

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,

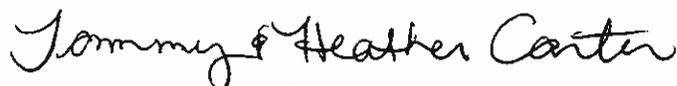
This letter serves as part of the application process for a special use permit for 220 Ridgeway Road in Hardy. We listed this property on Airbnb in May of 2018 without the knowledge that short-term rentals required a special use permit. We apologize for not understanding the laws in Franklin County and 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. 688, 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 then left onto Chestnut Forest Dr. make a right onto Ridgeway

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: [Handwritten Signature]

Date: 1/19/20

Mailing Address: 250 Ridgeway Rd
Hardy, VA 24101

Telephone: 540-798-9397

Email Address: quiverfullwith8@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: _____

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**



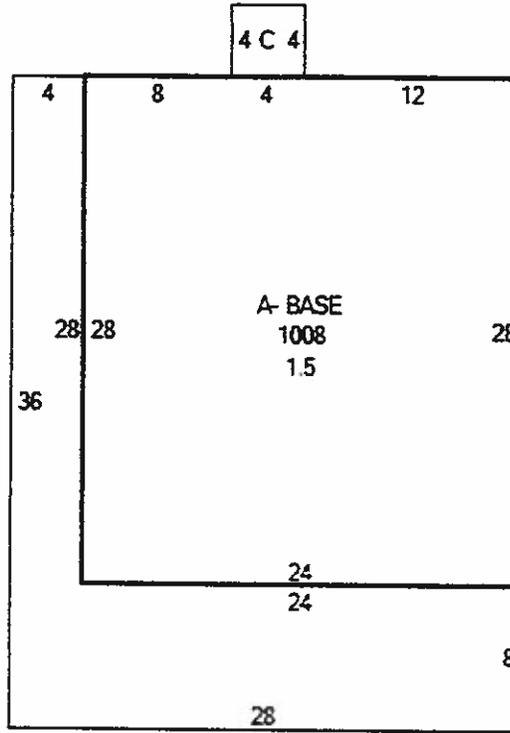
DISCLAIMER: While every effort has been made to ensure the accuracy of the information presented, Franklin County is not responsible for the accuracy of the content contained herein and will not be liable for its mis-use or any decisions based on this report's contents.

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:

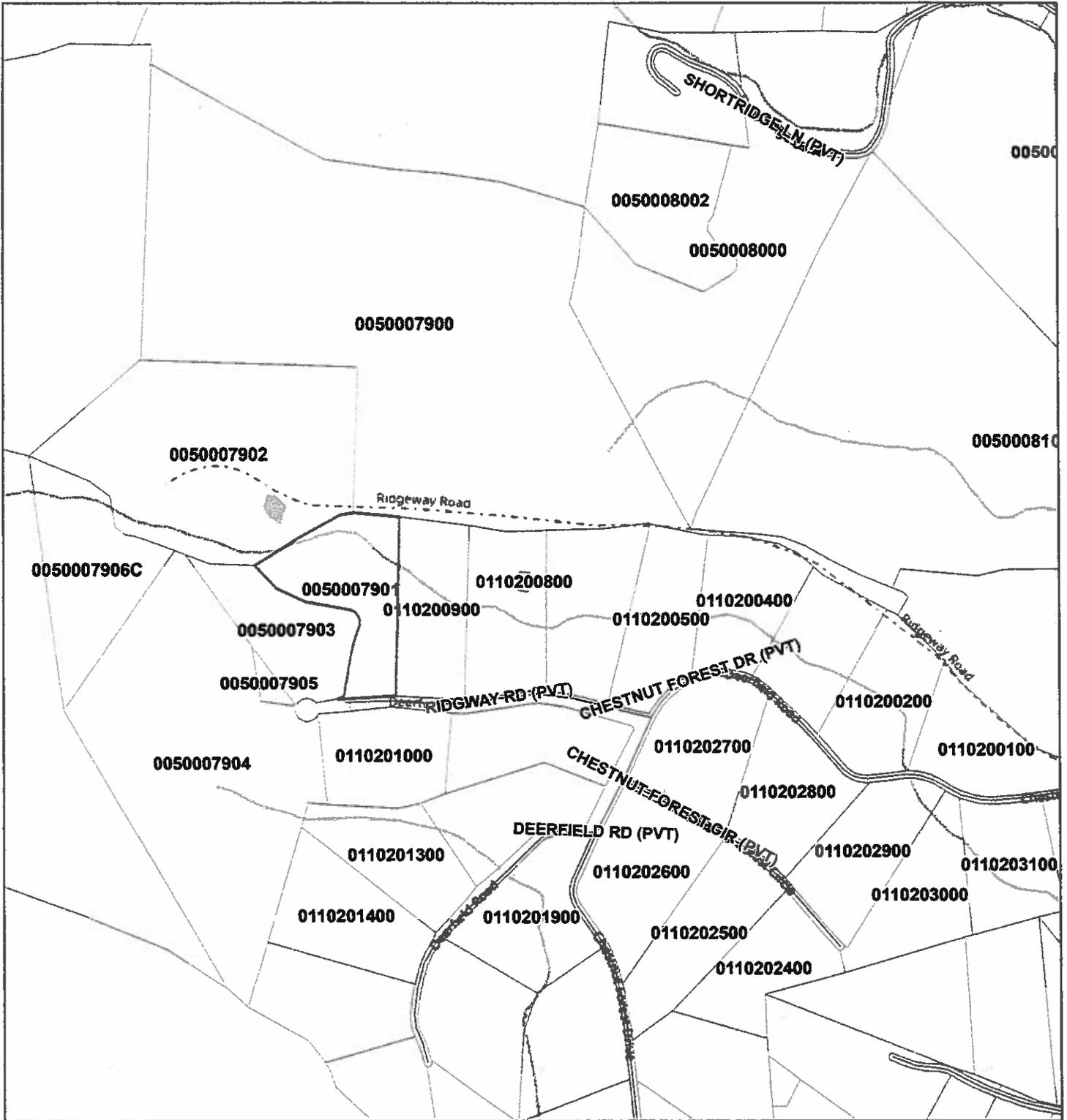
Exterior

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

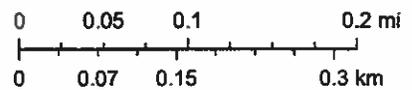
Franklin County, VA



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

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



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220 Ridgeway Road



220 Rideway Rd Full Property View

