

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

I/We Leonard Capital, LLC 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 described below:

Petitioner's Name: Perry Leonard

Petitioner's Address: 7949 Bolling Dr., Alexandria, VA 22308

Petitioner's Phone Number: [REDACTED]

Petitioner's Email Address: [REDACTED]

Property Owner's Name: Leonard Capital, LLC

Property Owner's Address: 7949 Bolling Dr., Alexandria, VA 22308

Property Owner's Phone Number: [REDACTED]

Property Owner's Email Address: [REDACTED]

Property Information:

A. Proposed Property Address: 500 Blue Bend Rd., Rocky Mount, VA 24151
(Blackwater Hollow Lot 4)

B. Tax Map and Parcel Number: 0550400400

C. Election District: Blackwater

D. Size of Property: 4.08 acres

E. Existing Zoning: A-1

F. Existing Land Use: Residential

G. Is the property located within any of the following overlay zoning districts:
 Corridor District Westlake Overlay District Smith Mountain Lake Surface District

H. Is any land submerged under water or part of Smith Mountain Lake? YES NO

I. If yes, please explain: _____

Proposed Special Use Permit Information:

J. Proposed Land Use: Short-term rental

K. Size of Proposed Use: Approximately 4.08 acres.

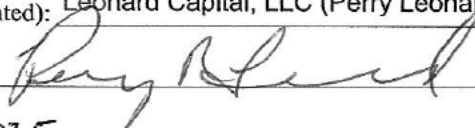
L. Other Details of Proposed Use: Single family visitors, approximately 2-7 people maximum

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 is herein complete and accurate.


Petitioner's Name (Printed): Leonard Capital, LLC (Perry Leonard)

Petitioner's Signature: 

Date: 10/30/2025

Mailing Address: 7949 Bolling Dr.
Alexandria, VA 22308

Phone Number: 

Email Address: 

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

Owner's Name: _____

Owner's Signature: _____

Date: _____

Date Received by Planning Staff: _____

Leonard Capital, LLC
7949 Bolling Dr.
Alexandria, VA 22308

10/30/2025

Franklin County Virginia
Department of Planning and Community Development
1255 Franklin Street, Suite 103
Rocky Mount, VA 24151

Dear Members of the Department of Planning and Community Development,

I am the owner of Leonard Capital, LLC, and am requesting approval for a special use permit to offer a short-term rental opportunity for the Franklin County area. This residence is a single-family home at 500 Blue Bend Rd., Rocky Mount, VA 24151. If approved, this residence will be available for short-term vacation stays to individuals and families to enjoy the beautiful Rocky Mount surroundings and Blue Ridge Mountain region.

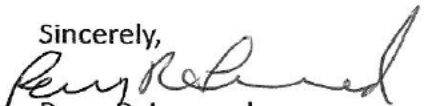
My wife and I built this to be our forever home but we aren't quite able to retire and move yet since our two kids are attending private universities here in Virginia and we need to continue our employment in Northern Virginia. To bridge the time from now until we are able to relocate primary residences, we request to rent the home for short-term stays, thus allowing my family to occasionally visit the rental and update the property. I am a Veteran of the U.S. Army, having retired in 2013 after 24 years of active service. I intend to operate and maintain this short-term rental with the same pride and love of community learned from my honorable military service.

The 4.08 acres wooded property lot features a new construction rambler home with attached garage. The home obtained an approved certificate of occupancy from Franklin County in October 2025. The 3-tank septic system with drainage field, underground electric connections, and well drinking water that is free of coliform group bacteria are all newly installed, safe, and suitable for guests to use.

I do not anticipate the neighbors in the surrounding area to experience any negative effects as a result of this permit being approved. I gave an advance notification to the nearest neighbor down the road and received a favorable response of support. Little to no change will occur in the amount of traffic to the to the property or sound levels that already exist. There is plenty of forest and distance buffering noise between any of the neighbors.

The local individual managing this short-term rental will be Ms. Jennifer Chapman, from the Evolve Vacation Rental Company, [REDACTED]. She and her team members live nearby and are very familiar with the rules and customs for the area.

Thank you for your consideration of my request. I appreciate this planning commission's efforts to support the wonderful community of Franklin County.

