

MEMORANDUM
Case # A-09-16-001



To: Franklin County Planning Commission
From: Lisa Cooper, Principal Planner
Date: October 7, 2016
RE: Westlake - Hales Ford Area Plan

SUMMARY:

In January of 2014, Gills Creek Supervisor, Bob Camicia, established a Westlake – Hales Ford Planning Advisory Committee to review the Westlake and Hales Ford areas and make recommendation for the future of this area. The adopted 2007 Franklin County Comprehensive Plan identifies Westlake as one of the two (2) unincorporated towns and Hales Ford as one of the seven (7) villages. In addition, Chapter 12/Future Land Use Policies of the County’s Comprehensive Plan states “development in villages or towns should be based on adopted community plans”. Furthermore, policies of the Plan suggest “to establish, identify, and plan the enhancement of key gateways and entry points to the towns and villages and to establish guidelines for landscaping, setback, and coordination of access so as to enhance the quality of these points”. The Advisory Committee met monthly for two years and had discussions with subject-matter professionals, close dialogue with the business community, and numerous discussions with individuals and small groups. In addition the committee held three public community meetings over the two years. In March of 2016, the Advisory Committee presented to the Planning Commission and the Board of Supervisors a report from the Advisory Committee entitled “Charting a Path to 2030 and Beyond”. The Board of Supervisor directed the Planning Commission and staff to write a community plan for the Westlake – Hales Ford area.

In January of 2016, the County was awarded a grant from the Virginia Office of Intermodal Planning and Investment (OIP) for professional planning consultant assistance to establish and support Urban Development Areas (UDAs). UDAs can cover a wide variety of community types, ranging from small town or village centers to suburban activity areas to urban downtowns. The consultant provides technical assistance in the form of direct on-call support, assisting the County in the following:

- plan for and designate at least one urban/village development area in their comprehensive plan,
- revise as appropriate applicable land uses ordinances (including appropriate zoning classifications and subdivision ordinances) to incorporate the principles of traditional neighborhood design, and
- assist with public participation processes, and other related tasks.

The Planning Commission has held several works sessions since March, 2016 and has been working with the consulting firm of Renaissance Planning and staff over the last couple of months to incorporate the work by the advisory committee report into the Westlake – Hales Ford Area Plan. As part of the Plan, the Westlake – Hales Ford planning boundary is being designated as a Designated Growth Area (DGA) to meet the requirements of Section 15.2-2223.1 of the Code of Virginia. This designation qualifies this area to potentially receive funding under SMART Scale (formerly State House Bill 2) legislation passed in 2014 as a qualified Urban Development Area



(UDA).

The Plan incorporates issues identified in the advisory committees' report. The Westlake – Hales Ford Plan recommends the following changes to accommodate development in the Westlake – Hales Ford area:

- Designation of a Designated Growth Area for the Westlake – Hales Ford area
- Creation of a trails/greenway concept for the area
- Creation of major and minor circulation concepts to redirect traffic off of Route 122
- Future Land Use Map for the Westlake – Hales Ford area
- Policies for land use categories are Commercial Mixed Use, Residential Mixed Use, Suburban Residential, and Rural Residential
- Gateway concepts for the eastern and western areas of the planning area
- Suggested changes to the zoning ordinance in the following districts: Planned Commercial Development (PCD), Residential Planned Unit Development (RPD), and the Westlake Village Center Overlay.
- Possible expansion of the Western Virginia Water Authority (WVWA) water and wastewater service areas

Supervisor Camicia and Commissioner Colby hosted an open house on September 1st at the Westlake Library to have open dialogue about the proposed plan and allow citizen comments and dialogue to occur.

On September 8, 2016, Planning Commission held a public hearing at Trinity Ecumenical Parish to consider the Westlake – Hales Ford Area Plan. Renaissance Planning Group, staff, and numerous citizens spoke concerning the area plan. Planning Commission made a motion to table their recommendation of the area plan until the October 11th regular scheduled meeting. Planning Commission felt it was important for staff to address numerous comments from the citizens before making a decision.

Below are several changes to the Plan:

- All Future Land Use Categories shall be addressed in the plan. Suburban Residential and Open/Civic Space were added.
- Changes to the Future Land Use Map
- Update Wastewater and Water section
- Addition of a Community Facilities section
- Clarified Gateway section

Upon recommendation by the Planning Commission and adoption by the Board of Supervisors the Westlake - Hales Ford Plan will become an amendment to the Franklin County 2025 Comprehensive Plan.

RECOMMENDATION:

Staff recommends that the Planning Commission consider and approve the following:

Staff recommends that the Planning Commission to approve and recommend the Board of Supervisors to adopt the Westlake - Hales Ford Area Plan. The Westlake – Hales Ford Plan is recommended to become an amendment to the County's Comprehensive Plan and designate the Westlake – Hales Ford area as a Designated Growth Area (DGA).



SUGGESTED MOTIONS:

(1) (RECOMMEND) I make a motion to recommend the Westlake – Hales Ford Area Plan as part of the Franklin County Comprehensive Plan and designated the area as a Designated Growth Area (DGA) for public necessity, convenience, general welfare, or good zoning practice.

(2) (DENY) I find that the Westlake – Hales Ford Area Plan does not serve the public necessity, convenience, general welfare, or good zoning practice. Therefore, I move to deny the recommendation of the Westlake – Hale Ford Area Plan.

(3) (DELAY ACTION) I find that the Westlake – Hales Ford Area Plan does not serve the public necessity, convenience, general welfare, or good zoning practice are incomplete. Therefore, I move to delay action until further information is submitted.