

Franklin County Planning Commission
Agenda
March 10, 2020

- I. Call to Order
- II. Roll Call
- III. Consent Agenda
 - A) Approval of Minutes from February 11, 2020 meeting
- IV. Public Hearings:
 1. **APPLICATION for SPECIAL USE PERMIT** – Application of Edward T. Carter Jr. and Heather E. Carter, Applicants and Owners, requesting a Special Use Permit with possible conditions, to allow for the short term tourist rental of a dwelling, located on an approximate 5.00 acre property. The property, currently zoned A-1, Agriculture, is located at 220 Ridgeway Road in the Boone District of Franklin County and is further identified by Franklin County Real Estate Records as Tax Map/Parcel # 0050007901. Short term tourist rental of a dwelling is a permitted use by Special Use Permit in A-1 Agriculture zoning districts and subject to the supplemental regulations found in Section 25-138 of the Franklin County Code. The property has a future land use designation of Agriculture Forestry/Rural Residential.
 - a) Staff Presentation (Terry Harrington)
 - b) Applicant Presentation
 - c) Public Comment
 2. **APPLICATION for SPECIAL USE PERMIT** – Application of Boyd K. Temple and LeAnn L. Temple, Applicants and Owners, requesting a Special Use Permit with possible conditions, to allow for the short term tourist rental of a dwelling, located on an approximate 3.29 acre property. The property, currently zoned A-1, Agriculture, is located at 601 Strawberry Banks Drive in the Gills Creek District of Franklin County and is further identified by Franklin County Real Estate Records as Tax Map/Parcel # 0320005800. Short term tourist rentals of a dwelling is a permitted use by Special Use Permit in A-1 Agriculture zoning districts and subject to the supplemental regulations found in Section 25-138 of the Franklin County Code. The property has a future land use designation of Low Density Residential.
 - a) Staff Presentation (Terry Harrington)
 - b) Applicant Presentation
 - c) Public Comment

3. **APPLICATION for SPECIAL USE PERMIT** – Application of Bradley Ty Walker, Applicant, and William J. Walker Jr. and Bonnie Peters Walker, Owners, requesting a Special Use Permit with possible conditions, to allow for the short term tourist rental of a dwelling, located on an approximate 131 acre property. The property, currently zoned A-1, Agriculture, is located at 1027 Ty Valley Lane in the Union Hall District of Franklin County and is further identified by Franklin County Real Estate Records as Tax Map/Parcel # 0710005300. Short term tourist rentals of a dwelling is a permitted use by Special Use Permit in A-1 Agriculture zoning districts and subject to the supplemental regulations found in Section 25-138 of the Franklin County Code. The property has a future land use designation of Agriculture Forestry/Rural Residential.

- a) Staff Presentation (Terry Harrington)
- b) Applicant Presentation
- c) Public Comment

V. **New Business:**

- a. 2020 Work Program

VI. **Old Business:**

- a. 2019 Annual Report
- b. Short Term Rentals

VII. **Citizen Comment**

VIII. **Adjourn**

**** The Planning Commission's next site visits are scheduled for April 8, 2020

Mr. Harrington concluded that the staff recommends that the Planning Commission consider and recommend approval of this special use permit request for a short term rental use of the existing residential structure. We believe the approval of this request is justified based upon the following factors:

- The proposed short term rental is in a low density area characterized by larger lots and few single family homes.
- Access to the short term rental will be from Naff Road. Rental occupants will not need to use Wades Gap Road that provides access to most of the land uses in this area, including the single family homes, the Brethren Church and the Naff Community Center.
- The proposed short term rental is a small structure (800 sq. ft., with two (2) bedrooms. If used in compliance with the Code, noised and traffic impacts should be limited.
- The property owners reside in the area and thus can more closely monitor the use of the property.

Mr. Harrington said that the recommendation of approval is with the following conditions:

1. The use of the property for short term rentals shall always comply with the performance standards for short term rentals contained in Section 25-138 of the Franklin County Code. The applicant/property owner shall also complete the Short Term Rental Certificate of Compliance Form prior to the structure being used for short term rental.
2. In accordance with Health Department regulations and procedures, the owner shall retain the services of a professional soil scientist to evaluate the design and capacity of the existing septic system ,and shall undertake any improvements necessary to ensure the septic system complies with department standards for the proposed use and expected demand. All necessary improvements shall be undertaken prior to the structure being used for short tern rental.
3. The Building Official and the Fire Marshall shall each inspect the short term rental dwelling for compliance with applicable codes prior to the structure being used for short term rental.

Mr. Harrington offered to answer any questions.

Vice-Chairman Colby asked if there were any questions for staff; there was not. Vice-Chairman Colby then opened the public hearing and asked if there was anyone present that would like to speak.

George and Kay Bristol stated that they lived across the road from the Coury property and that they supported the request.

There was no one else present that wanted to speak so Vice-Chairman Colby then closed the public hearing and the members had discussion among themselves.

Mrs. Mitchell made a motion to approve, stating I move to approve SPEC 01-20-16480, authorizing the short term rental of the existing residential structure located at 2729 Naff Road in the Boone district, finding that with the conditions recommended by the staff, the proposed use is consistent with the purpose and intent of the County's adopted comprehensive plan and good zoning practice and will not result in substantial detriment to the community. I therefore recommend approval of this SUP with the following conditions:

1. The use of the property for short term rentals shall always comply with the performance standards for short term rentals contained in Section 25-138 of the Franklin County Code. The applicant/property owner shall also complete the Short Term Rental Certificate of Compliance Form prior to the structure being used for short term rental.
2. In accordance with Health Department regulations and procedures, the owner shall retain the services of a professional soil scientist to evaluate the design and capacity of the existing septic system, and shall undertake any improvements necessary to ensure the septic system complies with department standards for the proposed use and expected demand. All necessary improvements shall be undertaken prior to the structure being used for short term rental.
3. The Building Official and the Fire Marshall shall each inspect the short term rental dwelling for compliance with applicable codes prior to the structure being used for short term rental.

Vice Chairman Colby announced the next item on the agenda as New Business: 2019 Annual Report.

Mr. Sandy informed the Planning Commission that they had been given a draft of the 2019 Annual Report. He asked that each member review the report and let staff know if they had any comments or changes before it was presented to the Board of Supervisors.

Vice-Chairman Colby stated that next item on the agenda was citizen comment and asked if there was anyone present that would like to speak on any topic; there was not.

With no other business, the meeting was adjourned at 6:56 p.m.

_____, Clerk
Franklin County Planning Commission

Date

Department of Planning & Community Development



A joint work session of the Franklin County Planning Commission and Franklin County Board of Supervisors was held on February 18, 2020 in the B-75 conference room located in the Franklin County Government Center.

THOSE PRESENT- PLANNING COMMISSION:

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

THOSE ABSENT- PLANNING COMMISSION:

Sherrie Mitchell – Snow Creek District
Angie McGhee- Boone District

THOSE PRESENT – BOARD OF SUPERVISORS:

Leland Mitchell – Snow Creek District
Tim Tatum – Blue Ridge District
Mike Carter – Rocky Mount District
Ronnie Mitchell Jr. – Blackwater District
Tommy Cundiff – Union Hall District
Lori Smith – Gills Creek District

THOSE ABSENT – BOARD OF SUPERVISORS:

Ronnie Thompson- Boone District

OTHERS PRESENT:

Chris Whitlow – Interim County Administrator
Jim Gwynn – County Attorney
Steven Sandy- Director of Planning & Community Development
Terry Harrington- Senior Planner
Madeline Sefcik – Board of Supervisors Clerk
Hannah Powell- Planning Commission Clerk

The meeting was called to order by Chris Whitlow at 6:45 p.m. The members of the Planning Commission and Board of Supervisors introduced themselves to one another.

Mr. Sandy began the work session by giving a presentation providing information on short term rentals including current regulations, current registered, current revenue, supplemental regulations, and some possible next steps.

Mr. Cundiff asked Mr. Sandy to further explain the meaning of “by-right” and Mr. Sandy did so.

Mr. Colby commented about the complaints of Waters Edge and how the possible next steps do not relate to those complaints.

Mr. Cundiff remarked that possibly removing short term rentals as “by right” from all zoning districts, requiring everyone to obtain a special use permit would make it easier to track. He added that the \$100 fine should be raised, and the penalty should be substantial.

1255 Franklin Street, Suite 103, Rocky Mount, Virginia 24151

Mr. Carter discussed research he had done on other localities and their short-term rental process.

Mrs. Smith mentioned that there is no protection for landowners in the RPD and PCD districts that do not have restriction covenants.

Mr. Ronnie Mitchell stated that short term rentals is basically turning homes into businesses and should have the same requirements that businesses such as hotels/motels have. He went on to discuss lack of fire safety in these homes, septic issues, parking, erosion and sediment control, water quality, need to be ADA compliant, and the tax rate.

Mrs. Smith said that she is opposed to the relaxation of regulations and feels they should be tightened instead. She went on to say that the fine is too low and should be punitive.

Mr. Webb commented that if the County wants to continue promoting the lake for tourism then the people will need somewhere to stay and there are only a couple hotels in the County.

Mrs. Crawford agreed with Mr. Webb that people need places to stay at the lake and that providing rentals is necessary to tourism.

Mr. Carter remarked that businesses in the County need people to be coming here.

Mr. Leland Mitchell concluded that staff should look into hiring a research firm to keep track of the short-term rentals. He added that another work session could be held after this information is obtained.

With no other business, the meeting was adjourned at 7:50 p.m.

_____, Clerk
Franklin County Planning Commission

Date

SPECIAL USE PERMIT STAFF REPORT

To: Franklin County Planning Commission

From: Terrance L. Harrington, AICP
Senior Planner

Date: February 28, 2020

Tax Parcel # 0050007901

District: Boone

Applicants/
Owners: Edward T. Carter and Heather E. Carter

Case No: SPEC-02-20-16500

RE: Petition of Edward T. Carter and Heather E. Carter requesting a special use permit authorizing the use of an existing residential structure located at 220 Ridgeway Road for short term rental.

BACKGROUND

Short Term Rentals are defined as the rental of a dwelling for a period of 30 days or less. The Carter property is zoned A-1 Agricultural. Per Section 25-179 of the County Code, short term rentals are permitted in A-1 zoning districts provided the Board of Supervisors issues a special use permit for the use.

STAFF ANALYSIS OF CURRENT REQUEST

SITE CHARACTERISTICS

The Carters are the owners of a 5.01 acre lot near the terminus of Ridgeway Road in the Boone District. Ridgeway Road is a private road with a variable right-of way. There is one single family home on this parcel. County tax records list the home as a one bedroom 1008 square foot two story home with basement. The Carters purchased this property in 2014 and undertook extensive renovations to the house on the property which had been vacant for eight years. In

addition to the single family home on the property there is also a tobacco barn that the Carters renovated and converted into a carport. The Carter's principal residence is on an adjacent property (0050007902) and is accessed by an easement that runs through the property that is the subject of this short term rental request.

The site is heavily wooded with mature poplar, oak and pine trees.

VEHICLE ACCESS AND TRAFFIC

Access to the property is from Ridgeway Road via Chestnut Forest Drive. Both roads are private R/W's. A looped driveway on the property provides two points of access to the house. This short term rental driveway incorporates a gravel parking area that can accommodate two cars.

VDOT reviewed this request and had no comments based upon the nature of the request, and the location of the proposed short term rental on a private R/W.

SURROUNDING ZONING AND LAND USES

The attached map shows that property in the immediate area is a mixture A-1 Agriculture and RE Residential Estates zoning districts. Most of the A-1 zoned areas are either very large vacant parcels, or used for very large lot single family development. RE properties in the general area are generally developed for single family homes within the Chestnut Forest subdivision. Short term rentals are not permitted in RE Districts.

PUBLIC HEALTH AND SAFETY

The Health Department has reviewed this request and has advised that each structure that is to be devoted to short term rental must be served by a septic system that has the capacity to accommodate expected demand. The Health Department did not have any records to document the rated capacity of the system, nor information when the system was installed. The applicants have been advised that information to document the capacity and effectiveness of the system must be provided prior to the property being used as a short term rental.

The Fire Marshal reviewed this request and has advised that smoke detectors must be installed in the bedroom, outside each sleeping area and one in the vicinity of the bedroom. Detectors must also be installed on each additional story such as a basement or habitable loft or attic. A carbon monoxide detector must be installed if any gas fueled appliances are installed in the dwelling and a fire extinguisher must be in the dwelling.

Upon approval of the requested SUP, the Building Officials office and the Fire Marshal will inspect the structure proposed for short term rental use to ensure that the structure complies with building and fire code requirements for short term rental use.

COMPREHENSIVE PLAN

The Future Land Use map designates the property located at 220 Ridgeway Road as Agricultural/Forestry and Rural Residential according to the 2007 Franklin County Comprehensive Plan adopted by the Board of Supervisors in May of 2007. The Comprehensive plan would support this property as a short term rental dwelling due to the fact the property would not adversely impact surrounding properties. The property is heavily wooded, and the surrounding properties are a good distance from the home that will be used as a short term rental dwelling.

PUBLIC COMMENTS AND INQUIRIES

Then staff has received one telephone inquiry from a citizen who saw the public hearing signs posted on/near the property. No concerns were expressed by this citizen.

COMMUNITY IMPACTS

The staff expects minimal community impacts from the use of this house for short term rental. The one bedroom design of this house will limit the legal short term occupancy of the house to two adults. The five (5) acre lot size and the wooded setting of the house will minimize noise impacts on adjacent properties. The closest residence on adjacent property is approximately 350 feet from the proposed short term rental.

The staff recommends that the Planning Commission consider and recommend approval of this special use permit request for a short term rental of the existing dwelling on the property. Our recommendation of approval is with the following conditions:

1. This special use permit authorizing the short term rental dwelling on tax parcel # 0050007901 shall only apply to the existing dwelling on the property. No future dwelling on the property shall be used for short term rental unless this special use permit shall be 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 of the Franklin County Code
3. The County Building Official and Fire Marshal shall inspect the proposed short term rental use within 30 days of the approval of the special use permit for the short term rental. 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 building and fire codes.
4. Prior to using the property as a short term rental use, a certified professional engineer shall evaluate the existing septic system serving the house and provide the county with a report

that certifies that the system is functioning properly and can meet the demands of a two bedroom home.

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

(APPROVE) I find that the approval of SPEC-02-20-16500 authorizing the short term rental of a structure located at 220 Ridgeway Road in the Boone District with the conditions recommended by the staff, is consistent with the purpose and intent of the County's adopted comprehensive plan and good zoning practice and will not result in substantial detriment to the community. I therefore recommend approval of this SUP with the following conditions:

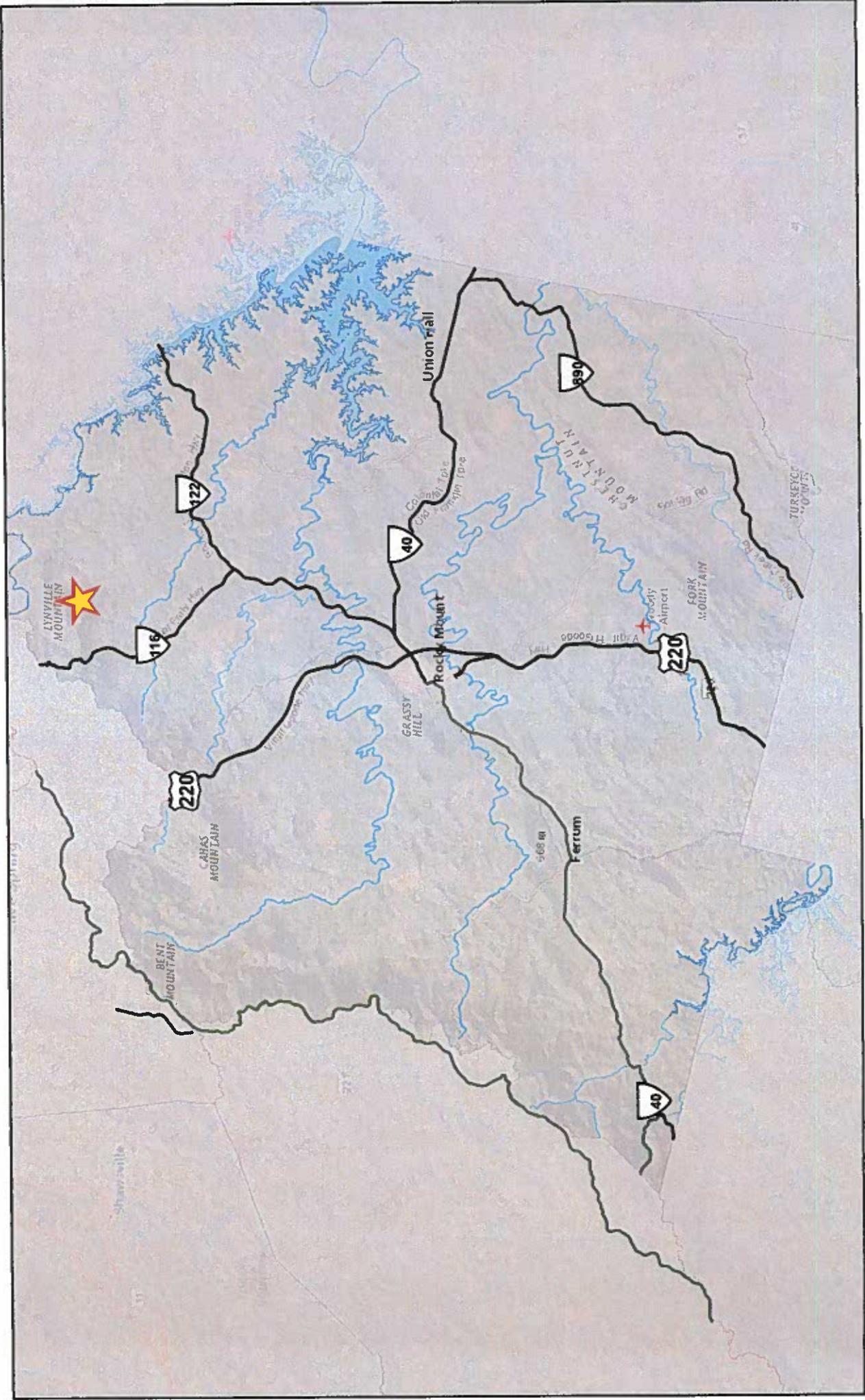
1. This special use permit authorizing the short term rental dwelling on tax parcel # 0050007901 shall only apply to the existing dwelling on the property. No future dwelling on the property shall be used for short term rental unless this special use permit shall be revised by the Board of Supervisors 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 of the Franklin County Code.
3. The County Building Official and Fire Marshal shall inspect the proposed short term rental use within 30 days of the approval of the special use permit for the short term rental. 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 building and fire codes.
4. Prior to using the property as a short term rental use, a certified professional engineer shall evaluate the existing septic system serving the house and provide the county with a report that certifies that the system is functioning properly and can meet the demands of a two bedroom home.

