

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: lowell.donna@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.

## Exhibit A

- 2. CURRENT OWNER: JEFFREY C. WILHELMSEN
- 3. LEAD RESISTANCE: NO LEAD
- 4. THIS IS A 40' SAILBOAT. THE PORTHOLE PLATES ARE MADE OF STAINLESS STEEL. THEY ARE NOT WICKED.
- 5. THERE WAS NO EVIDENCE OF AN EXPLOSION BEING LOCATED IN THE SAILBOAT. PROBABILITY IS THAT IT CONCERNED THE ENGINE.
- 6. THE SAILBOAT WAS LOCATED IN THE STATE OF LIMA IN PERU. THE SAILBOAT WAS OWNED BY A U.S. CITIZEN.

APL	BLADING	DISCARD
1	3.00/1.15/0	7/48
2	0.80/0.30/0	50/0
3	0.40/0.15/0	63/7
4	0.20/0.05/0	70/0

BRATFIELD  
CAMPAMENT

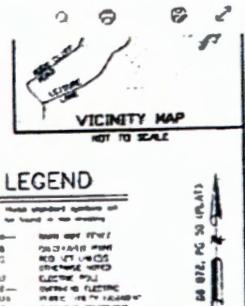
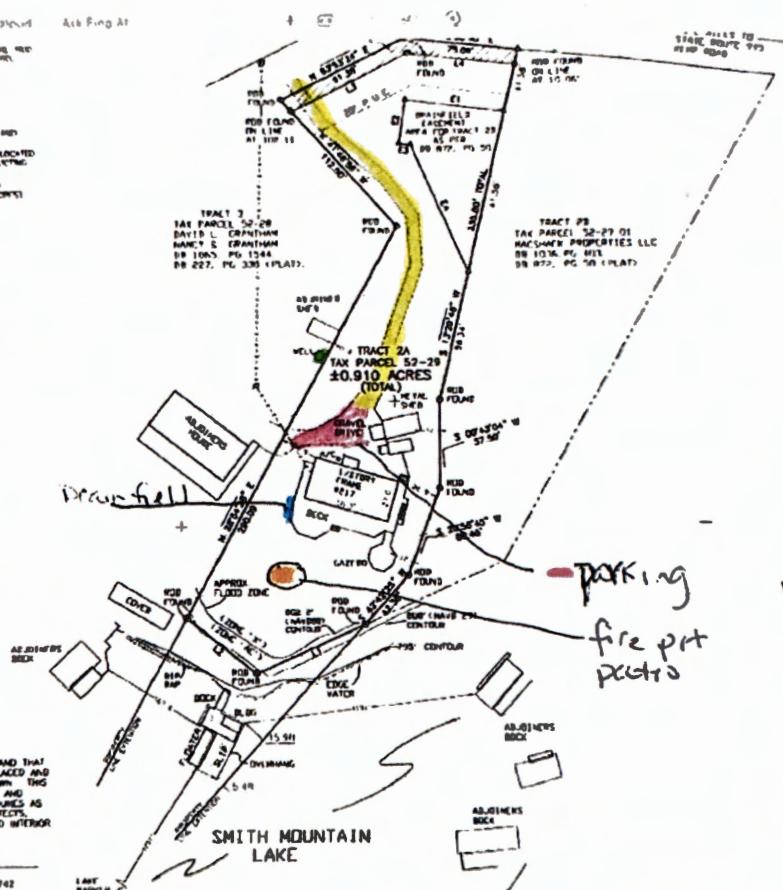


**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN MADE BY ME AND THAT THE WORKS, SHOWN ON THIS PLAN HAVE BEEN PLACED AND  
THE LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THIS  
SWAMP IS CONNECT TO THE BAY IN MY KNOWLEDGE AND  
COMPLIES WITH THE MARSH STAMPED AND PROCEDURES AS  
ESTABLISHED BY THE ARKANSAS STATE BOARD OF ARCHITECTS,  
PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR  
DESIGNERS, AND LANDSCAPE ARCHITECTS.

