

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**

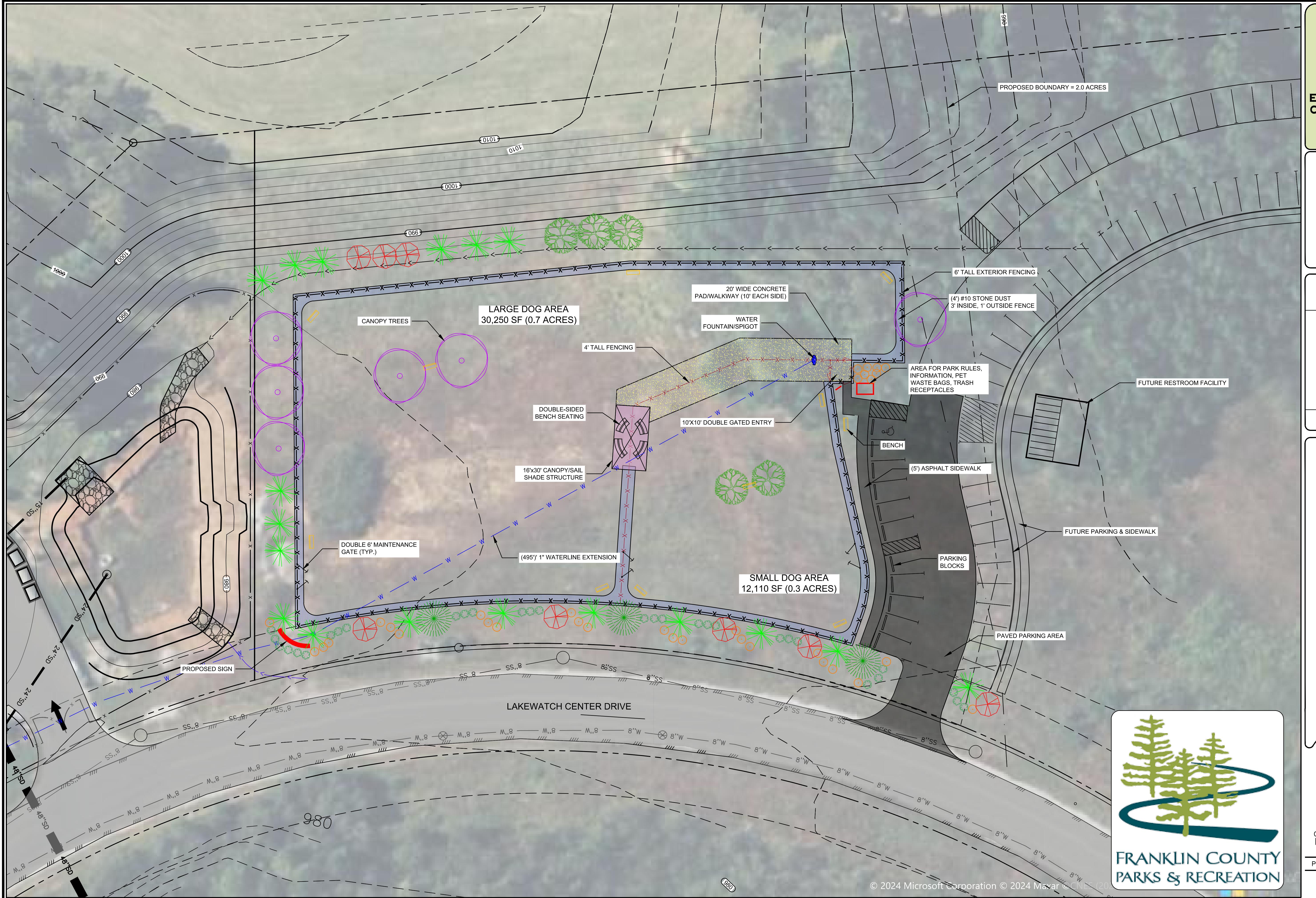
Owner's consent, if petitioner is not property owner:

