

**FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION**

(Type or Print)

I/We, Danny & Rhonda Poff 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: William (Danny) & Rhonda Poff

Petitioner's Address: 101 Poff Lane, Boones Mill, VA 24065

Petitioner's Phone Number: 540-352-2702

Petitioner's E-mail: 2rhonda@gmail.com

Property Owner's Name: William (Danny) & Rhonda Poff

Property Owner's Address: 101 Poff Lane Boones Mill, VA 24065

Property Owner's Phone Number: 540-352-2702

Property Owner's E-mail: 2rhonda@gmail.com

Directions to Property from Rocky Mount: 220N to Boones Mill. Turn Right on T684, Turn Right on Boones Mill Road, Go 1 mile to Poff Lane on Right. 100 Poff Lane

Tax Map and Parcel Number: 0260009400

Magisterial District: Boone

Property Information:

A. Size 1 acre 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 X If yes, explain.

Proposed Special Use Permit Information:

A. Proposed Short Term Rental Land Use:

B. Size of Proposed Use: 1 acre

C. Other Details of Proposed Use: _____

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): Danny & Rhonda Poff

Signature of Petitioner: 

Date: 03/01/2023

Mailing Address: PO BOX 541, Boones Mill, VA 24065

Telephone: 540-352-2702

Email Address: 2rhonda@gmail.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: _____

March 1, 2023

William D. (Danny) and Rhonda Poff
Special Use Permit Applicants
101 Poff Ln.
Boones Mill, VA 24065

Lisa Cooper
Director of Planning
Development Services
1255 Franklin Street, Suite 103
Rocky Mount, VA 24151

Subject: Letter of Application for Special Use Permit for Short-Term Rental

Dear Ms. Cooper,

This letter serves as our letter of application for a Special Use Permit in order to utilize our property located at 100 Poff Lane, Boones Mill, VA 24065 as a short-term rental. My husband, Danny and I have established an LLC titled "The Inn at Magoddee Creek, LLC". For referential integrity, I shall refer to the subject property as "The Inn."

The Inn is a large farmhouse on 22.18 acres (parcel ID 0260009400) and adjacent to parcel ID 0260009401 of 80.66 acres. Both these parcels (including The Inn) were purchased as one parcel by Danny's grandparents in 1949. Both parcels are now owned by us, Danny and Rhonda Poff. We are in the process of purchasing an adjacent 13.59 acres (parcel ID 0260009402) which encompasses the Poff Lane entrance off Boones Mill Rd. and is currently owned by Danny's cousin.

Danny's parents resided at The Inn until their recent passing. At that time, we proceeded to modernize and update The Inn only to find that the structure contained hidden within its walls an intact pre-civil wall log cabin! We then proceeded to uncover and restore this exceptional piece of history and are in the final stages of that adventure.

So, The Inn sits on the original 102.88-acre property handed down now to the 3rd Poff generation. With the exception of the one neighbor at 1054 Boones Mill Rd., the property is bordered only by large lots with no residences anywhere near the property lines and certainly even further distance from The Inn.

Poff Lane is a private driveway, solely maintained by Danny & Rhonda Poff. We reside at 101 Poff Lane, a short distance beyond but not visible from The Inn thus ensuring privacy while also providing easy, quick access for service. We have a vested interest in who comes to stay on our property. Currently, no one is living at the Inn, it is vacant. We have a 3-bay garage with ample parking in front of the house. Parking is not an issue as there is no reason or opportunity to park on the roadside or on neighboring properties.

The home is approximately 4000 square feet. With four bedrooms, two bathrooms, one large gathering area, one living/reading area, one recreation/living area, one kitchen, and one dining area. We have updated the HVAC system with all new units, installed new flooring in the kitchen/dining area and the one large gathering

area, drywalled several of the rooms that had wallpaper, and gave the whole house, inside and out a nice new fresh coat of paint. The septic is rated for four bedrooms and was installed in 2015. The septic was pumped in June of 2022. The septic plans and the receipt for the pumping of the septic are attached to the application.

Guests will have access to the entire Inn with the exception of locked owner areas. The Inn has three security cameras which are located at the entrance to the front door, one attached to the garage, and one facing the parking area.

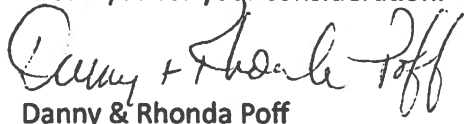
We will provide each party with check-in instructions a few days before their check-in day. Upon check-in, guests will find a "Hospitality Guide" to include, among other things, detailed instructions covering care and operation of The Inn, historical information, and a guide to local amenities such as emergency services, restaurants, grocery stores, and other points of interest in the region.

We will stipulate in the rental agreement that guests shall conduct no events or parties though we will certainly expect and encourage them to entertain guests.

Because of the aforementioned attributes, we envision no disruption to the community nor any negative impact to property values.

To be honest, when we embarked upon the salvation of Danny's childhood home, we were not exactly sure what we would do with it though we were certain that sale or disposal were not options. Upon discovering the log cabin contained therein we began (and continue) to research The Inn's history. At this juncture, we have solid evidence that the original "Boon Mill" post office was on the property and that the log cabin was the residence of the descendants of the first "Boon Mill" postmaster if not the postmaster himself! All of this has prompted us to pursue and become very excited about adding this unique, historical accommodation to the long list of outstanding amenities offered in the region.

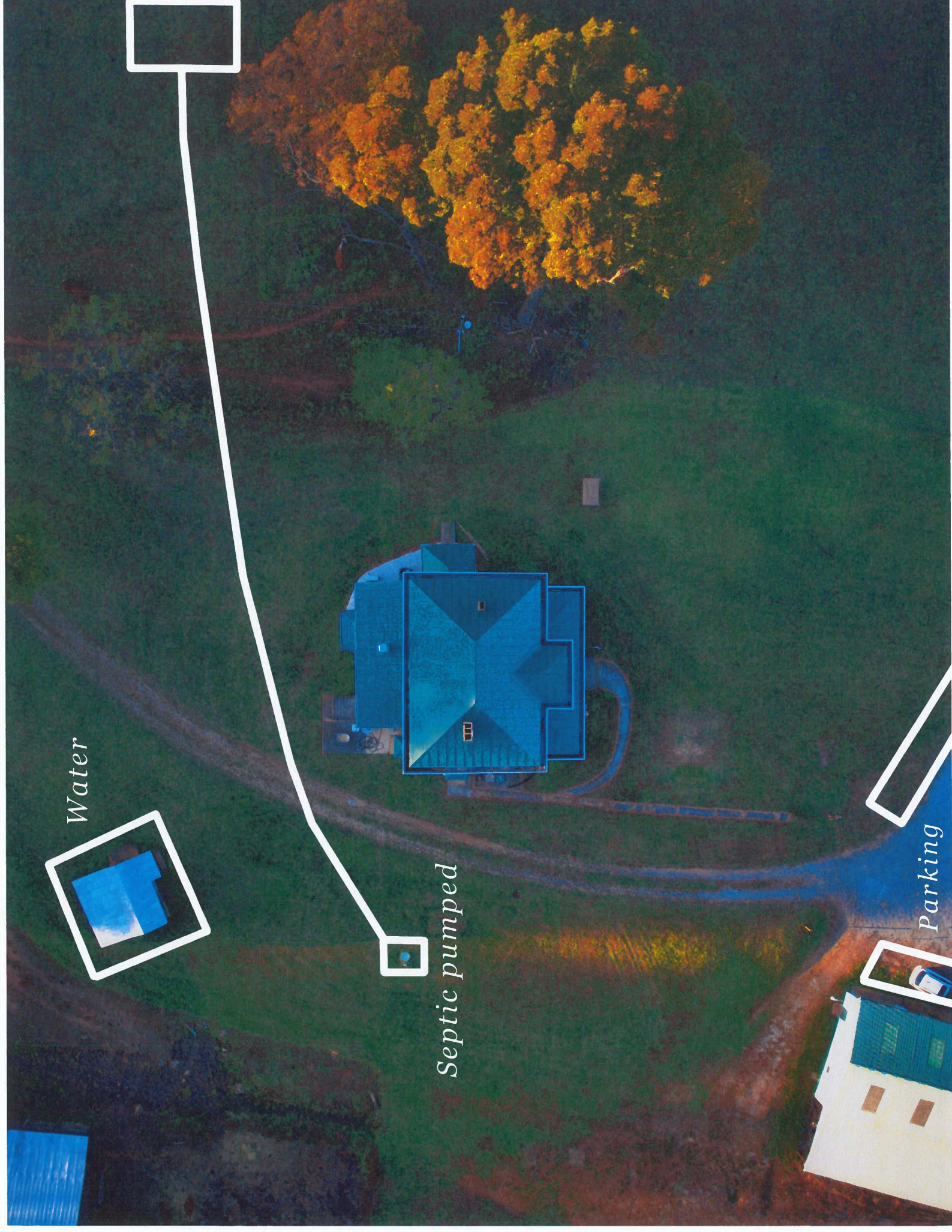
Thank you for your consideration.



