

**FRANKLIN COUNTY**  
**SPECIAL USE PERMIT APPLICATION**

I/We Merle Groves / Gretchen Groves 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: Merle Groves / Gretchen Groves

Petitioner's Address: 229 Pleasant Ridge Dr, Wirtz, Va, 24184

Petitioner's Phone Number: (540) 420-1420

Petitioner's Email Address: merlehg@gmail.com

Property Owner's Name: Merle Groves

Property Owner's Address: 229 Pleasant Ridge Dr, Wirtz, Va, 24184

Property Owner's Phone Number: (540) 420-1420

Property Owner's Email Address: merlehg@gmail.com

**Property Information:**

A. Proposed Property Address: 229 Pleasant Ridge Dr, Wirtz, Va, 24184

B. Tax Map and Parcel Number: Map 046.00 Parcel 0460002105

C. Election District: Union Hall

D. Size of Property: 5.14 Acres

E. Existing Zoning: R1

F. Existing Land Use: residential

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: It is on the Black Water River.

**Proposed Special Use Permit Information:**

J. Proposed Land Use: I want to add a second home that is 1200 sq ft to the property for my parents to live in as they are aging and need care assistance.

K. Size of Proposed Use: 1200 sq ft (24'x50')

L. Other Details of Proposed Use: Home will run off well and septic that is already installed. Current home is 1 bedroom. Proposed home is 2 bedroom. Septic is rated for 3 bed rooms.

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): Merle Groves Gretchen Groves

Petitioner's Signature: Merle Groves Gretchen Groves

Date: 9/16/25

Mailing Address: 229 Pleasant Ridge Dr, Wirtz, WA, 24184

Phone Number: 540-420-1420

Email Address: merlehg@gmail.com

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

Owner's Name: Merle Groves Gretchen Groves

Owner's Signature: Merle Groves

Date: 9/16/25

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





# Comprehensive Viewer

For Industry Professionals

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## Side Info Panel

(1 of 1)

[Zoom to](#)

Tax Parcel: 0460002105

[Clear](#) ...

County Parcel Data Are Once Again Being Updated.

Parcel ID	0460002105
Map Number	046.00
PID	12889
Parcel Number	021.05
Owner	GROVES MERLE H & GRETCHEN A
Owner Address	229 PLEASANT RIDGE DR
City	WIRTZ
State	VA
Zip Code	24184
Physical Address	229 PLEASANT RIDGE DR 24184
Unit (If Any)	
Legal Description 1	BLACKWATER TR II PARCEL 6
Legal Description 2	N/A
Zoning	R1
District	UNION HALL
Legal Acreage	5.14
Land Value	\$57,700.00
Building Value	\$184,160.00
Assessed Total	\$241,860.00
Grantor	A-LAIRE RUTH ANN
Sale Price	\$45,000.00
Sale Date	4/13/2020
Instrument Yr	2020
Instrument No	1137
Subdivision	BLACKWATER TRAIL II
Deed Book	1137
Deed Page	1806
Plat Book	0
Plat Page	NULL
Property Card	<a href="#">View Card</a>

37°05'58.2" N 79°40'03" E  
100ft

[How-To Video: Print Property Card to PDF](#)

Franklin County, VA GIS, 2022 | Franklin County VA, 2019 | Fran

growth base: 9079 →

26446



## **1. Application Letter**

Subject: Application for Special Use Permit – Second Dwelling on Parcel: 0460002105  
229 Pleasant Ridge Dr, Wirtz, Va, 24184

Dear Zoning Board,

I am writing to formally request a special use permit to allow the construction of a second dwelling on my property located at 229 Pleasant Ridge Dr, Wirtz, Va, 24184.

The purpose of this request is to provide housing for my two parents, Elizabeth and Joseph Groves, who are aging and are increasingly in need of assistance from me. They do not have the financial resources to purchase a separate property in the county without overburdening their limited savings. Building a modest second dwelling on my land would allow them to live independently with the least impact to their retirement funds, while remaining close enough for me to provide the support they need.

The proposed dwelling will be designed in a way so it will not adversely impact the character of the neighborhood or surrounding properties. My lot is densely wooded and the proposed home size and location will make it difficult for it to even be seen from neighboring property lines. I will ensure compliance with all applicable zoning regulations, health department guidelines, and any conditions imposed by the board.

