

IDLEWOOD SHORES HOA, we, 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: FRANKLIN COUNTY PLANNING COMMISSION

Petitioner's Address: 1255 FRANKLIN ST ROCKY MOUNT, VA 24151

Petitioner's Phone Number: (540) 483-3027

Petitioner's E-mail: N/A

Property Owner's Name: IDLEWOOD SHORES (see spreadsheet)

Property Owner's Address: IDLEWOOD SHORES (see spreadsheet)

Property Owner's Phone Number: IDLEWOOD SHORES (see spreadsheet)

Property Owner's E-mail: N/A

Physical Address of the Property: IDLEWOOD SHORES (see spreadsheet)

Directions to Property from Rocky Mount: TAKE US 220 TO HARDY RD, TURN LEFT ON HARDY RD AND RIGHT ON NORTHRIDGE RD, TURN LEFT ON IDLEWOOD SHORES RD

4. Tax Map and Parcel Number: (see spreadsheet)

5. Magisterial District: GILLS CREEK

6. Property Information:

A. Size of Property: +/- 81 ACRES

Updated July 16, 2020

B. Existing Zoning: A-1

C. Existing Land Use: RESIDENTIAL (SINGLE FAMILY)

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: CONTINUED RESIDENTIAL (SINGLE FAMILY) TO R-1

B. Size of Proposed Use: +/- 81 ACRES

C. Other Details of Proposed Use: N/A

THE PURPOSE OF REZONING TO IS TO RENDER THE IDLEWOOD SHORES
NEIGHBORHOOD (PHASES 1 AND 2) MORE COMPATIBLE WITH ITS
CURRENT/EXISTING USE - SINGLE-FAMILY RESIDENTIAL HOMES

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): _____

Signature of Petitioner: _____

Date: _____

Mailing Address: _____

Telephone: _____

Email Address: _____

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

Owner's Name (Print): _____

Signature of Owner: _____

Date: _____

**CONCEPT PLANS
RESIDENTIAL, BUSINESS AND INDUSTRIAL DISTRICTS
NECESSARY CONTENTS**

Purpose of a Concept Plan:

A concept plan is necessary for all zoning map amendment applications. The purpose of the concept plan is to provide information on site conditions and a general understanding of the proposed use of a property. Typically, a concept plan contains information on the property such as the property address, parcel boundaries, adjacent roads, natural features (including water courses) and neighboring properties. A concept plan also includes the locations of any proposed buildings, parking, streets, community facilities, buffering or screening, boat docks, signs, and lighting, as well as the proposed densities of development.

Concept Plan versus Site Development Plan:

A concept plan is not the same as a site development plan, which is more detailed to ensure compliance with development regulations and obtain construction permits. A concept plan may be the first step in creating a site development plan. It is important to note that approval of a zoning map amendment with a concept plan does not mean that a site development plan is or will be approved.

July 13, 2021

Hand Delivered

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

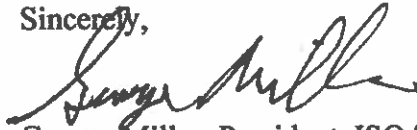
Commissioners:

The Idlewood Shores Owners Association subdivision (ISOA) hereby respectfully requests the Franklin County Planning Commission to consider a comprehensive re-zoning of the ISOA subdivision from A-1 status to R-1, for the reasons stated below.

The ISOA subdivision exhibits R-1 characteristics, despite its current A-1 zoning designation. (See enclosed rough plat map.) The ISOA has 68 homes/lots, with 56 owners, and is a dense residential neighborhood. ISOA owners enjoy living peacefully in the tranquility and serenity of our beautiful County. One of the advantages of R-1 status would be the restrictions it places on short-term rentals. We believe that short-term rentals provide the potential for and risk of disruption of the tranquility the subdivision now enjoys, as well as a risk of safety concerns. Re-zoning to R-1 status would also provide better alignment and compatibility with the County's Comprehensive Plan, and with surrounding similarly situated R-1 status neighborhoods, including: Timberlake Crossing, Linville on the Lake, Walnut Run, Indian Point, Island Point, Turtle Bay, Lakewood Acres (RC-1), and Wooded Lake Acres (RC-1).

The ISOA recently amended its covenants to restrict short-term rentals. Re-zoning to R-1 would bring enforcement resources to potential short-term rentals that are unavailable to the ISOA. The ISOA Board recently passed a set of resolutions supporting re-zoning, and this process. (See attached). We respectfully request attention to this re-zoning request on an urgent basis. Thank you for your attention to this request.

