

# Department of Planning & Community Development



A public hearing of the Franklin County Planning Commission was held on Tuesday, November 10, 2015, in the Franklin County Board of Supervisors conference room located in the Franklin County Government Center.

**THOSE PRESENT:**

James Colby – Gills Creek District  
C. W. Doss, Jr. – Blue Ridge District  
Angie McGhee – Boone District  
Earl Webb – Blackwater District  
Edmund “Doc” Law – Rocky Mount District  
Wendy Ralph – Union Hall District

**THOSE ABSENT:**

Sherrie Mitchell – Snow Creek District

**OTHERS PRESENT:**

B. James Jefferson, County Attorney  
Steven Sandy, Director of Planning & Community Development  
Lisa Cooper - Principal Planner  
Lori Crouch - Clerk

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The meeting was called to order by Chairman Earl Webb at 6:02 PM in Board of Supervisors conference room. The first order of business was the approval of the minutes from the October 13, 2015 Planning Commission public hearing. Mrs. Angie McGhee, representative of the Boone District, made a motion to approve the minutes as written. The motion was seconded by Mr. James Colby, representative of the Gills Creek District. Chairman Webb noted we have a motion and a second for the approval of the minutes as written, all in favor say aye. Those opposed say nay; motion carried.

**(RESOLUTION 11-15-1):**

**BE IT THEREFORE** resolved as intended to promote the health, safety and general welfare of the public and to implement the adopted Comprehensive Plan for the orderly and controlled development of the county by the Franklin County Planning Commission to approve the October 13, 2015 minutes as written and presented.

MOTION: McGhee  
SECONDED: Colby  
Voting on the motion was as follows:  
AYES: Doss, Webb, McGhee, Law, Colby  
NAYES:  
ABSENT: Mitchell  
ABSTAIN: Ralph

At this time Chairman Webb requested the Staff presentation on the Julie Phelps request that was tabled at the previous meeting.

Mr. Sandy presented concerns that the Planning Commission had expressed to Staff at their October 13th public hearing for the application being considered for Julie L. Phelps. The Planning Commission is being asked to consider four (4) different Special Use Permits for "Recreational Facilities (Private)", "Summer Camp", "Campground (Private)" and "Motels, Hotels, Tourist and Resort Facilities". Mr. Sandy stated at the October 13th public hearing the Planning Commission tabled the petition for two (2) reasons: 1. To allow additional time for the Planning Commission and Staff to review information received the evening of October 13th, and 2. To allow Staff to work with the applicant regarding the conditions if approval where

to be granted. Mr. Sandy stated Staff had met with the applicant and had revised the conditions in accordance to the Planning Commissions direction on noise and buffering, as well as camping. Mr. Sandy stated the applicant requested that Staff use the HUD standard which is 65 decibel since it is an acceptable guideline. Mr. Sandy stated Staff felt this to be a reasonable guideline for the proposed use of a motocross training facility since it was an adopted Federal Standard. Mr. Sandy informed the Planning Commission Ms. Phelps had hired an Acoustical Engineer; referring to the findings of the engineer, the HUD standards would be used in his report that has been submitted to the Planning Commission for their review. Mr. Sandy stated upon reviewing the report from the Acoustical Engineer; the allowable number of riders would be two hundred thirty (230). Mr. Sandy stated the initial estimate of two hundred eighty-four/two hundred eighty-six (284/286) was given before the actual acoustic tests were performed. Mr. Sandy stated that should the Planning Commission wish to change the maximum decibel level to sixty (60), and find the number of riders for that decibel level they may do so.

Mr. Sandy continued with the concern in regards to buffering; the applicant has agreed to maintain a one hundred (100) foot buffer on the property. Any trails that were close to the property line would be moved into the property to meet the one hundred (100) foot buffer.

Mr. Sandy concluded his comments with regards to RV campers. Mr. Sandy stated Staff feels RV camping would be allowable if the applicant is able to meet the requirements of the Franklin County Code Section 25-155 and Virginia Department of Health (VDH).

