

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

I/We Lori and Jeff Dupier 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: Jeff Dupier / Lori Dupier  
Petitioner's Address: 112 cedar Ridge Rd Union Hall VA  
Petitioner's Phone Number: 434-238-7046  
Petitioner's Email Address: jdupiereicloud.com ldupier11@gmail.com  
Property Owner's Name: JEFF DUPIER / Lori DUPIER  
Property Owner's Address: 112 CEDAR RIDGE ROAD, UNION HALL  
Property Owner's Phone Number: JEFF - 434-238-7046  
Property Owner's Email Address: J DUPIER@ICLOUD.COM

**Property Information:**

A. Proposed Property Address: 112 CEDAR RIDGE ROAD

B. Tax Map and Parcel Number: 0520007000

C. Election District: Union Hall

D. Size of Property: 0.32 ACRES

E. Existing Zoning: R1

F. Existing Land Use: \_\_\_\_\_

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: Same  
\_\_\_\_\_  
\_\_\_\_\_

K. Size of Proposed Use: approx. 5 acres  
\_\_\_\_\_

L. Other Details of Proposed Use: MODIFY EXISTING S.U.P.  
CONDITION 4 - INCREASE TO  
CONDITION 4 - REMOVE

SEE EXISTING SUP PAPERWORK ATTACHED.

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): JEFF DUPIER

Lori Dupier  
Young

Petitioner's Signature: Jeff Dupier

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

Mailing Address: 112 CEDAR RIDGE ROAD UNION HAZZ VA.  
24170

Phone Number: 434-238-7046

Email Address: JDUPIER@ICLOUD.COM

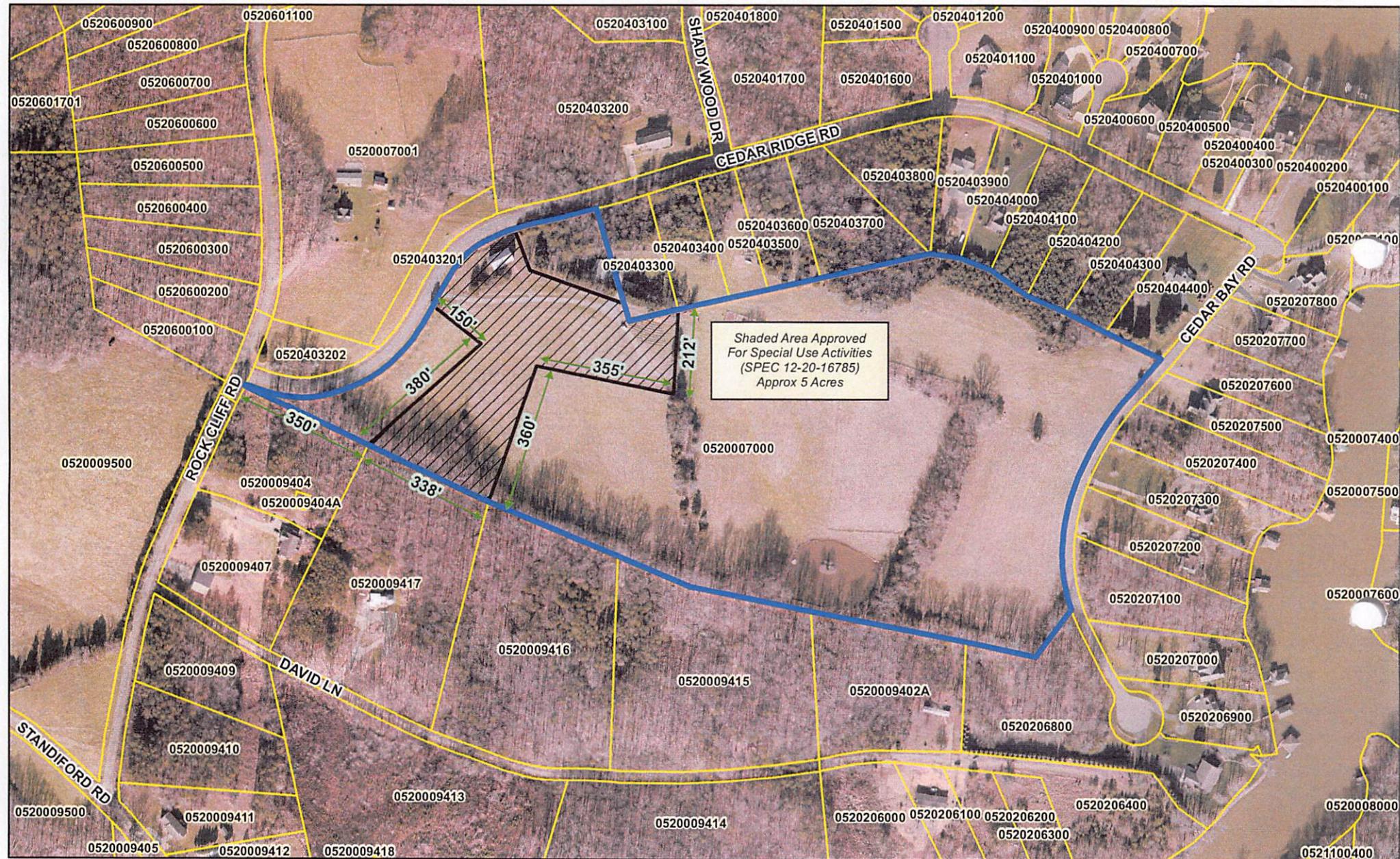
Owner's consent, if petitioner is not property owner:

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

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

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

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



#### Legend

- Subject Parcel
- Special Use Permit
- Tax Parcels

\* All Linear Measurements Approximate

Tax Map # 0520007000  
SPEC 12-20-16785  
Jeffrey Dupier

0 335 670  
Ft



Date: 3/9/2021



Franklin Co GIS

2020 Pictometry Imagery

**Letter of Application**  
**Lori and Jeff Dupier**  
**The Farm at Cedar Ridge LLC dba Southlake Spa & Salt Room**  
**112 Cedar Ridge Rd**  
**Union Hall Va 24176**

- A. Proposed use of property – recreational. See existing SUP.**
- B. Reason for request – our business is successful and it has become a community center drawing in a large local population and folks from as far away as Washington DC. We are looking for a modest increase in group size from 20 to 30. (see condition 4 in existing SUP) We are also seeking the removal of the vehicle restrictions (see condition 6 in existing SUP) which will allow for more efficient use of both our time and the members time.**
- C. There will be no changes to the surrounding area. The parking area already exists for approximately 20 cars. The parking area is approximately 500 feet from the edge of Cedar Ridge Road, below a slight rise with multiple plantings in between. More than 150 trees have been planted creating a scenic buffer between our property and Cedar Ridge Rd.**

(RESOLUTION #04-03-2021)

APPLICATION FOR SPECIAL USE PERMIT – APPLICATION OF JEFFERY DUPIER AND LORI DUPIER, APPLICANTS, AND THE FARM AT CEDAR RIDGE, LLC, OWNERS, REQUESTING A SPECIAL USE PERMIT, WITH POSSIBLE CONDITIONS, TO ALLOW FOR THE OPERATION OF A CLUB, PRIVATE, FOR RECREATIONAL AND EDUCATIONAL PROGRAMS, ON AN APPROXIMATE 32.07 ACRE PROPERTY CURRENTLY ZONED R-1, RESIDENTIAL SUBURBAN SUBDIVISION DISTRICT, AND LOCATED AT 112 CEDAR RIDGE ROAD IN THE UNION HALL DISTRICT OF FRANKLIN COUNTY AND FURTHER IDENTIFIED AS TAX MAP/PARCEL # 0520007000. CLUBS, PRIVATE, ARE A PERMITTED USE BY ISSUANCE OF A SPECIAL USE PERMIT BY THE BOARD OF SUPERVISORS IN R-1 ZONING DISTRICTS. THIS PROPERTY HAS A FUTURE LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL (CASE # SPEC-12-20-16785).

WHEREAS, Jeffery Dupier and Lori Dupier did file an application requesting a Special Use Permit to allow for the operation of a club, private, for recreational and educational programs, on an approximate 32.07 acre parcel located in the Union Hall District, and

WHEREAS, the 32.07 acre property is currently zoned R-1, Residential Suburban Subdivision District and a club, private, is a permitted use by issuance of a Special Use Permit in R-1 Districts, and

WHEREAS, after due legal notice as required by Section 15.2-2204/2205 of the Code of Virginia of 1950, as amended, the Planning Commission and Board of Supervisors did hold public hearings on January 12, 2021 and February 16, 2021, respectively, at which time all parties in interest were given an opportunity to be heard, and

WHEREAS, after full consideration, the Franklin County Planning Commission recommended APPROVAL of the Special Use Permit with the following seven (7) conditions:

Planning Commission recommend approval of the request for a special use permit for a club, private in the R-1 zoning district subject to the following seven (7) conditions:

- 1) The activities of the club, private shall be limited to members only and activities of a recreational and educational nature (yoga and/or meditation classes, nature walks, lectures, workshops).
- 2) Activities shall not include overnight lodging or short-term rental use.
- 3) Typical club hours will be daily from 10a.m. to 5p.m.
- 4) Class group sizes and all activities shall be limited to no more than twenty (20) people.
- 5) All workshop and bathroom facilities shall be approved by the VA Department of Health (VDH). No portable toilets shall be allowed. The following structure modifications as recommended by the Building Official shall be completed and inspected prior to conducting events.
  - a) Adding a landing at the bottom of the stairs or add a step so that the stairs do not vary.
  - b) Enclose the stair risers.
  - c) Configure the handrail so that it is continuous.
  - d) Mount and label fire extinguishers.
- 6) There shall be no vehicle access to club activities from Cedar Ridge Road and Cedar Bay Road.
- 7) Club activities shall be limited to the front portion (approximately 5 acres) of the property as shown on the attached map prepared by Franklin County GIS dated 3/9/2021.

WHEREAS, after full consideration, the Franklin County Board of Supervisors determined that such use will not be of substantial detriment to adjacent property, that the character of the zoning district will not be

changed thereby, and that such use will be in harmony with the purpose and intent of the County Code with the uses permitted by right in the zoning district, and with the public health, safety and general welfare to the community, and APPROVED the request for a Special Use Permit for a "club, private," in accordance with Sec. 25-268 of the Zoning Ordinance, with the seven (7) conditions as recommended by the Planning Commission as contained in this Resolution.

THEREFORE, BE IT RESOLVED, that a copy of this Resolution be transmitted to the Clerk of the Planning Commission, the Franklin County Commissioner of Revenue, and the Franklin County Zoning Administrator, and that the Clerk be directed to reflect this action to APPROVE the Special Use Permit in the records of Franklin County.

On the motion be Tommy Cundiff to APPROVE the requested Special Use Permit, and seconded by Tim Tatum, said motion was APPROVED by the following recorded vote:

SECONDED BY: Tim Tatum  
VOTING ON THE MOTION WAS AS FOLLOWS:  
AYES: Cundiff, L. Mitchell, R. Mitchell, Tatum, Thompson  
NAYS: Carter, Smith

\*Roll Call was taken\*

Madeline L. Sefcik  
Madeline L. Sefcik, CMC, Clerk  
Franklin County Board of Supervisors



3/26/21  
Date