Danny & Rhonda Poff

Attachments:

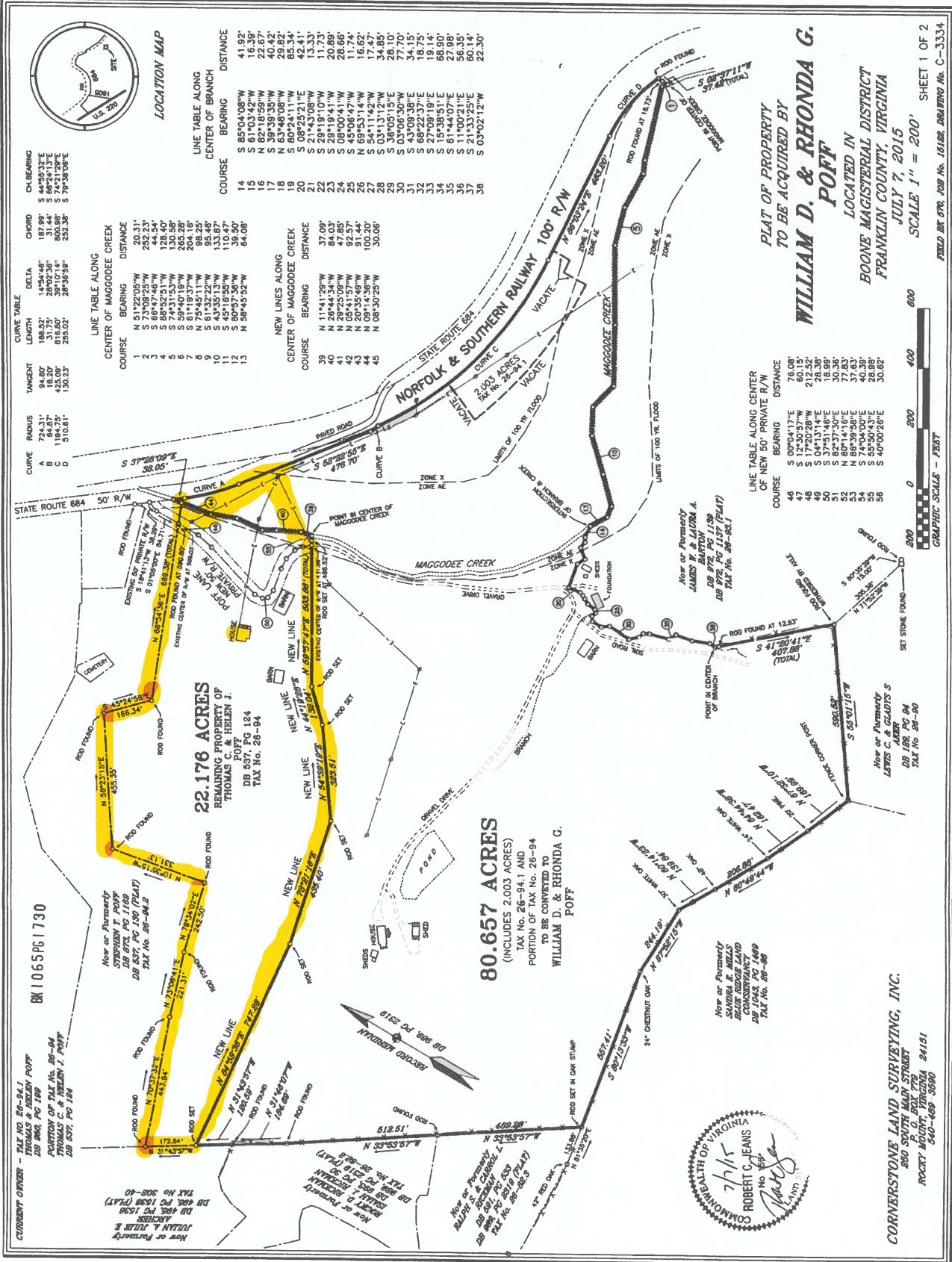
100 Poff Lane Special Use Application
Evacuation Plans
Septic Plans
Receipt for Recent Septic Pumped
Concept Plan
Survey Plat
Ariel Picture (01) & Ariel Picture (02)
Home Guide
Insurance Policy



Water

Septic pumped

Parking



CURVE TABLE

CURVE	RADIUS	TANGENT	CHORD	DELTA	CH-BEARING
A	724.31'	84.80'	187.89'	14°54'48"	S 44°55'32"E
B	16.20'	1.64'	31.44'	28°02'36"	S 69°24'15"E
C	114.51'	12.50'	232.36'	85°08'00"	S 79°58'08"E
D	130.23'	13.02'	252.36'	28°36'59"	S 79°58'08"E

LINE TABLE ALONG CENTER OF MAGGOODEE CREEK

COURSE	BEARING	DISTANCE
1	N 51°22'05"W	20.31'
2	S 73°09'25"W	252.23'
3	S 85°08'00"W	128.40'
4	S 85°32'51"W	130.58'
5	S 74°31'53"W	265.28'
6	S 59°40'19"W	285.28'
7	S 75°45'11"W	98.25'
8	S 61°32'22"W	95.48'
9	S 43°35'13"W	133.87'
10	S 80°47'36"W	139.50'
11	S 58°45'52"W	64.08'
12	S 58°45'52"W	64.08'
13	N 58°45'52"W	64.08'

