

MEMORANDUM  
Case # REZO-7-16-15395



To: Franklin County Planning Commission  
From: Steven Sandy, Planning Director  
Date: July 26, 2016  
Tax #s: Various within Lakewatch Plantation  
District: Gills Creek  
Applicant/Owners: Lakewatch Plantation Property Owners Association, Inc. and  
Lakewatch Plantation Homeowners Association

**REQUEST:**

Petition of **Lakewatch Plantation Property Owners Association, Inc. and Lakewatch Plantation Homeowners Association**, Petitioners/Owners for property currently zoned PCD, Planned Commercial District, to amend or remove any proffer or portion thereof that requires the construction of a public bike path or public walking trails along Firstwatch Drive, Lakewatch Circle, and Watchtower Drive and delete from the accepted proffers any requirement that the developer or any successor create a biking trail/walking path paralleling aforesaid roads as envisioned by the concept plan for the Lakewatch PCD. The proffers requested for amendment or removal were accepted and established by the Franklin County Board of Supervisors by Final Order dated December 12, 2005, said Final Order rezoning Tax Parcel #'s 15-39, 15-41 and 15-42 from A-1 Agriculture to PCD Planned Commercial District. The Future Land Use Map of the Comprehensive Plan of Franklin County identifies this area as designated as Unincorporated Towns. (Case # REZO-7-16-15395)

**RECOMMENDATION:**

Staff recommends that the proffered conditions be amended to remove the requirement of public bike trails within the residential portion of the development only. Specifically, proffer #10 of the Final Order dated December 12, 2005 (Case#R-05-10-01) shall be modified as follows:

This applicant will construct the paved bike/walk/cart trail as shown on the Concept Plan within 30 months of the rezoning. **A paved bike/walk/cart trail shall be constructed within the non-residential portions of the development parallel to Route 122 as shown on the concept plan. The paved bike/walk/cart trail shall be constructed as each property is developed and before a certificate of**



**occupancy can be issued for development on adjacent parcel.** At a minimum the trails shall consist of 10-foot wide easement, and a 8-foot wide travel path and have striping or stamped asphalt at all private and public crossings. the easement, subject to such necessary cross-overs as may be required to support the other developmental purposes, will be offered/donated to the County, in whole or part, and thereafter such accepted part, if any, shall be maintained by the County. Any section not accepted by Franklin County shall be maintained by the applicant or assigns. The value of the donated parcel shall be as agreed to by the parties at the time of transfer.

### **NATURE OF REQUEST:**

The Lakewatch Plantation Property Owners Association, Inc. and Lakewatch Plantation Homeowner's have filed a petition on behalf of residential property owners to remove a proffered condition which was included in the original rezone request for Lakewatch Plantation development. The final order from the original approved rezoning with proffered conditions was dated December 12, 2005 (See attached) . The desire to remove the condition stems from an issue involving acceptance of residential streets into state highway system. The required trails were installed by the developer within the public right-of-way as a paved shoulder rather than outside of right-of-way as depicted on the proffered conceptual plan. VDOT has indicated that the paved shoulder (trail) could remain in the right-of-way however, the maintenance of said shoulder (trail) would be the responsibility of the County and not VDOT. The County would be expected to enter into a maintenance agreement with VDOT obliging the County to maintain the shoulder. Since the County does not have staff designated to such maintenance and the proffered conditions of the rezoning state that this is a responsibility of the applicant or assigns, County Staff has directed the homeowner's association that they will be responsible for such maintenance. The homeowner's associations have met and voted to have the paved shoulders removed from the current streets in order to allow the streets to be taken into the state system without any maintenance agreement for paved shoulders.

The homeowners were advised that the removal of the paved shoulder (trails) would not relieve the homeowners from the proffered condition(s) requiring public trails within the development. The Zoning Administrator advised that only the Franklin County Board of Supervisors could remove the condition since it was accepted as part of the rezoning approval.

**BACKGROUND:**

Lakewatch Plantation is a Mixed Use Planned Commercial Development consisting of three hundred and ninety-eight (398) acres. The development was brought forward to the County for rezoning from Agricultural (A-1) to Planned Commercial Development (PCD) in 2005 by Lakewatch, LLC. and owner Trey Park. In 2004, Mr. Park had rezoned seventy-seven (77) acres of the waterfront from Agricultural (A-1) to Residential (R-1) with proffered conditions to create sixty-four (64) residential waterfront lots.

The Lakewatch Plantation rezoning included proffered conditions and a proffered conceptual plan that dictated the proposed uses and amenities that were envisioned within the proposed development. The development was started around 2006 and some infrastructure was installed including streets, water and wastewater lines. Prior to completing all improvements, the developer, Lakewatch, LLC., filed for bankruptcy and ultimately the bank decided to hold a property auction in 2015 to sell all remaining property. Since all improvements were not completed and developer claimed bankruptcy, the County has had difficulty enforcing proffers. In 2015, the County did "call" the remaining letter of credit in the amount of two hundred ninety-two thousand (\$292,000) dollars to help complete the paving of residential streets to allow the streets to be offered for acceptance in the state system. The company that bought all remaining residential lots also posted a surety in the amount of two thousand twenty-six five hundred forty dollars and five cents (\$226,540.05) to ensure that the remaining residential street could be improved and offered for acceptance in the state system.

County Staff has contracted engineering work necessary to identify deficiencies to be corrected in order for the streets to be eligible for acceptance by VDOT. Invitations for bids has been processed for paving work to be completed. A notice to proceed will be issued for paving work once the Planning Commission and Board of Supervisors determine whether the proffers will be amended.

**COMPREHENSIVE PLAN**

The property is identified in the 2007 Comprehensive Plan as low density residential. The Planning Commission is currently considering a Westlake Hales Ford Area Plan which designates this area as a combination of Commercial Mixed Use and Suburban Residential (2-4 units). In addition, the area plan identifies a network of trails not only within developments but also between developments to provide a multi-modal environment as well as enhance recreational activities in the Westlake area.

**IMPACTS:**

As discussed, VDOT is unwilling to accept the current streets into their system of highways with a paved shoulder unless the County is willing to assume the maintenance responsibilities of said shoulder (trails). The County would like for the homeowner's association(s) to be responsible for said paved shoulder (trails).



When the development was proposed by the original applicant, Lakewatch, LLC., it was presented to the public and Board of Supervisors as a mixed use planned community with many amenities and recreational opportunities for not only residents of the community but also the public. Residents who have bought parcels within the community bought with the knowledge of the proposed amenities as well as covenants and restrictions governing the development. It has been argued by some that these amenities can improve property values within the development. The current configuration of trails in the form of paved shoulders was not envisioned as the type of trail improvements identified in the proffered concept plan.

The Planning Commission and Board of Supervisors should consider the viability of the requirement imposed by the original applicant/developer on the current property owners. The majority of the residential property owners feel that this condition is a burden to them and creates a liability on behalf of the owners. Staff recommends that proffers for all other private trails within the residential areas be unchanged. Furthermore, it is recommended that the public paved bike/walk/cart trail requirement be unchanged in the non-residential areas. This trail could be completed as parcels are developed and increase walk-ability within the commercial development. Removal of this condition could create a precedent for other developments to remove proffers that owners feel may be onerous. The Commission and Board must weigh all issues surrounding the amendment.

