

FRANKLIN COUNTY  
SPECIAL USE PERMIT APPLICATION

(Type or Print)

I/We, Kathryn Yerkey + Thomas Yerkey 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 as described below:

Petitioner's Name: Kathryn Yerkey & Thomas Yerkey

Petitioner's Address: 435 Kenwood Rd, Glade Hill, VA 24092

Petitioner's Phone Number: 540.243.0004

Petitioner's E-mail: fieldviewfarm@yahoo.com

Property Owner's Name: Kathryn Maiko Yerkey

Property Owner's Address: 435 Kenwood Rd, Glade Hill, VA 24092

Property Owner's Phone Number: 540.243.0004

Property Owner's E-mail: fieldviewfarm@yahoo.com

Directions to Property from Rocky Mount: Head 40E about 7 miles  
Turn left Rt 870, Kenwood Rd (if you pass Glade Hill Elementary you  
just passed Rd)

Tax Map and Parcel Number: 0650005000

Magisterial District: Gills Creek

Property Information:

- A. Size 890 sqft of entire house Property: House
- B. Existing Zoning: Agricultural 1
- C. Existing 0.59 acres Land Use: Residential
- D. Is property located within any of the following overlay zoning districts: NO  
Corridor District Westlake Overlay District Smith Mountain Lake Surface District
- E. Is any land submerged under water or part of a lake? Yes  No If yes, explain.

Proposed Special Use Permit Information:

- A. Proposed \_\_\_\_\_ Land Use: Short Term Rental

B. Size of Proposed Use: 0.59 Acres + full house 890 sq-ft.

C. 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 herein is correct and accurate.**

Petitioner's Name (Print): KATHRYN Yerkey + Thomas Yerkey

Signature of Petitioner: Kathryn Yerkey + [Signature]

Date: 03/03/2023

Mailing Address: P.O. Box 757

Hardy, VA 24101

Telephone: 540.243.0004 & 540.400.3115

Email Address: fieldviewfarm@yahoo.com

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

Owner's Name (Print): Kathryn Maiko Yerkey

Signature of Owner: Kathryn Maiko Yerkey

Date: 03.03.2023

**Date Received by Planning Staff** \_\_\_\_\_

**Clerk's Initials:** \_\_\_\_\_

**CHECK#:** \_\_\_\_\_

**RECPT.#:** \_\_\_\_\_

**AMOUNT:** \_\_\_\_\_

March 2, 2023

To: Franklin County Planning Commission & Board of Supervisors

From: Kathryn Yerkey & Thomas Yerkey

Re: Letter of Application for Special Use Permit

I have been on the deed to 405 Kenwood Road, Glade Hill, VA since 02/2013. Since I have owned this property my father lived there until he passed, then I rented out this home to family. I also own the property next door which is 435 Kenwood Rd. This property part of a small farm we currently operate, and reside. These two homes are the only residential homes on Kenwood Road (Rt 870). The reason for the short term rental request is to allow others to enjoy the atmosphere of the farm, and more importantly to invite others to visit Franklin County and explore all the resources and activities Franklin County has to offer.

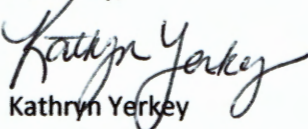
With 405 Kenwood Road being in an agricultural zone and one other residential home on this road (mine) there should be little to no changes or effects to the following: public health, safety & welfare, character use of the existing zoning district, or property use on the adjacent property. There are no Homeowner Association dues on this road. This home has it's own driveway with plenty of parking for vehicles, boats or trailers. We are not close to the lake. This home is surrounded by fields beside being off Rt 870.

Thomas and I are very responsible and will be selective to whom will be able to rent 405 Kenwood Rd. Any person renting the home will be over the age of 21 with good reviews from previous stays at other locations. This home is safe with smoke detectors and carbon monoxide detectors. Since the farm is next door we will be able to monitor the guests that visit this property.

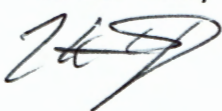
The history of myself Kathryn Yerkey (formerly Kathryn Polk), I has been a resident in Franklin County since 2004, I had 19 years in the banking industry with HomeTown Bank and American National Bank, when she left as VP To pursue a mortgage career which is at Atlantic Bay Mortgage in Westlake. I am an active member of the Franklin County Chamber of Commerce. Thomas Yerkey has been a resident of Franklin County his entire life, he volunteered for the Franklin County Public Safety/Fire EMS, he is a current business owner of Franklin County and holds a real estate in the state of VA.

We are very passionate about Franklin County and appreciate the opportunity to promote Franklin County.

