

**FRANKLIN COUNTY
PETITION/APPLICATION FOR COMPREHENSIVE PLAN CONFORMANCE
REVIEW
(Type or Print)**

I/We, Western Virginia Water Authority, 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 Comprehensive Plan conformance review on the property as described below:

1. Petitioners Name: Scott Kroll, PE, Western Virginia Water Authority

2. Property Owner's Name: Westlake Real Estate Investment Limited Company

Phone Number: (540) 344-2017

Address: 3131 Electric Rd
Roanoke, VA Zip: 24018

3. Exact Directions to Property from Rocky Mount: VA-122 N to left onto Ole Taylor Dr (private)

4. Tax Map and Parcel Number: 0300000102

5. Magisterial District: Gills Creek

6. Property Information:

A. Size of Property: 42.4503 ac

B. Existing Zoning: B-2

C. Existing Land Use: vacant

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

 Corridor District Westlake Overlay District Smith Mountain Lake Surface District

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

7. Proposed Comprehensive Plan conformance review information:

A. Proposed Land Use: Public Utilities - Sanitary Sewer Lift Station


B. Size of Proposed Use: 0.7476 ac


C. Other Details of Proposed Use: Special Use Permit applies to 0.7476 ac Utility Lot (proposed New Tract 3B) to be subdivided from Tax Parcel 0300000102; proposed residual New Tract 3A not included in SUP application.

Checklist for completed items:

- Application Form
- Letter of Application
- Concept Plan
- Application Fee

****I certify that this application for a Comprehensive Plan conformance review and the information submitted herein is correct and accurate. I authorize County staff to access this property for purposes related to the review and processing of this application.**

Scott Kroll, PE- Director of Infrastructure Development
 Petitioner's Name (Print): Western Virginia Water Authority
 Signature of Petitioner: 
2024ED89F46D40B...
 Date: 8/29/2024 | 9:11 AM EDT
 Mailing Address: 601 S. Jefferson Street
Roanoke, VA 24011
 Telephone: (540) 283-8232
 Email Address: Scott.Kroll@westernvawater.org

Owner's consent, if petitioner is not property owner:
 W. F. Mason, Jr - Manager
 Owner's Name (Print): Westlake Real Estate Investment Limited Company
 Signature of Owner: 
7D69CA85D7CA4A0...
 Date: 8/29/2024 | 10:37 AM PDT



September 3, 2024

Franklin County
Department of Planning and Community Development
1255 Franklin Street, Suite 103
Rocky Mount, Virginia 24151

Re: Letter of Application - Comprehensive Plan Conformance Review
Proposed Westlake Sanitary Sewer Lift Station
New Utility Lot to be Subdivided from Tax Parcel - 0300000102

Dear Board of Supervisors, Planning Commissioners, and Planning Staff:

The Western Virginia Water Authority ("WVWA" or "Authority") respectfully requests the County's review of the proposed project and special use permit for conformance with Franklin County's Comprehensive Plan. The subject property is a 0.7476 acre (32,567 sf) parcel to be subdivided from Tax Parcel 0300000102, situated in the Gills Creek Magisterial District, and designated as General Business District (B-2) zoning in the Westlake Village Center Overlay District. The parcel lies within the Westlake-Hales Ford Designated Growth Area (Westlake DGA) in the Westlake-Hales Ford Area Plan and the Franklin County 2025 Comprehensive Plan as amended January 16, 2024 by the Franklin County Board of Supervisors.

WVWA is a public service authority formed and existing in accordance with Chapter 51 of Title 15.2 of the Code of Virginia (1950), as amended, the Virginia Water and Waste Authorities Act.

Proposed Use of the Property and Reason for Request

WVWA staff have been working with representatives of Franklin County on a cooperative project to construct an additional sanitary sewer lift station as part of the public sanitary sewer system serving the Westlake area of Franklin County. The proposed lift station will provide a more feasible and economical means for the orderly expansion of public sewer service in this growing area of the County.

