
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:

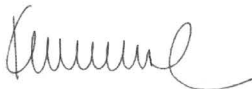
I am writing regarding a request for the approval of a Special Use Permit for a short-term rental at 105 Lookout Pointe, Moneta, VA 24121. The proposed use of the property is for tourism and/or vacationing. There will be no change to the current property.

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: 703-674-6072

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: 703-674-6072

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 SLEUGHS ROAD TO BLUEWATER. FOLLOW TO LOOKOUT.

Tax Map and Parcel Number: 0320401500

Magisterial District: GILLS CREEK

Property Information:

A. Size 5216 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.

Proposed Special Use Permit Information:

A. Proposed RENTAL / SHORT TERM ^{Land} 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 PNT W/TECH

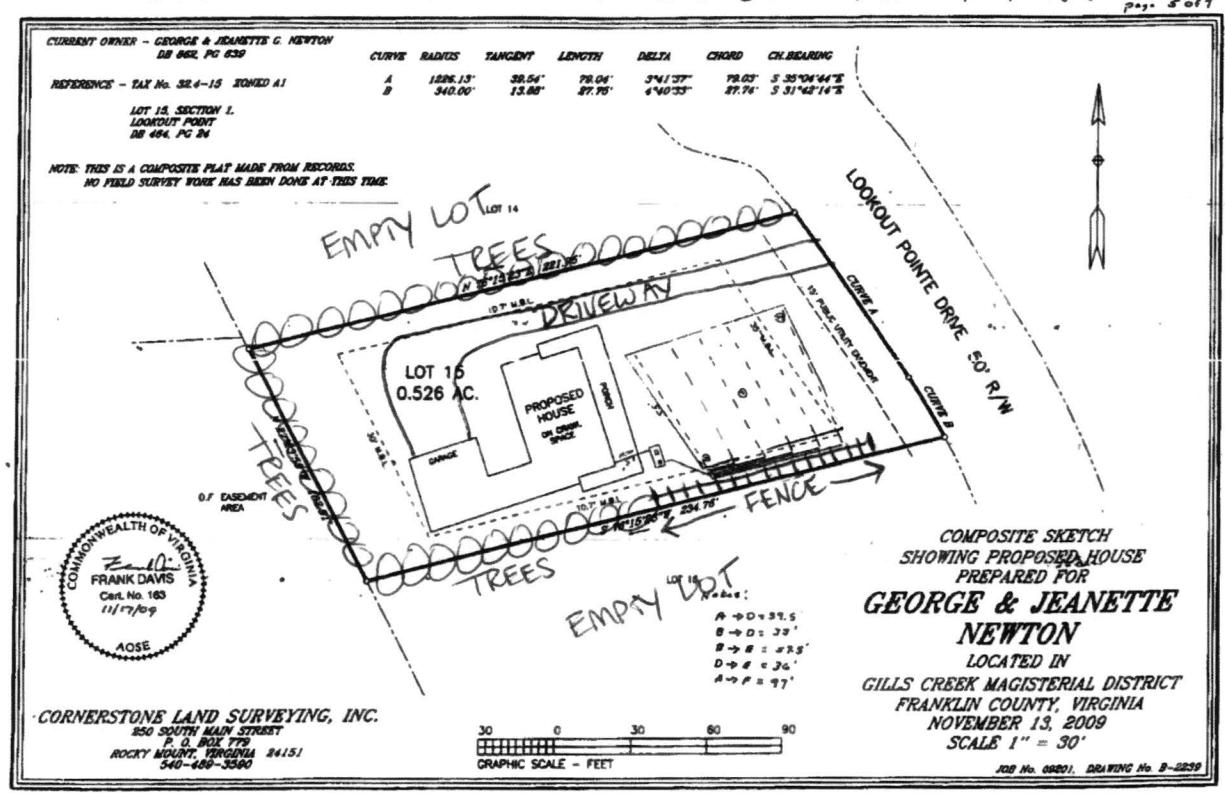
****I certify that this application for a special use permit and the information submitted herein is correct and accurate. I authorize County staff to access this property for purposes related to the review and processing of this application.**

Petitioner's Name (Print): KRISTY REYNOLDS
Signature of Petitioner: [Signature]
Date: 10/28/2021
Mailing Address: 225 OVERRIDGE COURT
PURLEVILLE, VA 2032
Telephone: 703-674-6072
Email Address: KNEWTON42@YAHOO.COM
Owner's consent, if petitioner is not property owner:
Owner's Name (Print): KRISTY REYNOLDS
Signature of Owner: [Signature]
Date: 10/28/2021

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
290 Lakewood Court
Rocky Mount, VA 24151

