

**FRANKLIN COUNTY**  
**SPECIAL USE PERMIT APPLICATION**

I/We ABoone Real Estate, 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 special use permit on the property described below:

Petitioner's Name: ABoone Real Estate, Inc.

Petitioner's Address: 3934 Electric Road, SW, Suite A Roanoke, Virginia 24018

Petitioner's Phone Number: (540) 278-1365

Petitioner's Email Address: alexander@aboонerealestate.com

Property Owner's Name: Williard Construction of Smith Mountain Lake, LLC

Property Owner's Address: 75 Builders Pride Dr #200, Hardy, VA 24101

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

Property Owner's Email Address: ron@thewillardcompanies.com

**Property Information:**

A. Proposed Property Address: No assigned address

B. Tax Map and Parcel Number: 030.00/052.00

C. Election District: Gills Creek

D. Size of Property: 15 acres to be subdivided off 47.39 acre parent parcel

E. Existing Zoning: PCD

F. Existing Land Use: Vacant

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

Corridor District  Westlake Overlay District  Smith Mountain Lake Surface District

H. Is any land submerged under water or part of Smith Mountain Lake?  YES  NO

I. If yes, please explain:

**Proposed Special Use Permit Information:**

J. Proposed Land Use: Applicant proposes to develop the property into a 96 condominium homes and 62+- single family attached (townhome) community to complement the existing Westlake Towne Center. The community would be served by both public water and sewer.

K. Size of Proposed Use: 15 acres

L. **Other Details of Proposed Use:** The proposed condominium/townhome community would meet a critical housing shortage while complementing the existing commercial, office and residential uses of Westlake Towne Center. The community would provide opportunity to more people for home ownership by offering high quality housing that is at a more affordable price point than comparable quality single family detached homes.

**Checklist for Completed Items:**

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

I certify that this application for a special use permit and the information submitted is herein complete and accurate.

Petitioner's Name (Printed): ABoone Real Estate, Inc., By: Alexander Boone, President

Petitioner's Signature: Alexander Boone

Digitally signed by Alexander Boone  
Date: 2024 08 17 12:15:25 -04'00'

Date: October 4, 2024

Mailing Address: 3934 Electric Road, SW, Suite A  
Roanoke, Virginia 24018

Phone Number: (540) 278-1365

Email Address: alexander@aboonealestate.com

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

Owner's Name: Ron Willard II

Owner's Signature: 

Date: 10-7-24

Date Received by Planning Staff: \_\_\_\_\_



October 3, 2024

Ms. Lisa Cooper  
Planning Director  
Franklin County Department of Planning & Community Development  
1255 Franklin Street, Suite 103  
Rocky Mount, VA 24151

Dear Ms. Cooper,

Thank you for the opportunity to provide this Letter of Application with our request for a Special Use Permit for the proposed condominium and townhome community at Westlake Towne Center to be offered for sale to the public. We look forward to working with you.

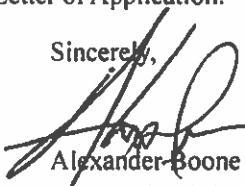
ABoone Real Estate/Development, Inc. proposes to develop and build a 158 +/- condominium (96 units) and townhome (62 units) community to complement the existing Westlake Towne Center commercial, office and residential uses. The development would help meet a critical housing shortage and offer homeownership with high quality homes at more affordable price points. The property for which a Special Use Permit is being requested is identified as Parcel 0300005200, Map Number 030.00 and Parcel Number 052.00. Fifteen (15) acres of the larger 47.39-acre parent parcel would be subdivided for this proposed development.

The original rezoning by the Willard Companies for Westlake Towne Center required that any proposed multi-family use of property with the larger development would require a Special Use Permit. For this reason, we request such affirmative action by the Franklin County Board of Supervisors.

The proposed condominium and townhome community to be offered for sale to the public will meet a critical housing shortage of the area and region, offer more residents to both shop and use the other services provided at Westlake Towne Center and the surrounding area, and will generally complement the already successful Route 122 Westlake corridor. Residents would access their community from Route 122 at its intersection with Westlake Drive, an already signalized intersection.

Thank you for the opportunity to provide this Letter of Application.

Sincerely,



Alexander Boone  
ABoone Real Estate, Inc.

This is a Metes and Bounds Description of the property located north of the westerly terminus of Professional Drive, Wirtz, Virginia being Franklin County Tax Parcel # 0300005200, 47.39 acres per Franklin Count GIS records being a portion of the property acquired by "Willard Construction of Smith Mountain Lake, LLC" in Deed Book 667, Page 367 by deed dated January 11, 2000 and recorded January 24, 2000 and property acquired in Deed Book 689, Page 160 by deed dated December 5, 2000 and recorded December 13, 2000 both recorded in the Clerk's Office of the Circuit Court for the Franklin County, Virginia.

As more particularly shown on a plat prepared by Lumsden Associates, P.C., dated August 27, 2024 entitled "Exhibit for Special Use Permit of 15.0264 Acres, being a portion of Tax # 0300005200, Gills Creek Magisterial District, Franklin County, Virginia".

