

**FRANKLIN COUNTY**  
**SPECIAL USE PERMIT APPLICATION**

I/We Dwayne Wolters 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: Dwayne Wolters

Petitioner's Address: 1952 Dudley Amos Rd. Moneta, VA 24121

Petitioner's Phone Number: 540-335-1937

Petitioner's Email Address: dcwolters@outlook.com

Property Owner's Name: 1952 Dudley Amos, LLC

Property Owner's Address: 1952 Dudley Amos Rd Moneta VA 24121

Property Owner's Phone Number: 540-335-1937

Property Owner's Email Address: dcwolters@outlook.com

**Property Information:**

A. Proposed Property Address: 104 Lookout Pointe Dr.  
Moneta, VA 24121

B. Tax Map and Parcel Number: Tax Map 032 04-008 00

C. Election District: Gills Creek Magisterial District: Gills Creek

D. Size of Property: .54 ac.

E. Existing Zoning: A-1

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:

**Proposed Special Use Permit Information:**

J. Proposed Land Use: Short Term Rental

K. Size of Proposed Use: .54 ac

L. 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): Dwayne Wolters

Petitioner's Signature: D.C. Attn

Date: 5-1-24

Mailing Address: 1952 Dudley Amos Rd.  
Moneta VA 24121

Phone Number: 540 335-1937

Email Address: dcwolters@outlook.com

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

Owner's Name: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date Received by Planning Staff: \_\_\_\_\_

# CONCEPT PLAN

ST Rental

689K

Lookout Pointe Dr

3.0K  
602K

Lookout Pointe Dr

1.02M

1.20M

791K

1.19M



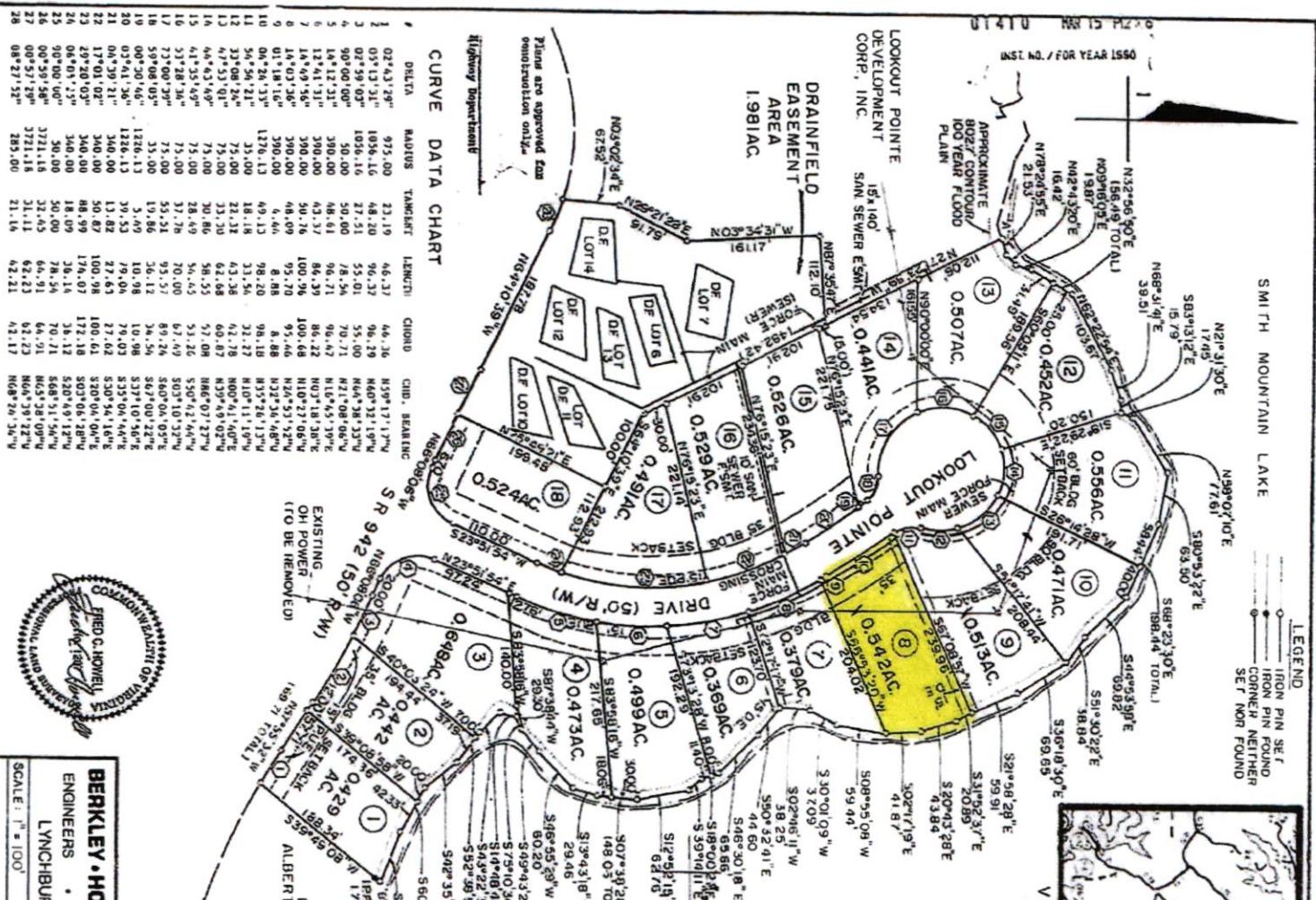
## **Letter of Application for Short Term Rental**

I am applying to request a Special Use Permit to allow short term rentals on a property I own and manage. The property fronts on the lake at 104 Lookout Pointe Dr. Moneta. The zoning is currently A-1 and the property directly across the street is currently operating under the same Special Use Permit that I am requesting.

