

MEMORANDUM  
Case # REZO-3-16-15244



To: Franklin County Planning Commission  
From: Terrance Harrington, Senior Planner  
Date: March 17, 2016

Tax #s: 0300005207;0300005210; 0300005209; 0300005210; 0300005211;  
0300005211A; 0300005213

District: Gills Creek

Applicant/Owners: Runk and Pratt of SML, LLC; Runk and Pratt SML Facility LLC;  
Willard Construction of Smith Mountain Lake, LLC

**REQUEST:**

This is a request to amend the zoning of +/- 5.92 acres within the Westlake Planned Commercial District. The specific request is to amend the approved Westlake Concept Plan by (1) adding up to 36 new additional residential units as a permitted use by right within Concept Plan areas #9, #10, 11B and #12; (2) modifying the approved concept plan to allow the expansion of the assisted living facility within area #11 to a maximum of 100 beds; and (3) modifying the concept plan to allow a fitness/wellness facility to be located within area #6 now developed as an automobile repair facility

The applicant owners are also requesting deviations to PCD development standards to allow a minimum front setback of 10 feet from any public right-of-way and allow zero feet side and rear yard setbacks. The purpose of these deviations is to permit future residential development in conformance with established development patterns, and to allow flexibility in housing design allowing future dwellings in duplex, triplex or quadplex configurations.

**RECOMMENDATION:**

Staff recommends (1) the applicant /land owners proffer the Conceptual Plan for Westlake Towne Center dated March 3, 2016 (Sheet 3 of 3), including all notes contained on Sheet 3 pertaining to permitted uses within each development tract area and all notes requesting deviations to development standards, and (2) the Planning Commission recommend approval of the requested changes to the Westlake PCD conceptual plan and recommend approval of the requested development standard deviations.



## **BACKGROUND:**

The Westlake Planned Commercial Development District was originally approved in 2002. The +/-139.323 acre development plan was conceived to allow a range of residential, office, service, and retail uses. An approved concept plan defines and controls the mixture and character of uses within the PCD district.

The approved concept plan has been modified by the County on multiple occasions as development opportunities and market demands have emerged. Each proposed modification was approved by the Board of Supervisors after a determination the plan modification would not impact existing and planned uses in or near Westlake, and the requested modification maintained the character and functionality envisioned with the original Westlake approval.

The Runk and Pratt assisted living facility and associated patio homes were approved by the County as a concept plan amendment in 2004.

## **CURRENT REQUEST**

Runk and Pratt have now requested a concept plan amendment to allow the addition of up to 36 additional residential units in areas designated as Tracts 9, 10, 11B and 12 as shown on the Conceptual Plan for Westlake Towne Center dated March 3, 2016 (Sheet 3 of 3 attached). The approval of residential units on these tracts would be in addition to the general office, medical office, and multifamily uses currently approved for these tracts. These residential units would be allowed to have a duplex, triplex or quadplex configuration. The applicants have also requested the existing assisted living facility be allowed to expand to a maximum of 100 beds from the current sixty (60) bed limit. This expansion would be to the south of the existing facility on tract 11B. If the planned expansion of the assisted living facility does not occur, this area would be used for a portion of the requested 36 additional units.

The applicant has also requested Tract 6, shown on Sheet 2 of 3 be approved as a location of a wellness/fitness facility. This site was originally developed as an automobile repair facility.

## **COMPREHENSIVE PLAN**

The property is designated in the 2025 Comprehensive Plan as an Unincorporated Town/Westlake.

Incorporated or unincorporated Towns are intended to be the primary focus for commercial services and social activity. Business services include retail shopping opportunities, general business, industry, offices, and government services. These Towns serve the daily needs of the population living within a 5-10 mile radius. Rural, low, and



medium density residential land uses are located in and around Towns. The Westlake area is developing into a commercial area of retail businesses, professional offices, service uses, and proposed residential uses. Over the past decades, Smith Mountain Lake has been a major source of growth in the County. Initially in the form of second home development and recreational campgrounds, the growth became increasingly affluent in character as a substantial number of year round residents have been attracted to the beauty of the lake and the unique lakefront residential life. In 2002 the Franklin County Board of Supervisors adopted Westlake Village Center Overlay District. (See Westlake Village Center Overlay District Map) The overlay district was established to promote a development pattern that brings a sense of community to the surrounding rural area.

### Policies for Westlake

The policies for towns below support this application:

1. Encourage infill development of parcels within the Westlake Village Overlay District and discourage the linear development of Routes 122 and 616 corridors outside of the overlay district.
2. Encourage the development of public sewer and alternative treatment systems and discourage the development of individual septic systems.
3. Encourage mixed use development with a variety of housing types including housing on the upper floors of commercial buildings.

### PUBLIC UTILITIES

The Western Virginia Water Authority has reviewed this request. Public water is available for the proposed residential units on tracts 9 and 12, but public sewer will need to be extended up to Medical Court to serve the proposed units on tracts 9 and 12. This required extension will be approximately 370 feet and will require easements across two properties. Water and sewer availability fees are higher than normal in Westlake due to the Authority's investment in the sewage treatment plant, pump station and sewer main extension.

Public water is available for parcels shown along Professional Drive. Connection will be required.

### TRANSPORTATION

No new public or private roads are needed to accommodate this petition to amend the Westlake concept plan. Professional Drive will provide access to the proposed development in tract 10. Retirement Drive will provide access to the units proposed for tract 11B. Tracts 9 and 12 can be provided access via Medical Court or Retirement Drive. These current roads are private and are expected to remain that way.



