

**LETTER OF APPLICATION;  
KEMP FORD HOUSE**

Special Use Permit Request:

- Sec. 25-179.- Special use permit
- Carnivals, circuses, fairs and other events lasting more than ninety-six (96) hours but less than four (4) months.
- PARCEL #'S 018.00 and 017.00 / 173 Kemp Ford Rd. Union Hall

**(A) Proposed use of the property**

Daily Operation Schedule:

Operations Hours and Days-

3 Days of operation per Week:

Thursday 4-10

- Festival (4-6)
- Haunt (7-10)

Friday 4-11

- Festival (4-6)
- Haunt (7-11)

Saturday 12-11

- Festival (12-6)
- Haunt (7-11)

Opening Date : Thursday September 24th

Closing Date: Saturday November 7th

Weeks open: 8

Hours of operation:

- 24 hours per week
- 192 hours of operation complete
- 3 months of operation

**(B) Reason for request**

Kemp Ford Fall Festival:

This is a combination of two wonderfully thought out festive fall experiences. One that offers lasting memories in a family friendly environment to another of more ghoulish scary experiences. Two events separated by the dark of night will continue to offer fun and excitement to all that visit the beautiful Franklin County!

**EVENT 1:**

Kemp Ford Fall Festival

Thursday & Friday 4-6pm

Saturday 12-6pm

This will be a full encompassing event that will offer opportunities to all ages of the community. Each day of operations will offer local produce, honeys, games, and special haunt guests. Produce will be available for purchase as well other fall themed merchandise such as straw scare crows, drinks, candies and more! Family friendly for everyone that loves the fall and sometimes the haunted season.

**EVENT 2:**

Kemp Ford House. Haunt Attraction

Thursday Night 6:30pm-10pm

Friday Night 6:30-11pm

Saturday Night 6:30-11pm

This is our special haunted experience for recommended 13 and up haunt goers. It will be a safe, secure and exciting place to experience the scarier side of the season. Guests will with a ticket be able to walk the haunted authentic 1800's Kemp Ford farmhouse with a trail haunt finale! Food and entertainment will be consistently offered during operation.

**(C) effect on surrounding area**

**Location:**

173 Kemp Ford Road. Lot 18

Left side of property (Lot 19) will have a parcel unit of 1.4 acres in separation. Right side of prospective site will have 6 acres in separation (Lot 17-15).

Both in works of purchase by us to guarantee separation moving forward.

Lots 18 and 17 are purchased contingent on County Approval .

**Security Measures:**

One to three security personnel will be presented during the Kemp Ford for All. Two points of security will be in place during the evening Event , Kemp Ford House. Both points of security will be requiring guests to be free of any weapons or lighters before entering the Kemp Ford House. All event property will be under contentious recorded monitoring throughout event.

**Lighting and Amplification:**

Lighting and amplification will not be as so much to disturbed other renters/owners within a two parcel radius. Loud music and lighting will not adversely effect others in the local community.

**Parking:**

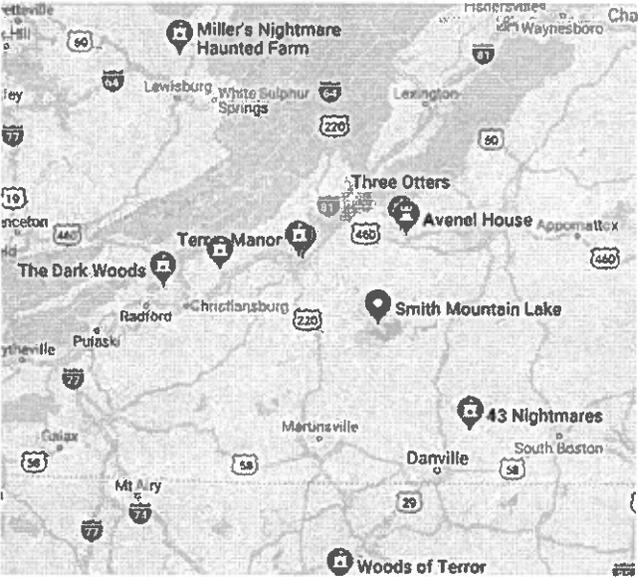
Off road parking in lot 17 will be offered to guests as being purchased by Kemp Ford House LLC. Parking staff will be in attendance to assist with parking.

**Community Take Away:**

Excellent opportunity for families of all backgrounds to spend time as a unit to explore and engage in all of what Fall has to offer. From gourds and pumpkins to ghosts of the past, guests of the Kemp Ford Fall Festival will have plenty to share with other members of family and friends.

