

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

I/We Nathan Stapp & Vanitha Levin 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: Nathan Stapp & Vanitha Levin

Petitioner's Address: 47188 timberland place, sterling, va 20165

Petitioner's Phone Number: 7039198837

Petitioner's Email Address: natestapp@gmail.com

Property Owner's Name: Nathan Stapp & Vanitha Levin

Property Owner's Address: 47188 timberland place, sterling, va 20165

Property Owner's Phone Number: 7039198837

Property Owner's Email Address: natestapp@gmail.com

Property Information:

A. Proposed Property Address: 174 virginia Key trail, union hall, va, 24176

B. Tax Map and Parcel Number: 0520802000

C. Election District: Union Hall

D. Size of Property: 0.814 acres

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: Plot is lakeside with a boat dock

Proposed Special Use Permit Information:

J. Proposed Land Use: Occasional Short Term Rental primarily during summer.

K. Size of Proposed Use: .814 acre

L. Other Details of Proposed Use: Intermittent Short Term Rental primarily of lakeside property over the summer.

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): Nathan Stapp & Vanitha Levin

Petitioner's Signature: Nathan C. Stapp & Vanitha

Date: 3/18/2024

Mailing Address: 47188 Timberland Place, Sterling, Va, 20165

Phone Number: 7039198837

Email Address: natestapp@gmail.com

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

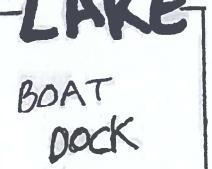
Owner's Name: _____

Owner's Signature: _____

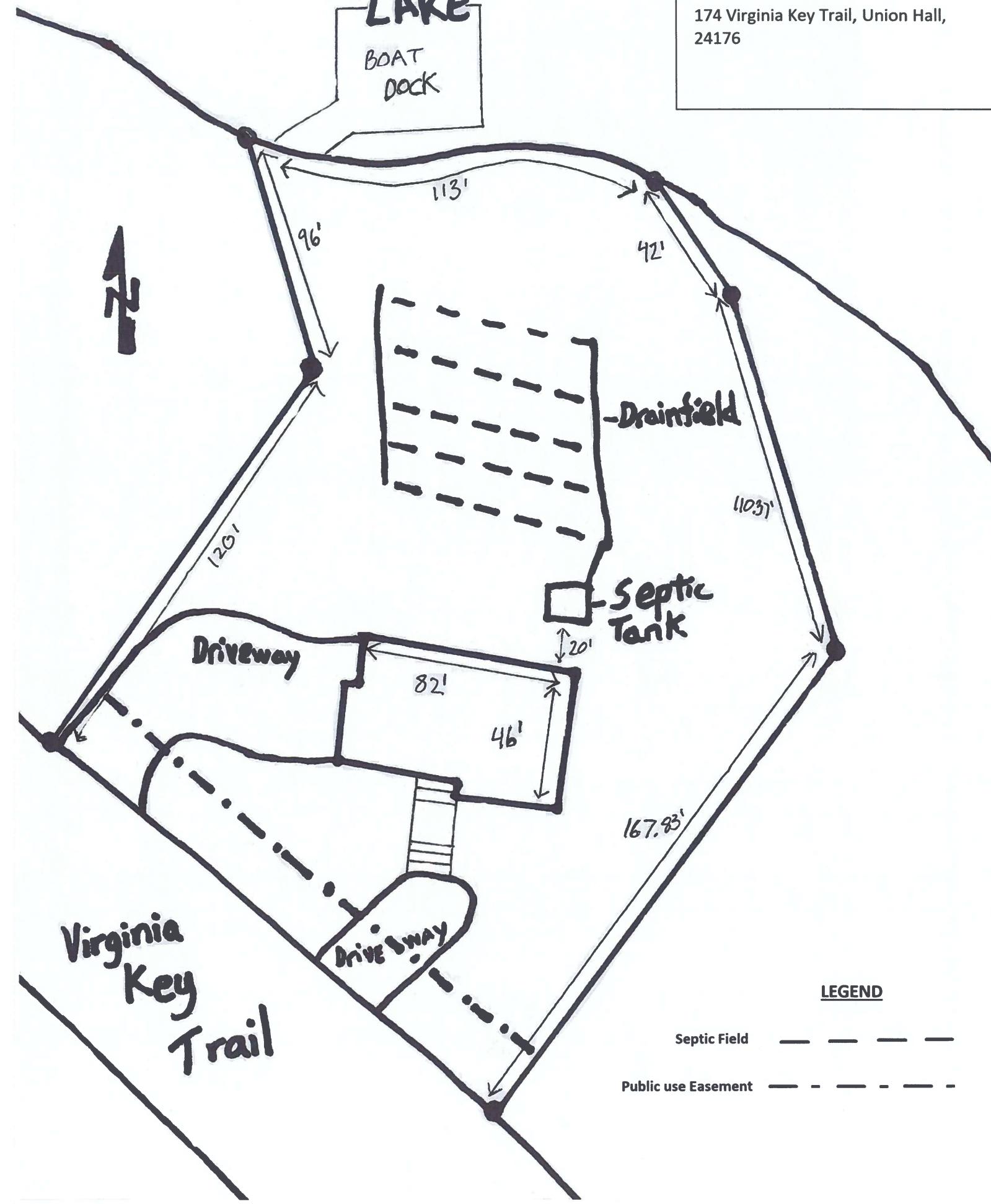
Date: _____

Date Received by Planning Staff: _____

SMITH MTN.
LAKE



Concept Plan for:
Nathan Stapp & Vanitha Levin
174 Virginia Key Trail, Union Hall,
24176