Office (540) 483-4914
Fax (540) 483-1881

Sewage Disposal System Inspection Results

Health Dept. L.D.# 133 09 0303

Owners Name: GEORGE E JEANETTE NEWTON

Address: 803 SYCOLIN RD. SUITE 222 LEBBURG, VA 20175

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

Other: TN# 32.4-15

Water Supply Location:

Satisfactory: Yes ☒ No ☐

Comments: COMMUNITY H₂O

Building Sewer:

Satisfactory: Yes ☒ No ☐

Comments: 1/2" 6" 4"

Pre-Treatment Unit:

Satisfactory: Yes ☒ No ☐

Comments: ---

Conveyance Method:

Satisfactory: Yes ☒ No ☐

Comments: ---

Distribution Box:

Satisfactory: Yes ☒ No ☐

Comments: ---

Header Lines:

Satisfactory: Yes ☒ No ☐

Comments: 140016 4" 6" 8" 12"

Percolation Lines:

Satisfactory: Yes ☒ No ☐

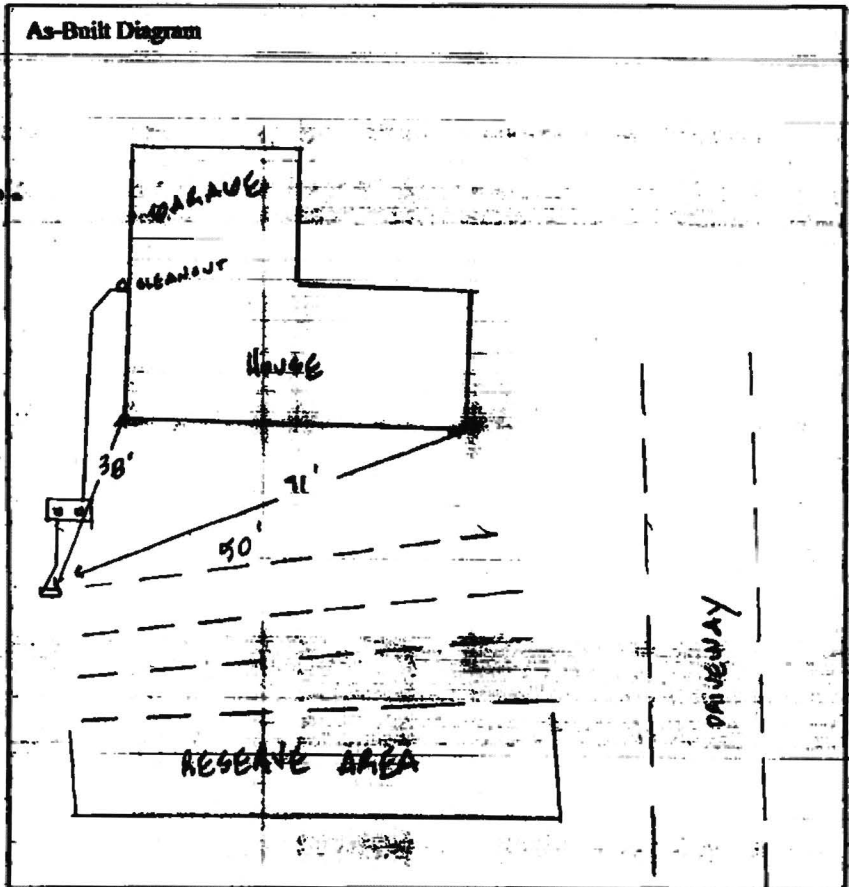
Comments: 4 x 50' each

Absorption Trenches:

Satisfactory: Yes ☒ No ☐

Comments: INFILTRATOR QUICK 4
12' ditch

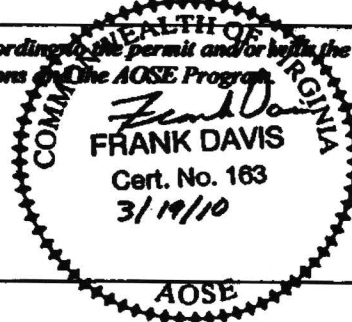
As-Built Diagram



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 and the AOSE Program.

Date: 3/19/2010

Approved By: Frank Davis
Frank Davis AOSE #163



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 GRIPERS LN. MINETA, VA 24121 Telephone: 437-9582

Owner's Name GEORGE E. JEANETTE NEWTON

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

Daniel L. Brown

Signature and Title

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, R816, L BLUEWATER BAY, L LOOKOUT POINT TO LOT ON LEFT	Remarks

Purchaser's Name	Phone Number	Address

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: *[Signature]*
Applicant Signature: *[Signature]*
Please Print Your Name: Karen Sharpe
Date: 11.13.09

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

