

Short-Term Rental Special Use Permit Letter of Application

October 28, 2021

Franklin County Planning and Community Development Office
1255 Franklin Street, Suite 103
Rocky Mount, VA 21451

To Whom it May Concern:

I am writing regarding a request for the approval of a Special Use Permit for a short-term rental at 105 Lookout Pointe, Moneta, VA 24121. The proposed use of the property is for tourism and/or vacationing. There will be no change to the current property.

I inherited this property from my parents, George and Jeanette Newton, when they passed away in 2016. I would love to keep the home for my family. Due to maintenance and upkeep I am hoping to generate some income to pay for the property and keep it with the family.

While my family takes advantage of visiting the home during Spring and Summer months of the year, we plan to only offer the home for rental purposes outside of that timeframe. We will screen all applicants prior to approving any rental agreements and we expect no safety or health concerns.

We very much look forward to allowing guests to enjoy the beauty of what Smith Mountain Lake and Franklin County have to offer.

Sincerely,



Kristy Reynolds

Owner, 105 Lookout Pointe, Moneta

CONTACT INFORMATION: 225 OVERRIDGE COURT, PURCELLVILLE, VA 20132
T 703-674-6072 E KNEWTON42@YAHOO.COM

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

(Type or Print)

I/We, KRISTY REYNOLDS, 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: KRISTY REYNOLDS

Petitioner's Address: 225 OVERRIDGE COURT, PURCELLVILLE, VA 20132

Petitioner's Phone Number: 703-674-16072

Petitioner's E-mail: KNEWTON42 @YAHOO.COM

Property Owner's Name: KRISTY REYNOLDS

Property Owner's Address: 225 OVERRIDGE COURT, PURCELLVILLE, VA 20132

Property Owner's Phone Number: 703-674-16072

Property Owner's E-mail: KNEWTON42 @YAHOO.COM

Physical Address of the Property: 105 LOOKOUT POINTE, MONETA, VA 24121

Directions to Property from Rocky Mount. VA 40 EAST, RT 655, RT 834

AND SLEUGGS ROAD TO BLUEWATER FOLLOWING LOOKOUT.

Tax Map and Parcel Number: 0320401500

Magisterial District: GIUS CREEK

Property Information:

A. Size 524 ACRES of Property:

B. Existing Zoning: A1

C. Existing N/A Land Use:

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.

Updated July 16, 2020

Proposed Special Use Permit Information:

A. Proposed Use: RENTAL / SHORT TERM Use:

B. Size of Proposed Use: 526 ACRES

C. Other Details of Proposed Use: RENTAL PROPERTY
SHORT-TERM

Checklist for completed items:

- Application Form
- Letter of Application
- Concept Plan
- Application Fee - WILL MAKE PMT W/TECH

****I certify that this application for a special use permit and the information submitted herein is correct and accurate. I authorize County staff to access this property for purposes related to the review and processing of this application.**