There will be minimal to no effect on the surrounding properties. The short term rental market at SML is mostly seasonal, therefore rentals will only occur throughout the 3-4 summer months. Parking will be provided in the 2.5 car garage with space for 4 more vehicles directly in front of the house on my private driveway. Guests will be closely monitored and regulated by the property owner, who is a permanent resident of SML and resides approximately 5 minutes away.

I currently own and manage another Short Term Rental property on the lake with nothing but 5-Star reviews. I take pride in my properties and work to keep them well maintained and have for the last 45 years.

Dwayne Wolters,  
Manager, 1952 Dudley Amos, LLC



NOTE. FROM POINT 'A' TO POINT 'B' THE BODI COMPRESSOR LINE IS THE PROPERTY OF THE

I, FRED C. HORNELL, CERTIFY THAT THIS  
PLAT WAS DRAWN UNDER MY SUPERVISION FROM  
AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM  
THAT THE ERROR OF CLOSURE THEREIN CALCULATED IS  
AT LEAST 1:15,000; THAT THIS PLAT WAS PREPARED  
IN ACCORDANCE WITH CHAPTER 19 OF THE FRANKLIN  
COUNTY CODE AS AMENDED. WITNESS MY SIGNATURE  
AND SEAL THIS 2nd DAY OF FEBRUARY  
1930.

KNOW ALL MEN BY THESE PRESENTS. TO Attn: City Department  
LOOKOUT POINTE DEVELOPMENT CORPORATION, INC. IS THE FIFTH SIMPLE OWNER AND  
PROPRIETOR OF THE LAND SHOWN HERON AND KNOWN AS LOOKOUT POINTE. SECTION 1  
WHICH CONFERRED THE LAND CONVEYED TO SAID OWNER, BY DEED RECORDED IN THE CLERKS  
OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, IN DEED BOOK  
PAGE 1, THE OWNER CREATES LESS THAT THE SUBDIVISION OF LAND SHOWN HERON IS  
ENTITLED WITH ITS OWN FEE WILL AND CONCERT AS REQUIRED BY THE 1959 CODE OF THE  
COMMONWEALTH OF VIRGINIA AS AMENDED TO DATE, AND FURTHER WARRANT TO THE  
CONTRIBUTION WITH THE COUNTY OF FRANKLIN IN SUBDIVISION OWNERSHIP. SAID OWNER DOES,  
BY VIRTUE OF THE RECONCILIATION OF THIS PLAT, DESIGNATE IN THE SIMPLE, TO THE COUNTY  
OF FRANKLIN, ALL OF THE LAND ENCLASSED WITHIN THE STREETS, OR SIMILARLY, IN THE  
ALL OF THE SUBDIVISIONS ARE HEREBY DEDICATED FOR PUBLIC USE.

RAISES THE FOLLOWING SIGNATURES AND SEALS THIS 10 DAY OF May, 1940

LOOKOUT POINTE DEVELOPMENT CORPORATION, INC., BY Howard H. Hester

TRUSTEE

SEE LETTER AND PLAN ON FILE AT THE  
FRANKLIN COUNTY HEALTH DEPARTMENT  
FOR LITIGATIONS AND CONDITIONS.

STATE OF VIRGINIA:

1. **HELLEN L. WALKER** NOTARY PUBLIC IN AND FOR THE ALEXANDRIA COUNTY AND  
SISTER AND NEARBY COUNTRIES. MAIL: THE NEWS-ADVERTISING, 1409 1/2 KING ST., ALEXANDRIA, VA.

FORGOING ANYTHING BEARING DATE OF  
APPEARED BEFORE ME IN MY OFFICES IN COUNTY AND STATE AND ACKNOWLEDGED THE SAME  
ON THIS DATE.  
MY COMMISSION EXPIRES September 29, 1991  
FEBRUARY 7, 1990  
ELLY L. BROWN

NOTARY PUBLIC  
H. L. Walker

NOTES 1

1

1. )  
2. ) THE 100-YEAR FLOOD PLAIN ELEVATION OF SMITH MOUNTAIN LAKE IS 402.71 AND IS  
3. ) LOCATED APPROXIMATELY ON THIS PLAN BY A DOTTED LINE ALONG THE EDGE OF  
4. ) THE LAKE. THIS CONTOUR SHOULD BE FIELD VERIFIED BEFORE THE START OF ANY  
5. ) CONSTRUCTION.  
6. ) FOR ORBANFIELD LOCATIONS, WELL SITES AND OTHER SPECIFIC INFORMATION, SEE  
7. ) PLAT ON FILE AT THE FRANKLIN COUNTY HEALTH DEPARTMENT.  
8. ) THE LOTS SHOWN HEREON ARE SUBJECT TO A DECLARATION OF PROTECTIVE COVENANTS  
9. ) WHICH BAR THE AMENDER FROM TIME TO TIME AS PROVIDED IN THE DECLARATION.  
10. ) THE OWNERS OF THIS SUBDIVISION AGREE TO CONSTRUCT A PUBLIC WATER SYSTEM TO  
11. ) MEET THE REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF HEALTH.  
12. ) THE OWNERS OF THIS SUBDIVISION DO NOT AGREE TO CONSTRUCT A PUBLIC SANITARY  
13. ) SEWER SYSTEM. BEFORE THIS CONSTRUCTION OR ANY DRAILING CAN BEGIN, THE PROPER  
14. ) FRANKLIN COUNTY HEALTH DEPARTMENT MUST BE CONSULTED TO INSURE THE PROPER  
15. ) LOCATION OF THE SANITARY SEWER SYSTEM IN RELATION TO THE LOCATION OF THE  
16. ) PROPOSED DRAILING.  
17. ) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND  
18. ) THEREFORE, DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY  
19. ) TOTAL AREA SUBDIVIDED 11.959 AC.