NEW LINES ALONG CENTER OF MAGGOODEE CREEK

COURSE	BEARING	DISTANCE
14	S 85°04'08"W	41.92'
15	S 81°03'42"W	16.39'
16	S 73°09'25"W	252.23'
17	S 39°38'35"W	40.42'
18	N 63°48'08"W	29.82'
19	S 60°24'11"W	85.34'
20	S 08°25'21"E	42.41'
21	S 21°43'08"W	13.35'
22	S 21°43'08"W	13.35'
23	S 28°18'41"W	20.68'
24	S 08°00'41"W	28.66'
25	S 45°06'47"W	11.74'
26	N 69°53'11"W	16.62'
27	S 54°11'42"W	37.85'
28	S 38°05'15"E	28.10'
29	S 03°06'30"W	77.70'
30	S 43°08'38"E	34.15'
31	S 68°22'37"E	18.75'
32	S 27°38'51"E	50.00'
33	S 27°38'51"E	50.00'
34	S 61°44'07"E	27.98'
35	S 11°00'21"E	56.35'
36	S 21°33'25"E	60.14'
37	S 03°02'12"W	22.30'
38	S 03°02'12"W	22.30'

LINE TABLE ALONG CENTER OF NEW 50' PRIVATE R/W

COURSE	BEARING	DISTANCE
46	S 09°04'17"E	76.08'
47	S 17°30'28"W	212.32'
48	S 04°13'14"E	28.38'
49	S 37°51'48"E	18.99'
50	S 85°08'00"W	128.40'
51	N 80°14'16"E	77.83'
52	N 88°39'58"E	37.83'
53	S 74°04'00"E	40.39'
54	S 65°08'00"E	55.58'
55	S 40°00'28"E	30.92'

22.176 ACRES
REMAINING PROPERTY OF
THOMAS C. & HELEN J.
POFF
DB 537, PG 124
TAX No. 28-94

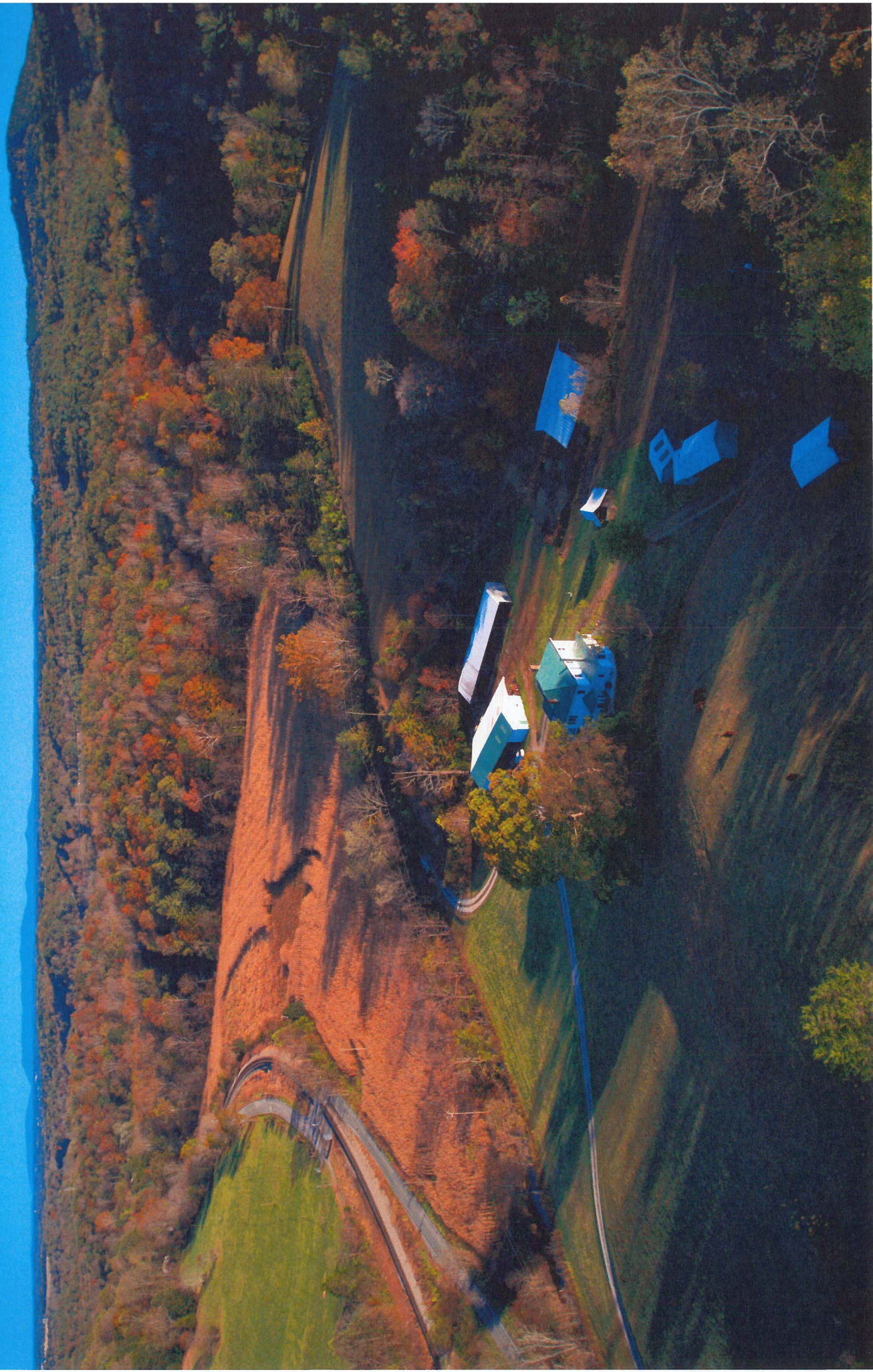
80.657 ACRES
(INCLUDES 2.003 ACRES)
TAX No. 26-94.1 AND
PORTION OF TAX No. 26-94
TO BE CONVERTED TO
WILLIAM D. & RHONDA G.
POFF

PLAT OF PROPERTY
TO BE ACQUIRED BY
WILLIAM D. & RHONDA G. POFF
LOCATED IN
BOONE MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
JULY 7, 2015
SCALE 1" = 200'