### **CITIZEN COMMENTS**

One (1) resident of Carefree Lane contacted staff regarding proposed changes to the Westlake concept plan, specifically tracts 9 and 12. This citizen did not have any concerns with the proposal to add residential dwellings as a permitted use on these two tracts.

### **ANALYSIS**

The requested changes to the approved conceptual plan for Westlake allow for the continuation of the general development pattern established in 2002 with the initial approval of this planned commercial area. The residential development proposed as an option on tracts, 9, 10, 11B and 12 will be served by public utilities and an existing road network designed to accommodate the uses and densities proposed. The redevelopment of tract 6 as a wellness center recognizes the mutual benefits derived from the proximity of the adjacent Carilion facilities, and the growing population in this area of the county.

### **RECOMMENDATION:**

Staff recommends the Planning Commission consider and recommend approval of the rezoning petition as requested by the applicants. Specifically, the staff recommends (1) the applicant /land owners proffer the Conceptual Plan for Westlake Towne Center dated March 3, 2016 (Sheet 3 of 3), including all notes contained on Sheet 3 pertaining to permitted uses within each development tract area and all notes requesting deviations to development standards, and (2) the Planning Commission recommend approval of the requested changes to the Westlake PCD conceptual plan and recommend approval of the requested development standard deviations.

**SUGGESTED MOTIONS:**

The following suggested motions are sample motions that may be used.

**(APPROVE)** I find this proposal will not be of substantial detriment to the character of the Westlake PCD, or adjacent property, that the character of projected future land uses in the Westlake town community will not be adversely impacted, that the proposed uses will be in harmony with the purpose and intent of the zoning ordinance and with the public health, safety and general welfare. Therefore, I move to recommend approval of the petitioner's request to modify the approved concept plan for Westlake Towne Center and accept the Conceptual Plan for Westlake Towne Center dated March 3, 2016, including all notes thereon as the approved concept plan for the Westlake PCD. I further move that tract 6 as shown on the Schematic Master Plan for Westlake Town Center be approved to be used as a wellness/fitness center.

**OR**

**(DENY)** I find that the proposal is of substantial detriment to adjacent property and that such use will not aid in the creation of a convenient, attractive, or harmonious community. Therefore I move to recommend denial of the request.

**OR**

**(DELAY ACTION)** I find that the required information for the submitted petition is incomplete. Therefore I move to delay action until additional necessary materials are submitted to the Planning Commission.

**FRANKLIN COUNTY  
PETITION/APPLICATION FOR REZONING  
(Type or Print)**

Runk & Pratt of SML LLC, R & P SML Facility LLC, Willard  
I/We, Construction of Smith Mountain Lake LLC \_\_\_\_\_, as Owner(s), Contract Purchasers, or Owner's  
Authorized Agent of the property described below, hereby apply to the Franklin County Board of  
Supervisors to amend the Franklin County Zoning Maps as hereinafter described:

1. Petitioners Name: Runk & Pratt of SML LLC, R & P SML Facility LLC, and Willard Construction of Smith Mountain Lake LLC

2. Property Owner's Name: Runk & Pratt of SML LLC, R & P SML Facility LLC, and Willard Construction of Smith Mountain Lake LLC

Phone Number: Runk & Pratt - (434) 237-2268, Willard Construction - (540) 721-5288

Address: Runk and Pratt - R & P P.O. Box 15067, Lynchburg, VA 24502  
Willard Construction P.O. Box 540, Wirtz, VA 24184

3. Exact Directions to Property from Rocky Mount: Take Va. Route 122 North to Westlake Road. Take Right onto  
Westlake Road for approximately 0.3 miles to site just beyond the traffic circle

4. Tax Map and Parcel Number: 03000 - 05207, 05209, 05210, 05211, 05211A, and 05213

5. Magisterial District: Gills Creek

6. Property Information:

A. Size of Property: 27.7 Acres

B. Existing Land Use: Assisted Living Facility, Vacant Office, and Vacant Land

C. Existing Zoning: PCD

D. Existing number of allowed dwelling units per acre or commercial/industrial development  
square feet per acre: Per concept plan

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

   Corridor District    Westlake Overlay District    Smith Mountain Lake Surface District

F. Is any land submerged under water or part of a lake? Yes  No  If yes, explain.

\_\_\_\_\_

\_\_\_\_\_

7. Proposed Development Information:

A. Proposed Land Use: Expansion of Assisted Living, adding uses of Residential and Medical Wellness Center to specific lots

B. Proposed Zoning: PCD

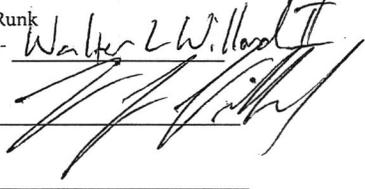
C. Size of Proposed Use: Expansion of Assisted Living would bring total to 100 bed maximum  
Residential would be maximum of 36 units on specific lots per concept plan

D. Proposed dwelling units per acre or commercial/industrial development square feet per  
acre: Per concept plan

Checklist for completed items:

- Application Form
- Letter of Application
- List of Adjoining Property Owners and Addresses
- Concept Plan
- Application Fee

I certify that this petition/application for rezoning and the information submitted herein is correct and accurate.