#### **RECOMMENDATION:**

Staff recommends that the proffered conditions be amended to remove the requirement of public bike trails within the residential portion of the development only. Specifically, proffer #10 of the Final Order dated December 12, 2005 ( Case# R-05-10-01) shall be modified as follows:

~~This applicant will construct the paved bike/walk/cart trail as shown on the Concept Plan within 30 months of the rezoning.~~ **A paved bike/walk/cart trail shall be constructed within the non-residential portions of the development parallel to Route 122 as shown on the concept plan. The paved bike/walk/cart trail shall be constructed as each property is developed and before a certificate of occupancy can be issued for development on adjacent parcel.** At a minimum the trails shall consist of 10-foot wide easement, and a 8-foot wide travel path and have striping or stamped asphalt at all private and public crossings. the easement, subject to such necessary cross-overs as may be required to support the other developmental purposes, will be offered/donated to the County, in whole or part, and thereafter such accepted part, if any, shall be maintained by the County. Any section not accepted by Franklin County shall be maintained by the applicant or assigns. The value of the donated parcel shall be as agreed to by the parties at the time of transfer.



**SUGGESTED MOTIONS:**

The following suggested motions are sample motions that may be used.

**(APPROVE)** I find this proposal will not be of substantial detriment to the character of Lakewatch Plantation, or adjacent property, and that such use will aid in the creation of a convenient, attractive and harmonious community. Therefore, I move that the proffered condition # 10 of Lakewatch Plantation Final Order dated December 12, 2005 be amended to remove the requirement of public bike trails within the residential portion of the development as recommended by Staff to promote the general health, safety and welfare of the development.

**OR**

**(DENY)** I find that the proposal is of substantial detriment to adjacent property and that such use will not aid in the creation of a convenient, attractive, or harmonious community. Therefore I move to recommend denial of the request.

**OR**

**(DELAY ACTION)** I find that the required information for the submitted petition is incomplete. Therefore I move to delay action until additional necessary materials are submitted to the Planning Commission.

**FRANKLIN COUNTY**  
**PETITION/APPLICATION FOR REZONING**

(Type or Print)

We, Lakewatch Plantation Property Owners Association, Inc. and Lakewatch Plantation Homeowners Association, both Virginia nonstock corporations, as owners and beneficial owners of the property described below, hereby apply to the Franklin County Board of Supervisors to amend the Franklin County Zoning Maps as hereinafter described:

1. Petitioners Name: Lakewatch Plantation Property Owners Association, Inc. and Lakewatch Plantation Homeowners Association
2. Property Owner's Name: Lakewatch Plantation Property Owners Association, Inc. and Lakewatch Plantation Homeowners Association (beneficial owners)

Phone Number: (540) 721-9622 (Lakewatch Plantation Property Owners Association, Inc.)  
(540) 719-2797 (Lakewatch Plantation Homeowners Association)

Address: 293 FirstWatch Drive, Moneta VA 24121 (Lakewatch Plantation Property Owners Association, Inc.)

86 Lakewatch Circle, Moneta, VA 24121 (Lakewatch Plantation Homeowners Association)

3. Exact Directions to Property from Rocky Mount: Traveling North/East on Route 40, turn left at the traffic light onto State Road 122 North. Continue on State Road 122 for approximately 18 miles passing through Westlake Towne Center to the traffic light at the intersection of Scruggs Road and State Road 122. Continue straight on Route 122, passing by a Bo Jangles Restaurant on the left side of the road. Turn left at the next road onto Firstwatch Drive which takes you into the Lakewatch Plantation Subdivision.

4. Tax Map and Parcel Number: ~~Tax Map #15, Parcel Nos. 39-42~~ 0150703100; 0150004204

5. Magisterial District: Gills Creek

6. Property Information:

A. Size of Property: +/- 398 acres

B. Existing Land Use: PCD

C. Existing Zoning: PCD

D. Existing number of allowed dwelling units per acre or commercial/industrial development square feet per acre: Not applicable to the instant petition

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

Corridor District     Westlake Overlay District     Smith Mountain Lake Surface District

F. Is any land submerged under water or part of a lake? Yes No X If yes, explain

7. Proposed Development Information:

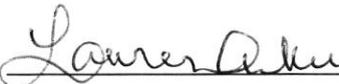
- A. Proposed Land Use: See explanation provided in the accompanying Letter of Application. The instant application seeks approval of the Board of Supervisors to remove a Proffer which was included in the original Rezone Request for the Lakewatch Plantation Subdivision which was approved by the Board of Supervisors via a Final Order dated December 12, 2005 (the "Final Order"). The Final Order included voluntary Proffers by the applicant, Lake Watch LLC, to install and maintain within the approved subdivision public bike paths and walking trails (see numbered paragraphs 8, 10, 11 and 12 of the Final Order). This petition seeks only the consent of the Board of Supervisors to (a) remove an 8 foot wide section of asphalt (the "Installed Bike Path") which was added by the developer to Firstwatch Drive, Lakewatch Circle and Watchtower Drive and (b) delete from the Proffers and Conditions any requirement that the developer or any successor create a biking trail/walking path paralleling the aforesaid roads as envisioned by the Concept Plan. The Installed Bike Path was intended by the developer to satisfy the requirement of the Concept Plan that the developer create a biking trail/walking path paralleling the residential roads with Lakewatch Plantation; however, the Installed Bike Path is situated within the right-of-way granted to the Virginia Department of Transportation ("VDOT") for the planned State roads within Lakewatch Plantation and does not comply with VDOT standards for a public bike trail. Accordingly, VDOT has insisted that the Installed Bike Path either be removed or upgraded to meet VDOT standards before the existing roads within Lakewatch Plantation can be accepted into the State road system. At meetings of the Petitioner homeowner associations and The Carriage Homes at Lakewatch Plantation Property Owner's Association, Inc. and The Estate Lots at Lakewatch Plantation Property Owner's Association, all held on June 30, 2016, the said homeowners associations voted overwhelmingly to remove the Installed Bike Path and to petition the Board of Supervisors to amend the Final Order as requested in this Petition.
- B. Proposed Zoning: No change is proposed in existing zoning classification
- C. Size of Proposed Use: Not applicable
- D. Proposed dwelling units per acre or commercial/industrial development square feet per acre: Not applicable

Checklist for completed items:

- Application Form
- Letter of Application
- List of Adjoining Property Owners and Addresses
- Concept Plan
- Application Fee

I certify that this petition/application for rezoning and the information submitted herein is correct and accurate.

Petitioner's Name (Print): Lakewatch Plantation Property Owners Association, Inc.