Sincerely,

Perry R. Leonard
Principal, Leonard Capital, LLC

Enclosures

Certificate of Occupancy

Building Inspections Department

This certificate issued pursuant to the requirements of the Virginia Statewide Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the jurisdiction regulating building construction or use. For the following:

Description Single Family Dwelling (5-2-25 renewed permit)

Owner LEONARD CAPITAL LLC

Contractor SCAMPORINO CONSTRUCTION LLC

Permit No. RES-04-2024-88127

Permit Type Residential Building

Work Class Single Family (Home)

Bedrooms 3

USBC Ref _____

Construction Type 5B Group/Occupancy R5

Sprinkler Required No Sprinkler Provided No

MapTax # 0550400400

Subdivision BLACKWATER HOLLOW LOT 4

Lot: _____

500 BLUE BEND RD Verified

ROCKY MOUNT, VA 24151

911 Address _____



Franklin County
A Natural Setting for Opportunity

Building Official

CO Issue Date: 10/16/2025

Sewage Disposal System Operation Permit

Property Owner

Perry Leonard
7949 Bolling Drive
Alexandria, VA 22308

Health Dept. ID: 133 24 0201

Locality: Franklin County

Property Location

Property Address: ~~500~~ Blue Bend Road
Rocky Mount, VA 24151
Tax Map: 0550400400

The Property Owner is hereby granted permission to operate a septic tank effluent and drainfield Sewage System at the above referenced location.

System Design Flow: 450

Number of Bedroom: 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.

09/29/2025

Effective Date

Bryce Blake

Environmental Health Spec.



Signed: 09/29/2025

OAKWOOD SCIENTIFIC LABORATORY
State Certified Bacteriological Water Testing



7102 Pole Green Road
Mechanicsville, VA 23116
email: oakwoodlab@verizon.net

(804) 730-3263 Richmond
(804) 598-6462 Powhatan
1-800-582-5211 Toll Free
(804) 730-9379 Fax

Date: 9/19/2025

Bacteriological Examination of Water

Sample Number: 091725-27 Leonard

Sampled by: Scamporino Construction

Sample Origin: Perry Leonard
500 Blue Bend Rd
Rocky Mount, VA 24151

Identification of Coliform Group Bacteria

	Positive	Negative
Total coliforms	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. coli	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Colilert-18 _____ E. coli coliforms per 100 ml.

Test results indicate the sample is free of coliform group bacteria, thus is satisfactory for drinking water. Total coliforms, fecal coliforms and E. coli are absent and passes the potability test required by EPA.

Test results indicate the sample contains coliform group bacteria, thus may not be satisfactory for drinking water supply.

The above services were performed and the report prepared in accordance with accepted laboratory practices, and makes no other warranties, either expressed or implied, as to the professional advice provided herein.

Respectfully,

Ronald R. Weik, Ph.D.

Dr. Ronald R. Weik, Ph.D.
Director, Microbiology

Simonetta M. Weik

Simonetta M. Weik
Assistant Director

Standard Methods, 22nd ed. 2012 Method 9223 B Colilert 18. Virginia Lab Certification #00242. Maryland Lab ID #352

OAKWOOD SCIENTIFIC LABORATORY
State Certified Bacteriological Water Testing



7102 Pole Green Road (804) 730-3263
Mechanicsville, VA 23116 1-800-582-5211
Fax (804) 730-9379
Email-oakwoodlab@verizon.net

bill to: Perry Leonard
c/o ScamporinoConstruction@gmail.com Invoice Date: 9/19/2025

Invoice Number: 214093
Amount due: \$69.00

Date	Description	Charges	Credits	Amount
9/19/2025	091725-27 Leonard Perry Leonard 500 Blue Bend Rd Rocky Mount, VA 24151	\$65.00		\$65.00
	Rush/email	\$4.00		\$4.00
			Total	\$69.00

Payment due within 15 days of invoice date; 1.5% finance charge per
Expert witness in or out of court available @ of \$395 per hour.

Please return copy with payment. Thank You!



Franklin County

A Natural Setting for Opportunity

1255 Franklin Street, Suite 103

Rocky Mount, VA 24151

Phone: (540)483-3047 Fax: (540)483-6665

Permit

Permit NO. **ZONE-05-2024-66325**

Permit Type: Zoning Form

Work Classification: <None>

Permit Status: Active

Issue Date: 6/6/2024

Expiration: 06/06/2025

Owner Information LEONARD CAPITAL LLC	Address 7949 BOLLING DR ALEXANDRIA, VA 22308	Phone 7034051386	Cell
Project Address LOT 4 BLUE BEND ROAD	Zoning A1	Parcel Number 0550400400	Applicant SCAMPORINO CONSTRUCTION LLC
	District Blackwater	Lot/Tract/Section # BLACKWATER HOLLOW	Subdivision BLACKWATER HOLLOW

Directions: 40 E, L on Main St., L after KFC on to Grassy Hill Rd., R on to Jamestown, R on Blue Bend.