**BERKLEY • HOWELL & ASSOCIATES, P.C.**  
ENGINEERS • ARCHITECTS • PLANNERS

**BERKLEY-HOWELL & ASSOCIATES, P.C.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 LYNCHBURG, VA. SMITH MTN. LAKE  
 SCALE: 1" = 100'

GREEK  
10. 89.

SECTION I  
PLAT OF SURVEY

LOOKOUT POINTE

1000

10

# Disposal System Operation Permit

Commonwealth of Virginia  
Health

32

Health Department  
Identification No. 133-92-058  
FRANKLIN COUNTY Health Dep

PETER AND EILEEN CHARUKA is He

2 Sewage Disposal System Having a Design Capacity of \_\_\_\_\_

VISION	SECTION/BLOCK	LOT
INTE	1/	8

ed in Accordance with the Provisions of 32.1, Chapter 6 of the Code of Virginia as  
2 \_\_\_\_\_ of the Sewage Handling and Disposal Regulations of the Virginia C

red permits CHS-202a, CHS-202b  
Dated 7-31-92

ding that the Owner and/or any Subsequent Owner will operate the Sewage Disposal  
and Disposal Regulations of the Virginia Department of Health and any Variance  
Operating Permit does not imply or Guarantee that the Sewage Disposal System will Fu

D  
SEE ATTACHED

1994

Effective Date

## SPECIAL CONDITIONS

~~None~~

SEE ATTACHED

  
Recommended (Sanitarian)

  
Approved (State)

Statement

of Virginia  
of Health

Health Department

Identification Number

133

Franklin Co

Corporation/Individual: Jim & Th Farris

RT 4 Box 6, Bedford Telephone: 586-1252

Peter + Eileen Charukas

RT 4 Box 91C, Moneta, VA

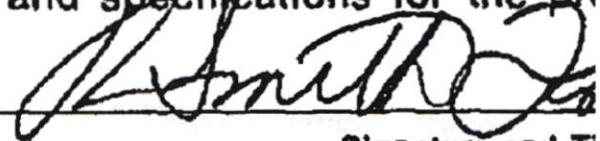
Location: Lot 8 Block —

Subdivision: Lookout Point

127 N, R 616, L 942, 1 lot Lookout Pt. Sigs lot or

the onsite sewage disposal system has been installed and completed in accord  
ed (date) 4/94 and is in compliance with Local  
al Regulations and when appropriate the plans and specifications for the pri

4/94  
Date

  
Signature and Title

# Sewage Disposal System Construction Permit

PAGE 1 OF 2

Commonwealth of Virginia  
Department of Health  
Franklin Co. Health Department



Health Department  
Identification Number 133-92-0586  
Map Reference 32 - SEE FILE

## General Information

New  Repair  Expanded  Conditional  FHA  VA  Case No. \_\_\_\_\_  
Based on the application for a sewage disposal system construction permit filed in accordance with Section 3.13.01, a construction permit is hereby issued to:  
Owner PETER & EILEEN CHARUKA Telephone 297-1496  
Address Rt. 4 Box 91C MONETA, VA.  
For a Type II Sewage disposal system which is to be constructed on/at 122 N. Rte 16, L942, last line to Lookout Pointe - follow to lot on rt  
Subdivision LOOKOUT POINTE Section/Block 1 Lot 8  
Actual or estimated water use 450 GPD (3 PERSONS)

