

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

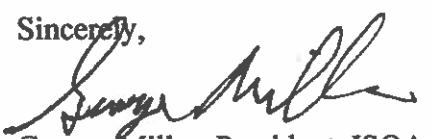
**Commissioners:**

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

George Miller, President, ISOA

**Enclosures:**

ISOA rough plat map  
ISOA Board Resolutions

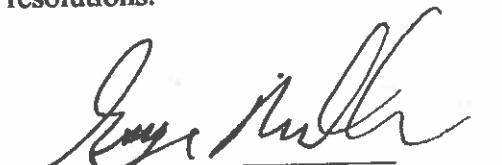
**Board of Directors of  
Idlewood Shores Owners Association**

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

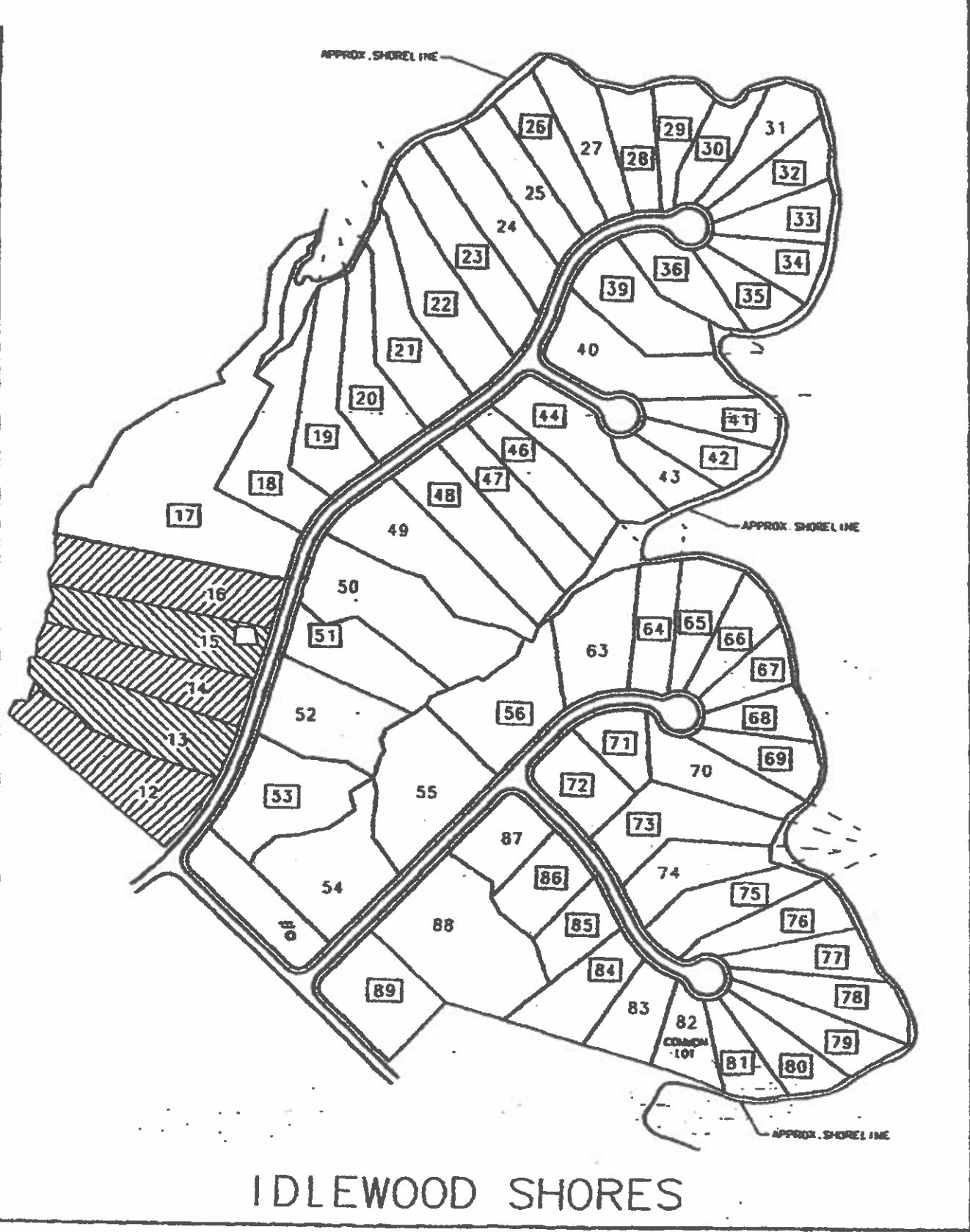
**Be it further resolved**, that the ISOA submit to the Franklin County Board of Supervisors, at the next meeting of the Supervisors, a letter requesting the Franklin County Planning Commission to comprehensively re-zone the ISOA subdivision from its current status of A-1 to R-1, and stating reasons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