Owner's Name: **Christopher Whitlow**

Owner's Signature: _____

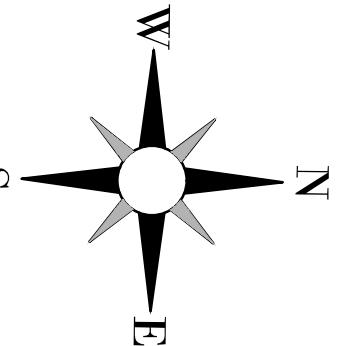
Date: _____

Date Received by Planning Staff: _____



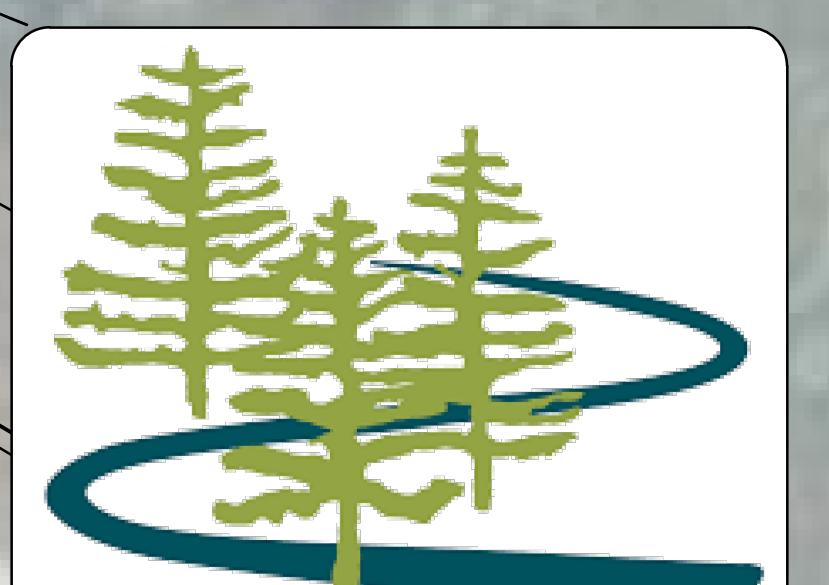
ENGINEERING CONCEPTS, INC.

94 GREENFIELD STREET
ALEVILLE, VIRGINIA 24083
540.473.1253



Wakewatch Plantation Dog Park

Concept C



FRANKLIN COUNTY PARKS & RECREATION

ENG
PTS
SFTS
ENG
PRELIMINARY
6/16/25

CONCERT CINERLING

SRP

0 20' 40'

GRAPHIC SCALE

ROJECT: 24075

6

1

© 2024 Microsoft Corporation © 2024 Maxar ©CNES (2024) PARKS

2015.11.03 11:54

102

D.B. PG.

TRACT 9
84.666 ACRES

STONE

N 134° 134' E 813.42'

MATCH LINE

SHEET 2

SHEET 1

JAMES D. CARTER
D.B. 696, PC 1313
T.M. #0150002417

JAMES D. CARTER
D.B. 696, PC 1313
T.M. #0150002417

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE FRANKLIN COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

NOTES:

1. OWNER OF RECORD: LAKE WATCH, LLC.
2. LEGAL REFERENCE: DEED BOOK 815, PAGE 1583
DEED BOOK 937, PAGE 1998
3. ORIGINAL TAX MAP NUMBER: 0150004200
4. ALL EASEMENTS NOT SHOWN HEREON FOR CLARITY.
THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT
SHOWN HEREON.
5. PROPERTY SHOWN HEREON AS TRACTS 1 THROUGH 9 ARE IN F.E.M.A. DEFINED ZONE X (UNSHADED).
SEE F.E.M.A. MAP #51067C0115D. (REVISED DATE: JANUARY 6, 2010)
6. PROPERTY CURRENTLY ZONED: PCD
7. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.
8. ALL ROADS AND EASEMENTS SHOWN HEREON ARE EXISTING AND
PREVIOUSLY RECORDED.
9. THIS PLAT DOES NOT CONSTITUTE A "SUBDIVISION" PER SEC. 19-175
OF THE FRANKLIN COUNTY SUBDIVISION ORDINANCE.

EDWARD S. &
BRENDA K. FERGUSON
D.B. 525, PG. 10
T.M. #01500038

IN THE CLERK'S OFFICE OF
VIRGINIA, THIS PLAT WITH THE
ANNEFXED AND ADMITTED TO RECORD.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY,
VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO
ANNEXED, AND ADMITTED TO RECORD AT 11:54 O'CLOCK A.M. ON
THIS 15 DAY OF July, 2015, IN INSTRUMENT No.
15-0001137.

TESTE: Teresa J. Brunn
CLERK

Joannal L. Gurst
DEPUTY CLERK

A scale bar consisting of a horizontal line with tick marks at 0, 200, and 400. Below the scale bar, the text "SCALE: 1'' = 200'" is printed.