OR

(DENY) I find that the approval of SPEC-02-20-16500 is inconsistent with the purpose and intent of the County's adopted comprehensive plan and good zoning practice and will result in substantial detriment to the community. I therefore recommend denial of the special use permit.

OR

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



Tax Map # 0050007901
SPEC-02-20-16500
Edward & Heather Carter

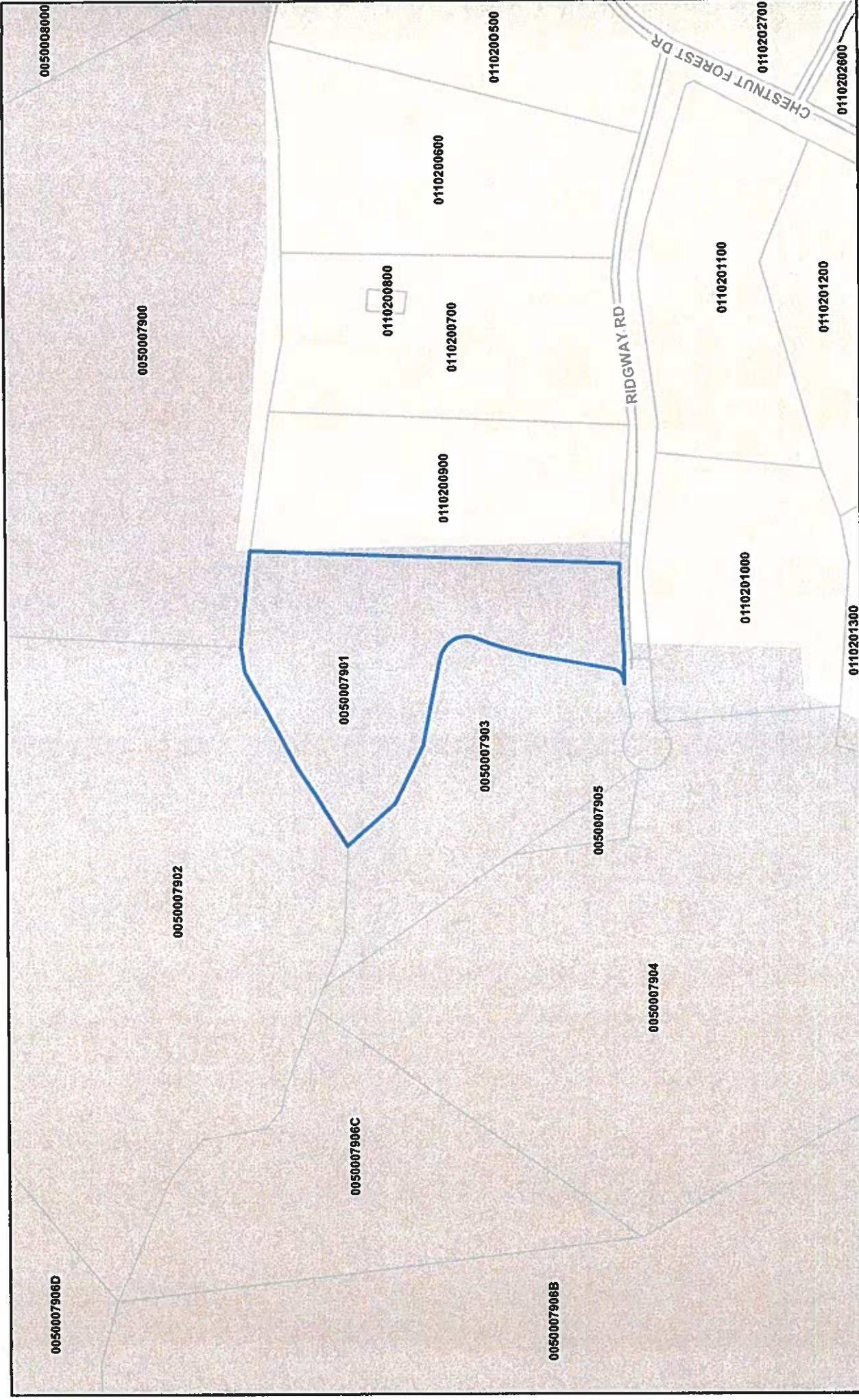
★ Subject Property Location



Date: 2/27/2020



Franklin Co GIS



Legend

-  Subject Parcel
-  Parcels
-  Special Use Permit
-  Smith Mtn Lake
- Zoning Classifications**
-  A1 - Agricultural
-  RE - Residential Estates

Tax Map # 0050007901
SPEC-02-20-16500
Edward & Heather Carter



Date: 2/27/2020



Franklin Co GIS



0050007906D
 0050007902
 0050007906C
 0050007901
 0050007903
 0050007905
 0050007904
 0050007906B
 0050007900
 0110200800
 0110200700
 0110200600
 0110200900
 0110201100
 0110201200
 0110201000
 0110202700
 0110202600
 RIDGWAY RD



Franklin Co GIS



Date: 2/27/2020

Tax Map # 0050007901
 SPEC-02-20-16500
 Edward & Heather Carter



Legend

- Subject Parcel
- Tax Parcels

2017 Pictometry Imagery

Heather and Tommy Carter
250 Ridgeway Road
Hardy, VA 24101

January 22, 2020

Ms. Tina H. Franklin, CZA
Department of Planning and Community Development
1255 Franklin Street, Suite 103
Rocky Mount, VA 24151

Dear Ms. Franklin,

This letter serves as part of the application process for a special use permit for 220 Ridgeway Road in Hardy. We listed this property on Airbnb in May of 2018 without the knowledge that short-term rentals required a special use permit. We apologize for not understanding the laws in Franklin County and hope to follow all procedures correctly going forward. Presently, we are up-to-date on our local taxes.. We hope that you grant us our request for a special use permit as we believe it benefits our family and businesses in and around Franklin County.

We chose to list our property with Airbnb because they have good standards in place for qualifying guests and allow hosts to advertise specific house rules. With respect to our neighbors, our listing specifically states that our house is in a residential neighborhood and that "no parties are allowed on the property". In an event of noncompliance, we can ask guests to leave the property, cancel their reservation, and report them for unacceptable behavior. Since our primary home is adjacent to the property, we can monitor our guests closely and can quickly handle any issues that may arise. Hosting our home for short-term rentals does not change its original use as a residential property and no added construction has occurred.

Overall, we have had a positive experience hosting individuals and families from many different states and countries, as well as those from Virginia looking for a quiet mountain escape. We have recommended that our guests patronize many local shops, restaurants, and attractions in the area. Without a doubt, our guests have contributed to the financial success of various businesses in the Westlake Shopping Plaza and Bridgewater Plaza. Our family is a single income family and has benefited from the additional income as well.

In closing, we believe that using our property to host tourists for short-term rentals benefits our family and the county. Because this property is next to our own neighborhood, we desire to use our property in a way that enhances our community. Thank you for your time and attention.

Sincerely,



Tommy and Heather Carter

Enclosures: Application form and Concept Plan

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

(Type or Print)

I/We, Edward T. Jr and Heather E. Carter as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Supervisors for a special use permit on the property as described below:

Petitioner's Name: Edward T. Carter, Jr and Heather E. Carter

Petitioner's Address: 250 Ridgeway Rd Hardy, VA 24101

Petitioner's Phone Number: 540-798-9397 (Heather's cell)

Petitioner's E-mail: quiverfullwith8@gmail.com

Property Owner's Name: Same as above

Property Owner's Address: _____

Property Owner's Phone Number: _____

Property Owner's E-mail: _____

Directions to Property from Rocky Mount: Take Old Franklin Turnpike and make left onto VA 122 N, turn left onto VA-116 N, turn right onto State Rte 972, turn right onto State Rte 638, then sharp right onto State Rte 679. Make a slight left onto Rt 680, Tax Map and Parcel Number: Tax Map and Parcel ID: 0050007901

Magisterial District: Boone

Property Information:

A. Size 5.0 acre tract of _____ Property: 220 Ridgeway Rd Hardy, VA 24101

B. Existing Zoning: A1 (Agricultural)

C. Existing Residential Land Use: _____

D. Is property located within any of the following overlay zoning districts: NA
____ Corridor District ____ Westlake Overlay District ____ Smith Mountain Lake Surface District

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

Proposed Special Use Permit Information:

A. Proposed short-term^{tourist} rental of dwelling (Sec 25-40) Land Use: _____

B. Size of Proposed Use: 5 acre
C. Other Details of Proposed Use: List property on Airbnb.com for short-term rentals.

Checklist for completed items:

- Application Form
- Letter of Application
- Concept Plan
- Application Fee

****I certify that this application for a special use permit and the information submitted herein is correct and accurate.**

Petitioner's Name (Print): Edward T Carter, Jr and Heather E Carter

Signature of Petitioner: [Signature]

Date: 1/19/20

Mailing Address: 250 Ridgeway Rd
Hamdy, VA 24101

Telephone: 540-798-9397

Email Address: quiverfullwith3@gmail.com

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

Owner's Name (Print): Same as above

Signature of Owner: _____

Date: _____

Date Received by Planning Staff _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____



First American
Title Insurance Company

EXHIBIT A
LEGAL DESCRIPTION

Agent's File No.: ST-115637-14

Policy No.: 5006400-0193730e

BEGINNING AT AN OLD IRON PIN ON THE NORTHERLY SIDE OF RIDGEWAY ROAD AT THE SOUTHWESTERLY CORNER OF LOT 4, BLOCK 2, SECTION 2, CHESTNUT FOREST (PLAT BOOK 5, PAGE 213), AND AT THE SOUTHEASTERLY CORNER OF THE PROPERTY HEREIN DESCRIBED, THENCE WITH RIDGEWAY ROAD N. 80 DEGREES 43' 34" W 21.94 FT. TO A POINT; THENCE S. 89 DEGREES 05' 50" W. 160.22 FT. TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 28.69 FT., WHOSE CHORD BEARING IS N. 36 DEGREES 00' 35" W. 24.51 FT.; THENCE WITH THE LINE OF 50 FT. RIGHT OF WAY, N. 18 DEGREES 41' E. 139.31 FT. TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 95.68 FT., WHOSE CHORD BEARING IS N. 23 DEGREES 22' 25" E. 95.58 FT., TO A POINT; THENCE N. 28 DEGREES 03' 50" E. 32.07 FT. TO A POINT; THENCE WITH A CURVE TO THE LEFT, AN ARC DISTANCE 184.06 FT., WHOSE CHORD BEARING IS N. 21 DEGREES 22' 22" W. 162.06 FT. THENCE N. 70 DEGREES 48' 35" W. 181.08 FT. TO A POINT; THENCE N. 55 DEGREES 11' 20" W. 119.27 FT. TO A POINT THENCE N. 34 DEGREES 18' 50" W. 197.01 FT. TO AN OLD IRON PIN, THENCE WITH THE DIVISION LINE BETWEEN THE PROPERTY HEREIN DESCRIBED AND THE EDWARD T. CARTER PROPERTY (D.B. 347, PAGE 430) N. 79 DEGREES 12" E. 260.19 FT. TO AN OLD IRON PIN; THENCE N. 83 DEGREES 40' E. 196.34 FT. TO AN OLD IRON PIN; THENCE WITH THE LINE OF EDWARD S. FERGUSON D.B. 358. PAGE 778) S. 80 DEGREES 53' 15" E. 141.38 FT. TO AN OLD IRON PIN THENCE WITH THE DIVISION LINE BETWEEN THE PROPERTY HEREIN DESCRIBED AND LOT 4, BLOCK 2, SECTION 2, CHESTNUT FOREST, S. 3 DEGREES 56' W. 759.08 FT. TO THE PLACE OF BEGINNING, AND BEING 5.0 ACRE TRACT SITUATE ON RIDGEWAY ROAD AND ADJOINING BLOCK 2, OF SECTION 2, CHESTNUT FOREST, BOONE MAGISTERIAL DISTRICT, COUNTY OF FRANKLIN, ACCORDING TO PLAT OF SURVEY MADE BY JACK G. BESS, DATED OCTOBER 17, 1986.

PARCEL ID: 0050007901

Exhibit A

Residential Concept Plan

For 220 Ridgeway Road, Hardy VA 24101

February 1, 2020

220 Ridgeway Road, parcel no. 0050007901, is 5.01 acres with a 1,008 sq ft home. The house is 30ft x 30 ft and about 19ft high. The home is SE on the property and was built in 1980. It is a two story home with one bedroom and one bathroom. There are two entrances to the property that constitute a wrap-around driveway, one off of Ridgeway Road and one off of the right-a-way road that accesses our property and others on the mountain around us. The driveway is about 12ft wide and extends toward the back of the house to allow parking near the basement entrance of the home (about a total of 180ft driveway length). There is an additional cleared area off of the driveway on the SW side of the home that allows parking for two vehicles (25ft x 20ft).

The property is heavily wooded with trees such as poplar, oak, and pine. A creek runs from NW to NE across the northern property border. There was an old tobacco barn (20ft x 23ft x 17ft) on the SW corner of the property that was dilapidated; we preserved that feature and rebuilt the barn with the original logs and added a metal roof. That structure is open on one side like a carport for cars and/or our tractor to park under. There is a hunting deer stand on the northern section of the property. Our home is adjacent to the property (parcel no. 0050007902).

Below is the relative distance of the home from all other bordering properties:

48.4 ft from parcel no. 0110200900

86.3 ft from Ridgeway Road

136.9 ft from parcel no. 0110201000

128.3 ft from parcel no. 0050007903

661.3 ft from parcel no. 0050007900

It is not our intention at this time to construct or propose changes to this property. We bought the property in 2014 when it was in foreclosure and had been vacant for approximately eight years. The deck and the barn were decomposing and the house had mold issues. Our desire was to improve the condition of the home and property to enhance the value of our neighborhood, and because the property was adjacent to ours and the usage of the property would affect the aesthetics and peace of our own home. We desire that it be maintained as a wooded, residential property whether that be for long term or short term occupancy. We have used our home for two long-term rentals, one being our son and his wife and the other for a mother of a resident in Chestnut Forest; friends and family have been able to stay there when visiting from out of town as well. Several properties have been in foreclosure and are not being maintained well in the Chestnut Forest community. We believe that this property is one of the best maintained properties and we plan to keep it that way as long as we own it.

Respectfully submitted,

Heather and Edward Carter

Franklin County, VA
Property Information



DISCLAIMER: While every effort has been made to ensure the accuracy of the information presented, Franklin County is not responsible for the accuracy of the content contained herein and will not be liable for its mis-use or any decisions based on this report's contents.