Sincerely,

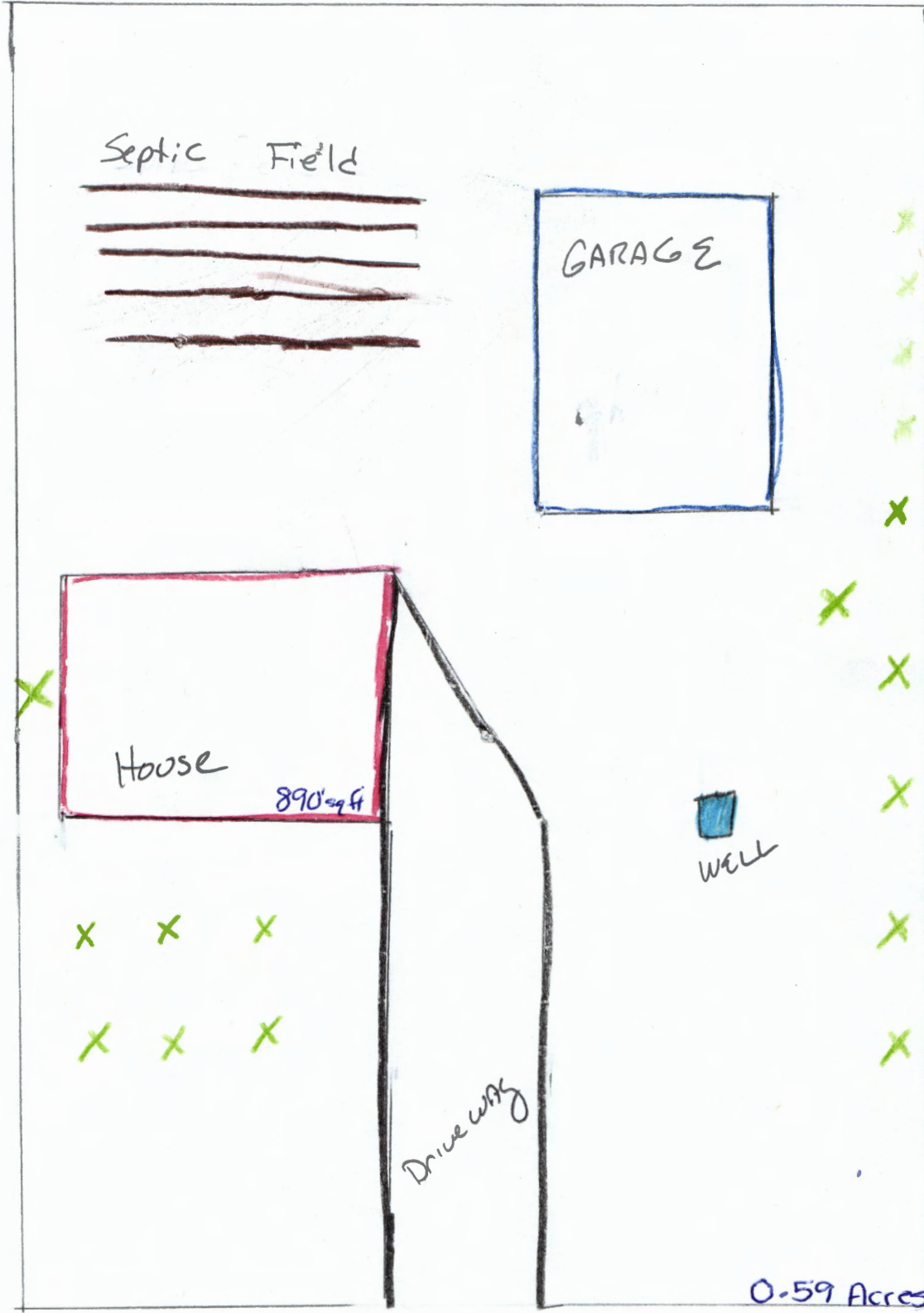
  
Kathryn Yerkey

Thomas Yerkey



# CONCEPT PLAN

405 Kenwood Rd, Glade Hill, VA



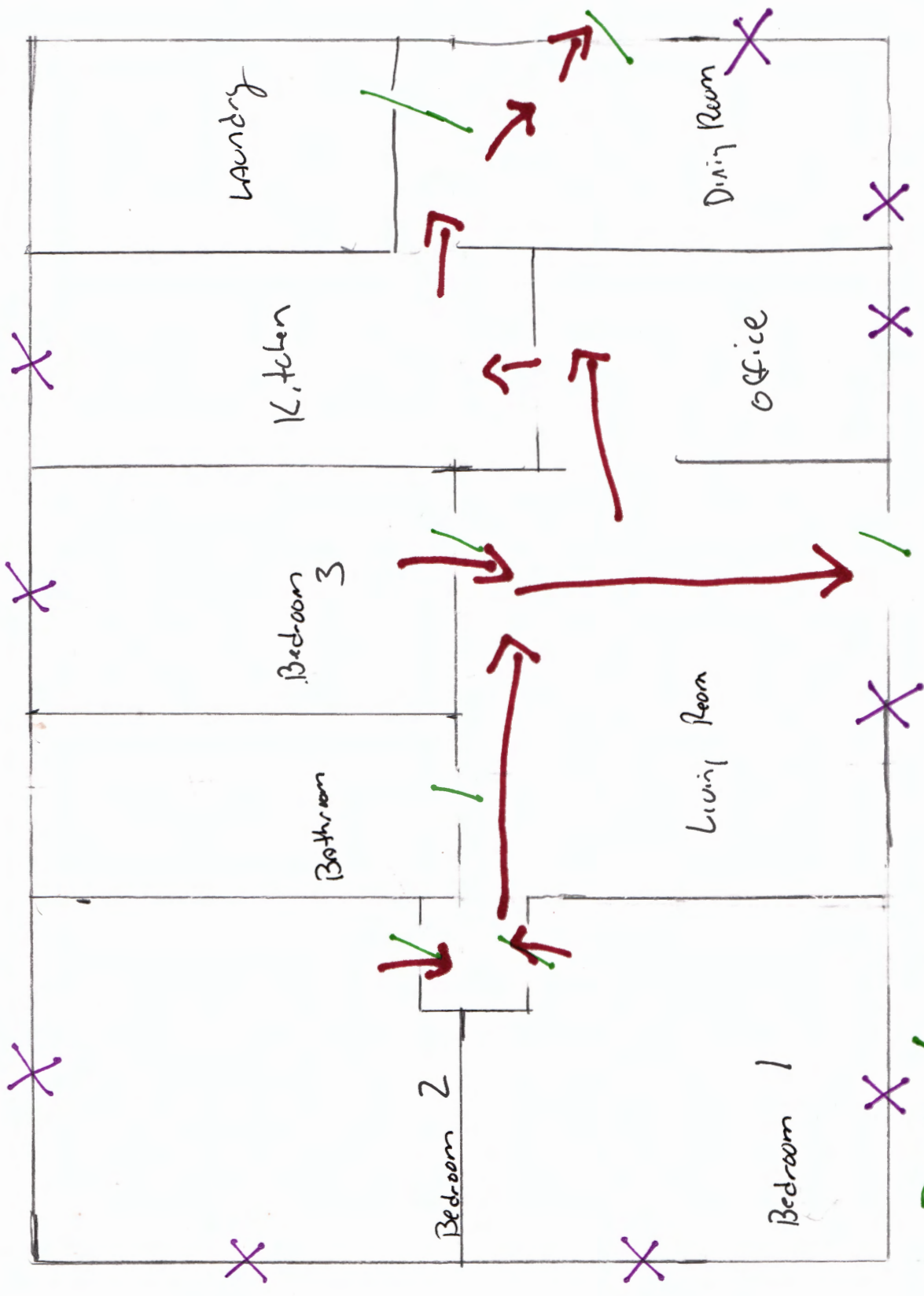
TREES & Bushes - X  
WELL - [blue square]  
Septic - [brown lines]

Garage - [blue outline]  
House - [red outline]  
Driveway - [black line]

03/05/2023  
By: Kathryn Yerkey  
Thomas Yerkey

# EMERGENCY EVACUATION PLAN

405 Kenwood Rd, Glade Hill, VA



Door - /  
Window - X  
EMERGENCY EXIT ->

03/05/2023  
By: Kathryn Yerkes  
Thomas Yerkes



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Franklin County Health Department  
365 Pell Ave., 249  
Rocky Mount, Virginia 24151  
(540) 484-0292 Voice  
(540) 483-1485 Fax

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### Sewage Disposal System Operation Permit

**Property Owner**

**Kathryn & Rick Polk**  
405 or 435 Kenwood Rd.  
Glade Hill, VA 24092  
Phone: (540) 352-2936

Health Dept. ID: **133 16 0166**  
Tax Map/GPIN:  
Locality: **Franklin County**

**Property Location**

Property Address: 405 Kenwood Rd.  
Glade Hill, VA 24092

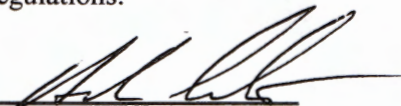
=====  
**Kathryn & Rick Polk** is hereby granted permission to operate a **Residential Conventional Onsite Sewage System** at the above referenced location, under the following parameters:

**Daily Flow:** 450 gallons  
**Number of Bedrooms:** 3

This permit is issued in accordance with the provisions of Title 32.1, Chapter 6 of the Code of Virginia as Amended, and Section 12VAC 5-610-340 of the Sewage Handling and Disposal Regulations of the Virginia Department of Health. The issuance of an operation permit does not denote or imply any guarantee by the department that the sewage disposal system will function for any specified period of time. It shall be the responsibility of the owner or any subsequent owner to maintain, repair, or replace any sewage disposal system that ceases to operate in accordance with the regulations.

July 8, 2016  
Effective Date

Christopher A. Carter  
Environmental Health Specialist, Sr.

  
\_\_\_\_\_  
Signature