Petitioner's Name (Print): <sup>Runk & Pratt - Brian Runk</sup> Willard Construction - Walker & Willard II  
Signature of Petitioner:  

Date: \_\_\_\_\_

Mailing Address: See first page of application  
\_\_\_\_\_

Telephone: See first page of application  
\_\_\_\_\_

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

Owner's Name (Print): \_\_\_\_\_

Signature of Owner: \_\_\_\_\_

Date: \_\_\_\_\_

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

Time: \_\_\_\_\_

Clerk's Initials: \_\_\_\_\_

CHECK #: \_\_\_\_\_

RECPT. #: \_\_\_\_\_

AMOUNT: \_\_\_\_\_



**LUMSDEN ASSOCIATES, P.C.**  
ENGINEERS-SURVEYORS-PLANNERS

V. KIRK LUMSDEN, L.S.  
B. LEE HENDERSON, JR., P.E., L.S.  
THOMAS C. DALE, P.E.  
TIMOTHY HOELZLE, L.S.  
LARRY T. OGLE, JR., L.S.  
HOWARD P. BOGGESE, II, L.A.  
ANDREW P. LUMSDEN, P.E.

4664 BRAMBLETON AVENUE, SW - P.O. BOX 20669 - ROANOKE, VA 24018 - PHONE (540) 774-4411 - FAX (540) 772-9445 - EMAIL MAIL@LUMSDENPC.COM

March 7, 2016

Mr. Steve Sandy, Director  
Planning & Community Development  
1255 Franklin Street, Suite 103  
Rocky Mount, VA 24151

Re: Runk & Pratt / Westlake Towne Center  
PCD Rezoning Application  
Comm: 2015-168

Dear Steve:

Please allow this letter to serve as our request for your office to accept the enclosed rezoning application for approval by the Franklin County Planning Commission and Board of Supervisors. The intent of the rezoning is to allow for a possible expansion of the Westlake Assisted Living facility, and the addition of Residential uses to four existing tracts within the PCD, to allow for the development of additional cottages around the existing Runk & Pratt property. The enclosed rezoning application package includes a narrative that describes the request in greater detail.

Please find enclosed thirty-five copies of the Rezoning Package, which include the following items:

- Completed Petition/Application for Rezoning
- Adjacent Property Owners list
- Rezoning Narrative
- Schematic Master Plan for Westlake Towne Center with the Site Abstract consistent with the approved 2002 Schematic Master Plan
- Schematic Master Plan for Westlake Towne Center with the Site Abstract updated with the current land uses
- A Conceptual Plan of the proposed development areas on the tracts to which Residential uses are requested to be added.

In addition, we have included one full-sized copy of each of the three Plan sheets described above.

Should you have any questions or concerns, or require additional information, please do not hesitate to call or email.

Very truly yours,

LUMSDEN ASSOCIATES, P.C.

Howard P. Boggess, II, L.A.  
Project Manager

HPB/  
Enclosures  
Copy to:

Mr. Brian Runk, Runk & Pratt Senior Living Communities (via email)  
Mr. Ron L. Willard, II, Willard Construction of Smith Mountain Lake, LLC (via email)

**REZONING REQUEST/APPLICATION**

**WESTLAKE TOWNE CENTER  
PCD AMENDMENT FOR  
RUNK & PRATT SENIOR LIVING COMMUNITIES  
& WILLARD CONSTRUCTION OF SMITH  
MOUNTAIN LAKE, LLC**

*COUNTY OF FRANKLIN, VIRGINIA*

*PREPARED FOR*  
**RUNK & PRATT**

**DATE: MARCH 7, 2016  
COMM. #2015-168**



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

### ADJACENT PROPERTY OWNERS

Adjacent property owners are mailed a notice of the request. Please provide each owner's name and mailing address plus zip code for every property adjacent to the site and directly across from any public right-of-way adjoining the site. Names and addresses are available in the County Real Estate office in the Courthouse.

NAME: Carilion Clinic Properties LLC ADDRESS: P.O. Box 12385

TAX MAP NUMBER: 03000 05215 Roanoke, VA 24025

NAME: Kroger Limited Partnership I ADDRESS: P.O. Box 14002

TAX MAP NUMBER: 03000 05202 Roanoke, VA 24038

NAME: Western Virginia Water Authority ADDRESS: 601 South Jefferson Street, 2nd Floor

TAX MAP NUMBER: 03000 05224 Roanoke, VA 24011

NAME: LPC LLC ADDRESS: 400 Scruggs Road, Suite 100

TAX MAP NUMBER: 03000 05918 Moneta, VA 24121

NAME: James K. & Patricia A. McKelvey ADDRESS: 400 Scruggs Road, Suite 100

TAX MAP NUMBER: 03000 05900 Moneta, VA 24121

NAME: Deloris Harris and others ADDRESS: 220 King James Road

TAX MAP NUMBER: 03000 05301 Upper Marlboro, MD 20774

NAME: Robert J. Dahlin, and others (Trustees) ADDRESS: 150 Retirement Drive

TAX MAP NUMBER: 03000 05211B Hardy, VA 24101

NAME: Shirley L. Powell ADDRESS: 875 Riverbend Drive

TAX MAP NUMBER: 03000 05211D Rocky Mount, VA 24151

NAME: Marguerite W. Currie ADDRESS: 110 Retirement Drive

TAX MAP NUMBER: 03000 05211F Hardy, VA 24101

NAME: Mazola Allen, and others ADDRESS: 96 Retirement Drive

TAX MAP NUMBER: 03000 05211G Hardy, VA 24101

NAME: Charles B. & Lilian F. Cosmato ADDRESS: 90 Retirement Drive

TAX MAP NUMBER: 03000 05211H Hardy, VA 24101

### ADJACENT PROPERTY OWNERS

Adjacent property owners are mailed a notice of the request. Please provide each owner's name and mailing address plus zip code for every property adjacent to the site and directly across from any public right-of-way adjoining the site. Names and addresses are available in the County Real Estate office in the Courthouse.

