

## *Planned community hopes to capture feel & look of yesteryear* **“Mayberry” coming to Moneta**

By Rob Lyon  
SMITH MOUNTAIN EAGLE

You may not see Sheriff Andy Taylor or Deputy Barney Fife strolling the streets, but a local developer hopes to re-create the feel of small town “Mayberry” in a planned residential / commercial project in Moneta.

George Aznavorian has submitted a concept plan in Bedford County which proposes “Downtown Moneta at Smith Mountain Lake” on Route 122 just north of the Moneta / Smith Mountain Lake Library. The project, which covers about 85 on both sides of Route 122 near the intersection with Route 608 (White House Road), would include mostly commercial businesses on the east side and mostly residential tracts on the west side.

“It will have a slow-paced flavor with cottage-type homes that will be very affordable,” said Aznavorian, who also owns East Coast Auto Source in Thaxton. He said the houses will cost in the range of \$175,00 to \$225,000 in Phase I.

The architecture for the project will feature 1920’s to 1940’s style with mostly brick structures, he said. “Everything in the project will match,” Aznavorian explained.

It is expected to take 8-10 years to “build out” the entire project, he said.

“This is for the whole Lake community,” Aznavorian said. He envisions the community being the location for events and shopping on a year-round basis.

Aznavorian noted that Downtown Moneta at SML will be located about three miles from the Lake, which is about the same distance Westlake Corner is from the Lake on the Franklin County side. He believes the Lake will be able to support both projects as the area continues to grow.

Plans for the project are partially based on a planned development in Lynchburg called Wyndhurst, Aznavorian said. He said a “team” of developers has worked on the plans and several builders will be involved in the project.

The commercial portion of the project will have a mix of local and national vendors, Aznavorian said. He said a bank, pharmacy, and a “high-end” furniture company have already expressed interest in the project.

Aznavorian hopes the community can also include a doctor’s office and an athletic facility.

Some grading on the property has already begun. Aznavorian is hopeful that a few of the commercial buildings can be started by the middle of next year, but that is dependent on weather and other factors.

Owens & Co. Long & Foster Realtors Jody and Polly Lyons are marketing the property. They can be reached at (540) 537-4932.

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