

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

I/We Eric Whyne 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: Eric Whyne

Petitioner's Address: 1020 Kalaris PI SE Leesburg, VA, 20175

Petitioner's Phone Number: (570)-205-3283

Petitioner's Email Address: ericwhyne@gmail.com

Property Owner's Name: **Big Cove Partners, LLC**

Property Owner's Address: 41055 BROOK GROVE DR ALDIE VA 20105

Property Owner's Phone Number: **540-818-1215**

Property Owner's Email Address: choliver01@gmail.com

Property Information:

A. Proposed Property Address: 211 Big Cove Dr Penhook VA 24137

B. Tax Map and Parcel Number: PARCEL ID # 0511800300 & MAP #051.18

C. Election District: Local Election District 02 Precinct 0202 - Penhook, Locality Franklin County VA HoD District 039

D. Size of Property: 1.55 Acres

E. Existing Zoning: A1

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: Property is a waterfront property of Smith Mountain Lake

Proposed Special Use Permit Information:

J. Proposed Land Use: Short Term Rental

K. Size of Proposed Use: Entire Property, 1.55 Acres

L. Other Details of Proposed Use: _____

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): Eric Whyne

Petitioner's Signature: 

Date: 9/18/2025

Mailing Address: 1020 Kalaris PI SE Leesburg, VA, 20175

Phone Number: (570)-205-3283

Email Address: ericwhyne@gmail.com

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

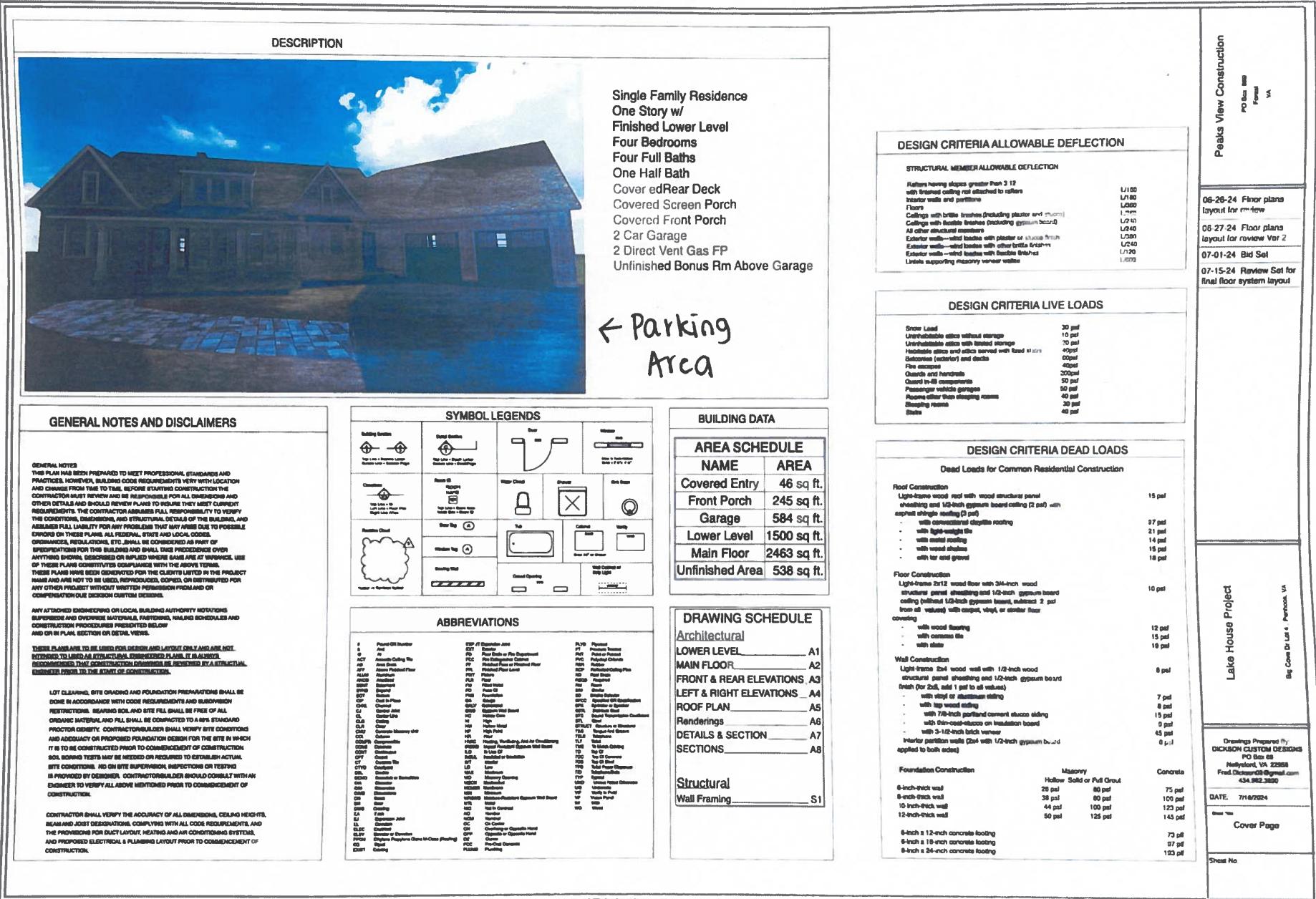
Owner's Name: Big Cove Partners, LLC

Owner's Signature: 

Date: 09/22/25

Date Received by Planning Staff: _____

CONCEPTUAL PLAN
PREPARED BY: OWNER
DATED: OCTOBER 6, 2025
PAGE 2



Concept Plan
211 Big Cove Dr Penhook VA 24137
Petitioner Eric Whyne

Project Name: Special Use Permit for Short Term Rental Usage of 211 Big Cove Dr Penhook VA 24147

Name of Applicant: Eric Whyne

Plan Date: 09/24/2025

North Arrow and Graphic Scale: Can be found on the plat.

Size of Entire Parcel: 1.55 Acres, entire acreage will be utilized

Adjacent Physical Landmarks: The property is a waterfront property of Smith Mountain Lake, estimated water frontage at 133FT.

Locations, dimensions, heights of all existing and proposed structures: Attached in binder.

Locations and dimensions of proposed pedestrian and vehicular access points, driveways: See attached for garage dimensions. Paved driveway for pedestrian and vehicular access points. Covered parking garage with 2 covered spaces.

Natural areas or historic sites to be preserved: Any shoreline areas or vegetation on the AEP boundary lines

Location and description of existing vegetation proposed: No landscaping or vegetation proposed at this time.

Location of proposed signs, including type of sign, size, and height: No signs proposed at this time

Lighting Information if Applicable: No information needed at this time.

Building Elevations or renderings of the Proposed Development: Not needed

Accessory Use Information: Attached in binder.

Dwellings proposed: No dwellings proposed at this time.

Recreational Amenities: No recreational amenities at this time.

Number and Square Footage of Retail and Office Space Proposed: None at this time.

Franklin County Planning and Zoning Committee

1255 Franklin Street

Rocky Mount, VA 24151

Dear Members of the Franklin County Planning and Zoning Committee,

Thank you for taking the time to review my application regarding the use of **211 Big Cove Drive, Penhook, VA**, as a short-term rental property.

We deeply value this property and intend to use it both for personal enjoyment and as a short-term rental. I bring a strong background in business and a high level of attention to detail, which I believe are essential to managing this property responsibly and efficiently.

When I am not physically present, I will engage a reputable short-term rental management company to oversee operations. I will remain actively involved through close oversight to ensure the property is well-maintained and that guest experiences align with community standards.

