The quiet and sparsely populated nature of our area contributes to our sense of safety and privacy. The introduction of short-term rentals would lead to a constant influx of unfamiliar individuals, which raises concerns about security. In the event of a break-in or other criminal activity, the likelihood of it going unnoticed is significant.

Moreover, guests may trespass on private property to fish in the Blackwater River or hunt, which poses safety risks and infringes on our privacy. Noise travels easily through the woods, and the potential for parties and disturbances would likely increase.

Additionally, the rise of short-term rentals can reduce the availability of long-term housing, making it more challenging for first-time buyers and permanent renters to find homes, ultimately driving up local housing costs and rents.

Residents often face difficulties in addressing issues with short-term guests, sometimes needing to involve law enforcement for low-priority matters or navigating a slow complaint process through rental platforms.

For these reasons, I urge you to consider the negative implications of allowing short-term rentals in our community.

Thank you for your attention to this matter.

Sincerely,

Rob Vest
280 Blue Bend Rd

CONFIDENTIALITY NOTICE: This electronic message is intended to be viewed only by the individual or entity to whom it is addressed. It may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any dissemination, distribution or copying of this communication without our prior permission is strictly prohibited . If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, or if you have received this communication in error, please notify us immediately by return e-mail and delete the original message and any copies of it from your computer system.



M E M O R A N D U M

TO: All Members of the Franklin County Board of Supervisors

FROM: Amy R. Renick, Clerk

REF: Monthly Reports

This section of the folder is reserved for the various reports that are submitted on a monthly basis. The reports included are as follows:

1. Sheriff's Department Monthly Report
2. Treasurer's Monthly Report
3. Finance Monthly Report
4. Building Inspector's Monthly Report – ~~To Be Provided~~
5. Planning – No Update
6. Library Monthly Report
7. Social Services Monthly Report – No Update
8. Animal Control Monthly Report
9. Parks and Recreation Monthly Report



Office of the Sheriff

County of Franklin, Virginia – December 2025/November 2025

ACTIVITY	DEC	NOV
9-1-1 Calls	1,752	1,717
Calls for Service	3,075	3,254
Average Response	4:45	4:01
Administrative Calls	3,271	3,164
Reportable Offenses	180	205
Criminal Arrest	87	119
Felony Warrants	90	81
Misdemeanor Warrants	79	107
DUI/DUID Arrests	4	8
Traffic Summons	157	289
Radar Summons	21	87
Traffic Warnings	355	425
Hours In Court	120:01	85:00
Hrs. School Security Checks	48:22	35:36
Business Checks	382	370
Training Hours	1,093	597
Extra Duty Hours	657.5	800
Funerals	18	22
Concealed Weapon Permits	251	59
Scrap Metal Permits	0	0
Emergency Custody Orders	5	9
Temporary Custody Orders	6	6
Civil Papers Served	1,259	1,489
Transports	42	41
Average Local Inmate Count	49	49
Average WVRJ Inmate Count	124	131
Miles Driven	119,755	114,683

W. Q. "Bill" Overton, Jr., Sheriff

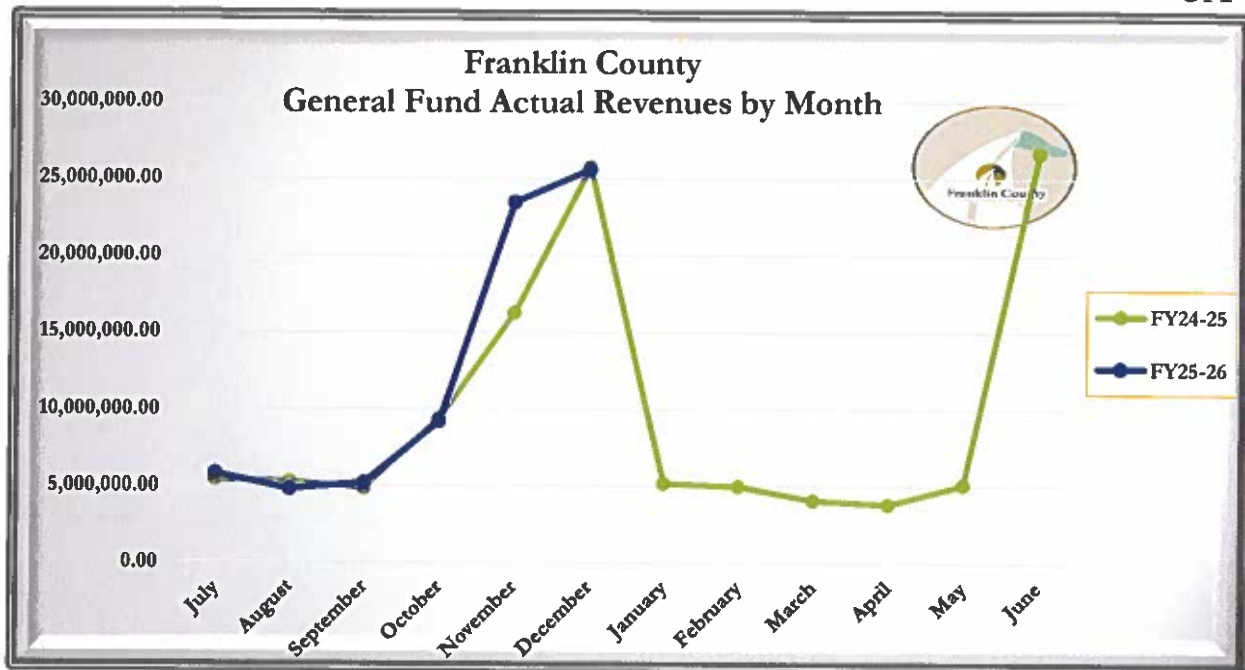
**Franklin County
Treasurer's Report
December 31, 2025**

Cash in Office	\$ 2,260.00	
Borrowing Proceeds Held by Trustee	8,169,572.30	
Primary County Checking Account	21,078,663.59	
Money Market Acct	63,365,284.56	
Other Checking, Savings Accounts	\$ 24,859,943.03	
	<u>117,475,723.48</u>	
General Fund Cash Balance		\$ 52,619,631.38
Designated Funds:		
Federal Asset Forfeiture Fund		175,177.96
Courthouse Maintenance Fund		437,457.46
School Fund		919,294.00
School Construction Fund		(6,767,307.16)
Cafeteria Fund		1,049,341.08
Health & Dental Fund		1,129,081.55
E911 Fund		2,932,941.25
Law Library		213,138.95
Capital Fund		46,251,963.79
Capital Fund Borrowing Proceeds		8,169,572.30
County Debt Service Fund		8,270,115.41
Utility Fund		366,076.07
Special Welfare Fund		32,394.14
Treasurer State Fund		125,953.18
Tourism Initiatives		7,500.00
Payroll Clearing Fund		(653,699.23)
Escrow Accounts:		
Road Funds		0.00
Soil and Erosion Control		2,193,091.35
Library Endowment Fund		4,000.00
		\$ <u>117,475,723.48</u>

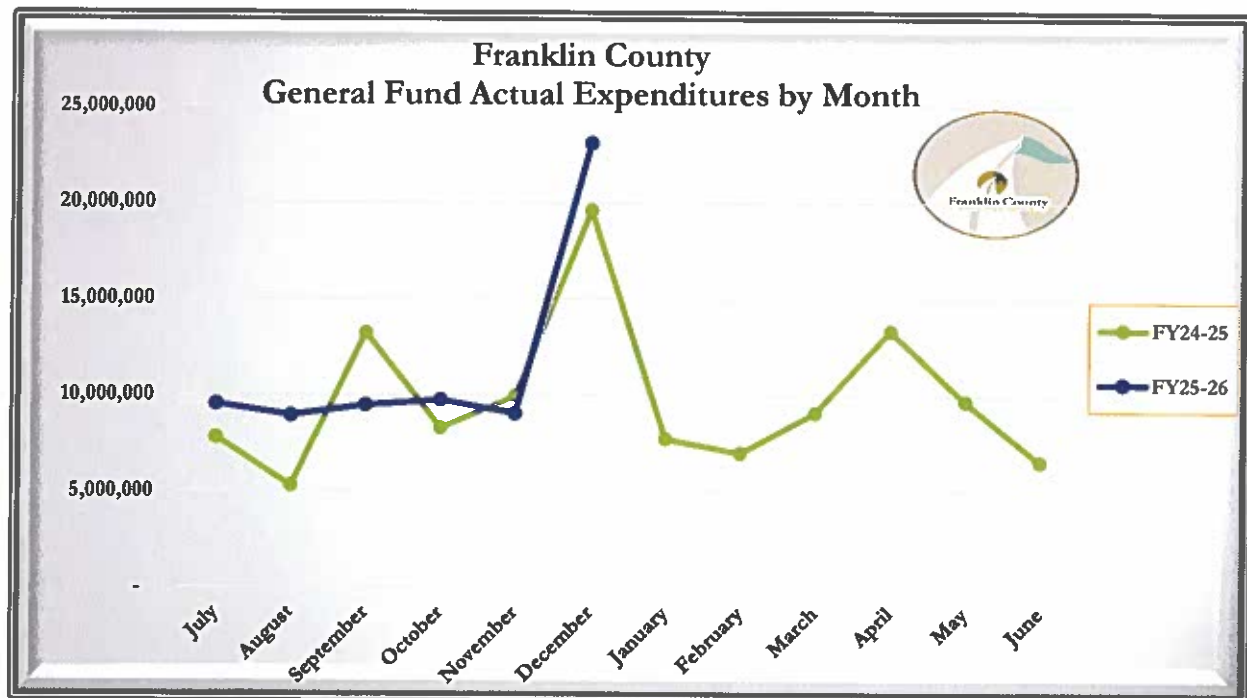


Franklin County
Cash Basis Revenue and Expenditure Summaries (Unaudited)
General Fund and School Fund Only
For the Month Ended December 31, 2025

REVENUES:	Budget and Appropriations Current Year	Actual Year to Date Revenues	Balance To Be Realized	Percent of Budget
General Property Taxes	69,889,883	46,766,685	(23,123,198)	66.9%
Other Local Taxes	15,950,462	8,956,183	(6,994,279)	56.1%
Permits, Fees and Licenses	636,448	367,640	(268,808)	57.8%
Fines and Forfeitures	75,000	70,156	(4,844)	93.5%
Revenue from the use of Money and Property	2,195,640	1,046,812	(1,148,828)	47.7%
Charges for Services	4,039,329	1,719,537	(2,319,792)	42.6%
Miscellaneous Revenue	878,117	618,824	(259,293)	70.5%
Recovered Costs	2,047,405	593,895	(1,453,510)	29.0%
Revenue from the Commonwealth	20,358,713	10,584,579	(9,774,134)	52.0%
Federal Government	6,207,421	3,302,734	(2,904,687)	53.2%
Total	122,278,418	74,027,046	(48,251,372)	60.5%
Transfer/Fund Balance/Carryover Funds				
Federal Revenues				
Transfers	707,988	(85,036)		
Total General Fund	122,986,406	73,942,010		60.1%
Schools				
Cafeteria, Misc, State, Federal	61,326,277	25,700,094	(35,626,183)	41.9%
Local Funding from County	38,039,364	23,948,282		
Total School Fund	99,365,641	49,648,377	(35,626,183)	50.0%
EXPENDITURES:	Budget and Appropriations Current Year	Actual Year to Date Expenditures	Balance Expended	Percent of Budget
General and Financial Administration	7,583,478	4,033,047	3,550,431	53.2%
Judicial Administration	4,506,427	2,029,133	2,477,293	45.0%
Public Safety (Sheriff, Corrections, Fire, EMS)	25,582,813	12,248,168	13,334,645	47.9%
Public Works	6,123,154	2,961,306	3,161,848	48.4%
Health and Welfare	20,759,155	8,916,715	11,842,440	43.0%
Parks, Recreation, Libraries, Community Colleges	3,465,372	1,764,415	1,700,958	50.9%
Community Development	4,672,783	2,372,403	2,300,380	50.8%
Transfers to Schools, Capital, Debt	50,293,224	35,472,632	14,820,592	70.5%
Total General Fund	122,986,406	69,797,818	53,188,588	56.8%
School Fund	99,365,641	47,956,000	51,409,641	48.3%