WVWA's existing Westlake Wastewater Treatment Facility currently serves mixed-use development in and around the Westlake Towne Center. Wastewater in this area currently flows to an existing sanitary sewer lift station located on the south side of Booker T Washington Hwy (VA-122) where it is then pumped via force main across VA-122 to the Authority's treatment facility. As development continues to increase, conveyance and pumping capacity in the existing system will become limited.

The proposed addition of a sanitary sewer lift station on the north side of VA-122 will provide additional capacity to convey wastewater from existing and future development without sacrificing remaining capacity in the existing collection and pumping infrastructure. The attached Area Map shows the general proximity of the existing and proposed lift stations.

As part of the project, acquisition of a parcel of land and associated easements will be required. WVWA has identified the subject property as the best location for the new Westlake Sanitary Sewer Lift Station. The property is very well suited for the facility based on its location and favorable topographic elevation.

Our Mission Is Clear

The subject property is currently owned by Westlake Real Estate Development Limited, Co. WWA has executed an agreement with the property owner to subdivide and purchase the small (0.75 acre) utility lot parcel subject to its satisfactory completion of due diligence, including approval of the Comprehensive Plan Conformance Review and required Special Use Permit.

The Westlake Sanitary Sewer Lift Station project will primarily consist of belowground wet well structure, valve vault, pumping equipment, manholes and piping. Above-grade components include electrical and control cabinets, stand-by emergency generator, lift station appurtenances, and perimeter security fencing. No occupied buildings are proposed. The lift station will serve as a sanitary sewer collection point on the north side of VA-122 and will pump the sewerage via force main to the existing wastewater facility for treatment. The attached Concept Plan shows the overall layout of the proposed project.

All facilities will be constructed and operated in accordance with Western Virginia Regional Design and Construction Standards and Specifications, Virginia Department of Health requirements and Franklin County Code of Ordinances, including Chapter 22 Water and Sewer Systems. Site development and construction will be in compliance with state and federal environmental permitting requirements, as well as applicable sections of Franklin County Code of Ordinances including Erosion and Sediment Control, Stormwater Management, and Zoning.

Effect of Changes on Adjacent Property and Surrounding Area

The primary effect for the surrounding area will be positive. The proposed facilities will be constructed and maintained to WWA's high standards and in compliance with state and local requirements. Availability of public sewer service in designated growth areas is seen as a benefit and welcomed addition to other public amenities. Availability of public sewer also reduces reliance on individual private septic systems.

No adverse effect on adjacent property and the surrounding area are anticipated. The proposed lift station will be accessed from the existing private road (Ole Taylor Dr) that currently serves the wastewater treatment facility and will not require a new entrance from VA-122. Once constructed and in operation, traffic will be negligible. The site is located at a topographic low point at the far northeast corner of the current parcel. This coupled with the minimal scale of the project itself, limits visibility of the lift station site from surrounding areas. The attached General Viewshed Images 1 – 4 were generated using publicly available tools to illustrate the visibility (or lack thereof) of the lift station site from several vantage points along VA-122 and the nearby residence. Areas shaded in green on the images highlight line of sight from each respective vantage point.

Some noise will result from the initial construction activities. However, this will be limited to the construction period and will comply with local ordinances regarding noise and hours of construction operations. A sound-attenuating enclosure will be provided for the stand-by emergency generator. Exterior lighting, if needed for security or maintenance purposes will be designed to prevent glare onto adjacent properties and comply with "Dark Sky Friendly" standards.

Character of Existing Zoning District

The proposed use is consistent with Franklin County's Zoning Ordinance which specifically allows for Public Utilities and associated pumping stations in the General Business District (B-2) by special use permit.

Effect of the Proposed Use on Public Health, Safety and Welfare

The proposed facility will enhance public health, safety and welfare by expanding the availability of public sanitary sewer service. Public sewer service reduces the need for individual private septic systems and helps support orderly growth and development in a community. The proposed lift station will be part of the overall public sanitary sewer system serving the area which is regulated and monitored by the Virginia Department of Health.

Goals, Objectives, and Policies in the Comprehensive Plan

The subject property lies within the Westlake-Hales Ford Designated Growth Area (Westlake DGA) designated in the Franklin County 2025 Comprehensive Plan as amended January 16, 2024 by the Franklin County Board of Supervisors. Appendix B of the adopted Westlake- Hales Ford Area Plan includes Goals and Strategies specific to the Westlake area.