Petitioner's Name (Print): KRISY REYNOLDS

Signature of Petitioner: Quinn

Date: 10/28/2021

Mailing Address: 225 OVERRIDGE COURT

PURLEEVILLE, VA 20132

Telephone: 703-674-6072

Email Address: KNEWTON42@YAHOO.COM

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

Owner's Name (Print): KRISY REYNOLDS

Signature of Owner: Quinn

Date: 10/28/2021

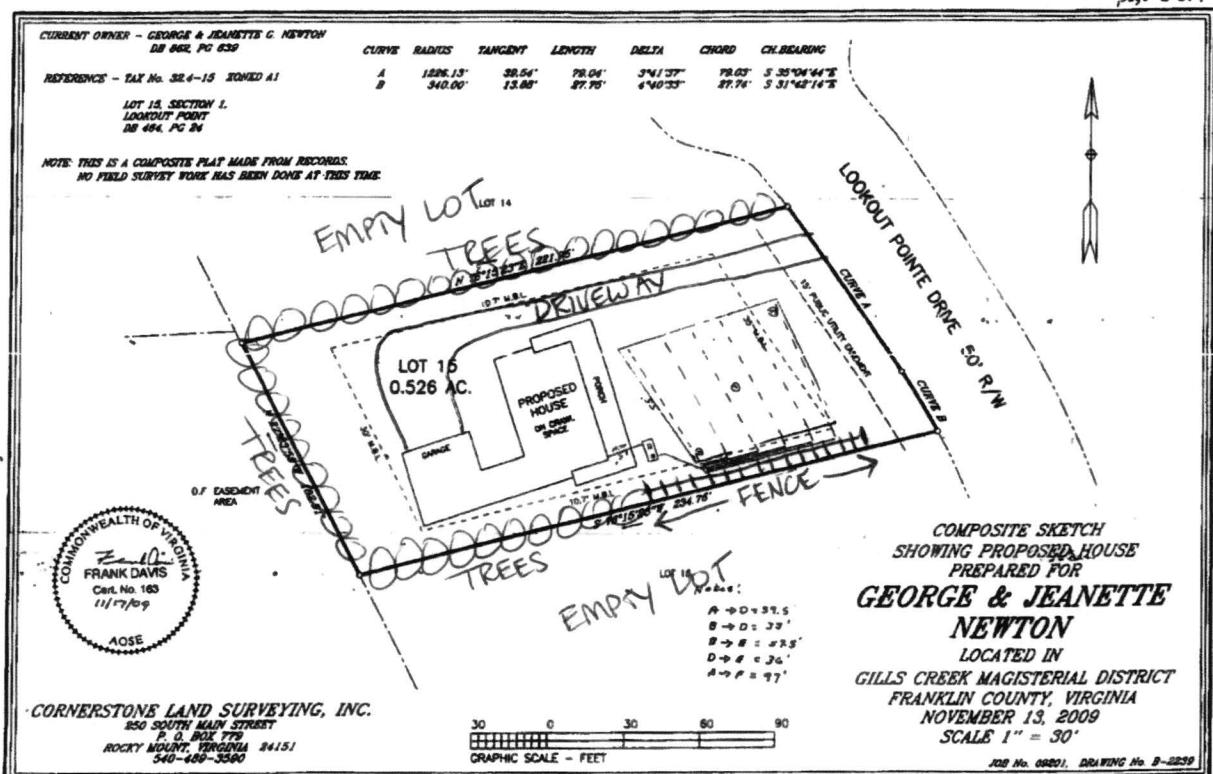
Updated July 16, 2020

OWNER: KRISTY REYNOLDS

703-674-6072

10/28/2021

SPECIAL USE PERMIT FOR SHORT-TERM RENTAL



CONCEPT PLAN

NO ADDITIONS OR IMPROVEMENTS

Frank Davis
Davis Soils Consulting
296 Lakewood Court
Rocky Mount, VA 24151

Office (540) 463-4914
Fax (540) 463-1981

Sewage Disposal System Inspection Results

Health Dept. I.D.# 133 09 0303

Owners Name: ROBERT E JEANETTE NEWTON

Address: 803 SYCILIN RD. SUITE 222 LEESBURG, VA 20175

Location: Subdivision: LOOKOUT POINT Sect./Blk. 1 Lot# 15

Other: TM# 32.4-15

Water Supply Location:

Satisfactory: Yes No

Comments: COMMUNITY H2O

Building Sewer:

Satisfactory: Yes No

Comments: 100 ft. No

Pre-Treatment Units:

Satisfactory: Yes No

Comments:

Conveyance Method:

Satisfactory: Yes No

Comments:

Distribution Box:

Satisfactory: Yes No

Comments:

Header Lines:

Satisfactory: Yes No

Comments: 1500 ft. 4" PVC

Percolation Lines:

Satisfactory: Yes No

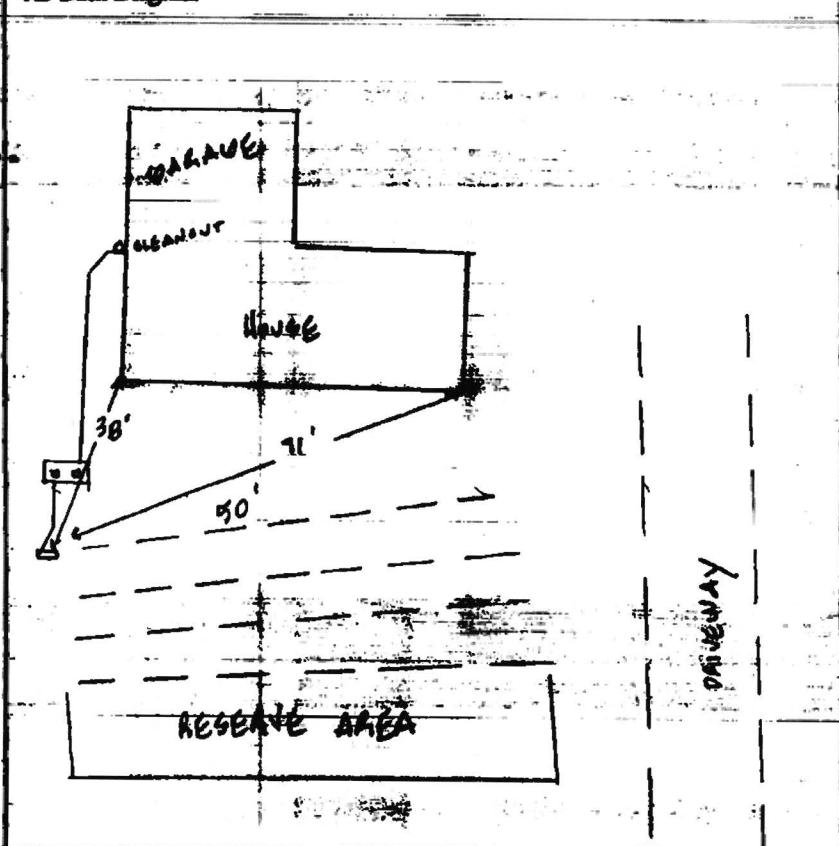
Comments: 4 x 50' each

Absorption Trenches:

Satisfactory: Yes No

Comments: INFILTRATOR QUICKE 4
12/12 tch

As-Built Diagram



I hereby certify that the above noted Sewage Disposal System was installed according to the permit and/or with the noted changes substantially complies with the Virginia Sewage Handling & Disposal Regulations of the AOSE Program.

Date: 3/19/2010

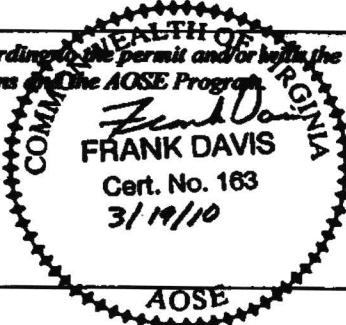
Approved By: Frank Davis

Frank Davis AOSE #163

FRANK DAVIS

Cert. No. 163

3/19/10



Completion Statement

Commonwealth of Virginia
State Department of Health

Health Department
Identification Number 133 09 0303

FRANKLIN Co. Health Department

Name of Company/Corporation/Individual: D.A. B ENTERPRISES

Address: 50 GRAPERS LN. MONETA, VA 24121 Telephone: 537-9582

Owner's Name GEORGE E JEANETTE NENTON

Owner's Address 803 SYCOLIN Rd., SUITE 222 LEESBURG, VA ²⁰¹⁷⁵

Location of Installation: Lot 1 Block 15

Section: 1 Subdivision: LOOKOUT POINT

Other: TM# 32.4-15

I hereby certify that the onsite sewage disposal system has been installed and completed in accordance with the construction permit issued (date) 12/1/2009 and is in compliance with Part D of the Sewage Handling and Disposal Regulations and when appropriate the plans and specifications for the project.

3/19/2010

Date

David L. Brown

Signature and Title

11/13/10
ZONING FORM



Franklin County

Planning & Community Development Office
120 East Court Street
Rocky Mount, Virginia 24151

Date: November 13, 2009

Owner's Name GEORGE & JEANETTE NEWTON	Phone Number 7035790303	Zoning A1
Mailing Address 803 SYCOLIN Road LEESBURG VA 20175	Tax Map Number 0320401500	District GC

Subdivision Name LOOKOUT POINTE	Lot Number 15
Property Directions 122N, R616, L BLUEWATER BAY, L LOOKOUT POINT TO LOT ON LEFT	Remarks

Purchaser's Name	Phone Number	Address
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Description of Use SEPTIC FOR SINGLE FAMILY DWELLING / THIS WILL BE THE ONLY HOME ON THE LOT	Number of Employees	Number of Bedrooms 3.0
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FEE COLLECTED: \$35 EXPIRES: November 13, 2010

Approved By: Jeff Franklin

Applicant Signature: Karen Shreve

Please Print Your Name: Karen Shreve

Date: 11.13.09

*Setback Regulations Are The Responsibility of Applicant.
Refunds will not be issued after 30 days from Date of Zoning Form.