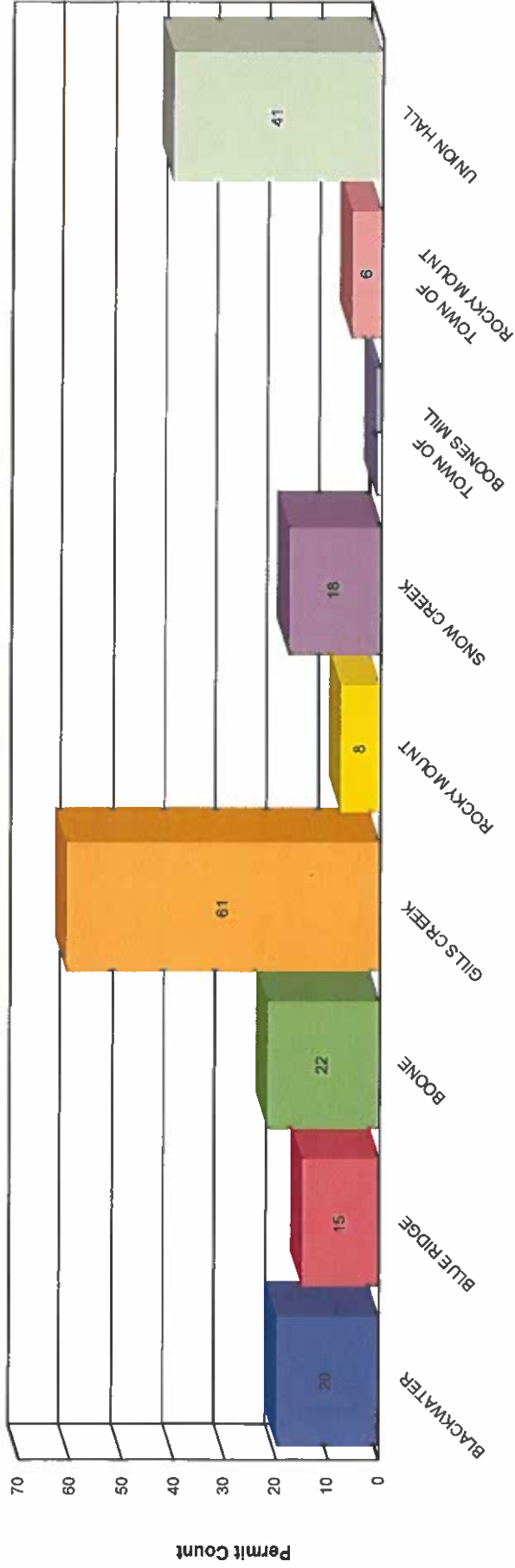


	<u>FY24-25</u>	<u>FY25-26</u>
Total Revenues Year to Date	\$25,747,925	\$25,582,388



	<u>FY24-25</u>	<u>FY25-26</u>
Total Expenditures Year to Date	\$19,591,789	\$23,098,867

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025) FOR FRANKLIN COUNTY



Permit District

Permit # Type Application Date Zone

Workclass Issue Date Sq Ft

Status Expiration Valuation

Main Address Last Inspection Fee Total

Finaled Date Assigned To

Project Applied Online

District

Parcel

BLACKWATER

MECH-12-2025-70021	Mechanical	12/01/2025	Generator	Active	12/01/2026	\$2,499.00	1105 Calico Rock Rd, Rocky Mount, VA 24151	12/11/2025	\$62.00	No	Blackwater	0620009600
ZONE-12-2025-70031	Zoning Form	12/01/2025	<None>	Active	12/01/2026	\$0.00	Highfield Road,			No	Blackwater	0620103900
ELEC-10-2025-69789	Electrical	10/24/2025	Solar Panel	Active	12/02/2026	\$58,500.00	6672 Callaway Rd, Rocky Mount, VA 24151	12/23/2025	\$353.00	No	Blackwater	0570005901
MECH-12-2025-70036	Mechanical		Generator	Final			256 Countrywood Ln, Rocky Mount, VA 24151				Blackwater	0620304000

4

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025)

Permit #	Type Application Date Zone	Workclass Issue Date Sq Ft	Status Expiration Valuation	Main Address Last Inspection Fee Total	Finated Date Assigned To	Project Applied Online	District	Parcel
	12/02/2025	12/02/2025 0	12/02/2026 \$15,562.00	01/07/2026 \$122.00	01/08/2026	No		
ELEC-11-2025-69991	Electrical	Generator	Final	1105 Calico Rock Rd, Rocky Mount, VA 24151			Blackwater	0620009600
	11/21/2025	12/02/2025 0	12/02/2026 \$19,500.00	01/06/2026 \$100.00	01/08/2026	No		
MECH-12-2025-70042	Mechanical	Equipment Replacement	Active	1709 Six Mile Post Rd, Callaway, VA 24067			Blackwater	0740000411
	12/02/2025	12/02/2025 0	12/02/2026 \$6,800.00	\$62.00		No		
MECH-11-2025-70004	Mechanical	Generator	Active	400 Ridge Oak Dr, Copper Hill, VA 24079			Blackwater	0590205600
	11/25/2025	12/04/2025 0	12/04/2026 \$11,488.00	12/10/2025 \$122.00		No		
ZONE-12-2025-70073	Zoning Form	<None>	Active	964 Wades Gap Rd, Callaway, VA 24067			Blackwater	0250002301
	12/05/2025	12/08/2025 0	12/08/2026 \$0.00	\$0.00		No		
MECH-12-2025-70077	Mechanical	Generator	Final	187 Fox Run Rd, Boones Mill, VA 24065			Blackwater	0370012514
	12/08/2025	12/09/2025	12/09/2026 \$1,150.00	01/08/2026 \$62.00	01/08/2026	No		
ELEC-11-2025-69960	Electrical	Generator	Final	160 Meadow Brook Dr, Rocky Mount, VA 24151			Blackwater	0440304800
	11/18/2025	12/11/2025	12/11/2026 \$0.00	12/12/2025 \$62.00	12/12/2025	No		
ELEC-11-2025-69969	Electrical	Equipment Replacement	Final	439 Heather Ridge Dr, Rocky Mount, VA 24151			Blackwater	0620301400
	11/19/2025	12/11/2025 0	12/11/2026 \$750.00	01/08/2026 \$62.00	01/08/2026	No		
RES-11-2025-69998	Residential Building	Addition	Active	177 Highfield Farm Ln, Rocky Mount, VA 24151			Blackwater	0630011500
	11/24/2025	12/12/2025 2,224	12/12/2026 \$50,000.00	\$484.00		No		
MANU-10-2025-69774	Manufactured Home	Double-Wide	Active	Coles Creek Rd, Rocky Mount, VA 24151		ROSS SUBDIVISION	Blackwater	0620001602
	10/22/2025	12/15/2025 1,506	12/15/2026 \$210,000.00	\$259.00		No		
EandS-12-2025-70132	E&S	<None>	Active	Tbd Hunters Glen Dr., Bent Mountain, VA 24059			Blackwater	0210101400
	12/15/2025	12/15/2025 2,650	12/15/2026 \$666,912.00	01/07/2026 \$0.00		No		

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025)

Permit #	Type	Workclass	Status	Main Address	Project	District	Parcel
	Application Date	Issue Date	Expiration	Last Inspection	Applied Online		
	Zone	Sq Ft	Valuation	Fee Total	Assigned To		
Description: DISTURBING 1/2 AC FOR THE PURPOSE OF CONSTRUCTING A SINGLE FAMILY DWELLING							
EandS-12-2025-70134	E&S	<None>	Active	2771 Retreat Rd, Boones Mill, VA	CAHAS RETREAT SUBD.	Blackwater	0430403000
12/15/2025		12/15/2025	12/15/2026	01/02/2026	No		
A1 A1 - IMPORTED FOF 3,614			\$425,000.00	\$0.00			
Description: DISTURBING 9,000 SQFT FOR THE PURPOSE OF CONSTRUCTING A SINGLE FAMILY DWELLING							
ZONE-12-2025-70065	Zoning Form	<None>	Active	Tbd Hempfield Rd,	No	Blackwater	0600005002
12/04/2025		12/17/2025	12/17/2026				
		0	\$0.00	\$35.00			
ELEC-12-2025-70129	Electrical	Equipment Replacement	Active	1105 Calico Rock Rd, Rocky Mount, VA		Blackwater	0620009600
12/15/2025		12/17/2025	12/17/2026	24151	No		
		0	\$1,102.00	\$62.00			
MECH-12-2025-70148	Mechanical	Generator	Active	3813 Naff Rd, Boones Mill, VA 24065	No	Blackwater	0080005900
12/17/2025		12/17/2025	12/17/2026				
A1 A1 - IMPORTED FOF 0			\$20,969.00	\$122.00			
RES-12-2025-70055*	Residential Building	Single Family (Home)	Active	2771 Retreat Rd, Boones Mill, VA	CAHAS RETREAT SUBD.	Blackwater	0430403000
12/03/2025		12/29/2025	12/29/2026		No		
A1 A1 - IMPORTED FOF 3,614			\$425,000.00	\$1,258.00			
RES-12-2025-70081	Residential Building	Addition	Active	1685 Highland Farm Rd, Callaway, VA		Blackwater	0740004400
12/09/2025		12/29/2025	12/29/2026	24067	No		
		840	\$25,000.00	\$266.00			

PERMITS ISSUED FOR BLACKWATER: 20

BLUE RIDGE							
MECH-12-2025-70020	Mechanical	Gas Appliance	Active	10885 Virgil H Goode Hwy, Rocky Mount, VA 24151		Blue Ridge	0820003907
12/01/2025		12/01/2025	12/01/2026		No		
		0	\$8,498.00	\$62.00			
MECH-12-2025-70027	Mechanical	Generator	Active	172 Lanahan Ln, Ferrum, VA 24088	No	Blue Ridge	0810103500
12/01/2025		12/02/2025	12/02/2026		No		
		0	\$21,810.00	\$122.00			
Misc-12-2025-70037	Misc.	Storage Tanks	Active	172 Lanahan Ln, Ferrum, VA 24088	No	Blue Ridge	0810103500
12/02/2025		12/02/2025	12/02/2026		No		
		0	\$1,080.00	\$62.00			

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025)

Permit #	Type Application Date Zone	Workclass Issue Date Sq Ft	Status Expiration Valuation	Main Address Last Inspection Fee Total	Project Finaled Date Assigned To	District	Parcel
POOL-11-2025-69933	Pool 11/12/2025	Above Ground 12/04/2025 0	Active 12/04/2026 \$23,510.00	175 Honeysuckle Ln, Ferrum, VA 24088 \$93.00	No	Blue Ridge	0930002101
MECH-12-2025-70038	Mechanical 12/02/2025	Generator 12/04/2025 0	Active 12/04/2026 \$19,240.00	80 Polly Ln, Rocky Mount, VA 24151 12/23/2025 \$122.00	No	Blue Ridge	0910400600
ELEC-12-2025-70098	Electrical 12/10/2025	Equipment Replacement 12/10/2025 0	On Hold 12/10/2026 \$1,800.00	75 Rabbit Ridge Rd, Rocky Mount, VA 24151 01/09/2026 \$107.00	No	Blue Ridge	0910003800
MECH-12-2025-70108	Mechanical 12/11/2025	New 12/11/2025 0	Active 12/11/2026 \$7,795.00	2848 Knob Church Rd, 01/07/2026 \$62.00	No	Blue Ridge	1170002200
NONR-12-2025-70026	Non-Residential Building 12/01/2025	Addition 12/12/2025 420	Active 12/12/2026 \$454,200.00	5610 Pleasant Hill Rd, Rocky Mount, VA 24151 01/13/2026 \$2,878.00	No	Blue Ridge	0820003700
MECH-12-2025-70126	Mechanical 12/15/2025	Generator 12/15/2025 0	Active 12/15/2026 \$1,599.00	80 Polly Ln, Rocky Mount, VA 24151 12/23/2025 \$62.00	No	Blue Ridge	0910400600
MECH-12-2025-70125	Mechanical 12/15/2025	Generator 12/15/2025 0	Active 12/15/2026 \$2,449.00	881 Wheelstone Rd, Ferrum, VA 24088 12/18/2025 \$62.00	No	Blue Ridge	0740010503A
ELEC-12-2025-70150	Electrical 12/18/2025	Generator 12/18/2025 0	Active 12/18/2026 \$15,750.00	672 King Richard Rd, Ferrum, VA 24088 \$81.00	No	Blue Ridge	0930000500
ELEC-12-2025-70176	Electrical 12/23/2025	Generator 12/23/2025 0	Active 12/23/2026 \$15,500.00	526 Monah Ln, Ferrum, VA 24088 01/08/2026 \$80.00	No	Blue Ridge	0790007201
RES-12-2025-70091	Residential Building 12/09/2025	Deck 12/29/2025 656	Active 12/29/2026 \$4,500.00	279 Henson Dr, Henry, VA 24102 01/06/2026 \$168.00	No	Blue Ridge	1160000500
EandS-12-2025-70188	E&S 12/29/2025	<None> 12/29/2025 0	Active 12/29/2026 \$295,000.00	518 Briar Mountain Rd, Rocky Mount, VA 24151 01/06/2026 \$0.00	No	Blue Ridge	0910002201
RES-12-2025-70119	Residential Building 12/29/2025	Addition 12/29/2025 0	Active 12/29/2026 \$295,000.00	3539 Ingramville Rd, Ferrum, VA 24088	No	Blue Ridge	0930002306

Description: DISTURBING 12,000 SQFT FOR THE PURPOSE OF CONSTRUCTING A SINGLE FAMILY DWELLING

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025)

Permit #	Type Application Date Zone	Workclass Issue Date Sq Ft	Status Expiration Valuation	Main Address Last Inspection Fee Total	Project Finaled Date Assigned To	District	Parcel
	12/12/2025	12/31/2025 605	12/31/2026 \$166,503.00	\$292.00	No		

