

**FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION**

(Type or Print)

I/We, Michael + Janet Mercer 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: Michael + Janet Mercer

Petitioner's Address: 45 Periwinkle Rd Moneta VA 24121

Petitioner's Phone Number: 703-403-4222

Petitioner's E-mail: m2@jmsat.com

Property Owner's Name: Michael J + Janet M Mercer Trust

Property Owner's Address: 45 Periwinkle Rd Moneta VA 24121

Property Owner's Phone Number: 703-403-4222

Property Owner's E-mail: m2@jmsat.com

Directions to Property from Rocky Mount: 122 to 666 to Island Dr on left

Tax Map and Parcel Number: Map 03102 Parcel 013.00 (0310201300) 70 Island Drive

Magisterial District: Gills Creek

Property Information:

A. Size 3.89 Acres of _____ Property:

B. Existing Zoning: R1

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 If yes, explain.

0.22 Acres below SML 800' contour

Proposed Special Use Permit Information:

A. Proposed _____ Land Use:

2 residences on a single lot

- B. Size of Proposed Use: Cottage 32' x 44' with solar roof
- C. Other Details of Proposed Use: Cottage will be primary residence, while main house is under construction. Then Cottage will be used by other family members

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): Michael J Mercer

Signature of Petitioner: Michael J Mercer

Date: 3/24/24

Mailing Address: 45 Periwinkle Rd
Moneta VA 24121

Telephone: 703-403-4222

Email Address: m2@jmsat.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: _____

Michael and Janet Mercer
45 Periwinkle Rd
Moneta, VA 24121

Department of Planning and Community Development
1255 Franklin St, Suite 103
Rocky Mount, VA 24151

Commissioners/Supervisors;

March 24, 2024

My wife and I are requesting a Special Use Permit to be able to construct two residences on our property at 70 Island Dr, Moneta VA. This property was originally three lots that were combined into one larger lot to better facilitate interconnection of septic, a water well, and power to multiple structures. But it has come to our attention that the addition of a structure we call the Cottage in addition to the primary residence will require a permit.

Construction will commence later this year for all of the planned structures on the lot. However construction of the main house will likely take two years were the Cottage could be completed in less than nine months. Our plan would be to move into the Cottage once we obtain the occupancy permit for that completed structure and septic. We would move to the main house when that is completed and then continue to use the Cottage for other family members.

We don't believe there would be any unexpected impacts to the surrounding area. The Cottage will occupy what was originally a separate lot (Lot 14) that could have had a residence without the need for a Special Use Permit. But it still makes more sense to have all three lots as a single property given other considerations.

Respectfully;



Michael J Mercer

Project Title: Cottage

March 24, 2024

Applicant: Michael and Janet Mercer
Civil Engineer: Balzer and Associates, Roanoke

Description: 70 Island Drive (Lot 13A) has already combined what was previously lots 13, 14, and 15. The environmental permit has been issued for the site septic (six bedrooms) and water well. Building permits for all structures should be submitted this summer with construction starting later this year. However these plans will result in two residences on a single lot. This request is to approve the addition of a two bedroom Cottage on a lot that will also eventually have a four bedroom main residence as well as a large workshop/garage (no bedrooms).

Cottage: ~1,500sqft, 2 bedroom, 2 bath
Main House: ~6,000sqft, 4 bedroom, 4.5 bath
Workshop/Garage: ~3,000sqft, no bedroom, 1 bath

More detailed site and building plans to be submitted for approval this summer.

Attachments

- Property information
- Parcel layout
- Cottage elevation

Franklin County, VA

Property Information



Disclaimer: While every effort has been made to ensure the accuracy of the information presented, Franklin County is not responsible for the accuracy of the content contained here in and will not be liable for its misuse or any decisions based on this report's contents.

Tax Map #:	0310201300	Card:	1
911 Address:	70 ISLAND DR		
Owner:	MERCER MICHAEL J & JANET M (TR)		
Owner Address:	506 NASHIE DR SE VIENNA VA 22180		
Consideration:	\$370,000	Sale Date:	09/16/2020
Grantor:	BONDURANT SAUNDRA B		
Deed Book/Page	Plat Book/Page	Instrument	
1147/10	1163/52	7042	
Total Assess Valued	Land Value	Improvement Value	Land Use Program Value
\$279,700	\$264,500	\$15,200	\$0
Acreage:	3.8918	Zoning:	R1
Occupancy:		Use Class:	
VACANT LAND		SINGLE FAMILY SUBURB	
Right of Way:	PRIVATE	Surface:	GRAVEL
Terrain:	ON GRADE	Characteristic:	ROLLING/SLOPING
Water:	NONE	Sewer:	NONE
Stories:	0	Year Built:	0
Total Rooms:	0	Bed Rooms:	0
Heat:		Foundation:	
Gas:	NO	Roof Type:	
A/C:	NO	Electric:	YES
Fireplaces:	0	Flues:	0
Finished Bsmt Sq Ft:	0	Age:	0
		Bath Rooms	Full: 0 Half: 0
		Exterior Walls:	
		Interior Walls:	
		Roofing:	
		Base Living Area:	0
		Flooring:	
		Total Living Area:	0

Land Description	Unit Size	Unit Value	Unit Method	Unit Adj.	Unit Total	Utility Value
HOMESITE DEFAULT	1	\$250,000		0	\$250,000	\$0
OTHER	2.8918	\$5,000	P	0	\$14,459	\$0

Improvement Description	Unit Length	Unit Width	Unit Condition	Unit Value
BOAT HOUSE	12	20		\$6,720
PIER	5	30		\$1,500
PIER	10	30		\$3,000
SHED-METAL	8	12		\$0
RIP-RAP	0	0		\$4,000

Transfer History

Grantor	Grantee	Deed Ref	Instrument Type	Instrument Year	Instrument Num	Transfer Date	Consideration
SNEAD JAMES G & FRANCES N	BONDURANT SAUNDRA B	826/1980		0	#0	8/17/2004	\$350,000
	SNEAD JAMES G & FRANCES N	222/15		0	#0	0/0/0	\$0

Legal Description:

MERRIMAN CORP
LOT 13A SEC 2

No Sketch Available