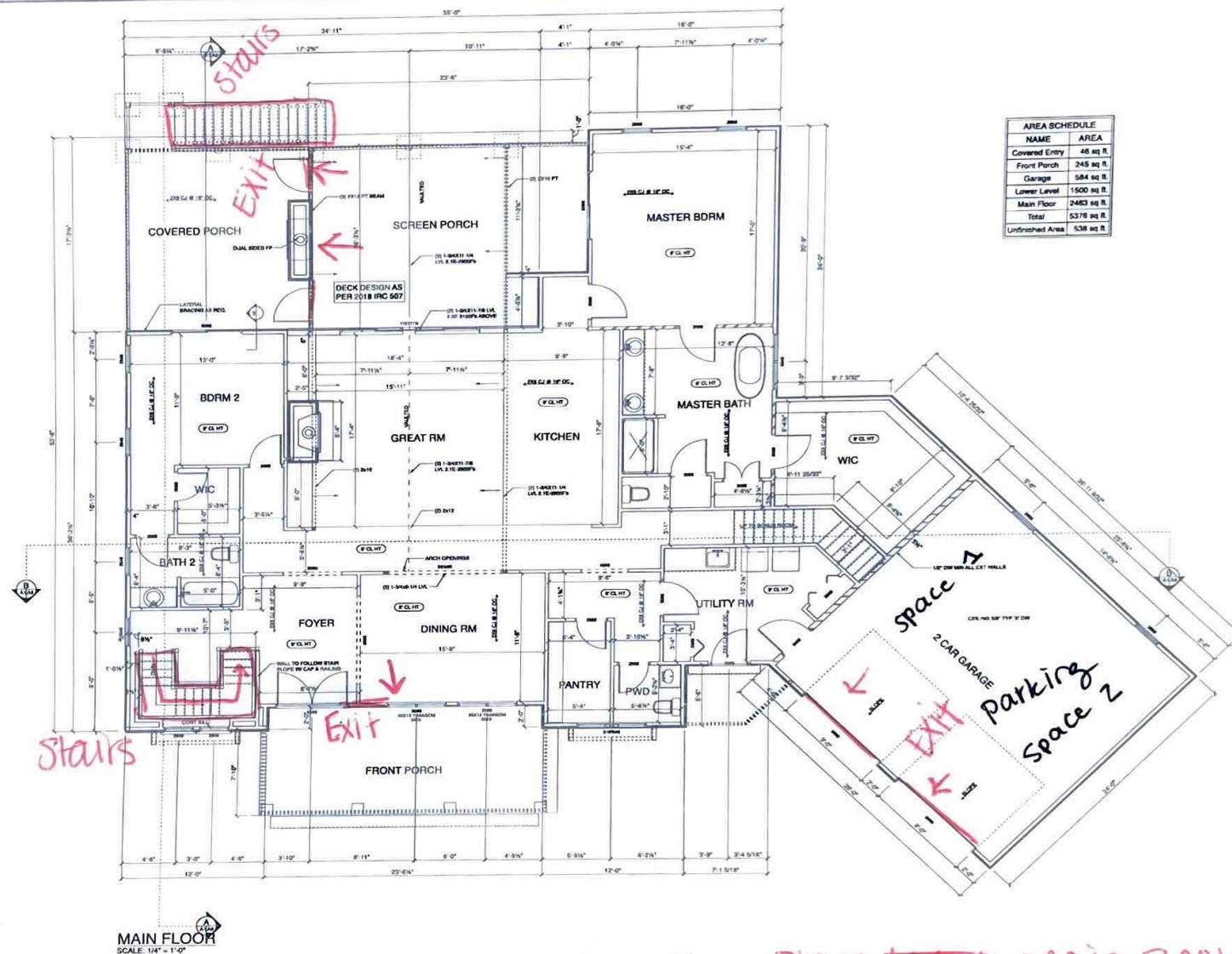
For the designated parking area for guests, there are two covered spaces in the attached parking garage connected to the paved driveway. Guests will proceed down the paved driveway to utilize these two spaces which are visible and clear. Guests may also utilize the two uncovered spaces directly outside of the covered garage. These spaces can be utilized while keeping the entrance road free and clear.

I have a strong appreciation for Smith Mountain Lake and its shoreline, and I am committed to preserving its natural beauty. This short-term rental will be operated with the utmost respect for the surrounding environment and ecosystem, and in a manner consistent with local regulations and community values.

Thank you again for considering my application. I look forward to the opportunity to contribute positively to the community.

Sincerely,

Eric Whyne



Peaks View Construction

PO Box 669
Front
VA

Lake House Project

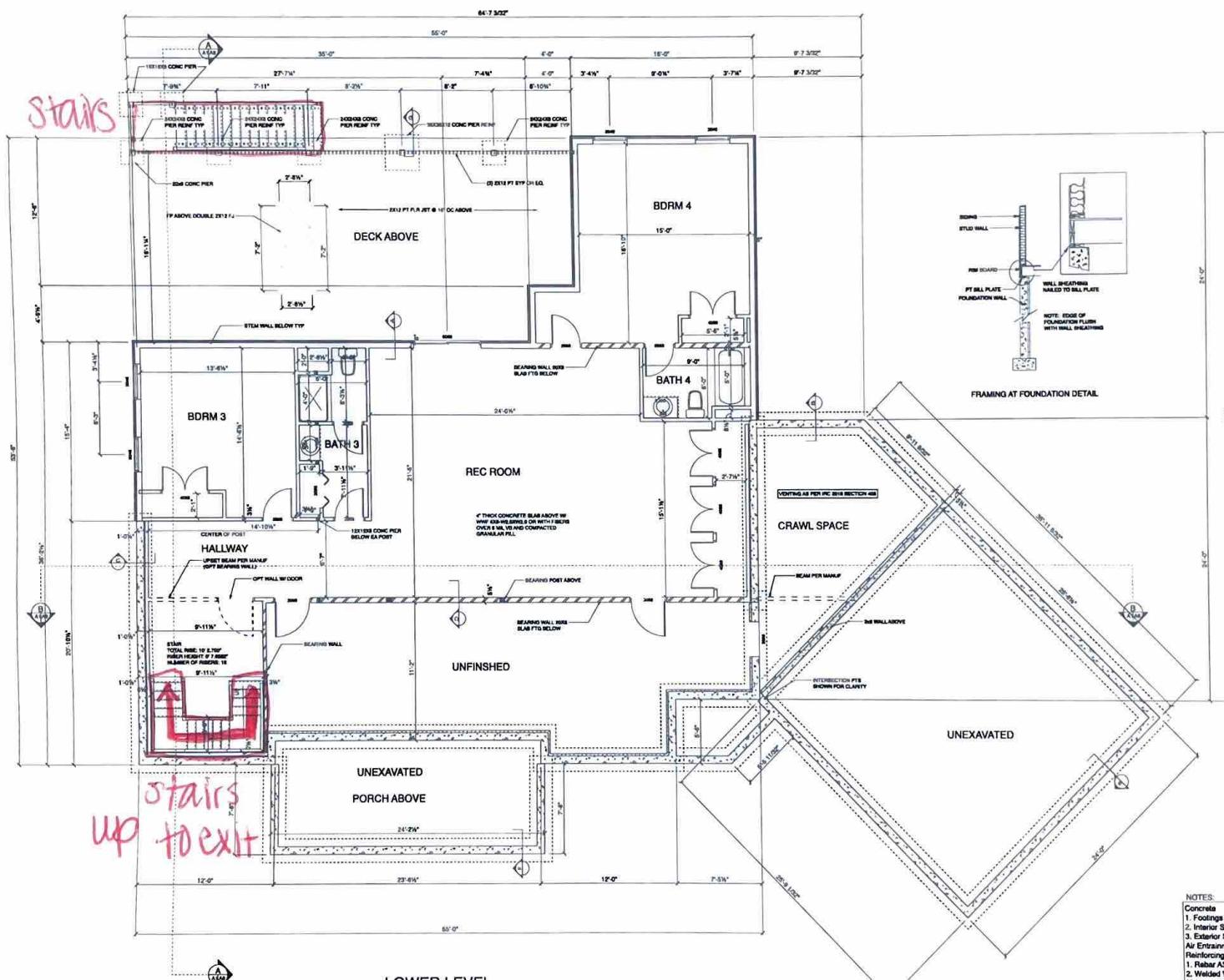
Big Creek Dr Lot 4 - Penhook, VA

Drawings Prepared By
DICKSON CUSTOM DESIGNS
PO Box 669
Navyfort, VA 22958
Fred.Dickson09@gmail.com
434.962.3890