At this time Chairman Webb asked if there were any further questions for Staff at this time.

Mr. Colby asked if the one hundred (100) foot buffer would be considered a set back or if there would be added plantings. Mr. Sandy stated the buffer would not be a setback, but that added plantings would go in where there were none previously.

Mr. Sandy stated that since the Planning Commission had tabled the public hearing on October 13th, there would be no further public comments at this time. However, any written documentation has been forwarded to each of the Planning Commission members for their review. Mr. Sandy informed the Planning Commission of the Board of Supervisors request for any petition not be advertised until the Planning Commission makes a recommendation. Therefore, the Board of Supervisors would hear this petition for a Special Use permit at their December 15, 2015 meeting, if the Planning Commission makes a recommendation this evening. If the Planning Commission should choose to table the petition for Special Use permit again, the Board of Supervisors would not hear this petition until their January, 2016, meeting.

Mrs. Ralph asked if the Planning Commission should make a motion to take the petition off being tabled. Mr. Jefferson, County Attorney, stated there was no need since the petition was motioned to be tabled until the November 13th meeting.

Mr. Sandy stated at this time, Staff recommends an approval of the application for Special Use permit with the following conditions:

1. Substantial conformity. The property shall be developed in substantial conformity with the conceptual plan dated 10/28/2015, entitled "Phelps Farm," and narrative, entitled "Phelps Farm Narrative for Special Use Permit", consisting of pages 1-4, prepared by Hill Studio.
2. Limitation of Use. The use of "Recreational Facilities (private)", "Summer Camp", "Campground (Private)", and "Motels, Hotels, Tourist and Resort Facilities" shall be limited to a recreational motocross practice/training facility (no racing) and associated facilities, private campground with cabins for

youth summer camp and associated facilities, tourist facility for adult retreats consisting of a campground and ten (10) self-contained cabins for overnight and/or short-term lodging and associated facilities, including walking trails and outdoor activity areas in conformance with conceptual plan and narrative referenced in #1 above.

3. Buffering. The use of "Recreational facilities (private)", "Summer Camp", "Campground (Private)" and "Motels, Hotels, Tourist and Resort Facilities" shall require the perpetual maintenance of the existing wooded buffer along the exterior perimeter property line of all parcels as shown on the Conceptual Plan dated 10/28/2015, and shall measure a minimum of not less than one hundred feet (100') in depth, as measured perpendicular to the property line. Removal of dead or diseased trees shall be permitted. No trail shall be located within the 100-foot buffer.

4. Noise:

- a. No motocross racing shall be permitted on the subject property.
- b. All bikes using the property shall have proper mufflers or other silencers to reduce noise impacts on adjoining properties.
- c. No more than 230 motocross bikes shall be allowed to practice/train on the trails and motocross track at one time to maintain acceptable noise standards. The number of allowable motorcycles is determined by an acoustic professional based on the Housing and Urban Development (HUD) recommended acceptable sound level of 65 dBA Leq for residential areas as established in the Environmental Standards and Criteria set forth in Title 24 Code of Federal Regulation, Part 51. A temporary event permit shall be applied for by property owner and approved by the Franklin County Zoning Administrator in accordance with Franklin County Zoning Section 25-134 (defining the event type, duration, attendance expectations, parking, traffic control, and sanitation and safety provisions) for an occasional increase in the number of allowable motocross bikes.
- d. Hours of operation for the recreation facility, private shall be limited to 10am-5pm. In addition, use of the recreation facility, private and summer camp shall not occur concurrently. However, motocross training shall be permitted as an activity during the youth summer camp.
- e. No trails shall be located closer than 100 feet to the property line. New trails on sloping topography shall be sited such that they are below natural grade to assist in suppressing sound levels from the motocross bikes.
- f. The motocross training track shall be designed to include supplemental plantings and earthen berms in accommodating track curves to assist in absorbing noise and in managing storm water runoff. These provisions shall be designed during development of the grading plan, and approved by the Zoning Administrator as part of site development review.