Beginning at a point located at the westerly end of the cul-de-sac of Professional Drive (an existing 50' private road and utility easement), being the common property corner of the herein described property and also being a property corner of Tax Parcel # 0300005211X, Tract 11-X according to the plat recorded in Deed Book 1096, Pages 2553 through 2555, being the property of Anne E. Grimes as acquired in Deed Book 1104, Page 1442 of said Clerk's Office, for the POINT OF BEGINNING.

Thence leaving the westerly end of Professional Drive and with the common property line between the herein described property and said Tax Parcel # 0300005211X and partially with Tax Parcel # 0300005211 being Tract 11-A1-A1-A according to the plat recorded in Deed Book 1096, Pages 2553 through 2555 being the property of Runk & Pratt, LLC as acquired in Deed Book 907, Page 1757 both of said Clerk's Office, N 90° 00' 00" W, a distance of 74.15 feet to point;

Thence leaving Tax Parcel # 0300005211 and with four (4) New Division Lines through Tax Parcel # 0300005200:

N 00° 00' 00" E, a distance of 264.15 feet to a point;

Thence N 50° 51' 39" W, a distance of 78.70 feet to a point;

Thence S 60° 28' 58" W, a distance of 239.52 feet to a point;

Thence N 50° 01' 30" W, a distance of 237.85 feet to a point on the easterly property line of Tax Parcel # 0300000105 being Tract 6A-1 according to the plat recorded in Deed Book 1204, Pages 568 through 569 the property of Willard Investment Properties, LLC as acquired in Deed Book 1166, Page 1629 both of said Clerk's Office;

Thence leaving the New Division Line and with the herein described property and with Tax Parcel # 0300000105, N 35° 44' 16" W, a distance of 547.67 feet to the southwesterly property corner of Tax Parcel # 0300005225, being Tract 20A according to the plat recorded in Deed Book 1018, Pages 174 through 175 being the property of Lakeside Imports & Distributing, LLC as acquired in Deed Book 1018, Page 1759 both of said Clerk's Office.

Thence leaving Tax Parcel # 0300000105 and with the herein described property and with Tax Parcel # 0300005225, N 90° 00' 00" E, a distance of 226.96 feet to point to the southeasterly property corner of Tax Parcel # 0300005225:

Thence leaving Tax Parcel # 0300005225 and with a New Division Line through the herein described property N 90° 00' 00" E, a distance of 414.75 feet to a point on the westerly property line of Tax Parcel # 0300005203, Tract 15A-1 according to the plat recorded in Deed Book 777, Pages 1855 through 1856 being the property of Willard Construction of Smith Mountain Lake, LLC as acquired in Deed Book 667 Page 367 and Deed Book 689 Page 160 both of said Clerk's Office;

Thence with the westerly property line of said Tax Parcel # 0300005203 and the herein described property S 00° 00' 00" E, a distance of 202.43 feet to a point, the southwesterly property corner of said Tax Parcel # 0300005203 and the herein described property;

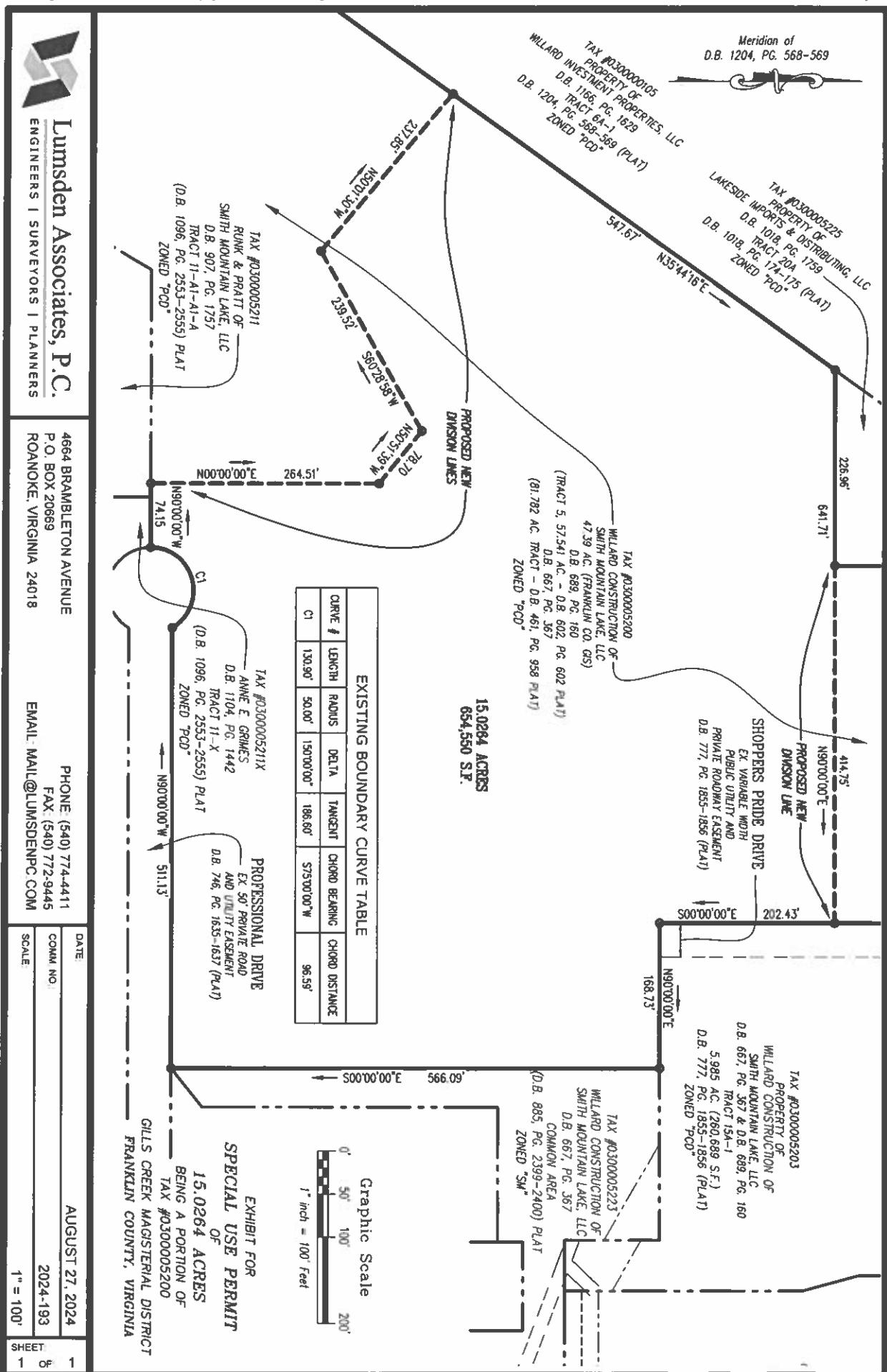
Thence with the herein described property and the southerly property line of said Tax Parcel # 0300005203 N 90° 00' 00" E, a distance of 168.73 feet to a point, the common corner of the herein described property, said Tax Parcel # 0300005203 and the northwesterly property corner of Tax Parcel # 0300005223 the Common Area of "Professional Park at Westlake" according to the plat recorded in Deed Book 885, Pages 2399 through 2400 being the property of Willard Construction of Smith Mountain Lake, LLC as acquired in Deed Book 667, Page 367 both of said Clerk's Office;