Special Use Permit Letter Of Application

This letter of application is for 174 Virginia Key Trail, Union Hall, VA, 24176 on behalf of Vanitha Levin, and Nathan Stapp.

Proposal for Short-Term Rental Support in Smith Mountain Lake Area

As a community invested in the economic growth and sustainability of the Smith Mountain Lake area, it is beneficial to explore avenues that can enhance tourism and stimulate economic input into local businesses. Encouragement and regulation of short-term rentals in the region would enhance Smith Mountain Lake (and Franklin County) as we have the potential to attract more visitors, prolong their stays, and increase spending within the community. This proposal outlines the benefits of supporting short-term rentals and provides recommendations for their implementation.

Benefits of Short-Term Rentals:

1. Increased Tourism: Short-term rentals offer visitors an alternative accommodation option, providing them with a more immersive experience of the Smith Mountain Lake area. By diversifying lodging options, we can attract a broader range of tourists, including families, couples, and groups of friends, thereby increasing the overall tourism influx. With High-end, live-in homes available (Such as 174 Virginia Key Trail), tourists can experience luxury stays in this wonderful location.

2. Extended Stays: Unlike traditional hotels, short-term rentals often allow guests to stay for longer durations, ranging from a weekend getaway to an extended vacation. Longer stays translate to more opportunities for visitors to explore local attractions, dine at restaurants, shop at stores, and engage in recreational activities, resulting in higher spending per visitor.

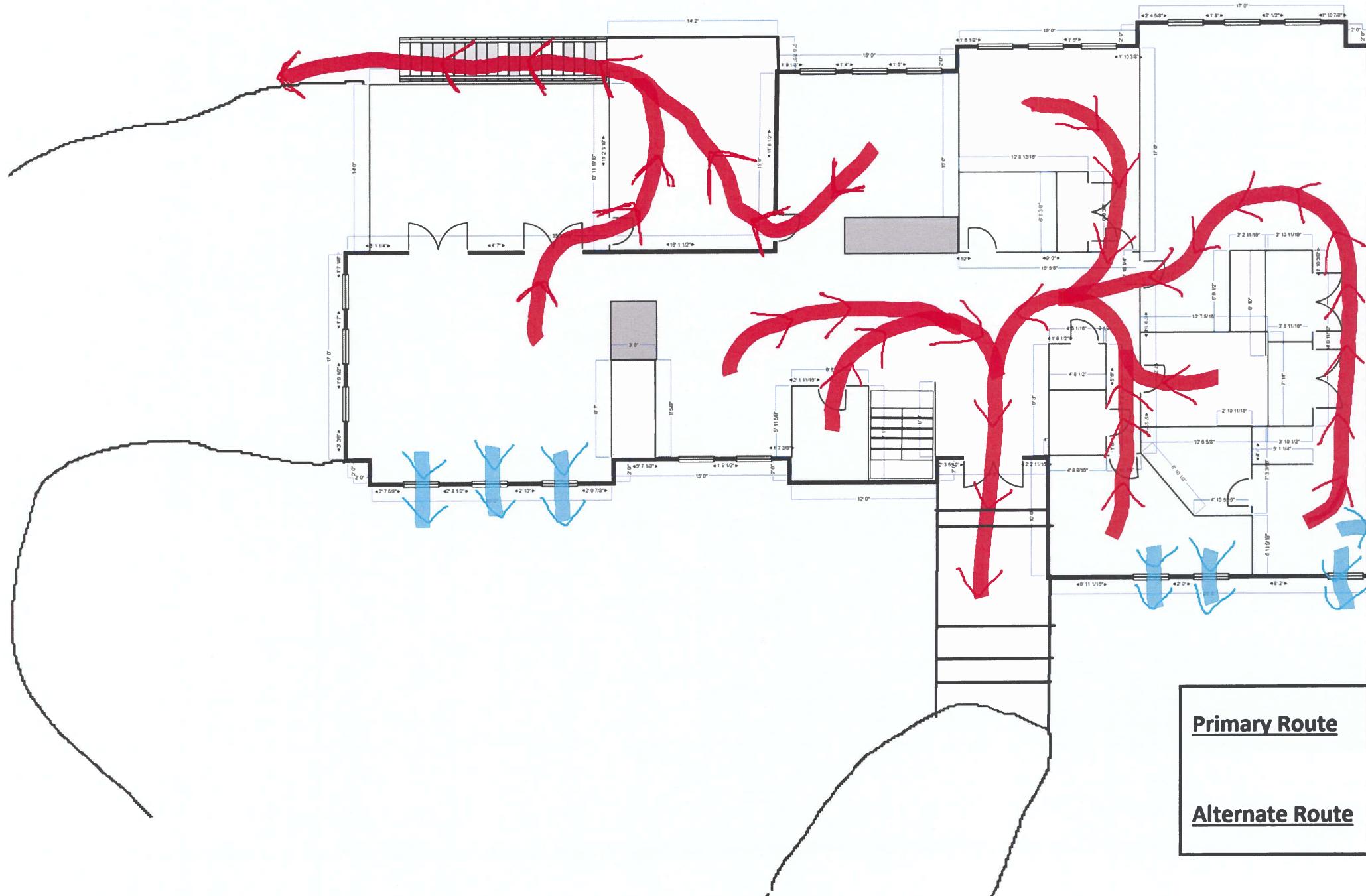
3. Support for Local Businesses: The presence of short-term rentals can have a positive ripple effect on the local economy. Increased tourism leads to higher demand for goods and services, benefiting various sectors such as hospitality, dining, retail, recreation, and entertainment. Local businesses stand to gain from the additional patronage generated by short-term rental guests.