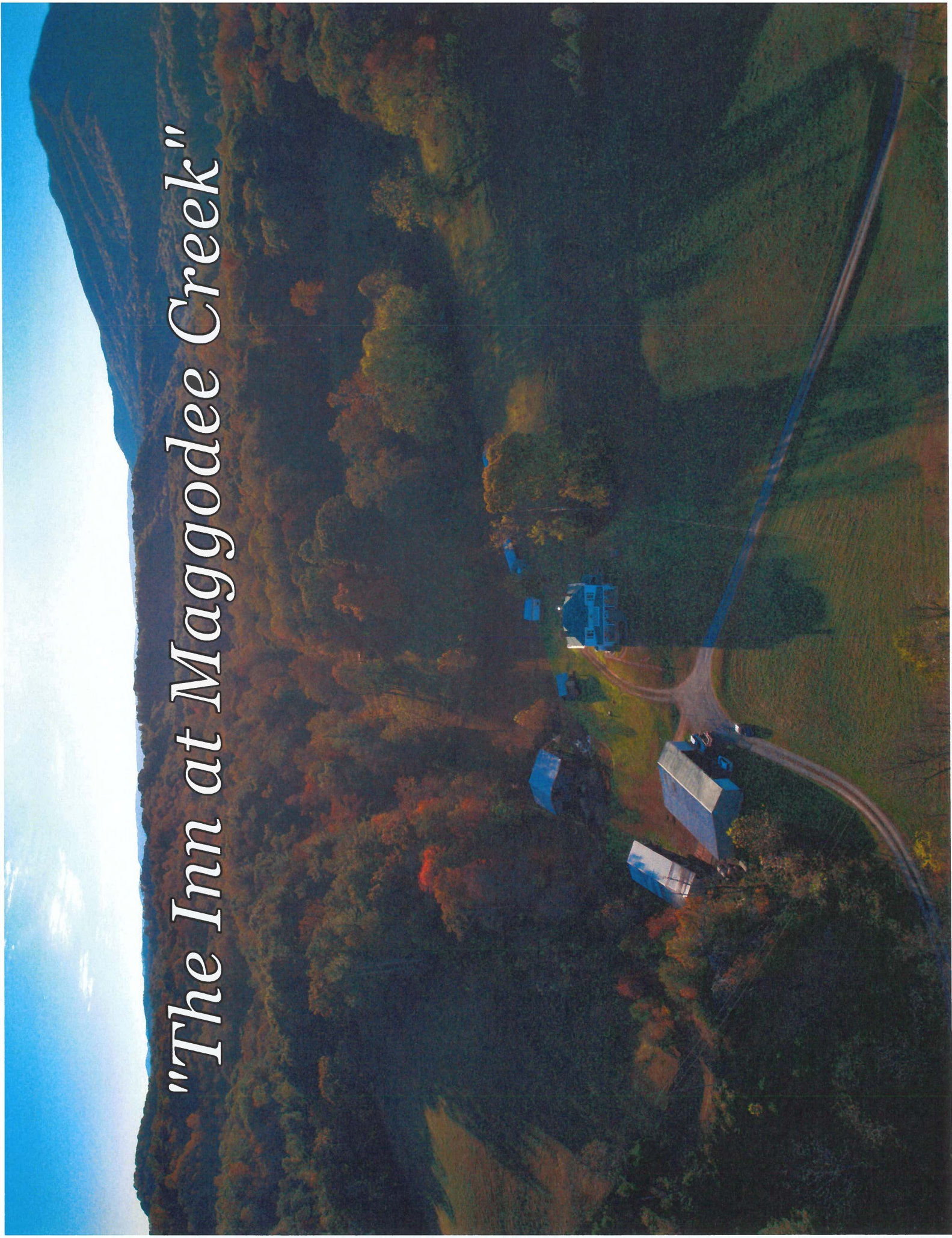
CORNERSTONE LAND SURVEYING, INC.
280 SOUTH MAIN STREET
P.O. BOX 778
ROCKY MOUNT, VIRGINIA 24151
540-469-5660



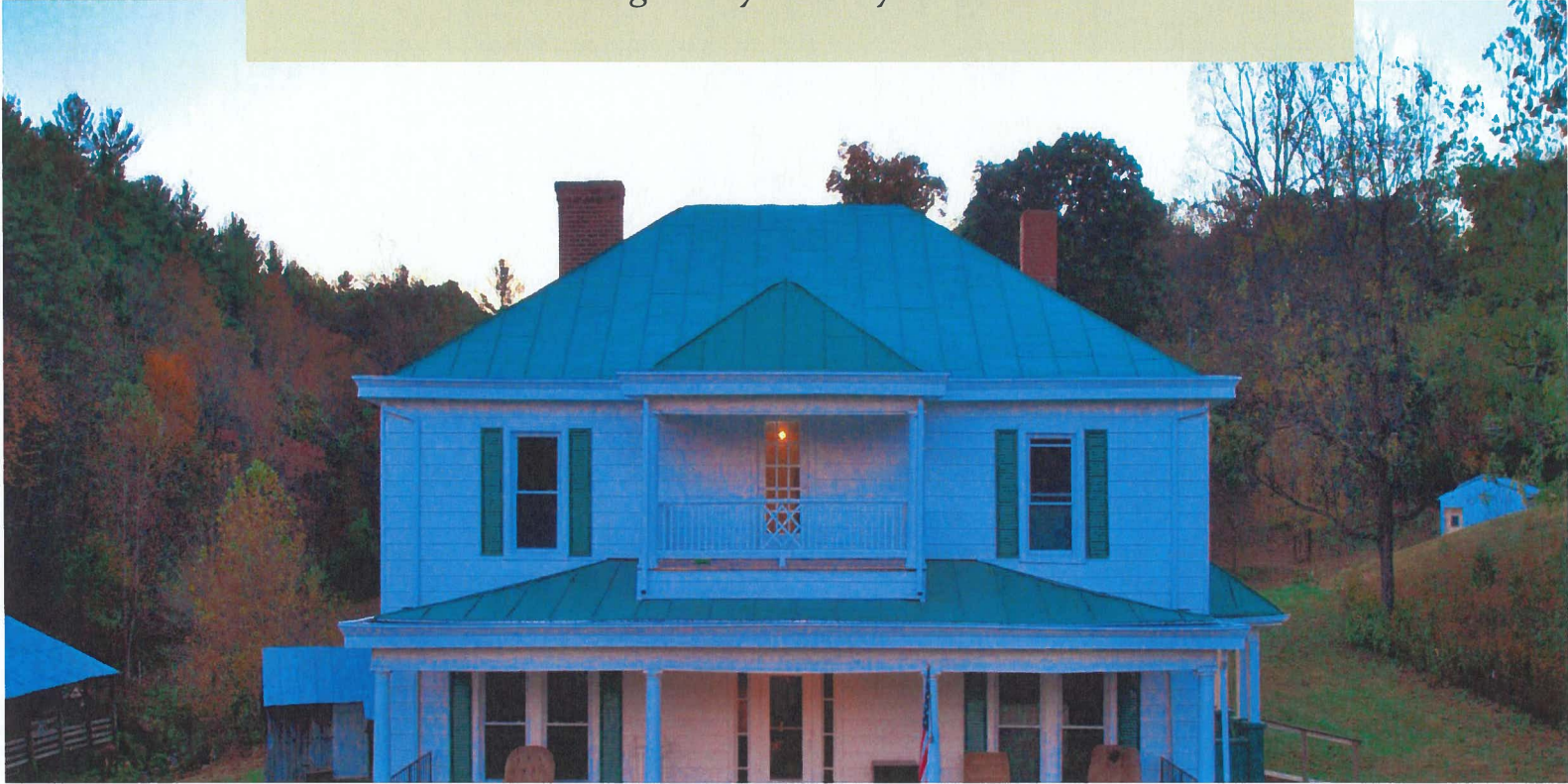
"The Inn at Maggodee Creek"



"The Inn at Maggodee Creek"



Welcome to the Inn at Maggodee Creek! We're so happy to host you! The Log Cabin part of our house is dated back to before the Civil War. The other half was added around the turn of the 19th century and still has a lot of its original charm. This is my husband's childhood home that we inherited in 2022. We have lovingly updated it since that time. Now, we hope that you can enjoy some time in this wonderful getaway. Make yourself at home!



AT A GLANCE



LOCATION

100 Poff Lane
Boones Mill, VA



OWNER CONTACT

Rhonda Poff
540-352-2702



OF GUESTS

(8)

The Inn at Maggodee Creek



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CONTACT INFORMATION

About Our Home

Hello and Welcome! We are so glad you chose our home for your stay! The Inn at Maggodee Creek was established Pre-Civil War as you can see with our logs. It still has lots of its original charm.

We love our historic home so much. After a full year of renovations, we're so happy to be able to share it with guests like you.

We hope you enjoy your time here. Please feel free to reach us at the given contact info.

