

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

I/We 1329 Booker T Washington Hwy 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 described below:

Petitioner's Name: Cheryl Wray

Petitioner's Address: 7007 Booker T Washington Hwy, Wirtz, VA 24184

Petitioner's Phone Number: 540-597-0058

Petitioner's Email Address: cheryl.wray@outlook.com

Property Owner's Name: 1329 Booker T Washington Hwy LLC

Property Owner's Address: 7007 Booker T Washington Hwy, Wirtz, VA 24184

Property Owner's Phone Number: 540-597-0058

Property Owner's Email Address: 1329btw@gmail.com

Property Information:

A. Proposed Property Address: 1329 Booker T. Washington Highway
Rocky Mount, VA 24151

B. Tax Map and Parcel Number: 0540002201, 0540002201

C. Election District: Rocky Mount District

D. Size of Property: 2.62 Acres

E. Existing Zoning: A1

F. Existing Land Use: Single Family Suburb

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: 1.00 acre, Short term rental for home only - all other land will not be used

K. Size of Proposed Use: 1.00 acre, Home only will be rented to tenants. Other land will not be used.

L. Other Details of Proposed Use: Short term rental for existing singly family home. Minimum 4 night stay required to rent the home.

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): Cheryl Wray

Petitioner's Signature: 

Date: 12/01/2023

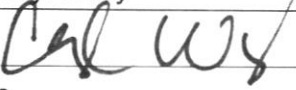
Mailing Address: 7007 Booker T Washington Hwy
Wirtz, VA 24184

Phone Number: 540-597-0058

Email Address: cheryl.wray@outlook.com

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

Owner's Name: Cheryl Wray

Owner's Signature: 

Date: 12/01/2023

Date Received by Planning Staff: _____

December 1, 2023

Department of Planning and Community Development,

The purpose of this letter is to request a Special Use Permit Application for 1329 Booker T. Washington Highway, Rocky Mount, VA, 24151. This property is currently zoned A-1 Agricultural and contains a Brick Ranch home of 2172 square feet along with 1.62 Other Land which will not be used.

We are requesting to use this property for short-term rentals to help serve a need in the community. We will be targeting business travelers or families who need accommodations due to business needs or tourism. Our minimum night stay will be 4 nights per rental. This option will also allow the Town of Rocky Mount and Franklin County to benefit from additional tax revenue that this business venture will generate.

This home is zoned for 3 bedrooms and 2 baths. We plan to rent it to no more than 6 adults (2 adults per bedroom). The driveway for this home is a circular driveway around the home with designated pads for parking that would allow up to 3 vehicles/trailers, etc. to be parked on the pads.

The home is set up to meet county standards of smoke detection and fire prevention. An evacuation plan is mounted with maximum occupancy as required.

Please see attached Special Permit Application Form and Concept Plan for approval. If any additional information is needed please feel free to call me at 540-597-0058 or email me at cheryl.wray@outlook.com.

Your assistance is greatly appreciated.

Sincerely,



Cheryl Wray

1329 Booker T. Washington Highway, LLC
Rocky Mount, VA 24151
540-597-0058
cheryl.wray@outlook.com

Tract B -

Approved for reclamation in accordance with a provision of P.L. Franklin County Subdivision Ordinance, Section 19-1. The parcel of land to be conveyed to LOUISE H. LEONARD (PERSONAL USE ONLY) (see note 7) is property adjacent land already owned by the grantor and is conveyed with the general meaning and purpose of the same. For a full and complete description of the property, see all appendices of the Franklin County Ordinance.

Philip W. Nester

Tract A

remains property of LESTER T. PERDUE & EDITH C. PERDUE *grd*



VICINITY MAP
SCALE: 1" = 200'

NOTES

1. REFERENCE: DEED BOOK 421, PAGE 159
2. TAX REFERENCE: 54.00-022
3. PROPERTY NOT IN ANY FLOOD HAZARD ZONE.
4. ORIGINAL DESCRIPTION MISCELLANEOUS 15 FEET PROPERTY LINES REESTABLISHED BASED ON EXISTING IRONS.
5. TRACT "B" BEING CONVEYED TO LOUISE H. LEONARD AS AN ADJOINING LAND OWNER.