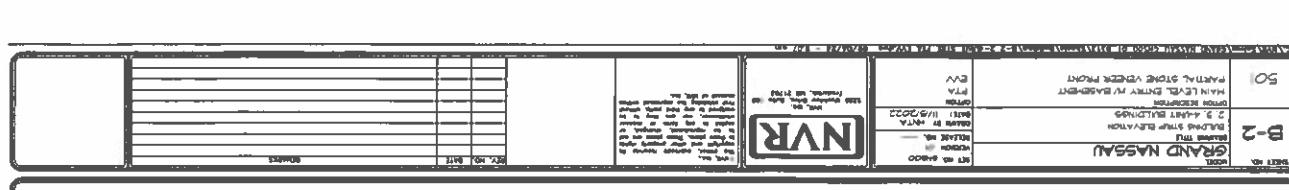
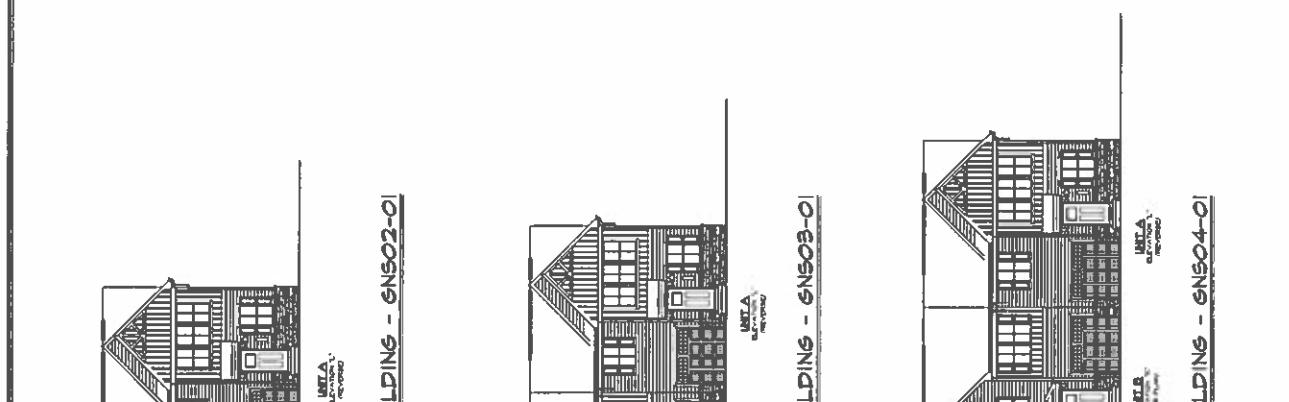
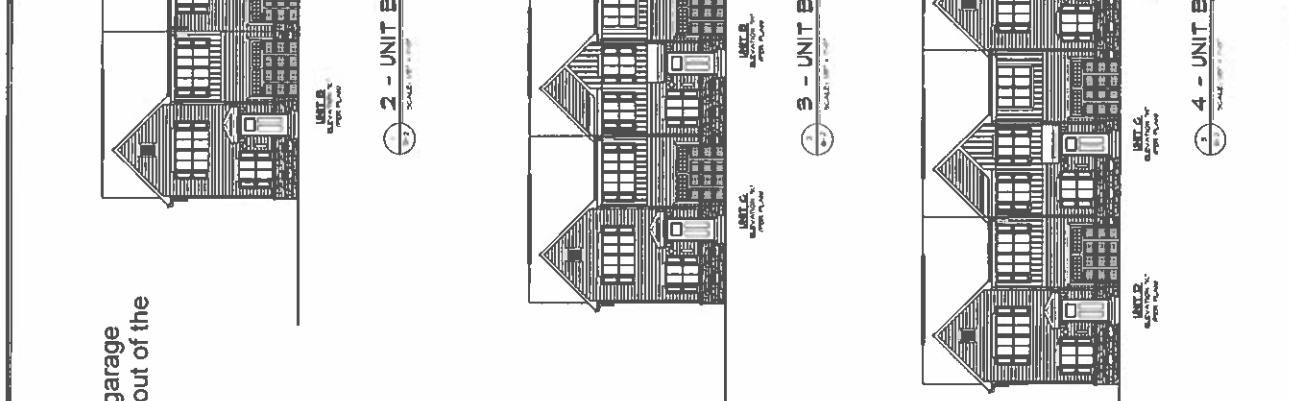
Thence leaving said Tax Parcel # 0300005203 and with the herein described property and said Tax # 0300005223 S 00° 00' 00" E, a distance of 566.09 feet to a point on the northerly right-of-way line of the said Professional Drive;