150A4



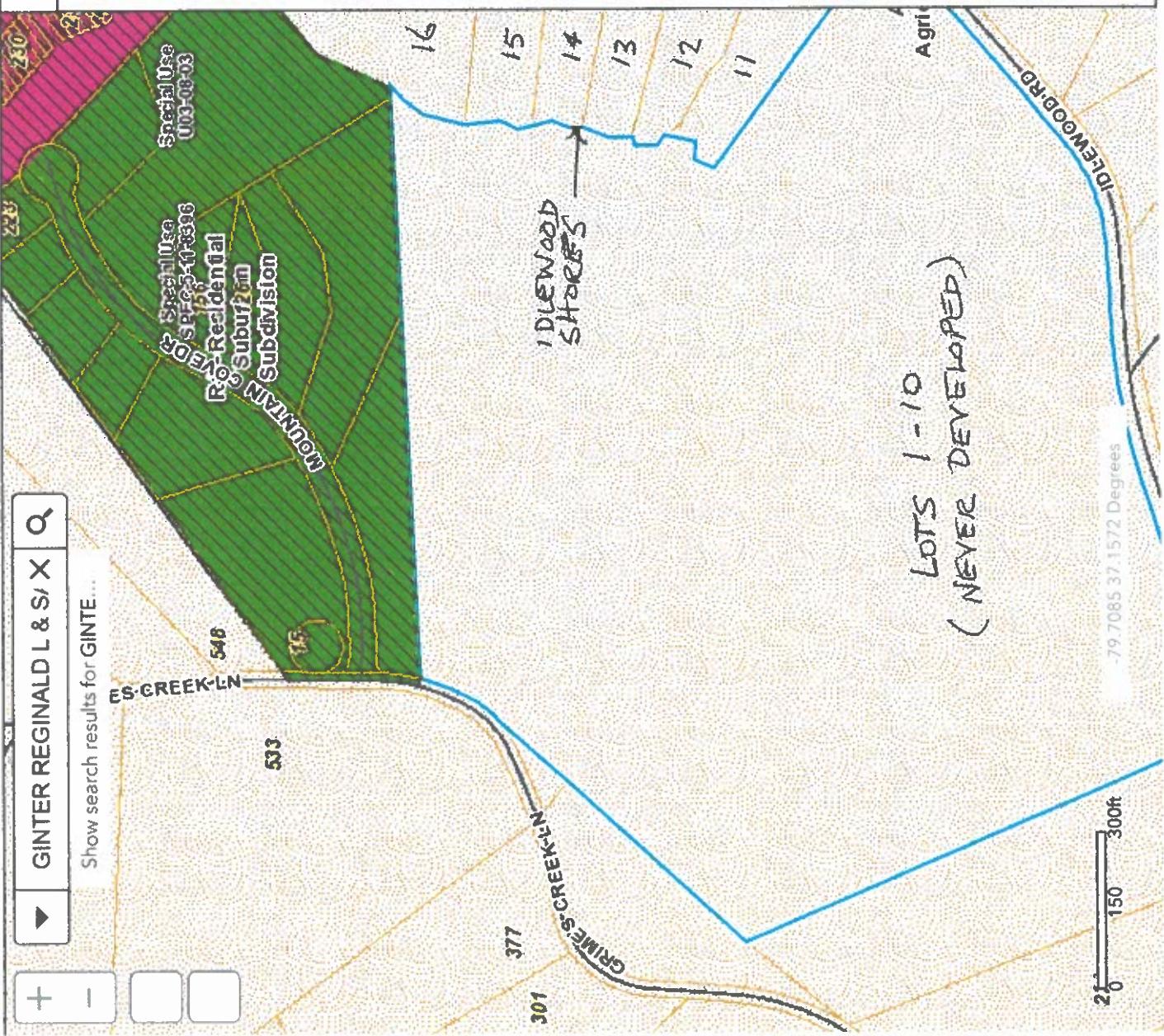
## Franklin Co Planning &amp; Zoning Viewer

...And Other Regulatory Data





Show search results for GINTER...



Side Info Panel	
(1 of 1)	
<a href="#">Clear</a>	<a href="#">Zoom to</a>
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 CHILHOWIE
City	
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