

FRANKLIN COUNTY
ZONING MAP AMENDMENT APPLICATION

I/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 described below:

Petitioner's Name: Parks and Recreation

Petitioner's Address: 2150 Sontag Road, Rocky Mount VA 24151

Petitioner's Phone Number: 540 483-9293

Petitioner's Email Address: paul.chapman@franklincountyva.gov

Property Owner's Name: County of Franklin

Property Owner's Address: 1255 Franklin Street

Property Owner's Phone Number: 540 483-3030

Property Owner's Email Address: christopher.whitlow@franklincountyva.gov

Property Information:

A. Proposed Property Address: 145 Lakewatch Center Dr. Rocky Mount, VA 24151

B. Tax Map and Parcel Number: 0151600100

C. Election District: Gills Creek

D. Size of Property: 16.65 acres

E. Existing Zoning: PCD

F. Existing Land Use: Solid Waste Collection Site / 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

If yes, please explain: _____

Proposed Zoning Map Amendment Information:

I. Proposed Land Use: Civic Use (Dog Park)

J. Size of Proposed Use: Approximately 1 acre

K. Other Details of Proposed Use: Construction of a dog park that will primarily be comprised of two enclosed areas (.7 acres for large dogs and .3 acres for small dogs) with structures for

dogs as well as a sidewalk and shelter for owners to observe their pets and socialize with others.

A parking lot for 11 vehicles (one handicap) will be installed with an entrance that meets VDOT requirements. Dog park will be properly set back from road with appropriate landscaping.

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 is herein complete and accurate.

Petitioner's Name (Printed): Paul Chapman

Petitioner's Signature: _____

Date: _____

Mailing Address: 2150 Sontag Road
Rocky Mount, VA 24151

Phone Number: 540 483-9293

Email Address: paul.chapman@franklincountyva.gov

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

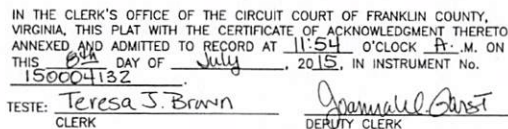
Owner's Name: Christopher Whitlow

Owner's Signature: _____

Date: _____

Date Received by Planning Staff: _____





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BALZER
AND ASSOCIATES INC.
BY THE
B

18 • PLANNERS • ARCHITECTS
• ENGINEERS • SURVEYORS

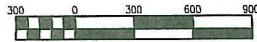
TEL: 540-772-9580 FAX: 540-772-8050
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
 Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24011