Excellent opportunity to hear a bit of history as well. The Old farmhouse located on parcel #018.00 173 Kemp Ford Road carries the ability to share about the Dudley Family and their unique experiences in the 1800's.

Offers the community an excellent opportunity to visit a Haunted Attraction here in Franklin County. See image below "haunts near me" to see the unique market niche this carries.



*As it shows, we are roughly located at the bottom corner of Smith Mountain Lake putting Kemp Ford House perfectly in between a circle of Haunted attractions that continue to demand results having patrons drive happily 1.5 hrs + to just get to those attractions. Possible for local economic growth and a boost in local tourism. Offers more to vendors in the years to come.*

**RENDERINGS:**



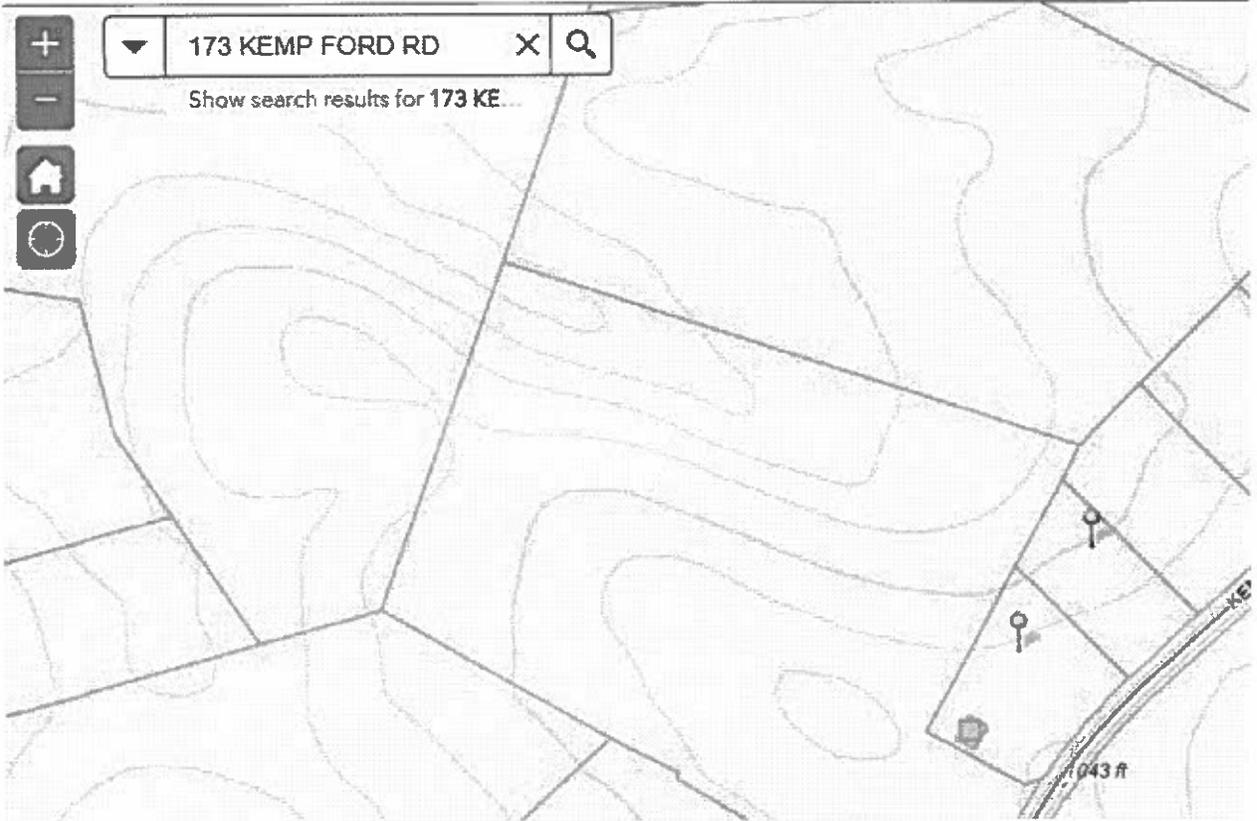
**GRAPHIC PLAN:**

 **Franklin County Parcel Viewer** [Click to visit the Franklin County, VA Homepage](#)



▼ 173 KEMP FORD RD X Q

Show search results for 173 KE...