DATE: 7/18/2024

Sheet No.:
MAIN FLOOR

A2



Excavation Plan Lower Level

NOTES:
 Concrete:
 1. Footings 3,000 psi
 2. Interior Slab-on-Grade 4,000 psi
 3. Exterior Slab-on-Grade 4,000 psi with 6% (+/- 1%)
 Air Entrainment
 Reinforcement Steel:
 1. Rebar ASTM A615 Grade 60
 2. Welded Wire Fabric ASTM A1064
 Masonry 1,350 psi

Peaks View Construction

P.O. Box 88
Forest
VA

06-26-24 Floor plans layout for review

06-27-24 Floor plans layout for review Ver 2

07-01-24 Bid Set

07-15-24 Review Set for final floor system layout

Lake House Project

Big Creek Dr Lot 4 - Pottsboro, VA

Drawings Prepared By:
 DICKSON CUSTOM DESIGNS
 PO Box 88
 Nellysford, VA 22958
 Fred.Dickson09@gmail.com
 434.862.3890

DATE: 7/16/2024

Sheet No: LOWER LEVEL

Sheet No:

A1

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	Single Family Dwelling 4 bedroom, 4 bath		
Owner	BIG COVE PARTNERS		
Contractor	PEAKS VIEW CONSTRUCTION LLC		
Permit No.	RES-09-2024-66903	Map/Tax #	0511800300
Permit Type	Residential Building	Subdivision	SMUGGLERS BEACH LOT 3
Work Class	Single Family (Home)	Lot:	
# Bedrooms	4	211 BIG COVE DR	
USBC Ref	2018 Edition	PENHOOK, VA 24137	
Construction Type	5B	Group/Occupancy	Group R-5
Sprinkler Required	No	Sprinkler Provided	No

COPY



Building Official

CO Issue Date: 10/03/2025

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

OSE Construction Permit

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

September 4, 2024

Big Cove Partners
P.O. Box 869
Forest, VA 24551

RE: Smugglers Beach, Lot 3 Big Cove Drive

Tax Map/GPIN: 0511800300

HDID: 133-24-0258

System Design: 4 Bedrooms or 600 Gallons/Day

Dear: Big Cove Partners

This letter is to inform you that your application for a sewage disposal system construction permit is **DEEMED APPROVED** in accordance with the provisions of the Code of Virginia and the Sewage Handling and Disposal Regulations. You are hereby authorized to construct a sewage treatment and disposal system in accordance with the attached construction drawings, plans, or specifications unless prevented by a local ordinance.

This letter and the attached drawings, specifications, and calculations (12 pages) dated 07/30/24, constitute your permit to install a septic system and private well(if applicable) 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 OSE's or PE's and such a field check may not have been conducted for the issuance of this permit.

The soil absorption area ("site") and sewage system design were certified by Tim Parker, OSE 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 sewage system and well 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: March 4, 2026
This permit is not transferable to another location.



Environmental Health Specialist
West Piedmont Health District

CC: Tim Parker, OSE

Her er forent
CONTAGT RUG. MC
DB 837. PG 1648
PLAT. DB 837. PG 1689
TAX NO. 51-25

**Davis Soils Consulting
290 LAKWOOD COURT
ROCKY MOUNT, VA 24151**

(540) 483-4914 Office

(540) 483-1881 Fax

Page 1 of 5

AOSE/PE Report for

Subdivision Approval

Smuggler's

Location of Property:	Lot 3	Section	Subdivision <u>Beach</u>	Franklin	County
			GPIN or Tax Map Map # <u>51.16-6</u>		
			Latitude/Longitude		

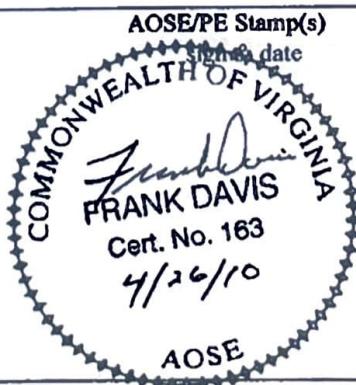
Applicant or Client and address: Jackie Ray Atkinson 11541 U.S. Highway 29 Chatham, VA 24514	Prepared by AOSE/PE (name & address): Frank Davis 290 Lakewood Ct. Rocky Mount, VA 24151
Date of Report: <u>4/26/10</u>	AOSE/PE Job Number: _____ (optional)
Revision Date: _____	Health Dept. ID. No.: _____

Contents/Index of this report:

1. AOSE Report	_____	5. Abbreviated Design Page	_____
2. Soil Summary	_____		_____
3. Profile Description	_____		_____
4. Plat	_____		_____

I hereby certify that the evaluations and/or designs contained herein were conducted in accordance with the Sewage Handling and Disposal Regulations (12 VAC5-610), the Private Well Regulations (12 VAC5-615), and other applicable policies of the Virginia Department of Health. Furthermore, I certify that my evaluation and/or design contained herein complies with all applicable laws, regulations, and policies implemented by the Virginia Department of Health.

Subd.
I recommend a **Approval** be **Approved**



1 Insert appropriate title: "Construction Permit", "Subdivision Approval", "Certification Letter"

2 Examples include: "Soil Information Summary", "Soil Profile Descriptions", "Water Supply Design Specifications",

"Primary/Reserve Design Specifications", "Construction Drawings", "Site Sketch", "Product Specification Sheet"

3 PE work is regulated by the Department of Professional and Occupational Regulation. This section is considered for PE's.

4 Fill in this blank with the appropriate term: "certification letter", "construction permit", or "subdivision approval"

5 Fill in this blank with the appropriate term: "approved", or "denied"

Appendix 2
Soil Summary Report

GENERAL INFORMATION

Date <u>4/26/2010</u>	Submitted to <u>Franklin Co.</u>	Health Department
Applicant <u>Jackie Ray Atkinson</u>	Telephone No. <u>434-432-9770</u>	
Address <u>11541 U.S. Highway 29</u>	Chatham, VA 24514	
Owner <u>Same</u>	Address	<u>Same</u>
Location		
Tax Map <u>51.16-6</u>	Subdivision	<u>Smuggler's Beach</u>
Block/Section	Lot <u>3</u>	

SOIL INFORMATION SUMMARY

1. Position in landscape satisfactory Yes No
Describe Sideslope
2. Slope 7 %
3. Depth to rock or impervious strata: Max. _____ Min. _____ None
4. Depth to seasonal water table (gray mottling or gray color) No Yes _____ inches
5. Free water present No Yes _____ range in inches
6. Soil percolation rate estimated Yes No Texture group: I II III IV
Estimated rate: 40-45 min/inch
7. Permeability test performed Yes No

If yes, note type of test performed and attach

Site Approved: Drainfield to be placed at 60" depth at site designated on permit.

