

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

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

1. Petitioners Name: Rodney Connor & Garrett Smith

2. Property Owner's Name: Frontier Land Development LLC

Phone Number: _____

Address: 181 Clubhouse Way
Zion Crossroads, VA Zip: 22942

3. Exact Directions to Property from Rocky Mount: _____

4. Tax Map and Parcel Number: 51.2-84

5. Magisterial District: Union Hall

6. Property Information:

A. Size of Property: .804 Acres

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.

7. Proposed Special Use Permit Information:

A. Proposed Land Use: Short Term Rental

B. Size of Proposed Use: _____

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): _____

Signature of Petitioner: _____

Date: _____

Mailing Address: _____

Telephone: _____

Email Address (optional): _____

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

Owner's Name (Print): FRONTIER LAND DEVELOPMENT, LLC

Signature of Owner: [Signature] MANAGER

Date: 8/28/2019

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____

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): Rodney Connor

Signature of Petitioner: Rodney Connor

Date: 8/27/2019

Mailing Address: 163 Golf View Dr.
Reidsville, NC 27320

Telephone: 336-603-9500

Email Address (optional): rconnor6@gmail.com

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

Owner's Name (Print): _____

Signature of Owner: _____

Date: _____

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK #: _____

RECEIPT #: _____

AMOUNT: _____



0512000101E

0512009200

0512009100

0512009000

0512004000

0512004200

0512004300

0512004400

0512004500

0512004600

0512004700

0512004800

0512004900

0512003600

0512003700

0512003800

0512003900

0512000101F

0512008100

0512008200

0512008900

0512008800

0512008700

KENNEDY PL

0512008300

0512008600

0512008500

0512008400

0511901500

0511901600

Smith Mountain Lake

0512007300

0512007400

0512007500

0512007600

0512007700

0512007800

0512007900

0512008000

Harrington, Terry

From: Emily Oliver <eoliver@raineandperdue.com>
Sent: Friday, October 18, 2019 10:24 AM
To: Harrington, Terry
Subject: Special Use Permit - Rodney & Dawn Connor

==== CAUTION: This email is from outside Franklin County Government. Total security is not guaranteed. Remember to use safe practices when using email and other technologies. ====

Terry:

I am helping with this file. I am forwarding you the information just received from Rod Connor regarding the additional information you requested.

Please see below:

1. Owner - Rod & Dawn Connor (It is possible that owner will transfer the property into their existing corporation - Three Arrows, Inc in the future. That corporation is the entity in which they own 90+ other rental units in Reidsville, NC).
2. Phone number - 336-613-9500 (this is a different number than provided earlier due to a change in our business that utilizes the number previously provided).
3. Nature of the rental: The home will be held for rental throughout the year. The home will be four bedrooms four and a half bathrooms (except that the number of bedrooms would be reduced to comply with ordinances should it be necessary based on septic suitability) and have a garage suitable for two vehicles. We estimate the total heated square footage will be 3200 sq feet with about one half on the main level and the remainder in a walk-out basement. The high season will require minimum seven nights stay and we estimate it will rent for \$6000/week. Off season rentals will vary. Lot maintenance will be contracted with a local provider. Owner will personally manage rentals utilizing Airbnb, VRBO and similar sites. Unrented periods will occasionally be utilized by owner for personal use. Though construction could begin sooner, owner estimates construction will not take place for at least three years. The home will be located on the lot in such a way to comply with all setbacks and easements. Specifically, the home will be located near to the property line to the north that separates lots 84 and 85 as required by the location of the septic field. The home will also be located as near to the lake as setbacks allow. It will have a paved drive of asphalt or concrete. The shore line will be secured with rock and a one or two-slip dock constructed that includes a floating platform for swimmers' access. Trees will be removed along the shoreline from the property line shared with lot 85 for a distance of about 100 feet with trees planted along the remainder of the shoreline as required by rules already in place.

Please let me know as soon as possible if you need anything further.

Thank you,
Emily

-

Emily A. Oliver, Esq.
Raine & Perdue, PLC
245 S. Main Street
Rocky Mount, VA 24151

Phone: 540-483-9269
Fax: 540-483-0828