Thence leaving said Tax Parcel # 0300005223 and with the herein described property also being the northerly right-of-way line of said Professional Drive for the following two (2) courses:

N 90° 00' 00" W, a distance of 511.13 feet to the cul-de-sac at the westerly terminus of said Professional Drive;

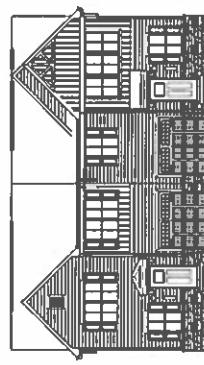
Thence along the arc of a curve to the left being the northerly right-of-way line of the cul-de-sac a distance of 130.90 feet, said curve having a Radius of 50.00 feet, a Tangent distance of 186.60 feet, a Delta Angle of 150° 00' 00", a Chord Bearing and Distance of S 75° 00' 00" W, 96.59 feet to the POINT OF BEGINNING, the Special Use Permit area containing 15.0264 acres, 654,550 square feet more or less.



									
<b>STANDARD BUILDING CONFIGURATION</b>									
									
<b>2 - UNIT BUILDING - GNSC2-01</b>									
									
<b>3 - UNIT BUILDING - GNSC3-01</b>									
									
<b>4 - UNIT BUILDING - GNSC4-01</b>									
<b>NOTES:</b> WHEN THE BUILDING STOPS VERTICALLY UNIT "A" IS ALWAYS AT THE HIGHEST ELEVATION. REVERSE BUILDING AS NEEDED TO ACCOMMODATE SITE CONDITIONS.									
<b>50</b>									

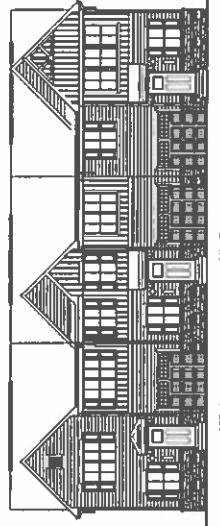
### Grand Nassau Townhome

- 1628 finished square feet with a 1 car garage
- Main level owner's suite with 2 stories out of the ground
- 3 bedrooms 2.5 bathrooms
- Slab and Basement foundations



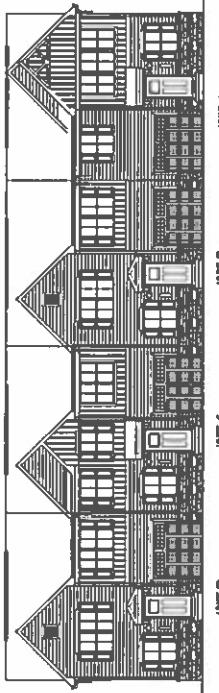
UNIT A  
Scale: 1/8" = 1'-0"

2 - UNIT BUILDING - GNSC2-01



UNIT A  
Scale: 1/8" = 1'-0"

3 - UNIT BUILDING - GNSC3-01



UNIT A  
Scale: 1/8" = 1'-0"

4 - UNIT BUILDING - GNSC4-01

NOTES:  
 WHEN THE BUILDING STOPS VERTICALLY UNIT "A" IS ALWAYS AT THE HIGHEST ELEVATION. REVERSE BUILDING AS NEEDED TO ACCOMMODATE SITE CONDITIONS.