Signature of Petitioner: By 

Name: Lauren Acker (Print)

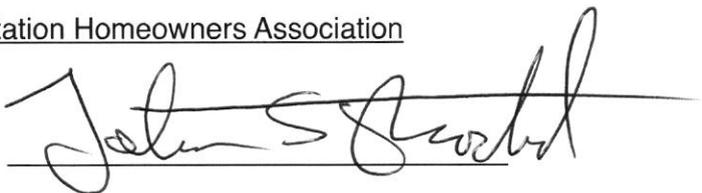
Title: President

Date: 7/6/16

Mailing Address: 293 FirstWatch Drive, Moneta VA 24121

Telephone: (540) 721-9622

Petitioner's Name (Print): Lakewatch Plantation Homeowners Association

Signature of Petitioner: By 

Name: John S. Stroebel (Print)

Title: President

Date: July 1, 2016

Mailing Address: 86 Lakewatch Circle, Moneta, Virginia 24121

Telephone: 540-719-2797

Friday, July 1, 2016

Development Services/Planning & Community Development  
1255 Franklin St., St. 103  
Rocky Mount, Virginia 24121

Dear Sir or Madam:

Enclosed please find a completed copy of a Petition/Application for Rezoning which seeks the amendment of certain voluntary proffers which were made by the developer of Lakewatch Plantation, Lake Watch, L. L. C., in connection with the original application for rezoning which created the Lakewatch Subdivision. These proffers relate to the construction of biking trails/walking paths which were included in the Final Order of the Franklin County Board of Supervisors dated December 12, 2005 (the "Final Order") which approved the rezoning request filed by the developer. The biking trails/walking paths are referenced in numbered paragraphs 8, 10, 11 and 12 of the Final Order. Per the Concept Plan, a portion of the envisioned biking trails/walking paths were to be constructed paralleling the planned roadways within Lakewatch Plantation, but outside of the easement reserved for the contemplated State roads within Lakewatch. Instead, the only biking trails/walking paths constructed by the developer consist of an additional 8' width of asphalt surface (the "Installed Bike Path") which adjoins Firstwatch Drive, Watchtower Drive and Lakewatch Circle. The Installed Bike Path lies within the right-of-way reserved for the planned State roads within Lakewatch Plantation and the Virginia Department of Transportation has refused to accept these roads into the State road system unless the Installed Bike Path is removed (ground to a loose gravel shoulder) or improved to meet VDOT standards.

At meetings of the Lakewatch Plantation Property Owners Association, Inc., the Lakewatch Plantation Homeowners Association, The Carriage Homes at Lakewatch Plantation Property Owner's Association, Inc. and The Estate Lots at Lakewatch Plantation Property Owner's Association, all held on June 30, 2016, the said homeowners associations voted overwhelmingly to remove the Installed Bike Path and to petition the Board of Supervisors to amend the Final Order as requested in the accompanying Petition.

Franklin County is presently holding funds of approximately \$519,440 which are reserved for the completion/improvement of the residential roads within Lakewatch Plantation so that these roads can be brought up to VDOT standards and accepted into the State Road system. In the opinion of the Lakewatch owners and residents, it is crucial that these roads receive their final coat of asphalt and be completed to VDOT standards this paving season. If this does not occur and another winter is allowed to continue the deterioration in the condition of the Lakewatch roads, these roads may require repairs which will cost more than the existing security held by the County. If this security is allowed to become inadequate, then the County will have to come up with additional funds to complete the roads or the roads may never become part of the State system (a circumstance which was not contemplated by the Subdivision Plan for Lakewatch and which will have a significant adverse effect on the property values within Lakewatch).

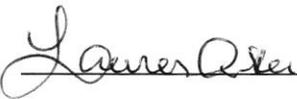
**Accordingly, we are asking that the County Planning Commission and Franklin County Board of Supervisors review the attached application on an expedited basis so**

**that this rezoning application may be approved at the August meeting of the Franklin County Board of Supervisors.** Approval of the application at this meeting will permit the County to award the paving contract for the Lakewatch roads within the acceptance period for the bids which were submitted to the County on June 10.

We thank you for your cooperation in promptly reviewing this rezoning application.

Very truly yours,

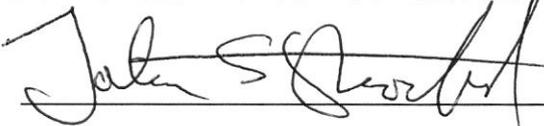
Lakewatch Plantation Property Owners Association, Inc.

By: 

Name: Lauren Acker (print)

Title: President

Lakewatch Plantation Homeowners Association

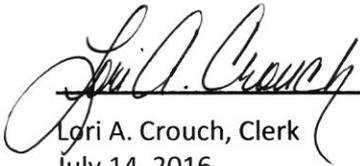
By: 

Name: John S. Stroebel (print)

Title: President

**ADJOINING PROPERTY OWNERS OF**  
**Lakewatch Plantation Property Owners Associations, Inc. &**  
**Lakewatch Plantation Homeowners Association**

I certify that the adjoining property owners (on the following pages) have been notified of the meeting dates of the Planning Commission meeting, August 9, 2016 at 6:00pm and the Board of Supervisors meeting, September 20, 2016 at 6:00pm in the Board of Supervisors Meeting Room, Franklin County Government Center. I also certify that Lakewatch Plantation Property Owners Associations, Inc. & Lakewatch Plantation Homeowners Association, have been notified of the meeting dates.



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Lori A. Crouch, Clerk

July 14, 2016

Date Adjoiners' Were Verified

Tax Map #	Owner	Address	City	State	Zip
0150002102	WESTLAKE WATERFRONT INN LLC	2050 MOREWOOD ROAD	HARDY	VA	24101
0150002200	HANKINS JONATHAN K & PAMELA D	989 MARSHALL DRIVE	POTTSTOWN	PA	19465
0150002300	No Known Owner				
0150002302	BRYANT DANIEL I	4883 LEE JACKSON HIGHWAY	GREENVILLE	VA	24440
0150002304	BRYANT DANIEL I	4883 LEE JACKSON HIGHWAY	GREENVILLE	VA	24440
0150002305	PERDUE BEN WILLIAM & PRISCILLA K ELLIS	1446 MOREWOOD ROAD	HARDY	VA	24101
0150002402	DILLON WILLIE R & GRACIE BOBBITT	1376 MOREWOOD ROAD	HARDY	VA	24101
0150002411	WARNER MICHAEL D & JANIE A	1080 ANGLE PLANTATION ROAD	ROCKY MOUNT	VA	24151
0150002412	NEVILLE JOHN A	141 MEADOW SPRING DRIVE	HARDY	VA	24101
0150002413	NEVILLE JOHN A	141 MEADOW SPRING DRIVE	HARDY	VA	24101
0150002415	CARTER JAMES D	1344 REDHORSE DRIVE	GOODVIEW	VA	24095
0150002416	CARTER JAMES D	1344 REDHORSE DRIVE	GOODVIEW	VA	24095
0150002417	CARTER JAMES D	1344 REDHORSE DRIVE	GOODVIEW	VA	24095
0150003602	BURRIS WAYNE & CYNTHIA S <TRUSTEES>	87 CLUBHOUSE TOWERS DRIVE	MONETA	VA	24121
0150003700	BASHAM FRANK HARRISON & TIMOTHY A & ROBERT W & FRANK H <CO-TRUSTEES>	979 RED BUD LANE	MONETA	VA	24121
0150003701	BASHAM RODNEY D	14111 BOOKER T WASHINGTON	MONETA	VA	24121
0150003702	BASHAM FRANK DAVIS & PENELOPE DILLON	14107 BOOKER T WASHINGTON	MONETA	VA	24121
0150003800	FERGUSON EDWARD S & BRENDA K	2396 LAKEWOOD FOREST ROAD	MONETA	VA	24121
0150004201	BASHAM FRANK HARRISON & OTHERS	979 RED BUD LANE	MONETA	VA	24121
0150004201A	Lakewatch Utility Company	P.O. Box 20887	Roanoke	VA	24018
0150004201A	LAKEWATCH UTILITY COMPANY	P O BOX 20887	ROANOKE	VA	24018
0150004201B	Franklin County	1255 Franklin Street, Suite 112	Rocky Mount	VA	24151
0150004201B	FRANKLIN COUNTY	1255 FRANKLIN STREET SUITE 11	ROCKY MOUNT	VA	24151
0150004201C	No Known Owner	-	-	-	-
0150004201C	No Known Owner				
0150004202	Sarah McClain	P.O Box 429	Moneta	VA	24121
0150004202	No Known Owner				
0150004203	Lakewatch Utility Company	P.O. Box 21173	Roanoke	VA	24018