The proposed project is consistent with both the Westlake-Hales Ford Area Plan and the Franklin County Comprehensive Plan.

The Plan includes the following excerpt:

“As one of the County’s Designated Growth Areas, the Westlake DGA is one of the targeted areas of the County in which future growth and development is being directed. By strategically planning for, and actively working towards, the continued expansion of the Westlake “village center,” an economically sustainable hub will be a destination within the County and can directly support the Westlake area residents on a daily basis. Communities benefit from thriving village centers, as they provide convenient access to goods and services, opportunities for social interaction, and reinforce the local tax base.”

The Westlake Lift Station project directly supports this goal by providing infrastructure essential to the planned growth and development within the Westlake DGA.

More specifically, Goal 4 of the Plan states:

“Superior public services – whether water and sewer service, broadband connection, healthcare, or public amenities – are critical to ensuring a high quality of life and the success and growth of the Westlake Hales-Ford Designated Growth Area. As the area continues to grow and develop, more pressure and demand will be put on the existing facilities and infrastructure that are currently available. Strategic, thoughtful, and transparent planning must be done by the Franklin County Board of Supervisors to ensure that the needed improvements are planned, scheduled, and constructed in a fiscally sound and timely manner. These strategies in particular should work in concert with and be reviewed diligently at the time of any updates to the County budget(s), and the Capital Improvement Plan.”

This project specifically addresses Strategy 4.1 which states the following:

“Engage with Western Virginia Water Authority (WVWA) to stay informed of plans and studies for infrastructure expansion; additionally, seek partnerships with both WVWA and developers to provide increased water and wastewater infrastructure access as development continues within the Westlake Hales-Ford Designated Growth Area.”

The project also complements the following Goals and Objectives included in the County's Comprehensive Plan.

Economic Development:

Goal: Promote a County economy that is expanding, diverse, environmentally sensitive, and that creates more and better jobs and business opportunities for local residents.

Objective: 10.0 Increase the capacity of the County to attract and retain businesses and create employment opportunities.

Environment:

Goal: Preserve and improve the quality of the County's soil, water and air.

Objective: 17.0 To continue to implement existing regulations and ordinances and to develop new strategies as necessary so that development activity protects and preserves the natural environment.

Public Utilities:

Goal: Develop and implement a long range countywide utility infrastructure plan which assures equitable level of access for all County citizens including but not limited to water, sewer, solid waste, telecommunications, electrical power, television access, broadband access, and natural gas that supports and complements the County's long range plan for transportation, residential, commercial and industrial development; and community facilities. This plan will also be consistent with the County's plan for environmental quality.

Objective: 30.0 a. Develop a community facilities plan for public sewer development that incorporates realistic development goals and objectives, timing, funding sources, and technology appropriate to the initiation of public sewer service in target areas.

Future Land Use:

The subject property lies within the Westlake-Hales Ford Designated Growth Area and future land use designated Commercial Mixed Use. The proposed project is consistent with and supports this designation.

Respectfully Yours,
Western Virginia Water Authority



Scott Kroll, PE
Director of Infrastructure Development

Attachments: Completed Application Form
Area Map
General Viewshed Images 1 – 4
Concept Plan
Application Fee

AREA MAP

Western Virginia Water Authority
Proposed Sanitary Sewer Lift Station
August 2024

Existing
WVWA Wastewater
Treatment Facility

Proposed Sanitary
Sewer Lift Station

Rock Outdoors

Booker T Washington
National Monument

Apron Rd

Westlake Towne Center

Existing
Sanitary Sewer Lift Station

Google Earth

Image © 2024 Airbus

1000 ft



General Viewshed Image 1

Western Virginia Water Authority
Proposed Sanitary Sewer Lift Station
August 2024