Site Disapproved:

Reason for rejection:

- 1 Position in landscape subject to flooding or periodic saturation.
- 2 Insufficient depth of suitable soil over hard rock.
- 3 Insufficient depth of suitable soil to seasonal water table.
- 4 Rates of absorption too slow.
- 5 Insufficient area of acceptable soil for required drainfield, and/or Reserve Area.
- 6 Proposed system too close to well.
- 7 Other Specify _____

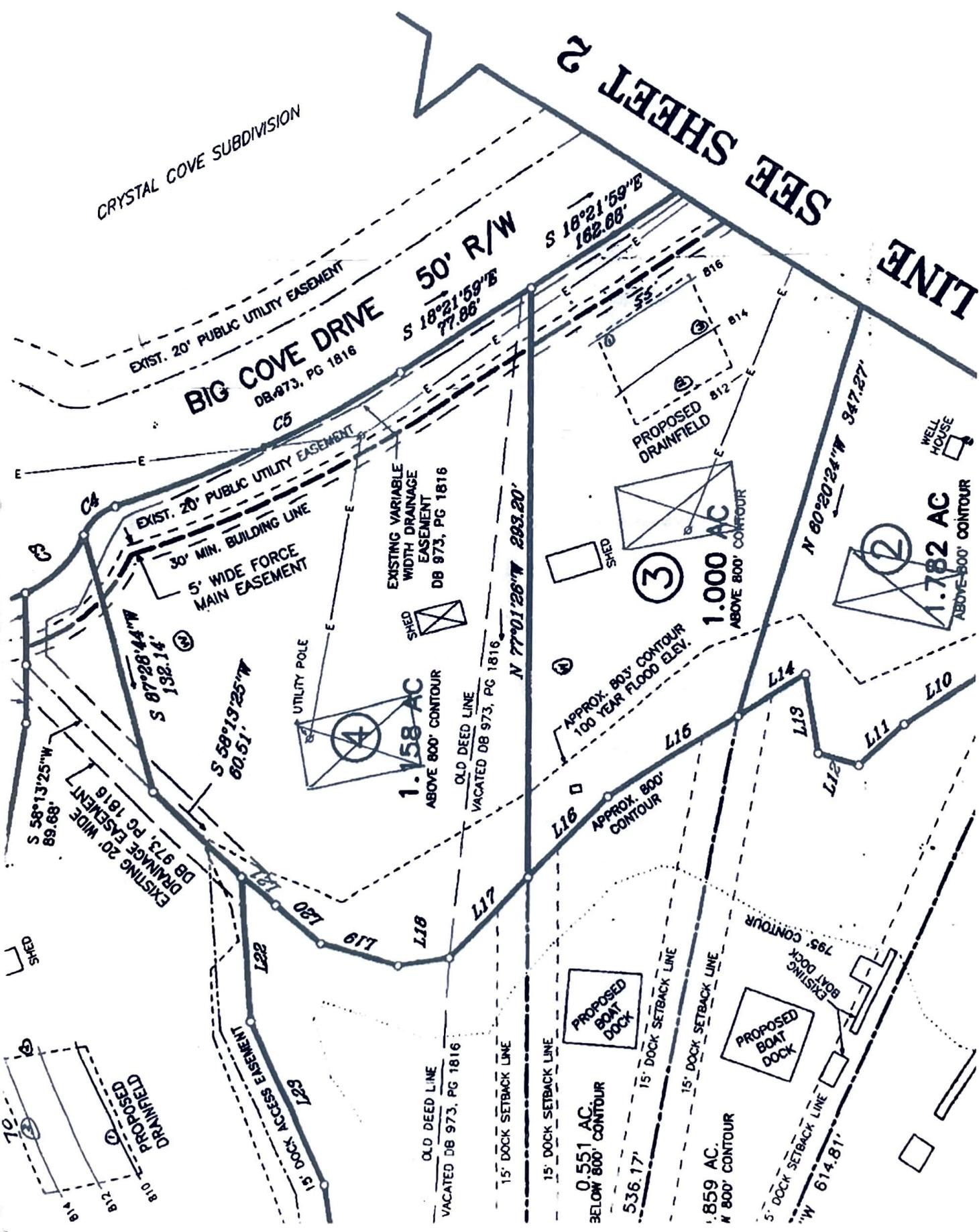
(attach additional pages if necessary)

Profile Description

Lot# 3

SOIL EVALUATION REPORT

See application sketch		See construction permit		<input checked="" type="checkbox"/> See attached
Hole #	Horizon	Depth (Inches)	Description of: color, texture, etc.	Texture Group
1	A	0"-8"	Brown Loam - 7.5YR 4/4	II
	Bt	8"-48"	Red Clay Loam - 2.5YR 4/6	III
	C	48"-78"	Red Mic. Loam - 2.5YR 4/8	II
2	A	0"-8"	Brown Loam - 7.5YR 4/4	II
	Bt	8"-48"	Red Clay Loam - 2.5YR 4/6	III
	C	48"-78"	Red Mic. Loam - 2.5YR 4/8	II
3	A	0"-8"	Brown Loam - 7.5YR 4/4	II
	Bt	8"-48"	Red Clay Loam - 2.5YR 4/6	III
	C	48"-78"	Red Mic. Loam - 2.5YR 4/8 w/ Traces of Dark Yellowish Brown Very Highly Weathered Mica Schist @+60" 10YR 6/3	II



Appendix 6
Abbreviated Design Form

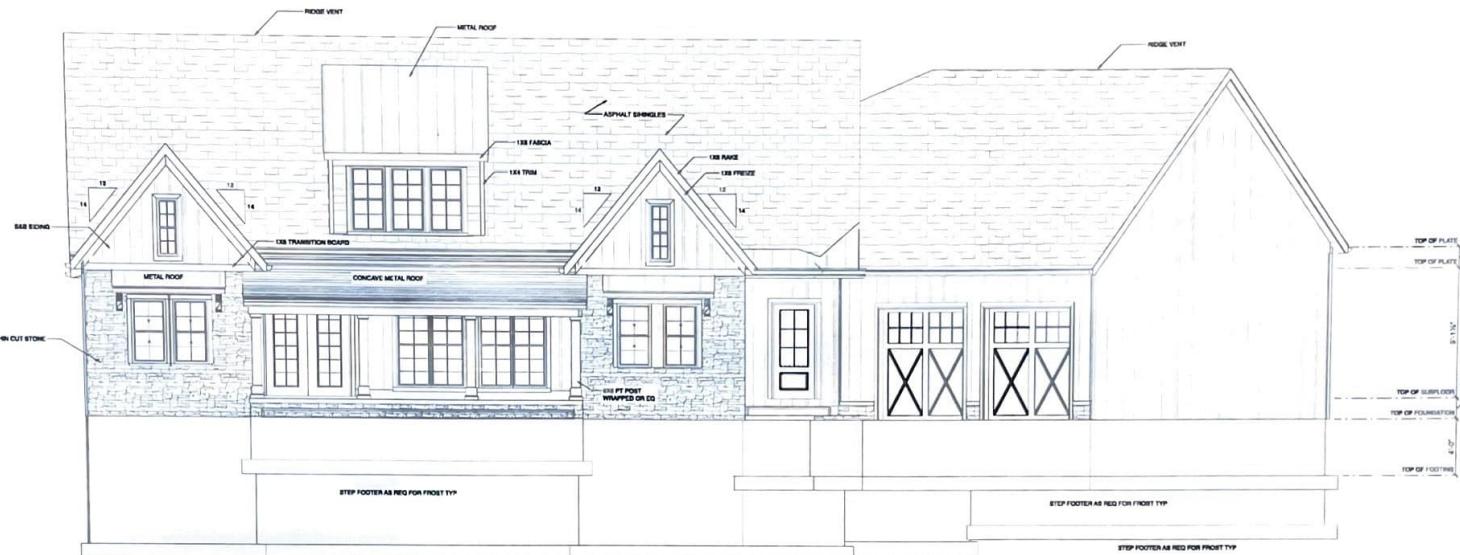
For use with gravity and pump drainfields, enhanced flow systems and low pressure distribution systems when applying for a certification letter or subdivision approval.

