

**FRANKLIN COUNTY  
SPECIAL USE PERMIT APPLICATION**

(Type or Print)

I/We, J Cubed Holdings, 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:

Petitioner's Name: Jeff and Jennie Zdenek

Petitioner's Address: 2525 Mary Marvin Trail Fuquay Varina, NC 27526

Petitioner's Phone Number: (919) 656-3352 (Jeff) and (919)656-7351 (Jennie)

Petitioner's E-mail: jzdenek68@gmail.com; jennie.prg@gmail.com

Property Owner's Name: J Cubed Holdings, LLC

Property Owner's Address: 2525 Mary Marvin Trail Fuquay Varina, NC 27526

Property Owner's Phone Number: Same as above

Property Owner's E-mail: Same as above

Physical Address of the Property: Kemp Ford Road Union Hall, VA 24176

Directions to Property from Rocky Mount: 40 (Old Franklin Turnpike) toward Union Hall,  
Left on Kemp Ford Road, Property 3 blocks on left (Just past Berger Loop)

Tax Map and Parcel Number: 0660301900

Magisterial District: Union Hall

Property Information:

A. Size 16.42 acres of \_\_\_\_\_ Property: \_\_\_\_\_

B. Existing Zoning: A1

C. Existing Vacant Land Land Use: \_\_\_\_\_

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.  
No

Proposed Special Use Permit Information:

- A. Proposed Land Use: To allow for 2 RV campground and tourist and resort facilities development
- B. Size of Proposed Use: an estimated 3 acres will be used to accomodate tiny homes
- C. Other Details of Proposed Use: To offer year round short term rentals of 11 tiny homes to our guests  
The subject property will also feature additional improvements, including the restoration of an existing barn, and a newly built pavillion and bath house for our guests to enjoy. The tiny homes will be located along the perimeter of the treeline in order to provide our guests maximum privacy and a minimum visual and noise impact to surrounding homeowners.

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. I authorize County staff to access this property for purposes related to the review and processing of this application.**

Petitioner's Name (Print): Jeff Zdenek

Signature of Petitioner: 

Date: 6/7/21

Mailing Address: 2525 Mary Marvin Trail Fuquay Varina, NC 27526

Telephone: (919) 656-3352

Email Address: jzdenek68@gmail.com

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

Owner's Name (Print): J Cubed Holdings, LLC

Signature of Owner: 

Date: 6/7/21

## **Letter of Application**

The purpose of this letter is to request a special use permit to allow primarily for the short term tourist rental of 11 "tiny home" dwellings, and to further seek approval for additional improvements, including a bath house and pavilion, all for purposes of providing a first class vacation or getaway experience for our clientele. The property on which the dwellings will be located is comprised of 16.42 acres, more or less, with an estimated total of 3 acres to be dedicated to accommodate the 11 dwellings, bath house, and pavilion. The property is located on and abuts the Public right of way on Kemp Ford Road in the Union Hall district of Franklin County and is further identified in the Franklin County Tax records as Parcel ID number 0660301900 with a Zoning classification of A1. The short term tourist rental of a dwelling is a permitted use under A1 classification upon issuance of a special use permit. Our request is for a special use permit suitable for campground and/or resort facilities.

For further clarity, each of the 11 dwellings shall consist of not more than 360 square feet, and of various height, width and length. The 11 dwellings will however be cohesive in design to present the optimum aesthetic for the community and to stay consistent with the mission statement to provide a resort style experience to guests. Each dwelling shall contain 1 bedroom and 1 bathroom, a small kitchen, a living area and an outside area consisting of a porch or deck for guests to enjoy the outdoors.

In addition to the 11 dwellings, a bathhouse measuring approximately 20 feet by 30 feet will provide additional accommodations to our guests. The bath house shall also house washers and dryers for use by staff to launder the various linens to be changed out upon a guests departure and a subsequent guests arrival.

Finally, a Pavillion will be built to provide a gathering place for guests during their stay. The structure will be an estimated 20 feet by 40 feet with open air sides.

All improvements will be set off Kemp Ford Road and great attention will be given to having a low visual impact from the public Right of Way. All sites and improvements will have little to no noise intrusion on neighboring properties. Quiet time and age restrictions (12 and up) will be implemented and enforced to insure compliance. The structures shall be built with maximum attention to environmental concerns, such that there shall be minimum disturbance to the natural lay of the land and watershed. This will be achieved in part through use of screw pilings, as opposed to the use of traditional concrete foundations. Special consideration will also be given to the propagation of native plants, erosion control measures, and enriching overall biodiversity.

Both applicants have extensive experience in the real estate field as collective owners of a real estate brokerage firm, a real estate law practice, and a real estate investment company, and have owned and operated a short term rental business for over two years in the State of North Carolina. Additionally, our third team member is an arborist by trade and an environmentalist at

heart. It is our desire to provide an alternative and much needed short term rental option to those that cannot afford or do not desire to stay "on the lake" but do desire all of the attractions that both the lake and surrounding areas offer. We will be providing a first class experience for a fraction of the cost to the guest, and to our knowledge will be the only resort of this kind anywhere near the lake. We are excited at the opportunity to serve the community and our guests, and believe we will have an extremely positive impact on the area.

We thank you for your consideration.