TEL: 540-772-9580 FAX: 540-772-8050 **PLANNERS ARCHITECTS ENGINEERS SURVEYORS**
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

**BALZER
AND ASSOCIATES INC.**

DRN: SCB
CHK: JRM

DRN: SCB
CHK: JRM

I HEREBY CERTIFY THAT THIS PLAT IS FROM RECORDS
AND IS CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

John R. McAden
JOHN R. MCADEN 002002

SURVEY PLAT FROM RECORDS FOR
WHITLOW & YOELL, PLC,
SUBSTITUTE TRUSTEE
SHOWING HEREON
THE REMAINING PORTION OF
TAX PARCEL #15-42
DEED BOOK 815, PAGE 1583
LAKEWATCH PLANTATION
CONSISTING OF

TRACT 1 (16.653 ACRES)
TRACT 2 (20.495 ACRES)
TRACT 3 (13.934 ACRES)
TRACT 4 (17.879 ACRES)
TRACT 5 (16.406 ACRES)
TRACT 6 (20.366 ACRES)
TRACT 7 (25.923 ACRES)
TRACT 8 (17.739 ACRES)
TRACT 9 (84.666 ACRES)

GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
DATED MAY 20, 2015
JOB #05150161.HS
SCALE: 1" = 200'
SHEET 1 OF 3

DRN: SCB
CHK: JRM

LakeWatch PLANTATION

REZONING REQUEST CONCEPT PLAN
+/- 390 ACRES A-1 TO PCD
ALL OF TAX PARCEL 15-41
PORTION OF TAX PARCELS
15-59, 15-40, AND 15-42
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
AUGUST 27, 2005

OVERALL LAYOUT
SHEET 4 OF 4

300 0 300 600
SCALE: 1" = 300'
REDUCED SCALE PLOT

LAKEWATCH PLANTATION
64 LOTS (EXISTING)
ZONED R-1



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 CAFE/CAFE/DRIVE THRU
- 3 FAST FOOD RESTAURANT/DRIVE THRU
- 4 FIRE GRILL/FAST FOOD

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 PHARMACY
- 18 RETAIL
- 19 RETAIL
- 20 RETAIL
- 21 RETAIL

BANKING/FOOD SERVICES

- 22 BANK
- 23 FAST CAFE/CAFE/DRIVE THRU
- 24 FAST CAFE/CAFE/DRIVE THRU
- 25 FAST CAFE/CAFE/DRIVE THRU
- 26 FAST CAFE/CAFE/DRIVE THRU

MEDICAL ANNEX

SENIOR LIVING/SERVICES

- 27 RETAIL/SHOP 151/14 CONDOMINIUMS 280
- 28 MEDICAL
- 29 MEDICAL
- 30 MEDICAL
- 31 MEDICAL
- 32 MEDICAL
- 33 MEDICAL

COMMUNITY SERVICES/BANKING

FAMILY LIVING/DINING/ENTERTAINMENT

- 34 CONDOMINIUMS 151/14 CONDOMINIUMS 280
- 35 RETAIL/SHOP 151/14 CONDOMINIUMS 280
- 36 RETAIL/SHOP 151/14 CONDOMINIUMS 280
- 37 RETAIL/SHOP 151/14 CONDOMINIUMS 280
- 38 BANK
- 39 BANK
- 40 RETAIL/BUSINESS/PERSONAL SERVICES
- 41 RETAIL/CAFE/DRIVE THRU
- 42 RETAIL/CAFE/DRIVE THRU
- 43 FAMILY ENTERTAINMENT

44 FUNERAL HOME

45 CHURCH

SENIOR LIVING

SENIOR LIVING CONDOMINIUMS - MULTICAP

- 46 6 UNIT, TWO STORY CONDOMINIUM
- 47 6 UNIT, TWO STORY CONDOMINIUM
- 48 6 UNIT, TWO STORY CONDOMINIUM
- 49 6 UNIT, TWO STORY CONDOMINIUM