Design Basis

- A. Estimated Percolation Rate 40-45
- B. Trench bottom square feet required per bedroom
Table 4.6 based on Gravity LPD 330
- C. Number of bedrooms 3

Area Calculations

- D. Length of trench 55' Length of available area 55'
- E. Width of trench 3'
- F. Number of trenches 6
- G. Center-to-center- spacing 9'
- H. Width required
 $G(F-1) + E$ 48' Width of available area 50'
- I. Total square footage required
(line B times line C) 990
- J. Square footage in design
(D*E*F) 990
- K. Is a reserve area required? yes No



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

Peaks View Construction

PO Box 869
Forest
VA

06-26-24 Floor plans layout for review

06-27-24 Floor plans layout for review Ver 2

07-01-24 Bid Set

07-15-24 Review Set for final floor system layout

Lake House Project

Big Creek Dr Lot 4, Piermont, VA

Drawings Prepared By:
DICKSON CUSTOM DESIGNS
PO Box 88
Nellysford, VA 22958
Fred.Dickson09@gmail.com
434.962.3890

DATE: 7/16/2024

FRONT & REAR ELEVATIONS

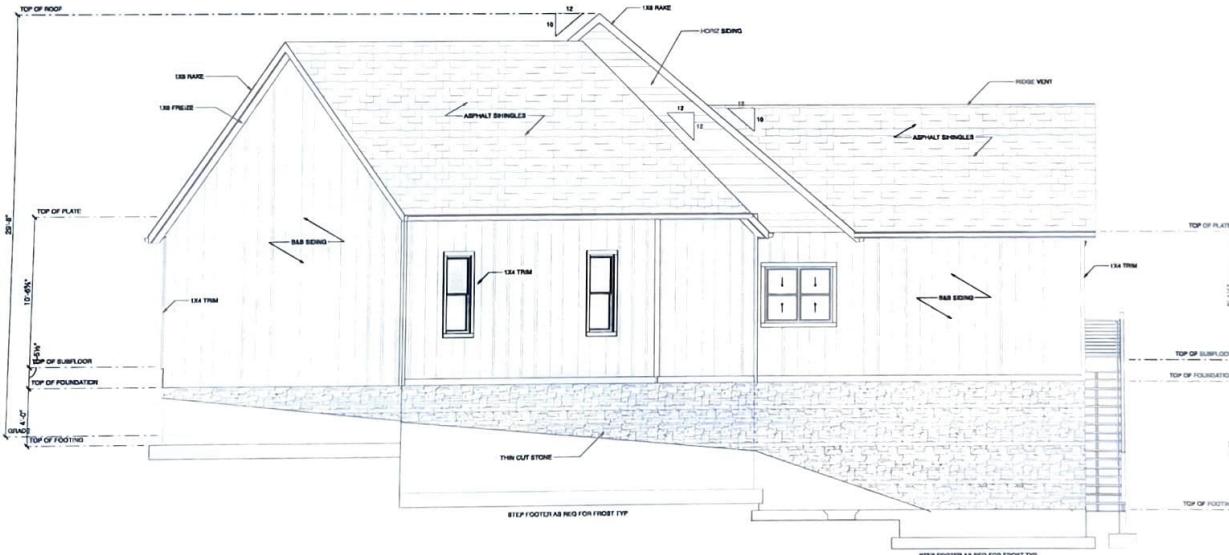
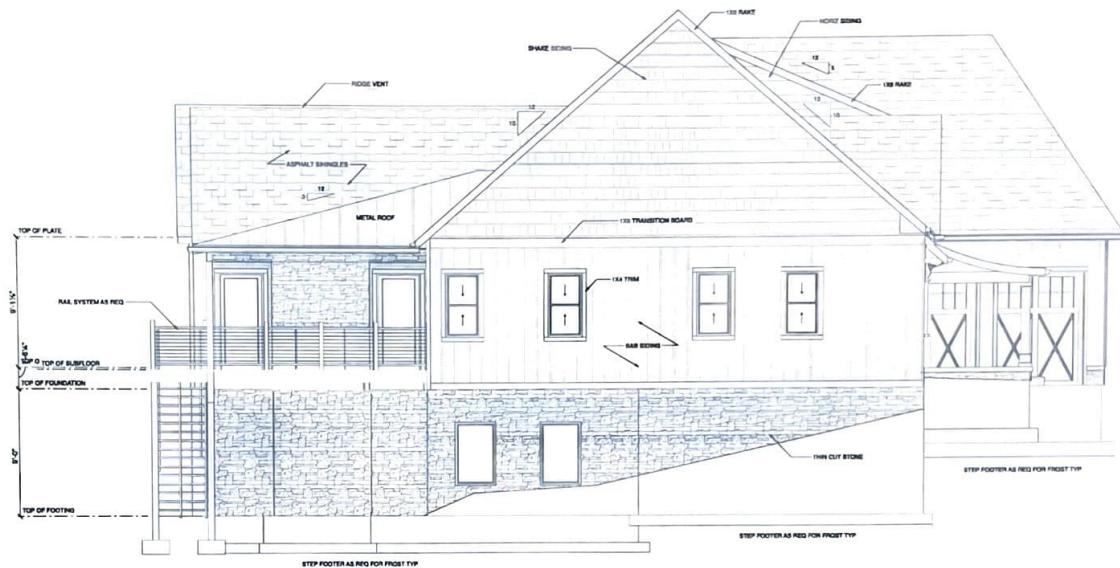
Sheet No:

A3

Peaks View Construction

PO Box 888
Forest
VA

- 06-26-24 Floor plans layout for review
06-27-24 Floor plans layout for review Ver 2
07-01-24 Bld Set
07-15-24 Review Set for final floor system layout



Lake House Project

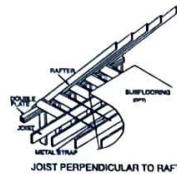
Big Creek Dr Lot 4, Forest, VA

Drawings Prepared By:
DICKSON CUSTOM DESIGNS
Nashville, VA 23958
Fred.Dickson02@gmail.com
434.982.3880