Allowing this second dwelling will provide my aging parents with a safe, practical, and cost-effective solution to meet their housing needs, while enabling them to maintain dignity and independence as they age.

I respectfully request that you approve this application, and I am happy to provide any additional documentation or information the board may require. Thank you for your time and consideration.

Sincerely,

Merle Groves

## **2. Supporting Statement**

From: Joseph & Elizabeth Groves

To Whom It May Concern,

We are the parents of Merle Groves, and we would like to respectfully add our support to his request for a special use permit to build a second dwelling on his property.

We are a quiet, easy-going couple who enjoy spending time outdoors, especially fishing as well as time with our grandchildren. As we grow older, it has become clear that being close to family is important both for companionship and for the occasional care we may need. Joseph has 3 children from a previous marriage and 2 of them live less than 30 minutes from where we are proposing to build as well. We currently live in Heathsville, Va, which is 4 ½ hours away with no family currently in that area.

Building a modest second dwelling on our son's property would allow us to maintain our independence while being near our family. It would provide us with a safe and affordable housing option, and it would strengthen the bonds we share with our children and grandchildren.

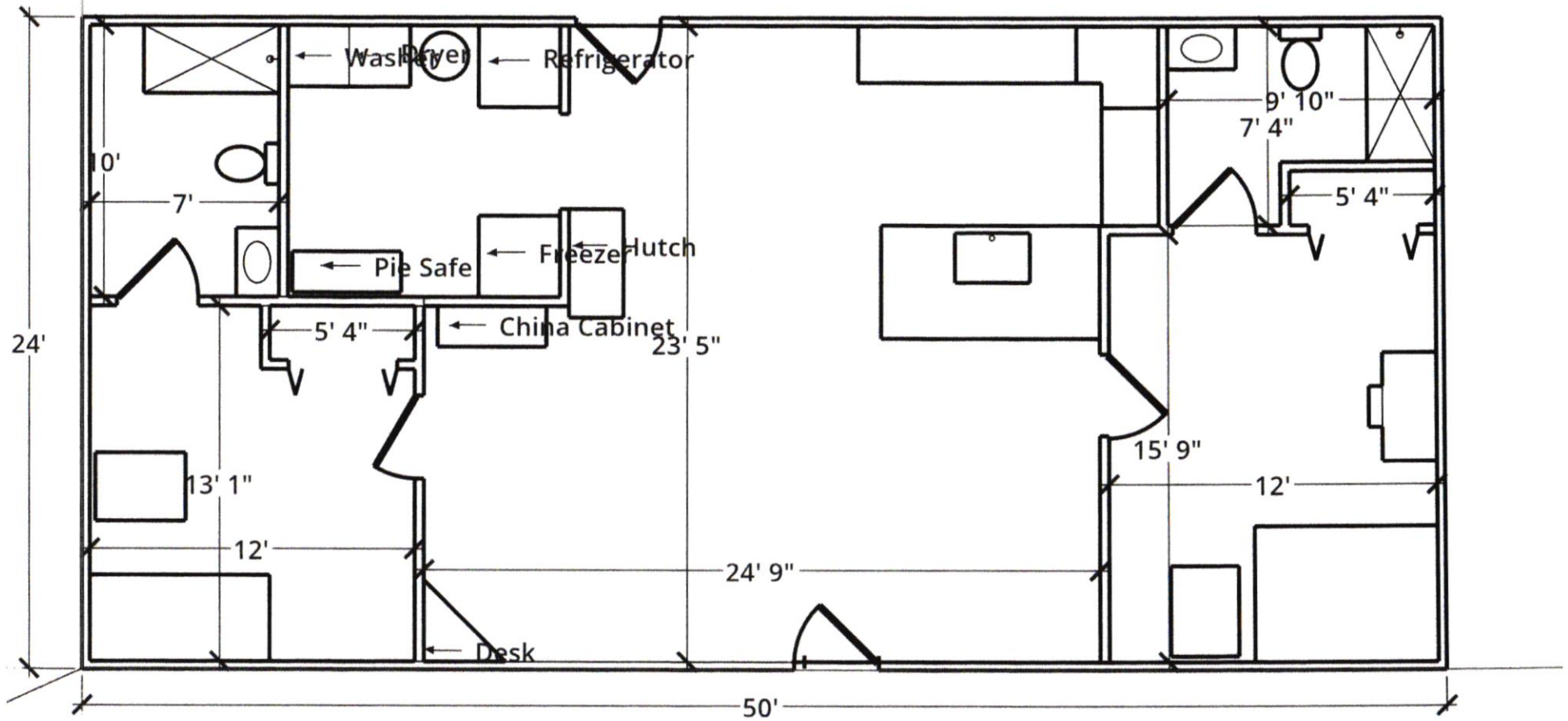
We are committed to being good neighbors and to respecting the peaceful character of the community.