NAME: Elisabeth B. Crocker ADDRESS: 76 Retirement Drive

TAX MAP NUMBER: 03000 05211J Hardy, VA 24101

NAME: Carol Brewer ADDRESS: 9 Carefree Court

TAX MAP NUMBER: 03000 05211K Hardy, VA 24101

NAME: Paul R. & Rebecca C. Shreves, Jr. ADDRESS: 23 Carefree Court

TAX MAP NUMBER: 03000 05211L Hardy, VA 24101

NAME: Elizabeth F. Gorman ADDRESS: 1129 Marina Lane

TAX MAP NUMBER: 03000 05211M Huddleston, VA 24104

NAME: Shirley L. Wade ADDRESS: 43 Carefree Court

TAX MAP NUMBER: 03000 05211N Hardy, VA 24101

NAME: Kenneth J. & Jean Webber (Co-Trustees) ADDRESS: 49 Carefree Court

TAX MAP NUMBER: 03000 05211P Hardy, VA 24101

NAME: Fred E. & Beverly B. Waddell ADDRESS: 63 Carefree Court

TAX MAP NUMBER: 03000 05211R Hardy, VA 24101

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

TAX MAP NUMBER: \_\_\_\_\_

# WESTLAKE TOWNE CENTER PCD REZONING NARRATIVE

## **INTENT OF ZONING AMENDMENT**

Runk & Pratt Senior Living Communities, the Owner and operator of Westlake Assisted Living Center, requests the amendment of the Westlake Towne Center PCD zoning district to allow for the development of additional residential dwelling units on several existing parcels, and the future expansion of the Assisted Living Center building to provide additional units within the facility. Runk & Pratt also proposes to renovate the former Mullins Automotive building located on tract 6 for use as a 'Wellness Center' to complement the existing facilities and offer services to the surrounding community. These uses would be in addition to those uses already provided for by the current Master Plan for Westlake Towne Center.

## **DESCRIPTION OF NEED**

Westlake Assisted Living facility and associated residential development consisting of seven duplex cottage dwelling units have been very successful and provide an attractive and pleasant living experience for their target demographic. The need for such residential opportunities in the area is anticipated to grow, and Runk & Pratt is well positioned to fill the need.

To that end, several expansion options have been identified. An expansion of the Assisted Living facility would likely occur on one or both of the rear wings of the existing building, extending into a portion of tract 11B. The size of such an expansion would be driven by the market and need at the time, but the Developer would limit any expansion to result in a maximum of 100 units within the Assisted Living facility.

The construction of new residential dwelling units, similar in character to the existing duplex cottages are envisioned both adjacent to the existing Assisted Living facility on tract 11B, and potentially on tracts 9, 10 and 12. These new dwelling units would be in the form of duplex, triplex or quadplex units of an architectural style to match or complement the existing cottages. The accompanying "Concept Plan" illustrates one potential development scenario of thirty dwelling units located across the subject tracts and in duplex and quadplex configurations, as well as a hatched area on tract 11B where 6 additional dwelling units might be located. The Developer would limit the total number of residential cottage units to a maximum of 36. The actual architectural design and site layout would be determined at time of site plan submittal.

