

Department of Planning & Community Development



A meeting of the Franklin County Planning Commission was held on January 12, 2021 in the Board of Supervisors meeting room located in the Franklin County Government Center.

THOSE PRESENT:

Sherrie Mitchell- Snow Creek District
Debbie Crawford- Union Hall District
David Clements- Rocky Mount District
C.W. Doss, Jr.- Blue Ridge District
David Pendleton- Blackwater District
James Colby- Gills Creek District
Angie McGhee- Boone District (on phone)

OTHERS PRESENT:

Steven Sandy- Director of Planning & Community Development
Lisa Cooper- Principal Planner
Hannah Powell- Clerk

The meeting was called to order by Chairwoman Mitchell at 6:00 p.m. The next order of business was the approval of the minutes from the December 8, 2020 meeting. Chairwoman Mitchell asked of the Planning Commission if there were any comments or corrections to the minutes as written; there were none. Chairwoman Mitchell announced the minutes would stand as written.

Chairwoman Mitchell introduced the next item on the agenda and asked for the staff report.

APPLICATION for SPECIAL USE PERMIT – Application of Don Lozo and Melissa Lozo, Applicants and Owners, requesting a Special Use Permit, with possible conditions, to allow for the short-term tourist rental of a dwelling, on an approximate 0.93-acre parcel. The property, currently zoned A-1, Agricultural, is located at 60 Cameron Circle in the Gills Creek District of Franklin County and is further identified by Franklin County Real Estate Records as Tax Map/Parcel # 0330302400. The property has a future land use designation of Low Density Residential. The short-term tourist rental of a dwelling is a permitted use by issuance of a Special Use Permit by the Board of Supervisors in A-1 zoning districts.

Mrs. Cooper began by explaining that the applicant requests a Special Use Permit to allow for the “Short Term Tourist Rental of a Dwelling” on an approximate .93-acre property located at 60 Cameron Circle in the Gills Creek District and currently zoned A-1, Agricultural District. The residence is located on a modest lake front parcel that is notably open with a sparse amount of shrubbery and/or trees. It is closely situated between two other dwellings that are both approximately 100 feet away with predominantly unobstructed visibility.

Mrs. Cooper went on to say that this property is included within the Forest Shores Property Owner’s Association. Currently, the property owner’s association does not have any rules or covenants restricting short-term rentals.

Mrs. Cooper stated that the comprehensive plan states as an objective to promote and expand the tourism industry within Franklin County with a strategy to encourage development of infrastructure that supports tourism like lodging, restaurants, etc. The comprehensive plan would support the special use permit for this property to be used as short-term rental dwelling unit with conditions staff is requesting.

Mrs. Cooper concluded that staff recommends that the Planning Commission approve the request for a Special Use Permit to allow for the short-term tourist rental of a dwelling with the following five (5) conditions:

- 1) This special use permit authorizing the short-term rental dwelling on tax parcel # 0330302400 shall only apply to the existing dwelling on the property. No future dwelling on the property shall be used for short term rental unless this special use permit shall be revised by the Board of Supervisors after review and recommendation of the Planning Commission.

- 2) The owner shall always comply with the supplementary regulations for short term rentals found in Section 5.5-72 and Section 25-138 of the Franklin County Code. The owner shall provide proof of liability insurance covering injury to a guest on the property of no less than \$300,000.
- 3) The County Building Official and Fire Marshall shall inspect the proposed short-term rental use. No short-term rental of the property shall be authorized until these inspections take place, and the property is found to be compliant with the applicable county building and fire codes.
- 4) Prior to using the property as a short-term rental use, the property owner shall provide documentation from the Virginia Department of Health and Franklin County Building Official that the home and septic system is approved for the dwelling.
- 5) The use of a short-term rental shall require an evergreen buffer of shrubbery, such as but not limited to holly, rhododendrons, or azaleas, at a minimum height of 2 feet at the time of planting, along the adjoining property lines. It is intended that a sufficient vegetative buffer be provided between the short-term rental and the dwellings on adjacent parcel #s 0330302300 and 0330302500.

Mrs. Cooper offered to answer any questions; there were none.

Chairwoman Mitchell asked to hear from the applicant.

With no other business, the meeting was adjourned at 7:08 p.m.

_____, Clerk
Franklin County Planning Commission

December 28, 2020
Date