



Planning

MONTHLY

NEW APPLICATIONS

BOARD OF ZONING APPEALS– March 3, 2026

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

NEW APPLICATIONS

PLANNING COMMISSION MEETING– March 10, 2026

SPEC-01-26-18485 Applicants and Owners: Robert & Nicole Rakes

Parcel ID#: 0320004401

Address: 5199 Scruggs Road, Moneta, VA 24121

Election District: Gills Creek

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

SPEC-01-26-18492 Applicant: Tom Harvey Owners: Dominion Land, LLC

Parcel ID#: 0670401200

Address: Intersection of Old Franklin Turnpike (Route 40) and Novelty Road
(Route 946)

Election District: Union Hall

Special Use Permit: To allow for Storage-Boat, Recreational Vehicle, and Recreational Trailer



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CURRENT APPLICATIONS BOARD OF ZONING APPEALS MEETING– 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

CURRENT 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 five (5) commercial pads designated for business purposes

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

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

CURRENT APPLICATIONS BOARD OF SUPERVISORS MEETING– February 17, 2026

All of the current PC applications in February will be fast-tracked to the BOS and be heard at the Feb. 17th meeting.



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RESULT OF PUBLIC HEARING

BOARD OF ZONING APPEALS– January 6, 2026

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

RESULT OF PUBLIC HEARING

PLANNING COMMISSION HEARING– January 13, 2026

There were no new applications submitted, so the Planning Commission held a work session on the zoning ordinance update.

RESULT OF PUBLIC HEARING

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
APPROVED 6-1-0-0

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 5-2-0-0

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
DENIED 4-3-0-0



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February 2026

1	2 Deadline for New Applications	3 BZA Meeting 6pm	4	5	6	7
8	9	10 DRT Meeting 10:30am PC Meeting 6pm	11	12	13	14
15	16 President's Day: County Offices Closed	17 BOS Meeting 6pm	18	19	20	21
22	23	24 PC Zoning Ordinance Work Session 6pm	25	26	27	28