## **DESCRIPTION OF ZONING AMENDMENT**

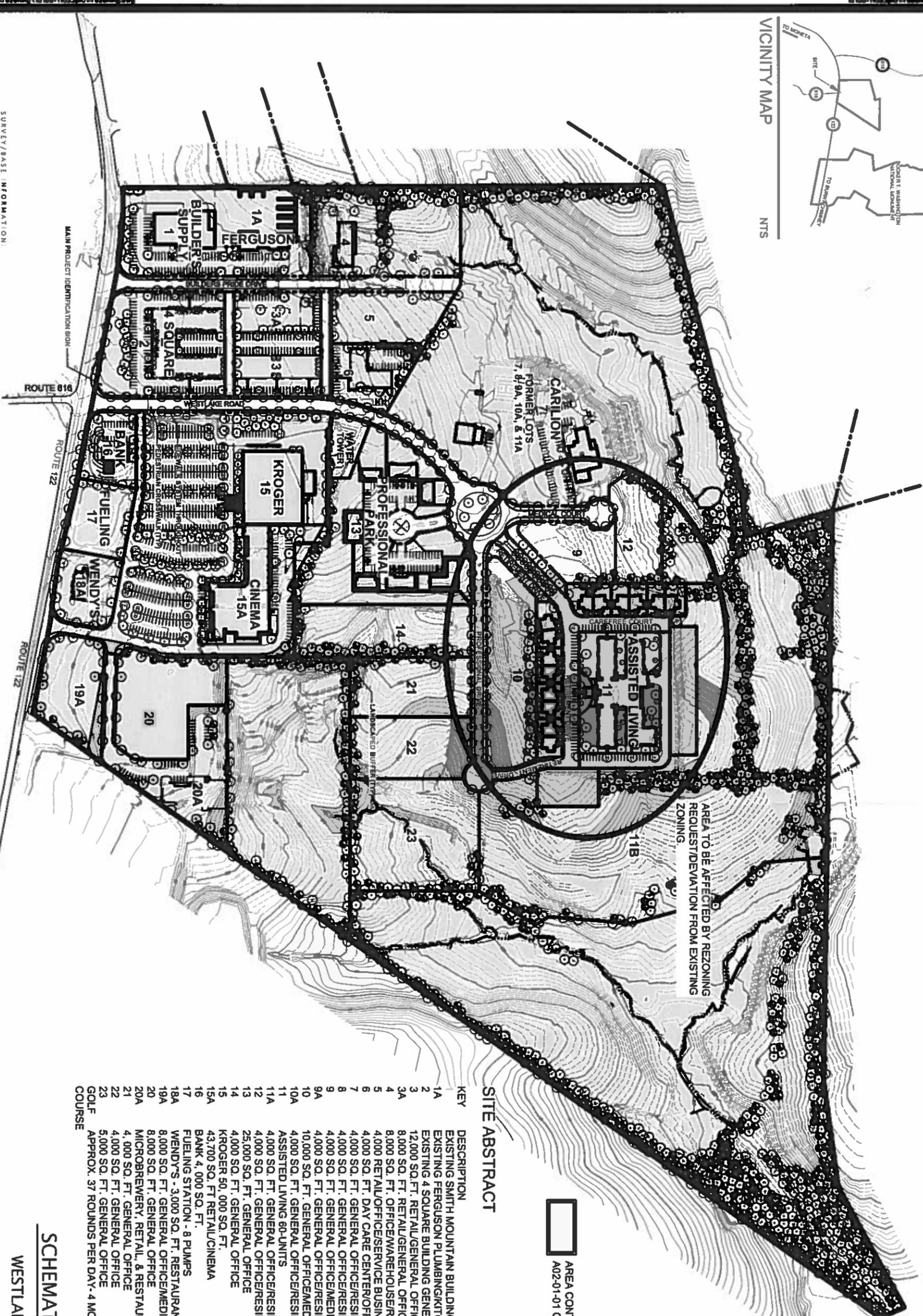
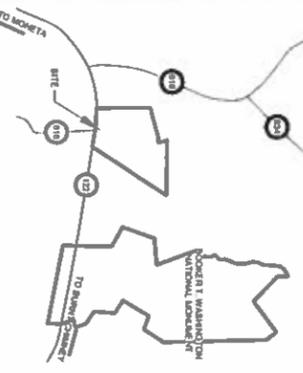
Runk & Pratt, with the consent of Willard Construction of Smith Mountain Lake, LLC, requests that the Planned Commercial District (PCD) Master Plan be amended to add the uses appropriate for the future development described above to the Site Abstract for Westlake Towne Center, without the removal of any uses currently provided for. Runk & Pratt is the current owner of tract 11B, and has expressed interest in purchasing one or more of the remaining subject tracts. Purchase would be contingent upon a successful amendment of the PCD; however, the amendment is in no way intended to limit the current Owner from pursuing other options for development that would be consistent with the permitted uses provided for at the time of this application.

(Continued next page)

In reference to the Site Abstract found on the Schematic Master Plan, the following changes are proposed:

<u>KEY</u>	<u>DESCRIPTION</u>
6	"DAY CARE CENTER/OFFICE/RETAIL/MEDICAL/WELLNESS CENTER"
9	"4,000 SQ.FT. GENERAL OFFICE/MEDICAL/RESIDENTIAL"
10	"10,000 SQ.FT. GENERAL OFFICE/MEDICAL/RESIDENTIAL"
11	"ASSISTED LIVING 100-UNITS"
11B	"CLUSTER/MULTI-FAMILY RESIDENTIAL/RESIDENTIAL"
12	"4,000 SQ.FT. GENERAL OFFICE/RESIDENTIAL"

The Concept Plan provided with the application is a schematic representation of the development intent, should Runk & Pratt choose to purchase the property and proceed with construction. It is not included as a proffered plan, and should not be construed as limiting the form of development for any of the permitted uses.