PERMITS ISSUED FOR BLUE RIDGE: 15

BOONE							
RES-12-2025-70022	Residential Building 12/01/2025 RE Residential Estates	Alteration 12/01/2025 0	In Review 12/01/2026 \$35,000.00	420 Whispering Heights Dr, Hardy, VA 24101		Boone	0050100900
MECH-11-2025-69968	Mechanical 11/18/2025 A1 A1 - IMPORTED FOF 0	Generator 12/01/2025 0	Final 12/01/2026 \$1,000.00	899 Windridge Pkwy, Hardy, VA 24101 12/22/2025 \$62.00	No	Boone	0100000110
MECH-12-2025-70024	Mechanical 12/01/2025 A1 A1 - IMPORTED FOF 0	Gas Appliance 12/01/2025 0	Active 12/01/2026 \$1,185.00	76 Taylors Rd, Boones Mill, VA 24065 12/22/2025 \$62.00	No	Boone	0370004000
MANU-11-2025-69963	Manufactured Home 11/18/2025 A1 A1 - IMPORTED FOF 0	Double-Wide 12/01/2025 0	Active 12/01/2026 \$0.00	Taylors Rd, Boones Mill, VA 24065 01/08/2026 \$284.00	No	Boone	0360003003
RES-11-2025-69961	Residential Building 11/18/2025 A1 A1 - IMPORTED FOF 0	Addition 12/01/2025 240	Active 12/01/2026 \$3,000.00	5466 Truman Hill Rd, Hardy, VA 24101 12/12/2025 \$170.00	No	Boone	0110001000
ELEC-12-2025-70029	Electrical 12/01/2025 A1 A1 - IMPORTED FOF 0	Generator 12/02/2025 0	Active 12/02/2026 \$16,610.00	117 Twelve Oaks Dr, Hardy, VA 24101 01/06/2026 \$85.00	No	Boone	0050013215
ELEC-12-2025-70019*	Electrical 12/01/2025 A1 A1 - IMPORTED FOF 0	Generator 12/02/2025 0	Active 12/02/2026 \$20,655.00	97 Valley Rd, Hardy, VA 24101 01/08/2026 \$167.00	No	Boone	0100000400
MECH-12-2025-70051	Mechanical 12/03/2025 A1 A1 - IMPORTED FOF 0	Generator 12/03/2025 0	Active 12/03/2026 \$11,500.00	6119 Bonbrook Mill Rd, Boones Mill, VA 24065 12/18/2025 \$122.00	No	Boone	0270005300
RES-11-2025-69940	Residential Building 11/14/2025 A1 A1 - IMPORTED FOF 1,068	Accessory Building 12/03/2025 0	Active 12/03/2026 \$60,000.00	2011 Deepwoods Rd, Hardy, VA 24101 \$362.00	No	Boone	0120008101A
RES-10-2025-69838	Residential Building 12/01/2025 A1 A1 - IMPORTED FOF 0	Deck 12/01/2025 0	Active 12/01/2026 \$0.00	5609 Bethlehem Rd, Boones Mill, VA 24065		Boone	0260006306

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025)

Permit #	Type Application Date Zone	Workclass Issue Date Sq Ft	Status Expiration Valuation	Main Address Last Inspection Fee Total	Final Date Assigned To	Project Applied Online	District	Parcel
LAND-12-2025-70072	10/31/2025 A1 A1 - IMPORTED FOF 1,472 Land Use	12/04/2025 <None>	12/04/2026 \$32,000.00 Active	12/18/2025 \$319.00 724 Crowell Gap Rd, Boones Mill, VA 24065	No	No	Boone	01000005104
MECH-12-2025-70101	12/05/2025 A1 A1 - IMPORTED FOF 0 Mechanical	12/05/2025 Generator	12/05/2026 \$0.00 Active	\$0.00 1873 Brick Church Rd, Rocky Mount, VA 24151	No	No	Boone	0370005302
ELEC-12-2025-70089	12/10/2025 REP REP - Residential E 0 Electrical	12/10/2025 Generator	12/10/2026 \$15,000.00 Active	\$157.00 7681 Grassy Hill Rd, Boones Mill, VA 24065	No	No	Boone	0370009305A
MECH-12-2025-70088	12/09/2025 A1 A1 - IMPORTED FOF 0 Mechanical	12/10/2025 Generator	12/10/2026 \$500.00 Active	\$62.00 10 Timbers Cir, Hardy, VA 24101	No	No	Boone	0100105400
ELEC-11-2025-70005	12/09/2025 R1 R1 - IMPORTED FOF 0 Electrical	12/11/2025 Solar Panel	12/11/2026 \$950.00 Active	\$62.00 7980 Grassy Hill Rd, Boones Mill, VA 24065	No	No	Boone	0370008000
ZONE-12-2025-70128	11/25/2025 A1 A1 - IMPORTED FOF 0 Zoning Form	12/15/2025 <None>	12/15/2026 \$29,700.00 Active	\$191.00 Tbd Old Hollow Lane,	No	No	Boone	0100004704
ELEC-12-2025-70144	12/15/2025 A1 A1 - IMPORTED FOF 0 Electrical	12/15/2025 Equipment Replacement	12/15/2026 \$0.00 Active	\$35.00 256 Craft Fox Dr, Rocky Mount, VA 24151	No	No	Boone	0370005004
MECH-12-2025-70147	12/16/2025 A1 A1 - IMPORTED FOF 0 Mechanical	12/16/2025 Generator	12/16/2026 \$2,000.00 Active	12/22/2025 \$62.00 117 Twelve Oaks Dr, Hardy, VA 24101	No	No	Boone	0050013215
ELEC-11-2025-69869	12/17/2025 A1 A1 - IMPORTED FOF 0 Electrical	12/17/2025 Solar Panel	12/17/2026 \$2,999.00 Active	\$62.00 355 Deerberry Ln, Boones Mill, VA 24065	No	CAHAS GREEN	Boone	0370601000
ZONE-12-2025-70121	11/05/2025 A1 A1 - IMPORTED FOF 0 Zoning Form	12/19/2025 <None>	12/19/2026 \$29,800.00 Active	01/13/2026 \$192.00 Taylors Rd,	No	No	Boone	0370004001
DEMO-12-2025-70198	12/12/2025 A1 A1 - IMPORTED FOF 0 Demolition	12/23/2025 All Other Buildings and Structures	12/23/2026 \$0.00 Active	\$35.00 490, 500, 642, 650 & 658 White Oak Rd, Boones Mill, VA 24065	No	No	Boone	0270013008

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025)

Permit #	Type	Workclass	Status	Main Address	Project	District	Parcel
	Application Date	Issue Date	Expiration	Last Inspection	Applied Online		
	Zone	Sq Ft	Valuation	Fee Total	Assigned To		
RES-11-2025-70007	12/30/2025	12/30/2025	12/30/2026		No		
	A1 A1 - IMPORTED FOI 0		\$10,000.00	\$62.00			
	Residential Building	Alteration	Active	475 Buckeye Ln, Hardy, VA 24101		Boone	0060002600
	11/25/2025	12/30/2025	12/30/2026		No		
	RC1 RC1 - IMPORTED I 0		\$30,000.00	\$290.00			

PERMITS ISSUED FOR BOONE: 22

GILLS CREEK							
RES-11-2025-69959	Residential Building	Accessory Building	Active	298 Cedar Bluff Ln,		Gills Creek	0120126000
	11/17/2025	12/01/2025	12/01/2026		No		
	R1 R1 - IMPORTED FOI 1,000		\$20,000.00	\$227.00			
RES-10-2025-69821	Residential Building	Alteration	Active	615 Buff Creek Dr, Hardy, VA 24101		Gills Creek	0120004800
	10/29/2025	12/02/2025	12/02/2026		No		
	RC1 RC1 - IMPORTED I 0		\$15,400.00	\$87.00			
MECH-12-2025-70035	Mechanical	Generator	Active	740 Lakemount Dr, Moneta, VA 24121		Gills Creek	0150305800
	12/01/2025	12/02/2025	12/02/2026		No		
	R1 R1 - IMPORTED FOI 0		\$16,125.00	\$122.00			
RES-11-2025-69911*	Residential Building	Single Family (Home)	Active	2796 Scruggs Rd, Moneta, VA 24121	ROLLING MEADOWS	Gills Creek	0331000300
	11/10/2025	12/02/2025	12/02/2026		No		
	A1 A1 - IMPORTED FOI 2,716		\$350,000.00	\$768.00			
RES-12-2025-70041	Residential Building	Boat Dock	Active	829 Grimes Creek Ln, Hardy, VA 24101		Gills Creek	0130002100
	12/02/2025	12/02/2025	12/02/2026		No		
	A1 A1 - IMPORTED FOI 0		\$150,000.00	\$62.00			
RES-11-2025-69912*	Residential Building	Single Family (Home)	Active	2840 Scruggs Rd, Moneta, VA 24121	ROLLING MEADOWS	Gills Creek	0331000400
	11/10/2025	12/02/2025	12/02/2026		No		
	A1 A1 - IMPORTED FOI 3,211		\$380,000.00	\$668.00			
ZONE-11-2025-69985	Zoning Form	<None>	Active	Tranquility Rd,	BERNARD FARM, SEC. 3	Gills Creek	0481200700
	11/20/2025	12/02/2025	12/02/2026		No		
	A1 A1 - IMPORTED FOI 0		\$0.00	\$35.00			
ELEC-12-2025-70043	Electrical	New	Active	111 Hillbrook Ln, Wirtz, VA 24184		Gills Creek	0330006916
	12/02/2025	12/02/2025	12/02/2026		No		
	A1 A1 - IMPORTED FOI 0		\$350.00	\$62.00			
RES-10-2025-69746*	Residential Building	Single Family (Home)	Active	Key Lakewood Cir, Moneta, VA 24121	KEY LAKEWOOD	Gills Creek	0480101600

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025)

Permit #	Type	Workclass	Status	Main Address	Project	District	Parcel
	Application Date	Issue Date	Expiration	Last Inspection	Applied Online		
	Zone	Sq Ft	Valuation	Fee Total	Assigned To		
RES-10-2025-69840	10/20/2025 R1 R1 - IMPORTED FOI	12/02/2025 4,782 Single Family (Home)	12/02/2026 \$1,900,000.00 Active	12/19/2025 \$1,185.00 High Meadows Dr, Wirtz, VA 24184	No	Gills Creek	0280011300
RES-12-2025-70044	10/31/2025 R1 R1 - IMPORTED FOI	12/03/2025 1,659 Alteration	12/03/2026 \$230,000.00 Active	\$554.00 1111 Windlass Rd, Moneta, VA 24121	No	Gills Creek	0310401500
RES-11-2025-69958*	12/02/2025 RPD Residential Planner	12/03/2025 0 Single Family (Home)	12/03/2026 \$7,000.00 Active	\$68.00 Winding Waters Dr,	No	Gills Creek	0320305800
RES-11-2025-69950	11/17/2025 RPD Residential Planner	12/03/2025 5,489 Accessory Building	12/03/2026 \$350,000.00 Active	\$1,428.00 183 Montgomery Farms Ave, Moneta, VA 24121	No	Gills Creek	0330405300
ELEC-12-2025-70032	11/17/2025 A1 A1 - IMPORTED FOI	12/04/2025 576 Generator	12/04/2026 \$23,000.00 Active	\$203.00 106 Landfall Dr, Moneta, VA 24121	No	Gills Creek	0150300900
RES-11-2025-69971	12/01/2025 A1 A1 - IMPORTED FOI	12/04/2025 0 Addition	12/04/2026 \$3,500.00 Active	\$62.00 320 Buck Run Dr, Moneta, VA 24121	No	Gills Creek	0480801400
ELEC-11-2025-69995	11/19/2025 R1 R1 - IMPORTED FOI	12/09/2025 280 Solar Panel	12/09/2026 \$307,000.00 Active	\$518.00 256 Ashmeade Rd, Moneta, VA 24121	No	Gills Creek	0482100200
RES-12-2025-70099	11/24/2025 A1 A1 - IMPORTED FOI	12/10/2025 0 Boat Dock	12/10/2026 \$24,882.00 Active	\$165.00 8 Old Point Rd, Moneta, VA 24121	No	Gills Creek	0330500200
ELEC-10-2025-69823	12/10/2025 R1 R1 - IMPORTED FOI	12/10/2025 1,053 Solar Panel	12/10/2026 \$100,000.00 Active	\$256.00 1695 Mallard Point Rd, Wirtz, VA 24184	No	Gills Creek	0470304100
MECH-12-2025-70085	10/30/2025 R1 R1 - IMPORTED FOI	12/10/2025 0 Generator	12/10/2026 \$16,000.00 Active	01/14/2026 \$90.00 63 Grande Lake Cir, Moneta, VA 24121	No	Gills Creek	0151802100
	12/09/2025 PCD Planned Commercial	12/11/2025 0	12/11/2026 \$1,150.00	\$62.00	No		

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025)