COMMUNITY CENTER RECREATION

- 50 DAY CARE
- 51 OUTDOOR AMPHITHEATER
- 52 COMMUNITY CENTER RECREATION
- 53 PLAYGROUND PARK, YOUTH BALL FIELD

54 GREEN BOXES

55 MINI-STORAGE WAREHOUSES

56 RV STORAGE LOT

56 TREATMENT PLANT

COVERAGE SUMMARY

DESCRIPTION	ND. LOTS	AVERAGE LOT SIZE	AVERAGE LOT COV.	TOTAL AREA	TOTAL COV.	TOTAL OPEN
CONSERVATION EASEMENT (A)						
CONSERVATION EASEMENT (A)	54	0.9	0.23	48.930	11.240	
UNDEVELOPED AREA (B)						
UNDEVELOPED AREA (B)	25	0.6	0.14	15.800	2.120	
RECREATION PARK (C) (FUTURE PUBLIC FUNDING)						
RECREATION PARK (C) (FUTURE PUBLIC FUNDING)	35	0.37	0.1	18.0	0.6	17.2
TOTAL CONSERVATION EASEMENT/UNDEVELOPED/RECREATION AREA: +/- 229 ACRES						
DESCRIPTION	ND. LOTS	AVERAGE LOT SIZE	AVERAGE LOT COV.	TOTAL AREA	TOTAL COV.	TOTAL OPEN
EXISTING R-1 LOTS	54	0.9	0.23	56.177	14.700	41.477
EXISTING PUBLIC R/W				15.800	6.984	8.816
ESTATE LOTS	25	0.6	0.14	16.0	3.4	12.5
PATIO HOMES	35	0.37	0.1	12.0	3.5	9.5
PATIO HOMES	36	0.28	0.09	10.0	2.8	0.2
PATIO HOMES	36	0.28	0.09	10.0	2.8	0.5
PRIVATE PARK				1.1	0.4	1.1
OFFICE/TECH PARK/FIRE STA/AUTO SERVICE/DINING (1-15)	27.0	10.2	16.8			
OFFICE/TECH PARK/FIRE STA/AUTO SERVICE/DINING (1-15)	7.6	3.1	4.5			
HOTEL/CONFERENCE/RESTAURANT (16)	0.6	0.1	0.3			
FIRST WATCH LEVEL EXTENSION				12.8	7.6	5.2
LARGE WATCH LEVEL EXTENSION	4.0	1.5	1.5			
COMMUNITY SERVICES/BANKING/FAMILY LIVING (34-38)	10.8	6.4	4.4			
COMMUNITY SERVICES/PUBLIC R/W	6.0	2.9	3.1			
FAMILY LIVING/CHURCH (39-45)	8.4	2.8	2.6			
COMMUNITY CENTER RECREATION (46-49)	8.4	2.8	5.6			
GREEN BOXES (53) (PUBLIC FUNDING)	1.0	0.3	0.5			
WATER PURIFICATION/TREATMENT PLANT (54-56)	12.8	5.1	5.7			
WATER PURIFICATION/TREATMENT PLANT (54-56)	469.707	89.384	380.323			
WALK TRAILS: 1.25 MILES (PRIVATE FUNDING)				0.6		
WALK TRAILS: 3.50 MILES (PRIVATE FUNDING)				3.1		
TOTAL: 469.707 +/- 93.084 +/- 376.623						

TOTAL COVERAGE: +/- 20% TOTAL OPEN: +/- 80%

PHILIP W. NESTER, INC., POB 827, ROCKY MOUNT, VA 24151

LEGEND
DENOTES WETLAND CONSERVATION EASEMENT APPROVED UNDER JOINT PERMIT APPLICATION NUMBER 05-0144

DENOTES STREAM CONSENTED EASEMENT APPROVED UNDER JOINT PERMIT APPLICATION NUMBER 05-0144
TOTAL AREA 59.830 ACRES. AREA IS SUBJECT TO REQUIRED UTILITY CROSSINGS AND PUBLIC WALK TRAILS CONSTRUCTED OF FURROW RAVINES

DENOTES +/- 15.2 ACRES OF UNDEVELOPED AREA SUBJECT TO UTILITY CROSSINGS, SEPTIC FIELDS, WALK TRAILS, BIKE TRAILS, AND OTHER PUBLIC RECREATIONAL USES

DENOTES +/- 1.6 ACRES IN PUBLIC RIGHT OF WAY
TOTAL NUMBER LOTS 25
MINIMUM LOT SIZE 0.459 ACRE < 20,000 SQ FT
MINIMUM LOT WIDTH 100 FT
AVERAGE LOT SIZE +/- 0.6 ACRE < 26,000 SQ FT
AVERAGE LOT COVERAGE +/- 6,000 SQ FT (27%)

DENOTES +/- 13 ACRES OF PREPARED PATIO HOME LOTS WITH +/- 7.1 ACRES IN PUBLIC RIGHT OF WAY
TOTAL NUMBER LOTS 35
MINIMUM LOT SIZE 0.230 ACRE < 10,000 SQ FT
MINIMUM LOT WIDTH 100 FT
AVERAGE LOT SIZE +/- 0.37 ACRE (16,000 SQ FT)
AVERAGE LOT COVERAGE +/- 4,300 SQ FT (27%)

DENOTES +/- 10 ACRES OF PROPOSED COTTAGE HOME LOTS WITH +/- 4.8 ACRES IN PRIVATE RIGHT OF WAY
TOTAL NUMBER LOTS 36
MINIMUM LOT SIZE 0.180 ACRE < 8,000 SQ FT
MINIMUM LOT WIDTH 60 FT
AVERAGE LOT SIZE +/- 0.28 ACRE (12,000 SQ FT)
AVERAGE LOT COVERAGE +/- 3,400 SQ FT (28%)

DENOTES OPEN SPACE WITH LANDSCAPING AND LOW IMPACT DEVELOPMENT FACILITIES



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