Tax Map #	Owner	Address	City	State	Zip
0150004203	LAKEWATCH UTILITY COMPANY	P O BOX 21173	ROANOKE	VA	24018
0150004204	Franklin County Family Young Mens Christian Assoc	235 Technology Drive	Rocky Mount	VA	24151
0150004300	BRINSER REALTY CO LLC	C/O NICHOLAS C CONTE P O BOX	ROANOKE	VA	24038
0150004702	WARREN ROBERT C OR ELIZABETH A (TRUSTEES)	1030 REDBUD LANE	MONETA	VA	24121
0150004900	ASBURY E S & MARGARET C	716 LONG ISLAND DRIVE	MONETA	VA	24121
0150004901	HAYMAKER DON & JOLYNN W	809 REDBUD LANE	MONETA	VA	24121
0150004901A	HAYMAKER DON & JOLYNN W	809 REDBUD LANE	MONETA	VA	24121
0150005100	DINWIDDIE FARMS LIMITED COMPANY & VA OUTDOORS FOUNDATION	6200 OREGON AVENUE NW APT	WASHINGTON	DC	20015
0150005101	DINWIDDIE FARMS LIMITED COMPANY & VA OUTDOORS FOUNDATION	6200 OREGON AVENUE NW APT	WASHINGTON	DC	20015
0150005900	WESTLAKE DRAINFIELD LLC	3324 LAKEWOOD FOREST ROAD	MONETA	VA	24121
0150005901	MCCUE NANCY N (TRUSTEE) & FRANK JOSEPH	30 OLD FARM ROAD	CHARLOTTESVILLE	VA	22903
0150006000	EPWORTH UNITED METHODIST CHURCH ROBERTSON EDWARD	RT 5 BOX 149	MONETA	VA	24121
0150006001	CARROLL & CAROLYN FAYE PATSEL	227 MERRIMAN WAY ROAD	MONETA	VA	24121
0150006002	No Known Owner				
0150006100	GIBSON FREDA D	C/O FREDA DELONG 14608 B T W	MONETA	VA	24121
0150006200	TURNER JAMES P & CHARLOTTE H <TRUSTEES>	11909 BLUEBIRD LANE	CATHARPIN	VA	20143
0150006201					
0150006300	TURNER JAMES P OR CHARLOTTE (TRUSTEES)	11909 BLUE BIRD LANE	CATHARPIN	VA	20143
0150006400	QUEENS VIEW LLC	P O BOX 733	HOLDEN	WV	25625
0150006402	WESSEL JOHN J <TRUSTEE>	70 LAKE FOREST TERRACE	MONETA	VA	24121
0150006403	MAZEIKA MICHAEL JOHN & MAZEIKA EDWARD JOHN & THERESA KATHERINE	3693 HORSESHOE ROAD	GOODVIEW	VA	24095
0150006700	No Known Owner				
015002301	No Known Owner				
0150600600	ALTIZER MICHAEL & KAREN	1890 MOREWOOD ROAD	HARDY	VA	24101

Tax Map #	Owner	Address	City	State	Zip
0150600700	FISCHELL FELECIA S & MOORE TARA C	1892 MOREWOOD ROAD	HARDY	VA	24101
0150600800	STOKES WILLIAM W & DANITA R	301 CHESTNUT POINTE DRIVE	HARDY	VA	24101
0150600900	STOKES WILLIAM W & DANITA R	301 CHESTNUT POINTE DRIVE	HARDY	VA	24101
0150601000	MARSHALL SHAWN	355 CHESTNUT POINTE DRIVE	HARDY	VA	24101
0150601100	MARSH JEFFREY ARTHUR & TERESA CARTER & MARSH JR ALBERT ARTHUR	2447 MOUNTAIN VIEW ROAD	VINTON	VA	24179
0150601200	ALCORN ED E & BERNICE A	350 CHESTNUT POINT DRIVE	HARDY	VA	24101
0150601300	ROMAN JOHN E & ALISA D	24014 LIGHT FOOT LANE	LIGNUM	VA	22726
0150601400	CLATTERBAUGH WALTER G JR	207 WEST MORRIS HILL ROAD	COVINGTON	VA	24426
0150601500	CHEVONE BORIS I & MULESKY MELINDA	328 CHESTNUT POINT DR	HARDY	VA	24101
0150601600	GROOMS THOMAS B <TRUSTEES>	258 CHESTNUT POINT DRIVE	HARDY	VA	24101
0150601700	RANSONE ROBERT P & HEATHER ANNE	608 HARVEST COURT	BEL AIR	MD	21014
0150601800	SIMMERMAN HARRY T & KAREN J	220 CHESTNUT POINTE DRIVE	HARDY	VA	24101
0150601900	FELDVARY LOU A & ODONNELL CHRISTA J	200 CHESTNUT POINTE DRIVE	HARDY	VA	24101
0150602000	PRATT MARK STEPHEN	5366 KEEFER ROAD	CATAWBA	VA	24070
0150602100	POFF RICHARD N & HEATHER A	128 SKYLARK LN	PRINCETON	WV	24740
0150602200	KLORIG WILLIAM N & DANIELLE E	8317 BOUND BROOK LANE	ALEXANDRIA	VA	22309
0150602300	CALLAHAN SETH W & LISA R	132 CHESTNUT POINTE DR	HARDY	VA	24101
0150602400	No Known Owner				
0150602500	No Known Owner				
0150700100	FSTN, Inc	P.O. Box 250	Union Hall	VA	24176
0150700200	FSTN, Inc	P.O. Box 250	Union Hall	VA	24176
0150700300	Timothy P. Reith	640 Back Nine Drive	Moneta	VA	24121
0150700400	Carlton & Sonya Weatherford	48 Watch Tower Drive	Moneta	VA	24121
0150700500	Bradley & Traci Goad	54 Watch Tower Drive	Moneta	VA	24121
0150700600	FSTN, Inc	P.O. Box 250	Union Hall	VA	24176
0150700700	Bank of Botetourt	P.O. Box 615	Troutville	VA	24175
0150700800	Bank of Botetourt	P.O. Box 615	Troutville	VA	24175
0150700900	John & Carol Dederich, Jr. C/O Brandon Dederich	2432 Crestview Drive	Newport Beach	CA	92663
0150701000	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942

