

Letter of Application – Franklin County Planning Commission & Board of Supervisors

To whom it may concern,

I am Isabelle Russell. In the fall of 2018 My husband Jordan and I, along with Jordan's parents, purchased the property formerly known as Katherine Grace Manor located at 1639 Poteet Road, Wirtz.

First, a little background. Jordan and I own a home in Vinton and my In-laws live in Michigan. Jordan attended Liberty University. We both fell in love with the area, and we moved here immediately after being married in 2016. Jordan is a Correctional Officer for the Western Virginia Regional Jail and an Infantry Officer in the Virginia National Guard. Upon moving to the area, I started a wedding Planning business from scratch called Garden Rose Events and Design. We decided to expand into a wedding and event venue with the hopes of augmenting it with a Bed & Breakfast style operation.

In the summer of 2018, after an exhaustive search, we found the perfect location. Katherine Grace's owner, Susan Ober, was ready to pass the Wedding and Bed & Breakfast Venue on and we feel extremely blessed and fortunate to have been able to purchase it. After meeting with Susan, it didn't take long to recognize we shared the same hopes and dreams for the property. Susan was extremely helpful in us getting started and we are very grateful. The properties rich history is something special for sure.

So, after purchasing it in November 2018, we set about plans to continue running the business operations as it had been previously. We began plans to add a permanent pavilion with facilities to enhance our guests experience and improve upon the venue. In addition, we continued to attract bed and breakfast short term rentals for the house.

It wasn't until very recently we discovered the zoning issue. Unbeknownst to us, the Franklin County Bed & Breakfast definition stipulates the owner must reside on the grounds. Obviously, we do not, and is why we are asking and hoping a special use permit for Short Term Rentals be issued so we may continue to operate the business accordingly

Please consider the following:

- We do not foresee any substantive changes to the operation of the property. Except for the fact we do not reside on the property, that is the only difference between previous operations and current operations.
- We do not anticipate any adverse effect on the surrounding area considering the general operation of the property is the same.
- We do not anticipate any adverse effect on the property itself for the same reason stated.
- We will not be directly providing any meals for guests.
- The rental would be whole house rental and not individual rooms. We feel whole house rental vs rooms is easier to control dates and times and lowers potential impact of traffic at different times.
- There is no doubt we need to augment the wedding venue with short term leases in order to meet our financial obligations and eventually be profitable. To not do so would have a very negative financial impact on us, especially considering we bought the property with that revenue stream in existence.

Thank you very much for your consideration in this matter and we apologize for any misunderstanding we had. We really were just ignorant of the definition. I am available for questions at your convenience.

Sincerely,



Isabelle Russell for Belle Garden Estate

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

I/We, Belle Garden Estate LLC, 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: Belle Garden Estate LLC

2. Property Owner's Name: ISABELLE + JORDAN RUSSELL, CHARLES + KELLY RUSSELL

Phone Number: 810 347-5664 (ISABELLE'S CELL)

Address: 1639 POTTEET ROAD
WEITZ VIRGINIA Zip: 24184

3. Exact Directions to Property from Rocky Mount: see attached Detailed MAP WITH DIRECTIONS

4. Tax Map and Parcel Number: 0170006802

5. Magisterial District: BOONE

6. Property Information:

A. Size of Property: 9.191 ACRES (0.072 ACRES - Cemetery)

B. Existing Zoning: A2

C. Existing Land Use: Assembly Hall - wedding venue, corporate events
FORMER BED + BREAKFAST

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.

7. Proposed Special Use Permit Information:

A. Proposed Land Use: SHORT TERM Rental

B. Size of Proposed Use: ENTIRE HOUSE AND PROPERTY

C. Other Details of Proposed Use: FOR short term Rentals VACATIONERS,
FAMILY REUNIONS, ANNIVERSARIES, WEDDING SHOWS ETC.
- would be whole house Rental, NOT INDIVIDUAL ROOMS
- would not serve meals as part of Rental

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): Isabella Russell

Signature of Petitioner: *Isabella Russell*

Date: 8-12-19

Mailing Address: 4341 TODDSBURY DR
VINTON VIRGINIA, 24179

Telephone: 510 347-5664 (Isabella's cell)

