

Checklist for completed items:

- ☒ Application Form
- ☒ Letter of Application
- ☒ Concept Plan
- ☒ Application Fee

I certify that this application for an appeal and the information submitted herein is correct and accurate.

Appellant's Name (Print): Tabitha S. Collison

Signature of Appellant: Tabitha S. Collison

Date: 03/20/23

Mailing Address: 396 Royal Estates Blvd
Wirtz VA 24184

Telephone: 410-703-3791

The appellants, and not the property owner, are seeking relief from commercial use of a private road for which the home owners of Royal Estates are collectively responsible.

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

Owner's Name (Print): _____

Signature of Owner: _____

Date: _____

Date Received by Planning Staff: _____ Time: _____ Clerk's Initials: _____

CHECK#: _____ RECEIPT #: _____ AMOUNT: _____



County/City of Franklin
Commonwealth/State of Virginia
The foregoing instrument was acknowledged before me this 20th day of March 2023, by

(Name of person seeking acknowledgement)
Robert H Downey
Notary Public
My commission expires: 9/30/2025

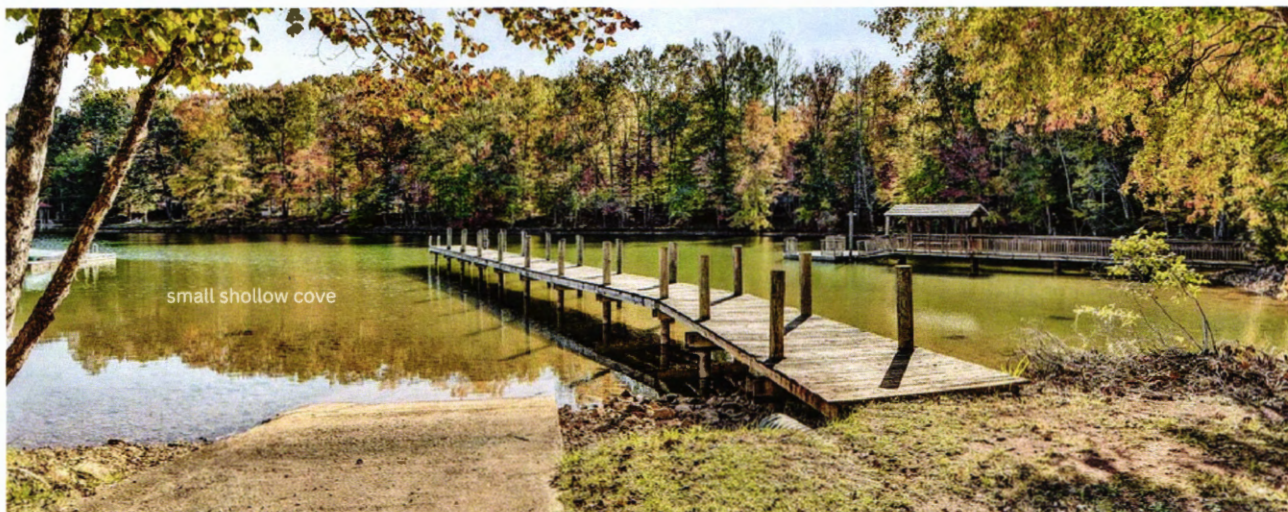
Royal Estates Subdivision Appeal of the "Fisherman's Motel"

Submitted March 20, 2023, By: Cathie Cummings, Union Hall & Tabitha Collison 396 Royal Estates Blvd Wirtz, Va 24184

Good evening. Thank you for allowing residents of the Royal Estates Subdivision the opportunity to present our appeal of the "Fisherman's Motel" and Campground project within the subdivision. We are grateful to have this opportunity to express our significant concerns to the Franklin County Board for Zoning Appeals.

In regards to the zoning and planning for this commercial business, it is imperative that all aspects of the project are thoroughly considered. Unfortunately, staff approved areas overlook numerous important variables such as easement rights, public safety concerns, road integrity, noise issues, and building discrepancies. These oversights increase liability and safety issues for residents. The Royal Estates Community cannot be liable for all things incurred as a result of a commercial business opening and operating in the subdivision, coupled with the daily use of our private road.

"The Zoning Ordinance of Franklin County, Virginia is intended to promote the health, safety and general welfare of the public, and to implement the adopted comprehensive plan for the orderly and controlled development of the county."



ROYAL ESTATES BLVD

The main private road, "Royal Estates Blvd," is the only entrance and exit for the subdivision. Currently, the Royal Estates subdivision consists of 41 lots. 40 of the lots are zoned R-1. Single family homes exist on 20 lots.

The Royal Estates Subdivision is a small, quiet and peaceful neighborhood. Residents diligently keep noise disturbances to a minimum in efforts to sustain harmonious living conditions for both humans and wildlife in the surrounding woodland and lakeside areas.

Royal Estates Blvd has lite residential traffic, including postal mail delivered by USPS. On regular public school days, one special needs assisted, public school bus stops at two homes inside the subdivision.

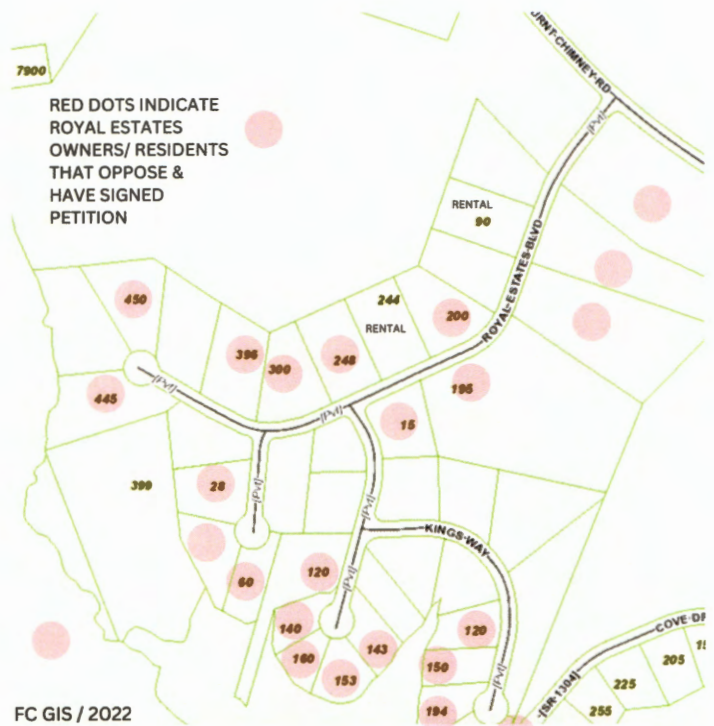
At the time of its development, adequate drainage lines and paving were not completed for the entire Royal Estates subdivision. Thus, the roads cannot be entered into the state maintained VDOT road system. Today, Royal Estates Blvd has large potholes, deteriorating pavement edges, drainage issues and only one car at a time can safely pass.

The subdivision residents currently maintain any issues of fallen trees and reducing the depth of growing pot holes on Royal Estates Blvd.

Combining usage of small, private roads of this neighborhood with high traffic from a commercial business has created an extremely complex issue. Who is going to be held responsible and accountable for maintenance of this road?

If a private road serves a subdivision of 50 or fewer lots, it could potentially be taken into the secondary state highway system. This is possible if the owner of the fee interest in private roads obtains written consent from every lot owner in the subdivision whose lot is served by the private road. §55.1-308.

Due to the extreme financial burden for drainage and other repairs required to enter the VDOT road system, the Royal Estates subdivision roads cannot be taken into the state highway system without assistance from outside public or private sources.



NO BUSINESS EASEMENT FOR INGRESS, EGRESS & WATER RIGHTS



In August 1987, agreement was reached between the Wright, Thomas and Collins families to grant the Collins property supply to a community well, ingress and egress to Royal Estates Blvd as the only connection to VA Rte 670.

These allowances were made to the Collins' property solely because they were living in a single family home in a residential only capacity, living cohesively surrounded by the residential properties of the Royal Estates Subdivision.

These easements were granted for the very specific purpose of the inclusion of Collins' single family home into the Royal Estates Community and the surrounding area's residential zoning. The Collins property was not a lot operating a commercial business in 1987.

In May 1988, the Franklin County Planning and Zoning Office issued B-2 zoning to The Collins' property without a redefined easement agreement for community well usage and commercial access to VA Rte 670.



The Elliots purchased the Collins property in September 2022. They do not have commercial water rights nor ingress and egress rights to use Royal Estates Blvd to access VA Rte 670.

*****There is not a single waterfront, B-2 business in the Tri-County area that is accessed by use of a private road that does not also belong to the commercial business*****



DETAILED TRANSACTION HISTORY OF 399 ROYAL ESTATES BLVD:

In 1967, the creation and opening of "Edgemoade of Va, Youth Rehabilitation Center, a Maryland Corporation," on 122 acres purchased from R.C. Reynolds.

In 1979, "Edgemoade of Va" lost all funding and ceased operations. The multi-state, Edgemoade Corporation sold the land in trust to Carl Spears of NJ, and two trustees. "Being the same property conveyed unto Youth Rehabilitation Center, Incorporated, A Corporation chartered and Existing under laws of the State of Maryland."

Between 1979 and 1983, residential development plans are created and implemented for "Mountain Lake Village," on the former Edgemoade property by Blackwater Development Corp. and WES Partnership, a VA partnership, both of New Jersey.

In June 1983, through the Roanoke Land Auction: Fleming and Elizabeth Collins paid \$200 down and arranged for a partially owner financed loan of \$7,000 from Carl Spears for two years. This loan, in addition to a \$70,000 bank financed, standard 30 year mortgage loan completed their purchase. Sales contract described purchase as "5 acres and building closest to the water at Edgemoade."

