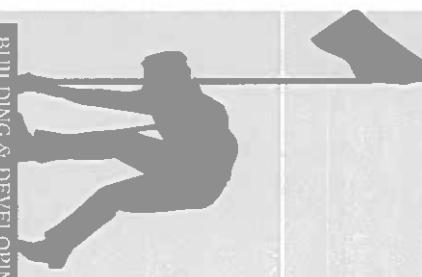


# The Willard Companies

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**

**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  
340-721-5288  
Fax 540-721-8396  
[www.thewillardcompanies.com](http://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.smithmlake.com](http://www.smithmlake.com)

**COUNTRY CLUBS**

**THE WATERFRONT COUNTRY CLUB**

**Anchor Drive**  
**Moneta, Virginia 24121**  
**Pro Shop 540-721-2653**  
**Club House 540-576-1556**  
**Fax 540-721-8210**  
**[www.thewaterfrontcc.com](http://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 540-721-5358**  
**[www.thewateredgeccc.com](http://www.thewateredgeccc.com)**

**THE WESTLAKE**

**Chestnut Creek Drive**  
**Hardy, Virginia 24101**  
**Pro Shop 540-214-4214**  
**Club House 540-721-3845**  
**Fax 540-721-1579**  
**[www.gothewestlake.com](http://www.gothewestlake.com)**

**Vice President**

*Ronald L. Willard, II*

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*

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



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

FRANKLIN COUNTY  
ZONING MAP AMENDMENT APPLICATION

(Type or Print)

I, We, Willard Construction of Lake, 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, VT 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, VT 24184

Property Owner's Phone Number: 540-721-5288

Property Owner's E-mail Ron@thewillardcompanies.com

Physical Address of the Property: Bridgewater Branch - 105 Bridgewater Branch Dr, 2412,

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,

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

Wictz, VA 24184

Telephone: 540-532-1915

Email Address: Ron@thewillardcompanies.com

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

Owner's Name (Print): \_\_\_\_\_

Signature of Owner: \_\_\_\_\_

Date: \_\_\_\_\_