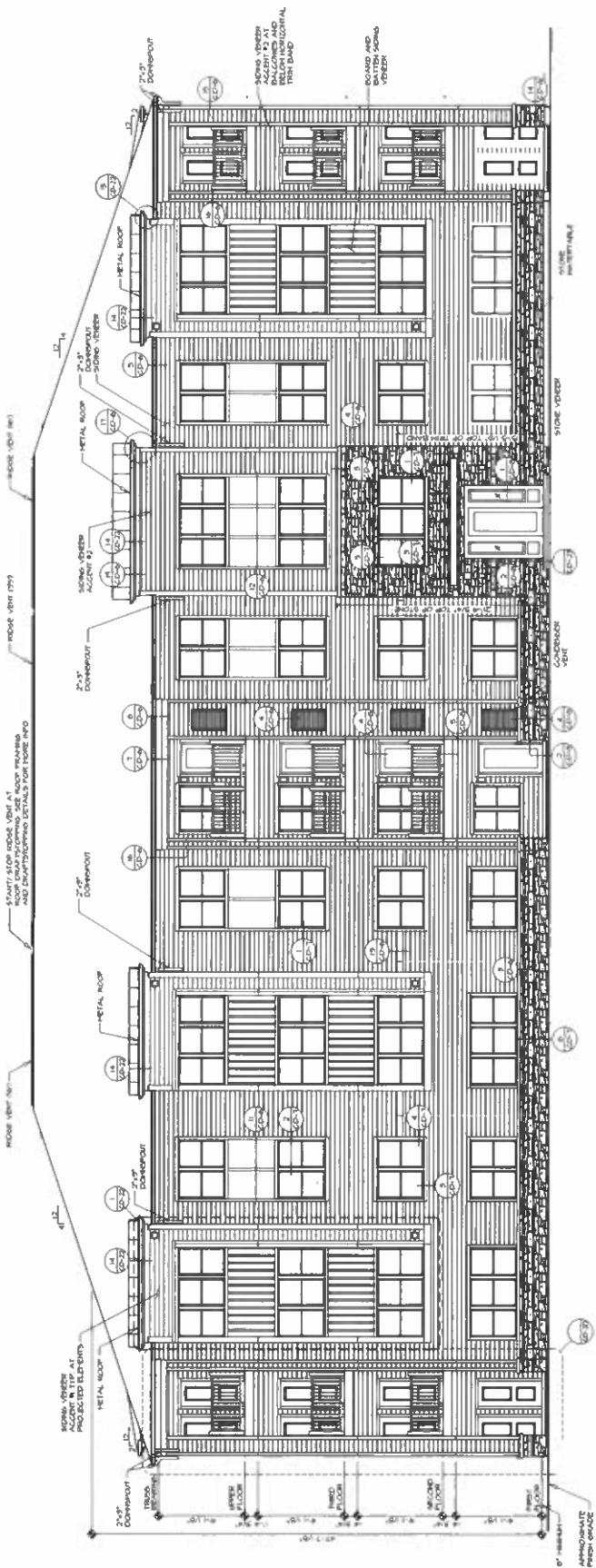
B-2

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Mosaic 24-Unit Condo Building

- 4 different condo floorplans ranging from 1,150-1,554 finished square feet
- Elevator style condo living – 2 bedrooms and 2 full bathrooms in each
- The Condo buildings are 4 stories out of the ground with surface parking



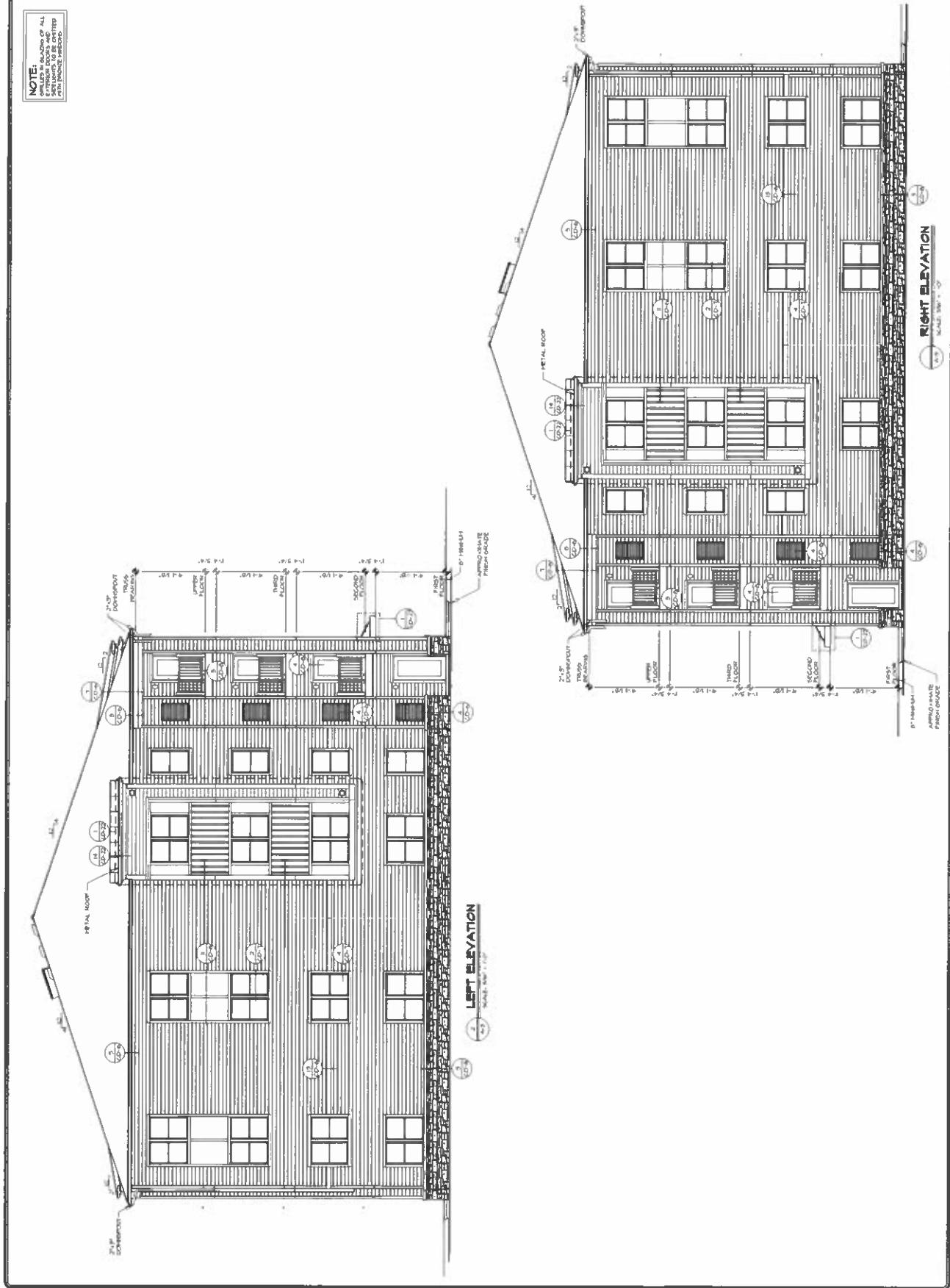
**NOTE.** ENTITLED TO BLADING OF ALL  
ENTRANCE DOORS AND  
STAIRCASES, THE CHARTED  
TREASURER, THE DIRECTOR  
OF THE DIRECTOR'S PROJECTS.