Tax Map #	Owner	Address	City	State	Zip
0150701100	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150701200	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150701300	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150701400	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150701500	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150701600	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150701700	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150701800	Troy & Pamela Cook	3812 Derby Drive	Roanoke	VA	24012
0150701900	Bank of Botetourt	P.O. Box 615	Troutville	VA	24175
0150702000	Bank of Botetourt	P.O. Box 615	Troutville	VA	24175
0150702100	Barry St. John	P.O. Box 193	Vinton	VA	24179
0150702200	L&J Real Estate LLC	2009 Williamson Road NE	Roanoke	VA	24012
0150702300	Sally Foutz	1264 Etzler Road	Troutville	VA	24175
0150702400	Glenn Thornhill III & William Farrell II	2009 Williamson Road	Roanoke	VA	24012
0150702500	FSTN, Inc	P.O. Box 250	Union Hall	VA	24176
0150702600	Brad & Michelle Baculis	2400 Viburg Court	Midlothian	VA	23113
0150702700	FSTN, Inc	P.O. Box 250	Union Hall	VA	24176
0150702800	Grassy Hill Investments, LLC	115 Cooper Classics Lane	Rocky Mount	VA	24151
0150702900	Claudia Hardy C/O Claudia O'Connor	2432 Crestview Drive	Newport Beach	CA	92663
0150703000	Gilbert & Margaret Butler, Jr.	3406 Exeter Street SW	Roanoke	VA	24014
0150703100	John & Denise Stroebel	86 Lakewatch Circle	Moneta	VA	24121
0150703200	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150703300	Ronald & Jenny Hathaway, Jr.	2127 French Hill Court	Powhatan	VA	23139
0150703400	James Russell & Melba Seneff	395 Blue Lake Road	Union Hall	VA	24176
0150703500	Grassy Hill Investments, LLC	115 Cooper Classics Lane	Rocky Mount	VA	24151
0150703600	Gilbert & Margaret Butler, Jr.	3406 Exeter Street SW	Roanoke	VA	24014
0150703700	FSTN, Inc	P.O. Box 250	Union Hall	VA	24176
0150703800	FSTN, Inc	P.O. Box 250	Union Hall	VA	24176
0150703900	FSTN, Inc	P.O. Box 250	Union Hall	VA	24176
0150704000	FSTN, Inc	P.O. Box 250	Union Hall	VA	24176

Tax Map #	Owner	Address	City	State	Zip
0150704100	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150704200	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150704300	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150704400	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150704500	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150704600	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150704700	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150704800	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150704900	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150705000	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150705100	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150705200	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150705300	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150705400	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150705500	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150705600	Paul Turner, Jr.	3816 Derby Drive	Roanoke	VA	24012
0150705700	Paul Turner, Jr.	3816 Derby Drive	Roanoke	VA	24012
0150705800	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150705900	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150706000	Brian & Serita Powell	105 Jonestown Road	Covington	VA	24426
0150706100	John & Christy Keenan	178 Teel Brooke Road	Rocky Mount	VA	24151
0150706200	Sean & Carmen Park	209 Spring Leaf Court	Holly Springs	NC	27540
0150706300	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150706400	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0150706400	NEW HORIZON DEVELOPMENT LLC	181 CLUBHOUSE WAY	ZION CROSSROADS	VA	22942
0150706500	Lake Watch LLC	P.O. Box 759	Hardy	VA	24101

Tax Map #	Owner	Address	City	State	Zip
0151000100	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151000200	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151000300	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151000400	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151000500	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151000600	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151000700	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151000800	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151000900	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151001000	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151001100	Highlands Community Bank & Bank of Botetourt	P.o. Box 1059	Covington	VA	24426
0151001200	Walter & Susan Hughes, Jr.	451 Highland Lake Road	Union Hall	VA	24176
0151001300	Patricia Park	360 Firstwatch Drive	Moneta	VA	24121
0151001400	Mark & Stelia Wilbourn	350 Firstwatch Drive	Moneta	VA	24121
0151001500	Donald & Betty Wheeler	340 Firstwatch Drive	Moneta	VA	24121
0151001600	Patricia Shumate Young	330 Firstwatch Drive	Moneta	VA	24121
0151001700	Diana Ridgwell	320 Firstwatch Drive	Moneta	VA	24121
0151001800	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151001900	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151002000	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151002100	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151002200	Harry & Linda Garrett	71 Carriage Homes Drive	Moneta	VA	24121
0151002300	Gary & Patricia Robertson	75 Carriage Homes Drive	Moneta	VA	24121
0151002400	Shirley Yates & Candace Helmondollar	79 Carriage Homes Drive	Moneta	VA	24121
0151002500	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151002600	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942

Tax Map #	Owner	Address	City	State	Zip
0151002700	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151002800	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151002900	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151003000	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151003100	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151003200	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151003300	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151003400	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151003500	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151200100	Arrington & Russell Properties, LLC	1035 Franklin Street, Ste 100	Rocky Mount	VA	24151
0151200200	Gills Creek Marina LLC	3033 Mansfield Lane	Virginia Beach	VA	23457
0151200300	Gills Creek Marina LLC	3033 Mansfield Lane	Virginia Beach	VA	23457
0151200400	Gills Creek Marina LLC	3033 Mansfield Lane	Virginia Beach	VA	23457
0151200500	Michael Blankenship	999 Parkway Avenue	Moneta	VA	24121
0151201300	Monk Investments, Inc	1679 Wolf Creek Road	Tazewell	VA	24651
0151201400	T.S. Gulick Real Estate	6615 Hidden Wood Court	Roanoke	VA	24018
0151201500	Sheri G. Burlingame	502 Midway Circle	Brentwood	TN	37027
0151201601	Arrington Enterprises, Inc.	1035 Franklin Street, Ste 100	Rocky Mount	VA	24151
0151202200	Bank of Botetourt C/O Meade Stull	P.O. Box 339	Buchanan	VA	24066
0151202400	J&A Leasing, LLC	P.O. Box 12900	Roanoke	VA	24022
0151202500	J&A Leasing, LLC	P.O. Box 12900	Roanoke	VA	24022
0151202600	Billy Whitlow	461 Misty Mountain Lane	Roanoke	VA	24012
0151202700	Thai San LLC	6615 Hidden Wood Court	Roanoke	VA	24018
0151202800	Ginger Investments LLC	P.O. Box 667	Vinton	VA	24179
0151205000	James & Patricia McKelvey	400 Scruggs Road, Ste 100	Moneta	VA	24121
0151500100	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151500200	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151500300	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942

Tax Map #	Owner	Address	City	State	Zip
0151500400	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151500500	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151500600	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151500700	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151500800	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151500900	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151501000	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151501100	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151501200	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151501300	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151501400	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151501500	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151501600	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151501700	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151501800	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151501900	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151502000	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151502100	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151502200	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151502300	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151502400	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151502500	New Horizon Development	181 Clubhouse Way	Zion Crossroads	VA	22942
0151600100	County of Franklin	1255 Franklin Street, Suite 112	Rocky Mount	VA	24151
0151600200	Top Notch Ventures LLC	1621 Conrad Sawmill Road	Lewisville	NC	27023