Mechanics Lien Agent	Address	Phone	Fax
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Type of Construction	Use Group	Code	Year
Req. Setback Front	Req. Setback Rear	Req. Setback Right	Prop. Setback Left

Description of Work: ZONING FORM FOR A STICK BUILT HOME ON A-1 PROPERTY. THIS WILL BE THE ONLY HOME ON THE PROPERTY

Valuation:	\$0.00
Total Sq Feet:	0

Inspection Requests:
(540) 483-3047

Contractor(s)	Address	Phone	Cell	Contractor Type
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Available Inspections:

Inspection Type:	IVR
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Number of Stories:	Exterior Wall Type:
Basement Status:	Foundation Type:

Fees Due	Amount
Zoning Form Fee	\$35.00
Total:	\$35.00

Paytype	Amt Paid
Total Fees	\$35.00
Check # 1038	\$35.00
Amount Due:	\$0.00

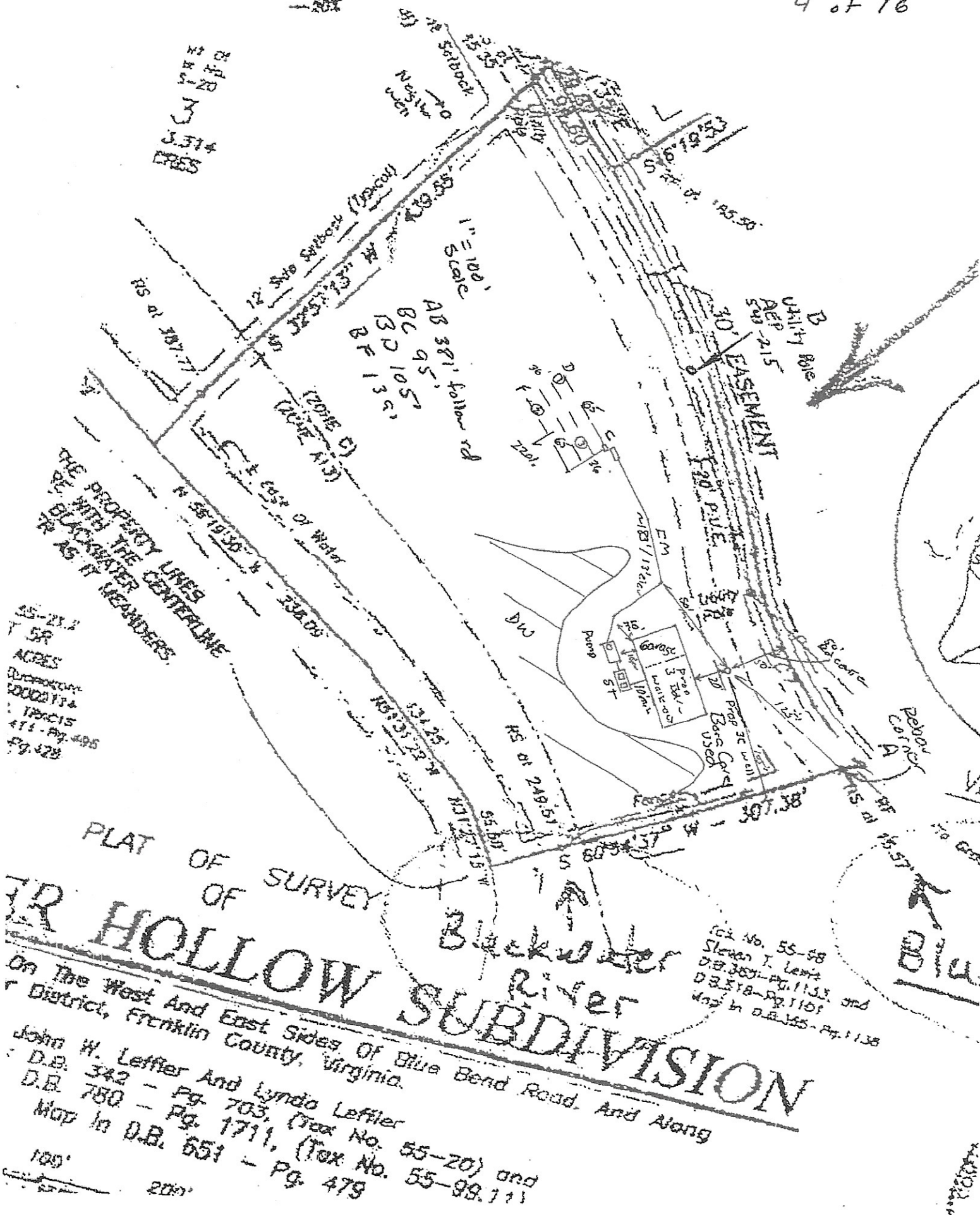
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT, THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Print Name (Owner / Applicant / Contractor / Agen _____
Authorized Signature _____
Date June 06, 2024

Franklin County Building Department _____
Authorized Signature _____
Date June 06, 2024

Public Records Copy

Thursday, June 6, 2024



THE PROPERTY LINES
 RE. WITH THE CENTERLINE
 BLACKWATER RIVER
 AS IT MEANDERS.