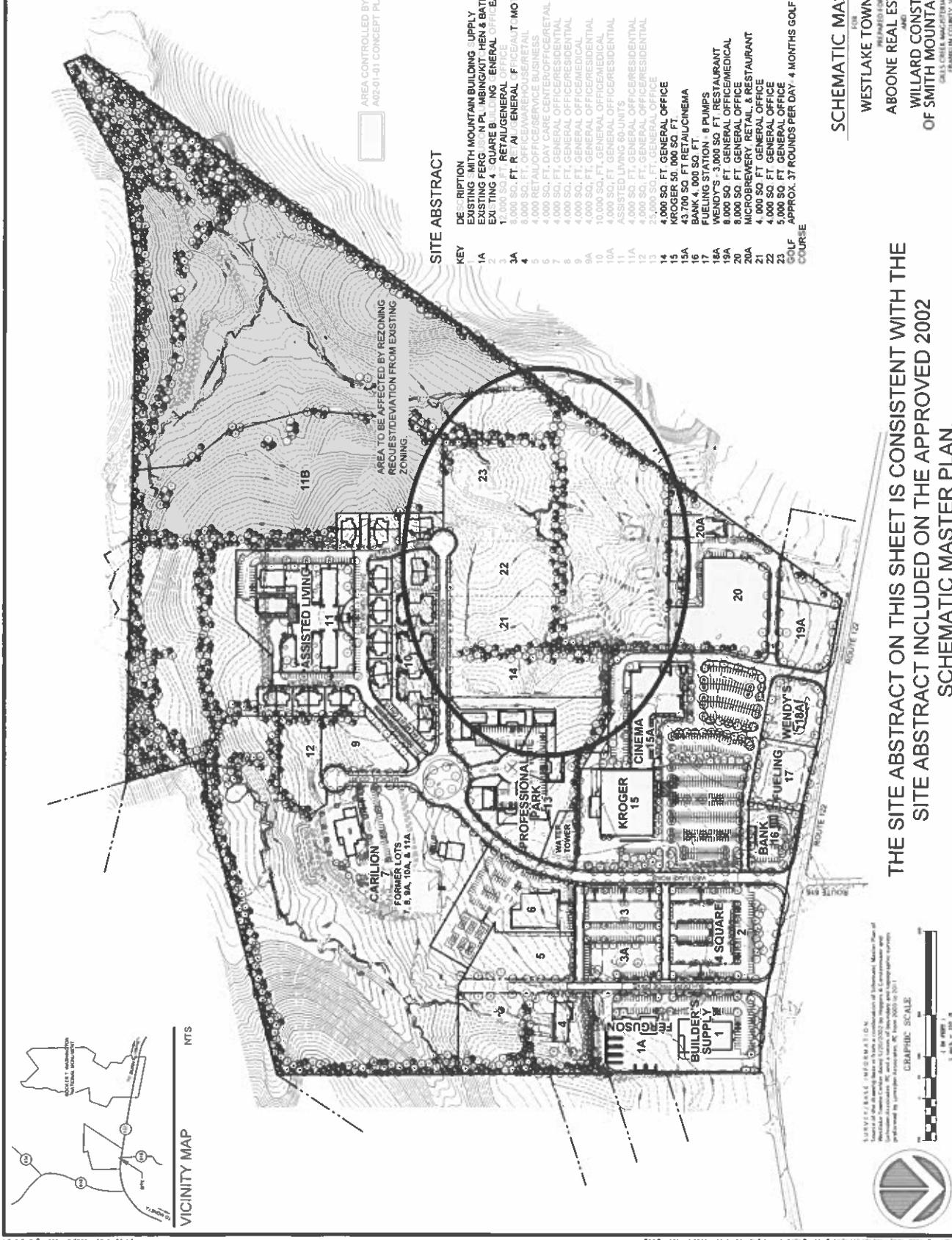
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3