Tax Map #	Owner	Address	City	State	Zip
0151600300	Donald Mullendore	P.O. Box 839	Hardy	VA	24101
0151600400	Ginger Investments LLC	P.O. Box 667	Vinton	VA	24179
0151600500	Donald Mullendore	P.O. Box 839	Hardy	VA	24101
0151600600	James & Teresa Stanley	3810 Bluewater Drive	Moneta	VA	24121
0151600700	Craig Caron Builders LLC	P.O. Box 759	Hardy	VA	24101
0151600800	Lake Watch LLC	50 First Watch Drive	Moneta	VA	24121
0151600900	Lake Watch LLC	50 First Watch Drive	Moneta	VA	24121
0300001701	ARNOLD RICHARD L & GLORIA A	5676 LONGRIDGE DRIVE	ROANOKE	VA	24018
0300001703	No Known Owner				
0300001704	DIDICO LLC	C/O RALPH & DIANE RICHARDS 1 WIRTZ		VA	24184
0300001704B	SMITH MOUNTAIN DOCK BUILDING INC	1446 MOOREWOOD ROAD	HARDY	VA	24101
0300001704C	CONTRAILS LLC	2237 WINGFIELD ROAD	CHARLOTTESVILLE	VA	22901
0300001704D	HAGER PHIL & MARGRET	940 PASLEYS LANE	MONETA	VA	24121
0300001705	BRZESKI DIANE	765 ALGOMA ROAD	CALLAWAY	VA	24067
0300001800	MCMINNIS MARSHALL H & EDITH R	C/O EDITH R MCMINNIS 2770 HA	HARDY	VA	24101
0300001801	BROWN WILLIAM EMMERT JR & JENNIFER GRAHAM	3767 HARBORWOOD ROAD	SALEM	VA	24153
0300001802	PORT ROYAL INVESTMENTS LLC	P O BOX 790	HARDY	VA	24101
0300001803	PORT ROYAL INVESTMENTS LLC	P O BOX 790	HARDY	VA	24101
0300001900	MCMINNIS MARSHALL H & EDITH R	C/O EDITH R MCMINNIS 2770 HA	HARDY	VA	24101
0300001902	BLANKENSHIP RAYMOND GERALD SR	2161 SKYWAY DRIVE	MONETA	VA	24121
0300002000	SMLVA LLC & SMLVA II LLC	3086 CUSTERS ROAD	HARRISONBURG	VA	22802



Approx. Scale 1:6019

**Layer: Parcels**

**Map:** 015  
**Insert:** 07  
**Lot:** 031  
**Parcel ID:** 0150703100  
**Extension:** 00  
**Map:** 01507  
**Parcel:** 03100  
**Zoning:** R1  
**Owner:** STROEBEL JOHN S & DENISE K  
**Owner Address:** 86 LAKEWATCH CIRCLE  
**City:** MONETA  
**State:** VA  
**Zip:** 24121  
**Description 1:** LAKEWATCH PLANTATION  
**Description 2:** LOT 31  
**Acres:** 0.842  
**Land Value:** 145000  
**Building Value:** 667700  
**Sale Price:** 1300000  
**Sale Date:** 1247184000000  
**Deed book:** 963  
**Deed page:** 2518  
**Plat book:** 839  
**Plat page:** 809  
**Instrument type:** DB  
**Instrument year:** 2009  
**Instrument number:** 6233  
**District:** GC  
**Grantor:** LAKE WATCH LLC  
**Shape.STArea():** 36573.37890625  
**Shape.STLength():** 942.36692359274

Attributes at point: -8872221, 4459043

<b>Layer: School Districts</b>
School District: Dudley
<b>Layer: Election Districts</b>
District Name: Gills Creek
Supervisor: Bob Camicia
<b>Layer: Precincts and Political Districts</b>
Precinct Name: Scruggs
House District: 9
Senate District: 19
<b>Layer: Voting Precincts</b>
Name: Scruggs
<b>Layer: Franklin County Zoning</b>
Zoning Classification: R1 - Residential Suburban Subdivision
<b>Layer: Watersheds</b>
HUC: 3010101

# PLAN DETAILED REPORT (REZO-07-2016-15395)

**Plan Type:** Re-Zoning Request

**Project:**

**App Date:** 07/13/2016

**Work Class:** None

**District:** Gills Creek

**Exp Date:** 07/12/2021

**Status:** Under Review

**Square Feet:** 0.00

**Complete Date:** NOT COMPLETED

**Description:**

**Valuation:** \$ 0.00

**Assigned To:**

0150703100	Main	<b>Address:</b> 86 Lakewatch Cir Moneta, VA 24121	Main	<b>Zone:</b> R1 (R1 - IMPORTED FOR ENERGOV)
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**Owner**  
John S And Denise K Stroebel  
86 Lakewatch Circle  
Moneta, VA 24121

Type of Hold	Created By	Date Created	Comments	Active
Parcel Notification From EnerGov 8.5	Tina Franklin	07/13/2016	FLOODPLAIN	Yes
Parcel Notification From EnerGov 8.5	Tina Franklin	07/13/2016	STORMWATER	Yes

Invoice No.	Fee	Fee Amount	Amount Paid
00040625	Planned Development - Rezoning	\$300.00	\$300.00
Total for Invoice 00040625		\$300.00	\$300.00
<b>Grand Total for Plan</b>		<b>\$300.00</b>	<b>\$300.00</b>

Condition	Comments	Date Created	Satisfied
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RECEIPT (TRC-100709-13-07-2016)

**BILLING CONTACT**

JOHN S and DENISE K STROEBEL  
86 Lakewatch Circle  
Moneta, Va 24121



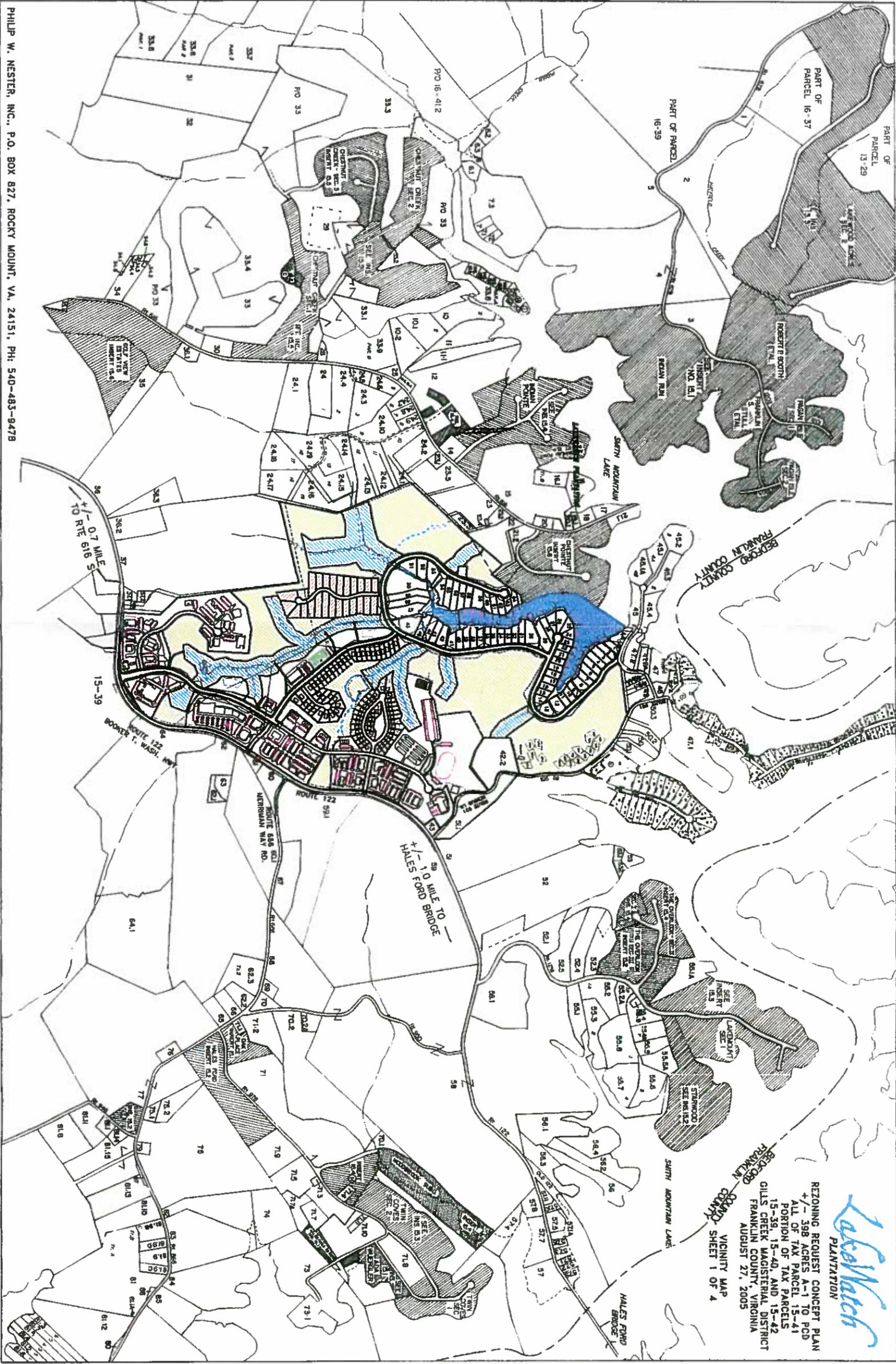
Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
REZO-07-2016-15395	Planned Development - Rezoning	Fee Payment	Check #1135	\$300.00
			<b>SUB TOTAL</b>	<b>\$300.00</b>
			<b>TOTAL</b>	<b>\$300.00</b>