DESIGN	NOTE: INSPECTION RESULTS
Water supply, existing: (describe) <u>Public</u>	Water supply location: Satisfactory yes <input type="checkbox"/> no <input type="checkbox"/> comments
To be installed: class _____ cased _____ grouted _____	G. W. 2 Received: yes <input type="checkbox"/> no <input type="checkbox"/> not applicable <input checked="" type="checkbox"/>
Building sewer: <u>3" or 4" I.D. PVC 40, or equivalent.</u> <u>Slope 1.25" per 10' (minimum).</u> <input type="checkbox"/> Other _____	Building sewer: yes <input checked="" type="checkbox"/> no <input type="checkbox"/> comments Satisfactory
Septic tank: Capacity <u>1000</u> gals. (minimum). <input type="checkbox"/> Other _____	Pretreatment unit: yes <input checked="" type="checkbox"/> no <input type="checkbox"/> comments Satisfactory
Inlet-outlet structure: <u>PVC 40, 4" tees or equivalent.</u> <input type="checkbox"/> Other _____	Inlet-outlet structure: yes <input checked="" type="checkbox"/> no <input type="checkbox"/> comments Satisfactory
Pump and pump station: No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> describe and show design. If yes: <u>SEE ENGINEER'S PLANS</u> <input type="checkbox"/> Other _____	Pump & pump station: yes <input checked="" type="checkbox"/> no <input type="checkbox"/> comments Satisfactory
Gravity mains: 3" or larger I.D., minimum 6" fall per 100', 1500 lb. crush strength or equivalent. <input checked="" type="checkbox"/> Other <u>Force main</u>	Conveyance method: yes <input checked="" type="checkbox"/> no <input type="checkbox"/> comments Satisfactory
Distribution box: Precast concrete with <u>10</u> ports. <input type="checkbox"/> Other _____	Distribution box: yes <input checked="" type="checkbox"/> no <input type="checkbox"/> comments Satisfactory
Header lines: Material: <u>4" I.D. 1500 lb. crush strength plastic or equivalent from distribution box to 2' into absorption trench.</u> <u>Slope 2" minimum.</u> <input type="checkbox"/> Other _____	Header lines: yes <input checked="" type="checkbox"/> no <input type="checkbox"/> comments Satisfactory
Percolation lines: Gravity 4" plastic 1000 lb. per foot bearing load or equivalent, slope 2" 4" (min. max.) per 100'. <input type="checkbox"/> Other _____	Percolation lines: yes <input checked="" type="checkbox"/> no <input type="checkbox"/> comments Satisfactory
Absorption trenches: Square ft. required <u>1050</u> ; depth from ground surface to bottom of trench <u>60"</u> ; aggregate size <u>2" to 1 1/2"</u> . Trench bottom slope <u>2" - 4" / 100'</u> ; center to center spacing <u>9'</u> ; trench width <u>3'</u> . Depth of aggregate <u>13"</u> ; Trench length <u>70'</u> ; Number of trenches <u>5</u>	Absorption trenches: yes <input checked="" type="checkbox"/> no <input type="checkbox"/> comments Satisfactory
	Date <u>4/4/54</u> Inspected and approved by: <u>John W. Farris</u> Sanitarian

Installed

HD 2 + 2  
ID. 78.5

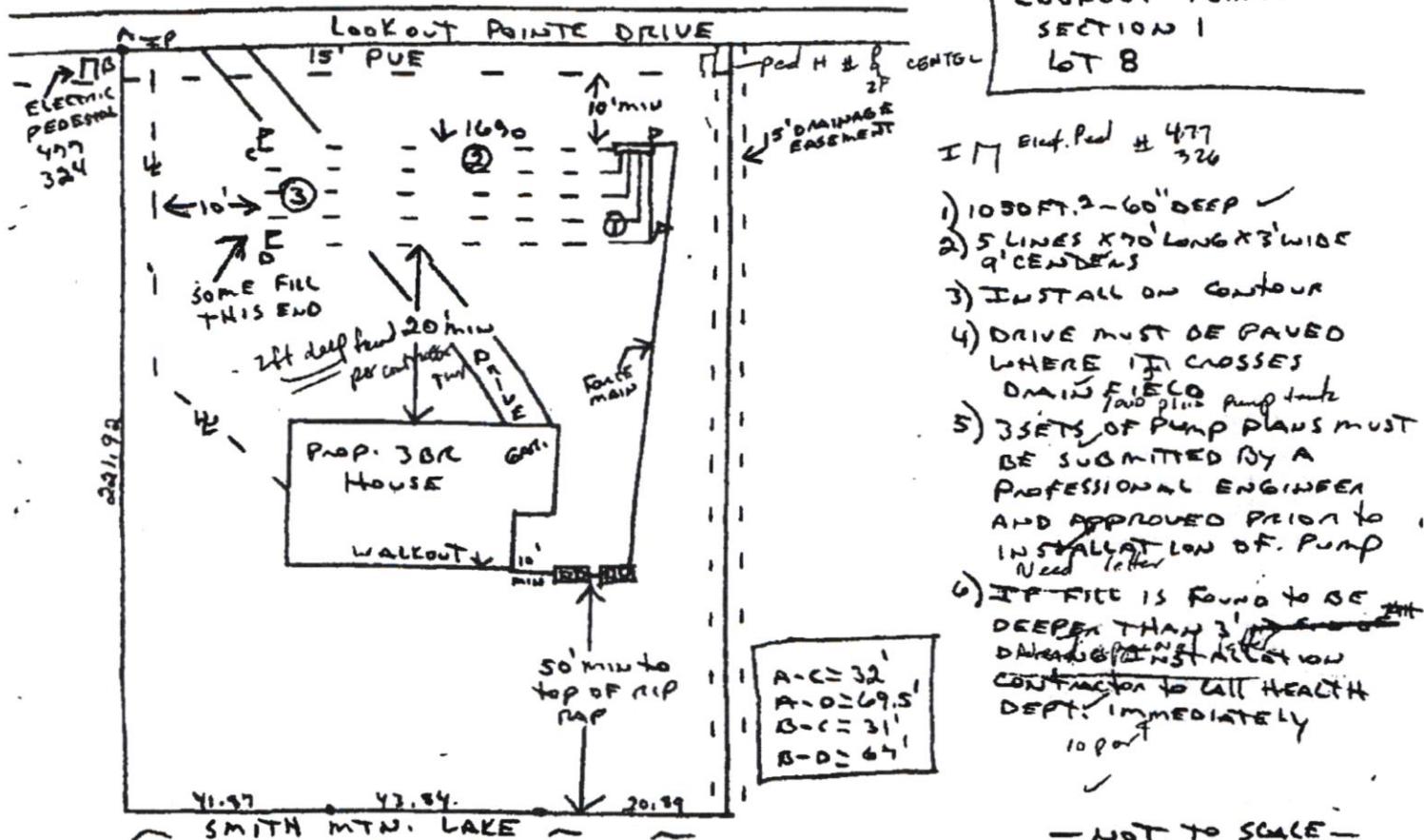
Health Department  
Identification Number 133-92-0586