Permit #	Type	Workclass	Status	Main Address	Project	District	Parcel
Application Date	Issue Date	Expiration	Last Inspection	Final Date	Applied Online		
Zone	Sq Ft	Valuation	Fee Total	Assigned To			
MECH-12-2025-70086	Mechanical	Generator	Active	600 King Richard Rd, Ferrum, VA 24088	No	Gills Creek	0930003902
	12/09/2025	12/11/2025	12/11/2026	01/12/2026			
		0	\$950.00	\$62.00			
MECH-12-2025-70087	Mechanical	Generator	Active	30 Moriah Ln, Ferrum, VA 24088	No	Gills Creek	0790007100
	12/09/2025	12/11/2025	12/11/2026	01/08/2026			
		0	\$950.00	\$62.00			
ELEC-12-2025-70111*	Electrical	Generator	Active	71 Marvin Gardens Dr, Moneta, VA 24121	No	Gills Creek	0320811400
	12/11/2025	12/11/2025	12/11/2026	\$62.00			
	R1 R1 - IMPORTED FOI 0		\$9,500.00				
ELEC-12-2025-70114	Electrical	Alteration	Active	117 Clubhouse Tower Dr, Moneta, VA 24121	No	Gills Creek	0480701700
	12/11/2025	12/11/2025	12/11/2026	\$62.00			
	RPD Residential Planne	0	\$800.00				
NONR-11-2025-69988	Non-Residential Building	Fire Alarm	Active	640 Scruggs Rd, Moneta, VA 24121	SMITH MOUNTAIN LAKE HEALTH AND REHAB	Gills Creek	0300005900
	11/21/2025	12/12/2025	12/12/2026	01/09/2026	No		
	A1 A1 - IMPORTED FOI 0		\$220,767.00	\$1,238.00			
ZONE-12-2025-70076	Zoning Form	<None>	Active	Shearwater Dr,	BLUE HERON ESTATES, SEC. 2	Gills Creek	0471403800
	12/08/2025	12/12/2025	12/12/2026	\$35.00	No		
	A1 A1 - IMPORTED FOI 0		\$0.00				
POOL-12-2025-70023	Pool	Above Ground	Active	30 Roanoke Landing Cir, Hardy, VA 24101	WALNUT RUN, SEC. 1	Gills Creek	0030102701
	12/01/2025	12/12/2025	12/12/2026	\$93.00	No		
	R1 R1 - IMPORTED FOI 0		\$11,000.00				
RES-11-2025-69970	Residential Building	Alteration	Active	282 Augusta Way, Wirtz, VA 24184	BOARDVIEW ESTATES	Gills Creek	0330701300
	11/19/2025	12/12/2025	12/12/2026	01/13/2026	No		
	R1 R1 - IMPORTED FOI 0		\$75,000.00	\$605.00			
ZONE-12-2025-70068	Zoning Form	<None>	Active	Heritage Ln,	FRANKLIN ACRES, 2	Gills Creek	0170110600
	12/04/2025	12/12/2025	12/12/2026	\$35.00	No		
	R1 R1 - IMPORTED FOI 0		\$0.00				
ZONE-12-2025-70067	Zoning Form	<None>	Active	Heritage Ln,	FRANKLIN ACRES, 2	Gills Creek	0170110700

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025)

Permit #	Type	Workclass	Status	Main Address	Project	District	Parcel
	Application Date	Issue Date	Expiration	Last Inspection	Applied Online		
	Zone	Sq Ft	Valuation	Fee Total	Assigned To		
RES-12-2025-70030	12/04/2025 R1 R1 - IMPORTED FOI 0	12/12/2025 Addition	12/12/2026 \$0.00 Active	\$35.00 18 Gangplank Rd, Moneta, VA 24121	No THE WATERFRONT, SEC. 2	Gills Creek	0310304400
ELEC-11-2025-70006	12/01/2025 RPD Residential Planne 192	12/12/2025 Solar Panel	12/12/2026 \$80,000.00 Active	\$231.00 410 South Harbour Dr, Moneta, VA 24121	No	Gills Creek	0482001800
RES-12-2025-70063	11/25/2025 RPD Residential Planne 0	12/15/2025 Alteration	12/15/2026 \$109,336.00 Active	\$614.00 109 Hillview Dr, Moneta, VA 24121	No STONE RIDGE, SEC. 2	Gills Creek	0480305500
MECH-12-2025-70138	12/03/2025 R1 R1 - IMPORTED FOI 0	12/15/2025 Generator	12/15/2026 \$90,000.00 Active	01/12/2026 \$689.00 92 Shedd Ln, Hardy, VA 24101	No	Gills Creek	0160009704
RES-11-2025-69996	12/16/2025 A1 A1 - IMPORTED FOI 0	12/16/2025 Single Family (Home)	12/16/2026 \$5,949.00 Active	01/07/2026 \$62.00 Tbd Beechwood Circle, Moneta, VA 24121	No WATERFRONT	Gills Creek	0300200800
RES-12-2025-70048	11/24/2025 R1 R1 - IMPORTED FOI 3,194	12/16/2025 Addition	12/16/2026 \$415,000.00 Active	\$865.00 967 Ashmeade Rd, Moneta, VA 24121	No BERNARDS LANDING	Gills Creek	0480600100
RES-11-2025-69866	12/02/2025 RPD Residential Planne 96	12/16/2025 Single Family (Home)	12/16/2026 \$55,600.00 Active	\$231.00 289 Buck Run Dr, Moneta, VA 24121	No ANTLER RIDGE	Gills Creek	0480803400
RES-12-2025-70097	11/05/2025 R1 R1 - IMPORTED FOI 2,896	12/17/2025 Addition	12/17/2026 \$200,000.00 Active	12/30/2025 \$803.00 135 Sleepy Hollow Dr, Wirtz, VA 24184	No	Gills Creek	0330105602
MECH-12-2025-70064	12/10/2025 A1 A1 - IMPORTED FOI 1,360	12/17/2025 Generator	12/17/2026 \$15,000.00 Final	\$120.00 609 Long Island Dr, Moneta, VA 24121	No 01/05/2026	Gills Creek	0130201200
LandES-12-2025-7009	12/04/2025 R1 R1 - IMPORTED FOI 0	12/17/2025 Land Use / E&S	12/17/2026 \$1,000.00 Active	01/02/2026 \$62.00 Tbd Scruggs Road,	No THOMAS M SOCHOR (TRUSTEE)	Gills Creek	0330002001CC

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025)

Permit #	Type	Workclass	Status	Main Address	Project	District	Parcel
Application Date	Issue Date	Expiration	Last Inspection	Applied Online			
Zone	Sq Ft	Valuation	Fee Total	Assigned To			
RES-11-2025-69916	12/09/2025 A1 A1 - IMPORTED FOI 0 Description: DISTURBING .9 ACRE OF LAND FOR A SINGLE FAMILY HOME	12/18/2025 Alteration	12/18/2026 \$0.00	12/30/2025 \$344.00	No		
	Residential Building	Active	130 Clipper Cir, Moneta, VA 24121			Gills Creek	0310306700
RES-10-2025-69819	11/10/2025 RPD Residential Plannet 0	12/18/2025 Accessory Building	12/18/2026 \$25,000.00	01/15/2026 \$323.00	No	THE WATERFRONT, SEC. 7	
	Residential Building	Active	71 Crabtree Ln, Wirtz, VA 24184			Gills Creek	0290000801
ZONE-11-2025-70000	10/29/2025 B2 B2 - IMPORTED FOI 1,476	12/19/2025 <None>	12/19/2026 \$44,212.00	\$386.00	No		
	Zoning Form	Active	Tbd Peaks View Drive,			Gills Creek	0300605600
ZONE-11-2025-70001	11/24/2025 RPD Residential Plannet 0	12/19/2025 <None>	12/19/2026 \$0.00	\$35.00	No	THE WATERFRONT, SEC. 11	
	Zoning Form	Active	South Pointe Shore Dr,			Gills Creek	0310000602
MECH-12-2025-70162	11/25/2025 RPD Residential Plannet 0	12/19/2025 Generator	12/19/2026 \$0.00	\$35.00	No		
	Mechanical	Active	764 Strawberry Banks Dr, Moneta, VA 24121			Gills Creek	0320500900
ZONE-12-2025-70113	12/22/2025 R1 R1 - IMPORTED FOI 0	12/22/2025 <None>	12/22/2026 \$27,479.00	01/09/2026 \$122.00	No		
	Zoning Form	Active	Wysong Mill Rd,			Gills Creek	0120005905
EandS-12-2025-70170	12/11/2025 A1 A1 - IMPORTED FOI 0	12/22/2025 <None>	12/22/2026 \$0.00	\$35.00	No	BLUE HERON ESTATES, SEC. 2	
	E&S	Active	Blue Heron Dr, Wirtz, VA 24184			Gills Creek	0471404400
MECH-12-2025-70166	12/22/2025 A1 A1 - IMPORTED FOI 1,722 Description: DISTURBING 6,000 SQFT FOR THE PURPOSE OF CONSTRUCTING A SINGLE FAMILY DWELLING	12/22/2025 Gas Appliance	12/22/2026 \$200,000.00	12/31/2025 \$0.00	No		
	Mechanical	Active	380 Freedom Ln, Wirtz, VA 24184			Gills Creek	0350009536
EandS-12-2025-70172	12/22/2025 A1 A1 - IMPORTED FOI 0	12/22/2025 <None>	12/22/2026 \$5,000.00	01/07/2026 \$62.00	No	BLUE HERON ESTATES, SEC. 1	
	E&S	Active	185 Blue Heron Dr, Wirtz, VA 24184			Gills Creek	0471401200

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025)

Permit #	Type	Application Date	Workclass	Status	Main Address	Project	District	Parcel
		Zone	Issue Date	Expiration	Last Inspection	Applied Online		
			Sq Ft	Valuation	Fee Total	Assigned To		
PLUM-12-2025-70173	12/22/2025		12/22/2025	12/22/2026	12/31/2025	No		
	A1 A1 - IMPORTED	FOF 9,221		\$1,050,000.00	\$0.00			
	Description: DISTURBING 10,000 SQFT FOR THE PURPOSE OF CONSTRUCTING A SINGLE FAMILY DWELLING							
	Plumbing		<None>	Active	271 Compass Cove Cir, Moneta, VA 24121		Gills Creek	0481403500
EandS-12-2025-70184	12/23/2025		12/23/2025	12/23/2026		No		
	R1 R1 - IMPORTED	FOI 0		\$6,890.00	\$62.00			
	E&S		<None>	Active	Shearwater Dr,	BLUE HERON ESTATES, SEC. 2	Gills Creek	0471403600
EandS-12-2025-70192	12/29/2025		12/29/2025	12/29/2026	01/06/2026	No		
	A1 A1 - IMPORTED	FOF 1,722		\$200,000.00	\$0.00			
	Description: DISTURBING 6,000 SQFT FOR THE PURPOSE OF CONSTRUCTING A SINGLE FAMILY DWELLING							
	E&S		<None>	Active	229 Inlet Dr, Wirtz, VA 24184	THE INLET	Gills Creek	0330401500
RES-12-2025-70117*	12/29/2025		12/29/2025	12/29/2026	01/06/2026	No		
	A1 A1 - IMPORTED	FOF 1,328		\$250,500.00	\$0.00			
	Description: DISTURBING 20,000 SQFT FOR THE PURPOSE OF CONSTRUCTING A SINGLE FAMILY DWELLING							
	Residential Building		Single Family (Home)	Active	Shearwater Dr,	BLUE HERON ESTATES, SEC. 2	Gills Creek	0471403600
RES-12-2025-70082*	12/12/2025		12/30/2025	12/30/2026	\$876.00	No		
	A1 A1 - IMPORTED	FOF 1,722		\$200,000.00				
	Residential Building		Single Family (Home)	Active	Blue Heron Dr, Wirtz, VA 24184	BLUE HERON ESTATES, SEC. 2	Gills Creek	0471404400
RES-12-2025-70180	12/09/2025		12/30/2025	12/30/2026	\$875.00	No		
	A1 A1 - IMPORTED	FOF 1,722		\$200,000.00				
	Residential Building		Alteration	Active	595 Mapleridge Dr, Wirtz, VA 24184	PINERIDGE ACRES	Gills Creek	0290005018
RES-12-2025-70058	12/29/2025		12/30/2025	12/30/2026	\$71.00	No		
	A1 A1 - IMPORTED	FOF 0		\$12,517.00				
	Residential Building		Retaining Walls	Active	161 Bridgewater Grande Dr, Moneta, VA 24121	BRIDGEWATER GRANDE SUBDIVISION	Gills Creek	0151802500
RES-12-2025-70201	12/03/2025		12/30/2025	12/30/2026	01/13/2026	No		
	PCD Planned Commercial		Boat Dock	\$69,421.00	\$237.00			
	Residential Building		Boat Dock	Active	Lanyard Lane,		Gills Creek	0310505800
	12/30/2025		12/30/2025	12/30/2026	01/07/2026	No		
	RPD Residential Planner		1,660	\$167,500.00	\$367.00			

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025)

Permit #	Type	Workclass	Status	Main Address	Project	District	Parcel
Application Date	Issue Date	Expiration	Last Inspection	Applied Online			
Zone	Sq Ft	Valuation	Fee Total	Assigned To			
RES-12-2025-70034*	Residential Building	Single Family (Home)	Active	229 Inlet Dr, Wirtz, VA 24184	THE INLET	Gills Creek	0330401500
	12/01/2025	12/30/2026			No		
	A1 A1 - IMPORTED FOF 1,328	\$250,500.00	\$587.00				
RES-12-2025-70070*	Residential Building	Single Family (Home)	Active	383 Rolling Rd, Moneta, VA 24121		Gills Creek	0480000400
	12/04/2025	12/30/2026			No		
	A1 A1 - IMPORTED FOF 8,380	\$850,000.00	\$1,911.00				
RES-12-2025-70049*	Residential Building	Single Family (Home)	Active	Nyle Ridge Rd, Wirtz, VA 24184	MEADOR VIEW SUBDIVISION	Gills Creek	0350200900
	12/02/2025	12/30/2026			No		
	A1 A1 - IMPORTED FOF 4,606	\$734,932.00	\$1,149.00				
RES-12-2025-70120	Residential Building	Addition	Active	60 Coveport Pl, Moneta, VA 24121	WAVERLY, SEC. 3	Gills Creek	0481004900
	12/12/2025	12/31/2025			No		
	R1 R1 - IMPORTED FOF 275	\$62,337.00	\$170.00				
RES-12-2025-70075*	Residential Building	Single Family (Home)	Active	Walnut Run Dr, Hardy, VA 24101	WALNUT RUN, SEC. 2	Gills Creek	0030106300
	12/08/2025	12/31/2026			No		
	R1 R1 - IMPORTED FOF 6,558	\$500,000.00	\$1,543.00				