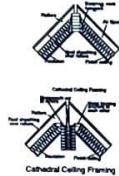
DATE: 7/16/2024

Sheet No.
LEFT & RIGHT
ELEVATIONS

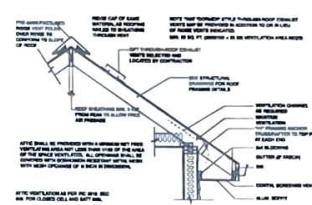
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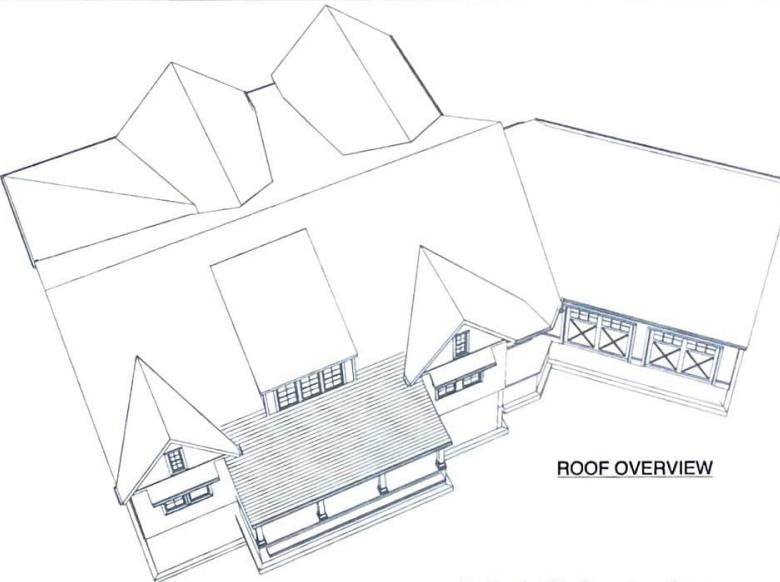
JOIST PERPENDICULAR TO RAFTERS



Cathedral Ceiling Framing



ATTIC VENTILATION AS PER PC 1010.802
MIN. FOR CLOSED CELL AND 50% MIN.



ROOF OVERVIEW



ROOF PLAN

Peaks View Construction

170

06-26-24 Floor plans
layout for review

06-27-24 Floor plans
layout for review Ver 2

07-01-24 Bld

07-15-24 Review Set for
final floor system layout



Ice Barrier Membrane Locations

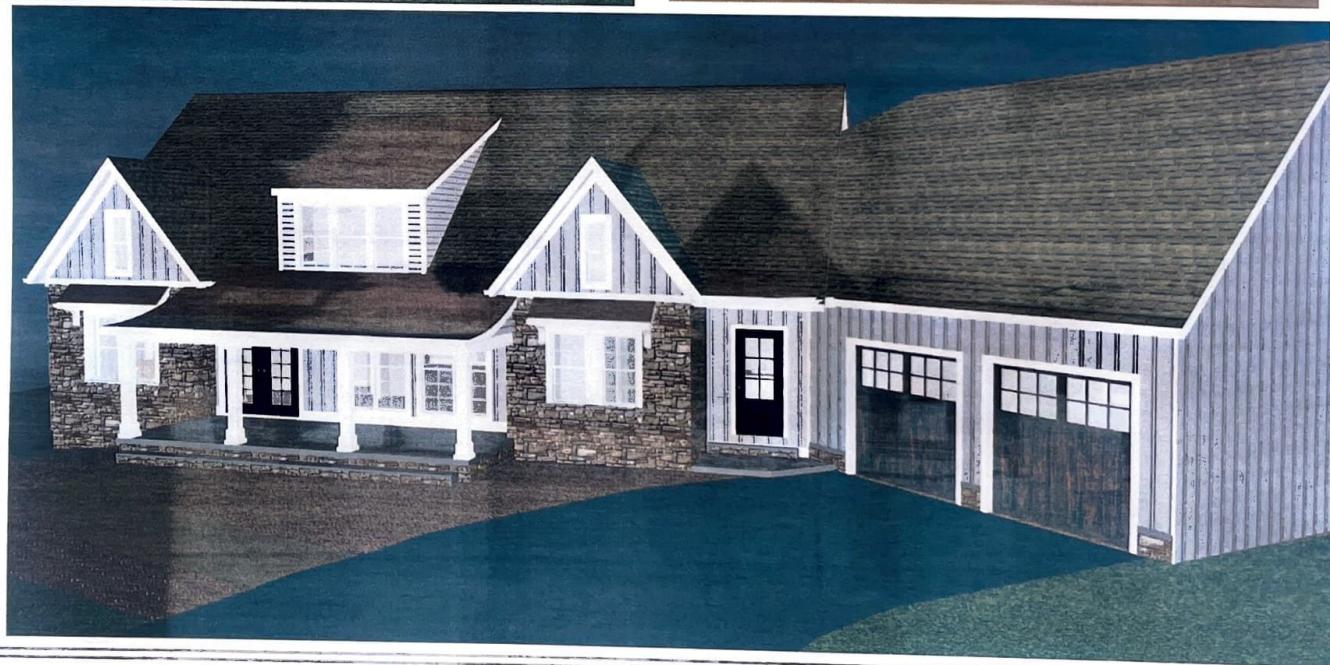
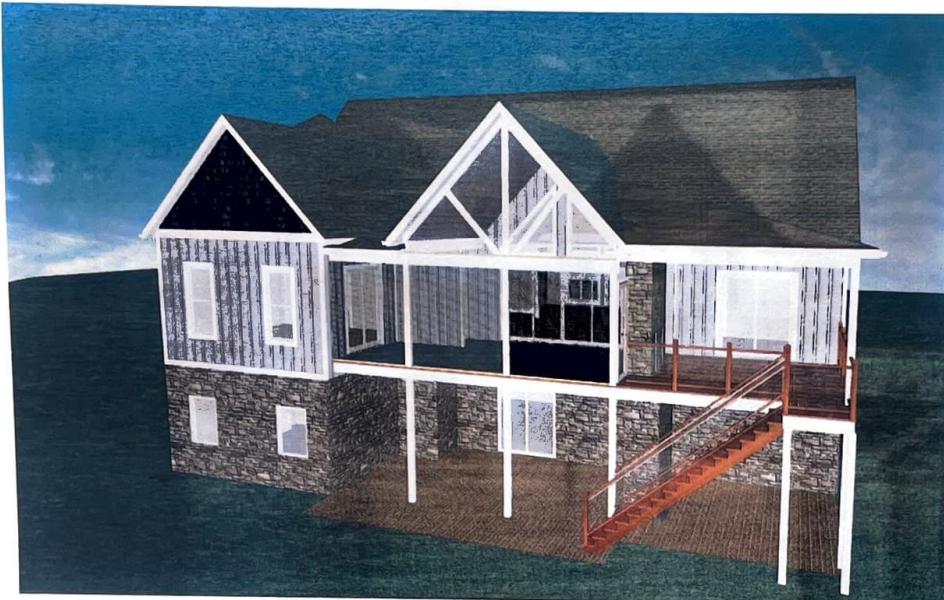
Drawings Prepared By:
DICKSON CUSTOM DESIGNS
PO Box 88
Nealsford, VA 22368
Fred.Dickson09@gmail.com