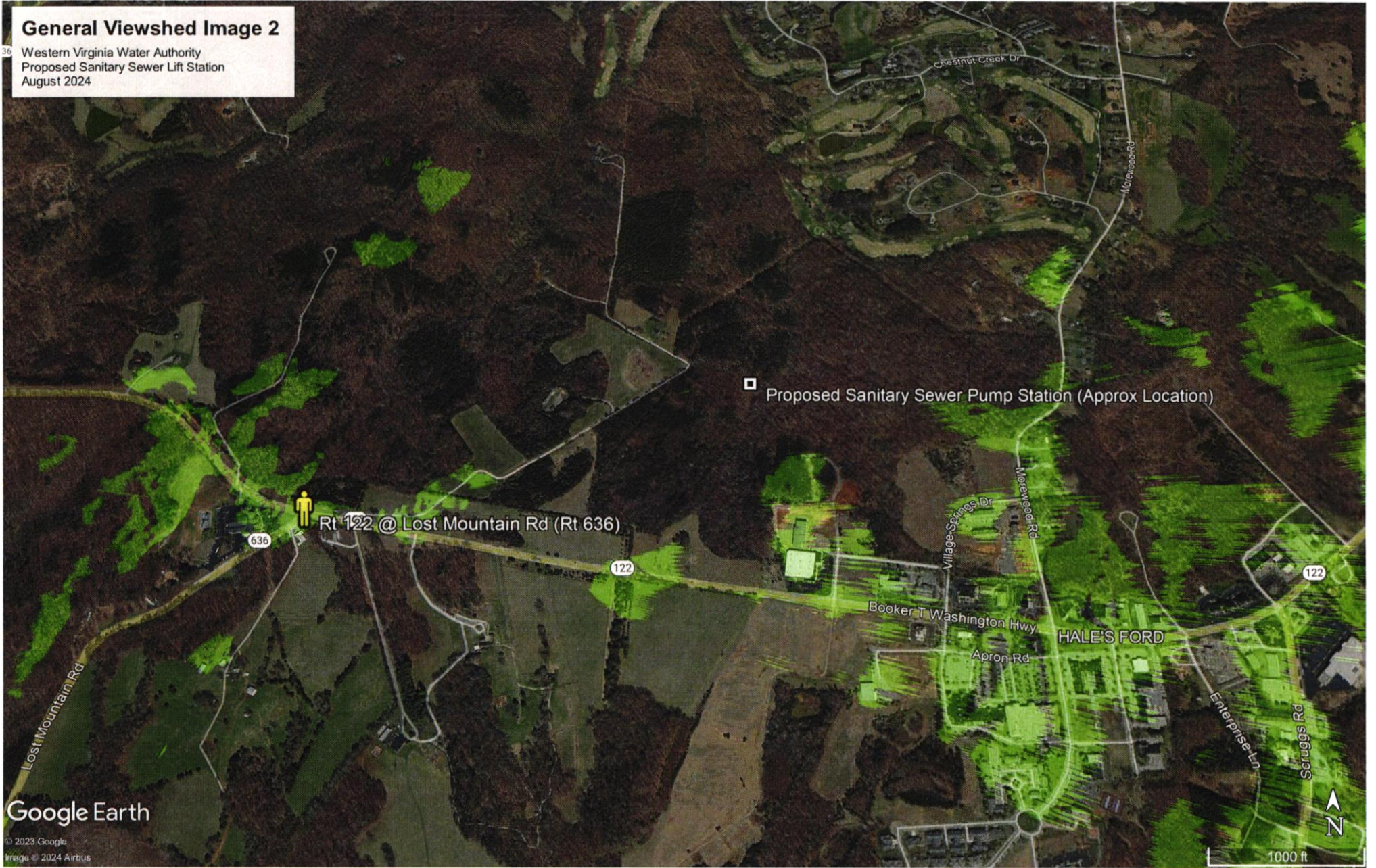
Google Earth

© 2023 Google
Imaga © 2024 Airbus

1000 ft

General Viewshed Image 2

Western Virginia Water Authority
Proposed Sanitary Sewer Lift Station
August 2024



Google Earth

© 2023 Google
Image © 2024 Airbus

1000 ft

General Viewshed Image 3

Western Virginia Water Authority
Proposed Sanitary Sewer Lift Station
August 2024

□ Proposed Sanitary Sewer Pump Station (Approx Location)