Property Owner: CARTER EDWARD THOMAS JR & HEATHER
Owner Address: E
 250 RIDGWAY ROAD

Tax Map #: 0050007901

HARDY VA 24101

Map: 005.00
Parcel: 079.01
Record #: 583
Legal Desc 1: RIDGWAY ROAD
Legal Desc 2:
Legal Desc 3:

Assessed Values

Acreage: 5.01
Land Value: \$ 41,100.00
Bldg Value: \$ 62,300.00
Total Assessed Value: \$ 103,400.00
Land Use Program Value: \$.00

Zoning Information

Zoning Classification:
 A1

Transfer History

Most Recent Transfer

Deed Bk: 1046 **Deed Pg:** 1489 **Instrument Type:** DB **Instrument Yr:** 2014 **Instrument #:** 1542
Plat Bk: **Plat Pg:** 0 **Date:** 03/31/2014 **Price:** \$ 90,000.00
Grantor: FEDERAL HOME LOAN MORTGAGE

Most Recent Transfer 1

Deed Book: 1042 **Deed Page:** 825 **Instrument Type:** DF **Instrument Yr:** 2013 **Instrument #:** 8985
Grantor: SWITZER G EDWARD & HURST M **Price:** \$ 90,182.00 **Date:** 25/11/2013

Most Recent Transfer 2

Deed Book: 696 **Deed Page:** 1201 **Instrument Type:** **Instrument Yr:** 0 **Instrument #:** 0
Grantor: WICKHAM ROYCE D & KATHY M **Price:** \$ 75,000.00 **Date:** 29/3/2001

Most Recent Transfer 3

Deed Book: 402 **Deed Page:** 1293 **Instrument Type:** **Instrument Yr:** 0 **Instrument #:** 0
Grantor: **Price:** \$ 49,950.00 **Date:** 22/10/1986

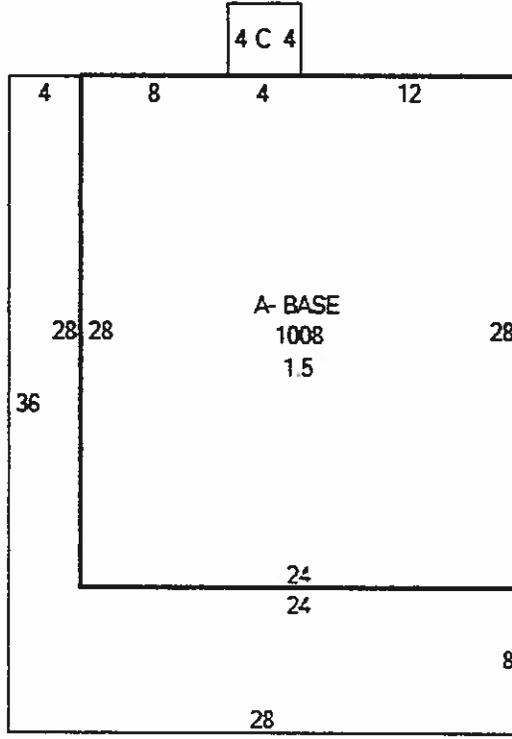
Improvement Details:

Exterior

Year Built: 1980 **Foundation:** CINDERBLOCK **Garage:** NONE
Occupancy Type: DWELLING **Ext. Walls:** FRAME **No. of Cars:** 0
Condition: AVERAGE **Roofing:** COMPOSITION SHINGLE **Carport:** NONE
Roof Type: GABLE **No. of Cars:** 0

Interior

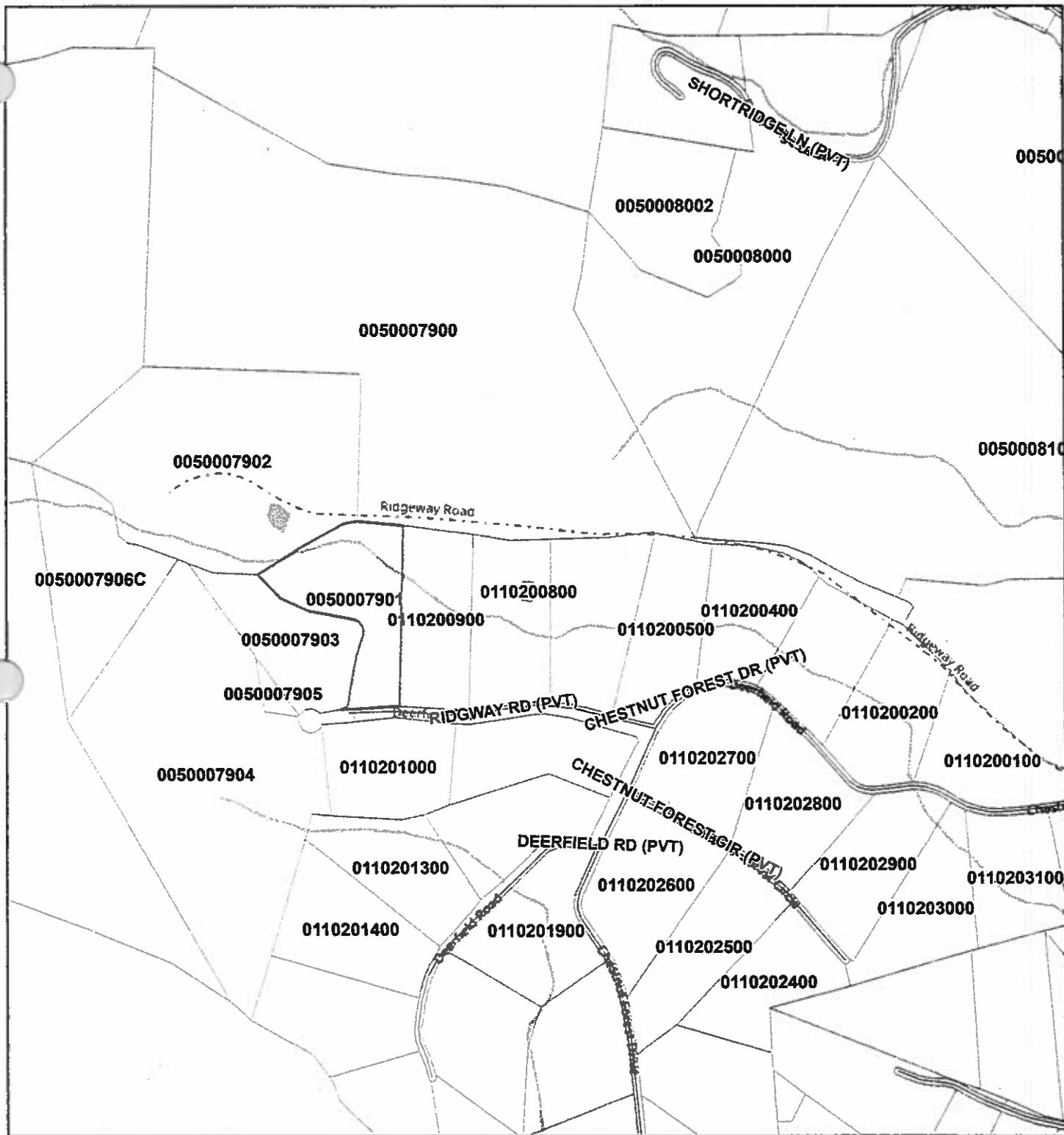
Stories: 2 **Heating:** HEAT PUMP **Base Living Sq Ft:** 672
Total Rooms: 4 **A/C:** YES **Finished Sq Ft:** 1,008
Bedrooms: 1 **Fireplaces:** 0 **Finished Bsmt Sq Ft:** 120
Full Baths: 1 **Flues:** 0 **Total Bsmt Sq Ft:** 672
Half Baths: 0 **Unfinished Bsmt Sq Ft:** 552
Interior Walls: DRYWALL
Floor Covering: WOOD FLOORING



Data Current As Of: 12/23/2019

Franklin County Commissioner of the Revenue's Office

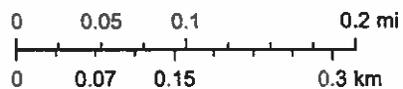
Franklin County, VA



2/1/2020, 9:44:52 AM

1:9,028

- Local Roads
- Tax ID #s (PIN)
- Parcels



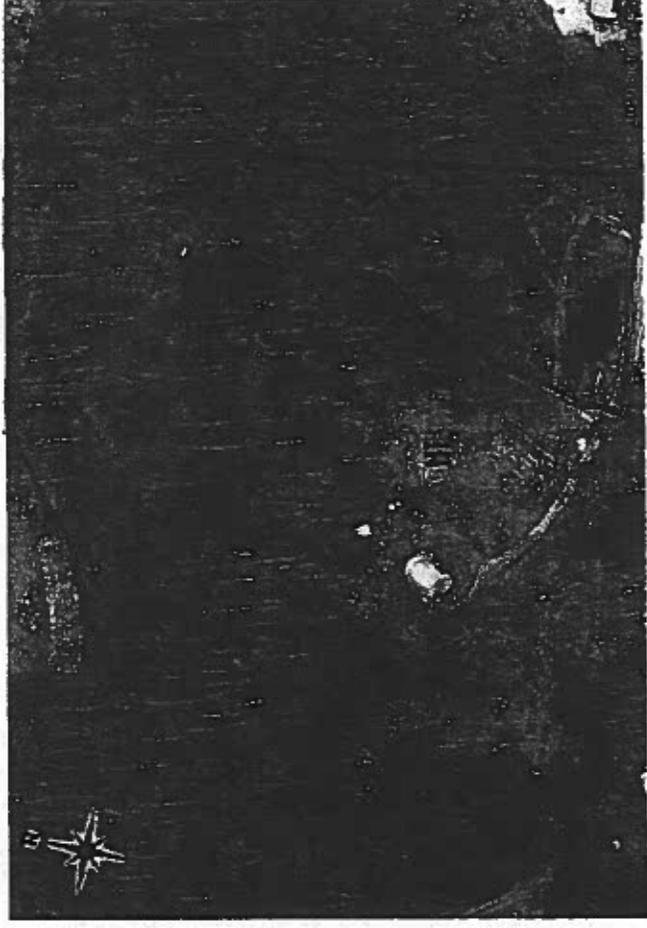
© OpenStreetMap (and) contributors, CC-BY-SA

Franklin County User
Franklin County GIS, 2019

220 Ridgeway Road



220 Rideway Rd Full Property View



SPECIAL USE PERMIT STAFF REPORT

To: Franklin County Planning Commission

From: Terrance L. Harrington, AICP
Senior Planner

Date: February 21, 2020

Tax Parcel # 0320005800

District: Gills Creek

Applicants/
Owners: Boyd Temple & LeAnn Temple

Case No: SPEC-02-20-16509

RE: Petition of Boyd Temple and LeAnn Temple requesting a special use permit authorizing the use of an existing home located at 601 Strawberry Banks Drive for short term rental.

BACKGROUND

Short Term Rentals are defined as the rental of a dwelling for a period of 30 days or less. The Temple property is zoned A-1 Agricultural. Per Section 25-179 of the County Code, short term rentals are permitted in A-1 zoning districts provided the Board of Supervisors issues a special use permit for the use.

STAFF ANALYSIS OF CURRENT REQUEST

SITE CHARACTERISTICS

The Temples are the owners of a 3.285 acre waterfront lot on Strawberry Banks Drive in the Gills Creek District. Strawberry Banks Drive is a state maintained road with a R/W width of 50 feet. There is one single family home on this parcel. County Tax records list the home as a one bedroom 1536 square foot single story home with basement. There is also a large garage (+1600) sq. ft. on

1255 Franklin Street, Suite 103, Rocky Mount, Virginia 24151

the property. Use of the garage as a component of the short term rental request is not requested by the applicant.

The site has both wooded and open space areas. Approximately one-third of the site is wooded, with the wooded areas being closest to the lake. The house is located within the wooded area, close to the lake.

VEHICLE ACCESS AND TRAFFIC

Access to the property is from Strawberry Banks Drive via Scruggs Road. Both roads are public roads maintained by VDOT. VDOT has reviewed this request and had no comments given the nature of the request. A portion of the Temple driveway closest to Strawberry Banks is paved. This paved driveway connects to a gravel loop driveway close to the home. Sight visibility for vehicles entering and leaving the property is good.

SURROUNDING ZONING AND LAND USES

The attached map shows that property in the immediate area is a mixture A-1 Agriculture and R-1 Residential Suburban Subdivision District zoning. Most of the A-1 zoned areas are either vacant or used for large lot single family development. R-1 properties in the general area are generally developed for small lot single family homes. A small manufactured home park is located on an A-1 lot adjacent to the Temple property.

PUBLIC HEALTH AND SAFETY

The Health Department has reviewed this request and has advised that each structure that is to be devoted to short term rental must be served by a septic system that has the capacity to accommodate expected demand. As a part of their review of this request, the Health Department also determined that there are two septic systems on his property. Mr. Temple has confirmed the existence of a second septic system on the property, stating that it was at one time used by manufactured homes that were on the property prior to his purchase of the property.

Due to the proximity of the septic system drain field to the lake this property is required to participate in the County's septic pump out inspection program. County records show the last pump out inspection was undertaken in 2013, at which time the contractor determined that a pump out was not necessarily due to the low demands being placed on the system. Mr. Temple is checking his records to determine if any additional inspections/pump outs have been undertaken since 2013.

The Fire Marshall reviewed this request and has advised that smoke detectors must be installed in each bedroom, outside each sleeping area and one in the vicinity of the bedroom. Detectors must also be installed on each additional story such as a basement or habitable loft or attic. A carbon monoxide detector must be installed if any gas fueled appliances are installed in the dwelling and a fire extinguisher must be in the dwelling.

Upon approval of the requested SUP, the Building Officials office and the Fire Marshall will inspect the structure proposed for short term rental use to ensure that the structure complies with building and fire code requirements for short term rental use.

COMPREHENSIVE PLAN

The Future Land Use Plan designates the property located at 601 Strawberry Banks Drive as Low Density Residential according to the 2007 Franklin County Comprehensive Plan adopted by the Board of Supervisors in May of 2007. The Comprehensive plan would support the special use permit for this property to be used as a short term rental dwelling unit due to the fact the property would not adversely impact surrounding properties. In addition, the residence is located on 3.285 acres of land with the dwelling unit and dock being located in the center of the property and not in close proximity to other dwellings or docks, which will minimize the impacts on the surrounding property. Also, the tree cover around the dock and dwelling will provide screening from adjoining properties owners. The parcel is larger than most of the other parcels in the neighborhood, which also helps to minimize impacts with residences of the subdivision.

PUBLIC COMMENTS AND INQUIRIES

Then staff has received four telephone inquiries from citizens who have seen the public hearing signs posted on the property. No concerns were expressed by these citizens. The County has also received one letter of support for the SUP request from an adjacent property owner.

COMMUNITY IMPACTS

The staff expects minimal community impacts from the use of this house for short term rental. The one bedroom design of this house will limit the legal short term occupancy of the house to two adults. The 3.285 acre lot size and the wooded setting of the house will minimize noise impacts on adjacent properties. The closest residence on adjacent property is approximately 250 feet from the Temple home.

STAFF RECOMMENDATION

The staff recommends that the Planning Commission consider and recommend approval of this special use permit request for a short term rental of the existing dwelling on the property. Our recommendation of approval is with the following conditions:

1. This special use permit authorizing the short term rental dwelling on tax parcel # 0320005800 shall only apply to the existing dwelling on the property. No future dwelling on the property shall be used for short term rental unless this special use permit shall be 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 of the Franklin County Code
3. The County Building Official and Fire Marshall shall inspect the proposed short term rental use within 30 days of the approval of the special use permit for the short term rental. 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 building and fire codes.
4. Prior to using the property as a short term rental use, a certified professional engineer shall evaluate the existing septic system serving the house and provide the county with a report that certifies that the system is functioning properly and can meet the demands of a two bedroom home.

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

(APPROVE) I find that the approval of SPEC-02-20-16509 authorizing the short term rental of a structure located at 601 Strawberry Banks Drive in the Gills Creek district with the conditions recommended by the staff, is consistent with the purpose and intent of the County's adopted comprehensive plan and good zoning practice and will not result in substantial detriment to the community. I therefore recommend approval of this SUP with the following conditions:

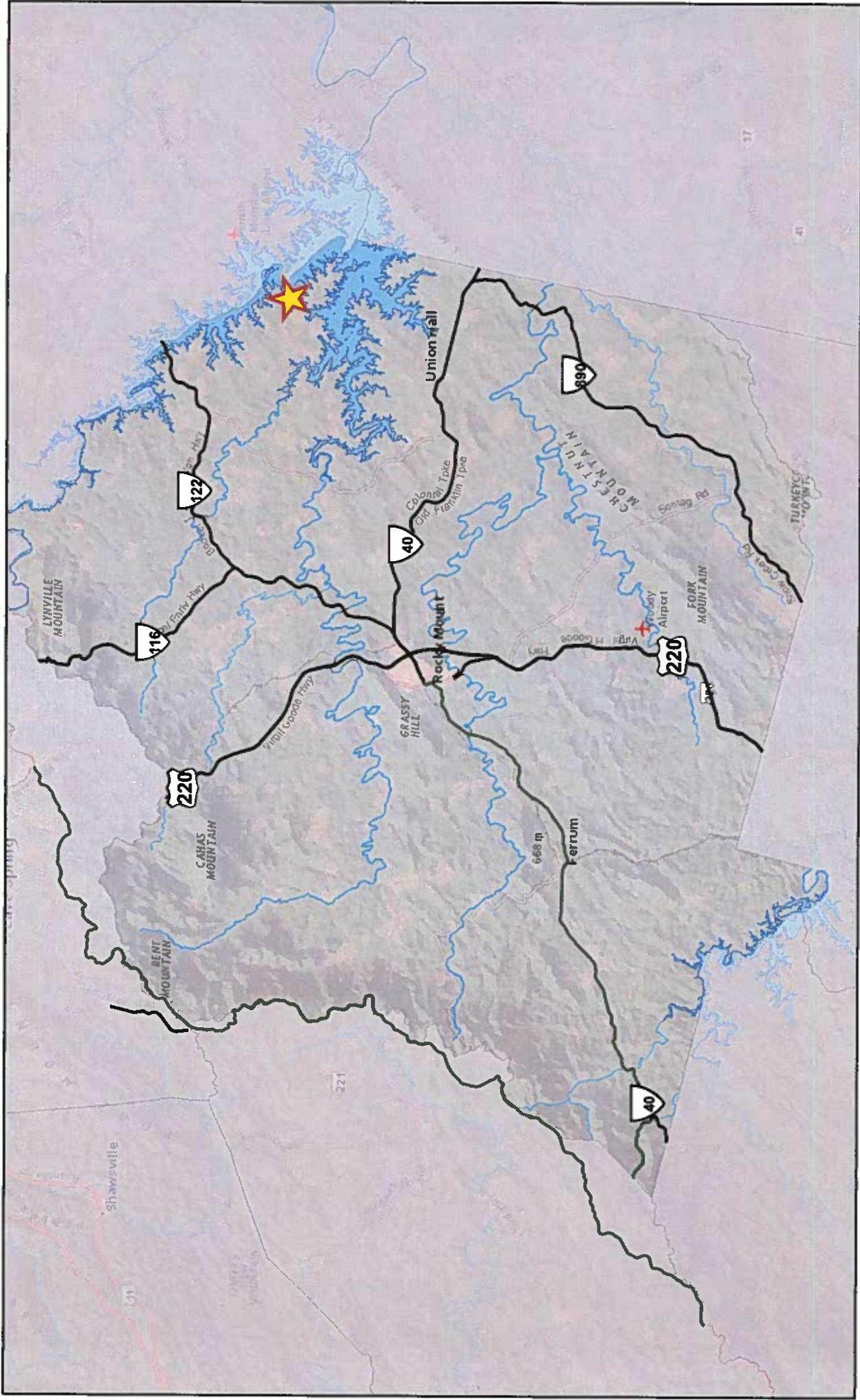
1. This special use permit authorizing the short term rental dwelling on tax parcel # 320005800 shall only apply to the existing dwelling on the property. No future dwelling on the property shall be used for short term rental unless this special use permit shall be revised by the Board of Supervisors 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 of the Franklin County Code
3. The County Building Official and Fire Marshall shall inspect the proposed short term rental use within 30 days of the approval of the special use permit for the short term rental. 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 building and fire codes.
4. Prior to using the property as a short term rental use, a certified professional engineer shall evaluate the existing septic system serving the house and provide the county with a report that certifies that the system is functioning properly and can meet the demands of a two bedroom home.

