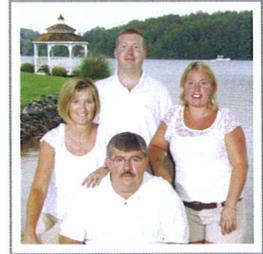


Petition # SPEC-03-2017-15579
Michael & Sylvia Pagans, Trustees
3140 Kemp Ford Road
Union Hall, Virginia 24176
Tax ID # 0520003610A
SMLrealtors@gmail.com



Dear Planning Commission, Board of Supervisors, and Staff:

We, Mike and Sylvia Pagans, respectfully request a short-term tourist rental of dwelling permit for our property that is zoned A-1 (Agricultural district) at 3140 Kemp Ford Road in Union Hall. Per section 25-179 of the Franklin County code, this is a permitted use in the district by approval of this petition. We submit the following for your review and consideration.

We are both natives of Franklin County and licensed real estate professionals for over 32 years. Mike is also a licensed Appraiser and has served in this capacity for 27 years. We have dedicated the best years of our lives to promoting and welcoming people to this community. It is our job, our family business, our livelihood.

The property has almost 8 acres in a private setting, it is not located in a residential subdivision, with no deed restriction or covenant against rental. The surrounding area is rural and wooded. The home sits approximately 1,000 feet from the road, with over 800 feet of water-frontage at a wide part of the Blackwater channel, with no other docks nearby. Just as we have enjoyed living on this property, we hope others can find similar enjoyment in visiting our home.



The property's size, location, separation and screening from adjacent properties, proffered conditions, governing regulations in Section 25-138 of the Franklin County Zoning Ordinance, and law enforcement all provide safeguards to address any concerns.

This permit will allow us the option to rent our home for a period of less than 31 days to be used by a single-family; just as we, a longer-term renter, or a non-paying guest could. It also provides the flexibility we need to accommodate the market we are most suited to serve, with the added benefit of reserving time for our family. A long-term rental would not provide this option.

A current trend is for a family to rent a home versus a condo, or standard room at a motel or typical bed & breakfast. This is especially true for people looking to spend quality time with extended family members, those with aging parents or small children, and travelers with pets. This market segment demands the home experience. Approval of this permit would be a small step towards fulfilling a current housing need in Franklin County at Smith Mountain Lake.

Our goal with this is to help promote our region by opening our home to provide a place for families to experience what we have to offer. The high-end market this property caters will help serve as a natural filter, attracting quality guests. As real estate professionals, we have seen first hand that the majority of people purchasing property, vacationed here first. A common story we hear all the time is "We came for a visit, fell in love with the area, and decided to buy."

- Approval increases tourism, helps to expand the tax base, and supports local business at no taxpayer expense, with no increase to county services.
- Approval promotes economic development in our region by creating a community image that is conducive to attracting new residents.
- Approval provides both the ability and the incentive for the property to be maintained in it's utmost condition.

We share the same concerns as anyone in the community. We have a personal stake and interest in safeguarding the property, and protecting the safety of the renting public. Short-term rentals provide tangible benefits to providers, residents, travelers, businesses, and the local community. We see this as an opportunity to utilize our property as a place to help families create memories and have positive experiences, to promote Franklin County.

To do this, we ask for your support.

Sincerely,



Mike & Sylvia Pagans



3140 KEMP FORD ROAD
 MICHAEL & SYLVIA PAGANS
 MATTOCK ENTERPRISES
 03.06.2017

- > Special use permit is effective immediately after action by the Board of Supervisors
- > Special use permits expire in 18 months if there is no commencement of the use or related activity

FRANKLIN COUNTY
PETITION/APPLICATION FOR SPECIAL USE PERMIT
 (Type or Print)

I/We, Michael & Sylvia Paganis, 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:

1. Petitioners Name: Michael & Sylvia Paganis

2. Property Owner's Name: Paganis Living Trust

Phone Number: 540-420-1114 / 420-0675

Address: 3140 Kemp Ford Rd.
Union Hill, Va. Zip: 24176

3. Exact Directions to Property from Rocky Mount: 40 E to Union Hill
on 945 Kemp Ford Rd. 3.1 miles to property on R.

4. Tax Map and Parcel Number: 0520003610A

5. Magisterial District: Union Hill

6. Property Information:

A. Size of Property: 7.85 ac.

B. Existing Zoning: A-1

C. Existing Land Use: Agricultural / Bed & Breakfast establish

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.
Property Adjoins Smith Mtn. Lake

7. Proposed Special Use Permit Information:

A. Proposed Land Use: Agricultural / Short term tourist rental
of dwelling

B. Size of Proposed Use: 7.85 ac.

C. Other Details of Proposed Use: See Attached letter

Checklist for completed items:

- ___ Application Form
- ___ Letter of Application
- ___ List of Adjoining Property Owners and Addresses
- ___ 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 Pagans, trustee
Sylvia Pagans, trustee
Signature of Petitioner: Michael Pagans, trustee
Sylvia Pagans, trustee
Date: _____
Mailing Address: _____

Telephone: _____

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

Owner's Name (Print): Pagans Living Trust
Signature of Owner: Michael Pagans, trustee
Sylvia Pagans, trustee
Date: _____

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____