Sincerely,



George Miller, President, ISOA

Enclosures:

ISOA rough plat map
ISOA Board Resolutions

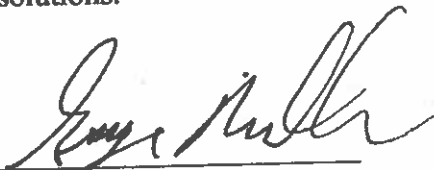
**Board of Directors of
Idlewood Shores Owners Association**

The Board of Directors of Idlewood Shores Owners Association (ISOA) considered the resolutions below:

Resolved, that the ISOA subdivision be re-zoned from its current A-1 status to R-1; and

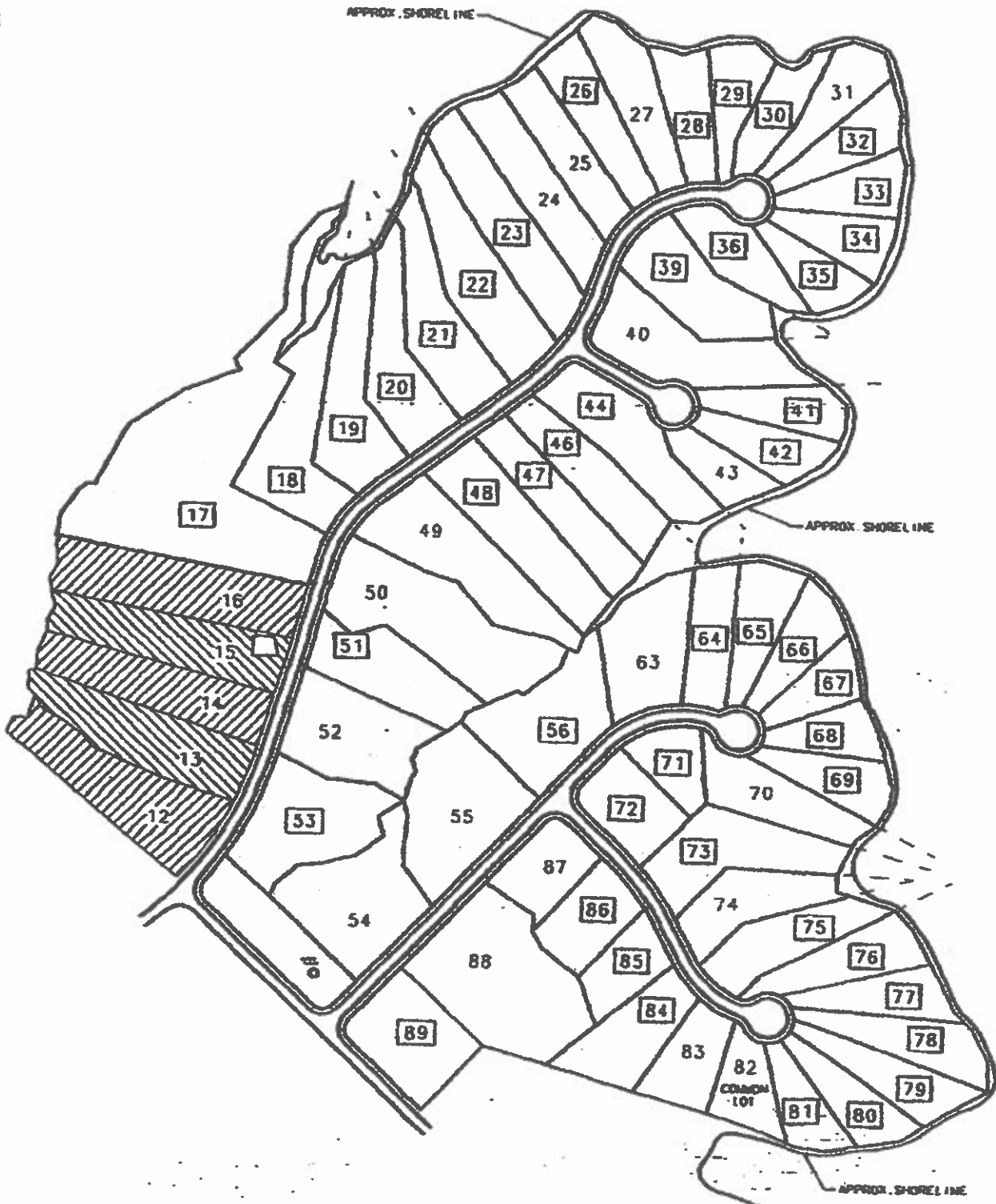
Be it further resolved, that the ISOA submit to the Franklin County Board of Supervisors, at the next meeting of the Supervisors, a letter requesting the Franklin County Planning Commission to comprehensively re-zone the ISOA subdivision from its current status of A-1 to R-1, and stating reasons supporting such action.

On this 12 day of July, 2021, the ISOA Board of Directors unanimously adopted the foregoing resolutions.