OR

(DENY) I find that the approval of SPEC-02-20-16509 is inconsistent with the purpose and intent of the County's adopted comprehensive plan and good zoning practice and will result in substantial detriment to the community. I therefore recommend denial of the special use permit.

OR

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



Subject Property Location

Tax Map # 0320005800
 SPEC-02-20-16509
 Boyd & LeAnn Temple



Date: 2/27/2020



Franklin Co GIS



Tax Map # 0320005800
SPEC-02-20-16509
Boyd & LeAnn Temple

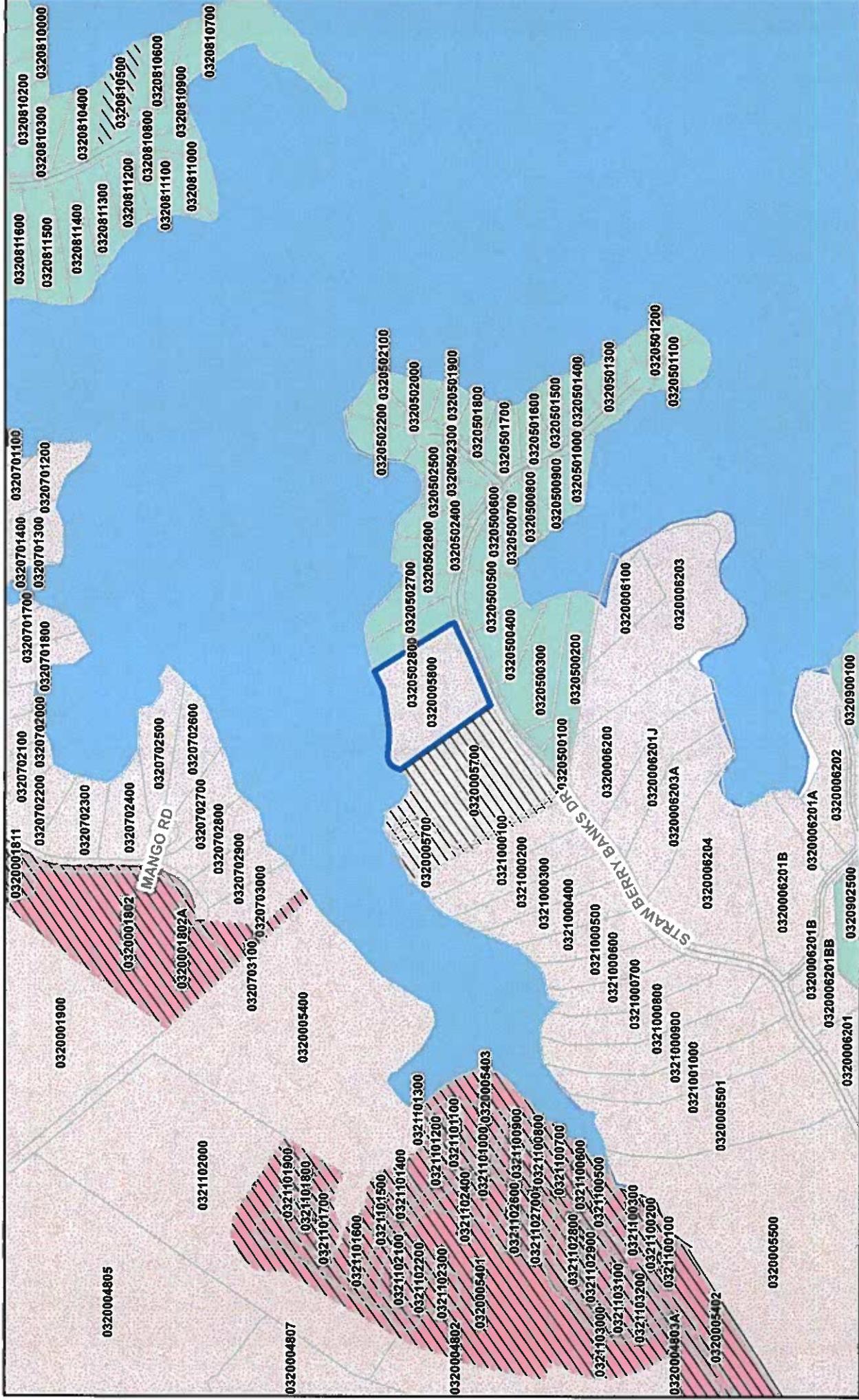
Legend

- Subject Property
- Tax Parcels
- Low Density Residential



Date: 2/27/2020





Legend

-  Subject Parcel
-  Parcels
-  Special Use Permit
-  Smith Mtn Lake
-  Zoning Classifications
-  A1 - Agricultural
-  R1 - Residential Suburban Subdivision
-  RPD - Residential Planned Unit Development

Tax Map # 0320005800
SPEC-02-20-16509
Boyd & LeAnn Temple



Date: 2/27/2020



February 14, 2020

Franklin County Planning Commission and Franklin County Board of Supervisors
1255 Franklin Street
Rocky Mount, VA 24151

Regarding Special Use Permit for Temple property at 601 Strawberry Banks Dr. Moneta, VA 24121

To whom it may concern,

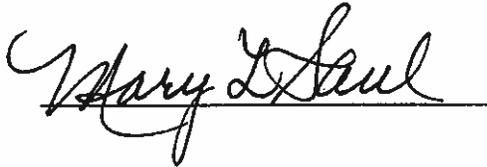
We live at 631 Strawberry Banks Dr., adjacent and to the east of the above-mentioned Temple property.
We have no objection to that property being used for short term rentals.

Sincerely,

Gary E. Saul

A handwritten signature in cursive script, reading "Gary E. Saul", written over a horizontal line.

Mary L. Saul

A handwritten signature in cursive script, reading "Mary L. Saul", written over a horizontal line.

Boyd and LeAnn Temple
132 Ferrum Dr.
Salem, VA 24018

February 2, 2020

Re: Short Term Rental for the property at 601 Strawberry Banks Dr., Moneta, VA 24121

Franklin County Department of Planning and Community Development
1255 Franklin St, Suite 103
Rocky Mt., VA 24151

Dear Planning Department and planning Commission,

The proposed use of the property would be for short term residential rentals for vacationers and visitors to the Franklin County and Smith Mountain Lake area.

The reason for the request is that we would like to generate some income from the property and also provide a place for visitors to enjoy. Our kids are grown and gone and we do not use the property as much as in the past, but we do not want to sell it, as we may retire there in several years.

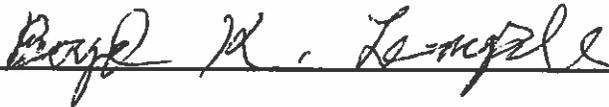
The effect on the surrounding area would be minimal to none, as the property is heavily wooded, is a large tract with the home and dock in the middle of it, with large buffered area between all neighbors. The neighbor to the east has stated that he has no objection to short term rental of the property.

The property would be rented/used as existing, with no additions. The detached garage would not be part of the short term rental use of the property.

Thank you for your kind consideration of this matter. We hope this request will be granted.

Sincerely,

Boyd K. Temple



LeAnn L. Temple



**FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION**

(Type or Print)

I/We, Boyd K. and LeAnn L. Temple, as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Supervisors for a special use permit on the property as described below:

Petitioner's Name: Boyd K. Temple and LeAnn L. Temple

Petitioner's Address: Primary home - 132 Ferrum Dr. Salem, VA 24153

Petitioner's Phone Number: 540-797-3646 or 540-797-0639

Petitioner's E-mail: boydtemple@me.com

Property Owner's Name: Boyd K. Temple and LeAnn L. Temple

Property Owner's Address: Subject Property - 601 Strawberry Banks Dr. Moneta, VA 24121

Property Owner's Phone Number: 540-797-3646 or 540-797-0639

Property Owner's E-mail: boydtemple@me.com

Directions to Property from Rocky Mount: Go W. on Rt. 40 to Left - N. on Rt 122 to Westlake. go R. on Scruggs Rd. to left on Strawberry Banks Dr. to home on Left.

Tax Map and Parcel Number: 032-058

Magisterial District: Gills Creek

Property Information:

A. Size _____ of _____ Property:
Land - 3.285 Acres. Home - 1536 sq. ft. on two levels of 768 sq. ft. each, plus deck and dock

B. Existing Zoning: A1 Agricultural

C. Existing _____ Land _____ Use:

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

Corridor District Westlake Overlay District Smith Mountain Lake Surface District

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

Proposed Special Use Permit Information:

A. Proposed _____ Land _____ Use:
Short and long term residential rental, one day or more.

- B. Size of Proposed Use: Land - 3.285 Acres. Home - 1536 sq. ft. on two levels of 768 sq. ft. each.
- C. Other Details of Proposed Use: Short term rentals of one day or more for individuals and families wanting to visit Smith Mountain Lake and Franklin County area.
Home, land and dock, only, to be for rental use. The detached garage will NOT be part of rental use.
Rental use will be professionally managed and renters will be screened and pre-qualified. Due to size of land and being heavily wooded, home and dock are well buffered from adjoining neighbors.

Checklist for completed items:

- Application Form
- Letter of Application
- Concept Plan
- Application Fee

****I certify that this application for a special use permit and the information submitted herein is correct and accurate.**

Petitioner's Name (Print): Boyd K. Temple and LeAnn L. Temple

Signature of Petitioner: _____

Date: _____

Mailing Address: 132 Ferrum Dr. Salem, VA 24153

Telephone: 540-797-3646 or 540-797-0639

Email Address: boydtemple@me.com

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

Owner's Name (Print): Boyd K. Temple and LeAnn L. Temple

Signature of Owner: *Boyd K. Temple*

Date: 2-3-2020 *LeAnn L. Temple*

Date Received by Planning Staff _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____

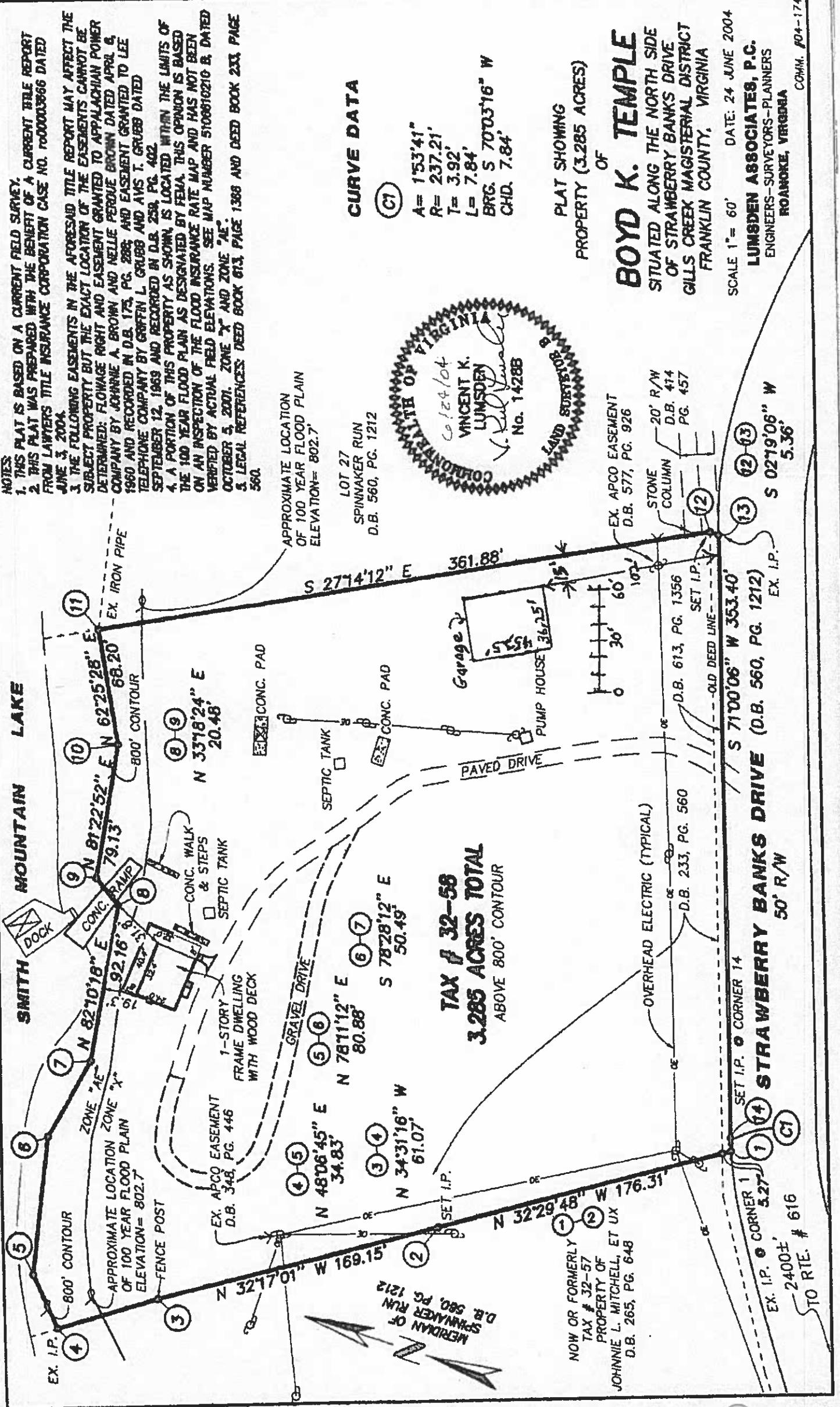
Boyd K & LeAnn L Temple

Strawberry Banks Drive



Google Earth

11.50'



- NOTES:**
1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT FROM LAWYERS TITLE INSURANCE CORPORATION CASE NO. 700000366 DATED JUNE 3, 2004.
 3. THE FOLLOWING EASEMENTS IN THE AFORESAID TITLE REPORT MAY AFFECT THE SUBJECT PROPERTY BUT THE EXACT LOCATION OF THE EASEMENTS CANNOT BE DETERMINED: FLOWAGE RIGHT AND EASEMENT GRANTED TO APPALACHIAN POWER COMPANY BY JOHNNIE A. BROWN AND NELLIE PERDUE BROWN DATED APRIL 8, 1960 AND RECORDED IN D.B. 173, PG. 288; AND EASEMENT GRANTED TO LEE TELEPHONE COMPANY BY GRIFFIN L. GRUBB AND AHS T. GRUBB DATED SEPTEMBER 12, 1969 AND RECORDED IN D.B. 258, PG. 402.
 4. A PORTION OF THIS PROPERTY AS SHOWN IS LOCATED WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 5106810210 B, DATED OCTOBER 5, 2001. ZONE "X" AND ZONE "AE".
 5. LEGAL REFERENCES: DEED BOOK 613, PAGE 1368 AND DEED BOOK 233, PAGE 560.

CURVE DATA

- (C1)
- A= 153'41"
 - R= 237.21'
 - T= 3.92'
 - L= 7.84'
 - BRC. S 70°03'16" W
 - CHD. 7.84'

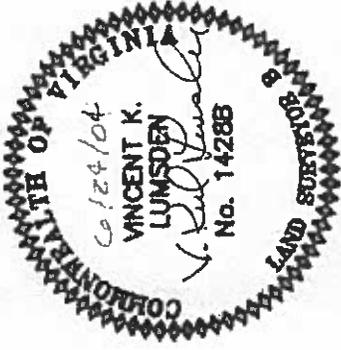
PLAT SHOWING
PROPERTY (3.285 ACRES)

BOYD K. TEMPLE
OF
SITUATED ALONG THE NORTH SIDE
OF STRAWBERRY BANKS DRIVE
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

SCALE 1" = 60' DATE: 24 JUNE 2004

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

COMM. #04-174



APPROXIMATE LOCATION
OF 100 YEAR FLOOD PLAIN
ELEVATION= 802.7'

LOT 27
SPINNAKER RUN
D.B. 560, PG. 1212

EX. APCO EASEMENT
D.B. 577, PG. 926

STONE
COLUMN
20' R/W
D.B. 474
PG. 457

(12) (13) (14) (15)
S 0279'06" W
5.36'

TAX # 32-58
3.285 ACRES TOTAL
ABOVE 800' CONTOUR

NOW OR FORMERLY
PROPERTY OF
JOHNNIE L. MITCHELL, ET UX
D.B. 265, PG. 648

SET I.P. @ CORNER 14

S 71°00'06" W 353.40'
S 0279'06" W
5.36'

STRAWBERRY BANKS DRIVE
50' R/W

EX. I.P. @ CORNER 1
5.27'
2400±'
TO RTE. # 616

MERIDIAN OF
SPINNAKER RUN
D.B. 580, PG. 1212

SPECIAL USE PERMIT STAFF REPORT

To: Franklin County Planning Commission

From: Terrance L. Harrington, AICP
Senior Planner

Date: February 28, 2020

Tax Parcel # 0710005300

District: Glade Hill

Applicants/
Owners: Bradley Ty Walker/ Bill & Bonnie Walker

Case No: SPEC-02-20-16504

RE: Petition of Bradley Ty Walker requesting a special use permit authorizing the use of an existing residential structure located at 1027 TY Valley Lane for short term rental.