Rt 122 @ Village Springs Dr
HALE'S FORD

Google Earth

© 2023 Google
Image © 2024 Airbus



1000 ft



GENERAL VIEWSHED IMAGE 4

Western Virginia Water Authority
Proposed Sanitary Sewer Lift Station
August 2024

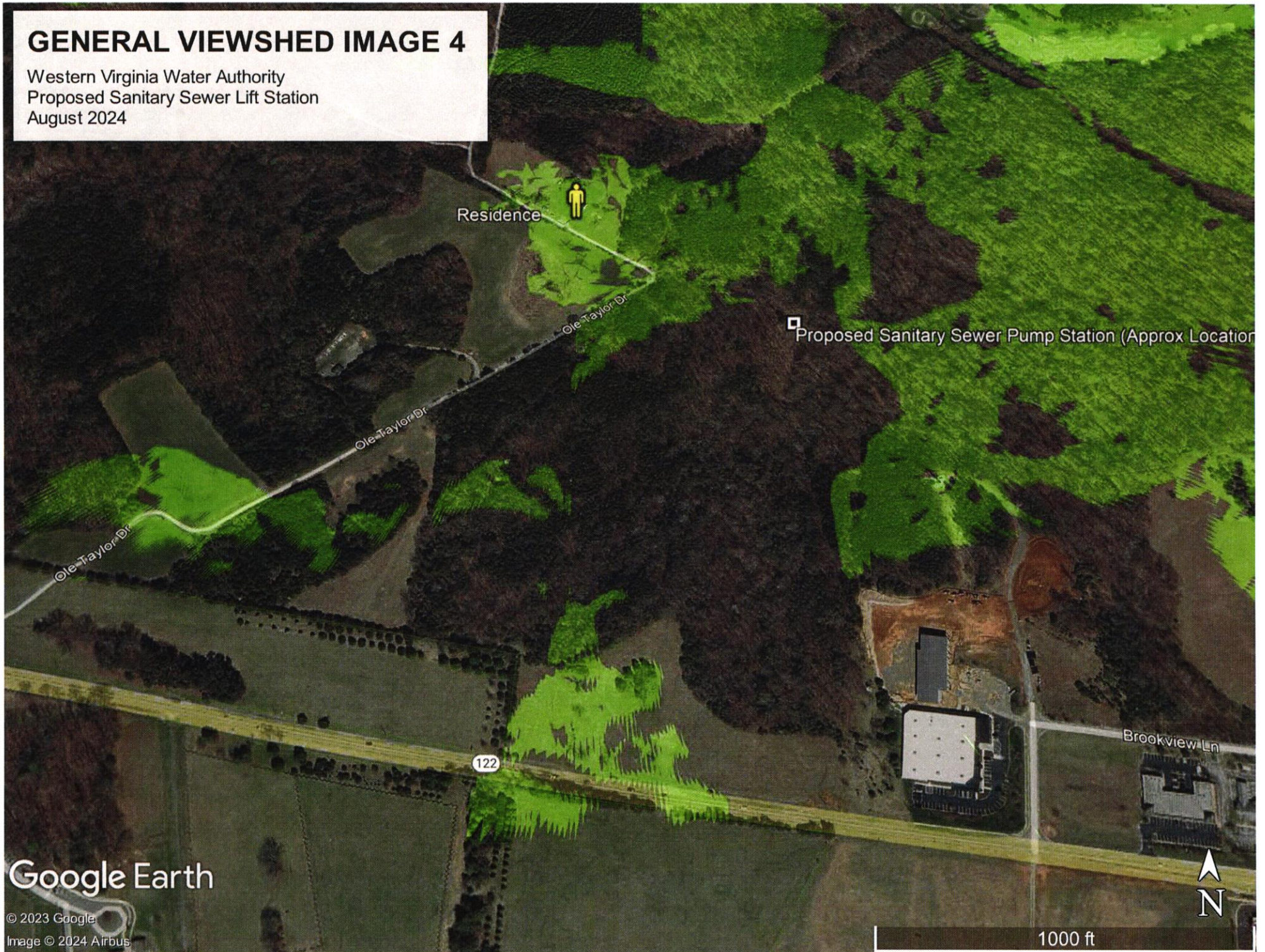




Photo: Western Virginia Water Authority
Clearbrook Sanitary Sewer Lift Station
US 220 South