1043 ft

**CONCEPT PLAN:  
KEMP FORD HOUSE**

**TITLE:** Kemp Ford House Fall Festival & Haunt Attraction

**APPLICANT NAME:** Joe & Jessica Palotas

**PROJECT ENGINEER:** Joe & Jessica Palotas

**PLAN DATE:** September 24th, 2020 - November 7th, 2020

**NORTH ARROW & GRAPHIC SCALE :** See Attachment "Graphic Plan"

**SIZE OF ENTIRE PARCELS:** 2.55 acres

**ADJACENT STREETS ECT, :** Located on Kemp Ford Rd near intersection of Berger Loop.  
Most farmland, some forest area and one Farmhouse.

**LOCATIONS , DIMENSIONS ECT. :** One Farmhouse- 2 story structure to be used in evening  
haunt attraction' day family festival. Proposed access point is found at gravel driveway entrance  
in front of farmhouse to parking area in grass fielded lot parcel # 017.00

**NATURAL HISTORICAL SITE TO BE PRESERVED:** The old farmhouse is the old Chapman  
Dudley Home from the late 1800's. It also is the site of the first telegraph location between  
Rocky Mount to Lynchburg.

**EXISTING VEGETATION:** Lot Parcel 018.00 has a natural buffering with a complete tree line  
along the property line to the nearest residents. The complete parcel of 018.00 also has at least  
1.4 acres separation between proposed site and residents.

**PROPOSED SIGNAGE:** In conversation with VDOT about signage to be located on Old Franklin Turnpike at the intersection of Kemp Ford Road. Actual signage on proposed site will be no larger than 3 ft wide and 15ft long with the text “Kemp Ford House”

**LIGHTING:** A 200 amp service is already in place. 50 Amp Generator Backup will be in place for additional lighting if weather knocks out power. Lighting will be found throughout complete event area and parking lot.

**BUILDING OR RENDERINGS :** See attachment “ Renderings”

**Dwellings on Property :** Zero

**RETAIL:** Retail space will be divided into 10ft X10ft booth spaces for vendors spaced out in the 1.3 acres of entertainment. Estimation 1000 square ft of retail in all.

**RECREATIONAL AMENITIES :** Beautiful Farmland out in Union Hall, 4 Public Bathrooms, 1.25 acres for parking, 1.3 acres of entertainment, Full electric 200 Amp service utility, Parking lot attendants, Entrance and Exit attendants, Security System for safety, Floating Guides, Food and non-alcoholic drinks provided by permit approved vending trucks.

**PERSONAL EXPERIENCE :**

The Palotas Partnership has garnered such recent successes as:

Art and Jazz in Salem Community Art Festival Organizational Team (2015, 2016)

Toys for Tots Painting fundraiser (2014, 2015, 2016)

Hope tree Family Services Haunt Attraction (2017)

Meek's Manor haunted house ownerships (2018)

**FRANKLIN COUNTY  
SPECIAL USE PERMIT APPLICATION**

(Type or Print)

I/We, JOE & JESSICA PALOTAS, 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: JOE & JESSICA PALOTAS

Petitioner's Address: 173 KEMP FORD RD

Petitioner's Phone Number: 540-685-3277

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

Property Owner's Name: JOE & JESSICA PALOTAS

Property Owner's Address: 173 KEMP FORD RD

Property Owner's Phone Number: 540-685-3277

Property Owner's E-mail: KEMPFORDHOUSE@gmail.com

Directions to Property from Rocky Mount: \_\_\_\_\_

Tax Map and Parcel Number: 018.00 3 017.00  
0660301800 3 0660301700

Magisterial District: UNION HALL

Property Information:

A. Size 018.00 = 1.41 ACRES of 017.00 = 1.14 ACRES Property: 2.55 ACRES

B. Existing Zoning: A-1

C. Existing Land Use: VACANT

D. Is property located within any of the following overlay zoning districts: No  
\_\_\_\_ 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 SEC. 25-179 Land FARM LAND A-1 Use: FALL FESTIVAL

B. Size of Proposed Use: 2.55 ACRES

C. Other Details of Proposed Use:

DAY TIME: PRODUCE/MARKET  
EVENING: HAUNTED HOUSE

**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): VOE & JESSICA PAIDTAS

Signature of Petitioner: [Signature]

Date: 11-03-19

Mailing Address: 792 HIGHLAND LAKE RD.  
UNION HALL VA 24176

Telephone: 540-685-3277

Email Address: KEMP FORD HOUSE@gmail.com

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

Owner's Name (Print): VOE & JESSICA PAIDTAS

Signature of Owner: [Signature]

Date: 11-03-19

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

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

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

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

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