5. Compliance with State Regulations:

- a. All overnight use of the property and public gatherings shall be approved by the Virginia Department of Health to ensure compliance with respect to water supply, waste disposal and food service and preparation.
- b. The existing entrance on Edwardsville Road (Rte. 635) shall be improved to meet VDOT standards and requirements prior to any use authorized by this special use permit.
- c. No gasoline or oil products shall be stored on the subject property without the approval of VA Department of Environmental Quality and/or Franklin Building Official.

Each phase of development shall have an approved development plan detailing all land disturbing activities and storm water management.

6. Operations Manuals: The property owner shall develop an emergency operations manual for the property that details protocols for fires, bodily injuries, theft, special events and hazardous material incidents on the subject property. The property owner shall also develop a manual defining rules and regulations concerning the uses approved under this special use permit. For example, rules for use of the motocross facility (age, noise, hours restrictions, safety equipment required, etc.) shall be stated

therein. Both manuals shall be submitted to the Zoning Administrator before commencing uses defined herein. The manual shall be amended as uses begin or are expanded.

7. Trash/Litter: All trash generated on the subject property shall be properly contained and secured on site until it can be picked up by licensed trash hauler or properly disposed at appropriate facility.
8. Access to the property from Daylilly Lane (private) shall be limited to private use by the property owner, service vehicles for the summer camp activities and emergency vehicles. This entrance shall be gated to limit use from public.
9. Sports-type lighting of the recreation facility, private shall not be allowed. Dusk to dawn lighting for security shall be permitted.
10. RV camping shall be allowed on the subject property in accordance with Franklin County Zoning Section 25-155, Campgrounds and Recreational Vehicle/Camper Areas.

Mrs. McGhee asked Mr. Sandy to explain the recommendation of a temporary event permit, as listed in condition #4. Mr. Sandy stated that any public gathering of three hundred (300) people or more must go through the Planning & Zoning Department for a temporary event permit, to include all information for the event, i.e. parking, bathroom facility placement, emergency facilities. That information would go out to nine (9) different departments for approval. The Planning Commission can make the number two hundred thirty (230) people or less for the applicant to file for a temporary event permit, if they so choose.

Mr. Colby stated there is no definition of temporary. Mr. Sandy stated this can be removed and a flat limit added in its place.

Mr. Colby asked when does training become racing. Mr. Sandy stated it is not the intent of the applicant to be sanctioned for racing. There would be no organized or sanctioned events on the property, this would allow for some level of enforceability.

Mr. Colby asked Staff if the HUD standard of 65 decibels would be the set limit and asked if a adjoining homeowner hires a sound engineer of their own and the number is higher than 65, what would be done at that point. Mr. Sandy stated it would be a zoning infraction. Franklin County's standard way of handling zoning infraction is a notice would be mailed allowing time to remedy the infraction. If it is not corrected, there could be legal action taken and the Special Use permit could be revoked.

Mr. Jefferson asked Mr. Sandy, who would authorize more than three hundred (300) people for a temporary event permit and questioned whether this could be administered. Mr. Sandy stated the Board of Supervisors could grant authority to the Zoning Administrator to be included as part of the Special Use permit, if they chose.

Mrs. Ralph asked Mr. Sandy, who would be responsible for monitoring the noise and number of riders. Mr. Sandy stated as part of the condition the number of allowable riders would be established and if the Planning Commission chose rather than having an individual reading or decibel level, they may choose to a more manageable way by setting the number of riders allowed, but that would be the responsibility of the homeowner. Mrs. Ralph commented regarding "b" under #4: Noise, "proper mufflers or other silencers to reduce noise impact" expressing her concern with being able to monitor the noise. Mr. Sandy stated that the property owner would be responsible to manage this issue.