4. Community Engagement: Short-term rentals often foster a sense of community among visitors and residents alike. Guests interact with locals, learn about the area's culture and heritage, and contribute to community events and initiatives. This cultural exchange enriches the overall tourism experience and promotes goodwill towards the destination.

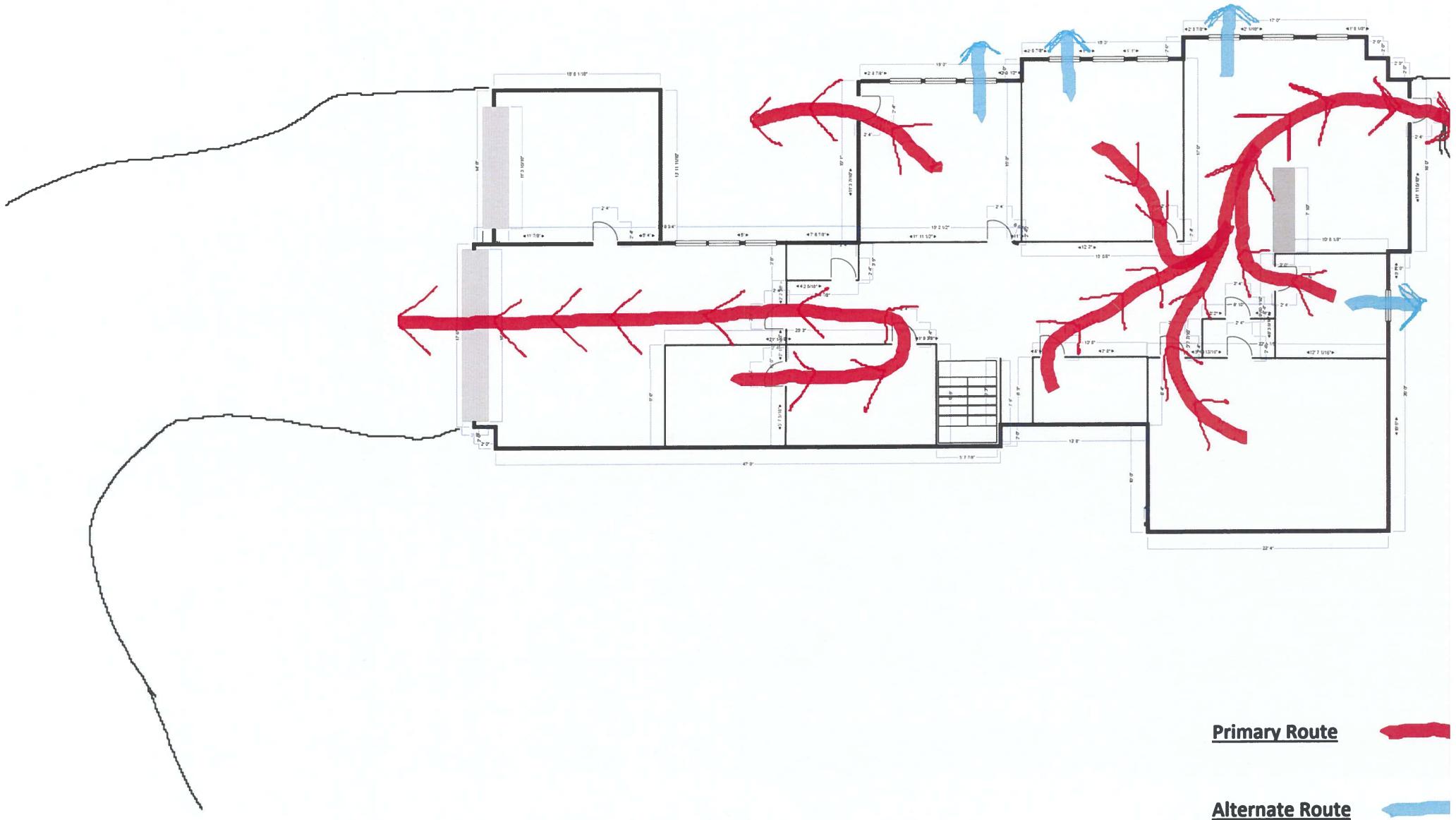
Supporting short-term rentals in the Smith Mountain Lake area represents a strategic opportunity to stimulate tourism growth, boost economic activity, and strengthen community ties. By embracing this trend responsibly and proactively, we can leverage the benefits of short-term rentals to create a more vibrant and resilient destination for residents and visitors alike. Let us seize this opportunity to shape the future of our community positively.