### Schematic drawing of sewage disposal system and topographic features.

PAGE 2 OF 2

Show the lot lines of the building lot and building site, sketch of property showing any topographic features which may impact on the design of the system, all existing and/or proposed structures including sewage disposal systems and wells within 100 feet of sewage disposal system and reserve area. The schematic drawing of the sewage disposal system shall show sewer lines, pretreatment unit, pump station, conveyance system, and subsurface soil absorption system, reserve area, etc. When a nonpublic drinking water supply is to be located on the same lot show all sources of pollution within 100 feet.

The information required above has been drawn on the attached copy of the sketch submitted with the application. Attach additional sheets as necessary to illustrate the design.



The sewage disposal system is to be constructed as specified by the permit  or attached plans and specifications

This sewage disposal system construction permit is null and void if (a) conditions are changed from those shown on the application (b) conditions are changed from those shown on the construction permit.

No part of any installation shall be covered or used until inspected, corrections made if necessary, and approved, by the local health department or unless expressly authorized by the local health dept. Any part of any installation which has been covered prior to approval shall be uncav-ered, if necessary, upon the direction of the Department.

Date: 7/31/92

### Implied bias

卷之三

This Construction  
Permit Valid until  
1/2/83

Date: 7/31/92

Reviewed by:

### Suspension Sealtight

July 1967

#### If FHA or VA financing

**Reviewed by Date**

#### **Suspensiones: Reacciones**

III-3A

C-H-S 2023 Revised 6/34

### Regional Sanitarian

Estimated 4000 ft<sup>2</sup>  
Nino + Craig  
Electric  
Plumbing  
Siding - Pvc  
Roofing - Metal  
Furnishings  
Drywall Heated

10. taken / Both Garage  
F D  
H H

Siding - no Boxes  
- Vinyl not S. Side  
- no Facia / 1/2" Return

ENGINEER'S CERTIFICATE OF INSPECTION/APPROVAL

TO: Franklin County Health Department

carpet 2262

P. O. Box 248

Bedford, Virginia 24523

I do report that, to the best of my knowledge, that the sewerage system or parts thereof have been inspected and found to be in accordance with the plans and specifications prepared by this firm for the following project:

Sewerage System Layout, Lot 8, Section 1

Lot 8, Point 1, dated August 8, 1992

Approved by B. A. Shrader, P.E.

Health Department I. D. # 133-92-0586

SIGNED: B. A. Shrader DATE: August 14, 1994

COMPANY: Shrader Engineering & Land Surveying, Inc.

ADDRESS: 119 South Bridge Street - P. O. Box 647  
Bedford, Virginia 24523  
(703) 469-4730

ATTACHMENT: (None)

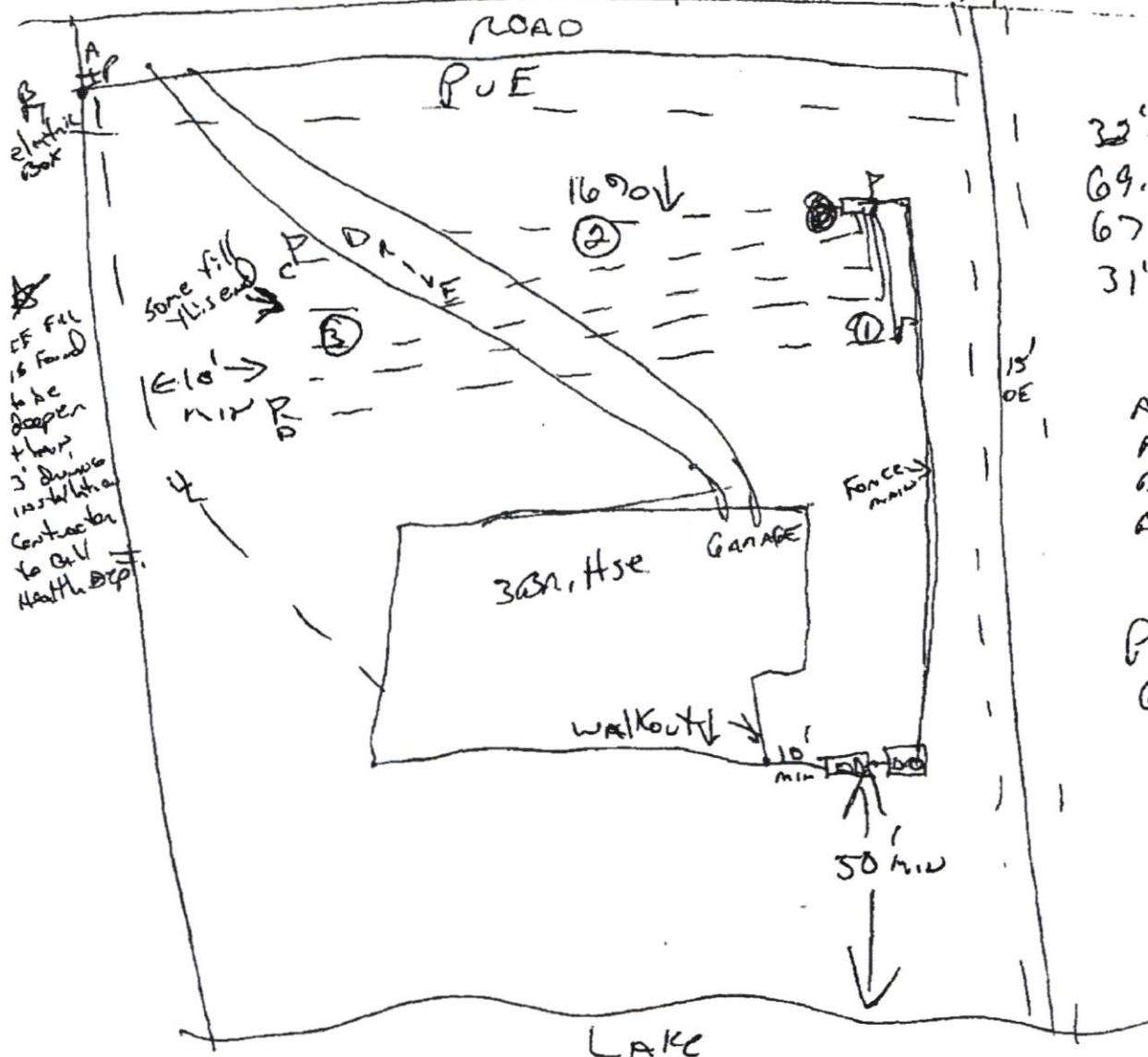
PETER CHARNUKA  
133-92-0586  
7/30/92 ~~1991~~