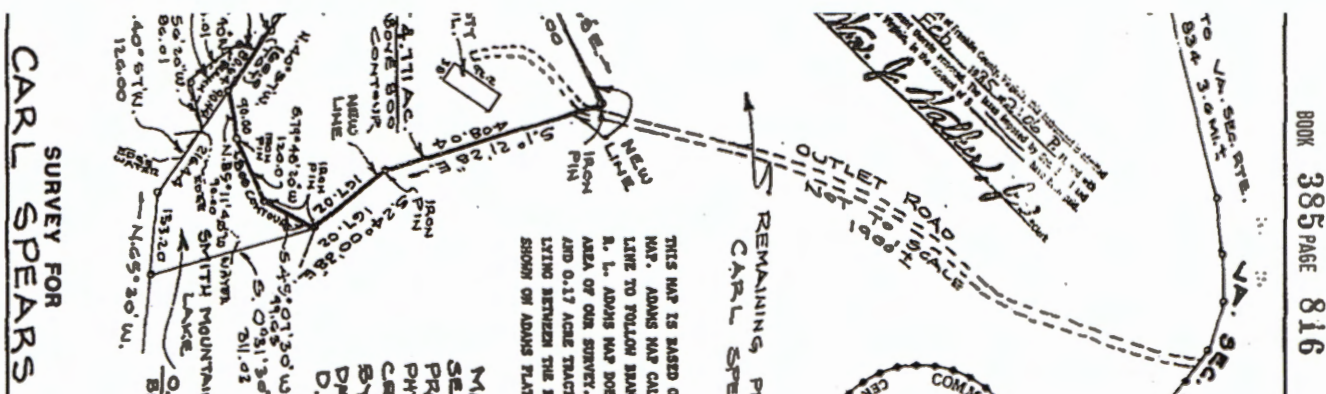
Between 1983 and 1985 numerous Mechanic's Liens are filed in the Circuit Court against several residential developers for failing to pay contractors after work performed on the "Mountain Lake Village Condominiums," AKA "former Edgemoade property." WES partnership (Carls Spears) dissolved to remedy debt claims.

In February 1985, Carl Spears filed a "Quick Claim Deed" with Fleming and Elizabeth Collins after their payoff of the \$7,000 loan financed by Spears in June 1983. This action relinquished all Spears' property rights for the 4.77 acre parcel. This lot and single family home being Route 1, Box 195, became 399 Royal Estates Blvd of Wirtz.

In October 1985, the Blackwater Development Corporation filed a lawsuit against Carl Spears for the remaining Edgemoade Property.

In September 1986, Carl Spears conveys the remaining Edgemoade parcel to K.Wright, C. Thomas, D. Thomas & Blackwater Development Corporation, Contract Purchaser. **Lots were then created for both Royal Estates and Twin Chimneys (AKA Twin Coves) subdivisions.

In August 1987, agreement between Wrights, Thomas and Collins is finalized for road and water usage provided to Fleming and Elizabeth Collins. Sole purpose of the private road and private water agreement was to provide access for a private residence in a single family home. This agreement was not made with a public business. This document also gave up access rights to the former "OUTLET ROAD," that connected the Collins property to VA Rte 670.



CONTINUED HISTORY OF 399 ROYAL ESTATES

Franklin County zoning began in May 1988. B-2 zoning assignment was applied to the Collins property, though on that date, there was no business in operation there. It is possible that the B-2 zoning assignment correlates to the multi-state, corporate business licensing for the residential facilities (Edgemoade of VA) that was dismantled nearly ten years prior. It is possible that codes used by the federal government to describe types of businesses could have been assigned to the property by way of references or database files related to the multi-state corporation. The B-2 designation is considerably more commercial in its intent than what would be required for a small, adult assisted living facility, with a maximum of six residents.

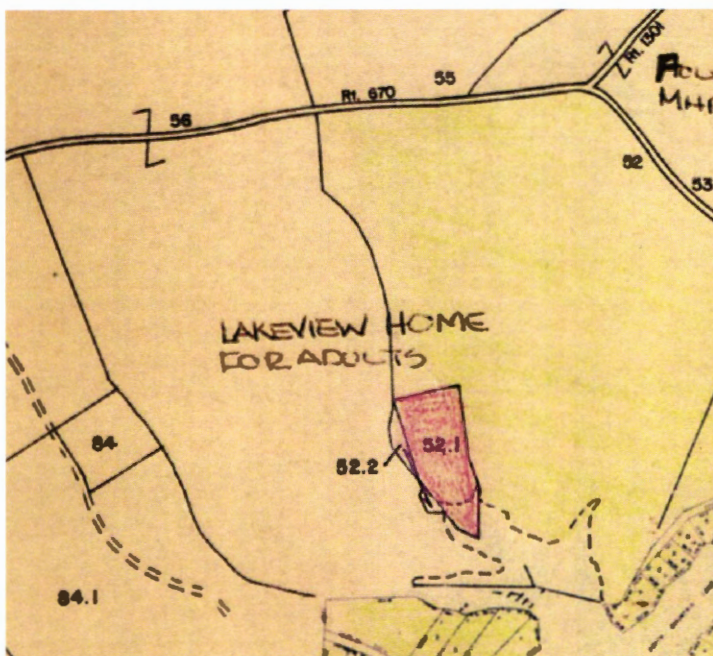
*****Residential zoning was assigned to all the surrounding former Edgemoade properties. The Collins property was originally intended to be part of Mountain Lake Village Condominiums. Had the contractual developers not defaulted on the Mountain Lake Village Condominiums contracts (1979-1983), there would not be a Royal Estates subdivision, nor would zoning or use of the single family home purchased by Mr. and Mrs. Collins be in question. *****

In September 1988, a conditional license was granted to Lakeview Manor Home for Adults; to be renewed annually or biannually for business operation.

Between June 1994 and March 2009 the Collins borrowed monies against their original deed in a series of large loans. These loans were used to convert the single family home into a larger, multi family home and apartments for adults requiring assisted living services.

The last known adult receiving care services in the Collins home or Lakeview Manor for adults shows 2016. This home remained a private residence between 2015 until 2022. MLS notes 2015.

*****Lakeview Manor Home for Adults was not registered with the County Commissioner of Revenue as a business, nor is there a record of taxes ever paid from the business*****



Map of Collins property and surrounding areas in May 1988. This is the map used by the Franklin County Planning Director in making B2 zoning approval determination.

Note the "Outlet Road" extending from the Collins property to State Rte. 670 is no longer operational.

Scott and Meredith Elliot purchased Collins property with no mention of the intended commercial use of the property or their registered, established business that is operating there.

Deed states access to property will be by way of "Outlet Road." This road was closed in August 1987 when the Royal Estates subdivision created the water supply for the surrounding residential areas.

SITE PLAN DISCREPANCIES, CONCERNS & QUESTIONS

Regarding building codes, environmental fire regulations for the public's health and safety are top priorities. Discrepancies must be addressed to mitigate future adverse consequences upon the surrounding areas.

- 11 TENT "CABINS"
- PARKING
- SEWAGE & WATER PRESSURE
- FIRE SAFETY
- GENERAL SAFETY
- COVES SAFETY
- QUESTIONS THAT REMAIN
- PETITION INFORMATION

11 TENT "CABINS" W/ FABRIC WALLS & ROOF UNABLE TO CONTAIN NOISE POLLUTION

Is it accurate to classify a tent "cabin" as a building according to the zoning board's definition? After all, these tent "cabins" are made of canvas fabric. They lack the structural integrity of exterior walls and roofs necessary to efficiently contain noise as done by permanent walls and ceilings. The tent "cabins" are simply large, fancifully decorated, fabric camping tents.

Residents of the Royal Estates Community are well aware that we will be able to hear everything!

Coughing, talking, showers, doors slamming, toilets flushing, laughing, phone conversations, air conditioners, early morning food deliveries and late arriving trucks hauling boats to a ramp launch elsewhere. Those are simply sounds occurring during regular activities. There is significant potential for noise from partying, including loud music and intoxicated, unmanaged guests.

Only one employee will be "on site" during the day managing the business operations. There will not be anyone staying on the property overnight. They intend to mitigate any issues that arise with security cameras. If necessary, they will drive out here from their home located an hour away. This detail was confirmed by verbal communication during a conversation between adjacent property owner, Jennifer Allen and the business owner, Scott Elliot on March 13th.

This type of commercial business requires an employee be on site 24 hours per day. Watching and communicating with people on security cameras is not a viable strategy for motel and campground safety. Left unattended, there are far too many scenarios with the potential for negative outcomes to be incurred by the surrounding subdivision and nearby community.

Tent "cabin" fabric will not contain noise from campground guests. Nor will a surrounding fence or shrubbery. The subdivision is simply too close in proximity to the Elliot's property to be shielded from continuous noise, disturbances and air pollution from 11 smoking fire pits and cooking areas in regular use.