BACKGROUND

Short term rentals are defined as the rental of a dwelling for a period of 30 days or less. The Walker property is zoned A-1 Agricultural. Per Section 25-179 of the County Code, short term rentals are permitted in A-1 zoning districts provided the Board of Supervisors issues a special use permit for the use.

STAFF ANALYSIS OF CURRENT REQUEST

SITE CHARACTERISTICS

The proposed short term rental is located on a 131 acre parcel that it a component of a 300 acre farm owned by the Walkers. The proposed short term rental structure is a small one room dwelling with attached bathroom and is approximately 247 square feet in size.

VEHICLE ACCESS AND TRAFFIC

The proposed short term rental is accessed via Ty Valley Lane and Byrds Mill Lane. Ty Valley Lane is a private R/W located off Byrds Mill Lane in the Glade Hill District. Byrds Mill Lane is a public R/W maintained by VDOT.

VDOT reviewed this request and had no comments based upon the nature of the request, and the location of the proposed short term rental on a private R/W.

SURROUNDING ZONING AND LAND USES

The attached map shows that property in the immediate area is zoned A-1 Agriculture and is wooded or used for active farming operations.

PUBLIC HEALTH AND SAFETY

The Health Department has reviewed this request and has advised that any structure that is to be devoted to short term rental must be served by a septic system that has the capacity to accommodate expected demand. The Health Department did not have any records to document the existence or capacity of the system, nor information when the system serving the proposed short term rental was installed. The applicants have been advised that information to document the capacity and effectiveness of the system must be provided prior to the property being used as a short term rental.

The Fire Marshal reviewed this request and has advised that smoke detectors must be installed in this one room structure including the attached bathroom. A carbon monoxide detector must be installed if any gas fueled appliances are installed in the dwelling and a fire extinguisher must be in the dwelling.

Upon approval of the requested SUP, the Building Officials office and the Fire Marshal will inspect the structure proposed for short term rental use to ensure that the structure complies with building and fire code requirements for short term rental use.

COMPREHENSIVE PLAN

The Future Land Use designation for the property located at 1027 Ty Valley Lane is Agricultural/Forestry and Rural Residential according to the 2007 Franklin County Comprehensive Plan adopted by the Board of Supervisors in May of 2007. The Comprehensive plan would support the special use permit for this property to be used as a short term rental dwelling unit due to the fact the property would not adversely impact surrounding properties. In addition, the dwelling being used for short term rentals sets on 131 acres surrounded by wooded areas. The

owner's residence is on a property adjacent to the proposed short term rental and is the closest residence to the proposed short term rental dwelling.

PUBLIC COMMENTS AND INQUIRIES

Then staff has received one telephone inquiry from a citizen who saw the public hearing signs posted on/near the property. No concerns were expressed by this citizen.

COMMUNITY IMPACTS

The staff expects minimal community impacts from the use of this house for short term rental. The one room/bedroom design of this house will limit the legal short term occupancy of the house to two adults. The 131 acre lot size and the wooded setting of the house will minimize noise impacts on adjacent properties.

STAFF RECOMMENDATION

The staff recommends that the Planning Commission consider and recommend approval of this special use permit request for a short term rental of the existing dwelling on the property. Our recommendation of approval is with the following conditions:

1. This special use permit authorizing the short term rental dwelling on tax parcel # 0710005300 shall only apply to the existing dwelling on the property. No future dwelling on the property shall be used for short term rental unless this special use permit shall be 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 of the Franklin County Code
3. The County Building Official and Fire Marshal shall inspect the proposed short term rental use within 30 days of the approval of the special use permit for the short term rental. 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 building and fire codes.
4. Prior to using the property as a short term rental use, a certified professional engineer shall evaluate the existing septic system serving the house and provide the county with a report that certifies that the system is functioning properly and can meet the demands of a one bedroom home.

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

(APPROVE) I find that the approval of SPEC-02-20-16504 authorizing the short term rental of a structure located at 1027 Ty Valley Lane in the Glade Hill District with the conditions recommended by the staff, is consistent with the purpose and intent of the County's adopted comprehensive plan and good zoning practice and will not result in substantial detriment to the community. I therefore recommend approval of this SUP with the following conditions:

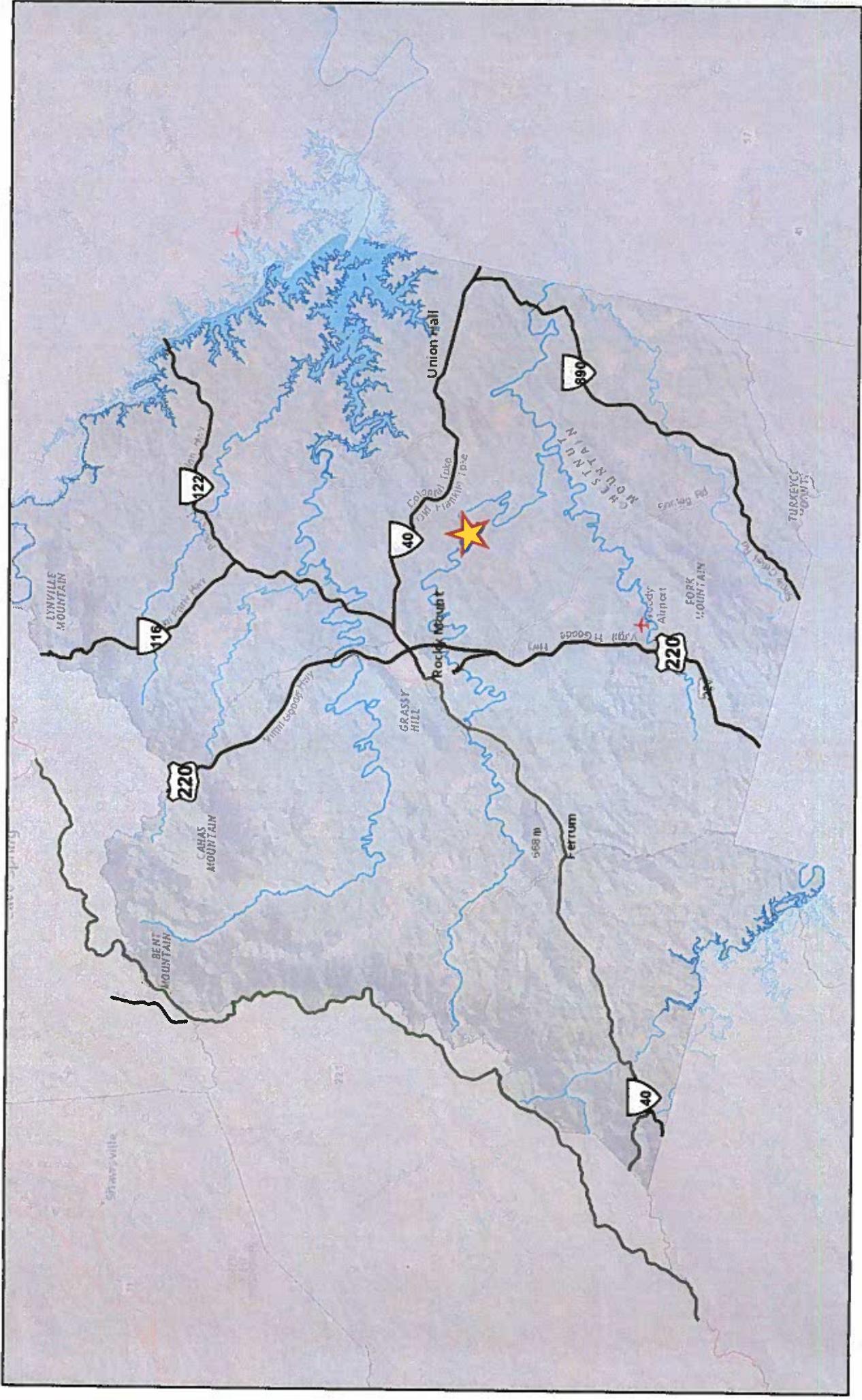
1. This special use permit authorizing the short term rental dwelling on tax parcel # 0710005300 shall only apply to the existing dwelling on the property. No future dwelling on the property shall be used for short term rental unless this special use permit shall be revised by the Board of Supervisors 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 of the Franklin County Code.
3. The County Building Official and Fire Marshal shall inspect the proposed short term rental use within 30 days of the approval of the special use permit for the short term rental. 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 building and fire codes.
4. Prior to using the property as a short term rental use, a certified professional engineer shall evaluate the existing septic system serving the house and provide the county with a report that certifies that the system is functioning properly and can meet the demands of a two bedroom home.

OR

(DENY) I find that the approval of SPEC-02-20-16504 is inconsistent with the purpose and intent of the County's adopted comprehensive plan and good zoning practice and will result in substantial detriment to the community. I therefore recommend denial of the special use permit.

OR

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



Subject Property Location

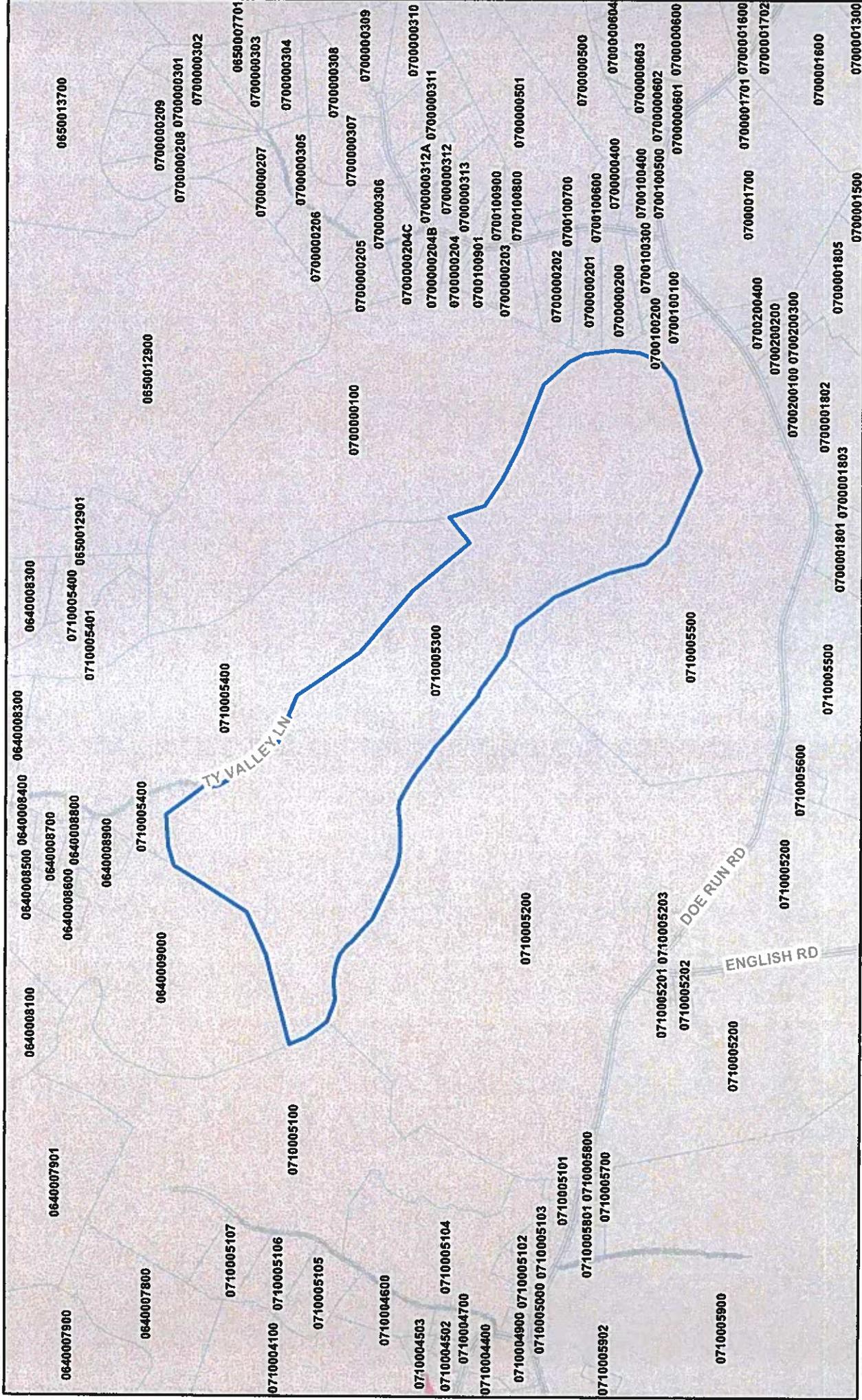
Tax Map # 0710005300
 SPEC-01-20-16504
 Bradley Walker



Date: 2/27/2020



Franklin Co GIS



- Legend**
- Subject Parcel
 - Parcels
 - Special Use Permit
 - Smith Mtn Lake

- Zoning Classifications**
- A1 - Agricultural
 - B2 - Limited Business District
 - NZ - Non Zoned

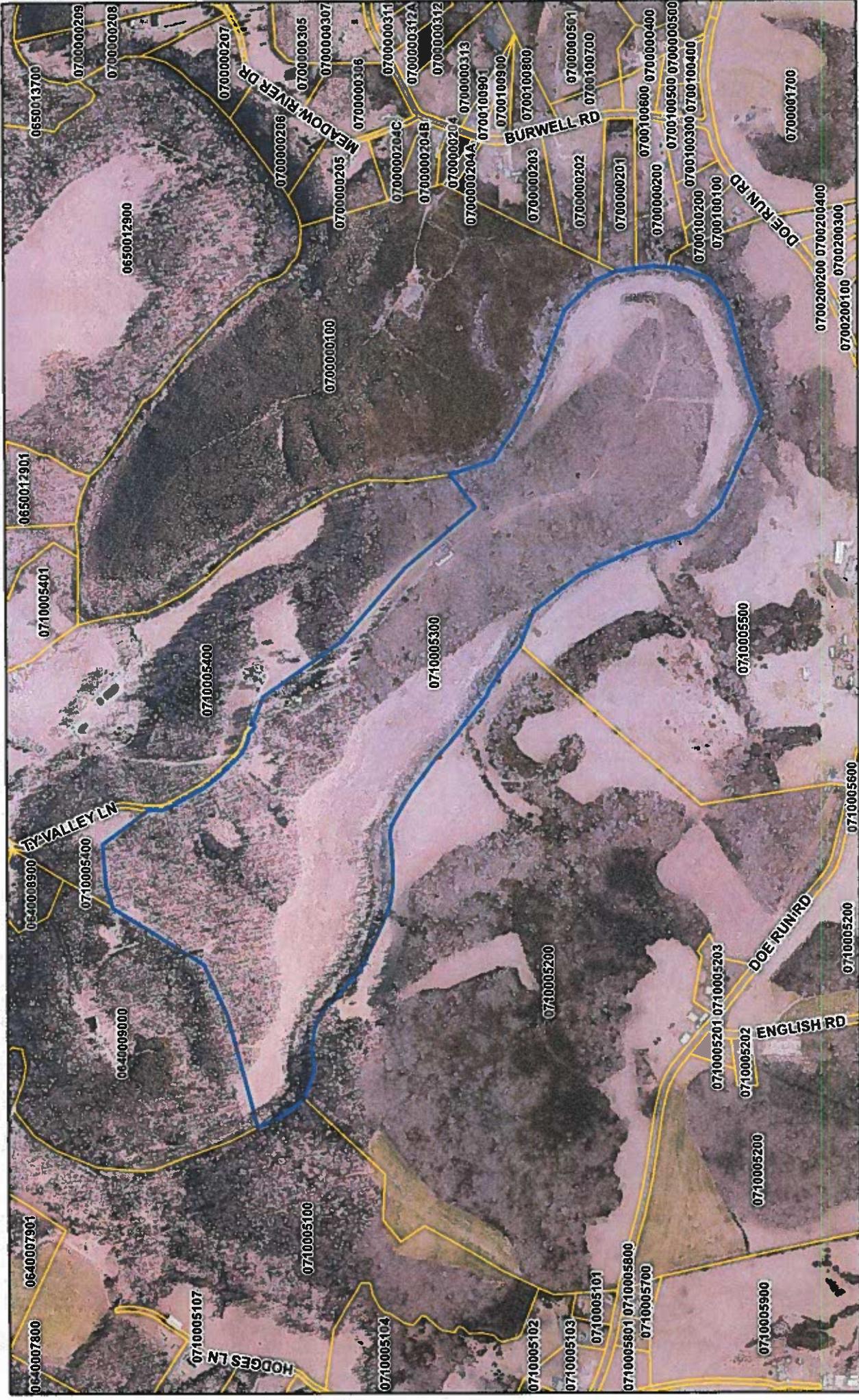
Tax Map # 0710005300
SPEC-01-20-16504
Bradley Walker



Date: 2/27/2020



Franklin Co GIS



Tax Map # 0710005300
 SPEC-01-20-16504

Bradley Walker

Legend

- Subject Parcel
- Tax Parcels
- 2017 Pictometry Imagery



Date: 2/27/2020



Franklin Co GIS

Walker Farm Short Term Rental Application

To Whom It May Concern,

Thank you for your time in reviewing this request. We are requesting a special use permit on our farm in Glade Hill at 1027 Ty Valley Lane, Glade Hill, VA 24092. This property is a 300 acre farm with a large garden and pasture and wooded lots where we are currently raising beef cattle and pigs. The proposed use of the property would be to allow short term renting of a small one room building with a bathroom for agritourism and travelers visiting the surrounding area. The structure is 13x19 for an approximate square footage of 247 sq/ft.