DATE: 7/16/2024

Show This

25

A5



Peaks View Construction

P.O. Box 818
Forney
VA

06-26-24 Floor plans
layout for review

06-27-24 Floor plans
layout for review Ver 2

07-01-24 Bid Set

07-15-24 Review Set for
final floor system layout

Lake House P.O. Box 818
Big Creek Dr Lot 4, Forney, VA

bigcreek818@gmail.com

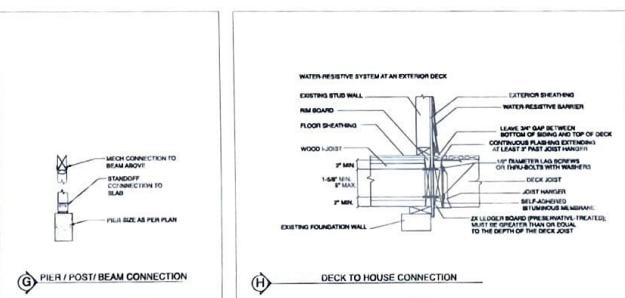
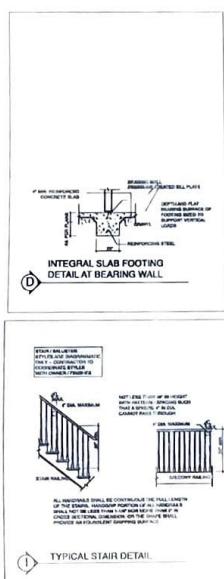
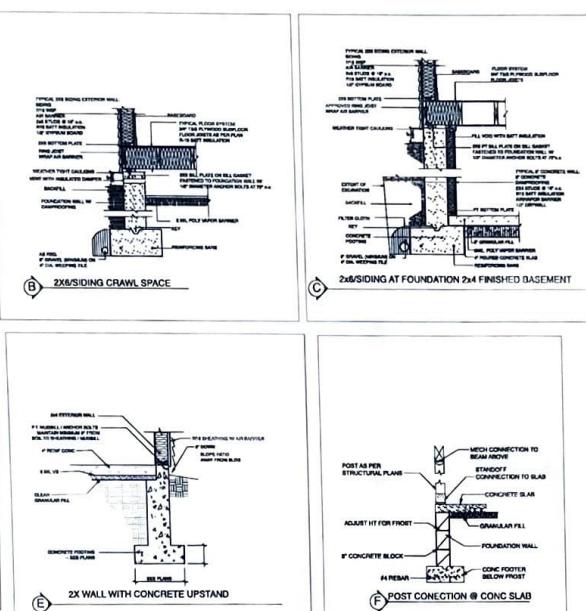
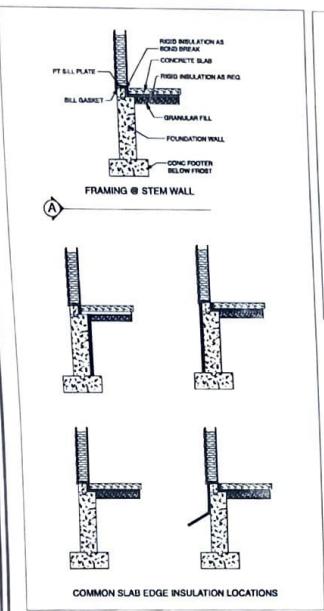
Drawings Prepared By
DICKSON CUSTOM DESIGNS
PO Box 818
Forney, VA 22060
Fred.Dickson01@gmail.com
434.962.3899

DATE: 7/16/2024

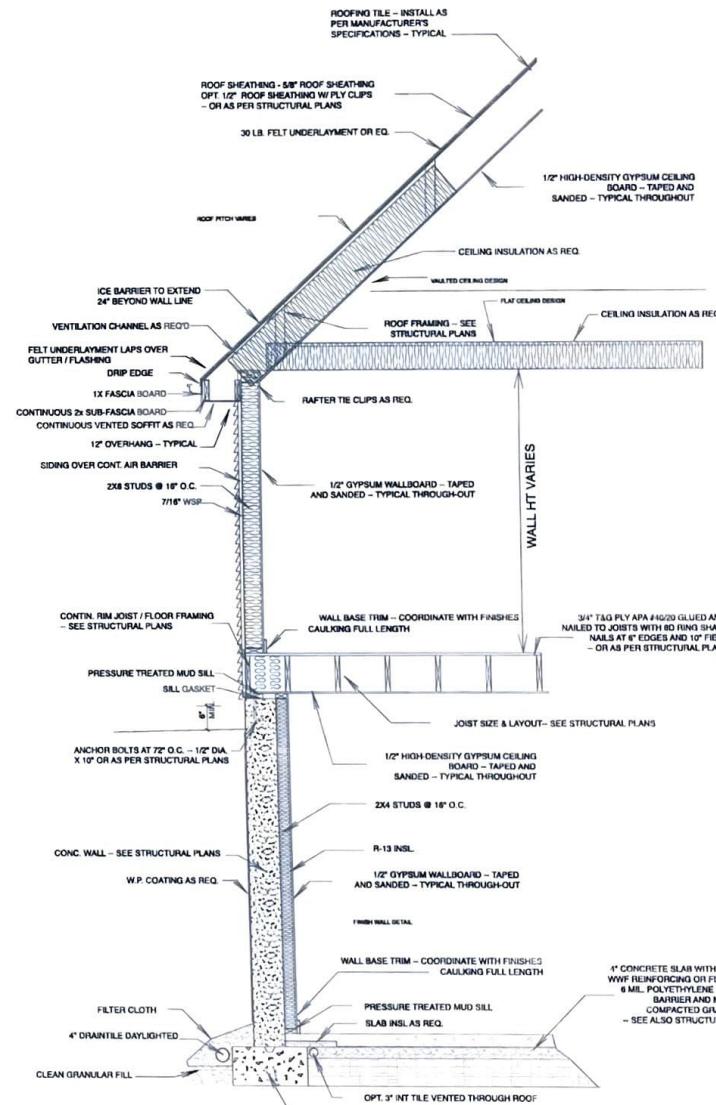
Sheet No: 1 of 1
Rendering

Sheet No:

A6



DETAILS & SECTIONS



**TYPICAL WALL SECTION
(NOT TO SCALE)**

Peaks View Construction

VA

- 06-26-24 Floor plans layout for review
- 06-27-24 Floor plans layout for review Ver 2
- 07-01-24 Bid Set
- 07-15-24 Review Set final floor system layout

Climate Project

Big Cove Dr Lot 4, Penticton, VA

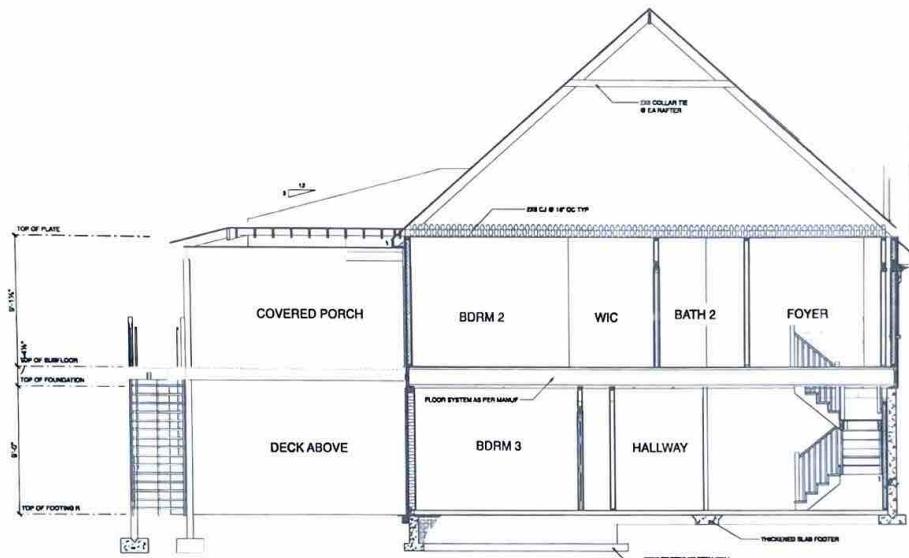
Drawings Prepared By:
DICKSON CUSTOM DESIGNS
PO Box 88
Nealsford, VA 22968
Fred.Dickson09@gmail.com