Thank you, Nathan C. Stapp.

EVACUATION PLAN TOP FLOOR



EVACUATION PLAN BOTTOM FLOOR



Sewage Disposal System Operation Permit

Property Owner

Jim & Betty Jo Jensen
5036 Deerfield Ln
Danville, Virginia 24540
Phone: (434) 799-2448

Health Dept. ID: 133 05 0474

Locality: Franklin

Property Location

Property Address: Virginia Key Tr
, Virginia
Subdivision: Virginia Key , Lot 20
Directions: 40E, L945, R-Dillards Hill, L-Piney Point, L-Va. Key Tr, lot on R

=====

Jim & Betty Jo Jensen is hereby granted permission to operate a septic tank effluent and drainfield Sewage System at the above referenced location, having a design capacity of 450 gallons per day, or 3 bedrooms maximum.

This permit is issued in accordance with the provisions of Title 32.1, Chapter 6 of the Code of Virginia as Amended and Section 12VAC 5-610-340 of the Sewage Handling and Disposal Regulations of the Virginia Department of Health. The issuance of an operation permit does not denote or imply any guarantee by the department that the sewage disposal system will function for any specified period of time. It shall be the responsibility of the owner or any subsequent owner to maintain, repair, or replace any sewage disposal system that ceases to operate in accordance with the regulations.

January 17, 2007

Effective Date

Christopher A. Carter

EHS

Signed January 17, 2007



**COMMONWEALTH OF VIRGINIA
VIRGINIA DEPARTMENT OF HEALTH**

Franklin County Health Department
365 Pell Ave., P.O. Box 249
Rocky Mount, Virginia 24151
(540) 484-0292

AOSE Construction Permit Approval Letter – Level 1 Review

June 8, 2005

Jim & Betty Jo Jensen
5036 Deerfield Ln
Danville, Virginia 24540

Subject: Sewage Disposal System Construction Permit 133 05 0474

Dear Jim & Betty Jo Jensen:

This letter, in conjunction with the approved plans (6 pages) dated June 6, 2005, which are attached, constitutes your permit to install a sewage disposal system [and well]. The application for a permit was submitted pursuant to §32.1-163.5 of the Code of Virginia which requires the Health Department to accept private soil evaluations and designs from an Authorized Onsite Soil Evaluator (AOSE) or a Professional Engineer working in consultation with an AOSE for residential development. The permitted site was certified as being in compliance with the Board of Health's regulations (and local ordinances if the locality has authorized the local health department to accept private evaluations for compliance with local ordinances) by: (Nelson, Charles E.,). This letter is issued in reliance upon that certification.

The Board of Health hereby recognizes that the soil and site conditions acknowledged by this correspondence, and documented in additional records on file at the local health department, are suitable for the installation of onsite sewage disposal systems. The attached plat (or plats) shows the approved areas for the sewage disposal systems. This letter is void if there is any substantial physical change in the soil or site conditions where a sewage disposal system is to be located.

If modifications or revisions are necessary between now and when you construct your dwelling, please contact the Authorized Onsite Soil Evaluator (AOSE) or Professional Engineer (PE) who performed the evaluation and design on which this permit is based. The name, address, and phone number of the AOSE/PE appears on the certification form attached to this permit. Should revisions be necessary during construction, your contractor should consult with the AOSE/PE that submitted the site evaluation and site evaluation and design. The AOSE or PE is authorized to make minor adjustments in the location or design of the system at the time of construction provided adequate documentation is provided to the Franklin County Health Department.

This authorization is null and void if conditions are changed from those shown on the application or conditions are changed from those shown on the attached construction drawings, plans and specifications. No part of any installation shall be covered or used until inspected, corrections made if necessary, and approved by the Franklin County Health Department or unless expressly authorized by the Franklin County Health Department. Any part of any installation which has been covered prior to approval shall be uncovered if necessary, upon the direction of the Department.

This authorization to construct a sewage disposal system expires: December 6, 2006.

