

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

I/We Charles + Debra Perdue 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: Glade Hill Land Company, LLC
Petitioner's Address: 100 Vineyard Road Glade Hill, VA 24092
Petitioner's Phone Number: 540-420-2133
Petitioner's Email Address: leland@jlgardner.org + eferguson@fergusonlaw.net
Property Owner's Name: Charles + Debra Perdue
Property Owner's Address: P. O. Box 175 Glade Hill, VA 24092
Property Owner's Phone Number: 540-420-6899
Property Owner's Email Address: _____

Property Information:

A. Proposed Property Address: 250 Vineyard Rd Glade Hill, VA 24092

B. Tax Map and Parcel Number: 0650002701 & 0650201600

C. Election District: Union Hall

D. Size of Property: 7 acres

E. Existing Zoning: A1

F. Existing Land Use: wood storage | log yard

G. Is the property located within any of the following overlay zoning districts: No
 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: This property has been used for receipt, stockpile, grading, loading/unloading of whole logs. It was used in other forms of wood businesses prior to this.

K. Size of Proposed Use: 7 acres

L. Other Details of Proposed Use: We did not seek a special use permit for this property at the time we did for our adjoining tract (# 0650002701) because we were under the impression it was not necessary.

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): Glade Hill Land Company, Inc

Petitioner's Signature: M. H. Ryan, Attorney

Date: 8/2/2024

Mailing Address: 1199 Muse Field Road
Rocky Mount, VA 24151

Phone Number: 540-420-2133

Email Address: leeland@jlgardner.org | eferguson@fergusonlaw.net

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

Owner's Name: Charles & Debra Perdue

Owner's Signature: M. H. Ryan, Attorney

Date: 8/2/2024

Date Received by Planning Staff: _____

RHODES & FERGUSON

ATTORNEYS AT LAW

August 2, 2024

ERIC H. FERGUSON
eferguson@fergusonlaw.net

HUNTER W. NAFF
hnaff@fergusonlaw.net

Franklin County Planning Commission and
Franklin County Board of Supervisors
Franklin County Department of Planning
& Community Development
1255 Franklin Street
Suite 103
Rocky Mount, Virginia 24151

RALPH B. RHODES
Retired

Re: Glade Hill Land Company Special Use Permit

Dear Franklin County Planning Commission and Franklin County Board of Supervisors:

My clients are requesting a special use permit for the 7-acre parcel described in the application. Charles M. and Debra H. Perdue own the parcel and it is leased to Glade Hill Land Company, LLC. It has been used for wood storage/log yard generally and more specifically as set out on the application. Prior to that this 7-acre parcel was used as a sawmill and for other wood related business.

In 2018, you approved a request for a special use permit by Glade Hill Land Company, LLC for the adjoining tract (#0650002701). At the time of that request, Glade Hill Land Company, LLC was operating under the belief that this parcel of 7 acres did not need the special use permit. It was being used consistently with #0650002701 and was shown on the concept plan and site plan submitted for the special use permit.

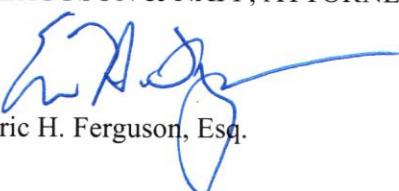
However, recently Glade Hill Land Company, LLC was notified by the Franklin County Zoning Administrator that the use of this parcel, while consistent with the use of #0650002701, was a violation of the earlier special use permit. This was because the use was never approved by the Board and the terms of that earlier request were being violated due to “no approved site plan.” We have filed an appeal with the BZA for that violation.

This 7 acres has been a part of the business conducted by Glade Hill Land Company, LLC since its inception. The failure to have it addressed in the previous special use permit is that it was overlooked by all involved. There will be no adverse effect on surrounding property owners.

This parcel of land is an instrumental part of Glade Hill Land Company, LLC’s business. The tract owned by Glade Hill Land Company, LLC was granted a special use permit in 2018. We now ask that a special use permit now be granted for this parcel.

Yours very truly,

FERGUSON & NAFF, ATTORNEYS



Eric H. Ferguson, Esq.

SEE ATTACHMENT FOR ADJACENT PROPERTY OWNERS

ADJACENT PROPERTY OWNERS

Adjacent property owners are mailed a notice of the request. Please provide each owner's name and mailing address plus zip code for every property adjacent to the site and directly across from any public right-of-way adjoining the site. Names and addresses are available in the County Real Estate office in the Courthouse.

