

THE  
**WILLARD**  
COMPANIES

**Building**

**Developing**

**Marketing**

**Consulting**

April 4, 2022

Franklin County Planning and Community Development

Attn: Tim Mack

1255 Franklin Street

Suite 103

Rocky Mount, VA 24151

RE: Bridgewater Grande – Rezone Application and Special Use Requests

Current Tax Map #'s – 56.1, 56.2, 56.3, 56.4, 57.11

Dear Tim,

Please find enclosed executed application for rezoning request and special use requests for property referenced above also known as Bridgewater Grande.

Our rezoning request is to remove the current proffered concept plan for Bridgewater Grande and submit new concept plan that includes 30 residential lots and one commercial property. The new proposed waterfront community will also include 5 residential lots that will have ability to have guest home on property. In addition, the community will include a recreational area with pool and pavilion for community residents.

We are also requesting three special use permits for the community to effectively market and sell property.

The first special use request is to allow for 30 residential lots within the community to comply with PCD zoning classification. The community will be served with public water and sewer for residential lots and commercial lot. The lot sizes within the community will range from .30 acres to 3.53 acres

The second special use request will be for private roads within the community. The proposed private roads will be built to state specifications and will include road maintenance agreement. This will give us the ability to install gate at the main entrance for property owners. The community will also include a Property Owners Association to manage and maintain common areas within the community.

The third special use request is for a boat storage area within the community for residents to store boats and other items in a secure area. We are willing to provide a 20-foot buffer to screen out the storage area facing route 122.

We are excited to move forward with this new waterfront community and believe that new revised concept plan presented will be in keeping with the surrounding lake communities.

Please feel free to contact me if you have any specific questions in reference to application presented.

Thank you,

A handwritten signature in black ink, appearing to read 'Ronald L. Willard, II', written in a cursive style.

Ronald L. Willard, II

Willard Investment Properties, LLC