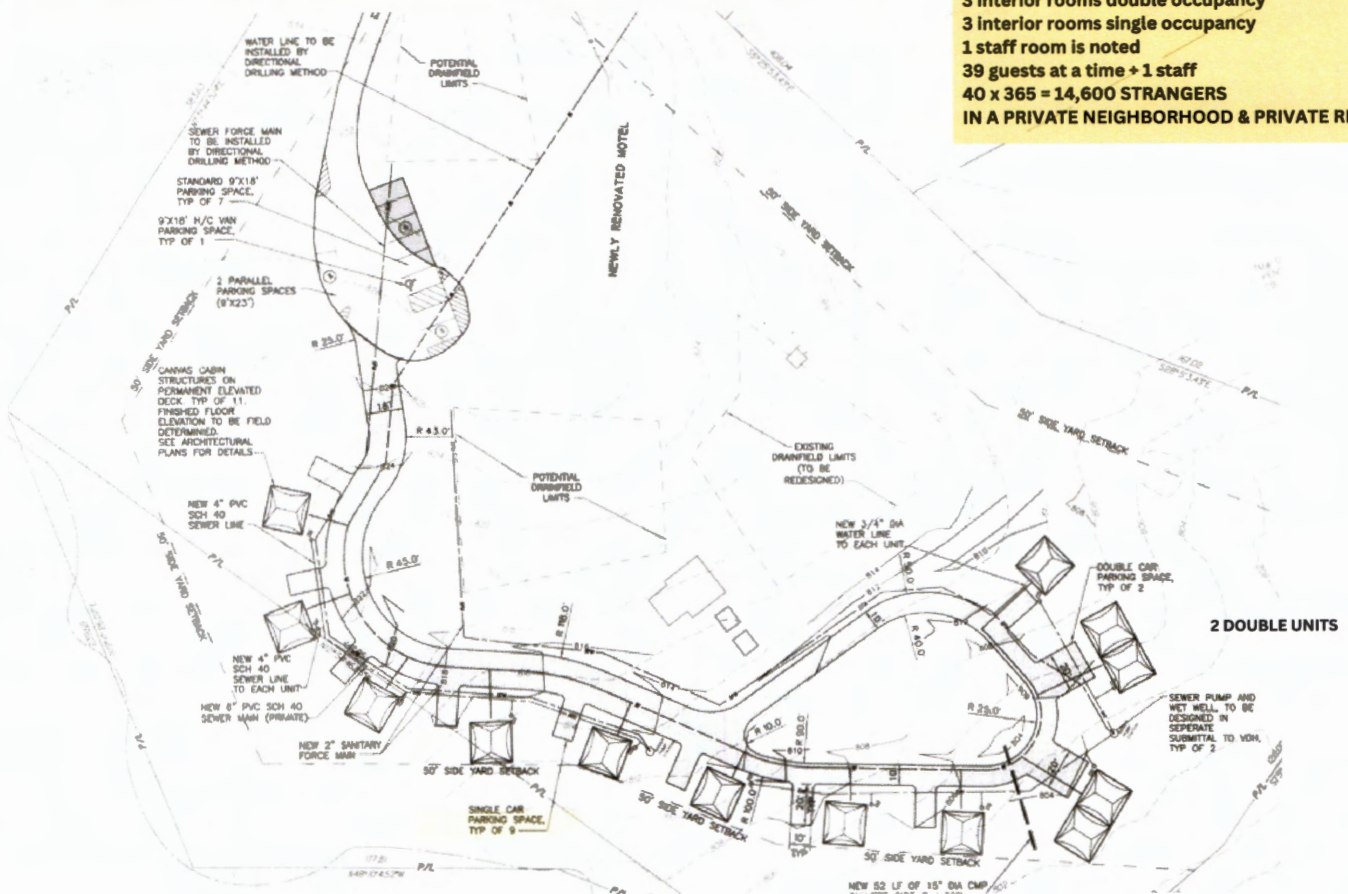
Omnidirectional Sound and Vibration Waves

The topography of parcel #0470005201 uniquely affects all surrounding residential lots. This property sits at a lower elevation than the surrounding land. Sounds radiate and amplify in all directions. This is due to something called omnidirectional sound and vibration waves. Depending on air density, sounds and vibrations are more amplified throughout the entire neighborhood.



INADEQUATE SPACE, PARKING FOR MOTEL AND CAMPGROUND GUESTS

11 tents double occupancy
 2 double tents quadruple occupancy
 3 interior rooms double occupancy
 3 interior rooms single occupancy
 1 staff room is noted
 39 guests at a time + 1 staff
 40 x 365 = 14,600 STRANGERS
 IN A PRIVATE NEIGHBORHOOD & PRIVATE RD



***The lack of parking options, with no designated spaces for trailered boats on the site plan will pose a significant public safety access issue.

Per the operations policy of the nearest local marina, "No overnight parking to non lodge guests." This major planning oversight by the developer will lead to an overwhelming increase in public traffic on the already deteriorating, private, neighborhood road.

Additionally, large trucks hauling boats on trailers down the private road will create undue hazards for resident families who use this road daily to walk, bike and run. There are no safety measures available in street lighting, road shoulders or sidewalks to protect pedestrians. There will potentially be people parking vehicles and trailers all around the motel on the private road. This lack of parking is a major safety risk when public safety vehicles and first responders cannot reach homes because driveways are blocked by motel guests. Hardships will also be created for USPS mail carriers and school buses. They will have to carefully navigate around large, improperly parked private vehicles. This is unnecessary risk for public providers trying to perform their jobs. These public services to the subdivision could potentially be discontinued if the liability for property damage and injury becomes too great for them to enter the Royal Estates Subdivision.

These are further examples of why a commercial business does not belong inside a residential subdivision with the only public option for access being a broken, private road destined to fail. The road will fail sooner than later unless Franklin County acts to prevent this major hardship upon each of our lives and the nearby community.

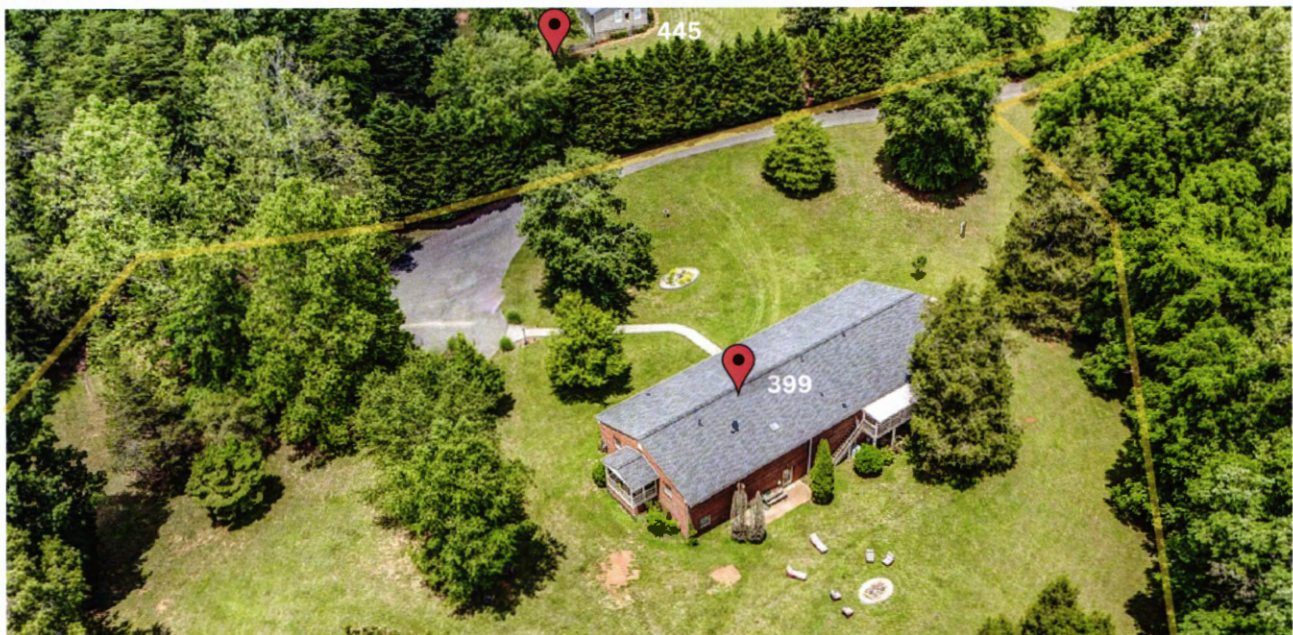
QUESTIONABLE SEWAGE & WATER PRESSURE MAY ADVERSELY AFFECT OTHER PROPERTIES

We are making a formal request to evaluate the impact of the motel's new, large septic system upon the surrounding homes' water pressure and septic systems.

FOIA record requests have been completed for 396, 399 & 445 Royal Estates Blvd. The septic drain field and other records were missing from the 399/ Collins file. Only records available for 399 at VDH have notations indicating low pressure systems required for the adjoining properties at 396 and 445.

The large septic system needed for Elliot motel and campground development plans could affect residents at low water pressure systems at 396 and 445 Royal Estates Blvd.

***Note that the original easement and water agreement occurred when parcel #0470005201 was not zoned B2. The agreement was made prior to many years of construction that included adding bedrooms to the existing single family home.



OUTDOOR COOKING AND FIRE PITS INCREASE FIRE HAZARDS/RISK & VULNERABILITY

The Turner Farm (50ft setback), William Meade House 1778 (1,512 ft away) and National Registered Historical Twin Chimney/ Gwin Dudley Home Site 1795 (990ft away) are long standing, historical properties. Though Franklin County currently does not have an official program for historically “recognized” properties. A county priority for zoning is stated in the comprehensive plan to ensure that zoning near existing land of historical significance will not put the land at risk. There will be significantly increased fire risk with outdoor cooking and fire pits abutting the woodland covered areas of the Turner Farm and surrounding properties.

Fire pits, smoking and outdoor cooking areas will increase fire risk to parcel #0470005201's 12 adjacent structures and surrounding residential communities . Fire and rescue trucks respond to calls related to structure fires within a 20-foot range of tents or structures. False alarms could be common.

In such cases, several fire companies and rescue squads would respond through the subdivision on Royal Estates Blvd. If a fire spreads to surrounding properties and woodland areas, 4x4 off-road vehicles would be required to extinguish the fire. The lack of overnight motel staffing or management increases the risk of an unnoticed fire spreading quickly.



LACK OF 24 HR PROPERTY MANAGEMENT RISK

Disorderly, alcohol induced behaviors are common in tourist areas such as motels, campgrounds and lodges.

There will be not be a representative of the business on site after dark to intervene as necessary with this disruptive type of activity. A statement in the facility's “check in” instructions regarding quiet hours after 11pm does nothing to enforce it.

Allowing the public access to a residential subdivision under the cover of a commercial business will increase the risk of theft and property damage to the surrounding residential homes. Even more disconcerting is that potential predators entering the neighborhood as motel guests will have cloaked accessibility to children playing in their yards, or the surrounding woodland and cove areas.

The use of fire pits by campground guests was also verbally stated. This is a very concerning issue for residents of the subdivision, as there is no intent for provision of a campground staff member at night. The site plan indicates that cabins and potential fire pits will be directly in front of the large, A-1 tract of woodlands and working farm owned by the Turner family. The remaining motel/campground property is surrounded by the Royal Estates, R-1 residential subdivision.

MARINE TRAFFIC WILL CREATE CONGESTION IN A TIGHT AREA. CREATING SAFETY ISSUES

The Cove at Royal Estates is shallow and small. Areas of entrance to the backside of Parcel #0470005201 at less than 270 feet wide and at the least amount of distance is approximately 170 wide.

This area acts as a safe haven for paddlers, swimmers and paddle boarders. Increased boat traffic by inexperienced boaters will be very dangerous.



