



# 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



# Planning

## MONTHLY

**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.



# Planning

## MONTHLY

### 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**



November 2025

# Planning

## MONTHLY

November 2025

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