45-23.2
 5R
 ACRES
 DEDICATION
 00020134
 170015
 411-Pg. 495
 Pg. 428

PLAT OF SURVEY
 OF
BLACKWATER RIVER SUBDIVISION
 On The West And East Sides Of Blue Bend Road, And Along
 District, Franklin County, Virginia.


John W. Leffler And Lynda Leffler
 D.B. 342 - Pg. 703, (Tax No. 55-20) and
 D.B. 750 - Pg. 1711, (Tax No. 55-98, 111)
 Map In D.B. 651 - Pg. 478

Map No. 55-58
 Steven T. Lewis
 D.B. 361 - Pg. 1133 and
 D.B. 378 - Pg. 1161
 Map In D.B. 365 - Pg. 1138

100'
 200'

Site and Soil Evaluation Report

VDH Use Only
HDIN: _____

General Information	
Date: <u>May 24, 2024</u>	County Health Department
Owner: <u>Perry Leonard</u>	Phone: <u>703-405-1386</u>
Owner Address: <u>7949 Bolling Drive, Alexandria, VA 22308</u>	
Property Address: _____	
Tax Map/GPIN #: <u>0550400400</u>	
Subdivision: <u>Blackwater Hollow</u>	Section: _____ Block: _____ Lot: <u>4</u>
Soil Information Summary	
1. Position in landscape satisfactory: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Describe landscape position: <u>Side slope</u>	
2. Slope: <u>23</u> %	
3. Depth to rock/impervious strata: Max. _____ in. Min. _____ in. <input checked="" type="checkbox"/> Not observed	
4. Free Water Present: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Range in inches: _____	
5. Depth to seasonal water table (gray mottling or gray color): _____ inches <input checked="" type="checkbox"/> Not observed	
6. Soil percolation rate estimated: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated rate: <u>45</u> min/in at <u>40</u> inches depth	
Texture Group: <input type="checkbox"/> I <input checked="" type="checkbox"/> II <input type="checkbox"/> III <input type="checkbox"/> IV	
7. Percolation test performed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide additional data on percolation test results.	
Name and title of evaluator: <u>Dennis Childress, MAOSE, LPSS</u>	
Signature: 	
<input checked="" type="checkbox"/> Site approved: <u>Absorption laterals with EZflow</u> (describe dispersal area, e.g. absorption trenches) dispersing <u>primary</u> (proposed level of treatment at time of evaluation) to be placed at <u>40</u> (inches) depth at site designated on permit. Site provides a total of <u>780</u> square feet of absorption area for primary and reserve (if applicable).	
<input type="checkbox"/> Site disapproved: Reasons for rejection (check all that apply)	
1. <input type="checkbox"/> Position in landscape subject to flooding or periodic saturation.	
2. <input type="checkbox"/> Insufficient depth of suitable soil over hard rock.	
3. <input type="checkbox"/> Insufficient depth of suitable soil to seasonal water table.	
4. <input type="checkbox"/> Rates of absorption too slow.	
5. <input type="checkbox"/> Insufficient area of acceptable soil for required absorption area, and/or reserve area.	
6. <input type="checkbox"/> Proposed system too close to well.	
7. <input type="checkbox"/> Other (specify)	