Sincerely,

Christopher A. Carter, Franklin County Health Department

cc: Nelson, Charles E.
111 N. Franklin Street
Christiansburg, Virginia 24073

Owner: Jim & Betty Jo Jensen

Mailing address: 5036 Deerfield Lane

Danville, VA 24540

Agent: _____

Mailing address: _____

Phone: 434-799-2448 nite

Phone: 434-791-9403 day

Fax: _____

Phone: _____

Fax: _____

Email: _____

Site address: Virginia Key Lot 20

Directions to property: 40 E, Left 945, R. Dillards Hill, Lt. Piney Point, Lt. Virginia Key, R. Virginia Key Tr., Lot on RT

Subdivision: Virginia Key Lot: 20 Block: Sec:

Dimension/Acreage of Property: .814 Other Property Identification: _____

SEWAGE SYSTEM

Type of Approval: Applicants for new construction are advised to apply for a certification letter to determine if land is suitable for a sewage system and to apply for a construction permit (valid 18 months) only when ready to build.

For New Construction: Construction Permit Certification Letter

For Existing Construction: Repair Modification Expansion Replacement

Proposed Use:

Single Family Home (Number of Bedrooms 3) Multi-Family Dwelling (Total Number of Bedrooms)

Other (describe): _____

Will there be a basement: Yes No. If yes, will there be fixtures in Basement? Yes No

Are any conditions proposed on this construction permit? Yes No If yes, please check or describe all proposed conditions that apply:

Reduced water flow Limited occupancy Intermittent or seasonal use Temporary use not to exceed 1 year

Other, describe: _____

WATER SUPPLY

Will the water supply be Public Private. Is the water supply Existing Proposed

If proposed, is this a replacement well? Yes No Will the old well be abandoned? Yes No

Have any buildings within 100 feet of the proposed well been termite treated? Yes No

Will there be any termite treatment in the future? Yes No

ALL APPLICANTS

Is this an AOSE/PE application? Yes No If yes, is the AOSE package attached? Yes No

In order for VDH to process your application you must attach a site sketch and plat of the property. The site sketch should show your property lines, actual and/or proposed buildings and the desired location of your well and/or sewage system. When the site evaluation is conducted, the property lines, building location and the proposed well and sewage system sites must be clearly marked and the property sufficiently visible to see the topography, otherwise, this application will be denied.

I give permission to the Virginia Department of Health (VDH) to enter onto the property described during normal business hours for the purpose of processing this application and to perform quality assurance checks of evaluations and designs certified by an Authorized Onsite Soil Evaluator (AOSE) or a Professional Engineer (PE) as necessary until the sewage disposal system has been constructed and approved.

Betty Jo Jensen

Signature of Owner/Agent

Rev. 9/03

5-6-05

Date

Our goal at the Health Department is to process your application as quickly as possible. Sometimes we take longer to process applications because of our workload, the weather, or need for a backhoe to evaluate the soil. These delays are unavoidable. At other times we are delayed because applicants have not provided us with the information we need to process applications quickly. We cannot accept incomplete applications. In order for us to do our job properly, applicants need to provide us with the following:

- A) A complete application, including an accurate site sketch
- B) Clear directions to the property
- C) The property corners and house site must be staked on the property
- D) A copy of a zoning verification letter if required by the county or city.

This checklist is provided to assist you with our application process. All items listed *must be completed by the applicant* before the application will be accepted by the Health Department. If you have questions or need assistance with the application, one of our Environmental Health Staff will be happy to help you.

A) The application:

- has all items properly filled out
- has a telephone number where I can be reached during the day
- has clear written directions to the property
- is signed and dated
- is accompanied by the proper fee

B) The site sketch clearly and accurately shows:

- the shape of the property
- the length of each property line
- the shape and location of the house (including decks and porches)
- the proposed location of the driveway
- the proposed or existing location of any utilities
- any legal easements located on the property
- the location of wells, springs, and buried fuel tanks within 200 feet of the property
- the location of any other structures I plan to build in the future (e.g. barn, garage, swimming pool)
- where I would like my septic system and/or well to be located (if there is a preference)

C) The building site for which the application is made:

- has the property lines clearly and accurately marked
- has the house site clearly and accurately marked
- has the brush removed from the potential drainfield site
- is easily identified from the road
- has any underground utilities marked

NOTE: the attached pages have a sample site sketch and some hints that may be useful in marking your property and completing your site sketch.

I understand that the Health Department cannot accept incomplete applications and that if the property corners are not clearly marked, the house site properly staked, and the brush cleared from the proposed drainfield site my application will be denied until I have taken corrective actions. I understand that I have 90 days to correct any deficiencies and submit a new application. Failure to do so within the prescribed time frame will require that I submit a new application *with the associated fees*.