Email Address (optional) hello@bellegardenestate.com

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

Owner's Name (Print): _____

Signature of Owner: _____

Date: _____

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____

To 1639 Poteet Rd

Done



Rocky Mount, VA,
United States



300 ft
Turn right onto Tanyard Rd



0.9 mi
Turn right to merge onto
US-220 N



1.7 mi
Continue onto Virgil H
Goode Hwy



2.1 mi
Turn right onto Bonbrook
Mill Rd



1.6 mi
Turn right onto Wirtz Rd



3.6 mi
Turn left onto Booker T
Washington Hwy



1.1 mi
Turn left onto Jubal Early Hwy



1.2 mi
Turn right onto Landmark Rd



0.4 mi
Turn right onto Poteet Rd



1.6 mi
The destination is on your left



1639 Poteet Rd, Wirtz, VA
24101, United States

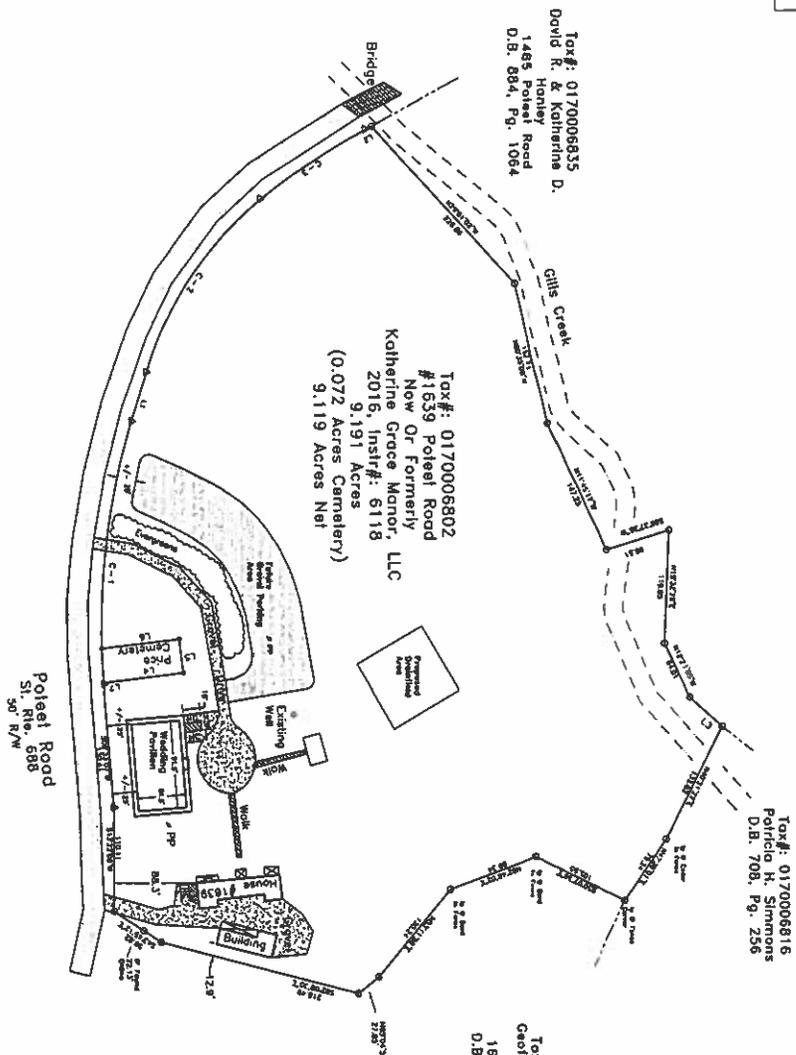
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Report an Issue



LINE	Bearing	Distance	CHORD	CH BEARING
C-1	743.00'	142.47'	281.52'	5 18'24.74" W
C-2	382.00'	114.91'	223.24'	5 47'00.10" W
C-3	641.32'	68.89'	133.30'	5 69'41.50" W

LINE	Bearing	Distance
L-1	S37°15.40' W	54.95'
L-2	S75°39'00" W	8.28'
L-3	N35°11'10" W	46.18'



LINE	Bearing	Distance
L-4	S80°25'45" W	65.75'
L-5	S83°55'45" E	81.36'
L-6	S08°37'20" W	1.92'

1. This plan has been prepared without the benefit of a title report and therefore does not necessarily indicate all encumbrances upon the property.
2. Exact location of underground utilities and improvements unknown.
3. This plan does not address the existence, detection, or disposition of problems located within the perimeter of the property shown.
4. Capitan property is not located in a special flood hazard area so designated by Federal 01/08/2010. Area designated as Flood Zone X-200. This determination is based on FEMA Flood Insurance Rate Maps and has not been verified by actual field elevations.

LEGEND:
 ○ IP FOUND
 ● IP SET
 ▲ CALCULATED POINT



R2018\R2018137RussellWeddingPavillion

PLAN SHEET

SITE PLAN FOR RUSSELL WEDDING PAVILION FRANKLIN COUNTY, VIRGINIA

DATE: 04-20-2017
 DRAWN BY: D.B. 435
 CHECKED BY: D.B. 435
 PROJECT: RUSSELL WEDDING PAVILION

P.O. BOX 311
 44 CATAWBA ROAD
 BALEVILLE, VA 24033

PERSON ENGINEERING & SURVEYING