PERMITS ISSUED FOR GILLS CREEK: 61

ROCKY MOUNT	Mechanical	Generator	Active	261 Sunrise Rd, Rocky Mount, VA 24151		Rocky Mount	0720403100
MECH-12-2025-70033	12/01/2025	12/01/2025	12/01/2026		No		
	A1 A1 - IMPORTED FOF 0	\$950.00	\$62.00				
ELEC-11-2025-69981	Electrical	Solar Panel	Active	1230 Diamond Ave, Rocky Mount, VA 24151		Rocky Mount	0630112800
	11/20/2025	12/02/2025	12/02/2026		No		
	0	\$21,000.00	\$143.00				
RES-11-2025-69978	Residential Building	Single Family (Home)	Active	Alice Mill Rd, Rocky Mount, VA 24151		Rocky Mount	0550015112
	11/20/2025	12/03/2025	12/03/2026		No		
	A1 A1 - IMPORTED FOF 1,659	\$230,000.00	\$554.00				
PLUM-12-2025-70057	Plumbing	New	Active	139 Circle View St, Rocky Mount, VA 24151		Rocky Mount	0630101000
	12/03/2025	12/03/2025	12/03/2026		No		
	0	\$4,700.00	\$62.00				

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025)

Permit #	Type	Workclass	Status	Main Address	Project	District	Parcel
Application Date	Issue Date	Expiration	Last Inspection	Applied Online			
Zone	Sq Ft	Valuation	Fee Total	Assigned To			
ELEC-12-2025-70060	Electrical	Generator	Active	1860 Riverbend Dr, Rocky Mount, VA 24151	No	Rocky Mount	0540002303
12/03/2025	12/18/2025	12/18/2026					
A1 A1 - IMPORTED FOF 0		\$17,100.00	\$88.00				
EandS-12-2025-70168	E&S	<None>	Active	Tripple Creek Rd,	DIENDEI, LLC	Rocky Mount	0720700100
12/22/2025	12/22/2025	12/22/2026					
A1 A1 - IMPORTED FOF 0		\$225,000.00	\$0.00				
Description: DISTURBING 5,000 SQFT FOR THE PURPOSE OF CONSTRUCTING A SINGLE FAMILY DWELLING							
EandS-12-2025-70169	E&S	<None>	Active	Tripple Creek Rd,	DIENDEI, LLC	Rocky Mount	0720700200
12/22/2025	12/22/2025	12/22/2026					
A1 A1 - IMPORTED FOF 0		\$275,000.00	\$0.00				
Description: DISTURBING 5,000 SQFT FOR THE PURPOSE OF CONSTRUCTING A SINGLE FAMILY DWELLING							
RES-12-2025-70100	Residential Building	Single Family (Home)	Active	Tbd Alice Mill Road,		Rocky Mount	0550015111
12/10/2025	12/30/2025	12/30/2026					
A1 A1 - IMPORTED FOF 1,659		\$230,000.00	\$555.00				

PERMITS ISSUED FOR ROCKY MOUNT: 8

SNOW CREEK							
EandS-12-2025-70074	E&S	<None>	Active	Coopers Mountain Road,	CHESTNUT MOUNTAIN	Snow Creek	1100001104
12/05/2025	12/05/2025	12/05/2026					
5,339		\$570,000.00	\$0.00				
Description: DISTURBING 1 ACRE FOR THE PURPOSE OF CONSTRUCTING A SINGLE FAMILY DWELLING							
ZONE-12-2025-70028	Zoning Form	<None>	Active	Mount Carmel Rd,		Snow Creek	0890006800
12/01/2025	12/09/2025	12/09/2026					
0		\$0.00	\$35.00				
ELEC-11-2025-69877	Electrical	Solar Panel	Final	299 Laprade Mill Rd, Penthook, VA 24137	No	Snow Creek	0870002401
11/06/2025	12/10/2025	12/10/2026					
0		\$22,400.00	\$151.00				
ELEC-11-2025-69980	Electrical	Solar Panel	Active	11 Ventura Ln, Martinsville, VA 24112	No	Snow Creek	1200004000
11/20/2025	12/10/2025	12/10/2026					
0		\$9,500.00	\$93.00				
EandS-12-2025-70096	E&S	<None>	Active	7090 Snow Creek Rd, Penthook, VA 24137	SNOW CREEK COLLECTION FACILITY	Snow Creek	1090003600
12/10/2025	12/10/2025	12/10/2026					
0		\$0.00	\$0.00				

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025)

Permit #	Type	Workclass	Status	Main Address	Project	District	Parcel
	Application Date	Issue Date	Expiration	Last Inspection	Applied Online		
	Zone	Sq Ft	Valuation	Fee Total	Assigned To		
Description: DISTURBING 0.96 AC FOR THE CONSTRUCTION OF THE SNOW CREEK COLLECTION FACILITY							
ELEC-11-2025-69918	Electrical	Generator	Active	845 Doe Run Rd, Rocky Mount, VA 24151	No	Snow Creek	0720032000
	11/12/2025	12/10/2025	12/10/2026	12/18/2025			
	A1 A1 - IMPORTED FOF 0		\$4,200.00	\$0.00			
ELEC-12-2025-70056	Electrical	Solar Panel	Active	200 Aviators Cir, Rocky Mount, VA 24151	No	Snow Creek	1020003300
	12/03/2025	12/15/2025	12/15/2026	\$193.00			
	0		\$30,000.00				
RES-11-2025-70014	Residential Building	Single Family (Home)	Active	2857 Coopers Mountain Road,	CHESTNUT MOUNTAIN	Snow Creek	1100001104
	11/26/2025	12/16/2025	12/16/2026	\$1,606.00	No		
	5,339		\$570,000.00				
MANU-12-2025-70156	Manufactured Home	Double-Wide	Applied For	415 Ridgeacre Dr, Rocky Mount, VA 24151	No	Snow Creek	0710009021
	12/18/2025	12/18/2025	12/18/2026	12/18/2025			
	0		\$0.00	\$259.00			
LAND-12-2025-70159	Land Use	<None>	Active	2873 Truevine Rd, Penhook, VA 24137	No	Snow Creek	0880006801
	12/19/2025	12/19/2025	12/19/2026				
	0		\$0.00	\$0.00			
ZONE-12-2025-70157	Zoning Form	<None>	Active	231 Burwell Rd, Rocky Mount, VA 24151	MEADOW RIVER ESTATES	Snow Creek	0700000203
	12/18/2025	12/19/2025	12/19/2026		No		
	A1 A1 - IMPORTED FOF 0		\$0.00	\$0.00			
LAND-12-2025-70118	Land Use	<None>	Active	6927 Snow Creek Rd, Penhook, VA 24137	No	Snow Creek	1090004200
	12/12/2025	12/22/2025	12/22/2026				
	0		\$0.00	\$0.00			
MANU-12-2025-70161	Manufactured Home	Double-Wide	Active	253 Burwell Rd, Rocky Mount, VA 24151	MEADOW RIVER ESTATES	Snow Creek	0700000203
	12/22/2025	12/22/2025	12/22/2026		No		
	A1 A1 - IMPORTED FOF 0		\$189,000.00	\$0.00			
EandS-12-2025-70171	E&S	<None>	Active	Tripple Creek Rd,	DIENDEL, LLC	Snow Creek	0720700700
	12/22/2025	12/22/2025	12/22/2026	01/12/2026	No		
	A1 A1 - IMPORTED FOF 0		\$225,000.00	\$0.00			
Description: DISTURBING 5,000 SQFT FOR THE PURPOSE OF CONSTRUCTING A SINGLE FAMILY DWELLING							
RES-11-2025-70016	Residential Building	Addition	Active	524 Power Dam Rd, Rocky Mount, VA 24151	FOREST HILLS	Snow Creek	0640006900
	11/26/2025	12/23/2025	12/23/2026		No		
	A1 A1 - IMPORTED FOF 0		\$0.00	\$292.00			

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025)

Permit #	Type	Application Date	Workclass	Status	Main Address	Project	District	Parcel
		Zone	Issue Date	Expiration	Last Inspection	Applied Online		
			Sq Ft	Valuation	Fee Total	Assigned To		
ELEC-12-2025-70181	Electrical	12/29/2025	Equipment Replacement	Active	3799 Virgil H Goode Hwy, Rocky Mount, VA 24151	No	Snow Creek	1110008100
			0	\$800.00	\$62.00			
RES-12-2025-70187	Residential Building	12/29/2025	Alteration	Active	16405 Snow Creek Rd, Penhook, VA 24137	No	Snow Creek	0860001915
			0	\$13,432.00	\$76.00			
NONR-12-2025-70204	Non-Residential Building	12/30/2025	Alteration	Active	110 Old Chapel Rd, Penhook, VA 24137	No	Snow Creek	0870003301
			0	\$20,000.00	\$0.00			
PERMITS ISSUED FOR SNOW CREEK: 18								

TOWN OF BOONES MILL								
ELEC-12-2025-70040	Electrical	12/02/2025	Equipment Replacement	Active	180 Whispering Creek Rd, Boones Mill, VA 24065	No	Town of Boones Mill	3020003600
			0	\$5,839.00	\$62.00			
PERMITS ISSUED FOR TOWN OF BOONES MILL: 1								

TOWN OF ROCKY MOUNT								
RES-12-2025-70047	Residential Building	12/02/2025	Accessory Building	Active	195 Whitten St, Rocky Mount, VA 24151	WOODLAND ACRE	Town of Rocky Mount	2120000100
			1,600	\$82,776.00	\$452.00	No		
RES-12-2025-70059	Residential Building	12/03/2025	Addition	Active	30 Norris St, Rocky Mount, VA 24151	No	Town of Rocky Mount	2130003600
			232	\$18,800.00	\$202.00			
MECH-12-2025-70152	Mechanical	12/18/2025	Equipment Replacement	Active	295 Diamond Ave, Rocky Mount, VA 24151	No	Town of Rocky Mount	2070035300
			0	\$12,450.00	\$64.00			
NONR-12-2025-70141	Non-Residential Building	12/16/2025	Alteration	Active	260 South Main St, Rocky Mount, VA 24151	No	Town of Rocky Mount	2070056200
			0	\$311,565.00	\$1,748.00			

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025)

Permit #	Type Application Date Zone	Workclass Issue Date Sq Ft	Status Expiration Valuation	Main Address Last Inspection Fee Total	Finaled Date Assigned To	Project Applied Online	District	Parcel
RES-12-2025-70105	Residential Building 12/10/2025	Single Family (Home) 12/30/2025 2,682	Active 12/30/2026 \$270,000.00	Tbd Summit Drive, \$761.00		THE LANDMARK No	Town of Rocky Mount	2010104800
RES-12-2025-70123	Residential Building 12/12/2025	Single Family (Home) 12/30/2025 2,225	Active 12/30/2026 \$260,000.00	Highview Ter, 01/08/2026 \$733.00		No	Town of Rocky Mount	2100015300

PERMITS ISSUED FOR TOWN OF ROCKY MOUNT: 6

UNION HALL

MECH-12-2025-70039	Mechanical 12/02/2025 R1 R1 - IMPORTED FOI 0	Generator 12/02/2025 0	Active 12/02/2026 \$16,000.00	345 Lake Park Dr, Union Hall, VA 24176 12/15/2025 \$82.00		No	Union Hall	0520304600
ZONE-11-2025-69976	Zoning Form 11/20/2025 RPD Residential Plannet 0	<None> 12/02/2025 0	Active 12/02/2026 \$0.00	Cross Tower Dr, \$35.00		THE WATERS EDGE, SEC. 6 No	Union Hall	0510905300
ZONE-11-2025-69977	Zoning Form 11/20/2025 RPD Residential Plannet 0	<None> 12/02/2025 0	Active 12/02/2026 \$0.00	Upland Shores Dr, \$35.00		THE WATERS EDGE, SEC. 6 No	Union Hall	0510906500
ZONE-11-2025-69945	Zoning Form 11/14/2025 A1 A1 - IMPORTED FOI 0	<None> 12/02/2025 0	Active 12/02/2026 \$0.00	10995 Old Franklin Tpke, Union Hall, VA 24176 \$35.00		No	Union Hall	0660005100
RES-11-2025-69946	Residential Building 11/14/2025 A1 A1 - IMPORTED FOI 3,968	Single Family (Home) 12/02/2025 0	Active 12/02/2026 \$300,000.00	10995 Old Franklin Tpke, Union Hall, VA 24176 01/14/2026 \$1,020.00		No	Union Hall	0660005100
RES-09-2025-69573	Residential Building 09/26/2025 R1 R1 - IMPORTED FOI 864	Addition 12/03/2025 0	Active 12/03/2026 \$75,000.00	10734 Old Franklin Tpke, Union Hall, VA 24176 \$394.00		CLEARVIEW ACRES No	Union Hall	0660100500
MANU-11-2025-69851	Manufactured Home 11/03/2025 B2 B2 - IMPORTED FOI 0	Double-Wide 12/04/2025 0	Active 12/04/2026 \$251,069.00	1209 Jefferson Dock Rd, Penthook, VA 24137 12/22/2025 \$270.00		No	Union Hall	0670002101B

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025)