#1829



REZONING REQUEST CONCEPT PLAN  
 +/- 398 ACRES A-1 TO RCD  
 ALL OF TAX PARCEL 15-41  
 PORTION OF TAX PARCELS  
 15-39, 15-40, AND 15-42  
 GILLS CREEK MAGISTERIAL DISTRICT  
 FRANKLIN COUNTY, VIRGINIA  
 AUGUST 27, 2005

BEACON COUNTY  
 GRAND COUNTY  
 VICINITY MAP  
 SHEET 1 OF 4



PHILIP W. NESTER, INC., P.O. BOX 827, ROCKY MOUNT, VA, 24151, PH: 540-483-9478

PREPARED BY  
 WINGATE APPRAISAL SERVICE  
 APPROVED BY  
 PHILIP W. NESTER, INC.  
 DATE OF PHOTOGRAPHY FEB-APRIL, 1976

DATE	PARCEL	REVISION	DATE	PARCEL	DATE
11/1/80	15-39	1	11/1/80	15-39	11-15-80
11/1/80	15-39	2	11/1/80	15-39	11-15-80
11/1/80	15-39	3	11/1/80	15-39	11-15-80
11/1/80	15-39	4	11/1/80	15-39	11-15-80
11/1/80	15-39	5	11/1/80	15-39	11-15-80
11/1/80	15-39	6	11/1/80	15-39	11-15-80
11/1/80	15-39	7	11/1/80	15-39	11-15-80
11/1/80	15-39	8	11/1/80	15-39	11-15-80
11/1/80	15-39	9	11/1/80	15-39	11-15-80
11/1/80	15-39	10	11/1/80	15-39	11-15-80



LEGEND  
 STREETS  
 RIVERS  
 PARCELS  
 COUNTY BOUNDARY  
 LAKES OR PONDS

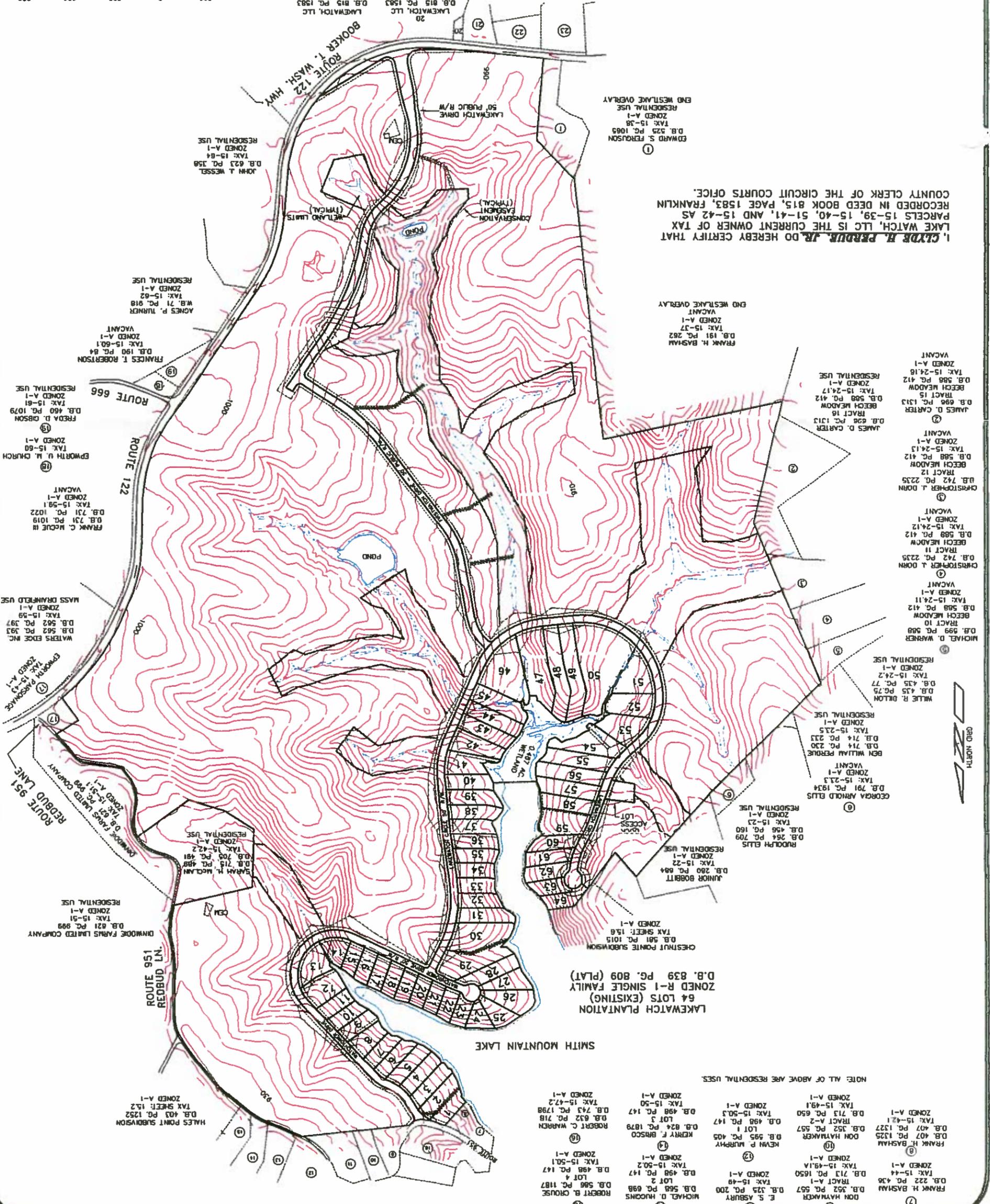
FRANKLIN COUNTY  
 PROPERTY IDENTIFICATION MAP  
 DISTRICT GILLS CREEK  
 MAP NO. 15