NAME: Glade Hill Land Company, LLC ADDRESS: 199 Muse field Rd
TAX MAP NUMBER: 0650002601 Rocky mount, VA 24151

NAME: Mildred H. Shelton ADDRESS: 8235 Old Franklin Turnpike
TAX MAP NUMBER: 0650005300 Glade Hill, VA 24092

NAME: Mildred H. Shelton ADDRESS: 8235 Old Franklin Turnpike
TAX MAP NUMBER: 0650005200 Glade Hill, VA 24092

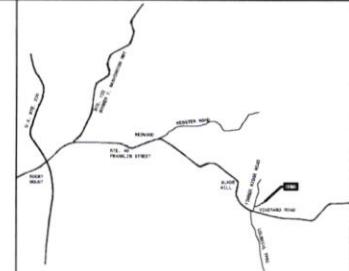
NAME: Charles m. Perdue ADDRESS: 521 Byrds mill Rd
TAX MAP NUMBER: 01050201600 Glade Hill, VA 24092

NAME: _____ ADDRESS: _____
TAX MAP NUMBER: _____

LINE TABLE
NEW LINES ALONG
CENTER OF CREEK

COURSE	BEARING	DISTANCE
L-1	S 59°37'56"E	13.85'
L-2	S 34°30'57"E	68.42'
L-3	S 45°15'38"E	90.83'
L-4	S 44°45'56"E	63.18'
L-5	S 45°04'20"E	44.47'
L-6	S 45°04'20"E	62.53'
L-7	S 83°53'53"E	42.29'
L-8	N 55°52'07"E	68.15'
L-9	N 32°05'53"E	84.89'
L-10	S 78°19'20"E	94.11'
L-11	N 42°23'54"E	78.88'
L-12	S 76°26'03"E	43.91'
L-13	N 66°23'22"E	40.06'
L-14	N 36°10'06"E	81.99'
L-15	N 46°22'21"E	30.96'
L-16	N 57°15'35"E	46.44'
L-17	N 51°11'11"W	94.25'
L-18	N 82°23'06"W	37.14'
L-19	N 75°50'17"W	63.41'
L-20	N 86°43'43"W	53.62'
L-21	N 42°51'20"W	70.19'
L-22	N 01°46'20"E	8.93'

CURVE TABLE ALONG ROAD R/W	
A	RADIUS
B	1448.98'
	1398.98'
TANGENT	47.40'
	22.32'
LENGTH	94.77'
	44.65'
DELTA	3°44'50"
	1°49'43"
CHORD	94.75'
	44.64'
CH.BEARING	N 22°43'20"E
	S 23°40'54"W