REZONING REQUEST CONCEPT PLAN
+/- 398 ACRES A-1 TO PCD
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

OVERALL LAYOUT
SHEET 4 OF 4

LAKEWATCH PLANTATION
64 LOTS (EXISTING)
ZONED R-1

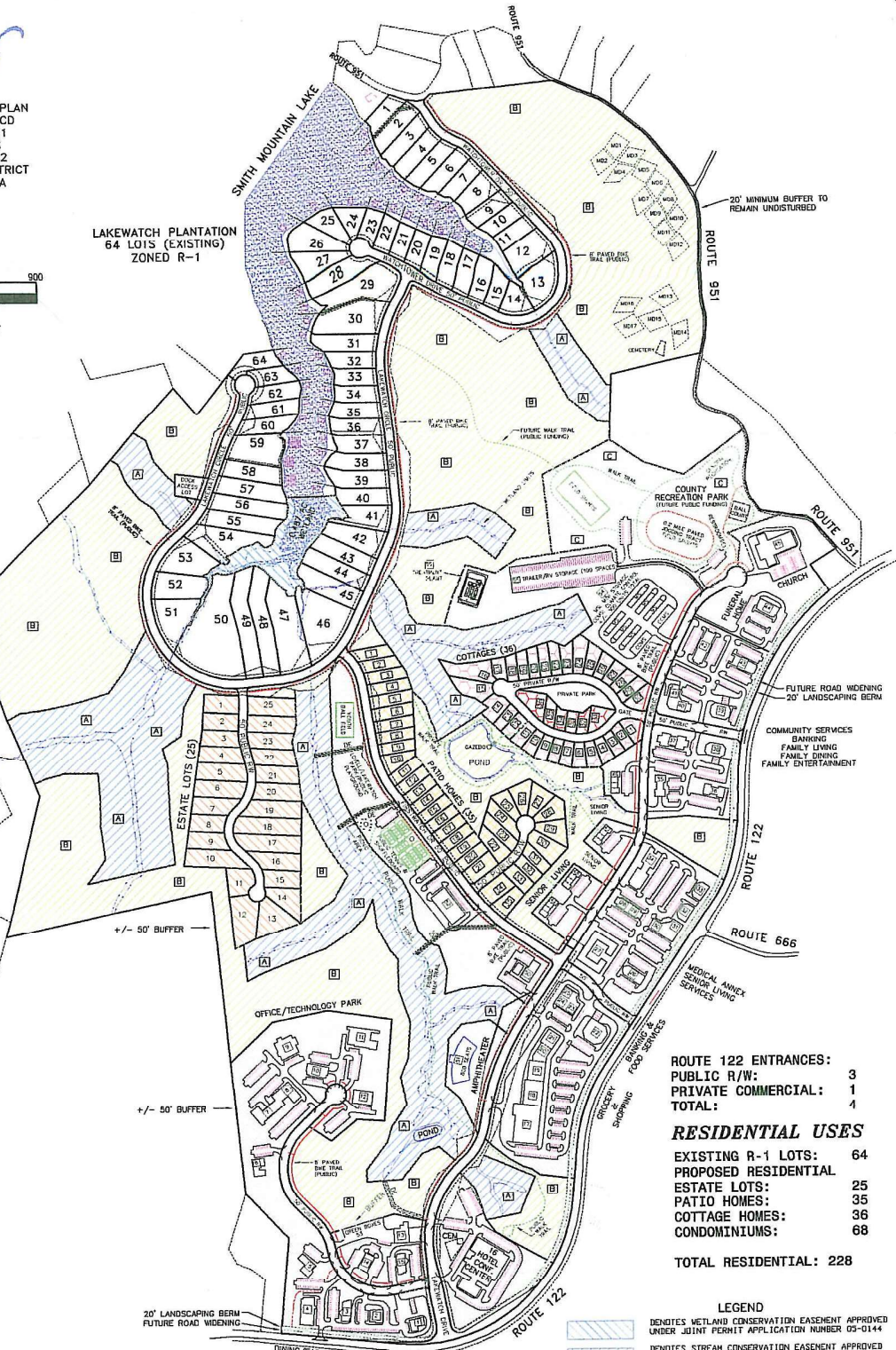


SCALE: 1" = 300'
REDUCED SCALE PLOT



PROPOSED USES

- DENOTES PROPOSED USE
OPEN SPACE
A CONSERVATION EASEMENT
B UNDEVELOPED AREA
C COUNTY RECREATION PARK
- DINING/FAST FOOD RESTAURANTS
1 CONVENIENCE STORE/FAST FOOD
2 FAST FOOD RESTAURANT/DRIVE THRU
3 FAST FOOD RESTAURANT/DRIVE THRU
4 11th STREET/PLAZA/STREET
- OFFICE/TECHNOLOGY PARK
5 OFFICE
6 OFFICE
7 OFFICE
8 OFFICE
9 OFFICE
10 OFFICE
11 OFFICE
12 OFFICE
- 13 FIRE STATION
14 AUTO SERVICE CENTER
15 FAMILY DINING RESTAURANT
16 HOTEL/CONFERENCE CENTER
- GROCERY/SHOPPING
17 GROCERY
18 PHARMACY
19 RETAIL
20 RETAIL
21 RETAIL
- BANKING/FOOD SERVICES
22 BANK
23 FAST FOOD/CARRY OUT
24 ICE CREAM/CARRY OUT
25 FAST FOOD/CARRY OUT
26 FAST FOOD/CARRY OUT
- MEDICAL ANNEX
SENIOR LIVING/SERVICES
27 RETAIL SHOP/12/14 CONDOMINIUMS AND
28 MEDICAL
29 DENTIST
30 MEDICAL
31 MEDICAL
32 MEDICAL
33 MEDICAL
- COMMUNITY SERVICES/BANKING
FAMILY LIVING/DINING/ENTERTAINMENT
34 CRAFT SHOP/12/14 CONDOMINIUMS AND
35 RETAIL SHOP/12/14 CONDOMINIUMS AND
36 RETAIL/SHOPPING CENTER
37 RETAIL/CARRY OUT RESTAURANT
38 BANK
39 GENERAL BUSINESS/PERSONAL SERVICES
40 RETAIL/CARRY OUT RESTAURANT
41 RETAIL/CARRY OUT RESTAURANT
42 BAKING
43 FAMILY ENTERTAINMENT
44 FUNERAL HOME
45 CHURCH
- SENIOR LIVING
151 FLOOR AND FAMILY CAREGIVER 2ND FLOOR
64 UNIT, TWO STORY CONDOMINIUM
40 UNIT, TWO STORY CONDOMINIUM
40 UNIT, TWO STORY CONDOMINIUM
40 UNIT, TWO STORY CONDOMINIUM
40 UNIT, TWO STORY CONDOMINIUM
- COMMUNITY CENTER RECREATION
50 BAY CAFE
51 OUTDOOR AMPHITHEATER
52 FITNESS CENTER, PUBLIC TENNIS,
PLAYGROUND/PARK, YOUTH BALL FIELD
53 GREEN BOXES
54 MINI-STORAGE WAREHOUSES
55 RV STORAGE LOT
56 TREATMENT PLANT