**INVOICE (00057242)
FOR FRANKLIN COUNTY**

BILLING CONTACT

WESTERN VIRGINIA WATER AUTHORITY
601 S. JEFFERSON STREET
ROANOKE, VA 24011



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
00057242	09/03/2024	10/03/2024	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
SPEC-08-2024-18090	Commercial/Industrial - Special Use	\$255.00
Booker T Washington Hwy	SUB TOTAL	\$255.00

REMITTANCE INFORMATION
Report Text Library: Municipality_Invoice_Remit_To Address Line 2 Address Line 3 Address Line 4

TOTAL **\$255.00**

**INVOICE (00057243)
FOR FRANKLIN COUNTY**

BILLING CONTACT
WESTERN VIRGINIA WATER AUTHORITY
601 S. JEFFERSON STREET
ROANOKE, VA 24011



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
00057243	09/03/2024	10/03/2024	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
SPEC-08-2024-18091	Commercial/Industrial - Special Use	\$255.00
Booker T Washington Hwy	SUB TOTAL	\$255.00

REMITTANCE INFORMATION
Report Text Library: Municipality_Invoice_Remit_To Address Line 2 Address Line 3 Address Line 4

TOTAL **\$255.00**



LETTER OF TRANSMITTAL

DATE: September 3, 2024

TO: Franklin County
Department of Planning and Community Development
1255 Franklin Street, Suite 103
Rocky Mount, Virginia 24151

RE: Special Use Permit Application
Proposed Westlake Sanitary Sewer Lift Station
New Utility Lot to be Subdivided from Tax Parcel - 0300000102

We are transmitting herewith the following:

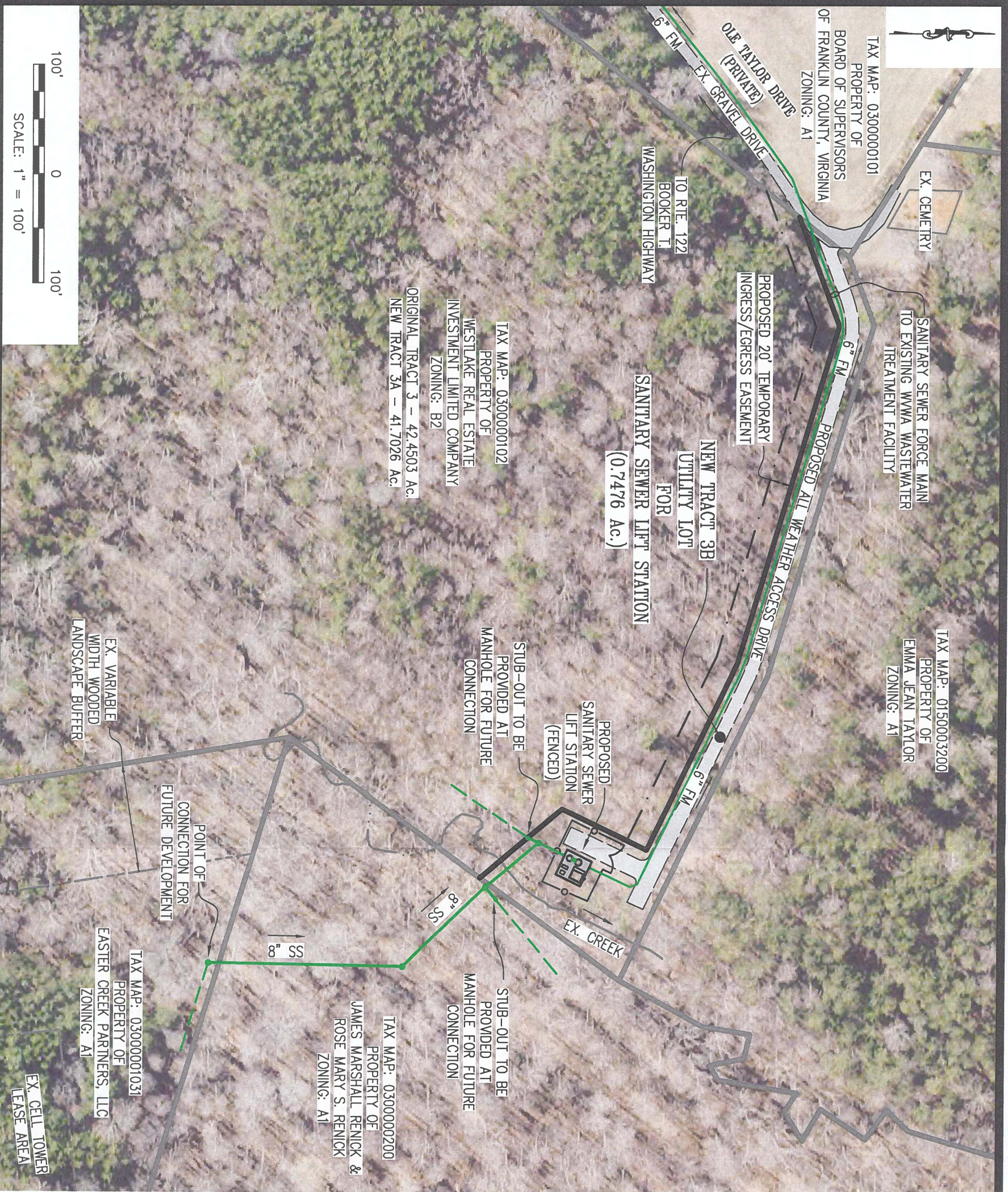
NO. OF COPIES	DESCRIPTION
	Comprehensive Plan Conformance Review Application Packet Application Form Application Letter w/ Attachments Concept Plan
	Special Use Permit Application Packet Application Form Application Letter w/ Attachments Concept Plan
	Check No. 119478 Application Fee in the amount of \$510.00