SURVEY FOR

LESTER T. PERDUE
EDITH C. PERDUE

ROCKY MOUNT MAGISTERIAL DISTRICT

FRANKLIN COUNTY, VIRGINIA

SURVEYED NOVEMBER 3, 1987

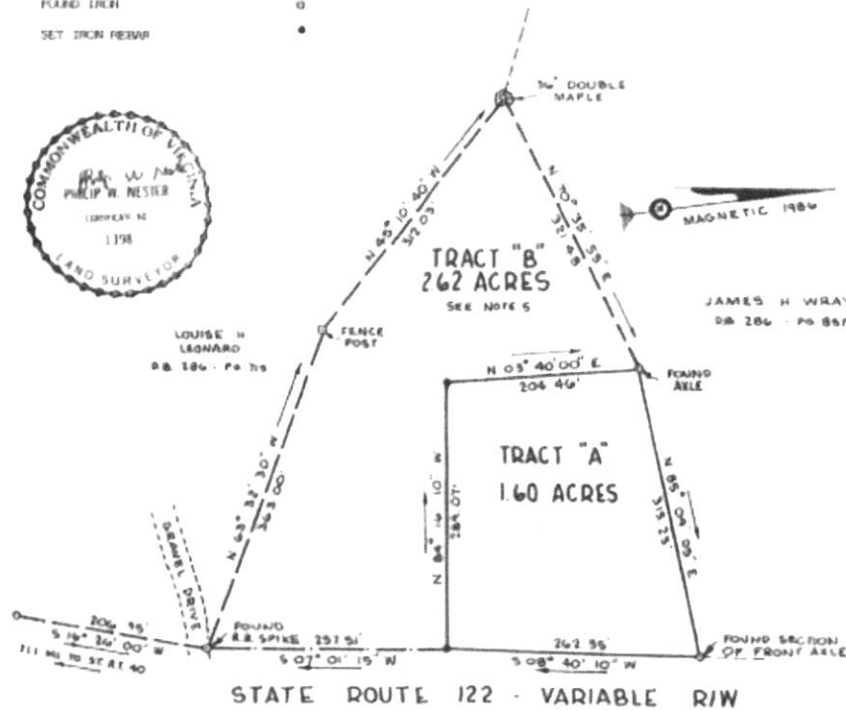
JOB NUMBER 215-87

SCALE: 1" = 100'

0 100 200 300

LEGEND

- SURVEYED PROPERTY LINE: ————
- DEED LINE (NOT SURVEYED): - - - - -
- SURVEYED TIE LINE: - - - - -
- FOUND IRON: ○
- SET IRON REBAR: ●



STATE ROUTE 122 - VARIABLE R/W

Concept Plan

Project Title: 1329 Booker T Washington Hwy, LLC Special Use Permit for Short Term Rental
Applicant: 1329 Booker T Washington Hwy, LLC / Cheryl Wray - Owner
Project Engineer: Cheryl Wray
Plan Date: 12/01/2023

See attached survey

Location/description: 1329 Booker T Washington Hwy
Rocky Mount, VA 24151
I propose to use the house for short-term rentals. The landscape of the home and area surrounding will not change.

Signage: Signage will not be needed as this will be advertised online
Lighting: Standard outdoor lighting will be utilized at the home

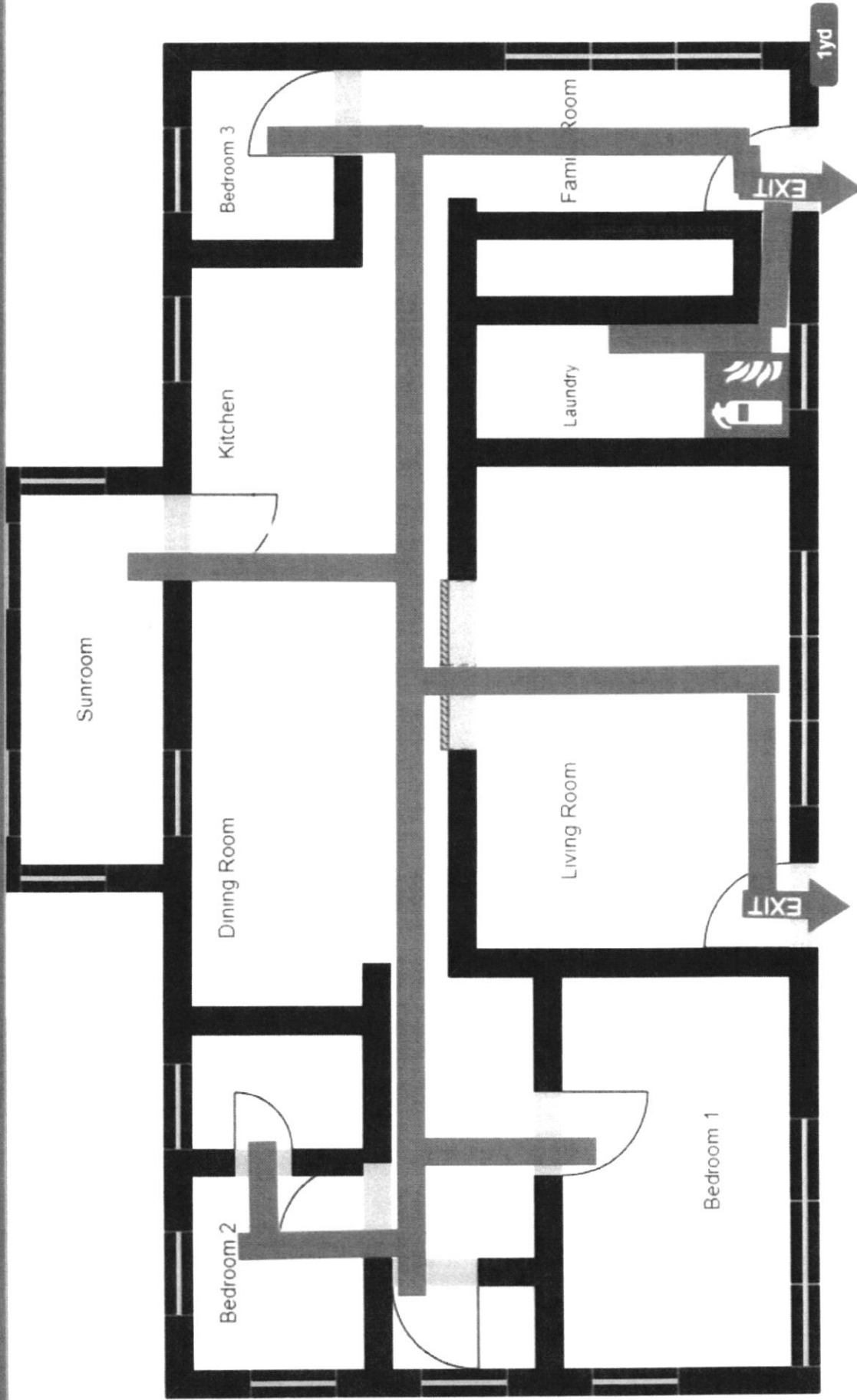
See attached GIS listing for residential information.