Sincerely,
Danny & Rhonda Poff

EMAIL

2rhonda@gmail.com

PHONE

540-352-2702

EMERGENCY INFO

Carilion Franklin Memorial Hospital
390 S Main St
Rocky Mount, VA 24151
12.3 Miles

EMERGENCY INFO

VelocityCare - Roanoke
4035 Electric Rd, Suite A
Roanoke, VA 24018
13.4 miles Hours: 8AM-8PM

EMERGENCY INFO

Police Station
Rocky Mount Police Department
1250 N Main St
Rocky Mount, VA 24151
10.5 miles



Check In & Check Out

Check In

Check-in any time after 4 pm.

DIRECTIONS

From Roanoke Regional Airport:

1. Get on I-581 S/US-220 S from VA-101 W/Hershberger Rd NW.
2. Continue 3.9 miles.
3. Follow US-220 S to Boon St in Boones Mill.
4. Continue for 13.8 miles.
5. Turn left on Boon St.
6. Go to the stop sign.
7. Turn right on Boones Mill Rd.
8. Go 1 mile.
9. Turn Right on Poff Lane./ House is on the right.

Additional Information: Please let us know if you would like an earlier arrival time. We will try and accommodate you. Also, please notify us if you're arriving after midnight.

You'll find towels for each guest in the bathrooms.

Check Out

Check-out is before 11am.

- Please leave the house as you generally found it.
- If you used dishes, please wash them prior to leaving.
- Please remove all your belongings and any food (opened or unopened).
- Leave beds made.
- Hang used towels on towel racks to dry.
- Please empty all trash cans into one large bag, tie up, and leave on the back porch.

ADDRESS

100 Poff Lane

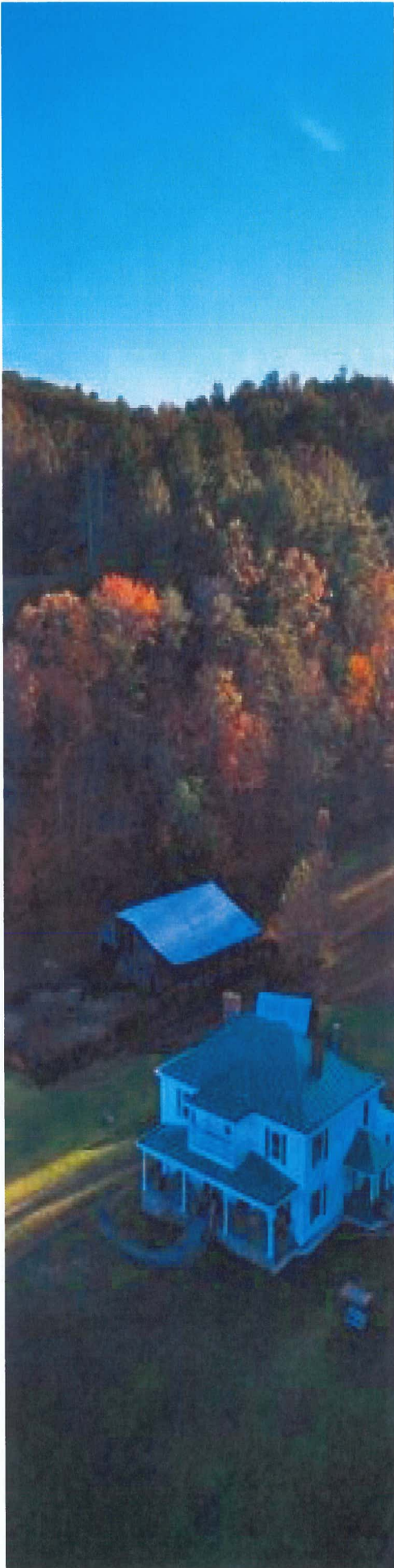
Boones Mill, VA 24065

WIFI CODE

Network Name:
Maggodee LLC

Password:
TheInnatMC

*Please see page 10 if
you have trouble.*



Places to Eat

NEARBY RESTAURANTS

Holly Jo's Creekside Grill

American

Lunch or Dinner

Less than one mile

25174 Virgil H Goode Hwy, Boones Mill, VA 24065
(540) 334-1255

Franklin County Distilleries

American

Lunch or Dinner

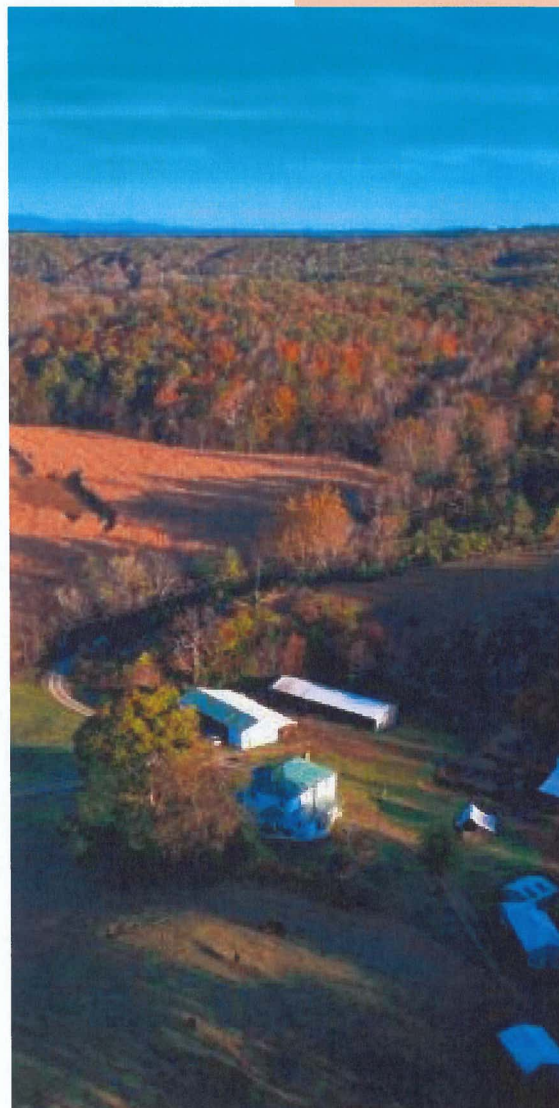
Less than one mile

25156 Virgil H Goode Hwy, Boones Mill, VA 24065
(540) 334-1610

Homestead Creamery

Sandwiches & Ice Cream

7254 Booker T Washington Hwy, Wirtz, VA 24184
11.2 miles
540-721-2045



NEARBY GROCERY STORES

Cannaday's

Convenience Store

Less than a mile

24800 Virgil H Goode Hwy, Boones Mill, VA 24065

Boone's Country Store

Bakery, local eggs, honey, cheese

8.5 miles

2699 Jubal Early Hwy, Boones Mill, VA 24065

Coffee

COFFEE

The Whole Bean Coffeehouse

315 Franklin St, Rocky Mount, VA 24151

11.5 miles

(540) 483-2533



Things to Do



DRIVING DISTANCE

Mill Mountain Zoo

Mill Mountain Spur, Roanoke, VA 24014
\$10 for Adults, \$9 for Seniors, \$8 for children 3-11 years old, 2 and under are free.
About 30 min by car.

McAfee Knob On the Appalachian Trail. The most photographed spot on the Appalachian Trail. It is an 8-mile round-trip hike, so make sure you have good hiking shoes. It is well worth the hike!