Mrs. Ralph questioned Mr. Sandy about the hours of operation 10:00am to 5:00pm every day. Mr. Sandy stated that this was an agreeable condition.

Mr. Colby stated Staff had previously recommended ten (10) riders at the October meeting and now are recommending two hundred thirty (230) riders, this is a huge jump. He asked the reason behind the increase. Mr. Sandy stated that based on the basic HUD standards, a number of riders could be determined and that meant more than a decibel level for the ability to enforce conditions. Mr. Sandy commented that the acoustical engineer would be able to further explain the number of riders. Mr. Colby stated concern over the neighbors who hear the noise even with ear plugs in, referring to Dr. Matt Harless as an ER physician.

There were no further questions for Staff at this time. Ms. Julie Phelps approached the Planning Commission.

Ms. Phelps compared racing versus training. At racing events there are generally five hundred (500) riders at any time. Furthermore, racing facilities can have up to two thousand (2,000) people on the grounds at one time. Ms. Phelps stated this is not what she intends for her property; she would like to be allowed to have a training facility. Training tracks are not sanctioned events. Training facilities allow riders to practice their turns and test their suspension, doing the circuit over and over again to get it right. Training facilities are smaller. Ms. Phelps restated, this is her home, she does not want a racing facility at her home. Ms. Phelps stated the Planning Commission had expressed concern with the noise; she has hired an acoustical engineer from Wisconsin to come down and run sound tests. Ms. Phelps introduced Mr. Alex Bub of OHV Acoustics at this time.

Mr. Bub thanked the Planning Commission for their time. Mr. Bub stated that he is the Owner/Engineer of OHV Acoustics at W4802 Knuth Road, Random Lake, Wisconsin. Mr. Bub gave the Planning Commission a packet with his findings they are as follows:

#### **Engineering Report – Phelps Farm Acoustic Analysis per Federal HUD Residential Requirements**

OHV Acoustics LLC was approached by the land owner to perform a property line sound survey for an off-road recreational area for dirt bikes. An examination resulted in Virginia not having an existing sound ordinance to cover this type of activity. In a case with a lack of state regulations we have resorted to applying the Federal HUD standard, regulation 24CFR Part51 Subpart B Noise Abatement and Control. This regulation is applicable to all 50 states and has been used by engineers/consultants in lieu of a defined state statute.

A group of 10 vehicles was recruited to represent a motorized sound source. By measuring the acoustic impact of a representative number of vehicles it can then be calculated by adding decibel levels to establish a projected property line sound signature for a larger group. In this case groups of 10 bikes can be added together until the resulting number of vehicles approaches the HUD regulatory level of 65 dBA Leq (time averaged).

By simple logarithmic addition the case can be documented that 230 riders can be accommodated on the property before crossing over the 65 dBA Leq HUD regulatory level. 230 riders were calculated to measure 64.97 dBA Leq.

Three sites were tested during the vehicles riding on the property. These locations were established at the property lines of the three closest residences. A baseline with no motorized was first established to find the background sound signature of these test sites. Recorded were what other sound sources were constituting the sound levels: passing cars, trucks, street motorcycles, trains, aircraft, firearms being used, overhead birds such as passing geese, etc.

During today's tests we had rain the whole day, which contributed to the baseline noise levels with increased measured levels due to high humidity and resulting easier wave propagation through a denser

media (atmosphere). A dryer more normal weather condition could support an increase in maximum rider count but at this time that increase would be only a guess but would be in the order of tens and not hundreds.

All ten bikes were tested individually by the SAE J1287 stationary test procedure, the same test applied by law enforcement officials. For off-road vehicles there is no one established sound level. The J1287 test is used by off-road business owners to weed out those vehicles that are too loud due to poor maintenance of exhaust silencers (internal packing that is worn out and should be replaced) or by leaking exhaust joints/cracks in pipes, etc.