ENVIROMENTAL DIGRESSION, LACK OF ENERGY EFFICACY & NEGATIVE IMPACTS OF YEARLY MAX OCCUPANY 14,600 NON RESIDENTS

The increased human presence in a small area will have negative impact on the environment and its animals. More traffic and trash leads to pollution and habitat degradation. Making it difficult for wildlife to thrive. Negligent guests will increase the risk of brush or forest fires.

Additionally, the energy efficacy of the tent "cabins", especially with air conditioning units, possible outdoor showers, washing boats or fishing equipment outdoors should be questioned to minimize further environmental damage.

Increased boat traffic and possible dredging of the cove will effect the nesting areas for smaller fish.



EASEMENT "OUTLET ROAD" IN QUESTION, INCREASED FIRE RISK, TRAFFIC LIABILITY & DANGERS TO PRIVATE COMMUNITY

In conclusion, it is clear that there are numerous safety concerns, easement issues, and questions about the private road, sewage, water pressure, and fire safety that must be addressed.

Additionally, the proximity to National and Local Historical sites only adds to the complexity of the situation.

The decisions made by the current zoning commission and appeals board will set a precedent for future development in Franklin County and Smith Mountain Lake. As tourism in the area continues to grow, it is critical that we prioritize the safety and privacy of our citizens. It is up to us to ensure that any development in the area meets the highest standards of safety and environmental responsibility.

Property owners from all over Franklin County are expressly opposed to this business opening in this residential location.



COMMUNITY DISAPPROVAL OF MOTEL OPERATIONS WITHIN ROYAL ESTATES

The Wirtz communities of Royal Estates, Foxchase and Twin Chimneys collectively express their disapproval of the proposed motel operation within the Royal Estates Subdivision.

Disrupting the peace, destruction of property, reckless driving and safety issues have already begun with the property owners the Elliots, the Developers and their subcontractors.

Both residents and their families have come together to show their support against this development.

Please see the next several pages of hand written & digitally collected signatures through [change.org](https://www.change.org).

COMMUNITY DISAPPROVAL OF MOTEL OPERATIONS WITHIN ROYAL ESTATES SUBDIVISION

Petition to Deny Motel Operation in Royal Estates Subdivision

Please support the Royal Estates Subdivision and surrounding communities in Wirtz, located in Franklin County, VA, in our petition to the Franklin County Planning & Development Office and Board of Supervisors, to deny the new owner of 399 Royal Estates Blvd to construct, open and operate a business as a "motel" in the existing house and use the surrounding acreage to construct and rent out permanent "glamping," or "glamour camping" tents.

We, the undersigned, are concerned citizens who urge our Franklin County Representatives to act now!

Date	Printed Name	Signature	Address	Comment
1/1/23	Brendy Landahl	Brendy Landahl	15 Chase Hill Dr Wirtz, VA	Good Motel, also also not in favor of a motel in my neighborhood
2/15/23	James Landahl	James Landahl	15 Chase Hill Dr Wirtz, VA	
2/15/23	Mary N. Kester	Mary N. Kester	120 Kings Hwy Wirtz, VA	Not in favor of Motel
2/15/23	John M. Kester	John M. Kester	120 Kings Hwy Wirtz, VA	Not in favor of Motel
2/15/23	Minch Perrygo	Minch Perrygo	140 Chase Hill 330-32-3016	Not in favor of motel

Date	Printed Name	Signature	Address	Comment
5/11/23	Renee Perrygo	Renee Perrygo	140 Chase Hill	Not in favor of Motel / glamping
7/2/23	Marianne Sanders	Marianne Sanders	140 Chase Hill	Not in favor of motel
2/1/23	Paul Sanders	Paul Sanders	140 Chase Hill	Not in favor of motel / glamping
2/1/23	Dana Harrison	Dana Harrison	143 Chase Hill	Not in favor of motel / glamping

Date	Printed Name	Signature	Address	Comment
2/1/23	Bryanna Bowman	Bryanna Bowman	975 Broadway Blvd Wirtz, VA 24184	
2/1/23	Amber Bowman	Amber Bowman	975 Broadway Blvd Wirtz, VA 24184	

Katie Horton	Wirtz	VA	24184	2023-01-23
Lauren Renick	Wirtz	VA	24184	2023-01-23
Becky Reed	Wirtz	VA	24184	2023-01-23
Donna Hatcher	Wirtz	VA	24184	2023-01-23
Quinton Colison	Wirtz	VA	24184	2023-01-23
Feliza Criner	Wirtz	VA	24184	2023-01-23
Suzanne Kiefer	Wirtz	VA	24184	2023-01-23
Cindie Cavender	Wirtz	VA	24184	2023-01-23
Renee Roberts	Wirtz	VA	24184	2023-01-23
Ray Wilson	Wirtz	VA	24184	2023-01-23
Penny Coley	Wirtz	VA	24184	2023-01-23
Martha Duncan	Wirtz	VA	24184	2023-01-23
Karin Mullendore	Wirtz	VA	24184	2023-01-23
Jacqueline Oliver	Wirtz	VA	24184	2023-01-24
Monique Tinnell	Wirtz	VA	24184	2023-01-24
Lori Hurt	Wirtz	VA	24184	2023-01-24
Dean Lang	Wirtz	VA	24184	2023-01-24
Joan Ruffin	Wirtz	VA	24184	2023-01-24
Joyce Hill	Wirtz	VA	24184	2023-01-24
Sally Sakayama	Wirtz	VA	24184	2023-01-24
Larry Sakayama	Wirtz	VA	24184	2023-01-24
Mitch Kincaid	Wirtz	VA	24184	2023-01-24
Bradley Eames	Wirtz	VA	24184	2023-01-25
Ray Wilson	Wirtz	VA	24184	2023-01-25
Tabitha Plymale	Wirtz	VA	24184	2023-01-25
Eric Smith	Wirtz	VA	24184	2023-01-25
Susan Smith	Wirtz	VA	24184	2023-01-25
Susan Naugle	Wirtz	VA	24184	2023-01-25
Douglas Davidson	Wirtz	VA	24184	2023-01-27
Susan English	Wirtz	VA	24184	2023-02-01
Tammy Hill	Wirtz	VA	24184	2023-02-01
Dillon Fiers	Wirtz	VA	24184	2023-02-01

Online Petition to Deny Motel Operation in Royal Estates Subdivision

Name	City	State	Postal Code	Signed On
Abby Coleman	York	PA	17402	2023-01-23
Kate Colison	Woodstown	NJ	8098	2023-01-23
Kenny Naugle	Wirtz	VA	24184	2023-01-25
Amy Criner	Wirtz	VA	24184	2023-02-05
Jennifer Allen	Wirtz	VA	24184	2023-01-23
Tabitha Colison	Wirtz	VA	24184	2023-01-23
Brian Argabright	Wirtz	VA	24184	2023-01-23
Ron Warner	Wirtz	VA	24184	2023-01-23
Rachel Sink	Wirtz	VA	24184	2023-01-23
Amy Argabright	Wirtz	VA	24184	2023-01-23
Kalley Argabright	Wirtz	VA	24184	2023-01-23
David Kincaid	Wirtz	VA	24184	2023-01-23
Jean Bowman	Wirtz	VA	24184	2023-01-23
Troy Bowman	Wirtz	VA	24184	2023-01-23
Sarah Ellis	Wirtz	VA	24184	2023-01-23
Wanda Ward	Wirtz	VA	24184	2023-01-23
Jessie Turner	Wirtz	VA	24184	2023-01-23
Kristen Toth	Wirtz	VA	24184	2023-01-23
Chris Renick	Wirtz	VA	24184	2023-01-23
Keith Tinnell	Wirtz	VA	24184	2023-01-23
Barbara Ferrell	Wirtz	VA	24184	2023-01-23
Tamara Lockwood	Wirtz	VA	24184	2023-01-23
Barbara Stecker	Wirtz	VA	24184	2023-01-23
Melissa Godsey	Wirtz	VA	24184	2023-01-23
Susan Savage	Wirtz	VA	24184	2023-01-23
Alan Callahan	Wirtz	VA	24184	2023-01-23
Daniel Colison	Wirtz	VA	24184	2023-01-23
Gail Onell	Wirtz	VA	24184	2023-01-23
Rebecca Rowe	Wirtz	VA	24184	2023-01-23