Thank you for considering this request.

Sincerely,

Joseph Groves

Elizabeth Groves



Permit 59250



Franklin County Health Department  
365 Pell Ave.  
Rocky Mount, Virginia 24151  
(540) 484-0292 Voice (540) 483-1483 Fax

**Sewage Disposal System Operation Permit**

**Property Owner**

Merle & Gretchen Groves  
5394 Berkley Court  
Murrells Inlet, South Carolina 29576

Health Dept. ID: 133 20 0317 ✓

Locality: Franklin County

**Property Location**

Property Address: 229 Pleasant Ridge  
Wirtz, VA 24184  
Tax Map: 0460002105

The Property Owner is hereby granted permission to operate a septic tank effluent and drainfield Sewage System at the above referenced location.

System Design Flow: 450

Number of Bedroom: 3


This permit is issued in accordance with the provisions of Title 32.1, Chapter 6 of the Code of Virginia as Amended, and Section 12VAC 5-610-340 of the Sewage Handling and Disposal Regulations of the Virginia Department of Health. The issuance of an operation permit does not denote or imply any guarantee by the department that the sewage disposal system will function for any specified period of time. It shall be the responsibility of the owner or any subsequent owner to maintain, repair, or replace any sewage disposal system that ceases to operate in accordance with the regulations.

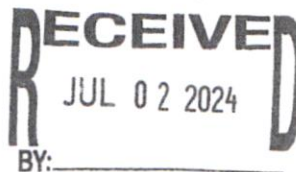
July 1, 2024

Effective Date

Bryce Blake

Environmental Health Spec.

  
Signed: July 1, 2024





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Franklin County Health Department  
365 Pell Ave., 249  
Rocky Mount, Virginia 24151  
(540) 484-0292 Voice

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Permit # 59250

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***AOSE Construction Permit***

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**Well and Sewage Contractors:** Please notify Health Department and OSE or PE 48 hours prior to installation to arrange for inspection

*November 09, 2020*

Merle & Gretchen Groves  
5394 Berkley Court  
Murrells Inlet, South Carolina 29576

RE: Pleasant Ridge Drive, Blackwater Trail II, Lot 6, Wirtz, Virginia  
**Subdivision:** Blackwater Trail II **Sec:** N/A **Block:** N/A **Lot:** 6 **Acres:** 5.146  
**Tax Map/Parcel #:** 0460002105  
**HDID:** 133 20 0317  
**System Capacity:** Residential, 3 Bedroom, 450 gallons per day

Dear Merle & Gretchen Groves:

This letter and the attached drawings, specifications, and calculations (6 pages) dated 04-10-2020 constitute your permit to install a well and sewage disposal system on the property referenced above. Your application for a permit was submitted pursuant to §32.1-163.5 of the Code of Virginia, which requires the Health Department to accept private soil evaluations and designs from an Onsite Soil Evaluator (OSE) or a Professional Engineer working in consultation with an OSE for residential development. VDH is not required to perform a field check to verify the private evaluations of OSEs or PEs and such a field check may not have been conducted for the issuance of this permit.

The well, soil absorption area ("site"), and sewage system design were certified by Steve Eitner, Private AOSE, as substantially complying with the Board of Health's regulations (and local ordinances if the locality has authorized the local health department to accept private evaluations for compliance with local ordinances). This permit is issued in reliance upon that certification. VDH hereby recognizes that the soil and site conditions acknowledged by this permit are suitable for the installation of an onsite sewage system. The attached plat shows the approved area for the sewage disposal system; there are additional records on file with the Franklin County Health Department pertaining to this permit, including the Site and Soil Evaluation Report. This construction permit is null and void if any substantial physical change in the soil or site conditions occurs where a sewage disposal system is to be located.