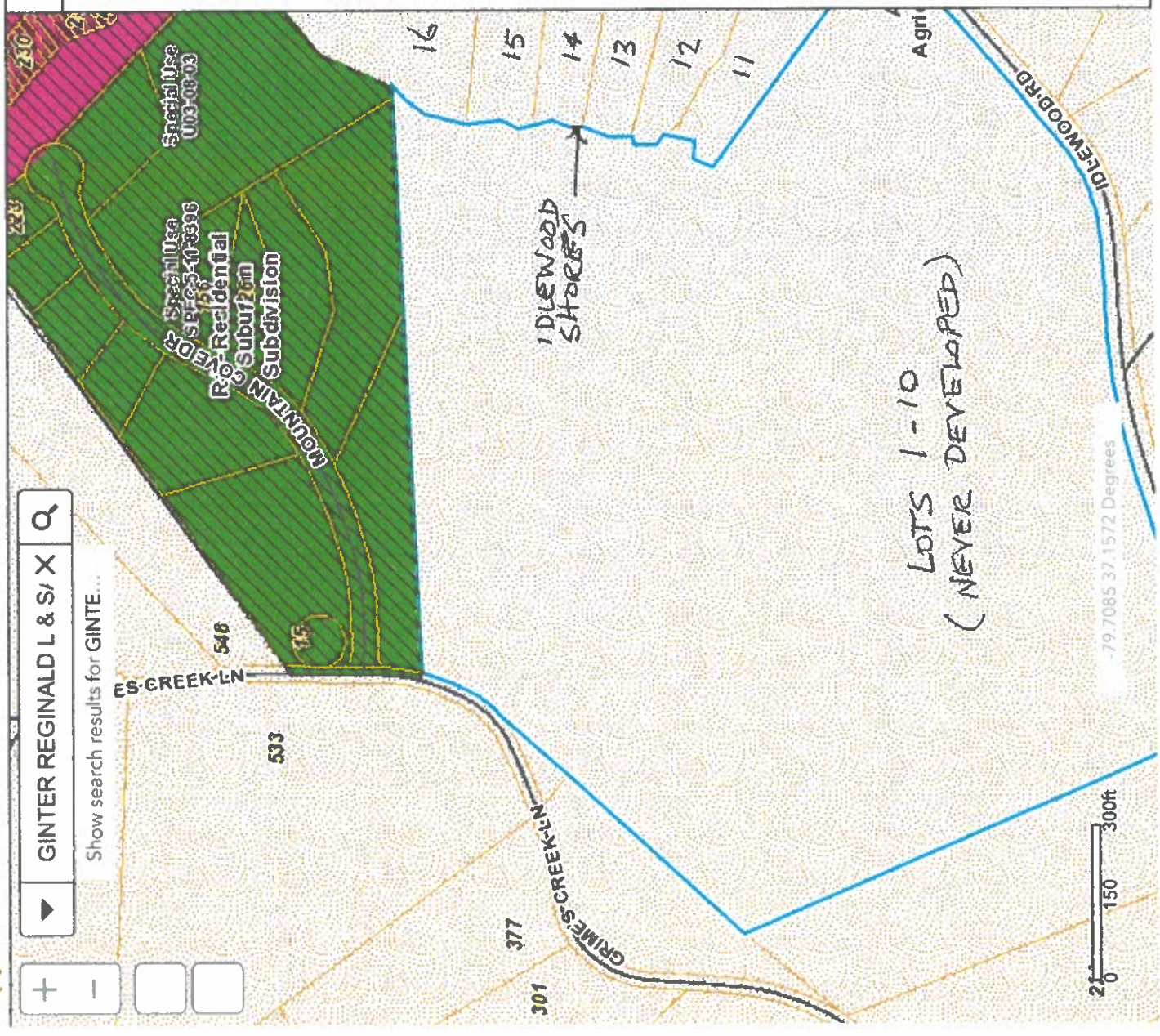
George Miller, President
Idlewood Shores Owners Association

150A 4



IDLEWOOD SHORES

Franklin Co Planning & Zoning Viewer



Side Info Panel

(1 of 1)

[Clear](#)

[Zoom to](#)

Parcel: 0130002601

| | |
|---------------------|---|
| Primary Details | |
| Parcel ID | 0130002601 |
| Map Number | 013.00 |
| Parcel Number | 026.01 |
| Owner | PENNINGTON ANTHONY ANDREW & TINA ELIZABETH |
| Owner Address | 287 JERRYS CREEK RD |
| City | CHILHOWIE |
| State | VA |
| Zip Code | 24319 |
| Physical Address | |
| Legal Description 1 | RT 667-IDLEWOOD ROAD |
| Legal Description 2 | TRACT 1-A |
| Zoning | A1 |
| District | GILLS CREEK |
| Acreage | 44.15 |
| Land Value | \$235,800.00 |
| Building Value | \$3,400.00 |
| Assessed Total | \$239,200.00 |
| Land Use Value | \$15,800.00 |
| Grantor | GINTER REGINALD L & SANDRA L |
| Consideration | \$232,000.00 |
| Consideration Date | 4/23/2020, 8:00 PM |
| Instrument Yr | 2020 |
| Instrument No | 2686 |
| Subdivision | |
| Deed Book | 1138 |
| Deed Page | 581 |
| Plat Book | 893 |