VICINITY MAP

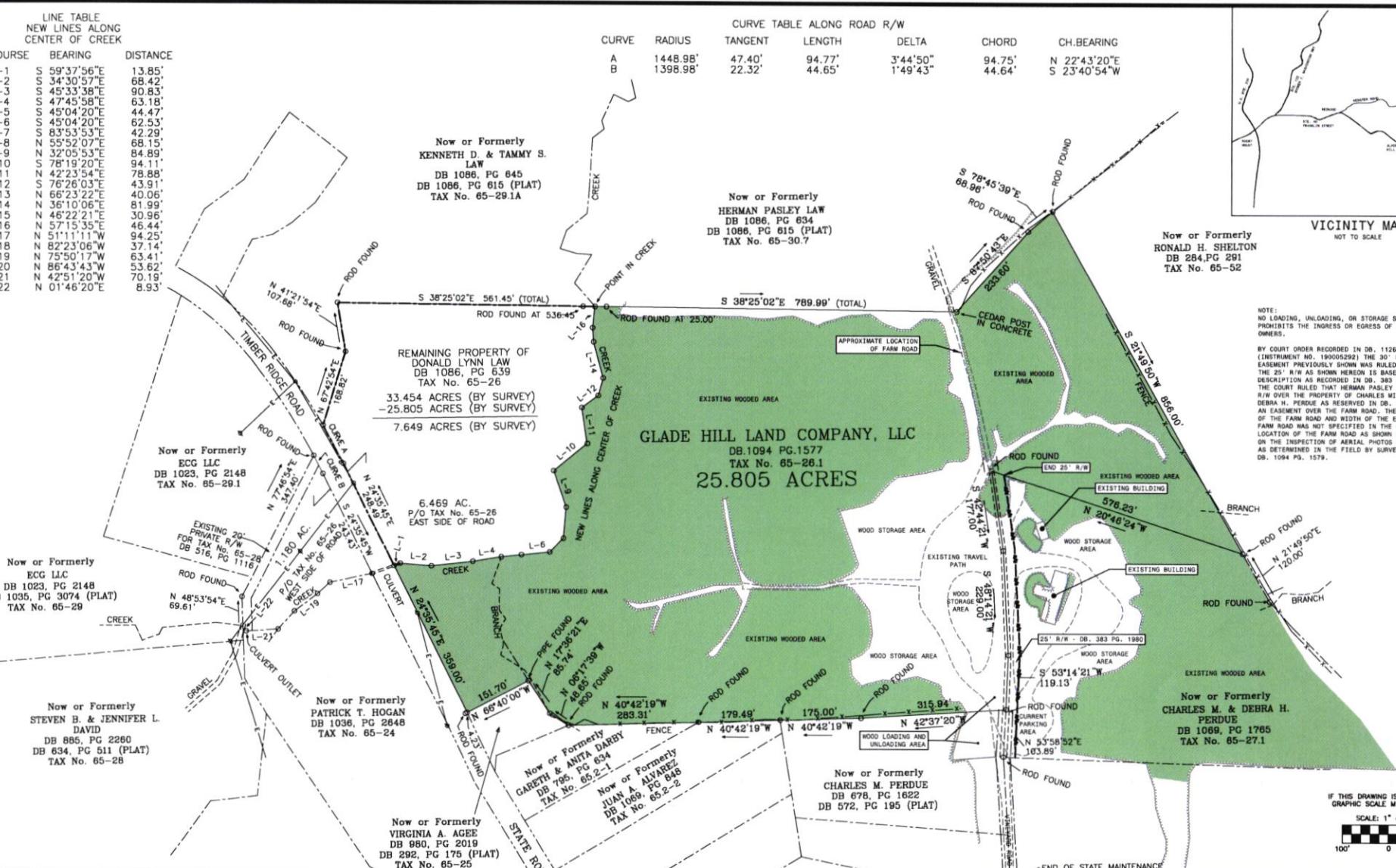
NOT TO SCALE

Now or Formerly
RONALD H. SHELTON
DB 284, PG 291
TAX No. 65-52

NOTE:
NO LOADING, UNLOADING, OR STORAGE SHALL OCCUR THAT
PROHIBITS THE INGRESS OR EGRESS OF ALL PROPERTY
OWNERS.

BY COURT ORDER RECORDED IN DE. 1155 PG. 1465
(INSTRUMENT NO. 199005292) THE 20' DESCRIPTIVE
EASEMENT PREVIOUSLY SHOWN WAS RULED NOT TO EXIST.
THE 25' R/W AS SHOWN HEREON IS BASED ON THE
DESCRIPTIVE ORDER IN DE. 1155 PG. 1465.
THE COURT RULED THAT HERMAN PASLEY HAD A 25'
R/W OVER THE PROPERTY OF CHARLES MICHAEL PERDUE AND
DEBRA H. PERDUE AS RESERVED IN DE. 383 PG. 1980 AND
AN EASEMENT FOR 25' R/W OVER THE PROPERTY IN THE
WEST SIDE OF THE FARM ROAD AND WIDTH OF THE EASEMENT ON THE
FARM ROAD WAS NOT SPECIFIED IN THE COURT ORDER. THE
LOCATION OF THE FARM ROAD AS SHOWN HEREON IS BASED
ON THE COURT ORDER, AERIAL PHOTOS AND USE
AS DETERMINED IN THE FIELD BY SURVEY RECORDED IN
DE. 1094 PG. 1579.

GLADE HILL LAND COMPANY, LLC
DB.1094 PG.1577
TAX No. 65-26.1
25.805 ACRES



NO:	REVISIONS:	DATE:	earth environmental and civil	OFFICE ADDRESS: 235 CLAITORNE AVE, ROCKY MOUNT, VA 24151	NUMBERS: PHONE: 540-483-5975 FAX: 540-483-2221 WEBSITE: WWW.EARTHENV.COM	DESIGN BY: BKS	PROJECT: GLADE HILL LAND COMPANY	DATE: 4/6/2020
						DRAWN BY: BKS		
						REVIEWED BY: BKS	TITLE: SITE PLAN	DRAWING NUMBER: C1
						PROJECT NUMBER: 15-035	DRAWING NAME: Gardner 4-6-2020.dwg	SCALE: 1" = 100'
								SHEET NUMBER: 1 OF 1