Permit #	Type	Application Date	Workclass	Status	Main Address	Project	District	Parcel
		Zone	Issue Date	Expiration	Last Inspection	Applied Online		
			Sq Ft	Valuation	Fee Total	Assigned To		
ZONE-11-2025-69850	Zoning Form		<None>	Active	1209 Jefferson Dock Rd, Penthook, VA 24137		Union Hall	0670002101B
	11/03/2025		12/04/2025	12/04/2026		No		
	B2 B2 - IMPORTED FOI 0			\$0.00	\$35.00			
ELEC-12-2025-70066	Electrical		Equipment Replacement	Active	269 Highland Lake Rd, Union Hall, VA 24176		Union Hall	0510102200
	12/04/2025		12/04/2025	12/04/2026	01/07/2026	No		
	R1 R1 - IMPORTED FOI 0			\$2,400.00	\$62.00			
RES-10-2025-69696	Residential Building		Single Family (Home)	Active	Lands End Ln,	LANDS END	Union Hall	0511203800
	10/14/2025		12/04/2025	12/04/2026		No		
	RPD Residential Planneet 6,141			\$700,000.00	\$1,523.00			
ELEC-12-2025-70092	Electrical		Change in Service	Active	2240 Timber Ridge Rd, Glade Hill, VA 24092		Union Hall	0530010800
	12/09/2025		12/09/2025	12/09/2026	12/18/2025	No		
	A1 A1 - IMPORTED FOI 0			\$10.00	\$62.00			
RES-11-2025-69955	Residential Building		Alteration	Active	683 Kingston Rd, Wirtz, VA 24184	JUBE TAYLOR SUBD	Union Hall	0350003609
	11/17/2025		12/10/2025	12/10/2026		No		
	A1 A1 - IMPORTED FOI 840			\$5,800.00	\$68.00			
RES-11-2025-69896	Residential Building		Single Family (Home)	Active	Lake Park Dr, Union Hall, VA 24176	LAKE PARK, SEC. 3	Union Hall	0520306400
	11/07/2025		12/10/2025	12/10/2026	01/13/2026	No		
	R1 R1 - IMPORTED FOI 3,422			\$250,000.00	\$910.00			
ELEC-12-2025-70110	Electrical		Temporary Power	Active	2754 Chestnut Hill Rd, Rocky Mount, VA 24151		Union Hall	0540033200
	12/11/2025		12/11/2025	12/11/2026		No		
	A1 A1 - IMPORTED FOI 0			\$800.00	\$62.00			
ELEC-12-2025-70106	Electrical		Alteration	Active	300 Kay Fork Rd, Union Hall, VA 24176		Union Hall	0660007101
	12/11/2025		12/11/2025	12/11/2026		No		
	A1 A1 - IMPORTED FOI 0			\$151,000.00	\$770.00			
LAND-12-2025-70053	Land Use		<None>	Active	1338 Listening Hill Rd, Penthook, VA 24137		Union Hall	0690002700
	12/03/2025		12/11/2025	12/11/2026		No		
	A1 A1 - IMPORTED FOI 0			\$0.00	\$0.00			
RES-11-2025-70009	Residential Building		Single Family (Home)	Active	Old Franklin Tpke,		Union Hall	0700009101
	11/25/2025		12/11/2025	12/11/2026		No		
	A1 A1 - IMPORTED FOI 4,216			\$300,000.00	\$1,071.00			

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025)

Permit #	Type	Workclass	Status	Main Address	Project	District	Parcel
Application Date	Issue Date	Expiration	Last Inspection	Applied Online			
Zone	Sq Ft	Valuation	Fee Total	Assigned To			
RES-11-2025-70008*	Residential Building	Single Family (Home)	Active	Tbd Hyannis Point, Union Hall, VA 24176	KENNEDY SHORES	Union Hall	0512007700
11/25/2025	12/12/2025	12/12/2026			No		
A1 A1 - IMPORTED FOI 5,790		\$717,914.00	\$1,697.00				
Misc-12-2025-70025	Misc.	Elevators	Active	326 Hyannis Pt, Union Hall, VA 24176	KENNEDY SHORES	Union Hall	0512006500
12/01/2025	12/12/2025	12/12/2026			No		
A1 A1 - IMPORTED FOI 0		\$30,898.00	\$68.00				
RES-12-2025-70052	Residential Building	Single Family (Home)	Active	Lake Park Dr, Union Hall, VA 24176	LAKE PARK, SEC. 2	Union Hall	0520303700
12/03/2025	12/12/2025	12/12/2026			No		
R1 R1 - IMPORTED FOI 1,050		\$159,900.00	\$431.00				
EandS-12-2025-70116	E&S	<None>	Active	Burnt Chimney/Royal Estates,	No	Union Hall	0470005209
12/11/2025	12/15/2025	12/15/2026			No		
R1 R1 - IMPORTED FOI 0		\$0.00	\$100.00				
RES-12-2025-70062	Residential Building	Alteration	Active	70 Sandy Edge Cir, Penhook, VA 24137	THE WATERS EDGE, SEC. 6	Union Hall	0510913000
12/03/2025	12/15/2025	12/15/2026			No		
RPD Residential Planner 0		\$270,000.00	\$1,577.00				
ZONE-12-2025-70061	Zoning Form	<None>	Active	Tbd Bull Run Drive,	BULL RUN ACRES, SEC. 3	Union Hall	0510402601
12/03/2025	12/15/2025	12/15/2026			No		
R1 R1 - IMPORTED FOI 0		\$0.00	\$35.00				
RES-11-2025-69848	Residential Building	Alteration	Active	10000 Old Franklin Tpke, Union Hall, VA 24176	No	Union Hall	0660004200
11/03/2025	12/15/2025	12/15/2026			No		
A1 A1 - IMPORTED FOI 0		\$5,000.00	\$252.00				
RES-11-2025-70010	Residential Building	Deck	Active	733 Bull Run Trl, Penhook, VA 24137	BULL RUN ACRES	Union Hall	0510400800
11/25/2025	12/15/2025	12/15/2026			No		
R1 R1 - IMPORTED FOI 280		\$12,000.00	\$103.00				
EandS-12-2025-70133	E&S	<None>	Active	Tbd Hyannis Point, Union Hall, VA 24176	KENNEDY SHORES	Union Hall	0512007700
12/15/2025	12/15/2025	12/15/2026			No		
A1 A1 - IMPORTED FOI 5,790		\$717,914.00	\$0.00				
EandS-12-2025-70143	Residential Building	Alteration	Active	Tbd Country Manor Lane,	No	Union Hall	0670002404
12/11/2025	12/15/2025	12/15/2026			No		
R1 R1 - IMPORTED FOI 0		\$0.00					
Description: DISTURBING 9,000 SQFT FOR THE PURPOSE OF CONSTRUCTING A SINGLE FAMILY DWELLING							
E&S							

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025)

Permit #	Type	Workclass	Status	Main Address	Project	District	Parcel
	Application Date	Issue Date	Expiration	Last Inspection	Applied Online		
	Zone	Sq Ft	Valuation	Fee Total	Assigned To		
	12/16/2025	12/16/2025	12/16/2026	01/08/2026	No		
	A1 A1 - IMPORTED FOF 13,596		\$2,400,000.00	\$0.00			
	Description: DISTURBING 1 ACRE FOR THE PURPOSE OF CONSTRUCTING A SINGLE FAMILY DWELLING						
ELEC-12-2025-70127	Electrical	Generator	Active	376 Limerick Ln, Union Hall, VA 24176	No	Union Hall	0520011800
	12/15/2025	12/18/2025	12/18/2026				
	A1 A1 - IMPORTED FOF 0		\$15,000.00	\$77.00			
RES-11-2025-69984	Residential Building	Alteration	Active	250 Pine Bay Dr, Union Hall, VA 24176	CONTENTMENT ISLAND, SEC. 2	Union Hall	0481103700
	11/20/2025	12/18/2025	12/18/2026		No		
	RPD Residential Planner 0		\$28,000.00	\$341.00			
ZONE-12-2025-70164	Zoning Form	<None>	Active	Smiths Paradise Ln,	No	Union Hall	0520011200
	12/22/2025	12/22/2025	12/22/2026				
	A1 A1 - IMPORTED FOF 0		\$0.00	\$35.00			
MECH-12-2025-70160	Mechanical	Generator	Active	65 Milestone Ln, Penhook, VA 24137	No	Union Hall	0511100100
	12/19/2025	12/22/2025	12/22/2026				
	RPD Residential Planner 0		\$1,000.00	\$62.00			
EandS-12-2025-70167	E&S	<None>	Active	Tbd Cliffs Drive,	COVES AT SML	Union Hall	0521002300
	12/22/2025	12/22/2025	12/22/2026	01/12/2026	No		
	RPD Residential Planner 5,344		\$120,000.00	\$0.00			
	Description: DISTURBING 1 ACRE FOR THE PURPOSE OF CONSTRUCTING A SINGLE FAMILY DWELLING						
ZONE-12-2025-70094	Zoning Form	<None>	Active	Tbd Spring Chase Drive,	SPRING CHASE SUBDIVISION	Union Hall	0460600700
	12/10/2025	12/29/2025	12/29/2026		No		
	A1 A1 - IMPORTED FOF 0		\$0.00	\$35.00			
ZONE-12-2025-70095	Zoning Form	<None>	Active	Tbd Spring Chase Drive,	SPRING CHASE SUBDIVISION	Union Hall	0460600800
	12/10/2025	12/29/2025	12/29/2026		No		
	A1 A1 - IMPORTED FOF 0		\$0.00	\$35.00			
RES-12-2025-70122	Residential Building	Addition	Active	285 Egret Dr, Union Hall, VA 24176	SANDPIPER BAY, SEC. 1	Union Hall	0520702100
	12/12/2025	12/30/2025	12/30/2026		No		
	A1 A1 - IMPORTED FOF 624		\$186,240.00	\$293.00			
RES-12-2025-70200	Residential Building	Boat Dock	Active	960 Three Quarter Point Rd, Wirtz, VA 24184		Union Hall	0470802900
	12/30/2025	12/30/2025	12/30/2026		No		
	RC1 RC1 - IMPORTED / 1,943		\$162,750.00	\$419.00			
ELEC-12-2025-70202	Electrical	New	Active	39 Loblolly Ln, Glade Hill, VA 24092		Union Hall	0530004800

PERMITS ISSUED BY DISTRICT (12/01/2025 TO 12/31/2025)

Permit #	Type	Workclass	Status	Main Address	Project	District	Parcel
Application Date	Issue Date	Expiration	Last Inspection	Applied Online			
Zone	Sq Ft	Valuation	Fee Total	Assigned To			
12/30/2025	12/30/2025	12/30/2026		No			
A1 A1 - IMPORTED FOI 0		\$3,000.00	\$62.00				
ELEC-12-2025-70203	Electrical	Alteration	Final	413 River Creek Rd, Wirtz, VA 24184		Union Hall	0470103400
12/30/2025	12/30/2025	12/30/2026	01/05/2026	No			
R1 R1 - IMPORTED FOI 0		\$1,200.00	\$62.00	Andrew Stapleton			
ELEC-12-2025-70185	Electrical	Generator	Active	24 Windsor Point Loop, Wirtz, VA 24184		Union Hall	0460100200
12/29/2025	12/30/2025	12/30/2026		No			
A1 A1 - IMPORTED FOI 0		\$3,500.00	\$62.00				
RES-12-2025-70109	Residential Building	Deck	Active	2414 Three Oaks Rd, Wirtz, VA 24184		Union Hall	0340010201A
12/11/2025	12/30/2025	12/30/2026	01/02/2026	No			
A1 A1 - IMPORTED FOI 240		\$7,000.00	\$103.00				
LandES-12-2025-7019	Land Use / E&S	<None>	Southwood Dr,	WATERS EDGE,		Union Hall	0511304500
3				8			
12/29/2025	12/30/2025	12/30/2026	01/08/2026	No			
A1 A1 - IMPORTED FOI 0		\$0.00	\$135.00				
PERMITS ISSUED FOR UNION HALL:							41
GRAND TOTAL OF PERMITS:							192

Monthly Library Update: January/2026 meeting

Open 20 full days + 5 1/2-day

6

Dec 2025
Stats

Patron Count: RM: 7,030 WL: 2,181 Total = 9,211
OVERDRIVE: 737 audiobook checkouts 1,639
eBook checkouts 1,250 **Emagazines** 715
7,941 total physical item checkouts (RM+WL+SV+BKM),

Kids:

Lego Club RM 28 attendees WL 26 attendees
Pokemon Club RM 9 attendees
Chess Club RM 7 attendees
Storytime RM 7 programs, 96 attendees
Storytime WL 6 programs, 104 attendees
Mc2 Minis RM 20 attendees WL 3 attendees
Bejeweled Christmas Ornament: RM 13 attendees
Santa Story Time: WL 47 attendees
Multi-media ornament: WL 2 attendees
Kids passive programs RM 60 attendees WL 30 attendees
Bear Hunt RM 60 attendees

Teens

Teen Tuesdays @ RM: 2 programs 34 attendees
Teen Passive Program: RM 30 attendees
Tween Scene RM 1 attendee

Adults:

Mindful Coloring 2 programs RM 9 attendees
Charcuterie Class WL 7 attendees RM 14 attendees
Guide to Digital Coupons RM 3 attendees
Craftworks: RM 6 attendees WL 9 attendees
RM 10 attendees
Roll Film! White Christmas: RM 6 attendees
Literary Classics: Emma: RM 8 attendees
Tech Time: RM 5 attendees
Blood Drive: WL 12 attendees
Craft Pie Garland: RM 2 attendees
Master Gardeners: WL 9 attendees
Westlake Book Club: WL 5 attendees
Come Home to a Franklin County Christmas: 1200 attendees

Outreach:

Bookmobile Route 4 stops, 239 attendees
Library Express 2 days, 12 attendees
Kids Caroling @ CHRCC 50 attendees
Snow Creek Elem Preschool Storytime 19 attendees
Little Lambs 2 programs, 7 attendees
Rocky Mount Christmas Parade: 5000 attendees

Rebecca Ventola, Library Director

December
Library
updates

Adults: Adult programming for December consisted of seasonal programs such as ornament making, food for entertaining, holiday movies and more. Looking ahead to January; we will continue to have movies, a new trivia game series and programs to help with healthy New Year resolutions. Our genealogy club is offering a rare book showing that has the town a buzz; in fact, it was mentioned in the Blue Ridge Happenings as a place to be! Our ever-popular blind date with a book is returning in February along with our "National Library Lovers" celebration encouraging patrons to open library card accounts, check out our great offerings and receive bookmarks and prizes.