AREA TO BE AFFECTED BY REZONING REQUEST/DEVIATION FROM EXISTING ZONING

AREA CONTROLLED BY REZONING CASE # A02-01-01 CONCEPT PLAN DATED 5/20/2002

**SITE ABSTRACT**

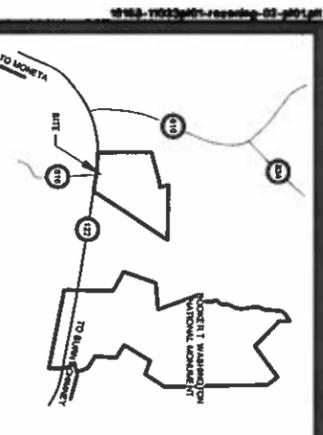
KEY	DESCRIPTION
1A	EXISTING SMITH MOUNTAIN BUILDING SUPPLY
2	EXISTING FERGUSON PLUMBING/KITCHEN & BATH/OFFICES
3	EXISTING 4 SQUARE BUILDING GENERAL OFFICE/RETAIL
3A	12,000 SQ. FT. RETAIL/GENERAL OFFICE
4	8,000 SQ. FT. OFFICE/WAREHOUSE/RETAIL
5	4,000 RETAIL/OFFICE/SERVICE BUSINESS
6	4,000 SQ. FT. DAY CARE CENTER/OFFICE/RETAIL
7	4,000 SQ. FT. GENERAL OFFICE/RESIDENTIAL
8	4,000 SQ. FT. GENERAL OFFICE/RESIDENTIAL
9	4,000 SQ. FT. GENERAL OFFICE/RESIDENTIAL
9A	4,000 SQ. FT. GENERAL OFFICE/RESIDENTIAL
10	10,000 SQ. FT. GENERAL OFFICE/MEDICAL
10A	4,000 SQ. FT. GENERAL OFFICE/RESIDENTIAL
11	ASSISTED LIVING 80-UNITS
11A	4,000 SQ. FT. GENERAL OFFICE/RESIDENTIAL
12	4,000 SQ. FT. GENERAL OFFICE/RESIDENTIAL
13	25,000 SQ. FT. GENERAL OFFICE
14	4,000 SQ. FT. GENERAL OFFICE
15	KROGER 50,000 SQ. FT.
15A	43,700 SQ. FT. RETAIL/CINEMA
16	BANK 4,000 SQ. FT.
17	FUELING STATION - 8 PUMPS
18A	WENDY'S - 3,000 SQ. FT. RESTAURANT
19A	8,000 SQ. FT. GENERAL OFFICE/MEDICAL
20	MICROBREWERY, RETAIL, & RESTAURANT
21	4,000 SQ. FT. GENERAL OFFICE
22	4,000 SQ. FT. GENERAL OFFICE
23	5,000 SQ. FT. GENERAL OFFICE
	APPROX. 37 ROUNDS PER DAY - 4 MONTHS GOLF COURSE



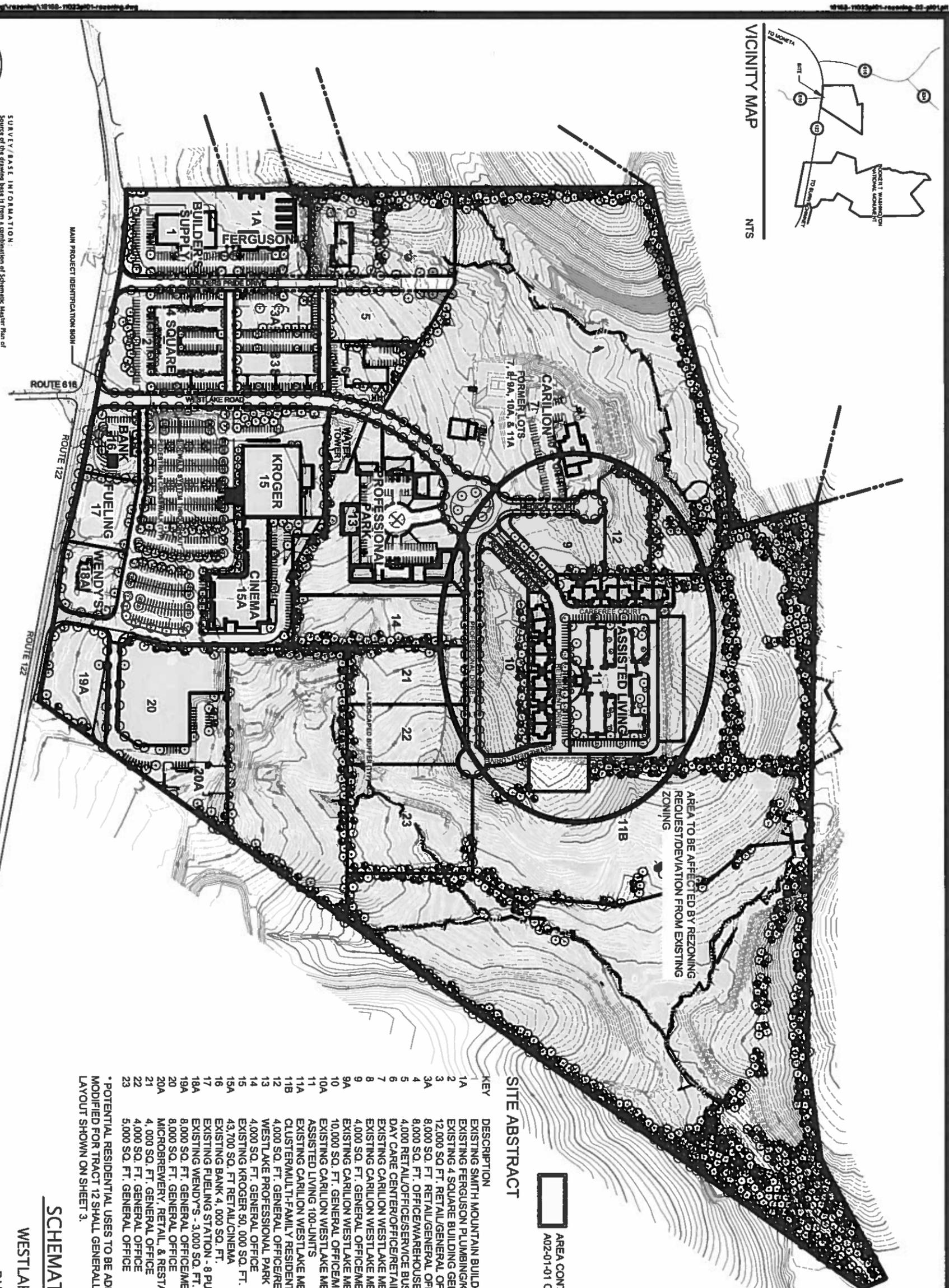
**SURVEY/BASE INFORMATION:**  
 Source of the drawing base is from a combination of Schematic Master Plan of Westlake Towne Center dated 5/20/2002 by Higgins & Carmichael and Lumsden Associates, PC and a series of boundary and topographic surveys performed by Lumsden Associates, PC from 2000 to 2011.

