

The Willard Companies

BUILDING • DEVELOPING • MARKETING • COUNTRY CLUBS

May 20, 2021

Franklin County Planning and Community Development

1255 Franklin Street

Suite 103

Rocky Mount, VA 24151

RE: Bridgewater Grande – Rezone Request from PCD to R-1

Current Tax Map #s – 56.1, 56.2, 56.3, 56.4, 57.11

Dear Tim,

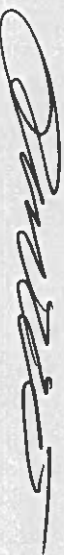
Enclosed please find copies of proposed rezoning request for tax map numbers listed above to vacate existing parcel lots lines and rezone 30.324 acres from PCD to R-1. Please find executed application for rezoning request and special use requests for property.

The intention of this rezoning request is to create a single-family waterfront community in the R-1 zoning district that will encompass 32 waterfront lots, 2 water view lots and 14 interior lots. In addition, we are requesting a special use permits to have a boat storage area on site with recreational area for community residents.

In our opinion, this is in keeping with surrounding development in the immediate area and is substantially less in density than prior approved plan for PCD that included over 204 units on the site. We feel that proposed zoning change will complement the area and is located in a highly desirable area of Smith Mountain Lake.

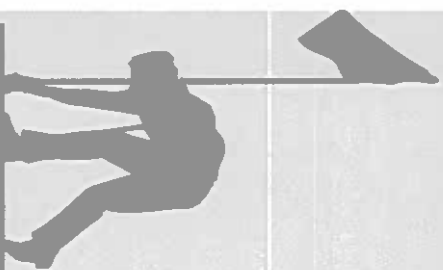
Should you have any questions on proposed plan please feel free to contact me.

Sincerely,



Ronald L. Willard, II

Vice President



BUILDING & DEVELOPING

WILLARD CONSTRUCTION OF
ROANOKE VALLEY, INC.

75 Builders Pride Drive, Suite 200
Smith Mountain Lake
Hardy, Virginia 24101

Mailing Address:

P.O. Box 540
Smith Mountain Lake
Wirtz, Virginia 24184
540-721-5288
Fax 540-721-8396

www.thewillardcompanies.com

MARKETING

BERKSHIRE HATHAWAY
HomeServices

Smith Mountain Lake Real Estate
13247 Booker T. Washington Highway
Smith Mountain Lake
Hardy, Virginia 24101

Sales

P.O. Box 540
Smith Mountain Lake
Wirtz, Virginia 24184
540-721-8659
1-800-858-4653
Fax 540-721-4742

www.smithmountainlake.com

COUNTRY CLUBS

THE WATERFRONT COUNTRY CLUB

Anchor Drive

Moneta, Virginia 24121
Pro Shop 540-721-2653
Club House 540-721-2397
Fax 540-721-8210
www.thewaterfrontcc.com

THE WATER'S EDGE COUNTRY CLUB

Water's Edge Drive

Penhook, Virginia 24137
Pro Shop 540-576-EDGE (3343)
Club House 540-576-1556
Fax 540-576-1579
www.thewateredgesgcc.com