Directions to McAfee Knob:
From Interstate 81, take Exit 141 to VA 419/311. Go north for approximately 1/4 mile and turn right on Route 311. Travel 5.5 miles north on Route 311 to the top of Catawba Mountain, where there's a gravel parking lot and the spot where the Appalachian Trail crosses the road. From the parking lot, walk back across Route 311 to begin the hike.
About an hour by car.

NEAR US

Booker T. Washington National Monument

12130 Booker T. Washington Highway
Hardy, VA 24101
Take a hike, tour the park, visit the farm.
Kid Friendly!
About 25 min by car.

Smith Mountain Lake Community Park

1482 Parkway Ave, Moneta, VA 24121
540-483-9293
Beach access \$3 per adult kids 3 and under free
Fishing Pier, walking trails, picnic tables.
About 38 min by car.

Harvester Performance Center

450 Franklin St.
Rocky Mount, VA 24151
540-484-8277
Various Music Artists, Check their schedules online.
About 20 min by car.

ROADTRIPS

Blue Ridge Parkway

Lots of scenery on this beautiful drive with several pull-off spots for Picnics
The nearest access is in Roanoke.
220 North towards Roanoke, about 10 miles.
Just past the Clearbrook Walmart, look for Parkway Entrance Signs.

Getting Around

TRANSPORT OPTIONS

LYFT/UBER

Using Lyft or Uber is available if you need to get around. It is quite expensive in our area though.

RENTAL CAR

There are several options at the airport, Roanoke, and Rocky Mount.

Train Depot in Boones Mill



Maggodee Creek just across the front yard.



View from the front porch with the train rolling by.



Shopping and Groceries

PLACES TO SHOP

Tanglewood Mall

12 Miles
4420-A Electric Rd, Roanoke, VA 24018
540-989-4388

Valley View Mall

19 Miles
4802 Valley View Blvd NW, Roanoke, VA 24012
540-563-4440

Blue Ridge Market Place

6 Miles
20100 Virgil H Goode Hwy Rocky Mount, VA 24151
540-483-2362

Towers Mall

14 Miles
2207 Colonial Ave SW, Roanoke, VA 24015
540-982-6791



NEARBY GROCERY STORES

Kroger

Large Supermarket
11.5 Miles
400 Old Franklin Turnpike #110, Rocky Mount, VA 24151

Walmart Supercenter

Supermarket
10 Miles
5350 Clearbrook Village Ln, Roanoke, VA 24014

The Fresh Market

Upscale grocery store
14 Miles
2207 Colonial Ave SW, Roanoke, VA 24015
540-344-5490

Rocky Mount Health Foods

Healthy Foods/Small Deli/Supplements
11.5 Miles
350 Tanyard Rd, Rocky Mount, VA 24151
540-483-7775



House Rules

Here is a gentle reminder of the House Rules.

- No Smoking. No Vaping.
- If you break or damage something, please let me know. Damages exceeding the deposit amount will be billed to the guest and reported to Airbnb.
- Quiet time after 11:00 pm.
- The fee for the lost key will be \$1million.
- Do not leave any food out that will attract uninvited pests. Our home is pest free, and we would like to keep it that way.
- Park in designated areas.
- Yes, the fence is electric, and it will shock you. Please stay away from the cows and their fence. You are welcome to enjoy them from a distance 😊

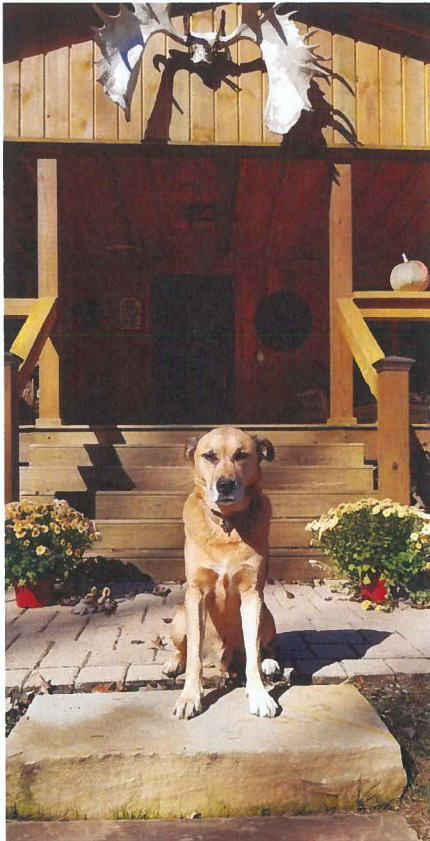
Additional Information: Due to the nature of exposed logs to retain pungent odors, we ask that you please refrain from activities such as frying fish, using strong spices, strongly scented candles, or incense. Any pungent odor that requires deep cleaning will result in an additional cleaning fee not to exceed \$250.

Also Feel Free to Use

- The Barbeque Grill
- Fire Pit
- Garage for Parking
- Beach Access at the Creek

Not included:

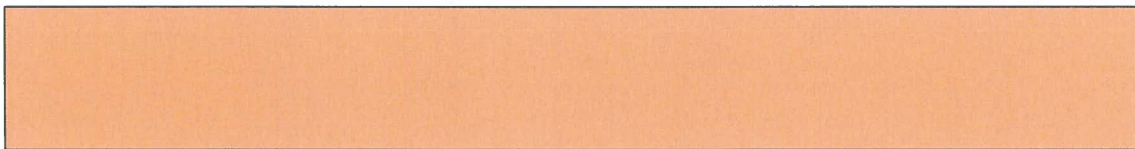
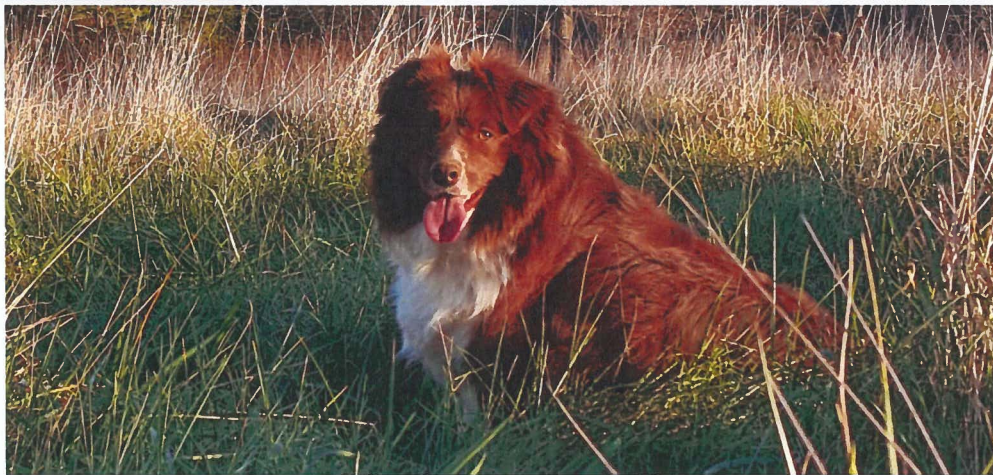
- Firewood for Fire Pit (available for a fee)
- Outside Storage Buildings
- Locked Closets or Locked Cabinets



The Locals:

Bear & Ruger

Wanted! If for some reason these two guys show up on the front porch, don't be alarmed, and don't call animal control. They live on the property. Just call or text me and I'll make sure they find their way back home 😊



Electronics Manual

We're pleased to offer you a few options for streaming movies and watching TV!