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

**SCHEMATIC MASTER PLAN**  
 FOR  
**WESTLAKE TOWNE CENTER**  
 PREPARED FOR  
**RUNK & PRATT**  
 SENIOR LIVING COMMUNITIES  
 AND  
**WILLARD CONSTRUCTION**  
 OF SMITH MOUNTAIN LAKE, LLC  
 GILLS CREEK MACSTERIAL DISTRICT  
 FRANKLIN COUNTY, VIRGINIA



VICINITY MAP  
NTS



AREA TO BE AFFECTED BY REZONING REQUEST/DEVIATION FROM EXISTING ZONING

AREA CONTROLLED BY REZONING CASE # AZ2-01-01 CONCEPT PLAN DATED 5/20/2002

**SITE ABSTRACT**

KEY	DESCRIPTION
1	EXISTING SMITH MOUNTAIN BUILDING SUPPLY
1A	EXISTING FERGUSON PLUMBING/KITCHEN & BATH/OFFICES
2	EXISTING 4 SQUARE BUILDING GENERAL OFFICE/RETAIL
3	12,000 SQ. FT. RETAIL/GENERAL OFFICE
3A	8,000 SQ. FT. RETAIL/GENERAL OFFICE/AUTOMOTIVE MAINTENANCE
4	8,000 SQ. FT. OFFICE/WAREHOUSE/RETAIL
5	4,000 RETAIL/OFFICE/SERVICE BUSINESS
6	DAY CARE CENTER/OFFICE/RETAIL/MEDICAL/ WELLNESS CENTER
7	EXISTING CARILION WESTLAKE MEDICAL FACILITY
8	EXISTING CARILION WESTLAKE MEDICAL FACILITY
9	4,000 SQ. FT. GENERAL OFFICE/MEDICAL/RESIDENTIAL*
9A	EXISTING CARILION WESTLAKE MEDICAL FACILITY
10	10,000 SQ. FT. GENERAL OFFICE/MEDICAL/RESIDENTIAL*
10A	EXISTING CARILION WESTLAKE MEDICAL FACILITY
11	ASSISTED LIVING - 100 UNITS
11A	EXISTING CARILION WESTLAKE MEDICAL FACILITY
11B	CLUSTER/MULTI-FAMILY RESIDENTIAL/RESIDENTIAL
12	4,000 SQ. FT. GENERAL OFFICE/RESIDENTIAL*
13	WESTLAKE PROFESSIONAL PARK
14	4,000 SQ. FT. GENERAL OFFICE
15	EXISTING KROGER 50,000 SQ. FT.
15A	43,700 SQ. FT. RETAIL/CINEMA
16	EXISTING BANK 4,000 SQ. FT.
17	EXISTING FUELING STATION - 8 PUMPS
18A	EXISTING WENDY'S - 3,000 SQ. FT. RESTAURANT
19A	8,000 SQ. FT. GENERAL OFFICE/MEDICAL
20	8,000 SQ. FT. GENERAL OFFICE
20A	MICROBREWERY, RETAIL, & RESTAURANT
21	4,000 SQ. FT. GENERAL OFFICE
22	4,000 SQ. FT. GENERAL OFFICE
23	5,000 SQ. FT. GENERAL OFFICE

\* POTENTIAL RESIDENTIAL USES TO BE ADDED FOR TRACTS 9 AND 10 AND MODIFIED FOR TRACT 12 SHALL GENERALLY CONFORM TO THE SCHEMATIC LAYOUT SHOWN ON SHEET 3.

**SCHEMATIC MASTER PLAN**

FOR  
WESTLAKE TOWNE CENTER  
PREPARED FOR  
RUNK & PRATT  
SENIOR LIVING COMMUNITIES  
AND  
WILLARD CONSTRUCTION  
OF SMITH MOUNTAIN LAKE, LLC  
GILS CREEK MASTERAL DISTRICT  
FRANKLIN COUNTY, VIRGINIA

**GRAPHIC SCALE**  
1" = 500'  
(1/8" = 100')

**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 & Criswell and Lumsden Associates, P.C. and a series of boundary and topographic surveys performed by Lumsden Associates, P.C. from 2000 to 2011.