**NOTE:** *NOTE: LEP is a trademark of AAT.*

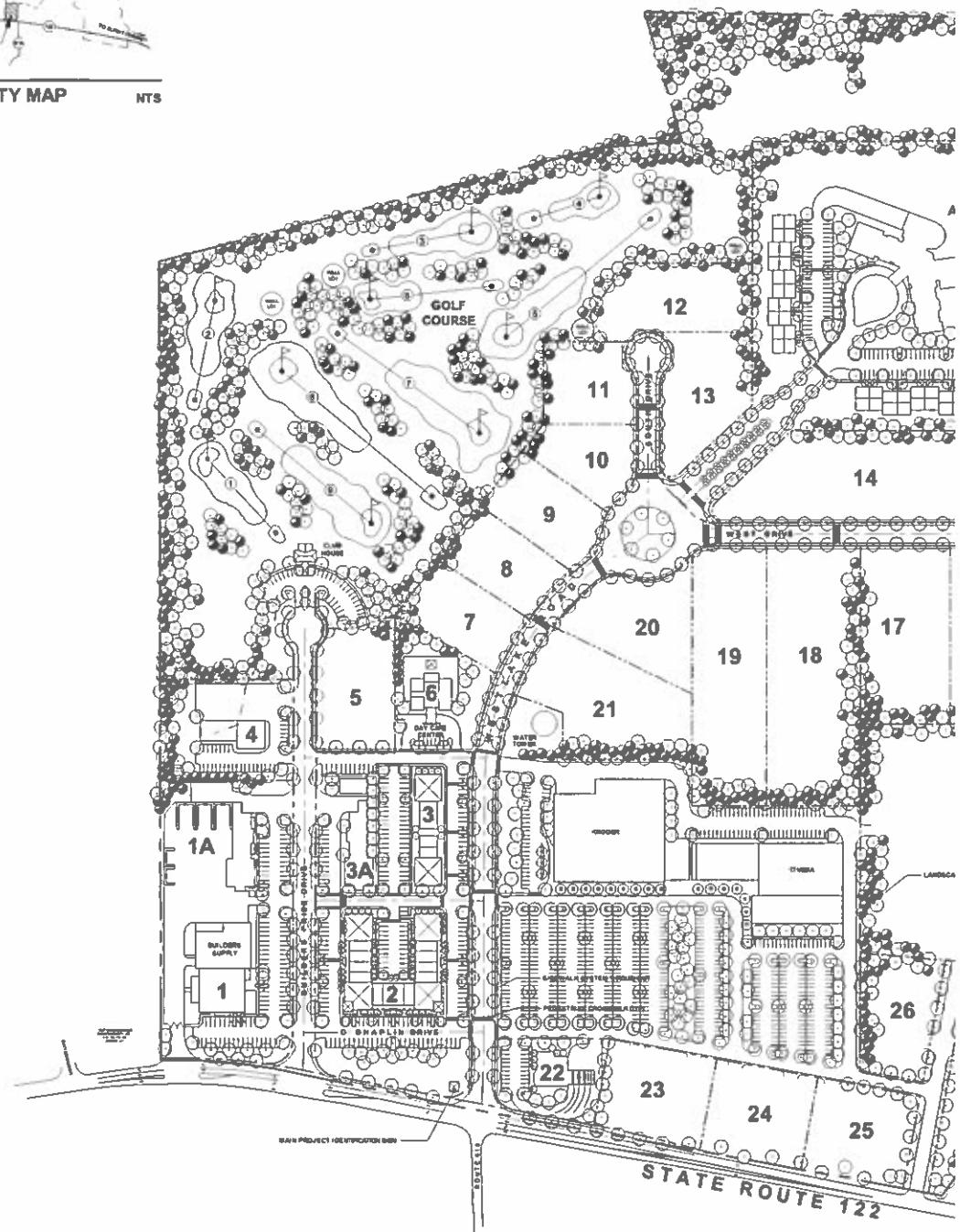




THE SITE ABSTRACT ON THIS SHEET IS CONSISTENT WITH THE  
SITE ABSTRACT INCLUDED ON THE APPROVED 2002  
SCHEMATIC MASTER PLAN.