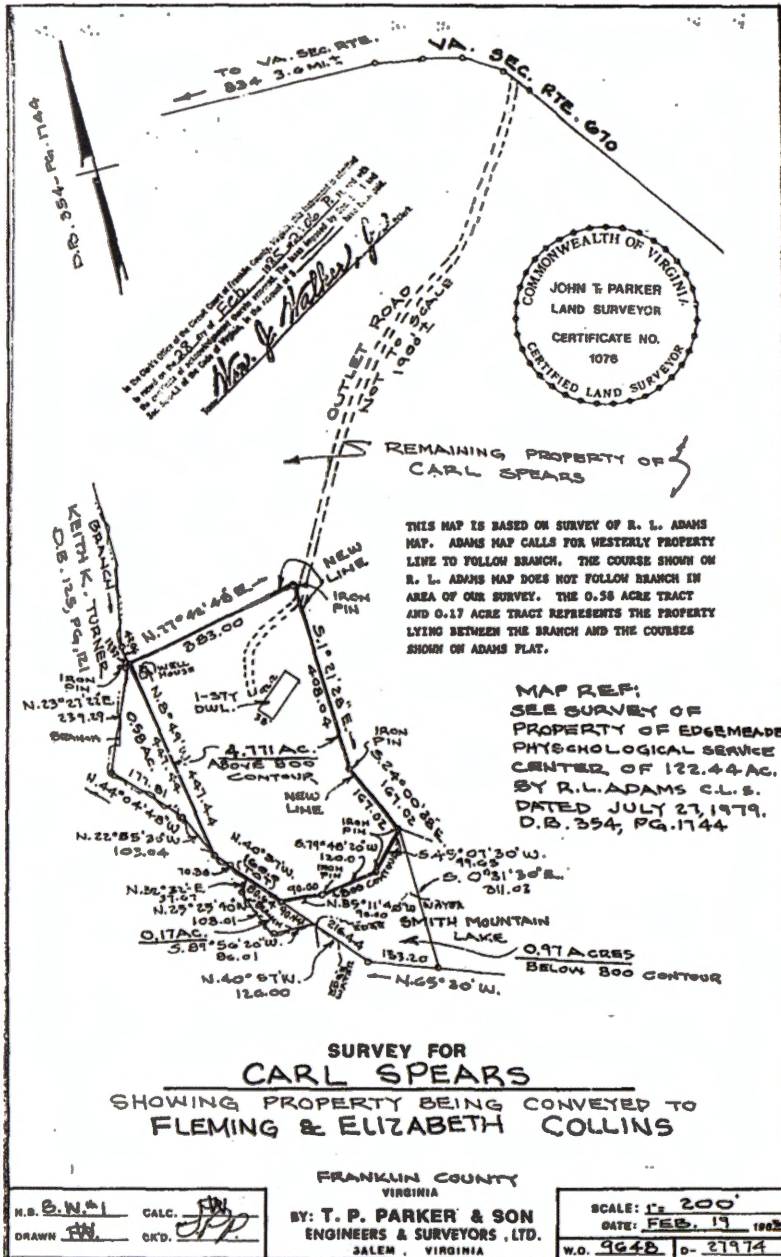
Marilyn Updike	Wirtz	VA	24184	2023-02-01
Sherry Buck	Wirtz	VA	24184	2023-02-01
Cassie Wise	Wirtz	VA	24184	2023-02-05
Eugenia Wright	Wirtz	VA	24179	2023-02-05
Charles Wright	Wirtz	VA	24184	2023-02-06
Jody Lyons	Wirtz	VA	24184	2023-02-06
Poly Lyons	Wirtz	VA	24184	2023-02-06
Kathryn Holland	Wirtz	VA	24184	2023-02-06
Victoria Ng	Wirtz	VA	24184	2023-02-06
Shataka Raymond	Winter Garden		34787	2023-01-23
Adam Raak	Winston Salem	NC	27108	2023-01-25
Ferdosi Amir71@gmail	Wilmington		19801	2023-01-27
Cardi Mosley	Westchester		60154-4434	2023-01-23
Renee Geiger	Waverly		14892	2023-01-26
Brian Vincent	Waleska		30183	2023-01-23
Laura Ellis	Virginia Beach	VA	23464	2023-01-23
Diana Beard	Vinton	VA	24179	2023-01-24
Seakie Morrison	Valley Stream		11580	2023-01-23
Jimmy Hinojosa	Upper Marlboro		20774	2023-01-23
Cathie Cummins	Union Hall	VA	24176	2023-01-23
William Fredenburg	Union Hall	VA	24176	2023-01-24
Jane Stutts	Union Hall	VA	24176	2023-01-25
David Kuhfahl	Union Hall	VA	24176	2023-01-25
Cheryl Crouse	Union Hall	VA	24176	2023-01-25
Marc Crouse	Union Hall	VA	24176	2023-01-25
Randall Cummins	Union Hall	VA	24176	2023-01-26
Brad Baker	Troutville	VA	24175	2023-01-23
Louise Geiger	Tampa	FL	33615	2023-01-23
Jacqueline Williams	Tallahassee		32301	2023-01-23
Richard Joseph Rob	Springfield		37172	2023-01-23
Jenise Robles	Springfield		37172	2023-01-23
Nicole Lockwood	South Windsor	CT	6074	2023-01-23

COMMUNITY DISAPPROVAL OF MOTEL OPERATIONS WITHIN ROYAL ESTATES

timothy preest	Severna park	MD	21146	2023-01-23	All Ayoubi	New York	7094	2023-01-23	
Patricia Wulff-Collins	Severn	MD	21144	2023-01-27	L Irani	New York	10013	2023-01-25	
Sina Javanmardi	San Mateo		94402	2023-01-23	Hugo Alcanfor	New York	10118	2023-01-31	
Kamran Bahrami	San Francisco		94124	2023-01-23	Justin Murphy	New Milford	6776	2023-01-26	
Susan Richardson	San Diego		92128	2023-01-23	Roya Jafarian	Naples	34116	2023-01-26	
Jake Dominguez	San Diego		92126	2023-01-26	Maria Martinez	Muscle Shoals	35661	2023-01-23	
Mathieu Erb	San Diego		92130	2023-01-31	Michael Oruma	Murfreesboro	37130	2023-01-23	
Braulio Zavala	Salt Lake City		84189	2023-01-23	Tony Hogan	Montpelier	VA	23192	2023-01-31
Graham Humphries	Salt Lake City		84105	2023-01-31	Abdoul BasilioRange	Monroe		28110	2023-01-31
Sara Abdipaniello	Sacramento		95820	2023-01-23	Brian Rnagel	Monroe		28110	2023-01-31
Zahra Tajl	Sacramento		95841	2023-01-23	Kim Hanf	Moneta	VA	24121	2023-01-23
Dwayne Guleby	Round Hill	VA	20141	2023-01-24	Paris Marotta	Moneta	VA	24121	2023-01-23
Halina King	Rotterdam		12306	2023-01-23	Lynette Carpenter	Moneta	VA	24121	2023-01-23
Stephen Croom	Rocky Mount	VA	24151	2023-01-23	Lois Moyer	Moneta	VA	24121	2023-01-23
Candace Austin	Rocky Mount	VA	24151	2023-01-23	James Jasinski	Moneta	VA	24121	2023-01-23
Sandra Webster	Rocky Mount	VA	24151	2023-01-23	Lorie Naylor	Moneta	VA	24121	2023-01-23
Scott Hoffman	Rocky Mount	VA	24151	2023-01-23	Andrea Fansler	Moneta	VA	24121	2023-01-23
Wendy Campion	Rocky Mount	VA	24151	2023-01-24	Tom Basham	Moneta	VA	24121	2023-01-23
vivien mitchell	Rocky Mount	VA	24151	2023-01-25	Tom Wheeler	Moneta	VA	24121	2023-01-23
Bonnie Nazaruk	Rocky Mount	VA	24151	2023-01-25	Joan Connor	Moneta	VA	24121	2023-01-23
Peggy Blankenship	Rocky Mount	VA	24151	2023-01-27	Carlton Butler	Moneta	VA	24121	2023-01-23
Dorrie MacBrair	Rocky Mount	VA	24151	2023-01-29	Dr. David Webster	Moneta	VA	24121	2023-01-23
Bill Cooper	Rocky Mount	VA	24151	2023-02-01	Tammy Foster	Moneta	VA	24121	2023-01-23
Garrett Kiedrowski	Rocky Mount	VA	24151	2023-02-06	Matt Sisinni	Moneta	VA	24121	2023-01-24
Dorrie McKay	Roanoke	VA	24018	2023-01-23	David Bailey	Moneta	VA	24121	2023-01-24
Leslie BURZYNSKI	Roanoke	VA	24014	2023-01-23	Mary Ludovici	Moneta	VA	24121	2023-01-24
Lynn Giammattei	Roanoke	VA	24018	2023-01-23	Katrina Snow	Moneta	VA	24121	2023-01-24
Terry Loomis	Roanoke	VA	24013	2023-01-23	Doreen Faga	Moneta	VA	24121	2023-01-24
Samantha Witt	Roanoke	VA	24018	2023-01-24	Michelle Hall	Moneta	VA	24121	2023-01-24
Sara England	Roanoke	VA	24014	2023-01-24	Coy Bowling	Moneta	VA	24121	2023-01-24
Joey r	Roanoke	VA	24014	2023-01-25	Delecia Crowder	Moneta	VA	24121	2023-01-25
Daniel Argabright	Roanoke	VA	24017	2023-01-30	Linda Christensen	Moneta	VA	24121	2023-01-26
Karen McGuire	Roanoke	VA	24018	2023-02-01	Robyn Allie	Moneta	VA	24121	2023-01-26
Ronald Gordon	Roanoke	VA	24012	2023-02-01	George A. Cooper	Moneta	VA	24121	2023-02-01
Jenny Graves	Roanoke	VA	24014	2023-02-05	Robin Cooper	Moneta	VA	24121	2023-02-01
Jake Wise	Roanoke	VA	24014	2023-02-05	Lynne Decker	Moneta	VA	24121	2023-02-02
Anthony Walske	Rice Lake	WI	54868	2023-01-23	Carter Leon	Midlothian		76065	2023-01-23
Erin Alabaugh	Red Lodge		59068	2023-01-25	Shelley Barclay	Miami		33197	2023-01-23
Warren Stewart	Raleigh	NC	27608	2023-01-23	Toni Barnes	Miami		33197	2023-01-23
Aaron Linenthal	Powhatan	VA	23139	2023-01-29	Rev.Isaac Lopez	Miami		33126	2023-01-31
cleo conway	Portsmouth		3801	2023-01-23	Johnny Maggard	Meridian		83646	2023-01-23
shagheyegh Lady	Portland		97207	2023-01-23	Umash Pradhan	Mechanicaburg		17050	2023-01-23
Kambiz Seili	Portland		97207	2023-01-23	Matthew Drane	Marshall	NC	28753	2023-01-23
nazarin fazl	Portland		97207	2023-01-23	Diane Cavender	Marlborough	CT	6447	2023-01-24
Rytland LaRoy	Portland		37148	2023-02-01	Yazmin Carter	Manteca		95337	2023-01-23
Karina Ortega	Pomona		91767	2023-01-31	Denise Watson	Lynchburg	VA	24503	2023-01-23
Patrick Villarreal	Piscataway		39466	2023-01-23	Samantha Ellis	Louisville		40291	2023-01-23
Dylan Tohang	Philadelphia		19107	2023-01-23	Al Kaka	Los Angeles		90060	2023-01-23
Andrea Jackson	Philadelphia		19134	2023-01-25	Valerie Swain	Locust Dale	VA	22508	2023-01-25
Joshua Curphey	Peterborough	PE7		2023-01-23	foster walker	Liverpool		13090	2023-01-23
Rylee Watson	Penhook	VA	24137	2023-01-23	Nick Rutkowski	Linwood		8221	2023-02-01
Shirley Jensen	Penhook	VA	24137	2023-01-24	Karl Schindler	Lexington	VA	24450	2023-01-24
Joe Dinisio	Parkville	MD	21234	2023-01-24	somayeh momeni	Las Vegas		89144	2023-01-23
Eisela Tabares	Orlando		32825	2023-01-23	Jorden Shinsault	Lebanon	MD	20706	2023-01-25
Laoy Drane	Orem	UT	84058	2023-01-23	shohreh choobineh	Laguna Hills		92653	2023-01-23
Abdu Sulmonv	Omaha		68116	2023-01-31	Madison Parker	Lafayette		70508	2023-01-31
behani be to che	Oldahoma City		73112	2023-01-23	Jose Tavares	La Puente		91744	2023-01-23
Thomas Stevenson	Ocean View	DE	19970	2023-01-23	Nakita Rendle	Kenner	LA	70065	2023-01-23
Steve Benney	Ocean City	MD	21842	2023-01-24	Michael Assari	Katy		77494	2023-01-24
chakameh mostofiye	North Bergen		7047	2023-01-23	MohamedSaeed Bar	Jersey City		7307	2023-01-23
Mozghan Tavosi	Newbury Park		91320	2023-01-23	Erica Finley-Smith	Jackson		29831	2023-01-26
cyrus wise	New York City		10001	2023-01-23	kellie nelson	Indian Land		29707	2023-01-23
Javad Ahmadi	New York		10013	2023-01-23	Tina Maxfield	Huddleston	VA	24104	2023-01-23
Bobson Obite	New York		10118	2023-01-23	All Chegeni	Hockessin		19707	2023-01-23