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



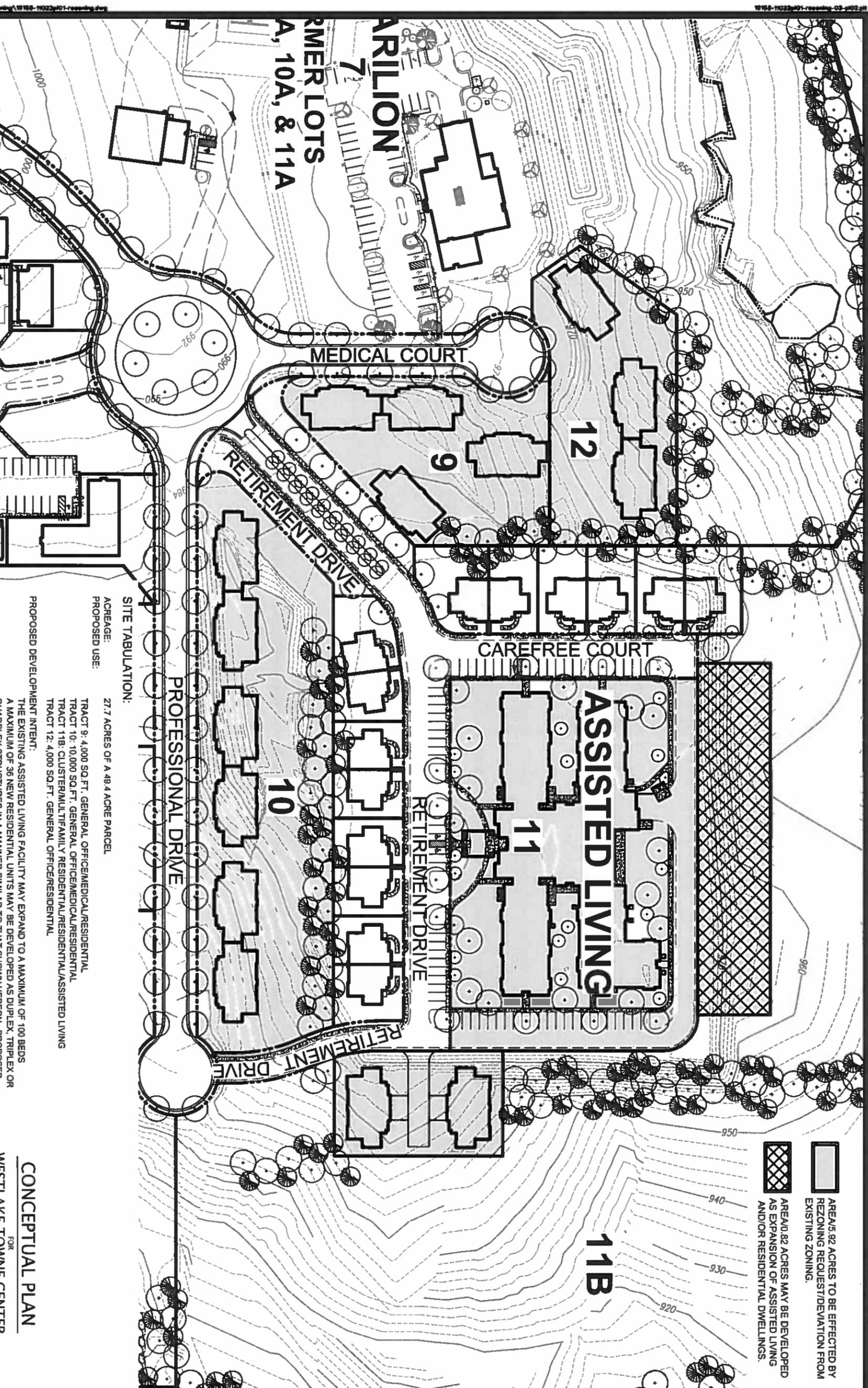
**SURVEY/BASE INFORMATION:**  
 Source of the drawing base is from a combination of Schematic Master Plan of Westlake Towne Center dated 5/20/2002 by Higgins & Crismon and Lumsden Associates, P.C. and a series of boundary and topographic surveys performed by Lumsden Associates, P.C. from 2000 to 2011.



**PROPOSED DEVELOPMENT INTENT:**  
 THE EXISTING ASSISTED LIVING FACILITY MAY EXPAND TO A MAXIMUM OF 100 BEDS A MAXIMUM OF 36 NEW RESIDENTIAL UNITS MAY BE DEVELOPED AS DUPLEX, TRIPLEX OR QUADPLEX STRUCTURES IN A MANNER SIMILAR TO THAT SHOWN HEREON. PROPOSED BUILDING FOOTPRINTS SHOWN ARE SCHEMATIC ONLY.

**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; (b) Side setback of "None"; (c) Rear setback of "None." Reason - To allow for consistency with existing dwellings and the established development pattern of the existing duplex units.  
 2. Deviation to Section 25-399 & 25-391 - Design Guidelines and Permitted Uses - To allow for dwellings, attached, multi-family dwellings and townhouses. Reason - To allow for duplex, triplex or quadplex dwelling construction depending upon the optimal configuration for a given area on the site.

**CONCEPTUAL PLAN**  
 FOR  
 WESTLAKE TOWNE CENTER  
 PREPARED FOR  
 RUNK & PRATT  
 SENIOR LIVING COMMUNITIES  
 AND  
 WILLARD CONSTRUCTION  
 OF SMITH MOUNTAIN LAKE, LLC  
 GILLS CREEK MASTERIAL DISTRICT  
 FRANKLIN COUNTY, VIRGINIA



**SITE TABULATION:**  
 27.7 ACRES OF A 48.4 ACRE PARCEL

**ACREAGE:**  
 PROPOSED USE:  
 TRACT 9: 4,000 SQ. FT. GENERAL OFFICE/MEDICAL/RESIDENTIAL  
 TRACT 10: 10,000 SQ. FT. GENERAL OFFICE/MEDICAL/RESIDENTIAL  
 TRACT 11B: CLUSTER/MULTIFAMILY RESIDENTIAL/RESIDENTIAL/ASSISTED LIVING  
 TRACT 12: 4,000 SQ. FT. GENERAL OFFICE/RESIDENTIAL

AREA 82 ACRES MAY BE DEVELOPED AS EXPANSION OF ASSISTED LIVING AND/OR RESIDENTIAL DWELLINGS.

AREAS 92 ACRES TO BE EFFECTED BY REZONING REQUEST/DEVIATION FROM EXISTING ZONING.