I intend to begin construction within 18 months Yes No

Applicants Signature Betty Jo Jansen

Date 5-6-05

General Information

Date: 3/22/04

Applicant: Jim Jensen

Address: 5036 Deerfield Ln., Danville, VA 24540

Owner: Address:

Location:

Subdivision: Virginia Key

Health Department

Telephone No: 434-799-2448

Lot: 20

Soil Information Summary

1. Position in landscape satisfactory Yes No Describe: Sideslope
2. Slope 31 %
3. Depth to rock/impervious strata: Max. Min. None
4. Depth to seasonal water table (gray mottling or gray color) No Yes inches
5. Free water present No Yes range in inches
6. Soil percolation rate estimated Yes Texture group 2
No Estimated rate 35 Min/inch
7. Percolation test performed Yes Number of percolation test holes
No Depth of percolation test holes
Average percolation rate

Name and title of evaluator: Charles Nelson/David Hall/Bill Evans Soil Scientist

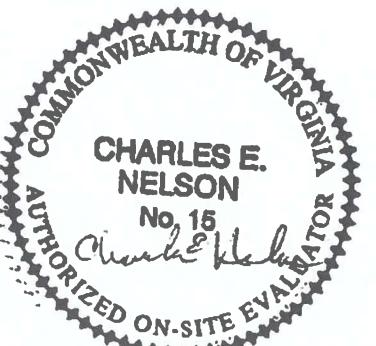
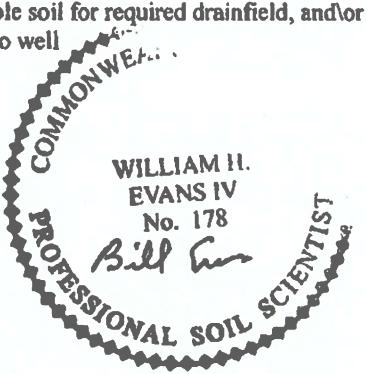
Signature: *Bill Evans***Department Use**Site Approved:

depth at site designated on permit.

Site Disapproved:

Reason for rejection:

- 1 Position in landscape subject to flooding or periodic saturation.
- 2 Insufficient depth of suitable soil over hard rock.
- 3 Insufficient depth of suitable soil over water table.
- 4 Rates of absorption too slow.
- 5 Insufficient area of acceptable soil for required drainfield, and/or reserve area
- 6 Proposed system too close to well
- 7 Other Specify:

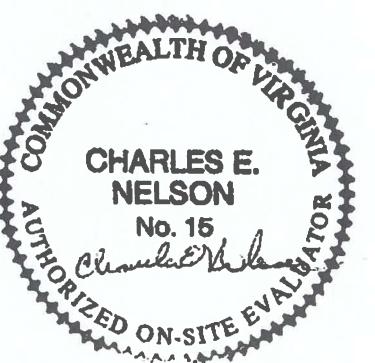


See application sketch

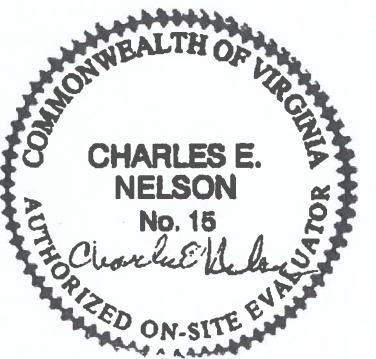
See construction permit

Applicant: Jim Jensen

Hole #	Horizon	Depth	Description	Texture Group
1	Bt1	0-16	Reddish Brown (5YR 4/4) clay loam	3
	Bt2	16-30	Yellowish Red (5YR 5/6) clay loam	3
	C1	30-55	Reddish Yellow (5YR 6/8) loam w/ many mica flakes	2
	C2	55-72	Yellowish Brown (10YR 5/6) loam w/ many mica flakes	2
2	Bt1	0-10	Reddish Brown (5YR 4/4) clay loam	3
	Bt2	10-27	Yellowish Red (5YR 5/8) clay loam	3
	C1	27-60	Yellowish Red (5YR 4/8) loam w/ many mica flakes	2
	C2	60-68	Yellowish Red (5YR 5/6) silt loam	3
	C3	68-72	Yellowish Red (5YR 4/8) loam w/ many mica flakes	2
3	Bt1	0-8	Reddish Brown (5YR 4/4) clay loam	3
	Bt2	8-40	Yellowish Red (5YR 5/6) clay loam	3
	C1	40-55	Reddish Yellow (5YR 6/8) loam w/ many mica flakes	2
	C2	55-72	Yellowish Brown (10YR 5/6) loam w/ many mica flakes	2



Type of system	Gravity	Reserve Area Required	NO
EPR	35	Type of Reserve	N/A
Slope %	31	Length of Reserve (feet)	N/A
# Bedrooms	3		
Installed <24" from Rock or Other Impervious Strata	No	# Lines in Reserve	N/A
Area (Sq. ft.) required per bedroom	300	Square Footage in Reserve	N/A
Absorption Area Increase %	N/A	Backfilling Required	NO
Total Square ft. required (Main DF)	900	Backfilling Depth (inches)	N/A
Line Length (feet)	60	Width required (Main DF)(ft.)	47
# Lines installed	5	Width of Available Area (Main DF + Reserve) (ft.)	47
Installation Depth inches (into natural soil)	54	Length of Available Area (ft.)	60
Width of Trench (feet)	3	Square Footage in Design (Main DF + Reserve)	900
Centers (feet)	11		



CERTIFICATION STATEMENT

COUNTY: Franklin

DATE: 3/23/04

PROPERTY IDENTIFICATION: Virginia Key #20

SUBMITTED BY:
SOIL AND ENVIRONMENTAL TECHNOLOGY, INC.