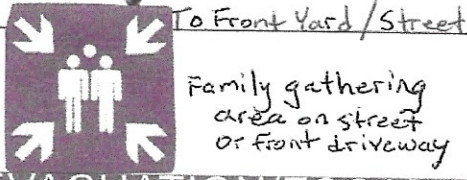
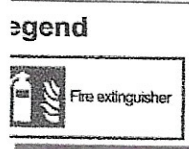
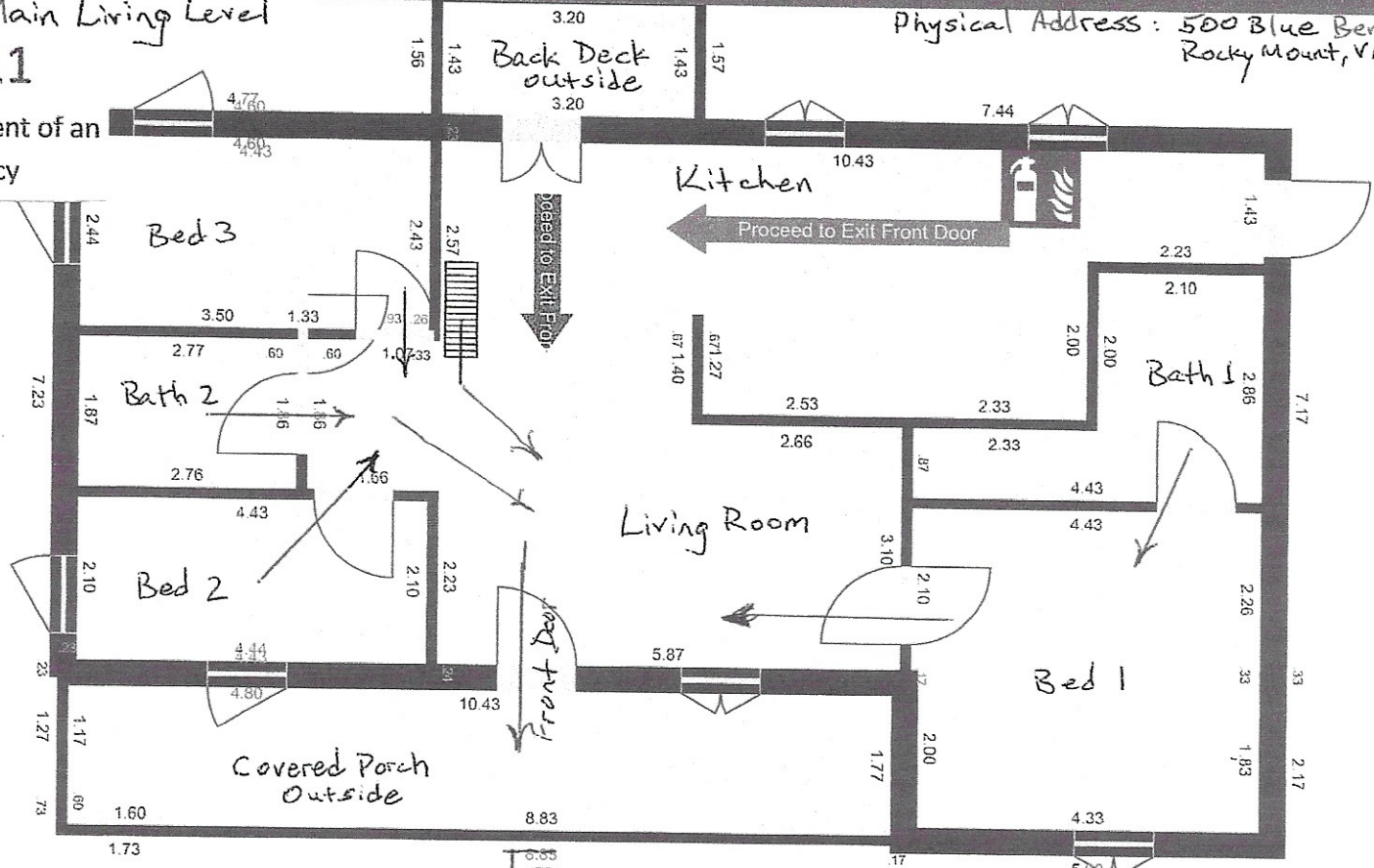
EVACUATION/ESCAPE PLAN