COVERAGE SUMMARY				RESTAURANTS		
DESCRIPTION				TOTAL AREA	TOTAL COVER	TOTAL OPEN
CONSERVATION EASEMENT (A)				58,830		58,830
UNDEVELOPED AREA (B)				151,200		151,200
RECREATION PARK (C) (FUTURE PUBLIC FUNDING)				10.0	0.5	11.2
TOTAL CONSERVATION EASEMENT/UNDEVELOPED/RECREATION AREA: +/- 229 ACRES						
DESCRIPTION	NO LOTS	AVERAGE LOT SIZE	AVERAGE LOT COVER	TOTAL AREA	TOTAL COVER	TOTAL OPEN
EXISTING R-1 LOTS	64	0.9	0.23	56,177	14,700	41,377
EXISTING PUBLIC R/W				15,800	6,984	8,816
ESTATE LOTS	25	0.6	0.14	16.0	3.4	12.6
PUBLIC R/W				1.6	0.7	0.9
PATH HOMES	35	0.37	0.1	13.0	3.2	9.8
PUB. R/W				0.7	0.5	0.2
COTTAGE HOMES	36	0.28	0.08	10.0	2.8	7.2
PRIVATE R/W				2.1	0.8	1.3
PRIVATE PARK				11.0	10.2	16.8
OFFICE/HIGH PARK/PIE STA/AUTO SERVICE/DINING (1-15)				27.0	10.2	16.8
PUBLIC R/W				2.3	1.1	1.2
CONFERENCE/RESTAURANT (16)				7.6	3.1	4.5
FIRST WATCH DRIVE EXTENSION				10.0	0.0	0.0
GETTY CO. SUPPORT/DRIVE IN/ARC (17-26)				12.9	4.6	8.3
LARKWATER DRIVE EXTENSION				6.0	1.5	4.5
MEDICAL OFFICE/SCHOOL LIVING				10.8	2.9	7.9
COMMUNITY SERVICES/DRIVE IN/FAMILY LIVING (34-38)				6.0	2.9	3.1
COMMUNITY SERVICES/PAVE/R/W				0.7	0.3	0.4
COMMUNITY SERVICES/PAVE/R/W/FAMILY DINING/ENTERTAINMENT (39-43)				6.4	2.8	3.6
PAVE R/W/DRIVE (44-45)				8.4	3.8	4.6
CENTUR LIVING CONDOMINIUMS (46-49)				4.8	1.6	3.2
COMMUNITY CENTER/RECREATION (50-55) (PRIVATE FUNDING)				17.4	6.0	11.4
GREEN BOXES (56)				0.8	0.3	0.5
MINI-VR STORAGE/RECREATION PLANT (56-56)				12.8	5.1	7.7
SUBTOTAL				469.707	185.384	306.323
PAVE (RAILS) 1.25 MILS (PRIVATE FUNDING)					0.6	
PAVE (RAILS) 2.00 MILS (PRIVATE FUNDING)					3.1	
TOTAL				469.707	194.084	376.623



FRANKLIN COUNTY PARKS & RECREATION

2150 Sontag Road
Rocky Mount, VA 24151
Phone: 540-483-9293
Fax: 540-483-0040
www.playfranklincounty.com

6/24/25

Franklin County Planning Department
1255 Franklin Street
Suite 103
Rocky Mount, VA 24151

Subject: Rezoning Request for Civic Use – 145 Lakewatch Center Dr (Parcel ID: 0151600100)

Dear Members of the Franklin County Planning Department and Planning Commission,

I am writing to formally request the rezoning of the parcel located at 145 Lakewatch Center Drive (Parcel ID: 0151600100), currently zoned as PCD (Planned Commercial Development), to a designation that permits civic use. This request is intended to support the development of the property for public benefit, beginning with the creation of a community dog park, with the potential for additional civic-oriented developments in the future.

The proposed dog park will provide a valuable recreational and social amenity for Franklin County residents, promoting community interaction, pet wellness, and responsible pet ownership. Over time, the site may accommodate other civic projects, such as open gathering spaces, community event facilities, or similar developments that align with the County's long-term vision for accessible and inclusive public spaces.

We believe this project supports the objectives outlined in the County's comprehensive plan and will enhance the overall quality of life in the community. The parcel's location and accessibility make it well-suited for civic use, and we are committed to working in close coordination with the Planning Department and Commission to ensure all development complies with applicable regulatory, environmental, and community standards.

Importantly, the proposed civic use will not create an undue burden on surrounding properties or infrastructure, and efforts will be made to ensure compatibility with neighboring land uses.

Enclosed with this letter is the required rezoning application, including a proposed site plan. We respectfully request your consideration of this application at your next available meeting.

Thank you for your time and attention. I welcome the opportunity to discuss this proposal further and look forward to working collaboratively with the County to bring this initiative to life.

Sincerely,

Paul D. Chapman
Director
Franklin County Parks and Recreation Department
540 483-9293
Paul.chapman@franklincountyva.gov