Outreach: The weather is cooler and the number of outreach programs is slowing down. We do continue our regular stops and school visits.

Children's/Teens: Although the number of program offerings this month was less due to the holidays, we still had great attendance for our programs, especially the holiday programs. The Winter Reading Program: Hibernate with a Good Book is underway and is being offered to all ages with an opportunity to earn some cool prizes while reading during the winter months.

Dolly Parton Imagination Library, funded by the Foundation continues to add participants; we have had 1770 children registered thus far.

From the
Director's Desk

County Manager's Tour: The library has been asked by our new County Manager that we host a tour of our facilities at the March County Manager's meeting. We will be showing off our new upstairs addition, new book sale room, privacy pods and more.

Bibliostats: To complete state funding, the library must submit the county's financial audit for the previous fiscal year. This year county finance has experienced a delay of the Dec 15 deadline, and we have asked the state for an extension as the county report is expected mid-January.

Hotspots: Update: we are now expected to start offering hotspot checkout at the beginning of February as a part of our National Library Lover's campaign.

VPLDA Awards: Each year the director is invited bi-annually to the Virginia Public Library Director's conference. In March, awards are presented for outstanding library programming and services. The library has turned in two nominations: one in the outstanding programs category for offering health related programs to the public and another in the Marketing category for our outstanding social media presence. Fingers crossed for both. Finally, after completing the matrix for the Standards for Libraries Award nomination, it appears our library may qualify for Silver Status which is no small feat for a library of our size.

Friends of the Library Update: I am planning to meet this month with the Library Foundation regarding the temporary continuance of the Friends operations. We are hoping to get at least one member of the Friends to join this meeting.

Westlake Branch

January Children's Calendar

Westlake Story Time



Wednesdays & Thursdays
at 10:30am

FRANKLIN COUNTY
Public Library System

December Closures & Hour Changes

January 1 - Library Closed
January 19 - Library Closed

WESTLAKE LEGO CLUB



FIRST TUESDAY OF
THE MONTH
5:30-6:30



mc² minis

Westlake Branch
ICE PAINTING

Tuesday Jan 13th
11:30am
ages 0-4

FRANKLIN COUNTY
Public Library System

Franklin County Public Library 2026 Winter Reading Program

Hibernate with a good book!

Sign up for the Winter reading challenge now on the Beanstack app or head to franklincountyva.beanstack.org



franklincountyva.beanstack.org

Children (ages 0-11)
Read 5 books to win a book or
Teddy Bear key chain!

Teens (ages 12-17)
Read 3 books to win a book or
Teddy Bear key chain!

Adults (ages 18+)
Review books for a chance to win
cozy prizes!

SNOWMAN

FRANKLIN COUNTY
Public Library System

PAINT NIGHT

Tuesday, January 20, 2026
Westlake Branch
5:30 pm - 6:30 pm
AGES: 8 - 12



REGISTRATION REQUIRED
SIGN UP TODAY TO SAVE YOUR SPOT!



Registration required!

FRANKLIN COUNTY
Public Library System

View full calendar and register for events at
<https://franklincountyva.libcal.com/>

Rocky Mount Branch January Children's Calendar

Weekly Activities

Toddler Time*

Tuesdays
10:30 - 11:00

*Last Tuesday of month is
mc²-minis

Storytime

Wednesdays & Fridays
10:30 - 11:00

NOTICE:
Schedule
changes for
January!

Rocky Mount LEGO CLUB

For January 2026, Lego Club will be
January 8 at 4:00-5:00!

Recommended for Ages 3+

FRANKLIN COUNTY
Public Library System

POKÉMON Club

For January 2026, Pokemon Club will be
January 15 at 4:00-5:00!

Ages 6+

FRANKLIN COUNTY
Public Library System

December Closures & Hour Changes

January 1 - Library Closed
January 19 - Library Closed

mc² make code collaborate minis

Learn to balance
January 27th
10:30a-11:30a
ages 0-5

Rocky Mount Library Chess Club

1st Saturday of each Month
This month: January 3
10:30am-12:00pm

All ages are invited to come play chess at
the library! We provide the boards, you
provide the moves!

FRANKLIN COUNTY
Public Library System

Teddy Bear Sleepover

Drop Off: January 21 by 4:00
Pick Up: January 22

We have a lot of exciting activities planned for your
stuffed animal! They'll tell you all about them when
you pick them up the next day. Don't worry, we'll
make sure they get enough sleep too!



Registration required by January 1st
Sign up now at
<https://franklincountyva.libcal.com/>

Registration required!

Rocky Mount mc² make code collaborate

Fabulous Fractals

January 22
4pm-5pm

For Ages 5-9

Registration required!



Registration required!

Franklin County Public Library 2026 Winter Reading Program

Hibernate with a good book!

Sign up for the Winter reading challenge now on the Beanstack
app or head to franklincountyva.beanstack.org



franklincountyva.beanstack.org

Children (ages 0-11)
Read 5 books to win a book or
Teddy Bear key chain!

Teens (ages 12-17)
Read 3 books to win a book or
Teddy Bear key chain!

Adults (ages 18+)
Read 1 book for a chance to win
cozy prizes!

DIY SCRATCH ART

January 15, 4pm - 5pm
Rocky Mount Library
Ages 10-11

Join us at the Tween Scene to
learn how to make your own
rainbow scratch art sheets!

Registration required
Scan the QR code or head to
<http://franklincountyva.libcal.com> to sign up!



FRANKLIN COUNTY
Public Library System

View full calendar and register for events at
<https://franklincountyva.libcal.com/>

JANUARY
2026

LIBRARY HAPPENINGS

FRANKLIN COUNTY
Public Library System

....always something great happening at your library

Got New Year's Resolutions? Let us help!

Tips for Sustainable Resolutions



January 15th, Rocky Mount 2:30-3:30pm or 5:45-6:45pm.
Ages 18+

This workshop will guide you through the process of setting realistic goals, teach you how to rely on consistency rather than motivation, and get you started on the right foot with a plan of action that will take you into the next few months. [Register now!](#)

Budget Friendly Nutrition

Rocky Mount, January 30th
11am-12pm. Ages 18+.

Come learn some budget-friendly tips for eating well and discover that cost doesn't have to be a barrier to good nutrition. [Registration opens December 19th at 12:30pm.](#)

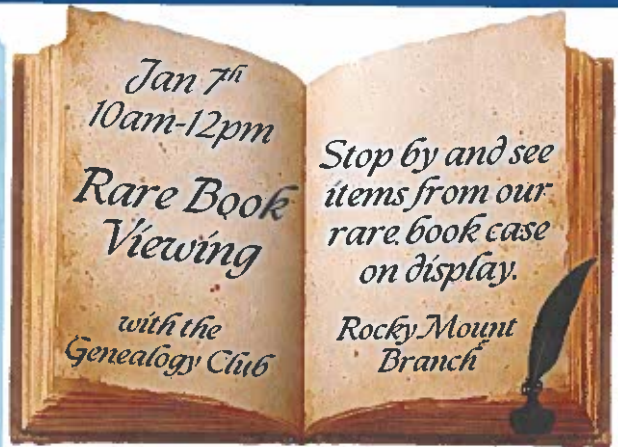


Superfood Salad

Jan 16th, Westlake 2-3pm
Rocky Mount 6-7pm
Ages 18+

This recipe is designed to help your healthy habits! Learn what a superfood is, ways to incorporate them into your diet, and how to make a salad you'll actually be excited to eat.

[Registration is required and opens December 19th at 12:30pm.](#)



TRIVIA NIGHT!

5:45-6:45PM | AGES 18+

Come to Trivia Night at the Rocky Mount library and battle for the right to be called a "Know-It-All." Bring your friends along or come alone to make some new ones. There will be prizes for 1st & 2nd Place. [Register now!](#)

LITTLE
WOMEN



Literary Classics: "Little Women"

Rocky Mount | Jan 12th, 2pm-4:30pm

Follow the lives of the March Sisters in this coming-of-age film about love, loss, ambition, and most of all, family. Light snacks provided. 2pm. Run time is 135 minutes. [Register now!](#)

Note: This film is rated PG, but is not recommended for children under 12.



Jan 6th: Tolkien & Middle Earth

Do you know what year J.R.R. Tolkien was born? Can you recall the inscription on the inside of the One Ring? Costumes are encouraged but not required!



Jan 29th: 1980s History & Pop Culture

Can you identify some top-charting songs of the 80s? Or name the lead actors in "Back to the Future?" If you're "Hip to Be Square", you'll be here. Shoulder pads are encouraged but not required!



Craftworks



Rocky Mount Wine Bottle Snowman

Jan. 9th 2-4pm



Westlake Fruit Print Tea Towels

Jan 13th 1-3pm



All supplies provided.
Ages 18+
Registration begins Dec. 15th at 12:30pm.



Candle Painting

Westlake Library
Jan 27th, 6:00-6:45pm
Ages 16+

Unleash your creativity at our Candle Painting Program! All supplies provided, [registration required](#). Don't miss out on this illuminating experience!



Adult Book Swap Jan 31st | 11:00am-12:30pm

Bring books in good condition to our Book Swap at the Rocky Mount Branch. Trade books with other patrons, talk about your favorite reads, and meet new friends. Ages 18+. No registration required.

Animal Control Data 2025													
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC	TOTAL
ANIMALS RECEIVED:													
DOGS													
Intakes	45	93	64	55	57	62	80	61	75	66	53	62	773
Seized, Code Impound	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Dangerous Dog)	0	0	0	0	0	0	0	0	0	0	0	0	0
CATS													
Intakes	35	19	33	30	71	62	65	52	48	49	45	33	542
Seized	0	0	0	0	0	0	0	0	0	0	0	0	0
SMALL ANIMAL													
Intakes	4	1	0	4	2	3	0	0	0	0	0	7	21
LIVESTOCK													
Intakes	0	0	0	1	0	0	5	1	2	0	0	0	0
Seized	0	0	0	0	0	0	0	0	0	0	0	0	0
DISPOSITION OF ANIMALS:													
DOGS													
Reclaimed by Owner	20	12	9	14	14	11	36	24	21	22	18	19	220
\$ FROM DOGS RECLAIMED	\$302.00	\$150.00	\$60.00	\$246.00	\$192.00	\$78.00	\$132.00	\$0.00	\$84.00	\$0.00	\$240.00	\$0.00	\$1,484.00
Adopted	24	44	37	31	18	17	27	16	14	15	23	20	286
\$ FROM DOGS ADOPTED	\$960.00	\$1,760.00	\$1,480.00	\$1,240.00	\$720.00	\$680.00	\$1,080.00	\$640.00	\$560.00	\$600.00	\$920.00	\$800.00	\$11,440.00
Transferred	15	29	18	9	30	25	18	12	22	30	11	42	261
Died in Facility/DOA	1	0	0	2	1	1	1	1	1	2	0	0	12
Euthanized	1	0	1	2	0	2	2	1	2	2	1	3	17
Escaped	0	0	0	0	0	0	0	0	0	0	0	0	0
On hand end of month	26	36	33	28	24	29	27	38	45	50	42	39	417
CATS													
Reclaimed by Owner	1	0	2	0	1	0	2	0	1	1	2	1	11
\$ CATS RECLAIMED	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adopted	28	25	22	6	28	25	41	39	32	37	33	33	349
\$ CATS ADOPTED	\$560.00	\$500.00	\$440.00	\$120.00	\$560.00	\$500.00	\$820.00	\$780.00	\$640.00	\$740.00	\$660.00	\$660.00	\$6,980.00
Transferred	51	21	14	21	18	15	1	5	2	4	11	62	225
Died in Facility/DOA	2	1	1	0	1	6	7	0	2	7	2	2	31
Euthanized	1	0	0	0	2	2	2	0	0	2	2	2	13
Escaped	0	0	0	0	0	0	0	0	0	0	0	0	0
On hand end of month	61	33	28	34	56	65	21	82	93	97	87	53	710
ACO A Lynskey ACO2													
Hours Worked								158.5	174	179.75	153.5	143.5	809.25
Overtime Hours								0	0	0	0	0	0
Calls for Service								89	96	109	82	85	461

Franklin County Parks & Recreation
Recreation Advisory Commission
December 4, 2025
5:30 PM
Recreation Park

RAC Members Present: Mike Banks, Reba Dillon, Jessica Gawor, Greg James, Robert Holland, George Martin

RAC Members Absent: Al Flora, Charlene Jones, and Ed Saunders

Staff Members Present: Paul Chapman, Marcia Cramblitt, and Beth Hodges

Guests: None

Additional Notes: None

Ms. Jessica Gawor called the meeting to order at 5:39 PM.

Meeting Minutes:

MOTION: Mr. George Martin made a motion to accept the November 2025 minutes. Ms. Reba Dillon seconded the motion; all were in favor.