THE PURPOSE OF THIS SHEET IS TO ILLUSTRATE CURRENT LAND USES. SEE UPDATED SITE ABSTRACT



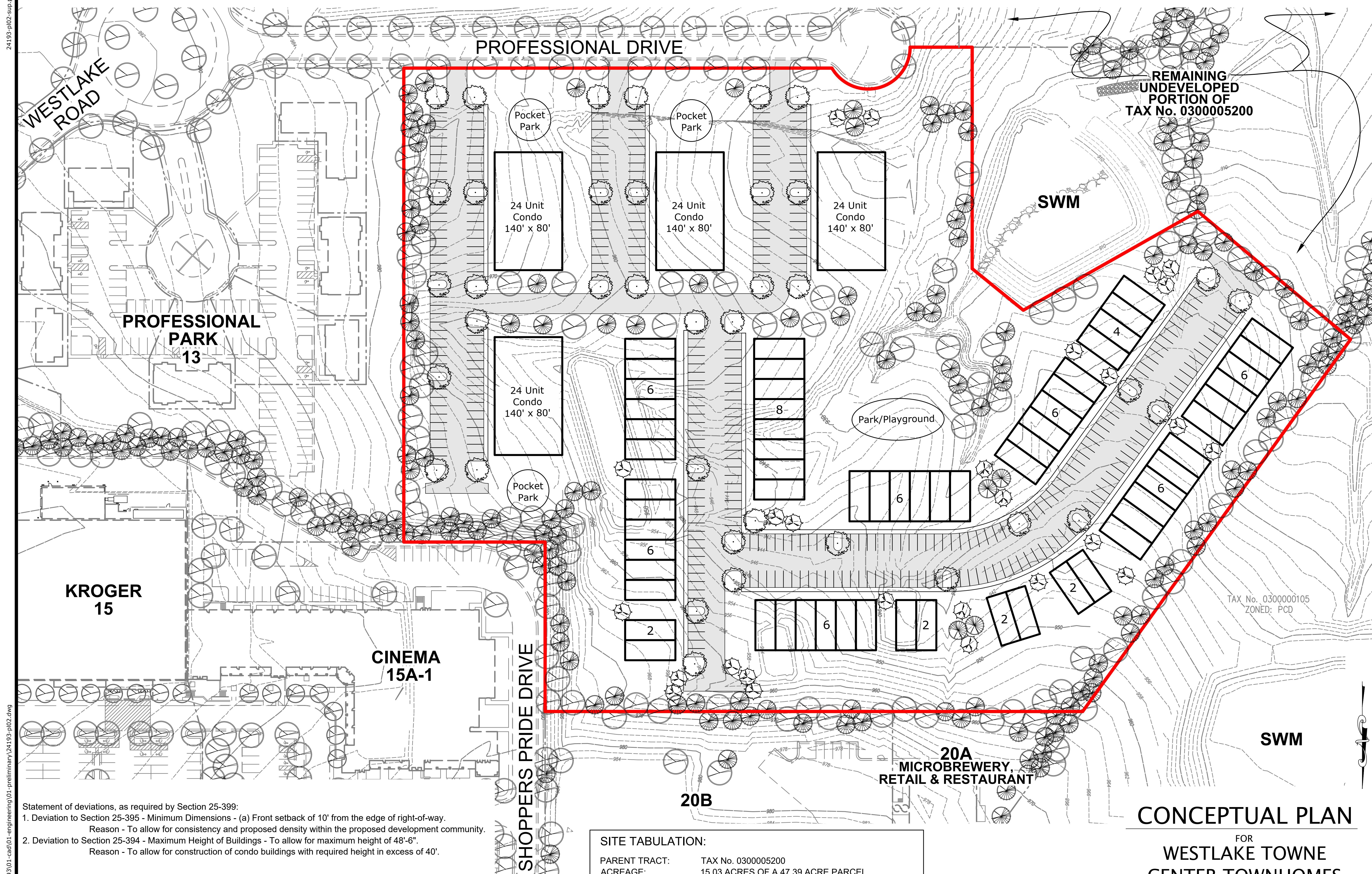


LUMSDEN ASSOCIATES, P.C.  
ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA



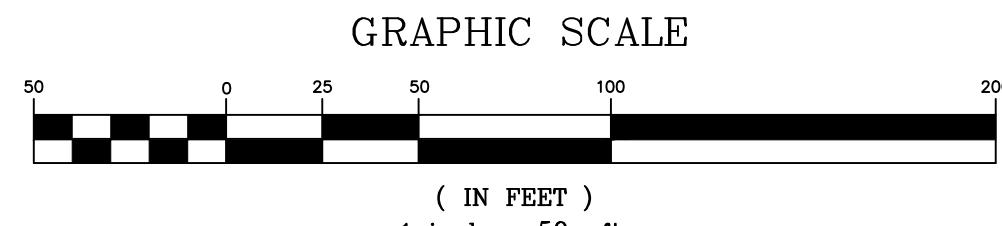
HIGGINS &  
Gerstenmaier

LAND PLANNING • LAND SURVEYING • ARCHITECTURE  
2441 Patterson Street  
Roanoke, Virginia 24010  
540.952.2900 • Fax 540.952.1629  
[www.higginsgerstenmaier.com](http://www.higginsgerstenmaier.com)



Statement of deviations, as required by Section 25-399:

1. Deviation to Section 25-395 - Minimum Dimensions - (a) Front setback of 10' from the edge of right-of-way.  
Reason - To allow for consistency and proposed density within the proposed development community.
2. Deviation to Section 25-394 - Maximum Height of Buildings - To allow for maximum height of 48'-6".  
Reason - To allow for construction of condo buildings with required height in excess of 40'.



**SURVEY/BASE INFORMATION:**  
Source of the drawing base is from a combination of Schematic Master Plan of Westlake Towne Center dated 5/20/2002 by Higgins & Gerstenmaier and Lumsden Associates, PC and a series of boundary and topographic surveys performed by Lumsden Associates, PC from 2000 to 2011.