Table 1 shows the stationary sound test results. No bike was deemed unusually loud but the results do show a variation in sound output due to vehicle design, engine size, aftermarket exhaust manufacturer product design, or other variations in vehicle setup.

Table 2 shows the three test site results both for the baseline sound test (no dirt bikes in use) and then the test with ten bikes riding all the trails of the property. The loop around the property took approximately 18 minutes to circumvent, so the vehicles went past the sound meters twice in a test period. The sound tests were 40 minutes each in order to meet the 30 minute test period normally used for a Leq test per HUD recommendations and to allow two complete loops of the property by the riders.

Site 1 mentioned gun/rifle shots heard but the other 2 sites did not hear them. They were assumed to be hunters off the Phelps land. Only this site mentioned hearing an overhead plane.

Site 3 had the highest readings as expected. The main road witnessed a car and truck traffic and stated that the bikes were heard but were far away. This site highest number was used to calculate the maximum number of riders to be allowed since HUD does not differentiate what causes the sound reading, just that the overall average has to be below 65dBA Leq.

**Table 1**

Engineering Report – Phelps Farm Acoustic Analysis

Test site results SAE J1287 Stationary test

| Vehicle                 | Model Year | Sound Level dBA |
|-------------------------|------------|-----------------|
| KTM 250 XCW             | 2014       | 93.8            |
| Kawasaki 250F           | 2014       | 96.3            |
| Yamaha YZ250F           | 2015       | 98.0            |
| KTM 250XCW              | 2013       | 94.0            |
| KTM 250 XCF             | 2015       | 96.7            |
| Yamaha YZ250 (2 stroke) | 2013       | 92.6            |
| Kawasaki KX250          | 2006       | 96.4            |
| KTM 300 XCW (2 stroke)  | 2013       | 92.4            |
| KTM 350 XCFW            | 2015       | 92.6            |
| Honda CR250 (2 stroke)  | 2002       | 95.4            |

**Table 2**

Engineering Report – Phelps Farm Acoustic Analysis

Test site results Baseline versus with motor vehicles running

Locations:

|             |   |
|-------------|---|
| Test site 1 | At the Lily Day Road neighbor's property line       |
| Test site 2 | A the second Lily Day Road neighbor's property line |
| Test site 3 | Next to the Phelps Farm entrance road               |

| Test Site | Baseline no cycles | With Cycles in use |
|-----------|--------------------|--------------------|
| Site 1    | 45.7 dBA Leq       | 51.2 dBA Leq       |
| Site 2    | 44.2 dBA Leq       | 50.8 dBA Leq       |
| Site 3    | 50.9 dBA Leq       | 51.4 dBA Leq       |

Notes:

Site 1 No motor vehicle traffic on the public road during either test  
4 gun shots, 10 rifle shots, one plane during the test with bikes running  
Site 2 No motor vehicle traffic on the public road during either test  
Site 3 22 cars passed by during the baseline test  
21 cars and 3 trucks passed by during the test with dirt bikes in use  
51.4 dBA highest reading, use for calculating maximum number of riders

Mr. Bub stated he performed the sound survey for the Planning Commission. Since Virginia does not have a sound ordinance, he used HUD recommended standards. Mr. Bub stated that most States that do not have a sound ordinance usually adhere to the HUD standard. Mr. Bub stated there were ten (10) riders who were recruited; groups of ten (10) riders can be added together to come to an allowable number of riders within the decibel level of 65. The number of two hundred thirty (230) riders were calculated before crossing over the 65 decibel level. Mr. Bub stated he tested at three (3) sites; the three (3) closest residents. He first tested to get a baseline sound level. Mr. Bub stated that rain was a contributing factor to the sound levels. Mr. Bub stated he tested all ten (10) bikes individually. He commented that poor maintenance can increase the sound. The riders were put on a circuit for a test period of eighteen (18) minutes, allowing the riders to pass the sites two (2) times in the testing period. The results are listed above.