- For Your Approval/Comments
- For Your Information/Use
- For Your Files
- As Requested
- Other: _____

COMMENTS: Please feel free to contact me if you have any questions or need any additional information.

By: 
Scott Kroll, PE, Director of Infrastructure Development

Our Mission Is Clear



Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS

4664 BRAMBLETON AVENUE
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411
FAX: (540) 772-9445
WWW.LUMSDENPC.COM

SITE AND ZONING TABULATIONS

CURRENT ZONING: B2 - BUSINESS DISTRICT, GENERAL
PROPOSED USE: SANITARY SEWER LIFT STATION
SITE ACREAGE: 0.7476 ACRES - TRACT 3B
(PENDING PROPOSED SUBDIVISION)

MINIMUM REQUIRED BUILDING SETBACKS:

FRONT: 55' FROM CENTER OF RIGHT OF WAY, OR 30' FROM
EDGE OF RIGHT OF WAY WHICHEVER IS GREATER
REAR: NONE
SIDE YARD: NONE

GENERAL NOTES

1. THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT FRANKLIN COUNTY TAX ASSESSMENT MAP 0300000102.
2. DEVELOPER: WESTERN VIRGINIA WATER AUTHORITY
601 SOUTH JEFFERSON STREET, SUITE 300
ROANOKE, VA 24011
3. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. DATED 2024.
4. TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2024.
5. A TITLE REPORT WAS NOT FURNISHED FOR THIS PROPERTY. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS DETERMINATION IS BASED UPON ACTUAL FIELD ELEVATIONS. SEE FLOOD INSURANCE RATE MAP 51067C0115D, DATED JANUARY 6, 2010. ZONE X UNSHADED.
- 6.

WESTLAKE SANITARY SEWER LIFT STATION

SPECIAL USE PERMIT CONCEPT PLAN
WESTLAKE SANITARY SEWER LIFT STATION
PREPARED FOR
WESTERN VIRGINIA WATER AUTHORITY
FRANKLIN COUNTY, VIRGINIA
TAX No. 0300000102

DATE:

August 22, 2024

COMM. NO.:

23-263

SCALE:

1" = 100'