1) 0-3 - silt, (m)  
 3-30 - red clay, (m)  
 30-42 red m. c. sandy clay  
 42-60 - red <sup>grey</sup> <sub>yellow</sub> clay  
 60-72 - yellow m. c. brown to  
 sandy, (m)

2) 0-3 m. 6m  
3-36 - red clay loam  
36-72 yrd loam  
60-140 cm  
depth

3) 0-36-Fall  
 36-49. Bulky lvs  
 42-54. Yell. Bulky  
 (HIGHLY ~~weathered~~ rock)  
 54-72. - ~~old~~ <sup>new</sup> AIC  
 Huy lvs  
 w/ some  
 clayey flows

5x20x3' 60' deep

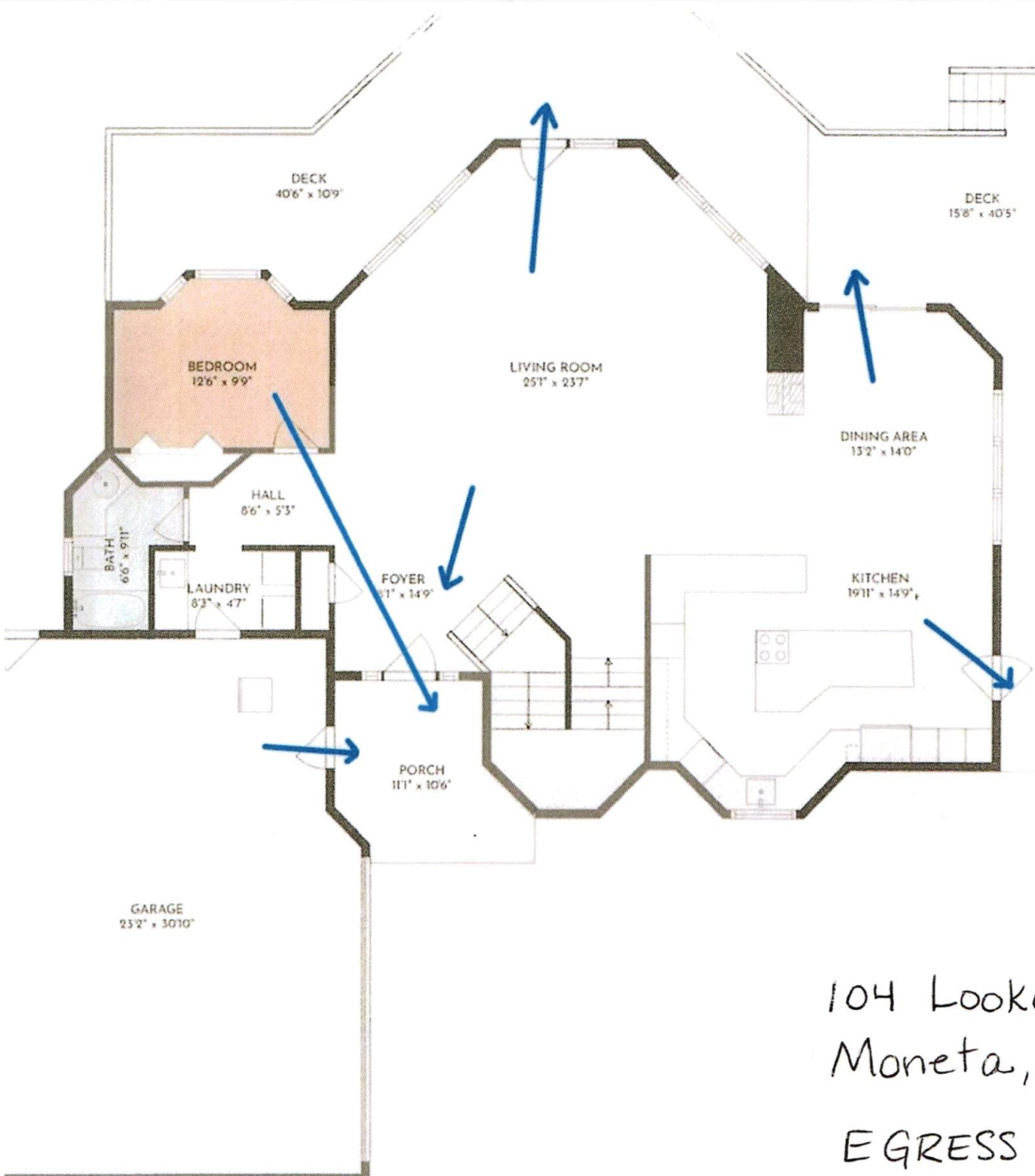


EF fall  
is found  
to be  
deeper  
than?  
3' distance  
is established  
Contract  
to G.V.  
Health B.