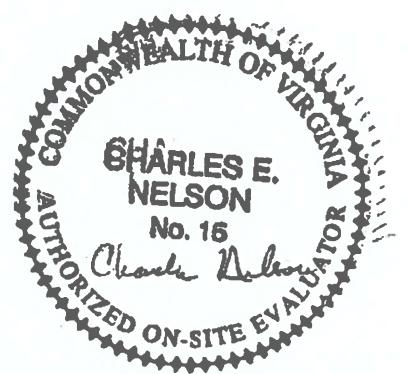
This is to certify according to section 32.1-163.5 of the *Code of Virginia* that the work submitted for the referred property is in accordance with the *Sewage Handling and Disposal Regulations* of the Virginia Department of Health. I recommend that a subdivision\certification letter(s) ~~be approved~~ be approved.

AOSE: Charles Nelson

Charles Nelson Date: 3/23/04

Soil Consultant: David Hall

Date:



Owner: Jim Jensen
Address: 5036 Deerfield Ln., Danville, VA 24540
Directions to Property:

Telephone: 434-799-2448

Subdivision: Virginia Key

Lot: 20

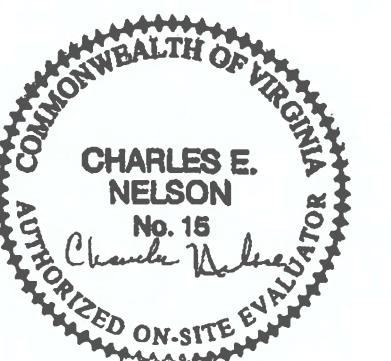
Actual or estimated water use: 450 GPD (3 BR)

DESIGN

			NOTES
Water Supply: Well	To be installed:	Class: 3B	Cased: 50 ft.
Building Sewer:	4"	ID PVC 40, or equivalent.	
	Slope 1.25" per 10' (minimum)		
Other:			
Septic Tank: capacity	1000	gals. (minimum) w/inspection port or outlet filter and manhole	
Inlet-Outlet structure:	PVC 40, 4" tees, or equivalent.		
Other:			
Pump and Pump station:			
no: X	yes:	describe and show design.	
If yes:			
Gravity mains: 3"(min.), 1500 lb. crush strength or equivalent, minimum 6" fall per 100'.			
Other:			
Distribution Box:			
Precast concrete with 8 ports.			
Other: or equivalent			
Header Lines:			
Material: 4" ID 1500 lb. crush strength plastic, or equivalent, from distribution box into absorption trench. Slope 2" minimum.			
Other:			
Percolation Lines:			
Gravity 4" plastic 1000 lb./ft bearing load, or equivalent, slope 2" - 4" (min - max) per 100'.			
Other:			
Absorption Trenches:			
Square ft. required: 900	Depth from ground surface to bottom of the ditch: 54"		
Trench width: 3'	Depth of aggregate: 13"		
Trench length: 60'	Number of trenches: 5		
Centers: 11'	# BR: 3		

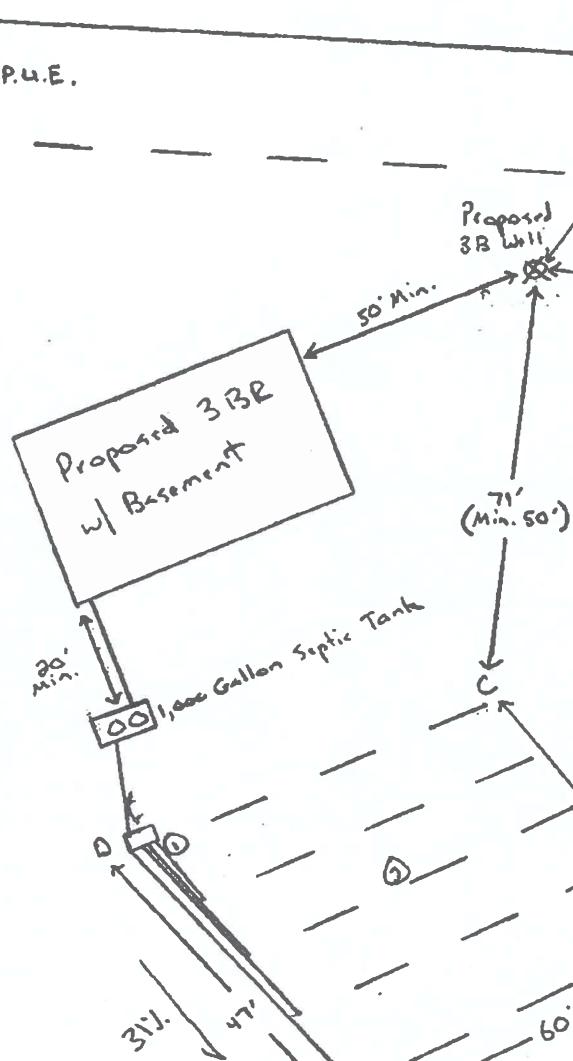
Inspected by:

