

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

I/We Mcglathlin Investments 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: Terry Mcglathlin
Petitioner's Address: 1635 Morewood Road Hardy, VA 24101
Petitioner's Phone Number: 540-875-8926
Petitioner's Email Address: terrymac2933@icloud.com
Property Owner's Name: Mcglathlin Investments LLC
Property Owner's Address: 1635 Morewood Road Hardy, VA 24101
Property Owner's Phone Number: 540-875-8926
Property Owner's Email Address: terrymac2933@icloud.com

Property Information:

- A. Proposed Property Address: Chris Drive Rocky Mount VA 24151
- B. Tax Map and Parcel Number: 0710002212, 0710002400 & 0710002300
- C. Election District: Snow Creek
- D. Size of Property: 3.40, 3.90 & 3.90 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: Parcel 2212 currently has 14 MH units. Parcel 2400 currently has 3 MH units
Plan is to add up to an additional 20-Single Wide mobile home units on the 2400 parcel but using
the 100 foot width of Parcel 2300 to make the depth of each lot 200 feet and the width 50 feet totalling 10,000 SF each lot
- K. Size of Proposed Use: 11.19 Total Acres

- L. Other Details of Proposed Use: Chris Drive separates Parcel ID 0710002212 and 0710002400
Plan is to extend the length of the current road by approximately 500 feet and to clear the wooded
area on Parcel 2400 and only what's needed to be cleared on 2300 to accomodate the new homes.
As the new Owner of this MH Park we plan to replace any uninhabitable homes with new ones
and to paint and clean habitable homes to make the park more aesthetically appealing.

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): Terry McGlothlin of McGlothlin Investments LLC

Petitioner's Signature: 

Date: 11-3-2024

Mailing Address: 1635 Morewood Road
Hardy, VA 24101

Phone Number: 540-875-8926

Email Address: terrymac2933@icloud.com

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

Owner's Name: _____

Owner's Signature: _____

Date: _____

Date Received by Planning Staff: _____

Mcglouthin Investments LLC
1635 Morewood Road
Hardy, VA 24101

Mcglouthin Investments proposes to expand the property currently known as Chris' Mobile Home Park - Zoned as A1, by adding additional Mobile Home sites. The parcel along the right side of Chris Drive currently has 14 existing Mobile Home sites. On the opposite side of Chris Drive there are 3 Mobile Home sites, but the parcel has undeveloped acreage that could accommodate up to 20 more single wide mobile homes.

The plan would consist of adding approximately 500' of road to the end of Chris Drive to extend the road to the end of the property. The park currently has public water and septic service by the Town of Rocky Mount and underground electric in the AEP Service Territory. We will coordinate with AEP and the Town of Rocky Mount to add the required services to accommodate the additional homes.

As the new Owners of this Mobile Home Park, we plan to remove any uninhabitable homes and replace them with new ones. We are currently in the process of making habitable homes more aesthetically appealing by painting rusty roofs, replacing porches and asking tenants to clean up around their property.

This plan will allow for more affordable housing options for Franklin County residents.

Conceptual Plan: Mack Sage—Rocky Mount (currently Chris' MH Park)

PREPARED BY: Mcglothlin Investments LLC

November 1, 2024

Green space with playground and picnic area. Total acreage of all parcels is 11.19 at 5% = .56 acre of total space.

*Mobile homes are represented by the blue lines. Each lot will be 50' wide and 200' deep.

*The orange line represents the extension of Chris Drive.

*Green square represents the 1/2 acre Common Open Space area. There will be a playground and picnic area in this space.

*Two off road parking spaces will be provided at each home at approximately 20' wide and 30' deep, represented by gray boxes.

*Additional information regarding the Concept Plan are attached.

70m = 230ft



Mcglathin Investments LLC
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Hardy, VA 24101

Concept Plan Summary for Mack Sage – Rocky Mount
Currently known as Chris' Mobile Home Park

The Park consists of three parcels, 0710002212, 0710002400 and 0710002300. Parcel 2212 is 3.39 acres and currently has 14 sites. Parcel 2400 is 3.9 acres and currently has 3 sites. Parcel 2300 is 3.9 acres and runs parallel beside Parcel 2400. Total acreage of this park is 11.19 acres.

The three parcels connect to Doe Run Road, however a private road called Chris Drive runs between parcels 2212 and 2400. Per the Google Earth view of this property, there aren't any railways, streams or historic sites close to these parcels.

The proposed single wide mobile homes to be added or replaced will be between 14/16 wide x 60/80 in length and vary in height from 12-14 feet. The current homes on site vary between these lengths and widths as well. Each mobile home site will have an approximate 20x30 driveway off of Chris Drive for (2) off-road parking spaces.

Parcel 2400 is a mostly wooded area that will need to be cleared for future homes and wooded Parcel 2300 would have minimal clearing if any at all to accommodate the length of future home lots. There is a wooded buffer around 3 sides of the Mobile Home Park.

There will be a wood sign with the MH Park name near the entrance of Chris Drive. The sign will be approx. 3' x 6'.

There will be one Open Space area that will be ½ acre in size and will hold a playground and picnic area.

The park currently has public water and septic utilities by the Town of Rocky Mount and underground electric in the AEP service area.

The RD per acre is 6.