Physical Address: 500 Blue Bend Rd
Rocky Mount, VA 27115

Main Living Level

CALL 911

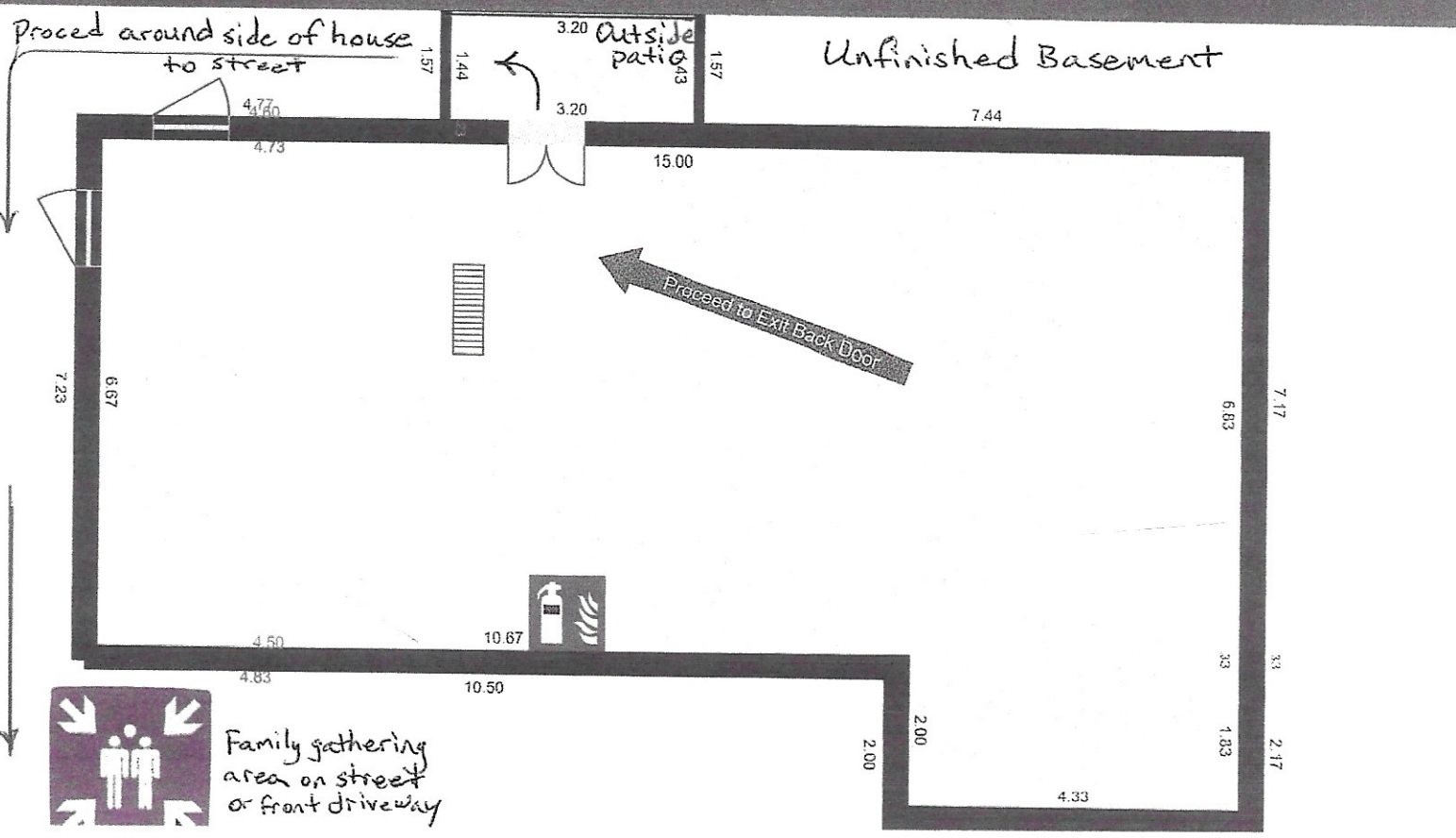
in the event of an emergency



EVACUATION/ESCAPE PLAN

Proceed around side of house to street

Unfinished Basement





Overview

Parcel Overview

Leonard Capital Llc

Blue Bend Rd, Rocky Mount, VA, 24151

Create Map

Add Waypoint

Owner Information

Leonard Capital Llc

7949 Bolling, Alexandria, VA, 22308-1232

Outdoors

Soil

Water

Boundaries

Infrastructure

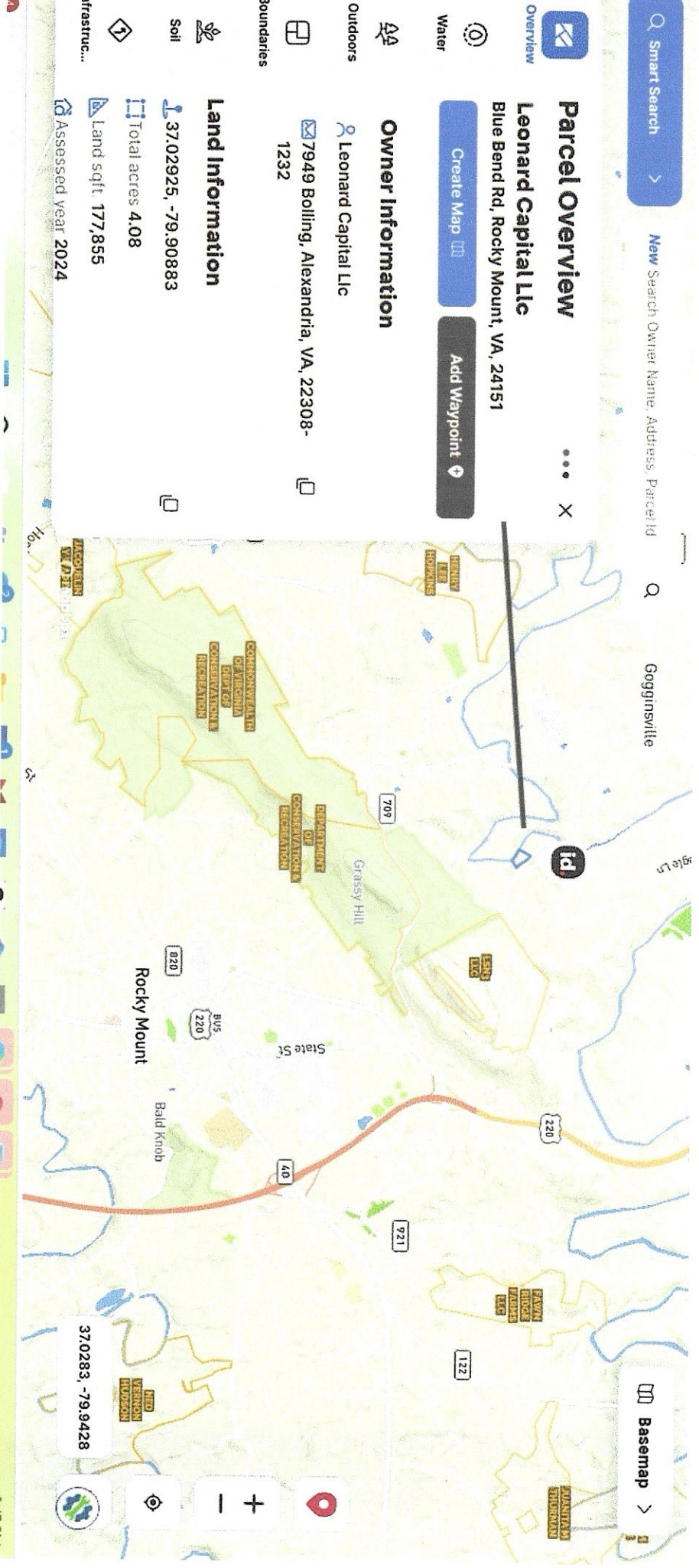
Land Information

37,029,25, -79,908,83

Total acres 4.08

Land sqft 177,855

Assessed year 2024



37,028,3, -79,942,8

Smart Search >

New Search Owner Name, Address, Parcel Id

Basemap >



Overview

Parcel Overview

Leonard Capital Llc

Blue Bend Rd, Rocky Mount, VA, 24151

Create Map

Add Waypoint



Water



Outdoors

Leonard Capital Llc

7949 Boiling, Alexandria, VA, 22308-1232



Boundaries

Land Information

37,029,25, -79,908,83

Total acres 4.08

Land sqft. 177,855

Assessed year 2024



Infrastructure...



Mark Areas with Waypoints
Save and revisit properties of interest

37,029,99, -79,91





OSE/PE Inspection Report and Completion Statement

Commonwealth of Virginia
State Department of Health

133-24-0201 0550400480

Health Department Identification Number: _____ Tax Map: _____

Franklin Co Health Department

Name of OSE/PE: Dennis Childress License Number: 1940001035

Address: 236 White Tail Road, Concord, VA 24538 Telephone: 434-941-1881

Contractors Name Frank Scamporrini, Jr.

Owner's Name: Leonard Capital, LLC

Owner's Address: 7949 Bollings Dr, Alexandria, VA 24151

Location of Installation: Subdivision: Blackwater Hollow Section: _____ Block: _____ Lot: 4

Other: _____

Inspection Results

