



Planning

MONTHLY

NEW APPLICATIONS

BOARD OF ZONING APPEALS– February 3, 2026

VAR-01-26-18467 Applicant and Owner: Melissa & Aaron Tolliver

Parcel ID#: 0640006800

Address: 544 Power Dam Road

Election District: Snow Creek

Variance Request: Requesting a variance of 3'8" to reduce the side yard setback from 10' to 6'4" to allow for the construction of a 10'x27' bedroom extension and 8'26' concrete covered entrance for ADA access

NEW APPLICATIONS

PLANNING COMMISSION MEETING– February 10, 2026

REZO-01-26-18468 Applicants: ABoone Development, Inc.

**Owners: Willard Investment Properties, LLC and
Willard Construction Smith Mountain Lake, LLC**

Parcel ID#: 0300000105 & 0300005228

Address: 12800 Booker T. Washington Hwy

Election District: Gills Creek

Zoning Map Amendment: To amend the conceptual plan to allow for 103 +/- single family detached homes as well as

SPEC-01-26-18469 Applicants: ABoone Development, Inc.

**Owners: Willard Investment Properties, LLC and
Willard Construction Smith Mountain Lake, LLC**

Parcel ID#: 0300000105 & 0300005228

Address: 12800 Booker T. Washington Hwy

Election District: Gills Creek

Special Use Permit: To allow for private street(s) or road(s)

SPEC-01-26-18470 Applicants: ABoone Development, Inc.

**Owners: Willard Investment Properties, LLC and
Willard Construction Smith Mountain Lake, LLC**

Parcel ID#: 0300000105 & 0300005228

Address: 12800 Booker T. Washington Hwy

Election District: Gills Creek

Special Use Permit: To allow for 103 +/- single family detached homes with commercial pads fronting Route 122 (private roads)

A-01-26-001 Applicants: County of Franklin

Comprehensive Plan Amendment: To amend the 2045 Franklin County Comprehensive Plan: Chapter 9 Utilities to reflect changes to map entitled "Map #9.5: Power Transmission Lines" in order to address critical electrical infrastructure needs and to support planned economic development within the County

SPEC-01-26-18471 Applicants and Owners: County of Franklin

Parcel ID#: 0370005400, 0360020400, 0360020500, 0440000500

Address: Non-addressed

Election District: Blackwater and Boone

Special Use Permit: To allow for Utility Services, Major electric substation and associated facilities and transmission lines

All of these PC applications will be heard by the Board of Supervisors on February 17, 2026.



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CURRENT APPLICATIONS **BOARD OF ZONING APPEALS MEETING– January 6, 2026**

There were no new applications submitted, so the January BZA meeting was cancelled.

CURRENT APPLICATIONS **PLANNING COMMISSION MEETING– January 13, 2026**

There were no new applications submitted, so the Planning Commission left this date available for a potential work session on the zoning ordinance update.

CURRENT APPLICATIONS **BOARD OF SUPERVISORS MEETING– January 20, 2026**

- 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

RESULT OF PUBLIC HEARING **BOARD OF ZONING APPEALS– December 2, 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
DENIED 3-1-2-0 (Cooper and Kingery Absent)



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RESULT OF PUBLIC HEARING

PLANNING COMMISSION HEARING– 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

APPROVED 6-0-1-0 (Jefferson Absent)

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

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

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

APPROVED 6-0-1-0 (Jefferson Absent)

RESULT OF PUBLIC HEARING

BOARD OF SUPERVISORS MEETING– December 16, 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

APPROVED 6-0-1-0 (Thompson Absent)

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

APPROVED 6-0-1-0 (Thompson Absent)

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: Requesting an appeal of the Planning Commission's denial of a Comprehensive Plan

Conformance Review for a solar generator facility, utility scale project

APPROVED 1-5-1-0 (Thompson Absent); The motion failed; the Planning Commission decision was upheld.



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January 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 County Offices Closed	2	3
4	5 Deadline for New Applications	6 BZA Meeting 6pm	7 PC Zoning Ordinance Work Session 5:30pm	8	9	10
11	12	13 DRT Meeting 10:30am PC Meeting 6pm	14 PC Zoning Ordinance Work Session 6pm	15	16	17
18	19 County Offices Closed	20 BOS Meeting 6pm	21	22	23	24
25	26	27	28	29	30	31