Date:

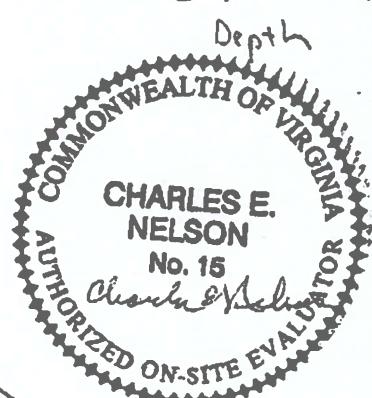


Virginia Key #20
Jim Jensen

AC = 158'
AD = 98'
BC = 115'
BD = 156'



— Install On Contour —
5 Lines: 60' Long
3' Wide 11' Centers
13" Gravel 54" Installation



Smith Mtn. Lake

Franklin, Tina

From: Franklin, Tina
Sent: Friday, April 19, 2024 8:35 AM
To: Nathan Stapp
Subject: SPEC-04-2024-17948 - 174 VIRGINIA KEY TRAIL
Attachments: 3.13.2017...SEPTIC PUMPOUT...174 VIRGINIA KEY TRAIL.tiff

Mr. Stapp,
In reviewing some information in our records for the above-referenced property addressed as 174 Virginia Key Trail, the \$35.00 registration fee (one-time) for the septic Pumpout program has never been received by our office. Also, The last Pumpout receipt that we have in our records is dated March 13, 2017. If you can pay the registration fee and provide our office documentation that the septic has been either pumped or inspected then it will alleviate one (1) of the conditions that the Board of Supervisors will include on the special use permit.

Also, how many bedroom is your home? You did not specify in your letter of application and the septic permit is only good for three (3) bedrooms.

Another condition that the Board of Supervisors has been putting on these special use permits is that the owner must provide a property manager/contact person name, phone number, and email address (if applicable). The Planning Commission likes to know at the meeting who your contact person for complaints from the rental and/or emergency issues will be.

If you have not already done so, we strongly recommend you speaking to your neighbors and letting them know what you will be applying for. Our office in a few weeks will be posting a public hearing/meeting sign at your property and if your neighbors already know what you are planning, they will be less concerned.

The Board of Supervisors also likes verification to confirm no electrical conductivity between boat dock and lake (water). Please send me confirmation of this requirement.

The Plan Case number for your special use permit is 17948 in which there is a fee due of \$255.00. We are having issues taking payments over the phone by credit card so if you could please mail a check into our office with the plan case on it and addressed to Samantha Conner at the below mailing address. You may also include your septic Pumpout registration fee on this same check which would make a total of \$290.00. Please make check payable to Franklin County Treasurer.

Jim Jensen	0905
174 Virginia Key Tr.	
Union Hall, VA	
S/10 576 2375	

PURCHASE ORDER _____ DATE 3/13 2017

JOB	SERVICE	AMOUNT
1	1000 gal pump	<u>250.00</u>
	Dig	<u>25.00</u>
	Dig over 2 ft.	<u>25.00</u>
	31" riser @ \$2 per in.	<u>61.00</u>
	Riser Lid	<u>50.00</u>
CK	# 1717	SALES TAX —

RECEIVED BY _____

TOTAL AMOUNT DUE

411.00

1 1/2% per month (18% annum) will be added to all past due accounts.
Minimum service charge on all past due accounts is \$1.00.

Rev 12/7

Franklin, Tina

From: Nathan Stapp <natestapp@gmail.com>
Sent: Monday, April 22, 2024 7:22 PM
To: Franklin, Tina
Subject: Re: SPEC-04-2024-17948 - 174 VIRGINIA KEY TRAIL
Attachments: Invoice_1093_from_Superior_Sepic_Services_Inc (1).pdf

==== CAUTION: This email is from outside Franklin County Government. Total security is not guaranteed. Remember to use safe practices when using email and other technologies. ====
=====

Tina,
The house had 3 bedrooms, with one gym, and one multipurpose room (both of which are big enough for a bed).

We are in talks with Casago currently about short term rental management, but have not signed on with them yet as we do not have approval. In the interim it will be Jody Lyons as referenced previously.

The next time we get down to the lake I will get the testing for dock conductivity done for you and submit proof.

I will put the check in the mail tomorrow for \$290.

Attached is the most recent septic visit from Superior Septic, the pump out information is in grey below the description.

Thanks!

-Nate

On Fri, Apr 19, 2024 at 8:35 AM Franklin, Tina <Tina.Franklin@franklincountyva.gov> wrote:

Mr. Stapp,

In reviewing some information in our records for the above-referenced property addressed as 174 Virginia Key Trail, the \$35.00 registration fee (one-time) for the septic Pumpout program has never been received by our office. Also, The last Pumpout receipt that we have in our records is dated March 13, 2017. If you can pay the registration fee and provide our office documentation that the septic has been either pumped or inspected then it will alleviate one (1) of the conditions that the Board of Supervisors will include on the special use permit.