

James I. Gilbert, IV
Timothy S. Bird
Jordan K. Sharpes
David A. Robinson
John A. Maghamez
Nathan C. Coulter



Roanoke
Smith Mountain Lake
Lynchburg

www.gilbertbird.com

April 3, 2017

Franklin County Zoning Office
ATTN: Steve Sandy, Director
1255 Franklin Street, Suite 102
Rocky Mount, VA 24151

RE: Special Use Permit for Short Term Rentals at 968 Tall Tree Road, Wirtz, VA

Dear Mr. Sandy:

My firm represents Andrew Plattus. I am enclosing herewith an Application for a Special Use Permit so that Mr. Plattus may rent his property at Smith Mountain Lake on a short term basis. Also enclosed is the required filing fee.

Mr. Plattus acquired his property in December, 2013. The Plattus property is zoned A-1, consists of 5.767 acres, has approximately 1200 feet of water-frontage on Smith Mountain Lake, and is heavily wooded. As you can see from the enclosed aerial image of the property, thick vegetation on the property acts a natural buffer as to the adjoining properties to the north and west. While there are several neighbors situated across the cove to the east of the Plattus property, it is my understanding that none of the neighbors object to this application. There will be no impact to surrounding properties.

As we discussed, the property has been used for short-term rental in the past. The use of the property as a short-term rental has not resulted in any complaints. Notwithstanding, my client was only recently made aware of the Franklin County ordinance that required him to obtain a special use permit. Mr. Plattus has expressed to me that he simply wants to be in complete compliance with the law. I understand that he fully cooperated with you and your staff as soon as he was made aware of this requirement.

We look forward to working with you and Franklin County on this matter. Please let me know if you have any questions.

Yours very truly,

James I. Gilbert, IV

Cc: Andrew Plattus