If modifications or revisions are necessary between now and when you construct your dwelling, please contact the OSE/PE who performed the evaluation and design on which this permit is based. Should revisions be necessary during construction, your contractor should consult with the OSE/PE that submitted the site evaluation or site evaluation and design. The OSE/PE is authorized to make minor adjustments in the location or design of the system at the time of construction provided adequate documentation is provided to the Franklin County Health Department.

The OSE/PE that submitted the certified design for this permit is required to conduct a final inspection of this well and sewage system when it is installed and to submit an inspection report and completion statement. As the owner, you are responsible for giving reasonable notice to the OSE/PE of the need for a final inspection. If the designer is unable to perform the required inspection, you may provide an

inspection report and completion statement executed by another OSE/PE.

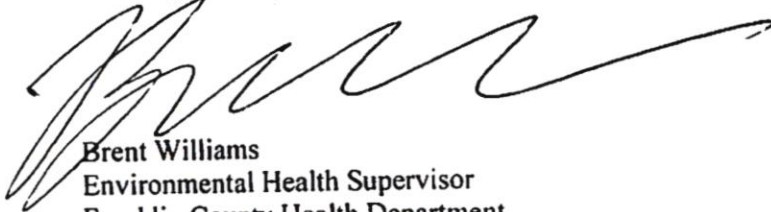
The Franklin County Health Department is not required to inspect the installation but may perform an inspection at its sole discretion. No part of this installation shall be covered until it has been inspected by the OSE/PE as noted herein. The sewage system may not be placed into operation until you have obtained an Operation Permit from the Franklin County Health Department.

This Construction Permit is null and void if conditions are changed from those shown on your application or if conditions are changed from those shown on the Site and Soil Evaluation Report and the attached construction drawings, specifications, and calculations. VDH may revoke or modify any permit if, at a later date, it finds that the site and soil conditions and/or design do not substantially comply with the Sewage Handling and Disposal Regulations, 12 VAC 5-610-20 et seq., or if the system would threaten public health or the environment.

This permit approval has been issued in accordance with applicable regulations based on the information and materials provided at the time of application. There may be other local, state, or federal laws or regulations that apply to the proposed construction of this onsite sewage system. The owner is responsible at all times for complying with all applicable local, state, and federal laws and regulations. If you have any questions, please contact me.

This permit expires: **05-09-2022**. This permit is not transferable to another owner or location.

Sincerely,



Brent Williams  
Environmental Health Supervisor  
Franklin County Health Department

CC: Steve Eitner, Private AOSE



# Certificate of Occupancy

## Building Inspections Department

This certificate issued pursuant to the requirements of the Virginia Statewide Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the jurisdiction regulating building construction or use. For the following:

**Description** 1 BEDROOM SINGLE FAMILY DWELLING NO GARAGE

**Owner** MERLE H and GRETCHEN A GROVES

**Contractor** OWNER GENERAL

**Permit No.** RES-12-2020-59250 **Map/Tax #** 0460002105

**Permit Type** Residential Building **Subdivision** BLACKWATER TR II

**Work Class** Single Family (Home) **Lot:** PARCEL 6

**# Bedrooms** 1 **229 PLEASANT RIDGE DRIVE**

**USBC Ref** 2018 Edition **WIRTZ, VA 24184**

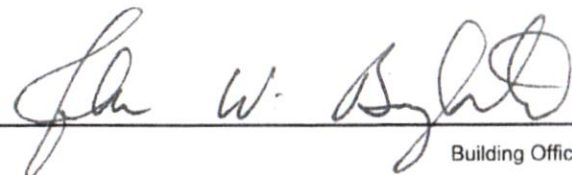
**911 Address**

**Construction Type** 5B **Group/Occupancy** R5

**Sprinkler Required** No **Sprinkler Provided** No



**Franklin County**  
*A Natural Setting for Opportunity*

  
Building Official

**CO Issue Date:** 07/03/2024



**Application Packet**

**Special Use Permit Request – Second Dwelling**

Applicant:

Merle & Gretchen Groves

229 Pleasant Ridge Dr

Wirtz, Va, 24184

(540) 420-1420

merlehg@gmail.com

Date: 9/24/2025

To:

Franklin County Zoning Office

1255 Old Franklin Turnpike

Rocky Mount, Va, 24151