Chairman Webb asked the Planning Commission if there were any questions for Mr. Bub at this time.

Mr. Doss asked if all ten (10) of the bikes had mufflers. Mr. Bub stated that they did and he was assuming this would be similar to other riders. Mr. Bub commented that two hundred thirty (230) is a good number and if not for the rain the number would have been higher, but that Ms. Phelps was satisfied with that number.

Mrs. Ralph asked Mr. Bub if noise can be controlled. Mr. Bub stated that noise can be controlled a with proper design and sustainability; he has given Ms. Phelps some suggestions on ways to lessen noise and is willing to consult with her, but yes, it can be controlled.

There were no other questions for Mr. Bub at this time.

Ms. Evelyn Sloan of Hill Studios approached the Planning Commission and thanked them.

Ms. Sloan stated that she and Ms. Phelps have worked with Staff over the last year or so. Staff recommended Ms. Phelps should consult with an engineer to receive a master plan. Ms. Sloan stated the master plan is well thought out and well planned. Not only is this design for a Motocross training facility but also for a campground and cabins. Ms. Sloan stated many hours have gone into refining the conditions and clarifying details. Ms. Sloan stated in regards to the noise level, Ms. Phelps had hired a professional sound engineer and was willing to come speak to the Planning Commission about his findings. Ms. Sloan stated the conditions as written are agreeable to the applicant.

Ms. Sloan referred to the A-1 (Agricultural District) as the most inclusive district to allow this Special Use permit. Ms. Sloan reminded Planning Commission members of the uses allowed in A-1 (livestock, churches, subdivisions) and stated Ms. Phelps could potentially place up to two hundred fifty (250) homes on her property. The Special Uses allowed in A-1 are many. Ms. Sloan stated Ms. Phelps would be maintaining her farm, open space and forested areas according to the Comprehensive Plan. Ms. Sloan stated there are just as many adjoining property owners that support Ms. Phelps Special Use permit as those that oppose it.

Chairman Webb asked if there were any further questions at this time. There were no further questions. Chairman Webb moved the discussion into regular session.

Mrs. Ralph stated she did have one further question for Staff. There are four (4) different uses being requested, will the action taken effect all four (4) uses. Mr. Jefferson stated the Planning Commission may include in their motion which of the four (4) uses they choose to approve.

Mr. Colby informed Mrs. Ralph the package that was presented at their October 13th public hearing was inclusive in order to gain revenue for the other three (3) Special Use permits to come about at a later date.

Mr. Colby stated that he had some thoughts he would like to share with the Planning Commission. He had revisited the site and had read over all the information given. Which led him to review the Zoning Ordinance. Mr. Colby asked himself would he be able to say "yes" to the following three questions, would this Special Use permit not be a "substantial detriment", not "adversely impact" and will it "promote harmony" in the community. Mr. Colby stated it would be hard to say "yes". Mr. Colby further commented that noise concerned him; it is hard to balance out the negative effects. Traffic impact; toy haulers are large vehicles which add more traffic to a curvy, two-lane road. Erosion and sediment control has to be discussed, erosion will occur; it will be carried down land. Mr. Colby commented on Emergency response for the property; it would be an extra cost to an already stretched budget for Franklin County. This does not conform with our Comprehensive Plan. Mr. Colby stated we are not talking about a rural setting, this is commercial. Mr. Colby mentioned this may be a weakness in our zoning ordinance.

Mr. Colby asked to read a letter submitted by a Ms. Rose Sachs. This is a powerful letter though maybe some mistaken information. Mr. Colby ended his comments by stating taking these thoughts in mind, he cannot begin be in favor of the Special Use permit being considered.

Mrs. McGhee asked Mr. Bub why ten (10) riders were chosen and did they ride as a group. Mr. Bub stated there were varied skills of the riders which allowed the riders to go at their own pace, but mostly the riders rode in a group. Mr. Bub stated it is easier take a small number of riders, such as ten (10), since you usually cannot get one hundred (100) riders to come out to administer the test. Mr. Bub continued to explain the logarithms it takes to figure the number of riders.