The reason for our request is because the current zoning of that part of the property is A1 which does not allow for short term rentals. We would like to request a special use permit to be allowed to continue short term rentals where it is zoned A1. The entire parcel is 131.00 acres. We are requesting that the immediate area around the structure be approved so that we can continue allowing visitors to come and enjoy our property.

The effects on the surrounding area have all been positive thus far and we believe it will continue to be so. The small stay-building with a built on bathroom has attracted people from neighboring cities and states to visit the area and enjoy dining and activities in Rocky Mount, around Smith Mountain Lake, and at Homestead Creamery. We believe this special permit will bring more money and activity to these areas, adding to the business and economy.

We really believe in growing agritourism and the positive effects it will have on Franklin County and hope to be able to play a part in that via this special use permit for our property. Thank you so much for your time and consideration.

Shannon & Ty Walker

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

(Type or Print)

I/We, Bradley Ty Walker, as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Supervisors for a special use permit on the property as described below:

Petitioner's Name: Bradley Ty Walker

Petitioner's Address: PO Box 47 Glade Hill VA 24092

Petitioner's Phone Number: 540 798 2762

Petitioner's E-mail: ty@walker-inc.com

Property Owner's Name: Bill + Bonnie Walker

Property Owner's Address: 1027 Ty Valley Ln. Glade Hill, VA 24092

Property Owner's Phone Number: 540 483 9644

Property Owner's E-mail: _____

Directions to Property from Rocky Mount: Rt. 40 east through Redwood, turn right on Byrds Mill Rd., go about 1 mile and turn right on Ty Valley Ln., stay on gravel until the end

Tax Map and Parcel Number: Map # 071.00 Parcel # 053.00 Parcel ID # 0710005300

Magisterial District: Glade Hill

Property Information:

A. Size 131 acres of _____ Property:

B. Existing Zoning: A1

C. Existing Yes/farm Land Use:

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

No Corridor District No Westlake Overlay District No Smith Mountain Lake Surface District

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

Proposed Special Use Permit Information:

A. Proposed RI / short term rental unit Land Use:

B. Size of Proposed Use: 1 acre

C. 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 herein is correct and accurate.**

Petitioner's Name (Print): Bradley Ty Walker

Signature of Petitioner: *B. Walker*

Date: 1/22/20

Mailing Address: PO Box 47

Glade Hill, VA 24092

Telephone: 540-798-2762

Email Address: ty@walker-inc.com

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

Owner's Name (Print): WILLIAM J. WALKER JR

Signature of Owner: *William J. Walker, Jr.*

Date: 1/26/20

Date Received by Planning Staff _____

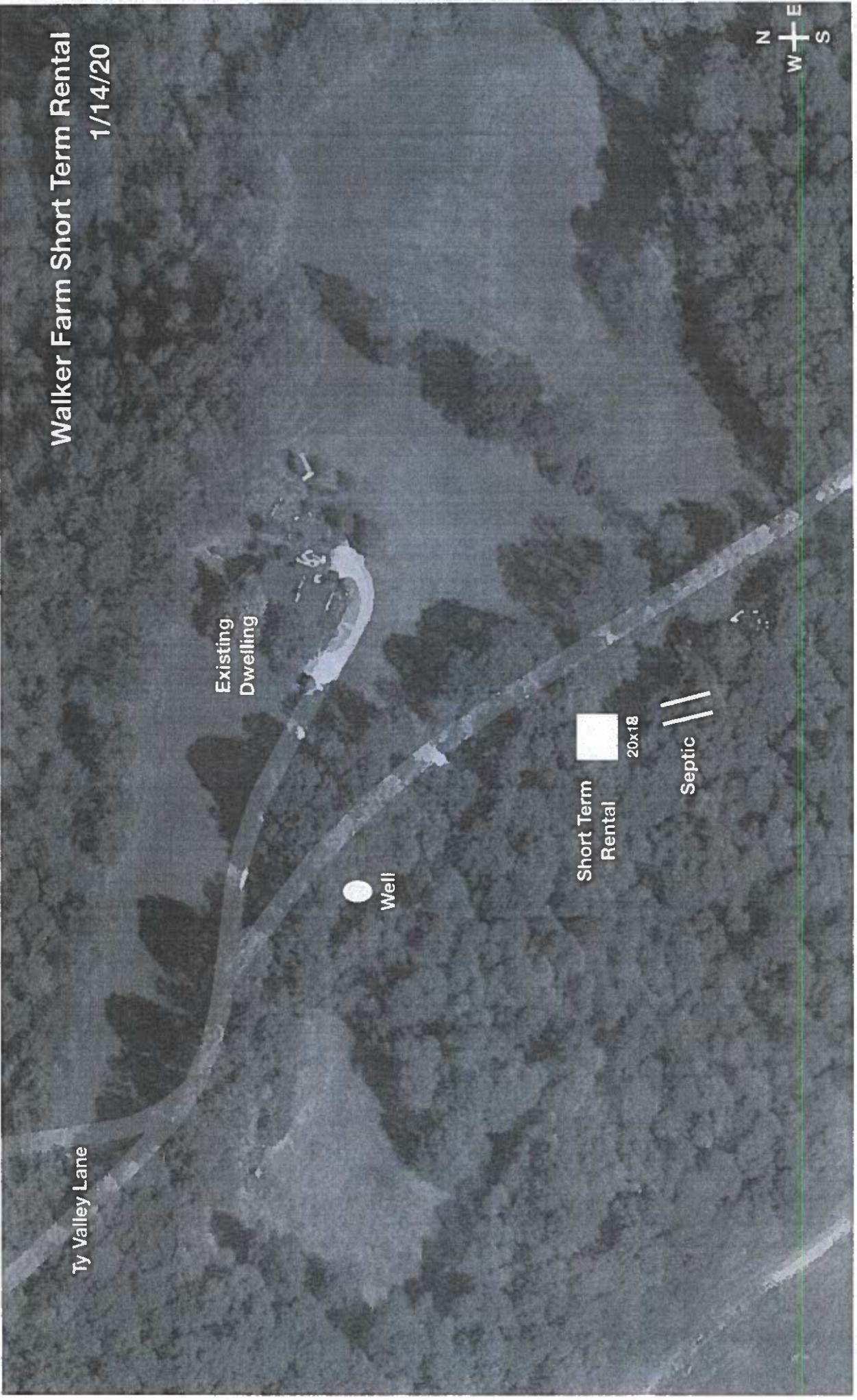
Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____

Walker Farm Short Term Rental
1/14/20



Ty Valley Lane

Existing Dwelling

Well

Short Term Rental
20x18

Septic

N
W E
S

2020 WORK PROGRAM

FRANKLIN COUNTY PLANNING COMMISSION AND PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

PROJECT GOALS

The items shown below are project goals identified by staff and the Planning Commission for 2020. These initiatives do not include the daily tasks of the department in the form of permit review and issuance, zoning inquiries, plan review, subdivision review and approval, site inspections, code enforcement, or applications for discretionary review (i.e., rezoning, special use permit, variance, etc.).

- **Short Term Rental Ordinances** – Develop amendments to the County's current requirements on short-term rentals to be determined by the Board of Supervisors.
- **Westlake Trail** – Continue to administer Federal Lands Access Program (FLAP) grant for approval and development of trail in Westlake connecting to Booker T. Washington National Monument.
- **Ferrum Bridge** – Planning staff continues to work with Economic Development Office and VDOT to design and construct a new pedestrian bridge in Ferrum. Anticipating construction to be completed in March 2020.
- **Business Park** – Planning staff continues to work with other County staff and consultants to plan for continued development of the Summit View Business Park along Route 220 including zoning, utilities, parks, and transportation.
- **Energov Permitting System Update**- Working with IT department and Tyler Technologies to upgrade our current permitting system from 2016 version to 2020 version, enhancing and modifying the Energov permitting software to better serve the needs of Planning, Zoning, SWM/ESC, and Inspections. Also, implement the Citizen Access Portal (CAP) module of Energov.
- **Mountain Valley Pipeline (MVP) Project** – Planning staff continues to work on reviewing issues and concerns related to the proposed MVP project.
- **Broadband grant preparation and administration** – Planning staff will administer two current grants from Tobacco Commission and DHCD VA Telecommunications Initiative (VATI) programs. Prepare applications for additional funding under Tobacco Commission, VATI, and USDA programs.
- **911 Addressing** - Review and update policies on street naming and addressing of permanent structures particularly in multi-family housing developments, campgrounds and mobile home parks.
- **Housing Studies**- Administer Housing Market Assessment study in Ferrum. Work with RVARC on regional housing study.
- **Census 2020** – Continue to work on 2020 Census process and prepare for redistricting.

- **Grant Writing and Administration** - Staff anticipates involvement of grant activities with other County departments in the following:
 - Economic Development Administration - Summit View
 - BUILD – Summit View
 - Federal Lands Access Program (FLAP) - Trail construction at Booker T. Washington (Westlake)
 - Smart Scale and Revenue Sharing Projects
 - Broadband – Countywide
 - USDA Community Facilities – Rural areas
 - PHMSA Technical Assistance Grant
 - DHCD or VHDA funding - Ferrum
- **Transportation Projects** - Planning staff will continue to assist with transportation related tasks. Prepare Smart Scale applications.
- **Comprehensive Plan** - Continue process to update County's Comprehensive Plan. In particular, anticipate updating demographics and Housing chapters.
- **Training** - Planning staff will participate in training and education opportunities to maintain certifications and increase knowledge on changing land-use issues. In addition, staff will identify training opportunities for Planning Commissioners and Board of Zoning Appeals members such as Virginia certification program or localized training event(s), LUEP Legal Seminar Webinars.
- **Smith Farm** – Planning staff continues to work with Parks and Recreation and Economic Development staff on Master Planning of the County's 400 acre property known as Smith Farm.
- **Public Information** - Prepare and distribute Planning Commission's and Board of Zoning Appeals' Annual Reports. Continue to provide current information on County's website and develop ways to make information more accessible to public. Develop a social media strategy to help provide current information from the Department to the public.
- **Regional Commissions** - Staff will continue to work with both the West Piedmont Planning District Commission (WPPD) and Roanoke Valley Alleghany Regional Commission (RVARC) on projects of regional and local significance.

Memorandum

Date: February 28, 2020
To: Planning Commission
From: Steven M. Sandy, Director
RE: Short Term Rentals

Background

On February 18, 2020, the Planning Commission and Board of Supervisors held a joint work session to discuss issues related to short-term rentals. Concerns raised included safety, enforcement, compliance, taxation, and zoning regulations. While no specific guidance was given to staff, there seemed to be consensus among the groups to begin looking into the following items:

- Consider developing a short-term rental registry with annual application fee.
- Consider methods to improve safety in structures currently used as short-term rentals.
- Consider acquiring services of a 3rd party vendor to monitor and track short term rentals.
- Consider increased fines for non-compliance
- Consider uniform regulations for short term rentals in the zoned and non-zoned areas.
- Consider lobbying the Virginia General Assembly to allow Franklin County to access an additional 2% transient occupancy tax.

Discussion

Staff has had preliminary discussions of the above issues and developed some possible solutions.

- **Short Term Rental Registry** – Staff recommends creation of a countywide short term rental registry. This registry will require providers to register annually and pay an annual registration fee. Also, this registry allows for a \$500 fine for providers who fail to register their short term rental. A draft copy of possible registry is attached.
- **Safety of Short Term Rentals** – Staff has discussed some possible safety considerations to include in short term rental requirements. Currently, Section 25-138 requires that each unit have a smoke detector and fire extinguisher. Staff recommends that requirement be enhanced to require a smoke detector in each sleeping area and require a specific fire extinguisher be mounted on the wall as well as providing an evacuation plan in the dwelling. In addition, staff would recommend that an annual inspection be performed on

each short term rental on an annual basis by a representative of the county Public Safety or local fire department.

- 3rd Party Vendor – On February 25th a team of staff members from Planning, Building, Commissioner of the Revenue, and Finance viewed a presentation from a 3rd party consultant, Host Compliance, to provide solutions to short term rental registration, compliance monitoring, fraud, audit, and enforcement. The firm is currently partnering with ten (10) local jurisdictions in Virginia. Staff has spoken with Rockingham County who is in their 2nd year with Host Compliance. They indicate they have seen an increase in both the number of units located and tax revenue generated. Staff has also received feedback from the City of Lynchburg who just started in January. A copy of some of the information has been provided for your reference.
- Fines for Non-Compliance – Staff has reached out to the County Attorney's office to help identify allowable fines under criminal or civil enforcement proceedings. The County is limited by state code on the amount of fines that can be levied on zoning violations. For instance, criminal fines are limited to not more than 12 months in jail and a fine of not more than \$2500, either or both. Civil penalties are currently allowed by County Code as \$100 per initial violation and not to exceed \$3000. State code would allow this to increase to \$200 and \$5000 respectively. State Code does allow a \$500 penalty/fine for failure to register your short term rental and this is proposed to be included in the registry.
- Uniform Regulations – At the recent work session of the Commission and the Board, it was suggested that regulations pertaining to use and safety of short term rentals apply uniformly to structures whether they are in zoned or non-zoned areas. Staff is discussing this option with the County Attorney's office to determine the best location within the County Code to address this issue.
- Taxing - At the recent work session, there was discussion about seeking support from the County's General Assembly representatives to allow Franklin County to collect an additional 2% transient occupancy tax (increasing from current 5% to 7%) that would be levied on short term rentals. If a Delegate or Senator would support the proposal they could introduce a bill to allow this increase in the 2021 General Assembly session. If approved, the increase could be effective on July 1, 2021.

Staff Recommendation

Staff recommends the Planning Commission consider the above items and give staff guidance on next steps on any or all of the noted items and any additional items the Commission may want to consider. It is staff's intention to take any recommended action items by the Planning Commission to the Board at their March meeting for concurrence or determine if additional work sessions between the Commission and Board are desired.

Sec. 20-247. - Cessation of business; report and tax due immediately.

Whenever any person required to collect and pay to the county a tax under section 20-241 of this division, shall quit or otherwise dispose of his business, any tax under the provisions of this division shall become immediately due and such person shall immediately make a report and pay the tax due.

(Res. No. 31-01-91, 1-22-91)

Sec. 20-248. - Commissioner of the revenue, other powers and duties.

It shall be the duty of the commissioner of revenue to ascertain the name of every person operating an apartment, condominium, hotel, townhouse or like buildings in the county liable for the collection of the tax levied by section 20-241 of this division. The commissioner of revenue shall have the power to adopt rules and regulations not inconsistent with the provisions of this division for the purpose of determining the amount due to the county under this division, and a copy of such rules and regulations shall be on file and available for public examination in the commissioner of revenue's office. Failure or refusal to comply with any rules and regulations promulgated under this section shall be deemed a violation of this division.

(Res. No. 31-01-91, 1-22-91)

Sec. 20-249. - Penalty.

Any person intentionally failing to file a report required by this division shall be guilty of a misdemeanor, and upon conviction thereof, punishment shall not exceed that prescribed for a Class 3 misdemeanor as provided in section 18.2-11 of the Code of Virginia (1950), as amended. Each such failure shall constitute a separate offense. Such conviction shall not relieve any such person from the payment, collection or remittance of such tax, penalties and interest as provided in this division.

(Res. No. 31-01-91, 1-22-91)

Secs. 20-250. – Short-Term Rental Registry.

As used in this section:

Operator The proprietor of any dwelling, lodging, or sleeping accommodations offered as a short-term rental, whether in the capacity of owner, lessee, sublessee, mortgagee in possession, licensee, or any other possessory capacity.

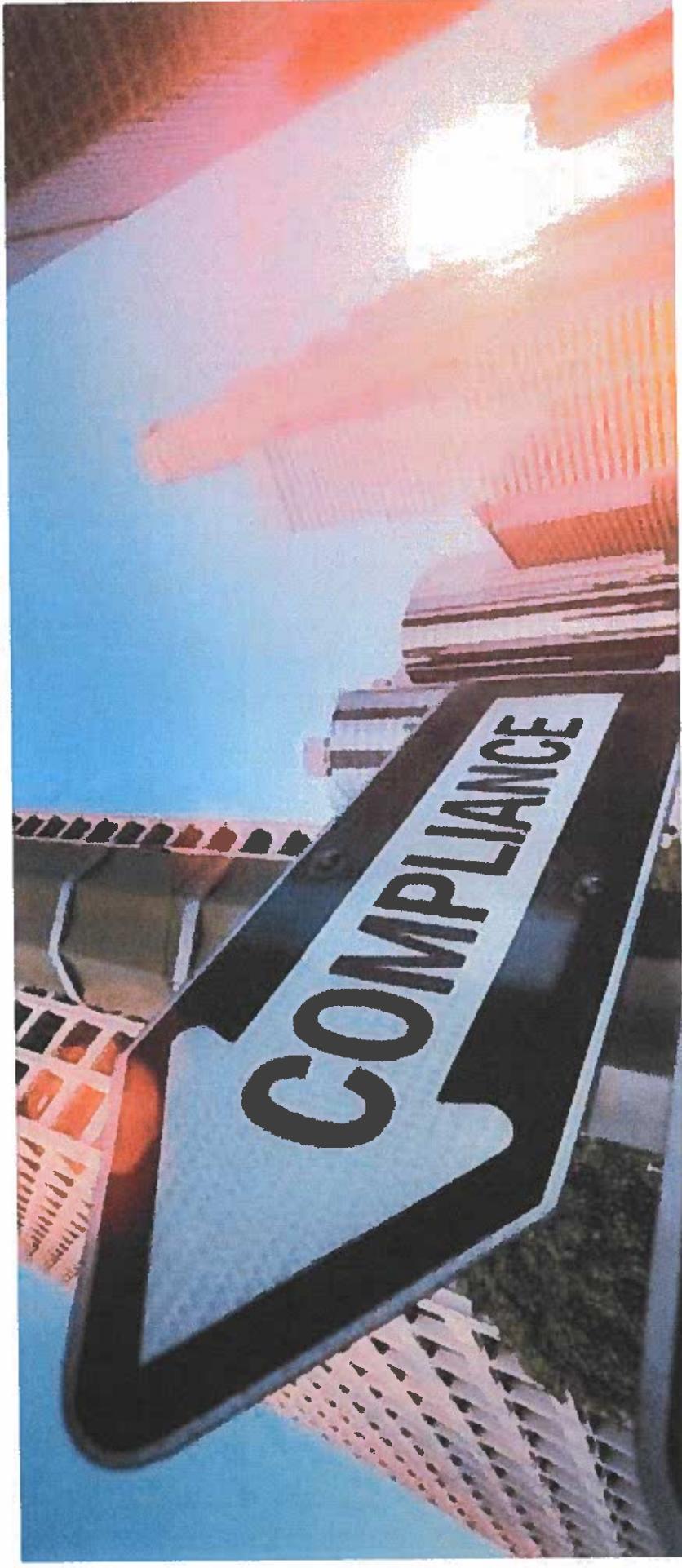
Short-term rental The provisions of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy.

