

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

(Type or Print)

I/We, GEORGE & PATRICIA COURAY 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: GEORGE & PATRICIA COURAY

Petitioner's Address: 219 MEADOW RIDGE LN

Petitioner's Phone Number: 540-334-5312

Petitioner's E-mail: GSCOURY@YAHOO.COM

Property Owner's Name: GEORGE & PATRICIA COURAY DBA POLDARK PROPERTIES LLC

Property Owner's Address: SAME AS ABOVE

Property Owner's Phone Number: _____

Property Owner's E-mail: _____

Directions to Property from Rocky Mount: 220 N to Left onto NAFF RD
2729 NAFF RD, Boones Mill VA 24065

Tax Map and Parcel Number: 02000002800

Magisterial District: Boone

Property Information:

A. Size 1.25 acres of _____ Property:

B. Existing Zoning: A1

C. Existing _____ Land Use:
Renovated home and small pasture

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:
Renovated home and small pasture

- B. Size of Proposed Use: 1.25 ACRES
- C. Other Details of Proposed Use: TO ALLOW FOR SHORT-TERM AS WELL AS LONG TERM RENTAL OF THE HOME

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): PATRICIA COURY & GEORGE COURY

Signature of Petitioner: Patricia Coury & George Coury

Date: JANUARY 6, 2020

Mailing Address: 219 MEADOW RIDGE LN
BOONES MILL, VA 24065

Telephone: 540 334-5312

Email Address: gscoury@yahoo.com

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

Owner's Name (Print): _____

Signature of Owner: _____

Date: _____

Date Received by Planning Staff _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____

Franklin County, VA

Special Use Permit, Letter of Application 1/3/2020

Proposed use of property located at 2729 Naff Road, Boones Mill, VA 24065:

To be able to use the existing home for short term rentals (less than 30 days) in addition to longer term rentals.

Reason for request:

History: This home is the renovated former Naff Community School which was originally built in 1955. It has subsequently been sold and renovated several times and used as a residence. We purchased the home on August 24, 2017 after initial renovation had begun. It was in a horrid state of disrepair, and was considered a community eyesore. It was completely renovated inside and out to be an attractive, eye appealing property.

Initially, we purchased it for our youngest daughter to use and she resided there for approximately a year. We considered that we would eventually use it for a rental home once our daughter no longer had use for it. We began getting unsolicited requests from neighbors and fellow church members and rented the home for intermediate term use (longer than 30 days). The two-bedroom, one bath home is very small, approximately 800 square feet and has very little storage space which hampers its use as a long-term rental. It does appear to be popular for short term rental, especially those desiring a home which includes a kitchen and outdoor porch enjoyment with gorgeous views of Cahas mountain and the countryside and easy access to the Blue Ridge Parkway. This is a unique commodity for our area.

Community Impact:

We believe the granting of our request for short term rental use of the home would have no negative impact on our community. Of note, we live just a few parcels away from the subject property and our goal has always been to enhance the community. We have received uniform approval and many compliments from our neighbors on the completed renovation of the subject property. The home is bordered on one side by the Naff Community center and the other side by Treybrook farm which is a commercial establishment. Across Wades Gap Road is the Woods Farm market, and further down Naff Rd is Metwood, Healing Strides and Sundara Wedding Venue, so there is plenty of commercial use of parcels near us. We have found that renters who have used the property have brought money into Franklin county by visiting local establishments in Boones Mill and beyond and we provide literature and discounts from local merchants in Franklin county encouraging our renters to visit. This provides a positive economic impact for our community.

Respectfully Submitted by George and Patricia Coury, DBA Poldark Properties, LLC





Margaret S. Torrence
Commissioner of the Revenue

OFFICE OF
COMMISSIONER OF THE REVENUE
FRANKLIN COUNTY
1255 Franklin Street, Suite 102
Rocky Mount, Virginia 24151

TELEPHONE

State Taxes (540) 483-3083
Personal Property Tax (540) 483-3083
Real Estate (540) 483-3085
Land Use (540) 483-3084
Fax (540) 483-3089

December 27, 2019

George S. Coury
Poldark Properties LLC
219 Meadow Ridge Ln
Boones Mill, VA 24065

Re: Transient/Occupancy Application

Dear Mr. Coury,

The Commissioner of Revenue office has been informed that the property at 2729 Naff Rd, Boones Mill (Tax Map# 020 00-028 00) is being offered for rent on a short-term basis (less than thirty (30) days). The purpose of this letter is to inform you that property owners renting short-term in Franklin County must register with our office and collect & report transient occupancy tax in accordance with the Code of Franklin County, VA §20-243 and §20-244.

Enclosed please find a Transient/Occupancy Application to complete and return to our office **no later than January 7, 2020**. When completing the form, indicate the start date (first day the property was rented short-term). For your convenience, you may submit the form in the envelope provided, via fax: (540) 352-5140, e-mail: madherleyn.torres@franklincountyva.gov, or online at: www.franklincountyva.gov/commissioner-of-revenue.

Additionally, in accordance with the Code of Virginia §58.1-3515, Franklin County does assess personal property tax on furniture, fixtures, and appliances located within the rental property as of January 1st of each year.

Thank you in advance for your prompt attention to this matter. If you have any questions, do not hesitate to contact our office at (540) 483-3083, option 2.

Sincerely,

Madherleyn Torres
Deputy Clerk - Business Tax & Licenses

Enclosures: Transient/Occupancy Application
Code of Franklin County, Virginia; Division 7 – Transient Occupancy Tax

The Shepherdess Cottage

George and Patricia Coury
DBA Poldark Properties, LLC
1/3/2020
2727 Naff Road, Boones Mill, VA 1.25 acres

Legend

 2729 Naff Rd