General Proposed Use of Property:

This property will be used as a short-term rental to help service the Town of Rocky Mount and surrounding areas for additional accommodation needs for the community to support business travel and tourism. This rental will require a minimum of a 4 night stay and will hold up to 6 adults per stay and 3 vehicles per stay.

1329 Booker T. Washington Highway, LLC
Rocky Mount, VA 24151
540-597-0058
cheryl.wray@outlook.com

EVACUATION/ESCAPE PLAN



Legend



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 #: 0540002201
911 Address: 1329 BOOKER T WASHINGTON HWY
Owner: 1329 BOOKER T WASHINGTON HWY LLC
Owner Address: 7007 BOOKER T WASHINGTON HWY WIRTZ VA 24184

Card: 1

Consideration: \$252,000 **Sale Date:** 09/30/2021
Grantor: SMITH DOROTHY MCBRIDE

Deed Book/Page	Plat Book/Page	Instrument	
1171/1762	426/272	9254	
Total Assess Valued	Land Value	Improvement Value	Land Use Program Value
\$184,800	\$36,500	\$148,300	\$0

Acreage: 2.62 **Zoning:** A1

Occupancy: DWELLING **Use Class:** SINGLE FAMILY SUBURB
Right of Way: PUBLIC **Surface:** PAVED
Terrain: ON GRADE **Characteristic:** ROLLING/SLOPING
Water: WELL **Sewer:** SEPTIC

Stories: 1 **Year Built:** 1972 **Age:** 48
Total Rooms: 5 **Bed Rooms:** 3 **Bath Rooms:** 2 **Full:** 2 **Half:** 1
Heat: HEAT PUMP **Foundation:** CINDERBLOCK **Exterior Walls:** BRICK
Gas: NO **Roof Type:** GABLE **Interior Walls:** DRYWALL
A/C: YES **Electric:** YES **Roofing:** COMPOSITION SHINGLE **Flooring:** WOOD FLOORING, CARPET, TILE
Fireplaces: 0 **Flues:** 0 **Base Living Area:** 2012 **Total Living Area:** 2172

Finished Bsmt Sq Ft: 0

Land Description	Unit Size	Unit Value	Unit Method	Unit Adj.	Unit Total	Utility Value
H/S-C270	1	\$25,000		0	\$25,000	\$5,000
OTHER	1.62	\$4,000	P	0	\$6,480	\$0

Improvement Description	Unit Length	Unit Width	Unit Condition	Unit Value
CAR SHELTER-MTL	12	20		\$400
PATIO	26	12		\$936
POLE SHED	0	0		\$0

Transfer History

Grantor	Grantee	Deed Ref	Instrument Type	Instrument Year	Instrument Num	Transfer Date	Consideration
WEAVER LOUISE H	SMITH DOROTHY MCBRIDE	583/96		0	#0	5/20/1996	\$18,000
	WEAVER LOUISE H	426/270		0	#0	2/1/1988	\$15,000

Legal Description:

RT 122
TRACT B