Living Room TV

- Smart TV with Free Channels
- Login with your Netflix or any streaming accounts
- Remote is beside the TV

Bedroom TV's (Note: not all have TV's)

- Smart TV with Free Channels
- Login with your Netflix or any streaming accounts
- Remote is beside the TV

Recreation Area Downstairs TV

- Smart TV with Free Channels
- Login with your Netflix or any streaming accounts
- Remote is beside the TV

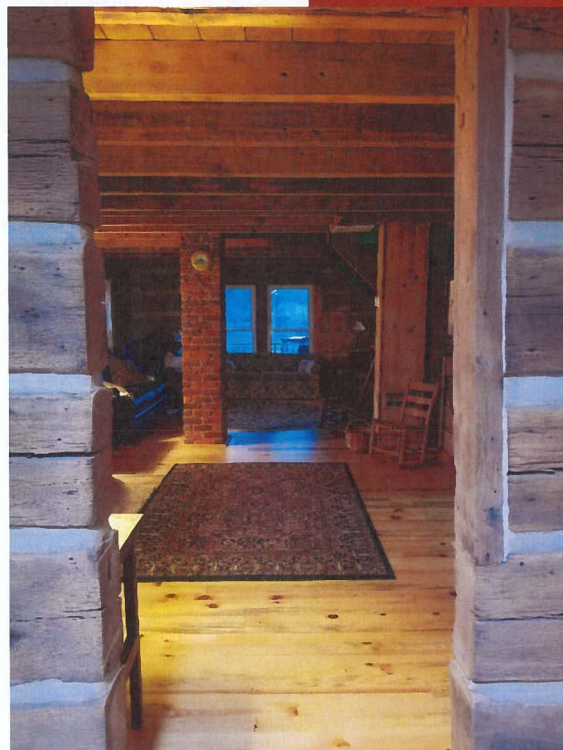
Dining Room TV

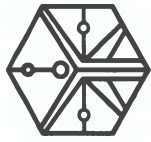
- Cable Connected, over 75 channels including locals
- This is not a smart TV and does not connect to the Internet.
- Remote is beside the TV



WIFI AND INTERNET

- On your device look for **Maggodee LLC**
- **PW:** TheInnatMC
- Our Internet is great and there should not be any places in the house where it is not good...even at the garage! Let us know if the Internet is not working for you.
- If you are having problems connecting, please check the white box in the Dining Room. The light on it should be white. If it is any other color or flashing, please let us know.