32' - TPC  
69.5 - DP - 0  
67' - 437 - electric  
31' - electric  
box

$$\begin{array}{l} A-C= \\ A-D= \\ D-C= \\ B-D= \end{array}$$

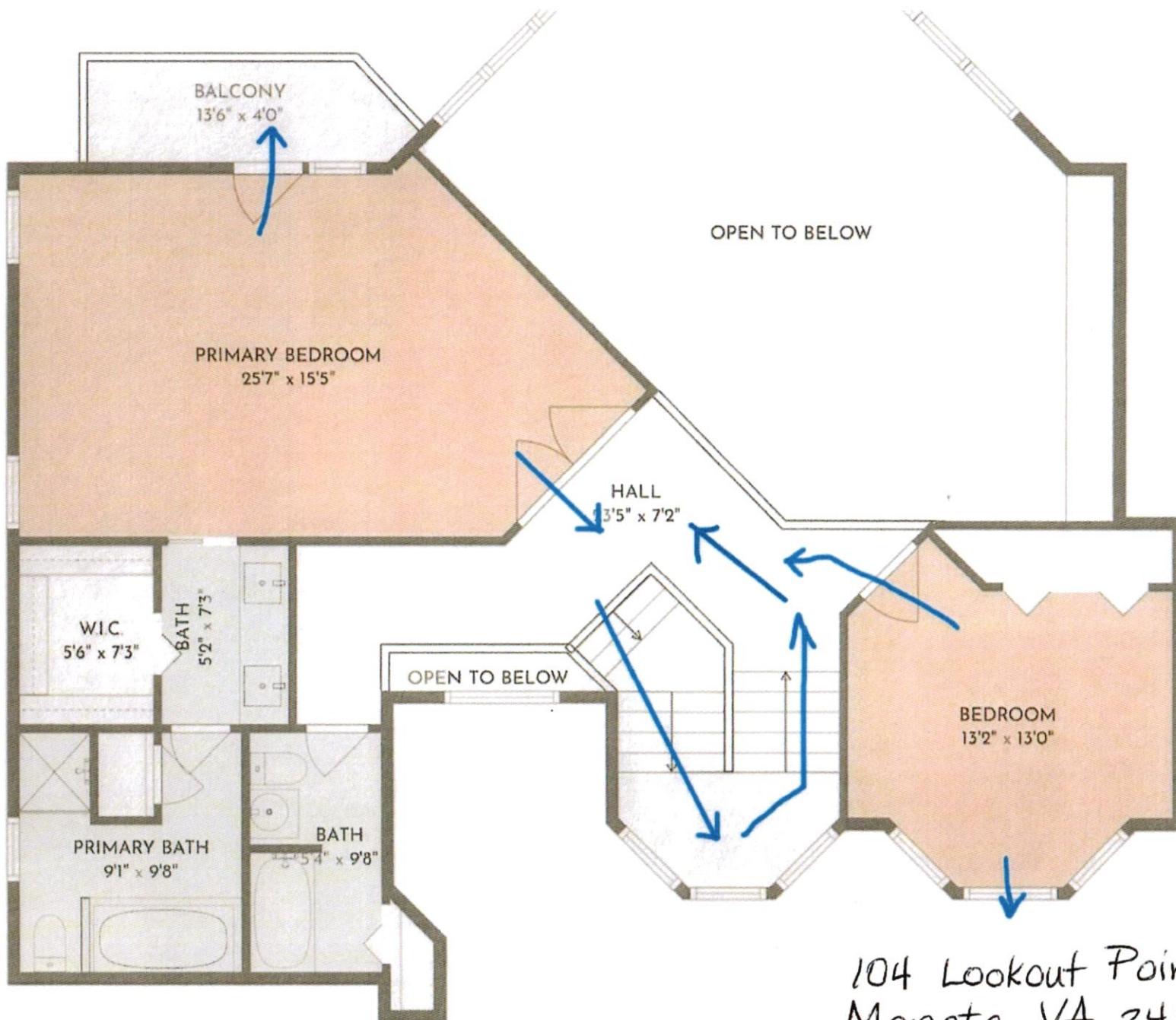
Paul  
Dague



104 Look,  
Moneta,  
EGRESS

#### GROSS INTERNAL AREA

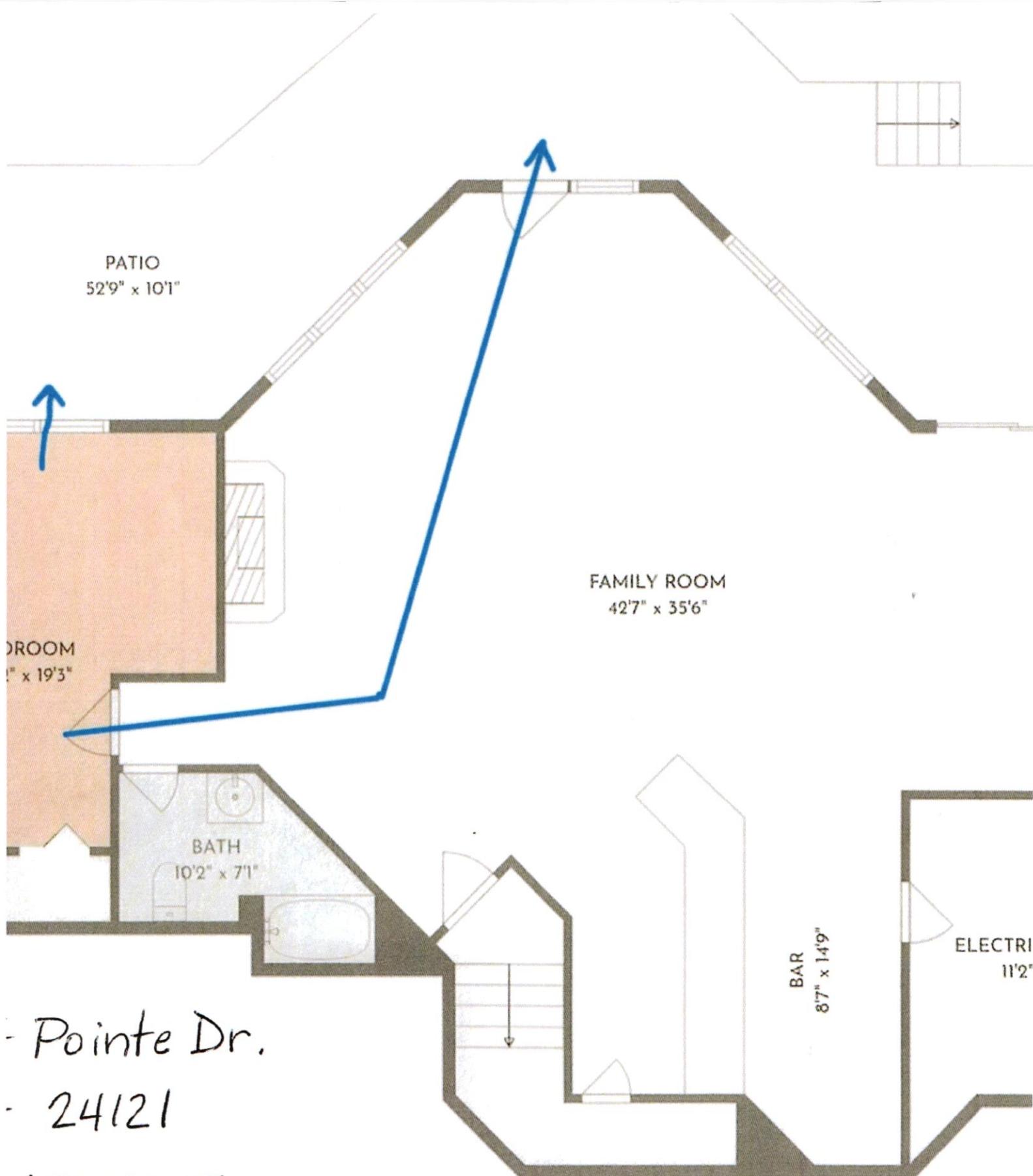
LOWER: 1290 sq. ft, ENTRY: 1425 sq. ft, UPPER: 980 sq. ft  
 EXCLUDED AREAS: ELECTRICAL ROOM: 133 sq. ft, PATIO: 518 sq. ft, GARAGE: 692 sq. ft,  
 DECK: 688 sq. ft, PORCH: 99 sq. ft, OPEN TO BELOW: 463 sq. ft,  
 BALCONY: 51 sq. ft



104 Lookout Pointe Dr.  
Moneta, VA 24121  
EGRESS - UPPER LEVEL

GROSS INTERNAL AREA

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**PLAN DETAILED REPORT SPEC-05-2024-17969  
FOR FRANKLIN COUNTY**

<b>Plan Type:</b> Special Use	<b>Project:</b> LOOKOUT POINTE, SEC. 1	<b>App Date:</b> 05/02/2024
<b>Work Class:</b> None	<b>District:</b> Gills Creek	<b>Exp Date:</b> 05/02/2025
<b>Status:</b> Under Review	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b>	<b>Approval</b> <b>Expire Date:</b>
<b>Description:</b>		

<b>Parcel:</b> 0320400800	Main	<b>Address:</b> 104 Lookout Pointe Dr Moneta, VA 24121	Main	<b>Zone:</b> A1(A1 - IMPORTED FOR ENERGOV)
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Applicant	Owner
DWAYNE WOLTERS	1952 DUDLEY AMOS LLC
1952 DUDLEY AMOS ROAD	DWAYNE WOLTERS
MONETA, VA 24121	1952 DUDLEY AMOS ROAD
Mobile: 5403351937	MONETA, VA 24121
	Business: 5403351937

<b>Invoice No.</b>	<b>Fee</b>	<b>Fee Amount</b>	<b>Amount Paid</b>
NOT INVOICED	Residential/Agricultural - Special Use	\$255.00	\$0.00
	Total for Invoice NOT INVOICED	\$255.00	\$0.00
	<b>Grand Total for Plan</b>	<b>\$255.00</b>	<b>\$0.00</b>