COMMUNITY DISAPPROVAL OF MOTEL OPERATIONS WITHIN ROYAL ESTATES

Kristen Cavender	Colchester	CT	8415	2023-01-23	Shaun Face	Harwich		2645	2023-01-31
Michael Weiss	Cloverdale	VA	24077	2023-01-25	Alexa Long Knife	Harlem		59526	2023-02-01
Lulos Freedom	Cleveland		44130	2023-02-01	Harry Whitfield	Hardy	VA	24101	2023-01-23
Noah Pagan	Clermont		34711	2023-01-23	Renee Robertson	Hardy	VA	24101	2023-01-23
Rich Johnson	Clarksville		37043	2023-01-23	Karl Williams	Hardy	VA	24101	2023-01-23
Zpen 0317	City		43015	2023-01-31	Mary Adams	Hardy	VA	24101	2023-01-23
Raleigh Munn	Chico		95973	2023-02-01	Jessica Simmons	Hardy	VA	24101	2023-01-23
Kristine Preet	Chicago	IL	60611	2023-01-23	Shells Cuff	Hardy	VA	24101	2023-01-23
nedie nikroo	Chicago		60602	2023-01-23	Caroline Boughton	Hardy	VA	24101	2023-01-23
Mohsen Aliparast	Chicago		60601	2023-01-23	Hope Dickerson	Hardy	VA	24101	2023-01-23
Nazanin Dehghan	Chicago		60602	2023-01-23	Jessica Ring	Hardy	VA	24101	2023-01-23
Jason Raak	Chicago	IL	60647	2023-01-24	Donna Dawson	Hardy	VA	24101	2023-01-23
Trees Pelletier	Chevy Chase	MD	20815	2023-01-23	Andrew Hodges	Hardy	VA	24101	2023-01-25
Caitlin Mungaray	Charlottesville	VA	22901	2023-02-05	Eddie Hill	Hardy	VA	24101	2023-02-01
Jessica Pagano	Charlotte	NC	28215	2023-01-23	Wendy Beckendorf	Hardy	VA	24101	2023-02-02
Greenlee Newman	Carthage		64836	2023-01-25	Diana beth	griffith	IN	46319	2023-01-23
Billy Oropeza	Carson		90746	2023-01-23	Jim Drane	Greensboro	NC	27408	2023-01-23
Skye Reckker	Camden		65020	2023-01-31	John Drane	Greensboro	NC	27410	2023-01-23
Caden Dunhoft	Burlington		41005	2023-01-23	Grace Drane	Greensboro	NC	27408	2023-01-23
Adam Kaluba	Burleson	TX	76028	2023-01-23	Ellen Drane	Greensboro	NC	27410	2023-01-23
Jill Whitey	Buena Vista	VA	24416	2023-01-25	Makenzie Thompson	Greensboro	NC	27408	2023-01-24
TyRay Forte	Brownburg		46112	2023-01-26	John Lamb	Greensboro	NC	27455	2023-01-24
Jack Keep	Brooklyn		11226	2023-01-31	Karen Drane	Greensboro	NC	27410	2023-01-24
Jema Anderson	Brandon		33511	2023-01-31	Lewis Drane	Greensboro	NC	27410	2023-01-24
Jordan Liga	Boones Mill	VA	24085	2023-01-23	Alistar Schae	Greensboro		27407	2023-01-31
Kimberly Hott	Boones Mill	VA	24085	2023-01-23	Amenda Harris	Greenfield		46140	2023-01-23
Andrew Simpson	Boones mill	VA	24085	2023-01-23	Kyle Vance	Grand Rapids		49512	2023-01-24
Georganna Kelly	Boones Mill	VA	24085	2023-01-25	Shirley Johnson	Goodview	VA	24095	2023-01-23
Olivia Jimenez	Bluffton		29910	2023-01-23	William Regan	Goodview	VA	24095	2023-01-23
Shahri Adams	Blue Ridge	VA	24084	2023-01-24	Cindy Regan	Goodview	VA	24095	2023-01-23
Yasmine Horton	Bessemer		35020	2023-01-23	Marie Miller	Goodview	VA	24095	2023-01-23
Lawrence Ruffin	Bedford	VA	24523	2023-01-23	Seth Patrick	Glenmoore	PA	19343	2023-01-25
Cody Cook	Glendale		85302	2023-01-23	Harley Walvoort	Bedford	VA	24523	2023-01-23
Kimberly Blair-Seah	Gladehill	VA	24092	2023-01-24	Brad Albert	Bedford	VA	24523	2023-01-23
Craig Spence	Glade Hill	VA	24092	2023-01-24	Lauren Spence	Bedford	VA	24523	2023-01-23
Jacqueline Town	Gary		46404	2023-01-23	Christopher Bordeaux	Bedford	VA	24523	2023-01-24
Mal Fpe	Gainesville		65655	2023-01-31	Joey Hall	Bedford	VA	24523	2023-02-01
hosein saletian	Fremont		94536	2023-01-23	ALI ABMAL	Atlanta		30301	2023-01-23
Noel Bahari	Fremont		94536	2023-01-23	Javed Zahedi	Atlanta		30301	2023-01-23
Judy Kneell	Fremont		68025	2023-01-23	Reel Neterian	Atlanta		30301	2023-01-23
Nathan Smith	Fredericksburg	VA	22407	2023-01-25	Everard Linton	Atlanta		30309	2023-01-23
Dale Crowder	Franklin County	VA	24523	2023-01-23	Ethan Poleset	Atlanta	GA	30308	2023-01-27
Mary Vilhelmeen	Forest	VA	24551	2023-01-24	Ahmad Arash	Ashburn		20149	2023-01-23
Andrew Hunt	Fairmont		28340	2023-01-31	Mansoreh Jafari	Ashburn		20149	2023-01-23
Lella Lajdel	Fairfax		22033	2023-01-26	Zahleh Hemati	Ashburn	VA	20149	2023-01-23
Shani Grinstein	Fair Lawn		7410	2023-01-31	Atef Monter	Ashburn	VA	20149	2023-01-23
Zachary Richardson	Evington	VA	24550	2023-01-23	Reza Zar	Ashburn		20149	2023-01-23
Timothy Massey	Emporia	KS	66801	2023-01-25	Mehran Pory	Ashburn		20149	2023-01-23
Sydney Coffin	El Dorado Hills		95762	2023-01-27	Behnam Montaz	Alexandria		22303	2023-01-23
KAREN SCHMITZ	Eltingham	IL	62401	2023-01-24	Gabriel Tellefsen	Abington		19001	2023-01-23
Debbie Collison	Edgewater	MD	21037	2023-01-23	Farid Shadman				2023-01-23
Dhruvil Patel	Des Plaines		60016	2023-01-23	All Imani				2023-01-23
Joker Lkz. Hir	Denver		80202	2023-01-23	Gurleen Garcha				2023-01-31
Lee hauechidit	Denver		80251	2023-01-23	Carolyn Gordon				2023-02-01
Venu Parepelli	Decatur		35603	2023-01-23					
Sharon Chapman	Dayton	OH	45420	2023-01-23					
Ricardo Orozco	Dallas		75224	2023-01-23					
Elham Ahmadi	Dallas		75243	2023-01-23					
perse taher	Dallas		75202	2023-01-23					
All Elansary	Dallas		75082	2023-02-01					
Ryland Pymale	Covington	VA	24426	2023-01-25					
samantha smith	Covington	VA	24426	2023-01-25					
Amenda Seelow	Coupeville		98239	2023-02-01					
Angel Ray	Concord		28027	2023-01-23					



ROYAL OAKS ESTATE

This agreement is made between FLEMING and BETH COLLINS and KENNETH WRIGHT, CLARENCE D. THOMAS AND DONALD A. THOMAS.

We, FLEMING and BETH COLLINS, agree to abandon our right-of-way easements for ingress and egress in and over that certain "Outlet Road" extending from the northeast corner of the property conveyed to Collins extending from the northeast corner of the property conveyed to Collins (Deed Book 385, page 814) to Virginia Secondary Route no. 670, shown on that plat of survey by R. L. Adams, C.L.S. dated June 7, 1963 (Deed Book 385, page 816), together with water rights as per contract between Carl N. Spears et. ux.

We, C. KENNETH WRIGHT, CLARENCE D. THOMAS and DONALD A. THOMAS,
agree to provide access to a new road that is being built, known as
Royal Estates Blvd. and to make water available if needed to serve the
Collins property.

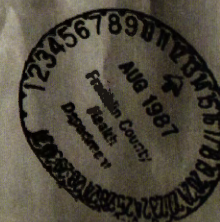
Colling property.