LOWER FLOOR PLAN

LEGEND



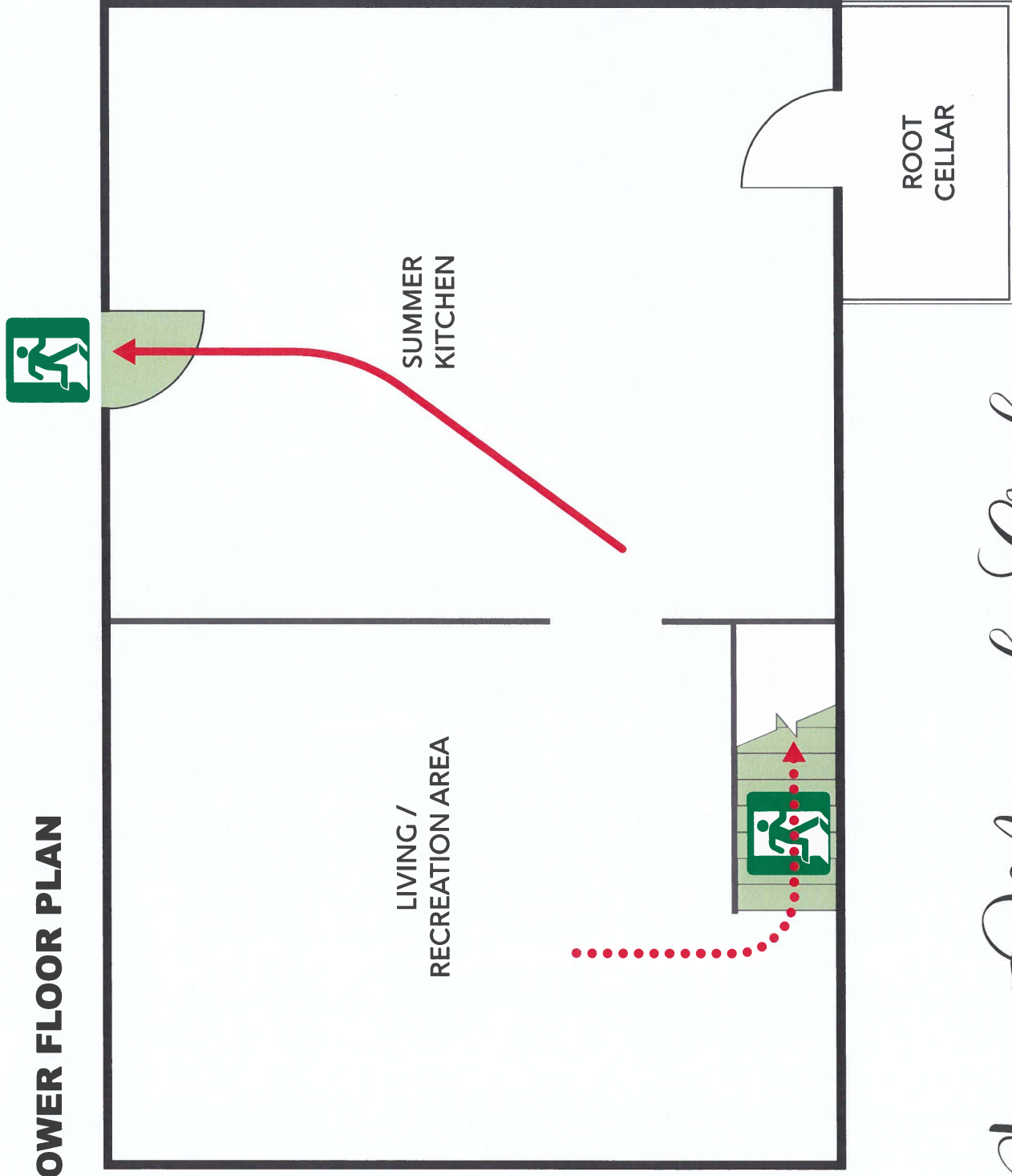
Primary
EXIT Route



Secondary
EXIT Route



Emergency
EXIT



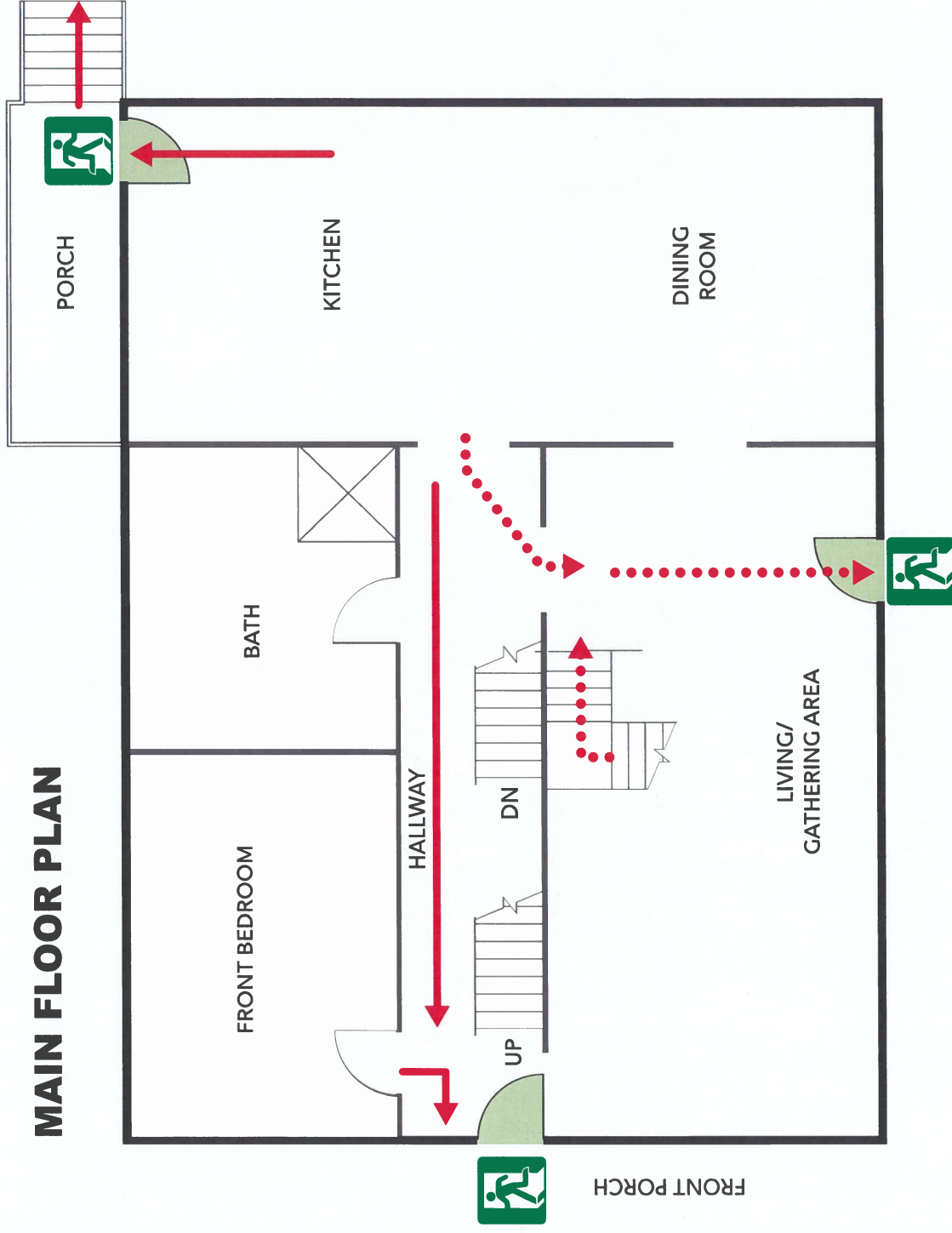
The Inn at Maggodee Creek



LEGEND



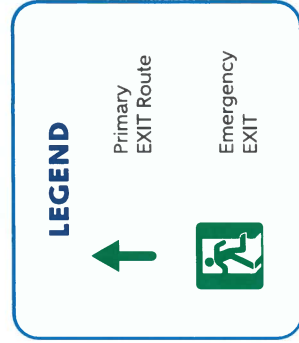
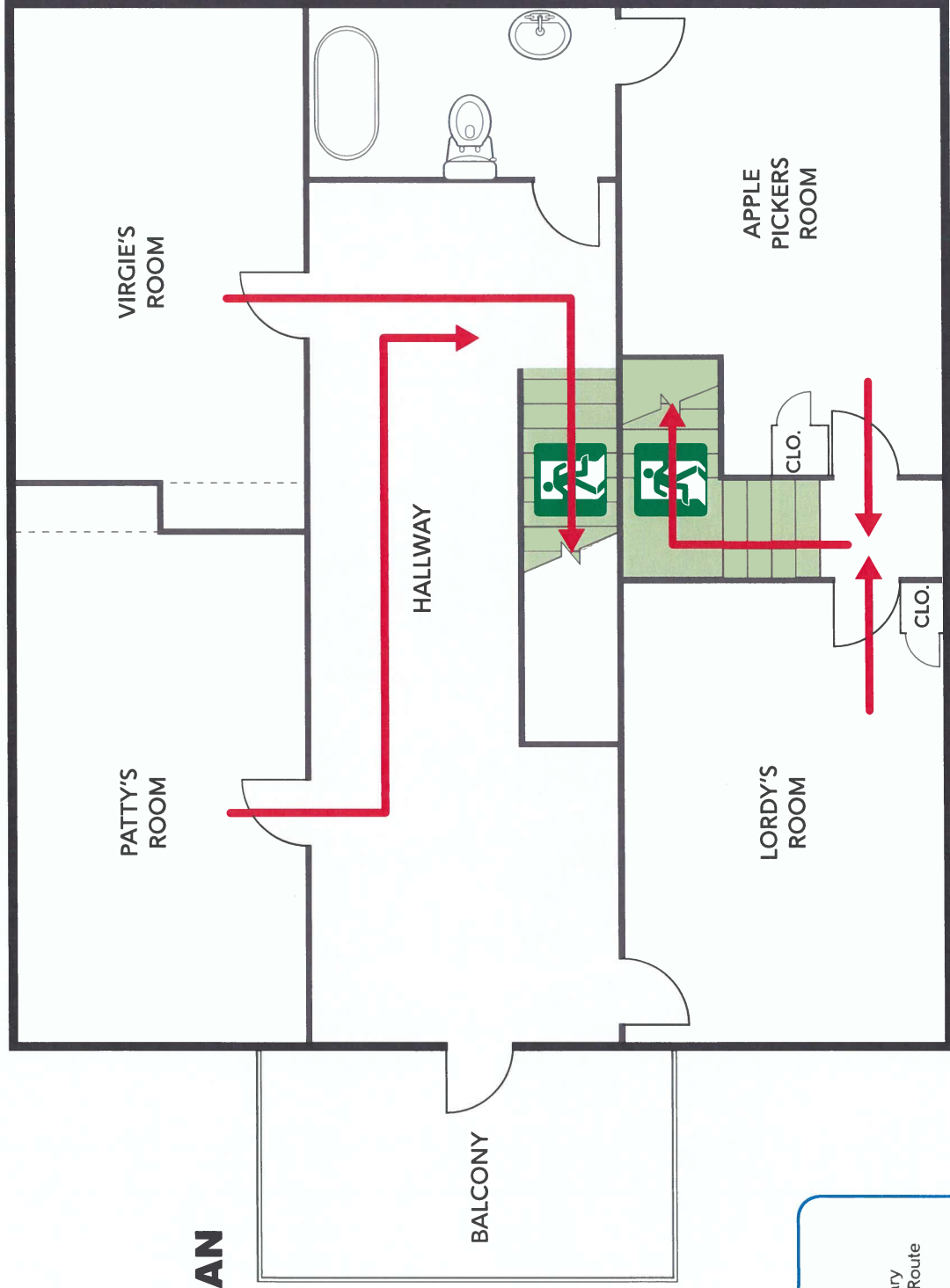
MAIN FLOOR PLAN



The Inn at Maggodee Creek



UPPER FLOOR PLAN



The Inn at Maggodee Creek