EXISTING CONTOURS/NATURAL FEATURES/ADJOINING USES  
SHEET 2 OF 4

REZONING REQUEST CONCEPT PLAN  
+/- 398 ACRES A-1 TO PCO  
ALL OF TAX PARCEL 15-41  
PORTION OF TAX PARCELS  
15-39, 15-40, AND 15-42  
GILLS CREEK MAGISTERIAL DISTRICT  
FRANKLIN COUNTY, VIRGINIA  
AUGUST 27, 2005

LAKWATCH PLANTATION

REDUCED SCALE PLOT  
CONTOUR INTERVAL: 10'  
SCALE: 1" = 300'



LAKWATCH PLANTATION - 64 R-1 LOTS

LOT NO.	OWNER	DEED BOOK	PAGE
1	TYLER INVESTMENTS, LLC	839	2327
2	TYLER INVESTMENTS, LLC	839	2327
3	TYLER INVESTMENTS, LLC	839	2327
4	MICHAEL H. FIEDLER	839	2106
5	MICHAEL H. FIEDLER	839	2106
6	STEVEN L. HORNICK	839	2227
7	TYLER INVESTMENTS, LLC	839	2227
8	JAMES R. KANES	839	2127
9	JAMES R. KANES	839	2127
10	DEALE E. PARK	839	2010
11	BARRY ST. JOHN	839	2010
12	L. J. REAL ESTATE, LLC	839	679
13	E. V. L. DEVELOPMENT, LLC	839	2213
14	GLENN D. HERRMILL, III	839	2067
15	CATHERINE B. DANIEL	839	2067
16	LAKWATCH, LLC	839	1583
17	TYLER INVESTMENTS, LLC	839	2227
18	GRASSY HILL INVESTMENTS, LLC	839	2227
19	LAKWATCH, LLC	839	1583
20	GILBERT E. BUTLER, JR.	839	2087
21	LAKWATCH, LLC	839	1583
22	LAKWATCH, LLC	839	1583
23	LAKWATCH, LLC	839	1583
24	SEAN G. PARK	839	192
25	JON P. KEEMAN	839	192
26	LAKWATCH, LLC	839	1583
27	TYLER INVESTMENTS, LLC	839	2227
28	LAKWATCH, LLC	839	1583
29	LAKWATCH, LLC	839	1583
30	LAKWATCH, LLC	839	1583
31	LAKWATCH, LLC	839	1583
32	LAKWATCH, LLC	839	1583
33	E & S INVESTMENTS, LLC	839	2145
34	JAMES R. SEMET	839	2063
35	GRASSY HILL INVESTMENTS, LLC	839	2063
36	GILBERT E. BUTLER, JR.	839	2087
37	TYLER INVESTMENTS, LLC	839	2227
38	LAKWATCH, LLC	839	1583
39	LAKWATCH, LLC	839	1583
40	LAKWATCH, LLC	839	1583
41	LAKWATCH, LLC	839	1583
42	LAKWATCH, LLC	839	1583
43	LAKWATCH, LLC	839	1583
44	LAKWATCH, LLC	839	1583
45	LAKWATCH, LLC	839	1583
46	LAKWATCH, LLC	839	1583
47	LAKWATCH, LLC	839	1583
48	LAKWATCH, LLC	839	1583
49	LAKWATCH, LLC	839	1583
50	LAKWATCH, LLC	839	1583
51	LAKWATCH, LLC	839	1583
52	LAKWATCH, LLC	839	1583
53	LAKWATCH, LLC	839	1583
54	LAKWATCH, LLC	839	1583
55	LAKWATCH, LLC	839	1583
56	LAKWATCH, LLC	839	1583
57	LAKWATCH, LLC	839	1583
58	LAKWATCH, LLC	839	1583
59	LAKWATCH, LLC	839	1583
60	LAKWATCH, LLC	839	1583
61	LAKWATCH, LLC	839	1583
62	LAKWATCH, LLC	839	1583
63	LAKWATCH, LLC	839	1583
64	LAKWATCH, LLC	839	1583

I, **Clyde H. Perdue, Jr.** do hereby certify that LAKWATCH, LLC is the current owner of tax parcels 15-39, 15-40, 51-41, and 15-42 as recorded in deed book 815, page 1583, Franklin County Clerk of the Circuit Courts Office.

FRANK H. BASHAM  
D.B. 191 PG. 282  
ZONED A-1  
TAX: 15-37  
VACANT  
END WESTLAKE OVERLAY

JAMES D. CARTER  
D.B. 696 PG. 1313  
TRACT 16  
BEACH MEADOW  
D.B. 588 PG. 412  
TRACT 15  
D.B. 588 PG. 412  
TAX: 15-2417  
ZONED A-1  
RESIDENTIAL USE

CHRISTOPHER J. DORN  
D.B. 742 PG. 2235  
TRACT 12  
BEACH MEADOW  
D.B. 588 PG. 412  
TAX: 15-2412  
ZONED A-1  
VACANT

CHRISTOPHER J. DORN  
D.B. 742 PG. 2235  
TRACT 11  
BEACH MEADOW  
D.B. 588 PG. 412  
TAX: 15-2411  
ZONED A-1  
VACANT

MICHAEL D. WARNER  
D.B. 599 PG. 588  
TRACT 10  
BEACH MEADOW  
D.B. 588 PG. 412  
TAX: 15-2411  
ZONED A-1  
RESIDENTIAL USE

WILLIE R. OHLSON  
D.B. 435 PG. 75  
TRACT 9  
BEACH MEADOW  
D.B. 588 PG. 412  
TAX: 15-2412  
ZONED A-1  
RESIDENTIAL USE

GEORGA ARNOLD ELLIS  
D.B. 791 PG. 1934  
TAX: 15-233  
ZONED A-1  
VACANT

RUDOLPH ELLIS  
D.B. 264 PG. 709  
TAX: 15-23  
ZONED A-1  
RESIDENTIAL USE

JUNIOR ROBERTT  
D.B. 280 PG. 604  
TAX: 15-22  
ZONED A-1  
RESIDENTIAL USE

CHESTNUT PONTE SUBDIVISION  
D.B. 501 PG. 1015  
TAX SHEET: 156  
ZONED A-1

ROBERT B. CROUSE  
D.B. 568 PG. 698  
LOT 2  
D.B. 498 PG. 147  
TAX: 15-50.1  
ZONED A-1

FRANK H. BASHAM  
D.B. 713 PG. 1650  
TRACT A-1  
TAX: 15-49.1A  
ZONED A-1

NOTE: ALL OF ABOVE ARE RESIDENTIAL USES.

LAKWATCH PLANTATION  
64 LOTS (EXISTING)  
ZONED R-1 SINGLE FAMILY  
D.B. 839 PG. 809 (PLAT)

SMITH MOUNTAIN LAKE