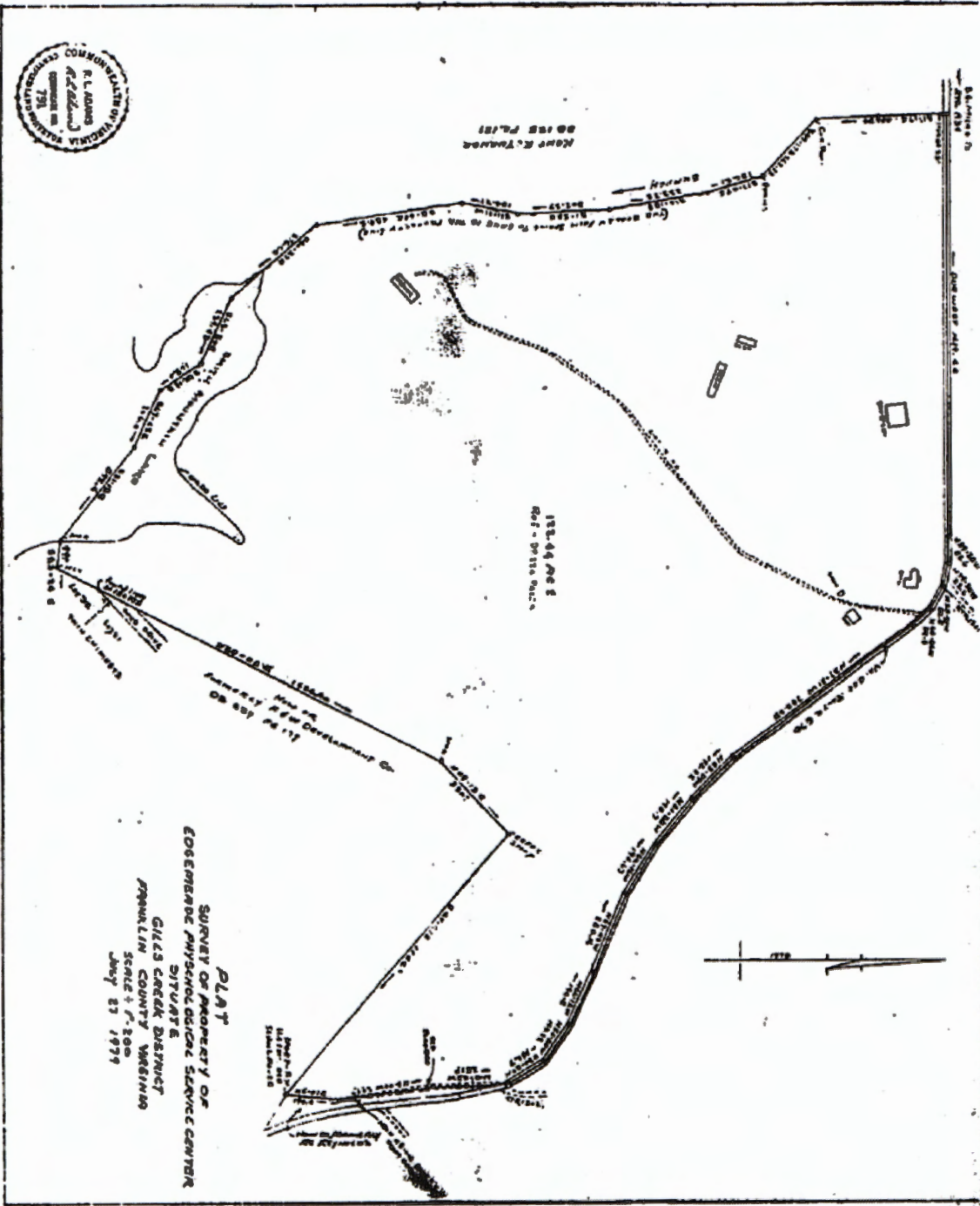
Signed <u><i>Fleming F. Collins</i></u> Fleming F. Collins	Signed <u><i>C. Kenneth Wright</i></u> C. Kenneth Wright
Signed <u><i>Beth Collins</i></u> Beth Collins	Signed <u><i>Clarence D. Thomas</i></u> Clarence D. Thomas
	Signed <u><i>Donald A. Thomas</i></u> Donald A. Thomas

STATE OF VIRGINIA

This is to certify that this agreement has been executed in my presence
this 21 day of July, 1987.

Elizabeth Dowdy
Elizabeth Dowdy - Notary
My Commission expires: July 18, 1989





Tax ID: 047 00-052 01 and 047 00-052 02
Consideration: \$860,000.00
Assessed Value: \$707,000.00

220006907

BK 1189PG2347

Prepared by & Return to:

 PATEL & DALRYMPLE
ATTORNEYS AT LAW

5200 Fort Avenue
Lynchburg, Virginia 24502
434-832-7030
Sam M. Patel, VSB 65811

THIS DEED OF BARGAIN AND SALE made as of August 30, 2022, by and between
ELIZABETH J. COLLINS BY BUDDY RAY COOK, CONSERVATOR, as Grantor; and
CHRISTOPHER S. ELLIOTT and MEREDITH H. ELLIOTT, husband and wife, as Grantees,
whose mailing address is 6838 Forest Road, Goode, VA 24556.

WITNESSETH:

That for and in consideration of \$10.00 the Grantor does hereby grant and convey, with
General Warranty and English covenants of title, unto the Grantees, husband and wife, as tenants
by the entirety with the right of survivorship as at common law, in fee simple, the following
described property located in the County of Franklin, Virginia (the "Property"):

SEE ATTACHED SCHEDULE "A" FOR LEGAL DESCRIPTION

This conveyance is made subject to easements, conditions, and restrictions of record
insofar as they may lawfully affect the Property.

- 1 -

The attorneys who prepared this instrument have not performed a title examination of the subject property and therefore make no opinion or warranty as to the quality of title. The parties to this instrument agree that they have reviewed, understand, and accept its terms, and acknowledge that the attorney/client relationship between the clients(s) ordering and paying for the instrument and attorneys preparing this instrument is strictly limited to the instrument's preparation. Title insurance underwritten by Old Republic National Title Insurance Company.

PARCEL I (Tax Map No. 0470005201)

All that certain lot or parcel of land, with all the appurtenances thereunto belonging, lying and being in the County of Franklin, State of Virginia, and more particularly described as follows to-wit:

BEGINNING at an iron pin, corner to property now or formerly owned by Keith K. Turner; thence N. 77° 42' 48" E. 383.00 feet to an iron pin; thence S. 1° 21' 28" E. 408.04 feet to an iron pin; thence S. 24° 00' 38" E. 167.02 feet to an iron pin; thence S. 0° 31' 30" E. 311.03 feet to a point in the waters of Smith Mountain Lake, thence N. 65° 30' W. 153.20 feet to a point in the waters of Smith Mountain Lake; thence N. 40° 57' W. 216.44 to an iron pin; thence continuing N. 40° 57' W. 160.0 feet to an iron pin; thence N. 8° 49' W. 447.44 feet to an iron pin, the place of BEGINNING, and containing 4.771 acres, more or less, above the 800 foot contour and 0.97 acre, more or less, lying below the 800 foot contour, as shown on the plat of survey made by T. P. Parker & Son, Engineers & Surveyors, Ltd., dated February 19, 1985, and recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, with a deed recorded in Deed Book 385, Page 814.

THERE IS ALSO CONVEYED herewith a non-exclusive perpetual right-of-way easement for ingress and egress in and over that certain "Outlet Road" extending from the northeast corner of the property hereinabove described to Virginia State Secondary Route #670, all as more particularly shown on the attached plat, referenced above; and water rights as per contract dated June 7, 1983, between the parties hereto; and BEING a portion of the same property conveyed unto Carl N. Spears by deed dated August 8, 1979, from Youth Rehabilitation Center, Incorporated, A Maryland corporation, and recorded in the Clerk's Office of the Circuit Court for the County of Franklin, Virginia in Deed Book 354, page 1741.

It being the same property conveyed unto Fleming F. Collins and Elizabeth J. Collins by deed from Carl N. Spears and Grace Spears dated 02/21/1985 and recorded in the Franklin County Circuit Court Clerk's Office on 02/28/1985 in Deed Book 385, Page 814.

PARCELS II AND III (Tax Map No. 0470005202)

Parcel II:

That certain lot or parcel of land, with all the appurtenances thereunto belonging, lying and being in the County of Franklin, State of Virginia, and more particularly described as follows to-wit:

BEGINNING at an iron pin, corner to property now or formerly owned by Keith K. Turner; thence S. 8° 49' E. 447.44 feet to an iron pin; thence N. 22° 55' 30" W. 103.04 feet to an iron pin; thence N. 44° 04' 48" W. 177.81 feet to an iron pin; thence N. 23° 27' 22" E. 239.29 feet to an iron pin, the Actual Place of Beginning, and containing 0.58 acre, more or less, as shown on the plat of survey referenced above.

- 3 -

The attorneys who prepared this instrument have not performed a title examination of the subject property and therefore make no opinion or warranty as to the quality of title. The parties to this instrument agree that they have reviewed, understand, and accept its terms, and acknowledge that the attorney/client relationship between the clients(s) ordering and paying for the instrument and attorneys preparing this instrument is strictly limited to the instrument's preparation. Title insurance underwritten by Old Republic National Title Insurance Company.

Elizabeth J. Collins by
Buddy Ray Cook CONSERVATOR
Elizabeth J. Collins by Buddy Ray Cook,
Conservator

COMMONWEALTH OF VIRGINIA
CITY OF LYNCHBURG

On this 30 day of August, 2022, before me personally appeared Buddy Ray Cook, Conservator of the estate of Elizabeth J. Collins, known to me (or satisfactorily proven) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.



Notary Public



- 2 -

The attorneys who prepared this instrument have not performed a title examination of the subject property and therefore make no opinion or warranty as to the quality of title. The parties to this instrument agree that they have reviewed, understand, and accept its terms, and acknowledge that the attorney/client relationship between the clients(s) ordering and paying for the instrument and attorneys preparing this instrument is strictly limited to the instrument's preparation. Title insurance underwritten by Old Republic National Title Insurance Company.

Department of Planning & Community Development



February 21, 2023

Christopher S. Elliott
6838 Forest Road
Goode, VA 24556

VIA EMAIL: selliott@customstructureinc.com

RE: Zoning Verification-Parcel ID: Tax Map No. 0470005201
399 Royal Estates Blvd, Wirtz, VA 24184

Dear Mr. Elliot:

At our meeting on February 3, 2023, you asked me to provide you with a zoning opinion regarding compliance of your proposed project referenced above with the Franklin County zoning ordinance. As we discussed with Building Official John Broughton, I can address zoning questions, but Mr. Broughton will be responsible for building issues.