J Cubed, LLC



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Jennie Zdenek, Manager



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Jeff Zdenek, Manager



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Drake Kelch Team member



16949

Tax Map No. 0660301900  
Consideration: \$92,500.00  
Assessed Value: \$82,700.00

THIS DEED is made this 13th day of April 2021, by and between **COUNTRYSIDE LAND COMPANY, LC**, a Virginia limited liability company, party of the first part, Grantor, and **J. CUBED HOLDINGS, LLC**, a North Carolina limited liability company, party of the second part, Grantee, whose mailing address is, 2525 Mary Marvin Trail, Fuquay Varina, NC 27526.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand and other valuable consideration, paid by the parties of the second part to the party of the first part, at and before the sealing and delivery of this deed, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey, WITH GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE, unto the said Grantee, the following real estate, to-wit:

**All that certain lot or parcel of land lying on Kemp Ford Road in Union Hall District, Franklin County, Virginia, described as Lot 19 containing 16.421 acres, more or less, as shown on that certain plat entitled, "Plat of Subdivision for Kemp Crossing, Section 2, Lots 19 through 22, Union Hall Magisterial District, Franklin County, Virginia", prepared by Timothy B. Butler, dated December 1, 2015, and recorded in the Clerk's Office of the Circuit Court for the County of Franklin, Virginia at Deed Book 1070, Page 1660.**

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Prepared by: Whitney Jackson Levin, VSB# 68365  
Miller Levin PC, 128 West Beverley Street, Staunton, VA 24401  
540-885-8146 fax 540-886-8913

This deed was prepared as requested without benefit of a title examination.

2021 APR 22 PM 3:22

210003789

BK 1161 PG 1354

And being a portion of the same property that was acquired by the Grantor by deed from Bank of Botetourt, dated June 25, 2012, of record in said County Clerk's Office in Deed Book 1016, Page 1288.

Reference is here made to the aforementioned deed, etc. for further description and derivation of title.

The property herein conveyed is subject to that certain Certificate of Recording and Dedication for Street and PUE dated December 1, 2015 of record in the aforesaid Clerk's Office at Deed Book 1070, Page 1658.

This conveyance is made expressly subject to the easements, conditions, restrictions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed, which have not expired by a limitation of time contained therein or otherwise become ineffective.

WITNESS the following signature and seal:

Countryside Land Company, LC

By: [Signature] (SEAL)  
Jeremy D. Vogan, Manager

STATE OF VIRGINIA  
AT LARGE:

The foregoing instrument was acknowledged before me in the City/County of Augusta, Virginia, this 15th day of April 2021, by Jeremy D. Vogan, Manager, of Countryside Land Company, LC, a Virginia limited liability company on behalf of said company.



[Signature]  
Notary Public  
Registration Number: 189349  
My commission expires: 9-30-23

BK 1161PG1355

INSTRUMENT 210003789  
RECORDED IN THE CLERK'S OFFICE OF  
FRANKLIN COUNTY CIRCUIT ON  
APRIL 20, 2021 AT 03:52 PM  
\$92.50 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$46.25 LOCAL: \$46.25  
TERESA J. BROWN, CLERK  
RECORDED BY: JPL





[Zoom To](#) \*\*\*

Parcels: 0660301900

**Primary Details**

Parcel ID	0660301900
Map Number	066 03
Parcel Number	019 00
Owner	COUNTRYSIDE LAND COMPANY LC
Owner Address	28 IMPERIAL DR
City	STAUNTON
State	VA
Zip Code	24401
Physical Address	
Legal Description 1	KEMP CROSSING SUBDIVISION
Legal Description 2	LOT 19
Zoning	A1
District	UNION HALL
Acres	16.42
Land Value	\$81,700.00
Building Value	\$1,000.00
Assessed Total	\$82,700.00
Land Use Value	\$0.00
Grantor	
Consideration	\$340,000.00
Consideration Date	6/26/2012 8:00 PM
Instrument Yr	2012
Instrument No	4700
Subdivision	
Deed Book	1016
Deed Page	1288
Plat Book	1070
Plat Page	1660
Property Card	<a href="#">View Card</a>

**PLAN DETAILED REPORT SPEC-06-2021-16969  
FOR FRANKLIN COUNTY**

<b>Plan Type:</b> Special Use	<b>Project:</b> J CUBED HOLDINGS LLC	<b>App Date:</b> 06/08/2021
<b>Work Class:</b> None	<b>District:</b> Union Hall	<b>Exp Date:</b> 06/08/2022
<b>Status:</b> Under Review	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b>	<b>Approval Expire Date:</b>
<b>Description:</b>		

<b>Parcel:</b> 0660301900	<b>Main</b>	<b>Address:</b>	<b>Zone:</b> A1(A1 - IMPORTED FOR ENERGVO) B2(B2 - IMPORTED FOR ENERGVO)
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<b>Owner</b> J CUBED HOLDINGS, LLC 2525 MARVIN TRAIL FUQUAY VARINA, NC 27526 Mobile: 9196563352	<b>Applicant</b> JEFFREY D AND JENNIE ZDENEK 2525 MARY MARVIN TRAIL FAQUAY VARINA, NC 27526 Mobile: 9196567351
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Invoice No.	Fee	Fee Amount	Amount Paid
00049597	Commercial/Industrial - Special Use	\$331.20	\$331.20
Total for Invoice 00049597		\$331.20	\$331.20
<b>Grand Total for Plan</b>		<b>\$331.20</b>	<b>\$331.20</b>