Component	Comments, Materials, Etc. Deficiencies Observed, Date Deficiencies Observed Corrective Action Required	Date Approved
Water Supply Location and Construction	Okay 3C	9-3-25
Building Sewer	Okay	9-3-25
Septic Tank	Okay Plastic 1000g	9-3-25
Inlet-Outlet Structure	Okay	9-3-25
Pump and Pump Station	Okay Plastic 1000g	9-3-25
Conveyance Method	Okay	9-3-25
Distribution Box or Pressure Manifold	Okay Plastic, 9 part, 12" low	9-3-25
Header, Conveyance, Return, etc. Lines	Okay	9-3-25
Percolation Lines, Drip, Chambers, etc.	Okay 52 flw	9-3-25
Absorption Trenches and Dispersal Field	Okay 4 x 70' lines	9-3-25
(Other Components: treatment unit, etc.)	Swage box okay	9-3-25

Attach observed deficiencies and corrective actions taken on a separate completion statement as necessary.

OSE/PE Completion Statement: As-Built Drawing

Commonwealth of Virginia
State Department of Health

Health Department Identification Number: 133-24-0201 Tax Map: 0550 400 400

Triangulate critical system components to fixed reference points.

See attached

Check here if as-built drawing is on a separate page attached to this form

(Attachment must display Health Dept. Identification Number, tax map number, and must be signed and dated by AOSE/PE).

I hereby certify that on 9-3-25 (date), I, or an employee under my direct supervision, inspected this sewage system's construction. The onsite sewage system has been installed and completed in accordance with the construction permit issued on 6-12-24 (date) and is in compliance with the *Sewage Handling and Disposal Regulations* (12 VAC 5-610 et seq), *the Regulations for Alternative Onsite Sewage Systems* (12VAC5-613 et seq), when applicable, the *Private Well Regulations* (12 VAC 5-630 et seq), when applicable, and the plans and specifications for the project.

