

**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: leeland@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, LLC

Petitioner's Signature: [Signature], 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: [Signature], Attorney

Date: 8/2/2024

Date Received by Planning Staff: \_\_\_\_\_

August 2, 2024

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

ERIC H. FERGUSON  
eferguson@fergusonlaw.net

HUNTER W. NAFF  
hnaff@fergusonlaw.net

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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.

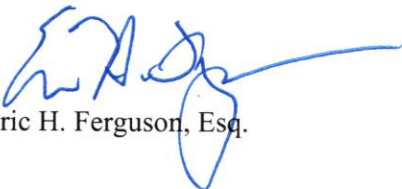
However, recently Glade Hill Land Company, LLC was notified by the Franklin County Zoning Administrator that the use of this parcel, while consistent with the use of #0650002701, was a violation of the earlier special use permit. This was because the use was never approved by the Board and the terms 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: 1199 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: 0650201600 Glade Hill, VA 24092

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

TAX MAP NUMBER: \_\_\_\_\_

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

TAX MAP NUMBER: \_\_\_\_\_

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NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

TAX MAP NUMBER: \_\_\_\_\_

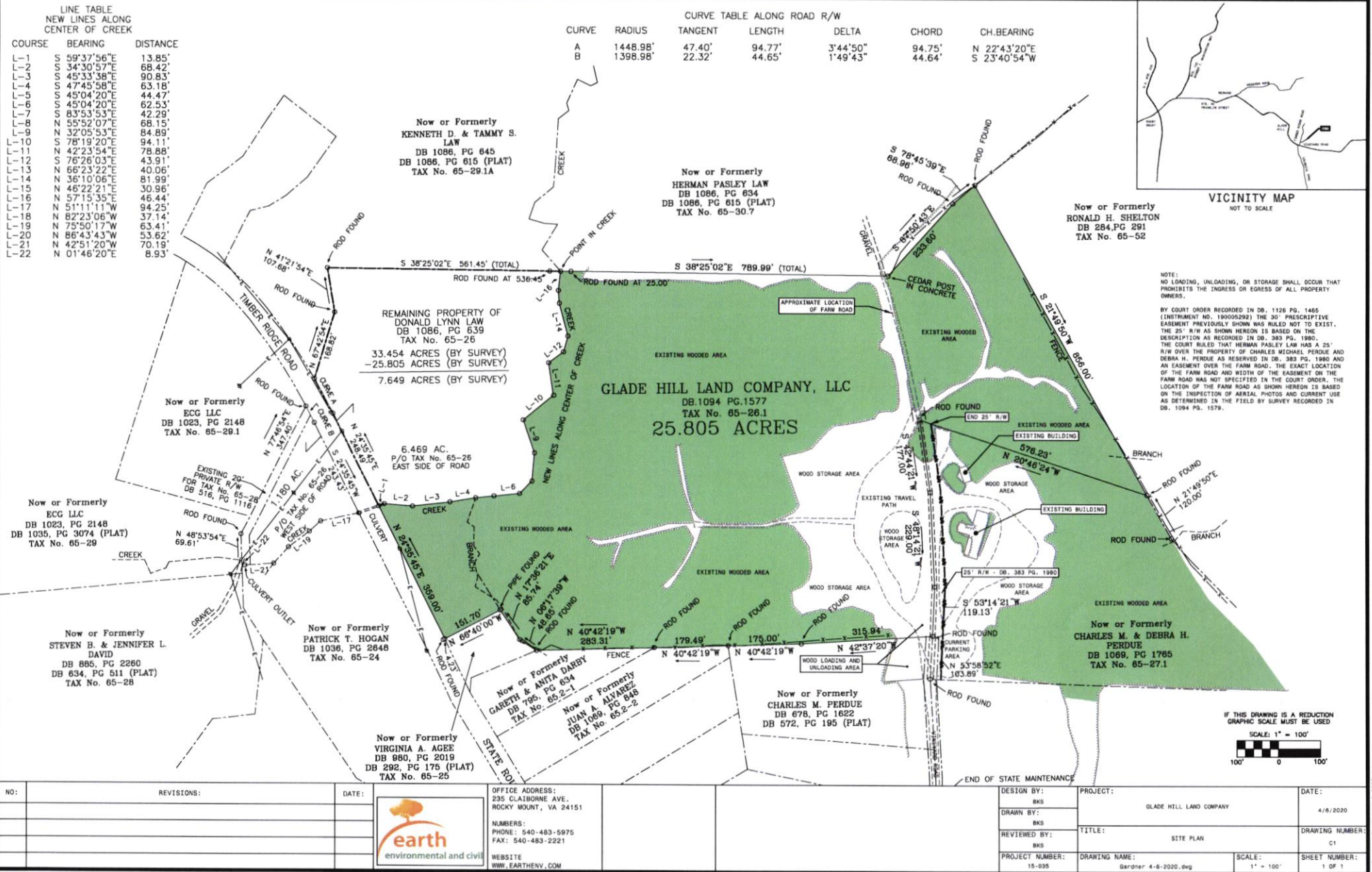
NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

TAX MAP NUMBER: \_\_\_\_\_

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

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°33'38"E	90.83'
L-4	S 47°45'58"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						
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
A B	1448.98'	47.40'	94.77'	3°44'50"	94.75'	N 22°43'20"E
	1398.98'	22.32'	44.65'	1°49'43"	44.64'	S 23°40'54"W



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





# 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:** VACANT LAND  
**Use Class:** SINGLE FAMILY SUBURB

**Right of Way:** PRIVATE **Surface:** GRAVEL

**Terrain:** ON GRADE **Characteristic:** ROLLING/SLOPING

**Water:** WELL **Sewer:** SEPTIC

<b>Stories:</b> 0	<b>Year Built:</b> 0	<b>Age:</b> 0	
<b>Total Rooms:</b> 0	<b>Bed Rooms:</b> 0	<b>Bath Rooms:</b> 0	<b>Full: 0 Half: 0</b>
<b>Heat:</b>	<b>Foundation:</b>	<b>Exterior Walls:</b>	
<b>Gas:</b> NO	<b>Roof Type:</b>	<b>Interior Walls:</b>	
<b>A/C:</b> NO	<b>Electric:</b> YES	<b>Roofing:</b>	<b>Flooring:</b>
<b>Fireplaces:</b> 0	<b>Flues:</b> 0	<b>Base Living Area:</b> 0	<b>Total Living Area:</b> 0
<b>Finished Bsmt Sq Ft:</b> 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 Description	Unit Length	Unit Width	Unit Condition	Unit 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