

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

(Type or Print)

I/We, Downtown Holdings, 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: Downtown Holdings/ Allison (Nikki) Mullen

Petitioner's Address: 3735 Franklin Rd. Suite 253 Roanoke VA 24014

Petitioner's Phone Number: 540-521-4373

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

Property Owner's Name: Downtown Holdings

Property Owner's Address: Same

Property Owner's Phone Number: Same

Property Owner's E-mail: Same

Directions to Property from Rocky Mount: 1115 Tall Tree Rd. left on Main St., to Tanyard Rd. to Old Franklin Tpke, left on Webster Rd. to Goldenview Rd. Right on Dove Field Rd. left to Ocalo Rd, left onto Brooke Mill Rd. Right onto Tall Tree
Tax Map and Parcel Number: 046.00 / 024.01 - 0460002401

Magisterial District: Union Hall

Property Information:

A. Size 1.04 Acres of Property:

B. Existing Zoning: A1

C. Existing residential Land Use:

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.

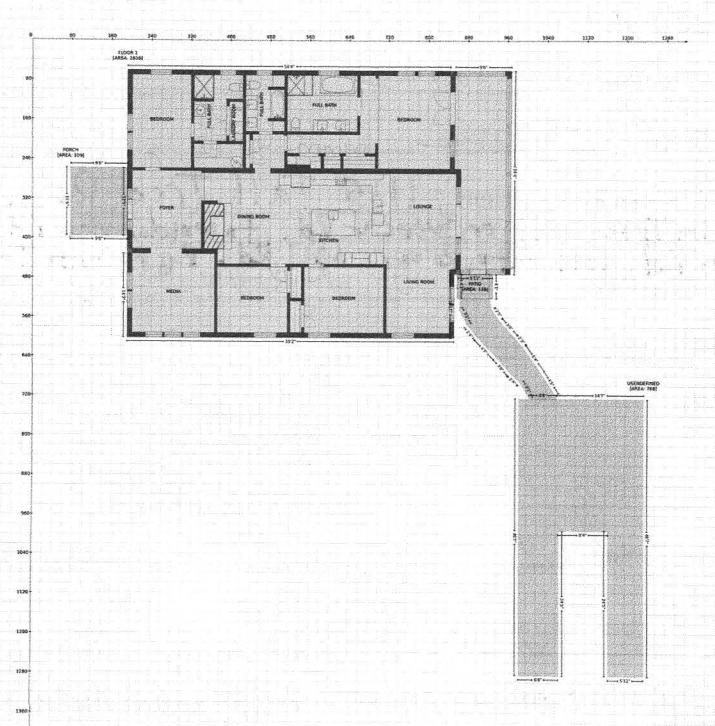
Proposed Special Use Permit Information:

A. Proposed Short term rental Land Use:

[Photos](#)[Video](#)[Tour](#)[Save Home](#)[Share](#)

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For Sale: \$699,950 (4 beds, 3 baths, 3,380 Square Feet)

B. Size of Proposed Use: 1.06 Acres

C. Other Details of Proposed Use: No structural changes to home, short term rental on Air BnB, with well versed property management located in nearby Roanoke.

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): Allison (Nikki) Mullen

Signature of Petitioner: AN

Date: 10/20/27

Mailing Address: 3735 Franklin Rd. Suite 253
Roanoke, VA 24014

Telephone: 540-521-4373

Email Address: nikkidtn@gmail.com

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

Owner's Name (Print): 1000 Main Street Downtown Holdings

Signature of Owner: AN

Date: 10/20/27

Date Received by Planning Staff _____

Clerk's Initials: _____

CHECK #: _____

RECEP. #: _____

AMOUNT: _____

DOWNTOWN HOLDINGS, LLC

3735 FRANKLIN RD | SUITE 253 | ROANOKE, VA 24014

October 26, 2021

Franklin County Planning and Community Development
1225 Franklin St. Suite 103
Rocky Mount, VA 24151

To whom it may concern,

We are submitting a special use permit application for the purpose of allowing short-term rentals at 1115 Tall Tree Rd., Wirtz, VA 24184. The property is currently zoned A1 and a residential home that has been fully renovated is located there. If approved, the property will be listed on Airbnb with an experienced property manager overseeing all rentals. There are no proposed changes to the property. Adequate parking for renters is already available on site and we expect little to no impact to the surrounding area or homes. The number of cars allowed on the property will be limited to minimize traffic. Renters will not be allowed to bring any watercraft, but will have access to kayaks that are on property.