Mrs. McGhee asked Mr. Bub whether the difference of engine size mattered in noise output. Mr. Bub stated it is not the size of the engine but whether there is a good quality muffler on the bike. Mr. Doss asked if the mufflers were inspected by Mr. Bub. Mr. Bub stated that he did indeed inspect the mufflers. Mrs. McGhee then asked if this is typical of riders to inspect their mufflers before riding. Mr. Bub stated that most mufflers are in good shape, but there will be some that will not be properly muffled. Mr. Bub stated you don't allow those riders to ride until it is fixed. Mr. Jefferson asked Mr. Bub if this is meant to "cull" out the noise. Mr. Bub answered yes.

Mrs. McGhee spoke to Ms. Phelps stating that she admires the concept plan. There are many aspects of the project that are great. The cabins with short term rental, noise, traffic with trailers, real estate values, and neighborhood being opposed are a few of the concerns that she has.

Chairman Webb asked if there was a motion at this time.

Mr. Jim Colby, representative of the Gills Creek District, motioned to deny the Special Use permit request for "Recreational Facilities (private)", "Summer Camp", "Campground (Private)" and "Motels, Hotels, Tourist and Resort Facilities" since the application does not meet the requirements of The Franklin County Code section 25-638. Mr. C. W. Doss, representative of the Blue Ridge District, seconded the motion. Chairman Webb noted we have a motion and a second to deny the Special Use permit.

**(RESOLUTION 11-15-2):**

**BE IT THEREFORE** resolved as intended to promote the health, safety and general welfare of the public and to implement the adopted Comprehensive Plan for the orderly and controlled development of the county by the Franklin County Planning Commission to deny the request for a Special Use Permit for the purpose of "Recreational Facilities (Private)", "Summer Camp", "Campground (Private)", and "Motels, Hotels, Tourist and Resort Facilities".

MOTION: Colby  
SECONDED: Doss  
Voting on the motion was as follows:  
AYES: Colby, Doss, McGhee, Ralph  
NAYES: Law, Webb  
ABSENT: Mitchell  
ABSTAIN:

Chairman Webb recessed the meeting to allow the public that did not intend to stay for the remainder of the meeting time to depart.

At 8:00pm, Chairman Webb called the meeting into order for the work session to discuss the Westlake - Hales Ford Village Plan.

Mr. Jim Colby gave an update to the Planning Commission at this time. Mr. Colby stated there has been heavy community input on this Village Plan. This is not to be a single planning effort but was decided to be inclusive. Mr. Colby read through the draft preliminary recommendation as "intended to ensure that the Westlake Hales Ford area maintains a competitive advantage as a premiere location for residents, businesses, visitors, and others who choose to invest in our community". Mr. Colby stated he would like to review the following recommendations from the advisory group:

- "implement updated zoning categories"
- "Expand recreational opportunities with trails and parks"
- "improve market and promote the area's cultural and historic resources and the arts"
- "community center" - as resulted by work with the community. The community is largely uninformed and would allow for a meeting place.
- "economic development. Seek education and research partners" - committee agrees on this statement and loss of advantage.
- "sustain natural resource" - clean lake and water sheds.
- "support development of diverse housing types" - homes in the area are priced higher. Workers in the area cannot afford, need lower income housing.
- "strengthen public safety, i.e. fire, emergency" - this area is stressed and need some attention.

Mr. Colby stated the next steps to be:

- Meeting w/ the Chamber of Commerce Dec 8, this will be interactive at the Westlake Library.
- Publicity, this has not yet been scheduled, but through newspaper, news stations
- Public meeting, December
- Take before the Planning Commission and Board of Supervisors, January, 2016.

With no other questions or business, the meeting was adjourned.

Lori A. Crouch  
Clerk

November 17, 2015  
Date