AGL 5/01

ALICE J. BURKE, L.E. 82342



#### LEGEND

These important options are  
available on the 1000.

INSTRUMENT # 170003340  
RECEIVED IN 72 CIRCUIT CLERK'S OFFICE  
May 20, 1978 FILED FOR REC'D ON  
May 20, 1978 AT 10:27 AM  
TUES DA BROWN, CLERK  
BY Deacon M. Moore MM

PHYSICAL IMPROVEMENT SURVEY

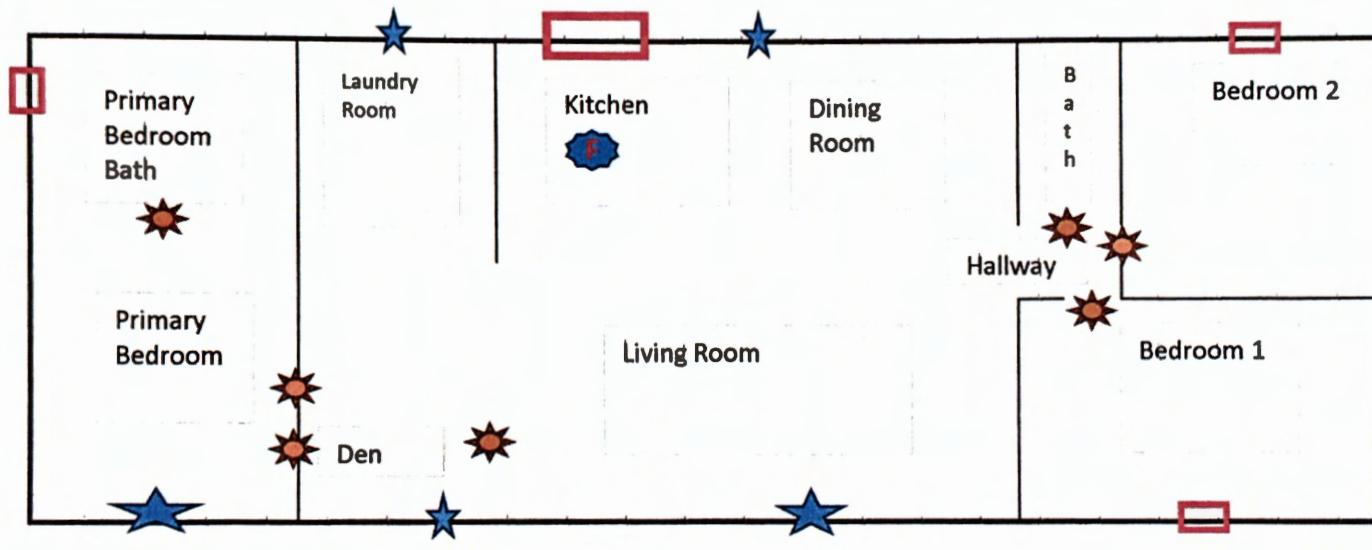
FOR  
DOUGLAS S. LOWELL  
AND  
DONNA K. LOWELL

WILLIAM J. & JOAN C. KOCHERSPERGER  
SUBDIVISION

ALSO BEING MADE AS  
TAX PARCEL 52-29  
UNION HALL MAGISTERIAL DISTRICT  
FRANKLIN COUNTY, VIRGINIA  
SURVEYED MAY 9, 2017

<b>INGRAM LAND SERVICES</b>			
<b>INC.</b>			
<b>DRIVEN</b>	<b>DATE</b>	<b>ROAD NUMBER</b>	<b>ROAD</b>
<b>BY</b>	<b>05/11/17</b>	<b>PARTRUM, VA</b>	<b>24000</b>
<b>UPPERED</b>	<b>DATE</b>	<b>PHONE: 545-2222</b>	
<b>AT</b>	<b>05/11/17</b>		
<b>SCALE</b>	<b>SHOOT</b>	<b>PROJECT NO.</b>	
<b>1"= 00'</b>	<b>0 OF 3</b>	<b>17042</b>	

## EVACUATION PLAN:



● Interior Door

● Exterior Door

● Window

● Fire Extinguisher