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 #:	0650002701				Card:	1
911 Address:	250 VINYARD RD					
Owner:	PERDUE CHARLES MICHAEL & DEBRA H					
Owner Address:	P O BOX 175 GLADE HILL VA 24092					
Consideration:	\$2,500	Sale Date:	11/05/2015			
Grantor:	PERDUE CHARLES MICHAEL & ROGER LEE					
Deed Book/Page	Plat Book/Page		Instrument			
1069/1765	/		7047			
Total Assess Valued	Land Value			Improvement Value	Land Use Program Value	
\$57,200	\$48,000			\$9,200	\$0	
Acreage:	7	Zoning:	A1			
Occupancy:	Use Class:					
VACANT LAND	SINGLE FAMILY					
	SUBURB					
Right of Way:	PRIVATE	Surface:	GRAVEL			
Terrain:	ON GRADE	Characteristic:	ROLLING/SLOPING			
Water:	WELL	Sewer:	SEPTIC			
Stories:	0	Year Built:	0	Age:	0	
Total Rooms:	0	Bed Rooms:	0	Bath Rooms	Full: 0 Half: 0	
Heat:	Foundation:					Exterior Walls:
Gas:	NO	Roof Type:	Interior Walls:			
A/C:	NO	Electric:	YES	Roofing:	Flooring:	
Fireplaces:	0	Flues:	0	Base Living Area:	0	Total Living Area: 0
Finished Bsmt Sq Ft:	0					

Land Description	Unit Size	Unit Value	Unit Method	Unit Adj.	Unit Total	Utility Value
OTHER	6	\$3,000	P	0	\$18,000	\$0
H/S-C240	1	\$18,000		0	\$18,000	\$12,000

Improvement	Unit	Unit	Unit	Unit
Description	Length	Width	Condition	Value
POLE SHED	24	70		\$1,680
POLE SHED	0	0		\$800
FR SHED	52	14		\$1,456
FR SHED	20	25		\$500
BUILDING-FRAME/OFFIC	12	16		\$4,800

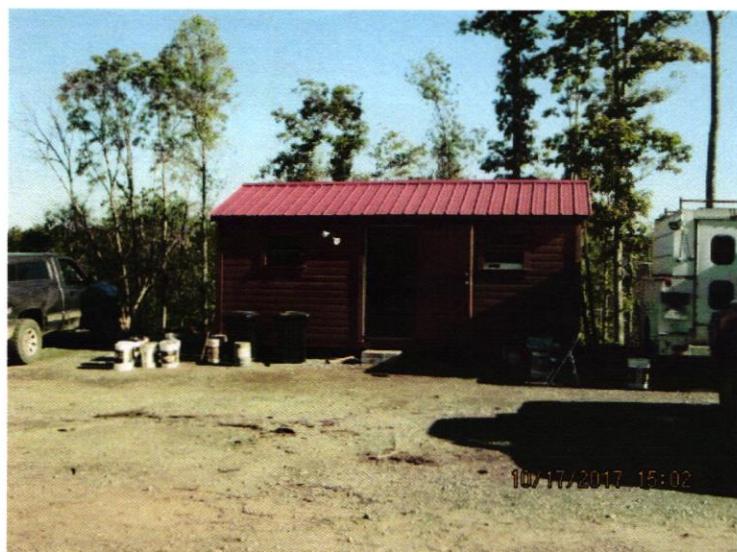
Transfer History

Grantor	Grantee	Deed Ref	Instrument Type	Instrument Year	Instrument Num	Transfer Date	Consideration
PERDUE CHARLES WILSON & CHARLES	PERDUE CHARLES MICHAEL & ROGER LEE	/0	WB	2014	#65467	5/30/2014	\$0
LAW HERMAN & VERNIE P	PERDUE CHARLES WILSON & CHARLES MICHAEL	383/1980		0	#0	12/18/1984	\$5,000
	LAW HERMAN & VERNIE P	/0		0	#0	0/0/0	\$0

Legal Description:

METTS SUBD
PT TRACT 6

 No Sketch Available



**RECEIPT (TRC-117593-02-08-2024)
FOR FRANKLIN COUNTY**

BILLING CONTACT

GLADE HILL LAND COMPANY
1199 Musefield Rd
Rocky Mount, Va 24151



Payment Date: 08/02/2024

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
SPEC-08-2024-18064	Residential/Agricultural - Special Use	Fee Payment	Check #1100	\$285.00
250 Vinyard Rd Glade Hill, VA 24092				SUB TOTAL \$285.00
				TOTAL \$285.00