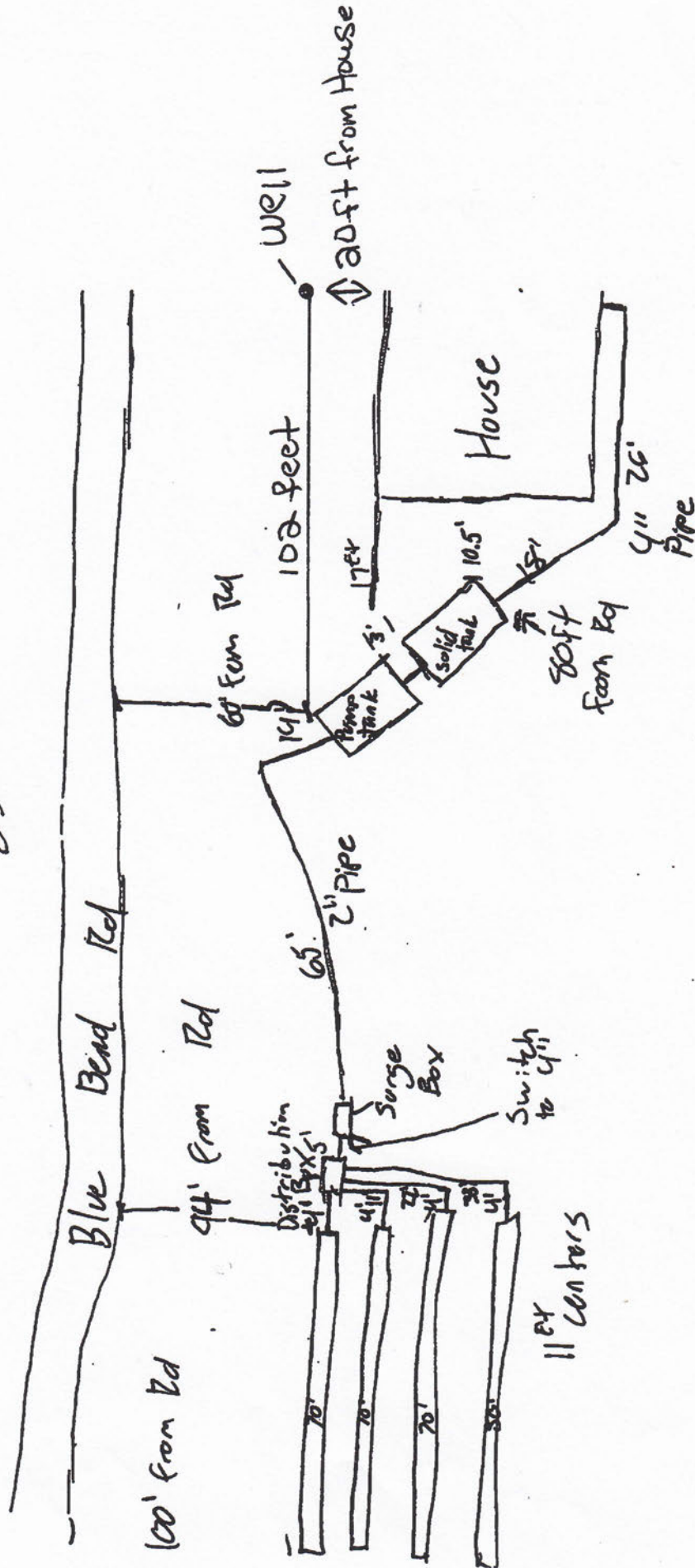
OSE/PE Signature:  Date: 9-6-25

Print Name: Dennis Childress

170' from edge of house to septic field

500 Blue Bend Road Rocky Mount, VA 24151
 Blackwater Hollow Lot 4
 Parcel ID: 0550400400
 Health Department ID Number: 133 24 0201

Frank Scamporrino d/

9 part plastic d-box

Plastic ST 1000g

Plastic Pump Tank 1000g

Completion Statement

Commonwealth of Virginia
State Department of Health

Health Department

Identification Number: 133 24 0201

Franklin County Health Department

Name of Company/Corporation/Individual: Frank Scamporino Jr

Address: 747 Bowles Valley Road Rocky Mount VA 24151 Telephone: 540-403-8615


Property Owner's Name: Leonard Capital, LLC

Property Owner's Address: 7949 Bolling Drive Alexandria, VA 22308

Location of Installation: Subdivision: Blackwater Hollow Section: _____ Block: _____ Lot: 4

Property Address: 500 Blue Bend Road Rocky Mount, VA 24151

I hereby certify that the onsite sewage disposal system has been installed and completed in accordance with the construction permit issued (date) 6/12/2024 and is in compliance with Part V (12VAC5-610-660 et seq.) of the Sewage Handling and Disposal Regulations and when appropriate the plans and specifications for the project.

9/3/25 # 1944002528 
Date Signature and License Number