We are happy to answer any questions or discuss any concerns regarding this proposed change. Thank you for your consideration.

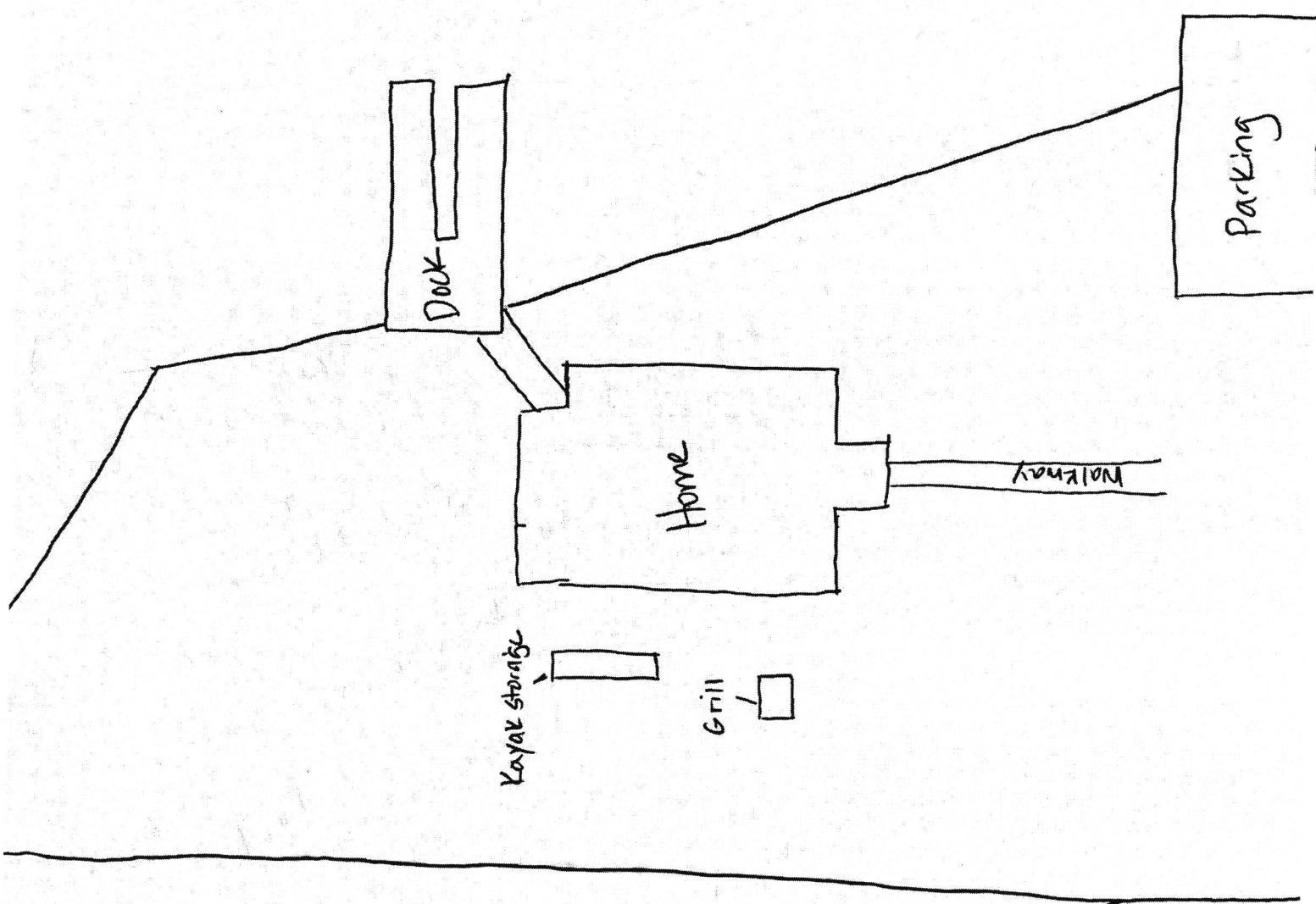
Sincerely,

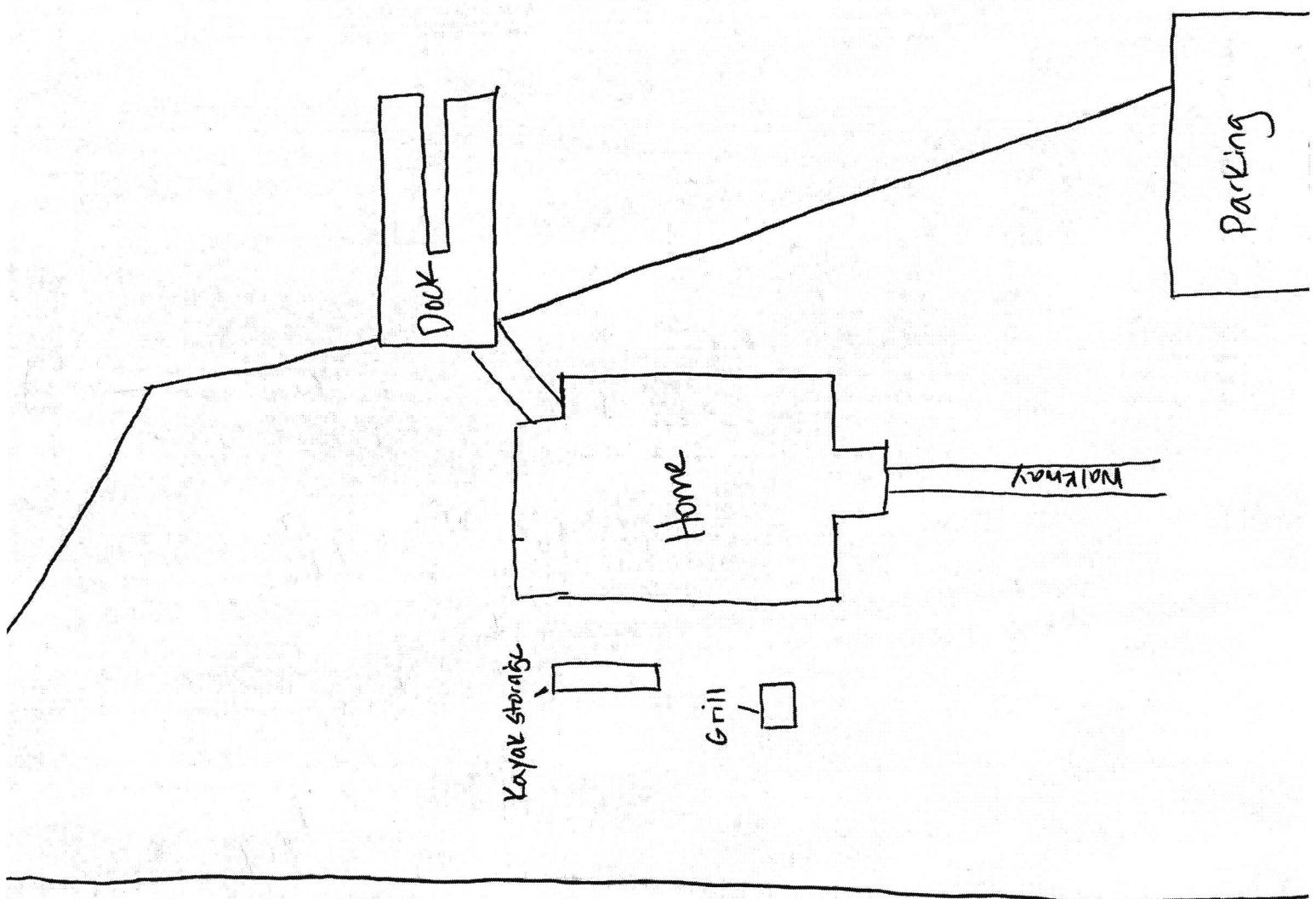


Nikki Mullen

Director of Payables
Downtown Holdings, LLC







Clear

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(1 of 1)

[Zoom to](#)

Parcels: 0460002401

Primary Details	
Parcel ID	0460002401
Map Number	046.00
Parcel Number	024.01
Owner	DOWNTOWN HOLDINGS LLC
Owner Address	3735 FRANKLIN RD STE 253 ROANOKE
City	VA
State	VA
Zip Code	24014
Physical Address	1115 TALL TREE RD 24184
Legal Description 1	BLACKWATER
Legal Description 2	RD 671
Zoning	A1
District	UNION HALL
Acreage	1.06
Land Value	\$105,000.00
Building Value	\$219,400.00
Assessed Total	\$324,400.00
Land Use Value	\$0.00
Grantor	HODGKIN JOHN M & KRISTA L
Consideration	\$0.00
Consideration Date	2/8/2021 7:00 PM
Instrument Yr	2021
Instrument No	1350
Subdivision	
Deed Book	1156
Deed Page	2222
Plat Book	3
Plat Page	78
Property Card	View Card