DATE: 7/15/2004

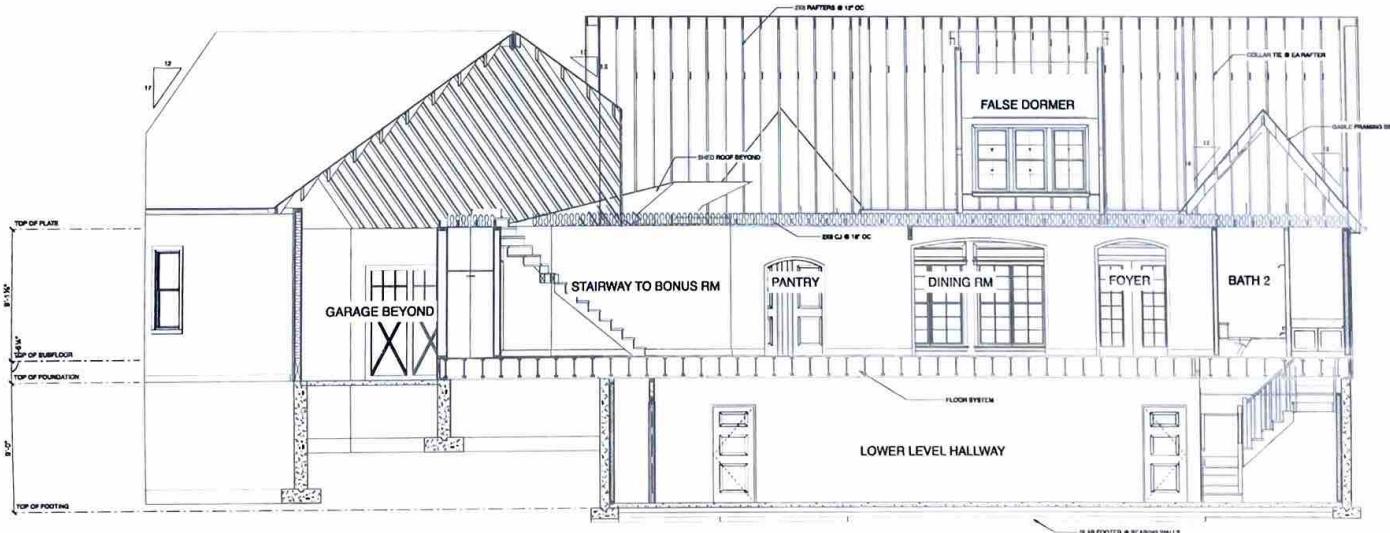
Sheet Title:

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A7



CROSS SECTION A
SCALE: 1/4" = 1'-0"



CROSS SECTION B
SCALE: 1/4" = 1'-0"

Peaks View Construction

PO Box 88
Forest, VA

- 06-26-24 Floor plans layout for review
- 06-27-24 Floor plans layout for review Ver 2
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- 07-15-24 Review Set for final floor system layout

Lake House Project

Big Creek Dr Lot 4, Forest, VA

Drawings Prepared By
DICKSON CUSTOM DESIGNS
PO Box 88
Nellysford, VA 22953
Fred.Dickson09@gmail.com
434 382 3850

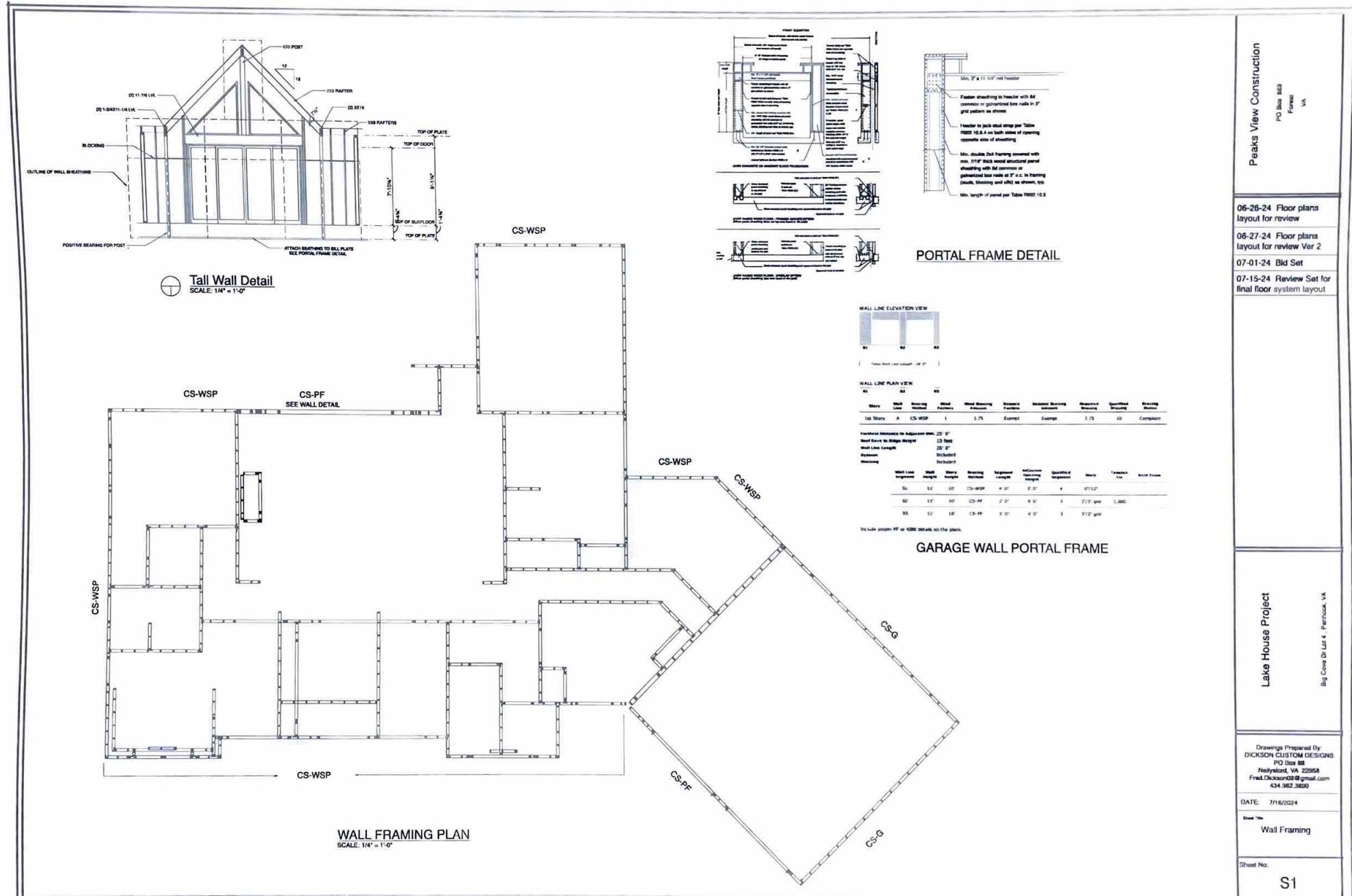
DATE: 7/15/2024

Sheet No:

SECTIONS

Sheet No:

A8





Voltage was checked after separation of grounds and neutrals in disconnect at the end of dock. I've attached a photograph showing no voltage leakage.

Thank you,
Weston Bigham



Weston Bigham
Licensed Electrician
Building Blocks of VA Inc.
License #2705121490
Exp--04/30/2027
Contact westonbigham@gmail.com