- a) **This division shall establish a Short-Term Rental Registry and require operators within Franklin County to register their rental annually. The registration shall require the operator to complete a Short-Term Rental Application that entails the following:**
1. **Provide the name of the operator for the address**
 2. **Provide the property owner name and physical address(es) of the property being rented.**
 3. **The initial registration is due on or before July 1, 2020. Renew registration on or before July 1st of each calendar year thereafter.**

4. Provide registration fee annually of \$200.00 payable to "Treasurer, Franklin County" on or before July 1st each year.
- b) To qualify as exempt from registering under this ordinance, an operator must be:
1. Licensed by the Real Estate Board or be a property owner who is represented by a real estate licensee;
 2. Registered pursuant to the Virginia Real Estate Time-Share Act (§ 55-360 et seq.);
 3. Licensed or registered with the Department of Health, related to the provision of room or space for lodging; or
 4. Licensed or registered with Franklin County, related to the rental or management of real property.
- c) Operator shall present evidence of such other licensing or registration to the Commissioner of the Revenue to qualify for exemption.
- d) Should such registration or licensing cease, the operator shall forthwith submit an application and register on the County's Short-Term Rental Registry.
- e) If an operator who is required to register under this ordinance fails to do so while offering such lodging for rent, or rents such lodging:
1. S/he shall be subject to a fine of \$500 per violation; or
 2. S/he shall be prohibited from continuing to offer any property for short-term rental, unless and until the operator pays the fine(s) and registers subject property.
- f) Upon repeated violations of this registry ordinance as it relates to a specific property, an operator may be prohibited from registering and offering that property for a period of two (2) years.
- g) The requirements of this division do not supersede the requirements found in Chapter 25, Zoning or other requirements of the Franklin County Code.

State Law reference — Enabling legislation, Code of Virginia, § 15.2-983.

Secs. 20-251—20-274. Reserved.

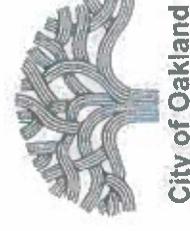
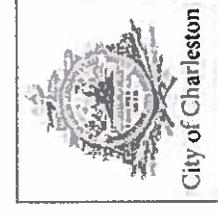


**Cost-effective solutions to Franklin County's short-term rental
registration, compliance monitoring, fraud, audit and enforcement
challenges**

February, 2020

More than 330 of North America's leading cities and counties are looking to Host Compliance for guidance, data and solutions to their short-term rental challenges

Select Major City/County Clients



DENVER
THE MILE HIGH CITY



Beaver Creek



City of
Fort Collins



Nashville
MUSIC CITY



CITY OF
ORLANDO



CITY OF KNOXVILLE
MADELINE ROGERO, MAYOR

austintexas.gov
the official website of the City of Austin

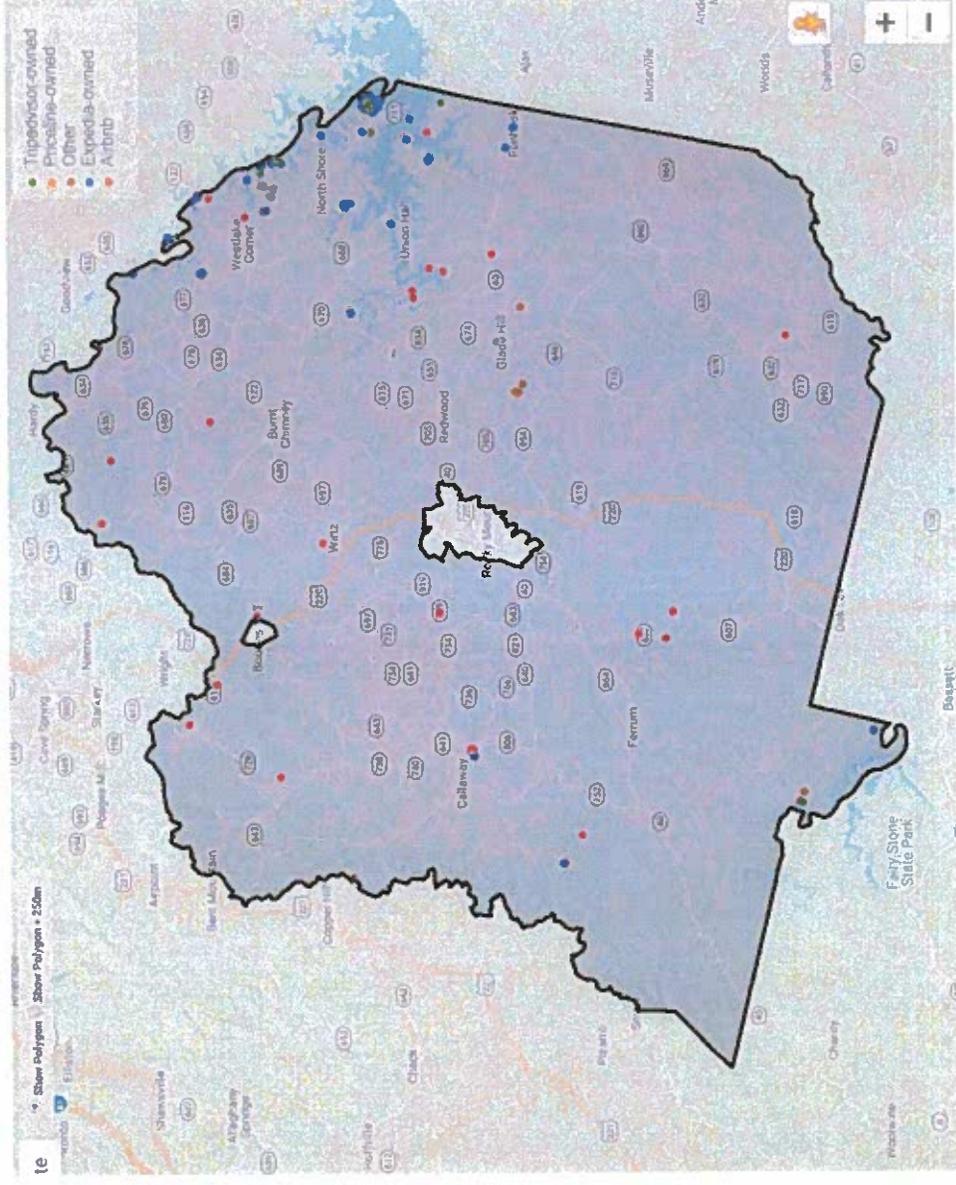


In Virginia we are currently partnering with 10 local jurisdictions to address their STR related challenges

- Arlington County
- City of Alexandria
- City of Fairfax
- Lynchburg
- City of Norfolk
- City of Virginia Beach
- Fairfax County
- Henrico County
- Loudoun County
- Rockingham County

...and in the unincorporated areas of Franklin County we have identified 250 listings, representing 163 unique rental units*

Short-term rentals in the unincorporated areas of Franklin County as of February, 2020



* Host Compliance's pricing is based on the count of listings and rental units that would need to be analyzed and monitored for compliance. In terms of listings, this number is 250 as we will expand our search area by several hundred yards beyond the borders of the unincorporated areas of Franklin County to capture all relevant listings. Source: Host Compliance Proprietary Data

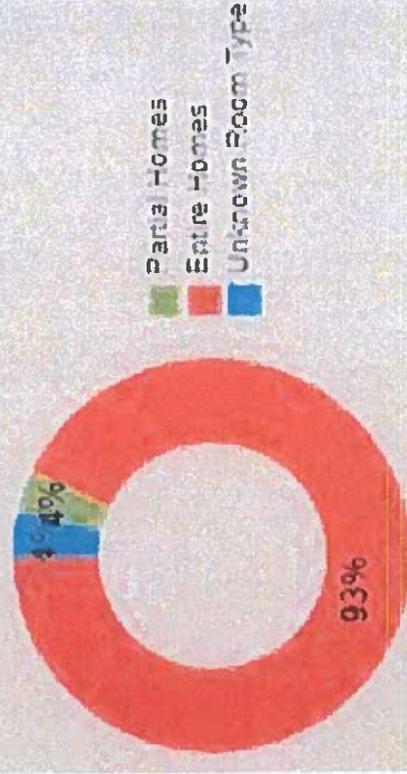
Franklin County Data Details

(Unincorporated Areas Only)

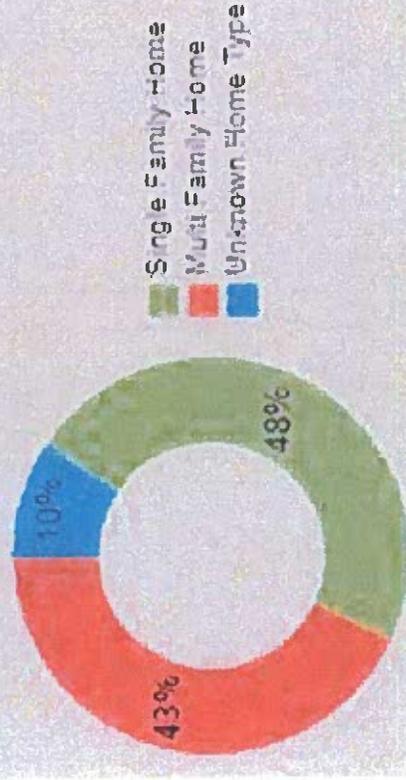
Median Nightly Rate
(USD)

\$172

Unit Types

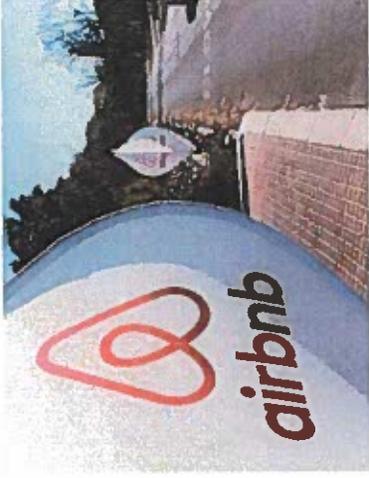


Listing Types

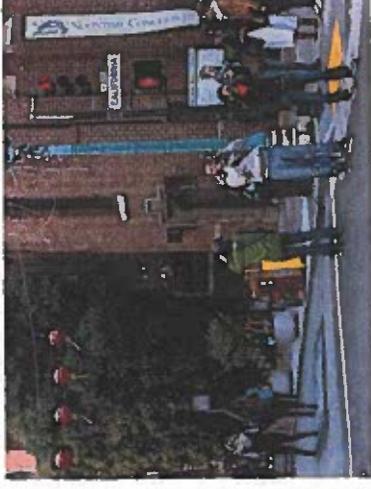


The Bad: Short-term rentals can displace long-term tenants, alter the neighborhood character and raise legitimate parking, noise, safety, trash and fairness concerns

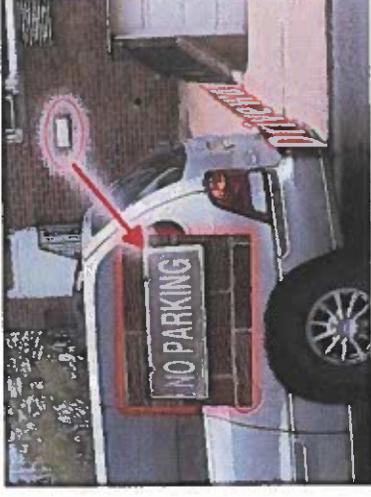
Conversion of long-term rentals into STRs can affect housing availability



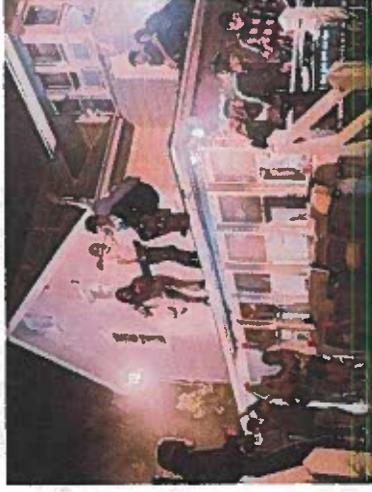
Increased tourism can change the neighborhood character



Visitors don't always know (or follow) local rules



Short-term renters may not care about keeping good neighborly relations



Increased occupancy can have negative trash related side-effects

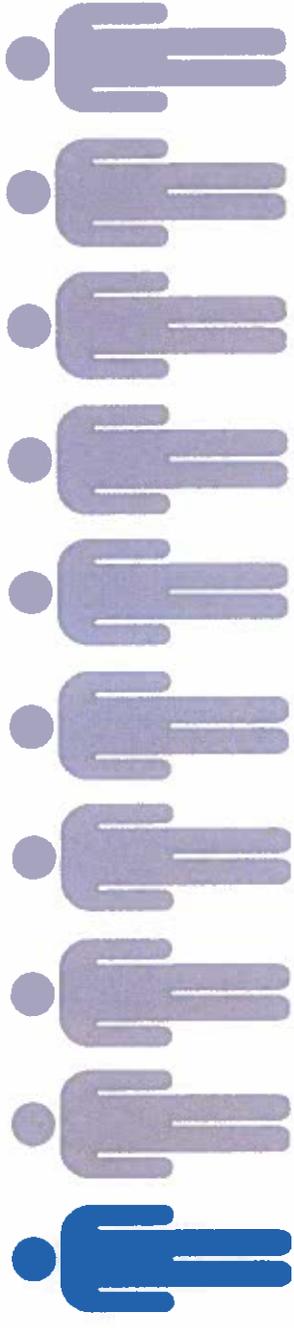


Unfair competition from VRBOs can cause conflicts and hotel job losses



Without proper enforcement, only a fraction of short-term rentals will get registered and pay their fair share of taxes

IN GENERAL LESS THAN 10% OF STR OWNERS VOLUNTARILY GET REGISTERED AND PAY ALL OF THEIR TAXES



Large potential for increasing permit/license/registration fee income and tax revenues

Unfortunately manual compliance monitoring and enforcement is ineffective and prohibitively expensive

- ✓ Rental property listings are spread across 100s of different websites
- ✓ Manually monitoring 100s of properties is practically impossible as listings are constantly added, changed or removed
- ✓ Address data is hidden from listings making it time-consuming or impossible to locate the exact properties and identify owners
- ✓ It is practically impossible to collect taxes as there is no easy way to find out how often the properties are rented and for how much
- ✓ The vacation rental platforms refuse to provide the detailed data necessary for enforcing local ordinances
- ✓ Manual compliance monitoring and complaint-based enforcement often leads to claims of selective enforcement

Host Compliance's can help accelerate progress irrespective of where Franklin County is in the process of adopting and implementing effective short-term rental regulations

Pre-Ordinance

- ✓ Detailed local market data
- ✓ Online Ordinance Assistant tool
- ✓ Free webinars
- ✓ Guide To Effectively Regulating Short-term Rentals On The Local Government Level
- ✓ APA Short Term Rental Online Course
- ✓ Peer Introductions
- ✓ Free draft review
- ✓ Consulting and facilitation

Post-Ordinance

- ✓ Mobile-Enabled Online Permitting/Registration
- ✓ Address Identification
- ✓ Compliance Monitoring
- ✓ Rental Activity Monitoring
- ✓ Tax Collection
- ✓ Tax Audit Automation
- ✓ 24/7 Hotline



Host Compliance's software and services can address all Franklin County's short-term rental related challenges



Mobile-Enabled Registration and Tax Collection: Mobile/web forms and backend systems for streamlining registration and tax collection processes and capturing required documentation, signatures and payments electronically



Address Identification: Automated monitoring of 50+ STR websites and online dashboard with complete address information and screenshots of all identifiable STRs in Franklin County's jurisdiction



Compliance Monitoring: Ongoing monitoring of STRs for zoning and permit compliance coupled with systematic outreach to illegal short-term rental operators (using Franklin County's form letters)



Rental Activity Monitoring and Tax Calculation Support: Ongoing monitoring of Franklin County's STR listings for signs of rental activity. Enables data-informed tax compliance monitoring and other enforcement practices that require knowledge of STR activity level