Director's Report:

- Land of Lights is in full swing since Thanksgiving night, November 27th. There has been lots of traffic and donations coming through the Recreation Park so far.
- Mr. Chapman updated RAC members on Lion's Field. He sent a letter to the Lion's Club. We need an MOU, at the very least, if they don't sign the land over to the county, so everyone will know what is expected of Parks and Recreation at that park.
- Mr. Chapman updated RAC members on FORVA and the No Tires Bill proposal. This was not supported by the Board of Supervisors.
- Mr. Chapman has spoken with board member Mr. Tim Tatum about putting in secure outdoor AED boxes in the parks. Mr. Chapman has spoken with Mr. Mike Fowler, director of Public Safety, about this to possibly get this funded. We would need them at the sports fields and Smith Mountain Lake beach.
- The Smith Mountain Lake fishing pier needs to be renovated. We have received three bids.
- Mr. Chapman spoke about some implementation strategies for the Smith Farm conceptual plan. Mr. Chapman handed out a working document going over 4 primary development areas:
 - Community park
 - Cultural heritage area
 - Lake access area
 - Natural forest access

Prioritized development included:

- Trail development
- Stabilization of historic structures
- Development of the neighborhood park area
- Develop road/trail access to the lake
- Develop lake access area
- Develop interior roads to the natural forest section of the park

MOTION: Mr. George Martin proposed we accept this as a working document for the future of the Smith Farm development. Mr. Robert Holland seconded the motion. All were in favor.

- There was further discussion on the process of planning out the community gardens at the Smith Farm.
- Mr. Greg James is going to speak about social media marketing at the next RAC meeting. He suggested we try it for a year and see how it goes.

Community Recreation & Aging Services Manager Report:

- Ms. Marcia Cramblitt gave RAC members an update on Community Recreation.
 - Mr. Benton Heck, Recreation Services Specialist at the Essig Recreation Center, has been with us since May 27th.
 - Ms. Cramblitt showed everyone the awards from VRPS.
 - She informed everyone about the Snowman Competition (this replaced the Christmas Card Contest). The winners were decided this morning. The winners will be announced and awards will be presented at the Franklin County Tree Lighting on Friday.
 - Parks and Recreation runs the North Pole at the train depot for the kids at Come Home to Franklin County Christmas.
 - Mr. Heck has Family Bingo each month, along with many other events. He is also working with the town on possibly doing a pickle ball tournament at their newly renovated courts.
 - They are also looking into doing a possible farm to table event.
- Ms. Marcia Cramblitt updated everyone on the Office of Aging. It is at the Essig Recreation Center and anyone 50 or older are welcome to come there. Some of the Office of Aging events currently going on are:
 - Senior Giving Tree is going on now. They are collecting gift bags and hope to give out 300 bags to those in need in the community. If you know of anyone in need, please let the Office of Aging know.
 - Soup for Seniors will begin in January. We will do over 200 bags.
 - Buses for non-emergency medical appointments are ran Monday through Friday for seniors in need. We currently have 5 drivers.
 - Some of the policies and procedures are in the process of being updated regarding transporting seniors to their appointments due to a recent situation to help protect our drivers and the seniors being transported.
 - We were awarded a grant to pay for a new van from DRPT. It should be here soon.
 - Senior Bingo averages 70-80 seniors per month.
 - The Templetons will come do a Christmas concert on December 19th at 1:00 if anyone would like to come attend.

- Every Tuesday they take seniors to get groceries and to the bank. Once a month they make a trip to Heavenly Manna.
- Ms. Cramblitt updated everyone on events happening at the Essig Recreation Center
 - There are 3 full time staff: Ms. Cramblitt, Ms. Flo Brown, and Mr. Benton Heck.
 - There are over 4,000 people through the doors of the Essig Recreation Center each month.
 - There is a middle school volleyball program currently being held there with 48 participants.
 - Pickleball is going very strong at the Essig Center. It is Monday through Friday 10:30-2:30 and Monday through Thursday evenings.
 - Birthday party rentals on the weekends (Saturdays and Sundays) totaled 94 for January 2025 through December 2025.
 - There are 538 total paid and nonpaid activities that go on all throughout the year.
- Ms. Cramblitt brought a copy of the new Playbook that will be out January 1st.

Upcoming Events:

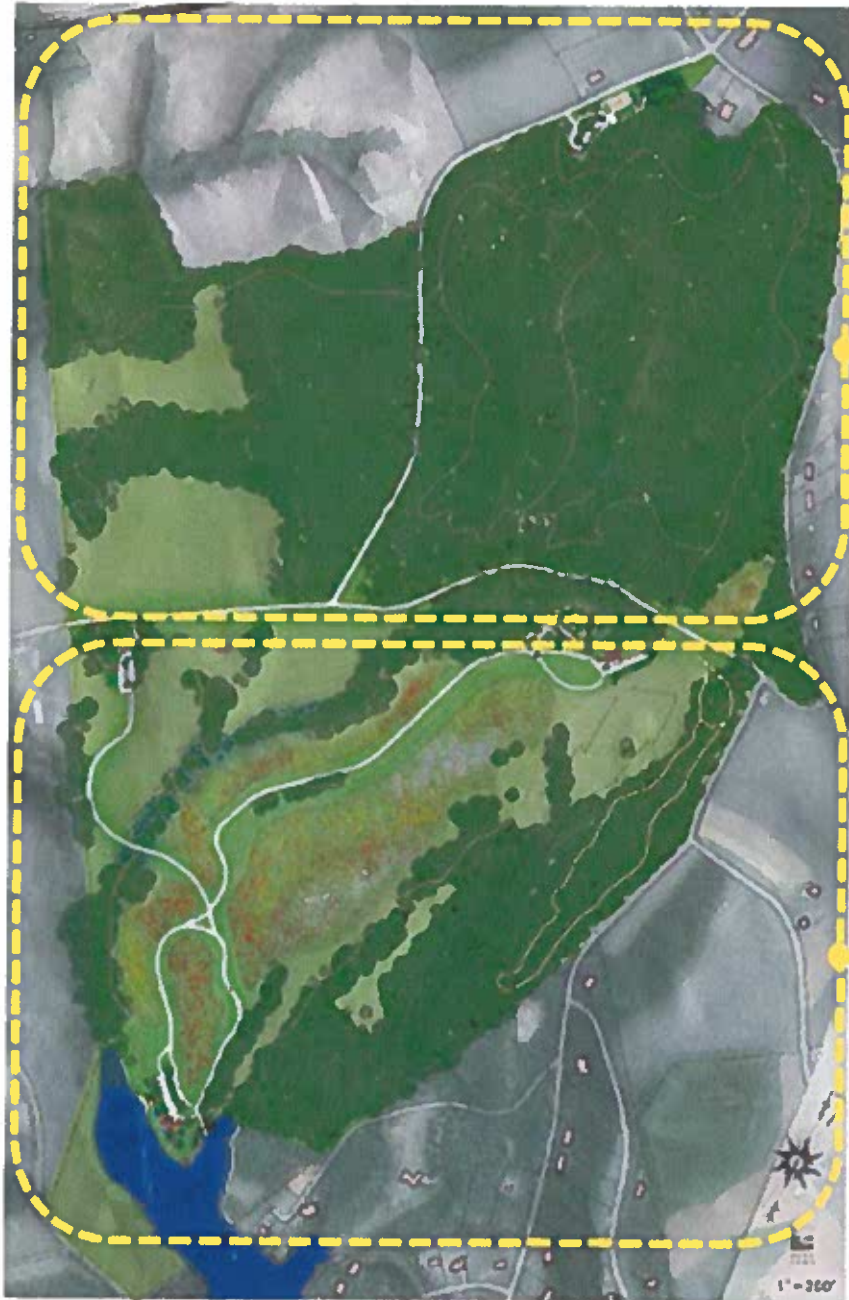
- Land of Lights—November 28th through December 25th
- Christmas tree lighting—December 5th
- Come Home to a Franklin County Christmas—December 6th

The meeting adjourned at 7:11 pm. The next meeting will to be Thursday, November 6, 2025 at 5:30.

Smith Farm Park Conceptual Plan - Implementation Strategy

December 2025

The Smith Farm Park Master Plan organizes the site into four primary development areas each designed to serve a unique purpose, reflect the Smith Family's wishes, and support the goals of the Franklin County Comprehensive Plan. Together, these areas provide recreation, education, cultural preservation, environmental protection, and community gathering opportunities for residents of all ages.



1. Community Park



Purpose: Provide easily accessible, family-friendly recreation amenities that serve nearby residents and broader county users.

Key Features:

- Picnic pavilion, restrooms, and shaded seating
- Community Garden
- Exercise/fitness station with modern, safety-certified equipment
- Walking loops connecting to the main trail system
- Multiuse courts pickleball courts

Benefits:

- Offers daily-use recreation opportunities
- Encourages healthy lifestyles and outdoor activity
- Serves as the community gathering hub of the park

2. Cultural Heritage Area



Purpose: Celebrate and preserve the historical and agricultural legacy of the Smith Family and the larger rural heritage of Franklin County.

Key Features:

- Interpretive signage telling the story of Smith Farm, local agriculture, and county history
- Restored or repurposed farm structures for educational or exhibit use
- Heritage garden or demonstration plots showcasing traditional crops and practices
- Small lawn for cultural events, storytelling, or heritage programs
- Walking paths through preserved open fields and historic landscape zones

Benefits:

- Supports the Comprehensive Plan goal to "Identify, protect, preserve, and promote the unique history, heritage, and diverse cultures and lifestyles of Franklin County."
- Strengthens community identity and historical awareness
- Provides opportunities for partnerships with schools and historical organizations

3. Lake Access Area



Purpose: Offer safe, environmentally responsible public access to the lake for recreation, education, and scenic enjoyment.

Key Features:

- Non-motorized boat launch (kayaks, canoes, paddleboards)
- ADA-accessible fishing pier or shoreline zone
- Wakeboard towline
- Playground / splashpad
- Lakeside picnic areas

Benefits:

- Aligns with the Comprehensive Plan priority to “Preserve and improve the quality of the County’s soil, water and air.”
- Provides water-based recreation in high demand by the public
- Encourages environmental stewardship and nature appreciation

4. Natural Forest Access



Purpose: Protect ecologically sensitive landscapes while allowing the public to experience the site's natural beauty through low-impact recreation.

Key Features:

- Nature trails (hike and bike) through forests and meadows
- Wildlife viewing interpretive signage
- Stream and nutrient credit mitigation zones with limited or restricted access
- Trailheads with maps and educational panels
- Disc golf
- Native plant restoration areas and pollinator habitats

Benefits:

- Protects soil, water, and wildlife resources
- Expands passive recreation opportunities such as hiking and birdwatching
- Reflects strong public support for nature-based activities
- Advances the Comprehensive Plan's environmental goals

How These Areas Work Together

Each zone contributes to a balanced park experience:

- **Neighborhood Park** → Active recreation & community gathering
- **Cultural Heritage Area** → Storytelling, identity, and preservation
- **Lake Access Area** → Water recreation & scenic enjoyment
- **Natural Areas Access** → Conservation and nature immersion

Collectively, they ensure Smith Farm Park is a multi-use, sustainable, culturally significant, and publicly supported asset for Franklin County.

Prioritized Development Plan

(Dependent on Funding, Permitting, Environmental Review, and Resource Availability)

The development of Smith Farm Park will occur in phases based on available funding, required permits, environmental considerations, and construction feasibility. The following list reflects the recommended priority order to ensure the site becomes accessible early, preserves historic assets, and supports long-term park growth.

1. Trail Development (Highest Priority)

Establish the initial trail network to provide early public access and create the foundational circulation system for future phases.

Components include:

- Primary loop trail and connecting paths
- Basic trailheads and directional signage
- Clearing, grading, and surfacing as appropriate
- Environmental protections (erosion control, buffers)

Rationale:

Trail access receives strong public support, has lower upfront cost, and immediately activates the property for low-impact recreation.

2. Stabilize Historic Structures (Schoolhouse, Farmhouse, and Barns)

Perform structural stabilization and weatherproofing on all buildings of historic value.

Components include:

- Roof and foundation stabilization
- Structural repairs
- Safety fencing or controlled public access if needed
- Documentation and historic preservation planning

Rationale:

Protects irreplaceable cultural resources and directly supports the Comprehensive Plan goal to preserve the county's heritage.

3. Develop the Neighborhood Park Area

Construct core community-use amenities that provide family-friendly recreation.

Components include:

- VDOT entrance permit
- Community garden
- Pavilion/shelter
- Fitness/exercise equipment
- Parking and ADA walkways
- Initial landscaping

Rationale:

Expands active recreation opportunities and delivers immediate community benefit once structures are stabilized and trails are established.

4. Develop Road/Trail Access to the Lake

Create safe and sustainable routes to the waterfront area.

Components include:

- Access road with pedestrian path
- Parking area with connection to trails and lake access

- Consideration for crossing stream/nutrient credit mitigation area
- Safety and wayfinding signage

Rationale:

Access infrastructure must precede any lakefront recreation improvements and ensure environmentally responsible movement into sensitive areas.

5. Develop Lake Access Area

Construct lake recreation amenities once access and environmental compliance are in place.

Components include:

- Habitat buffers and shoreline stabilization
- Pier or shoreline access
- Non-motorized boat launch
- Safety and educational signage

Rationale:

Supports public desires for water-based recreation and complements earlier investments in access routes.

6. Develop Interior Roads to the Natural Forest Section of the Park

Extend internal circulation to reach deeper natural areas while protecting sensitive environments.

Components include:

- Low-impact interior roadways
- Secondary trail connections
- Natural area orientation signage
- Parking or trailheads for nature access

Rationale:

Completes access to conservation zones and enables future programming such as nature hikes, outdoor classrooms, and wildlife observation.