



November 2025

Planning

MONTHLY

NEW APPLICATIONS

BOARD OF ZONING APPEALS- December 2, 2025

OLD BUSINESS:

VAR-10-25-18411 Applicant and Owner: Thomas Shelhamer

Parcel ID#: 0460500500 Address: 409 Greenhouse Road, Glade Hill

Election District: Union Hall

Variance Request: Requesting a variance of 5'4" to construct a single-family dwelling

NEW APPLICATIONS

PLANNING COMMISSION MEETING- December 9, 2025

SPEC-10-25-18425 Applicants and Owners: Michael and Elizabeth Fair

Parcel ID#: 0320309800 Address: 234 Waterwood Drive, Moneta

Election District: Gills Creek

Special Use Permit: To allow for short-term tourist rental of dwelling

SPEC-10-25-18426 Applicant: Dan Kovarik Owner: RDK Property, LLC

Parcel ID#: 0512005800 Address: 108 Pennsylvania Avenue, Union Hall

Election District: Union Hall

Special Use Permit: To allow for short-term tourist rental of dwelling

SPEC-10-25-18434 Applicants and Owners: Leonard Capital, LLC

Parcel ID#: 0550400400 Address: 500 Blue Bend Road, Rocky Mount

Election District: Blackwater

Special Use Permit: To allow for short-term tourist rental of dwelling



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CURRENT APPLICATIONS

BOARD OF ZONING APPEALS MEETING– November 6, 2025

VAR-10-25-18411 Applicant and Owner: Thomas Shelhamer

Parcel ID#: 0460500500 Address: 409 Greenhouse Road, Glade Hill

Election District: Union Hall

Variance Request: Requesting a variance of 5'4" to construct a single-family dwelling

CURRENT APPLICATIONS

PLANNING COMMISSION MEETING– November 10, 2025

SPEC-09-25-18408 Applicants and Owners: Merle & Gretchen Groves

Parcel ID#: 0460002105 Address: 229 Pleasant Ridge Drive, Wirtz

Election District: Union Hall

Special Use Permit: To allow for a second single-family dwelling

SPEC-10-25-18413 Applicant: Eric Whyne Owners: Big Cove Partners, LLC

Parcel ID#: 0511800300 Address: 211 Big Cove Drive, Penhook

Election District: Union Hall

Special Use Permit: To allow for short-term tourist rental of dwelling

CURRENT APPLICATIONS

BOARD OF SUPERVISORS MEETING– November 18, 2025

SPEC-07-25-18370 Applicants and Owners: The Farm at Cedar Ridge, LLC, Lori & Jeff Dupier

Parcel ID#: 0520007000 Address: 112 Cedar Ridge Road

Election District: Union Hall

Special Use Permit: To amend condition four (4) by increasing the number of allowed participants in group classes from no more than twenty (20) people to no more than thirty (30) people, and to remove condition number six (6) which states there shall be no vehicular access to club activities from Cedar Ridge Road and Cedar Bay Road.



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RESULT OF PUBLIC HEARING

BOARD OF ZONING APPEALS– October 7, 2025

APRQ-08-25-18375 Applicant and Owner: Christopher D. Clinevell

Parcel ID#: 0310102100 Address: 175 Arden Lane, Moneta

Election District: Gills Creek

Petition to Appeal: Mr. Clinevell is appealing the zoning administrator's determination that he is unlawfully occupying a recreational vehicle on RC-1 property.

UPHELD Zoning Administrator's Decision 6-0-1-0 (Washington Absent)

RESULT OF PUBLIC HEARING

PLANNING COMMISSION HEARING– October 14, 2025

CONF-07-25-18354 Applicants: Constitution Solar, LLC Owners: Virgil Goode and Elizabeth Goode Brumsfield

Parcel ID#: 1110017401 Address: Virgil H. Goode Highway

Election District: Snow Creek

Conformance Review: To assess a solar generator facility, utility scale project's conformance with the Franklin County Comprehensive Plan in accordance with Virginia Code § 15.2-2232

DENIED 5-1-1-1 (McGhee Absent, Mitchell Abstain)

SPEC-07-25-18370 Applicants and Owners: The Farm at Cedar Ridge, LLC, Lori & Jeff Dupier

Parcel ID#: 0520007000 Address: 112 Cedar Ridge Road

Election District: Union Hall

Special Use Permit: To amend condition four (4) by increasing the number of allowed participants in group classes from no more than twenty (20) people to no more than thirty (30) people, and to remove condition number six (6) which states there shall be no vehicular access to club activities from Cedar Ridge Road and Cedar Bay Road.

APPROVED 5-1-1-0 (McGhee Absent)

RESULT OF PUBLIC HEARING

BOARD OF SUPERVISORS MEETING– October 21, 2025

Public Hearing for the proposed abandonment of a portion of Route 1058 (West Franklin Drive) from VDOT secondary system.

APPROVED 7-0-0-0



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Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 Deadline for New Applications	4 Election Day— County Offices Closed	5 Site Visits 2pm PC Zoning Ordinance Work Session 5:30pm	6 BZA Meeting 6pm	7	8
9	10 DRT Meeting 10:30am PC Meeting 6pm	11 Veterans Day— County Offices Closed	12 PC Zoning Ordinance Work Session 6pm	13	14	15
16	17	18 BOS Meeting 6pm	19	20	21	22
23	24	25	26 County Offices Closed at Noon	27 Thanksgiving— County Offices Closed	28 County Offices Closed	29/30