THE WESTLAKE

Chestnut Creek Drive
Hardy, Virginia 24101

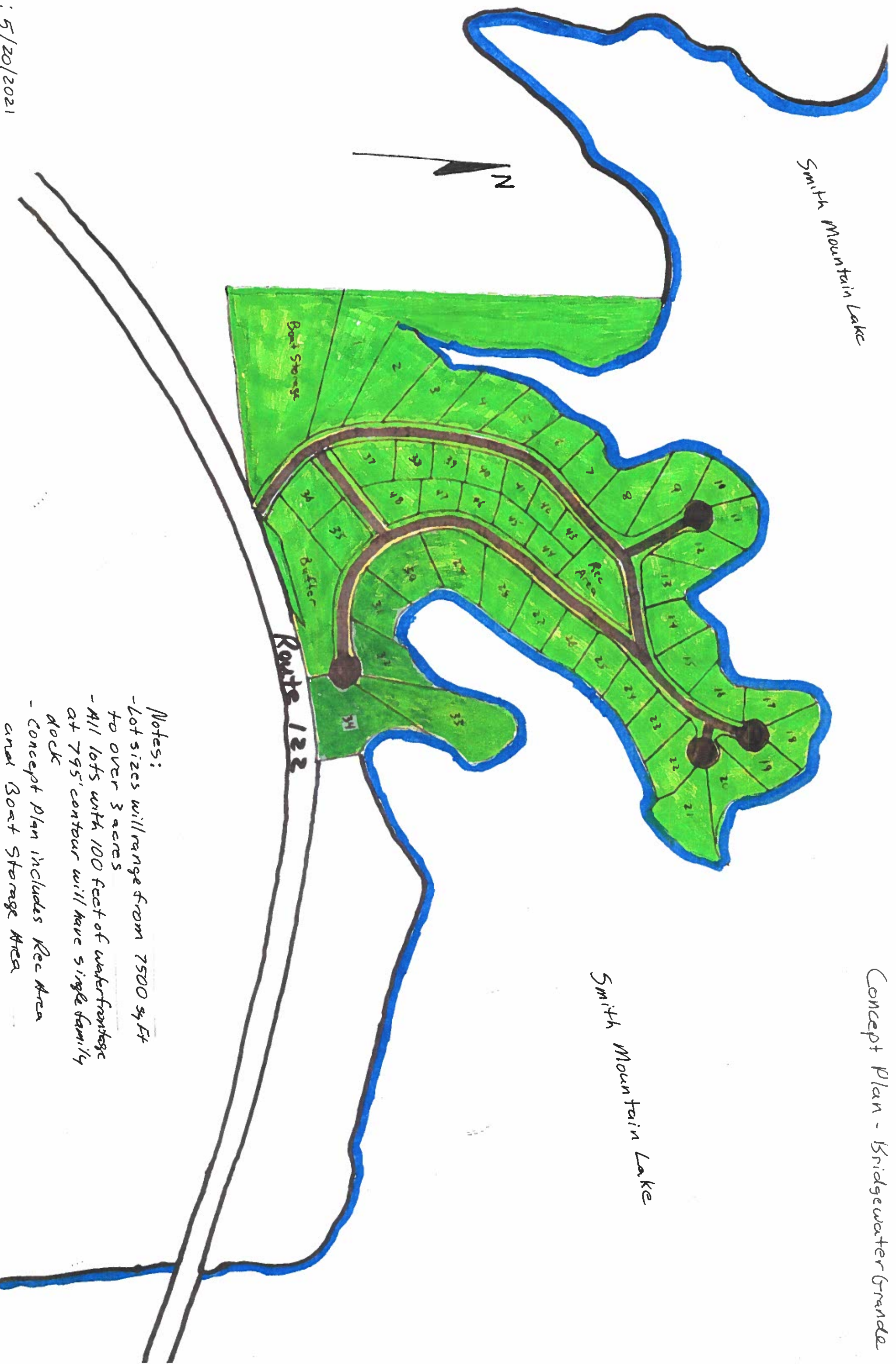
Pro Shop 540-721-4214
Club House 540-721-3845
Fax 540-721-5358
www.golfthewestlake.com

MAILING ADDRESS

P.O. Box 540
Smith Mountain Lake
Wirtz, Virginia 24184

Smith Mountain Lake

Concept Plan - Bridgewater Grande



Notes:

- Lot sizes will range from 7500 sq Ft to over 3 acres
- All lots with 100 feet of waterfrontage at 795' contour will have single family dock
- Concept Plan includes Rec Area and Boat Storage Area

Date: 5/20/2021

FRANKLIN COUNTY
ZONING MAP AMENDMENT APPLICATION

(Type or Print)

I/we, Willard Construction of Roanoke Valley, Inc
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 zoning map amendment on the property as described below:

Petitioner's Name: Ron Willard II

Petitioner's Address: P.O. Box 540 Wirtz, VA 24184

Petitioner's Phone Number: 540-537-1915

Petitioner's E-mail: Ron@theWillardCompanies.com

Property Owner's Name: Willard Construction of Roanoke Valley, Inc

Property Owner's Address: P.O. Box 540 Wirtz, VA 24184

Property Owner's Phone Number: 540 721-5288

Property Owner's E-mail: Ron@theWillardCompanies.com

Physical Address of the Property: Bridgewater Grande - 105 Bridgewater Grande Dr
24121

Directions to Property from Rocky Mount: 122 to Smith Mountain
Lake, property located on left 1/4 mile before bridge

4. Tax Map and Parcel Number: 0150005601, 0150005602, 0150005603, 0150005604,
0150005711

5. Magisterial District: Gills Creek

6. Property Information:

A. Size of Property: 30,324 acres

B. Existing Zoning: PCD

C. Existing Land Use: Vacant

D. Is property located within any of the following overlay zoning districts:

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.

7. Proposed Zoning Map Amendment Information:

A. Proposed Land Use: R-1 - Single Family

B. Size of Proposed Use: 30,324

C. Other Details of Proposed Use: Proposed lots would be served by sewer and water and special use request for recreational area and boat storage.

Checklist for completed items:

Application Form

Letter of Application

Concept Plan

Application Fee

****I certify that this application for a zoning map amendment and the information submitted herein is correct and accurate. I authorize County staff to access this property for purposes related to the review and processing of this application.**

Petitioner's Name (Print): Ronald C. Willard, II

Signature of Petitioner: 

Date: 5-20-2021

Mailing Address: P.O. Box 540

Wicitz, VA 24184

Telephone: 540-537-1915

Email Address: Ron@TheWillardCompanies.com

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

Owner's Name (Print): _____

Signature of Owner: _____

Date: _____