Dedicated Hotline: 24/7 staffed telephone hotline and online platform for neighbors to report non-emergency STR problems, submit evidence and initiate automatic follow-up activities

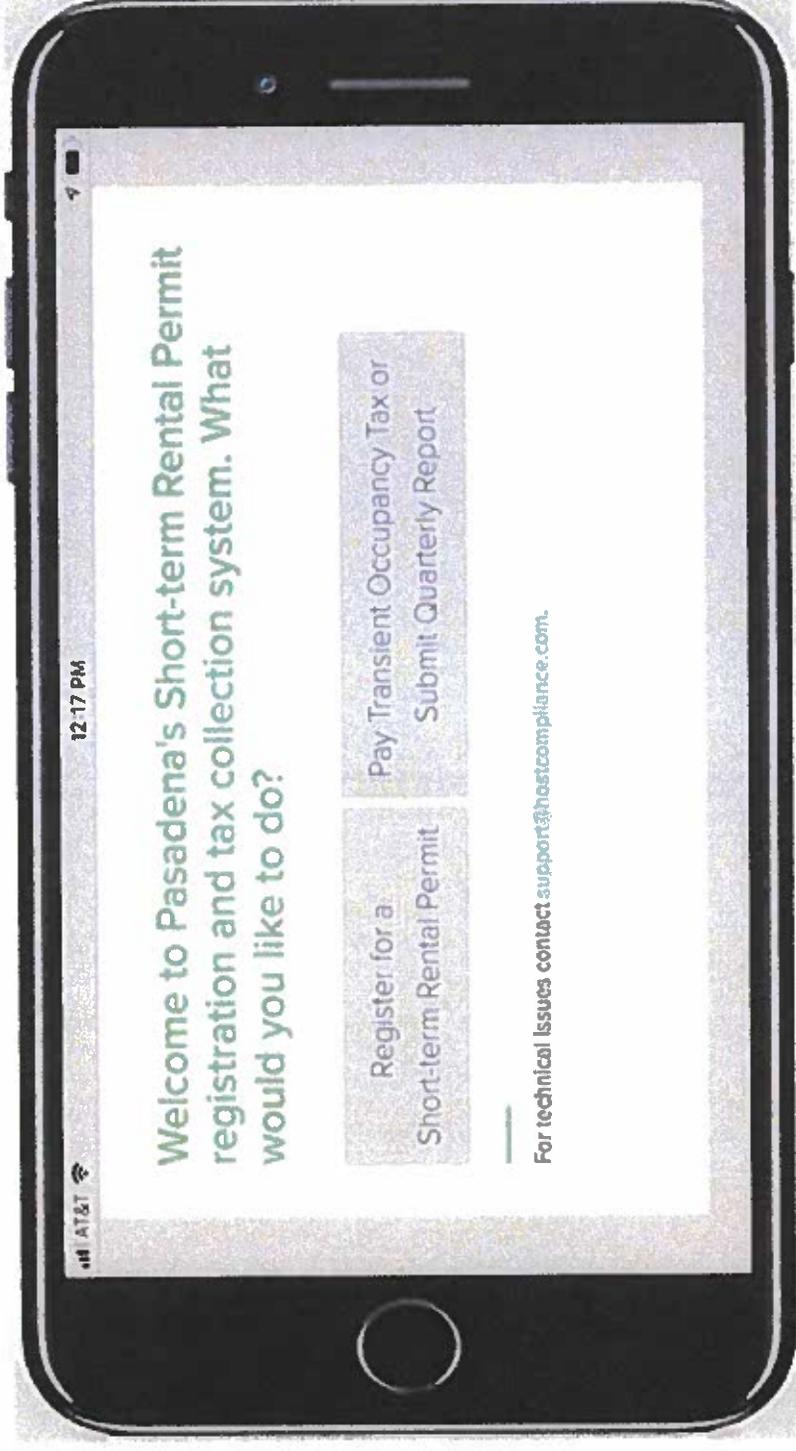
Affordable modular pricing tailored to Franklin County's needs (Unincorporated Areas Only)

	Mobile-Enabled Registration/ Tax Collection	\$5,000 /yr
	Address Identification	\$11,250 /yr
	Compliance Monitoring	\$3,668 /yr
	Rental Activity Monitoring	\$4,890 /yr
	24/7 Dedicated Hotline	\$1,956 /yr

Note: Above pricing assumes 250 short-term rental listings and based in USD. Host Compliance would be happy to discuss alternative SOWs, contract terms, contract durations and pricing structures if that would be of interest.



Mobile-Enabled Registration/Tax Collection: Simplify Franklin County's registration/permitting/tax collection process and significantly reduce the administrative costs on the back-end



Address Identification: Our proprietary address identification technology and processes makes it possible to easily monitor Franklin County's STR market and find the addresses and owners of all identifiable STRs

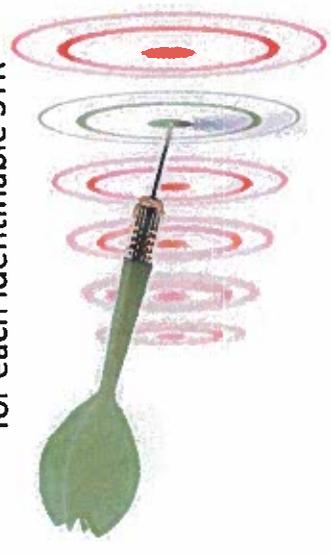
Step 1: We scan the world's 50+ largest STR websites for all listings in Franklin County



Step 2: We geocode each listing and extract as much information as possible to allow our AI models to narrow down the list of possible address/owner matches



Step 3: We combine AI and human analysts to identify the exact addresses and owner information for each identifiable STR



Compliance Monitoring: Automate the entire mailing and follow-up process and track the status and outcome of each letter in real-time

Permit compliance mailing sequence



customer success-mag@iville-in

Letters 154

Showing 1 to 50 of 7674 entries

No filters have been applied.

Letter ID	Letter	Mailing Date	USPS Delivery Status	USPS Delivery Status (Any)	Property is now in compliance (Any)	Property is now in compliance (Any)	Recipient Name	Recipient Address	Property Address	USPS Delivery Status (Any)	Has an Advertis Listing	Has an Advertis Listing	Land Use Compliance Status (Any)	Land Use Compliance Status (Any)	Making Date (Any)	Making Date (Any)	Return	Return	Letter was sent to correct recipient	Property is now in compliance	Rental Unit Record(s)	Rental Unit Record	Registration Type	Report Issue	Report Issue
50651	First Warning - No STR or Tax	2019-08-04	Delivered	Delivered	1500700-1100	N/A				Delivered	No	No	COMPLIANT: No longer advertised	COMPLIANT: No longer advertised	2019-08-04	2019-08-04	No	Yes	Yes	Yes	Rental Unit Record	N/A	N/A	Report Issue	Report Issue
50650	First Warning - No STR or Tax	2019-08-04	Delivered	Delivered	1490801-8800	N/A				Delivered	No	No	COMPLIANT: No longer advertised	COMPLIANT: No longer advertised	2019-08-04	2019-08-04	No	Yes	Yes	Yes	Rental Unit Record	N/A	N/A	Report Issue	Report Issue
50649	First Warning - No STR or Tax	2019-08-04	Delivered	Delivered	1481501-3500	N/A				Delivered	No	No	COMPLIANT: No longer advertised	COMPLIANT: No longer advertised	2019-08-04	2019-08-04	No	Yes	Yes	Yes	Rental Unit Record	N/A	N/A	Report Issue	Report Issue

Tim Bakov is back at work. Please advise you'll need to follow.



Rental Activity Monitoring: Easily identify tax fraud and occupancy/rental frequency violations by monitoring Franklin County's STR listings for signs of rental activity

Revenue Estimate by Rental Unit since January 01, 2018

Address	Parcel Number	City/Zip Code	Estimated Revenue	Estimated Occupancy	Estimated Revenue	Estimated Occupancy
101 N. Main St., Franklin, OH 43004	101	OH 43004	\$14,254	50	\$14,061	50
101 N. Main St., Franklin, OH 43004	102	OH 43004	\$17,118	50	\$16,777	50
101 N. Main St., Franklin, OH 43004	103	OH 43004	\$20,211	50	\$19,722	50
101 N. Main St., Franklin, OH 43004	104	OH 43004	\$1,754	48	\$1,741	48
101 N. Main St., Franklin, OH 43004	105	OH 43004	\$4,652	50	\$4,576	50
101 N. Main St., Franklin, OH 43004	106	OH 43004	\$5,201	50	\$5,125	50
101 N. Main St., Franklin, OH 43004	107	OH 43004	\$6,119	50	\$5,994	50
101 N. Main St., Franklin, OH 43004	108	OH 43004	\$0	50	\$0	50
101 N. Main St., Franklin, OH 43004	109	OH 43004	\$10,548	50	\$10,343	50
101 N. Main St., Franklin, OH 43004	110	OH 43004	\$1,208	50	\$1,189	50
101 N. Main St., Franklin, OH 43004	111	OH 43004	\$6,226	50	\$6,122	50
101 N. Main St., Franklin, OH 43004	112	OH 43004	\$3,143	50	\$3,082	50
101 N. Main St., Franklin, OH 43004	113	OH 43004	\$13,008	50	\$12,803	50
101 N. Main St., Franklin, OH 43004	114	OH 43004	\$1,512	50	\$1,489	50
101 N. Main St., Franklin, OH 43004	115	OH 43004	\$19,308	50	\$18,977	50
101 N. Main St., Franklin, OH 43004	116	OH 43004	\$4,146	50	\$4,064	50
101 N. Main St., Franklin, OH 43004	117	OH 43004	\$3,161	50	\$3,103	50
101 N. Main St., Franklin, OH 43004	118	OH 43004	\$2,163	50	\$2,125	50
101 N. Main St., Franklin, OH 43004	119	OH 43004	\$4,275	50	\$4,175	50
101 N. Main St., Franklin, OH 43004	120	OH 43004	\$10,749	50	\$10,501	50
101 N. Main St., Franklin, OH 43004	121	OH 43004	\$17,289	50	\$16,983	50
101 N. Main St., Franklin, OH 43004	122	OH 43004	\$1,741	50	\$1,714	50
101 N. Main St., Franklin, OH 43004	123	OH 43004	\$15,313	50	\$15,007	50
101 N. Main St., Franklin, OH 43004	124	OH 43004	\$14,028	50	\$13,722	50



Rental Activity Audit Automation: Streamline the audit process by requesting all backup info through simple, interactive online forms



Short-term Rental Revenue Validation Form

Please report each listing advertising your short-term rental.

Listing Website: <https://www.airbnb.com/rooms/12345>

Listing Webpage: <https://www.airbnb.com/rooms/12345>

Listing Website: <https://www.airbnb.com/rooms/12345>

Listing Webpage: <https://www.airbnb.com/rooms/12345>

Please enter the taxable receipts for the listing on Airbnb at <https://www.airbnb.com/rooms/1838274> (Listing 1 / 2).

Access your Airbnb history at https://www.airbnb.com/my_reservations?tab=calendar&target#_id=1838274. Taxable receipts INCLUDE, but are not limited to, nightly rents, weekly rents, standard cleaning fees, pet fees, internet charges, late check-out fees, extra person fees, and resort fees. Taxable receipts EXCLUDE refundable deposits and any additional items included in a special package rate, such as ski passes, or other recreational activity or additional service subject to CA sales tax.

	Calendar Quarter 1 2015	Calendar Quarter 2 2015	Calendar Quarter 3 2015	Calendar Quarter 4 2015
	January 01 - March 31	(April 01 - June 30)	July 01 - September 30	
Please enter the taxable receipts for Quarter 1 / 2015	\$00,000	Please enter the taxable receipts for Quarter 2 / 2015	\$00,000	Please enter the taxable receipts for Quarter 3 / 2015
Please enter the taxable receipts for Quarter 4 / 2015	\$00,000	Please enter the taxable receipts for Quarter 4 / 2015	\$00,000	Please enter the taxable receipts for Quarter 4 / 2015



24/7 STR Hotline: Make it easy for neighbors to report, substantiate and resolve non-emergency STR related incidents in real-time

Step 1

Concerned neighbor calls 24/7 short-term rental hotline or reports incident online



Step 2

Complainant provides info on alleged incident and is asked to submit photos, videos or other proof of the alleged violation



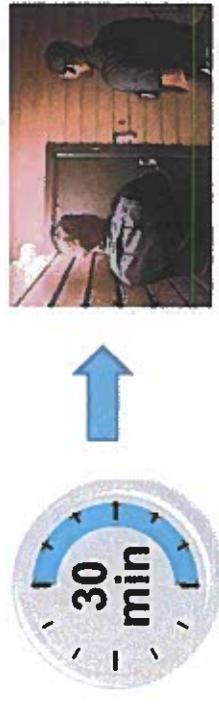
Step 3

If property is registered, Host Compliance immediately calls host/emergency contact to seek resolution



Step 4

Problem solved or escalated – Complainants saved in database so serial offenders can be held accountable

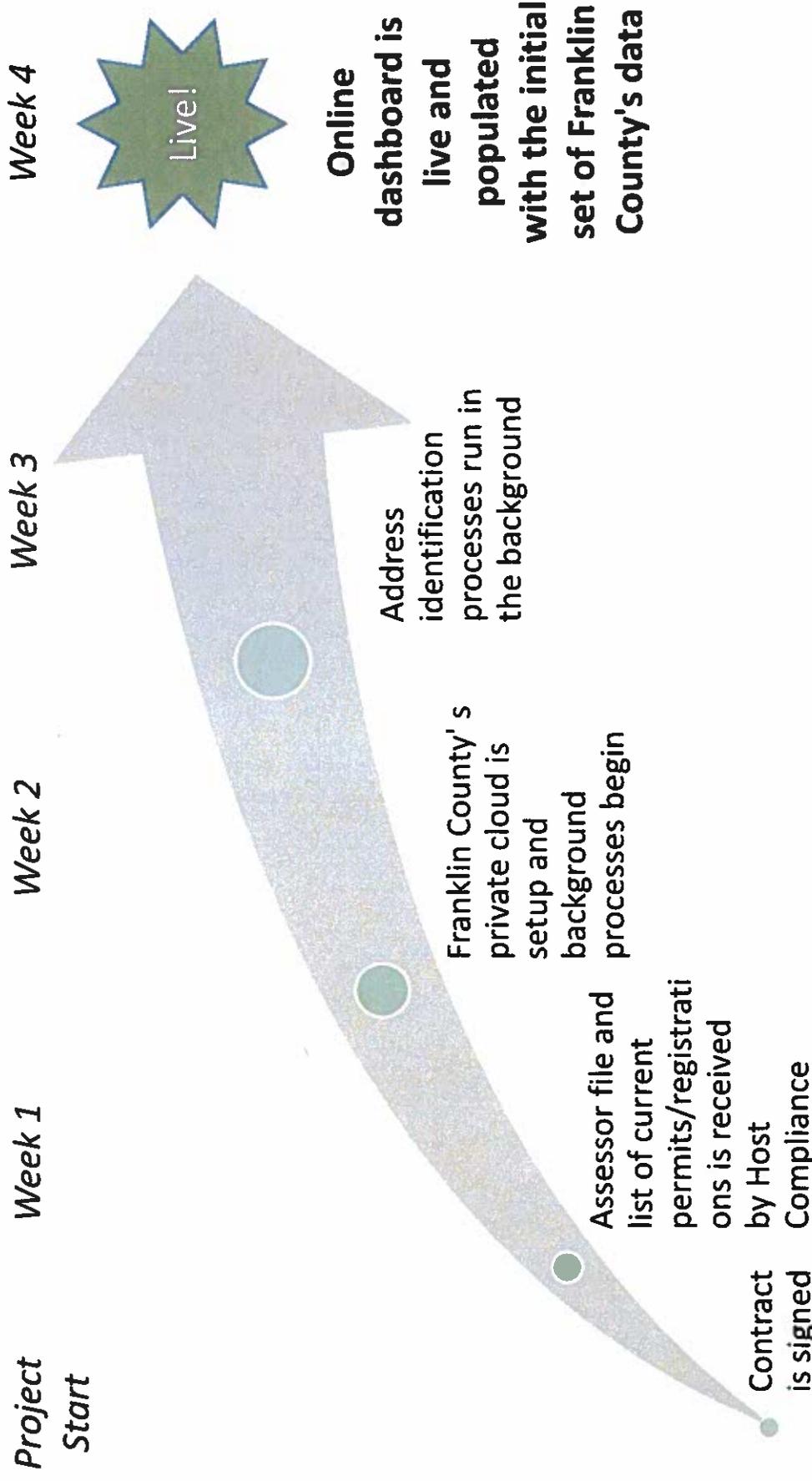


24/7 STR Hotline: Get detailed reports and dashboards to track all short-term rental related complaints in real-time and over time



Implementation Steps and Timeline: Our Customer Success Team has already completed hundreds of implementations and can get Franklin County up and running in less than a month

Typical Address Identification Implementation Timeline



Benefits to using Host Compliance's services

- ✓ Ensures fair, continuous and consistent compliance monitoring and enforcement
- ✓ Frees up valuable staff time that can be focused on higher-value added activities
- ✓ Minimizes noise, parking and trash violations
- ✓ Minimizes the impact on local law and code enforcement agencies as complaints are first handled by our 24/7 hotline and routed to the appropriate property owner before further enforcement actions are triggered
- ✓ Maximizes Franklin County's tax and permit fee collections
- ✓ REVENUE POSITIVE – in most cases, the additional registration fees alone pays for Host Compliance's services several times over
- ✓ Requires NO up-front investment or complicated IT integration
-> we can be up and running in 4 weeks!
- ✓ **6 MONTH UNCONDITIONAL MONEY BACK GUARANTEE!**