

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

I/We Douglas "Donna" Lowell 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 described below:

Petitioner's Name: Doug "Donna" Lowell
Petitioner's Address: 871 Refuge Church Rd Stephens City VA 22655
Petitioner's Phone Number: 540-327-4351
Petitioner's Email Address: lowell.donna@aol.com
Property Owner's Name: Doug "Donna" Lowell
Property Owner's Address: 871 Refuge Church Rd Stephens City VA 22655
Property Owner's Phone Number: 540-327-4351
Property Owner's Email Address: lowell.donna@aol.com

Property Information:

- A. Proposed Property Address: 217 Spence Rd Union Hall
VA 24176
B. Tax Map and Parcel Number: 0520002900
C. Election District: Union Hall
D. Size of Property: 0.91
E. Existing Zoning: A1
F. Existing Land Use: Residential
G. Is the property located within any of the following overlay zoning districts:
☐ Corridor District ☐ Westlake Overlay District ☐ Smith Mountain Lake Surface District
H. Is any land submerged under water or part of Smith Mountain Lake? ☒ YES ☐ NO
I. If yes, please explain: Residential lake property

Proposed Special Use Permit Information:

- J. Proposed Land Use: To rent on short term rentals
for vacation property.
K. Size of Proposed Use: 0.91

1. 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 is herein complete and accurate.

Petitioner's Name (Printed): Douglas Lowell Donna Lowell

Petitioner's Signature: Douglas Lowell Donna Lowell

Date: 9-27-2023

Mailing Address: 871 Refuge Church Rd
Stephens City VA 22655

Phone Number: 540-327-4351

Email Address: lowelldonna@aol.com

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

Owner's Name: _____

Owner's Signature: _____

Date: _____

Date Received by Planning Staff: _____

September 22, 2023

Franklin County Planning Commission and Board of Supervisors

Dear sir or Mam,

We would like to submit a letter of application for the allowance of a short-term rental of our second home located at 217 Spence Road, Union Hall, Virginia. The property is a waterfront single level home; facing the water the parcel on the left is a vacant piece of land and the property on the right is a second home for our current neighbors. There is ample parking at the property for four vehicles in the driveway with additional parking on our property if need be. Renters will be allowed to use our dock but use of the boat and boat lift will not be allowed. With respect to improvements or changes, we are not planning on making any changes to the property so there should be zero impact to the neighborhood.

Respectfully yours,

Doug & Donna Lowell
Owners

Concept Plan

Name of Applicants: Doug & Donna Lowell

Plan Date: September 22, 2023

The proposed use of the property at 217 Spence Road, Union Hall, Virginia is for short-term rental. Spence Road is located off of Kemp Ford Road. The property is a waterfront single level home; facing the water the parcel on the left is a vacant piece of land and the property on the right is a second home for our current neighbors. There is ample parking at the property. With respect to improvements or changes, we are not planning on making any changes to the property so there should be zero impact to the neighborhood.

The purpose of this request is to obtain authorization to use our vacation home as a short-term rental home when we are not occupying the property.

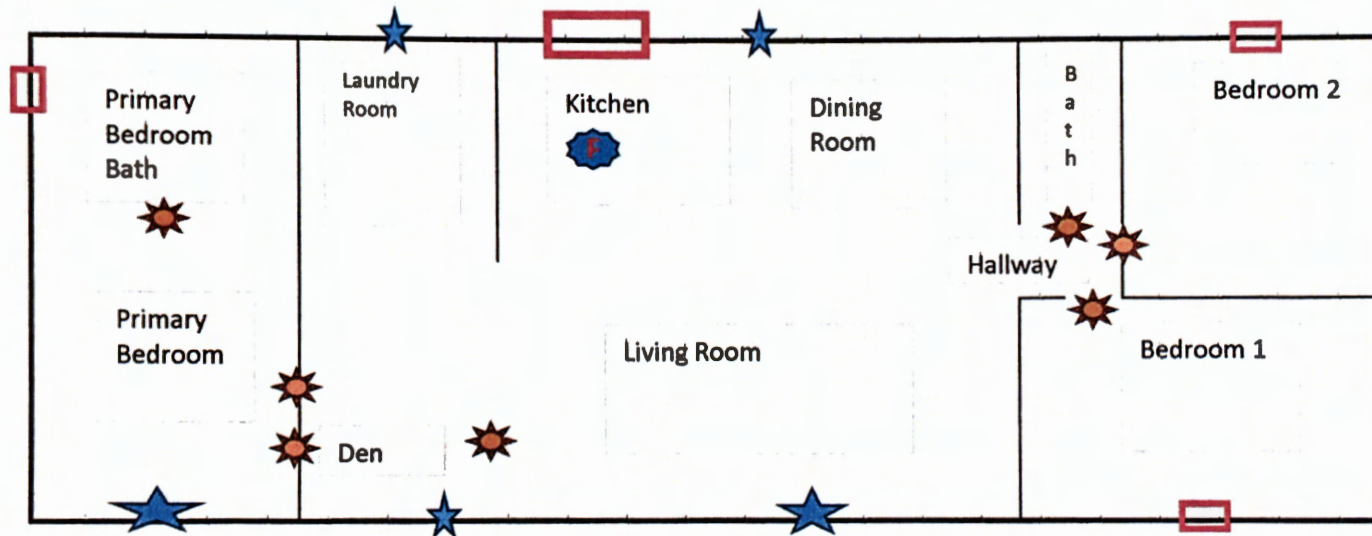
The size of the parcel is 0.91 acres and we are requesting that the entire parcel noted in the enclosed copy of the property known as Tax Map and Parcel Number 0520002900, marked Exhibit A, be considered for a special use permit. The road adjacent to Spence Road is Kemp Ford Road. The property is located on Smith Mountain Lake and has approximately 135 feet of waterfront. The proposed vehicle access points are highlighted in yellow on the tax map and the vehicle parking spots are highlighted in pink. At the beginning of the driveway there is a house number sign on both the right and left sides of the driveway as you enter the property, the signs are approximately 18" wide by 8" tall and stand about 18" off the ground. The house is currently landscaped on three sides of the property with shrubs, mulch and flowers. As previously stated, there is no proposed development to the property. Accessory use information for the property includes:

- The drain field easement is highlighted blue on the tax map.
- The well is highlighted in green on the tax map.
- There is a covered trashcan located on the waterfront side of the building on the property. Please note that as part of the rental agreement the removal of trash is a requirement.
- Recreation areas on the property include a 192 SF patio area with brick pavers and a deck across the back of the house overlooking the lake with an attached gazebo.

The house is 1,680 square feet and includes a kitchen, dining room, living room, 3 bedrooms, a den, two full baths and a laundry room. With respect to utilities the house has central air and heat and has wifi.

04110001

EVACUATION PLAN:



Interior Door



Exterior Door



Window



Fire Extinguisher