It is my understanding from our discussion that you plan to renovate the existing single-family home on the property to a 7-room motel. There will be three guest rooms allowing a maximum of two guests apiece, three guest rooms with a maximum of one guest, and one room for staff. In addition, you indicated you plan to construct 11 canvas cabins erected on permanent decking throughout the site. You expressed your understanding that AEP controls construction of boat docks at the lake and our building department handles building permits for docks. As discussed, you envision most of your guest to be fishermen.

The property is currently zoned B-2 General Business. This zoning has been in effect since 1988 when the Board of Supervisors adopted zoning in part of the County. At the time of the adoption of zoning, the Lakeview Home for Adults was located on this property. The property surrounding the parcel is zoned R-1 Residential Suburban and A-1 Agricultural. The Royal Estates subdivision was platted and recorded in August of 1987. The road that accesses this property is a private road with no road maintenance agreement.

The B-2 zoning district allows motels, hotels, tourist, and resort facilities as well as private and public recreation facilities by right. The zoning ordinance defines motel, hotels, and motor lodge as a building or group of attached or detached buildings containing lodging units intended primarily for rental or lease to transients by the day, week, or month. Such uses generally provide additional services such as daily maid service, restaurants, meeting rooms/and/or recreation facilities. The zoning ordinance defines a building and structure under Section 25-40 of the Franklin County Code as, building "A structure having a roof supported by columns or walls, which is designed and intended to house, shelter, or enclose persons, animals, activities, processes, equipment, goods, materials, or personal property" and a structure as "Anything

constructed or erected, the use of which requires permanent location or placement on the ground or attachment to something having a permanent location or placement on the ground". It is my understanding from discussions with the Building Official that the canvas cabins and motel are considered buildings as long as the construction and renovations can meet regulations of the building code.

Under these circumstances, it is my determination that the motel and 11 canvas cabins fall within the categories of motel, hotel, tourist, and resort facilities. Accordingly, it is my opinion that the proposed motel and canvas cabins comply with the B-2 zoning on the property.

As discussed, this proposed development will require an approved site plan addressing all aspects of Chapter 25 of the zoning ordinance including but not limited to parking, landscaping and screening. In addition, you must obtain approval from other county departments and state agencies as required.

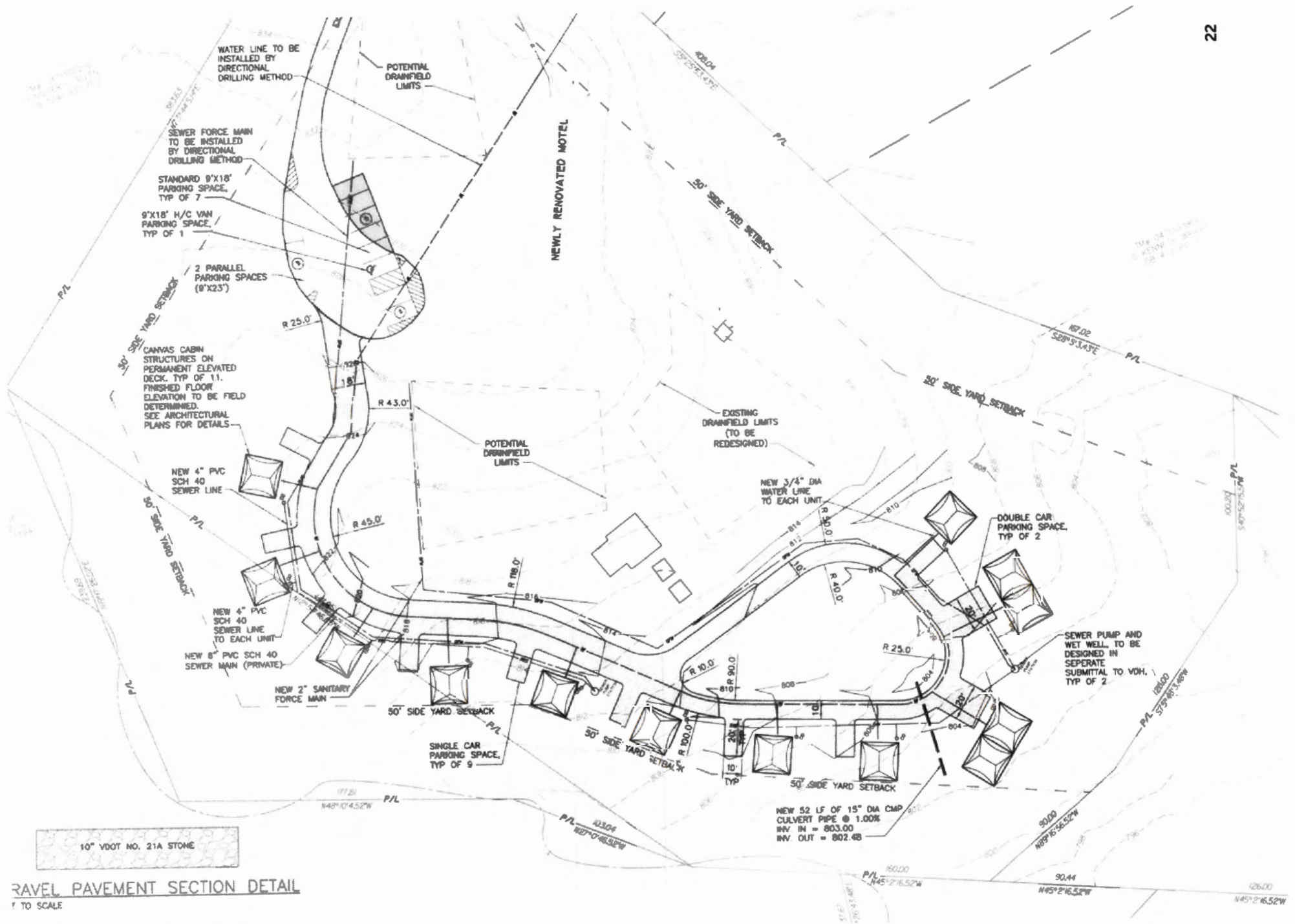
Pursuant to Code of Virginia § 15.2-2311, if you or any other party disagree with this determination, you may appeal this decision to the Franklin County Board of Zoning Appeals (BZA) within thirty (30) days of this notice. If you fail to appeal this decision within thirty (30) days, this decision will be unappealable and final.

If you have any questions concerning this zoning determination, please do not hesitate to contact me by e-mail lisa.cooper@franklincountyva.gov or at 540-483-6642.

Sincerely,

Lisa M. Cooper, CZA and CTM
Zoning Administrator

cc: Steven Sandy, Assistant County Administrator
John Broughton, Building Official



SOURCE PAGE

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ARTICLE I. | Code of Ordinances | Franklin County, VA

Map -Franklin County, VA GIS, 2022 | Franklin County VA, 2019 | Franklin County GIS, 2020 | Franklin County VA, 2020

photo of community dock, canoe launch, shallow small cove from zillow.com

Photo of Royal Estates Blvd Special Needs Bus stop in front of 399 from 2023 provided by Tabitha Collison

Photo of Royal Estates Blvd walking to Standard bus stop at 670/RE October 2022

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Map -Franklin County, VA GIS, 2022 | Franklin County VA, 2019 | Franklin County GIS, 2020 | Franklin County VA, 2020

Photo of Royal Estates Blvd in front of 399 from January 30th 2023 provided by Tabitha Collison

§55.1-308

SML, Bedford Co, Pittsylvania Co Chambers of Commerce

Fkln Co Health Dept.

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Library of Va: Henry County Journal, "The Times' To Feature Column by Dr. Dinwiddie." Vol 37, No 13, 10 Feb 1972; Deed Book 249, Page 642; Deed Book 280, Page 654.

Deed Book 354, Pages 1741- 1753.

Deed Book 385, Page 1399 - 1402

Deed Book 388, Page 1726; Deed Book 762, Page 1434

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Deed Book 382, Page 737-738; Deed Book 383, Page 1036; Deed Book 383, Page 1154; Deed Book 379, Page 6;

Deed Book 388, Page 1719; Deed Book 380, Page 1053

Deed Book 385, Page 814-817; Deed Book 388, Page 1720-1727

Deed Book 391, Page 1223-1225

Deed Book 401, Page 683-687,788; Deed Book 379, Page 8; Deed Book 374, Page 493; Deed Book 401, Page 1678;

Deed Book 418, Page 464-470

Fkln Co Zoning Office - 1988 Zoning Map; U.S. Dept of Labor, OSHA - "Residential Care Facility - Code 8361"; US

Census Data - "Code 623312 -Assisted Living Facilities for the Elderly."

Piedmont District Licensing Board, Roanoke, VA

Deed Book 547, Page 259; Deed Book 151

Deed Book 697, Page 605; Deed Book 902, Page 1912

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Piedmont District Licensing Board, Roanoke, VA

Deed Book 850, Page 1424

Deed Book 902, Page 1544

Deed Book 972, Page 2971; Deed Book 1152, Page 1683

Neighbor Statement, MLS

Neighbor Statement

Fkln Co Commissioner of Revenue; Tax records audited from both Circuit Court Clerk and Treasurer's offices

SML, Bedford Co, Pittsylvania Co Chambers of Commerce

Deed Book 1189, Page 2347- 2350

FC Department of Planning & Community Development

Fkln Co Health Dept.

Deed Book 1189, Page 2347- 2350

Franklin County Code section 25-40

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FC Department of Planning & Community Sec. 25-40 Camping Unit
arcgis.com

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#0470005201 site plan and erosion and sediment control plan provided by Mr. Elliot through FC Department of Planning & Community
Gills Creek Marina and Lodge policies, confirmed by Manager and operator Ann Godsey

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T. Parker & Sons Engineers and Surveyors
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<https://www.franklincountyva.gov>
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Franklin County Va Settlers Map
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National Registered Historical Database
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charge.org
Neighbors encounter for signed petitions 2/5/23