



*Westlake*  
SOLAR

**COMPREHENSIVE PLAN  
CONFORMANCE REVIEW  
APPLICATION**



Steve Sandy  
Director of Planning, Franklin County  
1255 Franklin Street, STE 103  
Rocky Mount, Virginia 24152

Re: Comprehensive Plan Amendment Application for Westlake Solar

Dear Steve,

Please accept the enclosed application package for comprehensive plan amendment for a proposed 20 megawatt ("MW") solar facility development in Franklin County. Westlake Solar is proposing a Comprehensive Plan Amendment to the future land use plan for a portion of tax parcel 0300002000 (the "Property") from the current Residential Mixed Use to Commercial Mixed Use.

Please contact me at 703-373-7492 or [sanket@energix-us.com](mailto:sanket@energix-us.com) should you have any questions or require additional information.

Best regards,

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Sanket Kolte  
Project Acquisition and Development Analyst  
Energix Westlake, LLC and Energix US, LLC  
2311 Wilson Blvd. Ste. 640  
Arlington, Virginia 22201

2311 Wilson Blvd., Ste. 640, Arlington, VA 22201

21362/1/9879989v1

## 1. Project Area

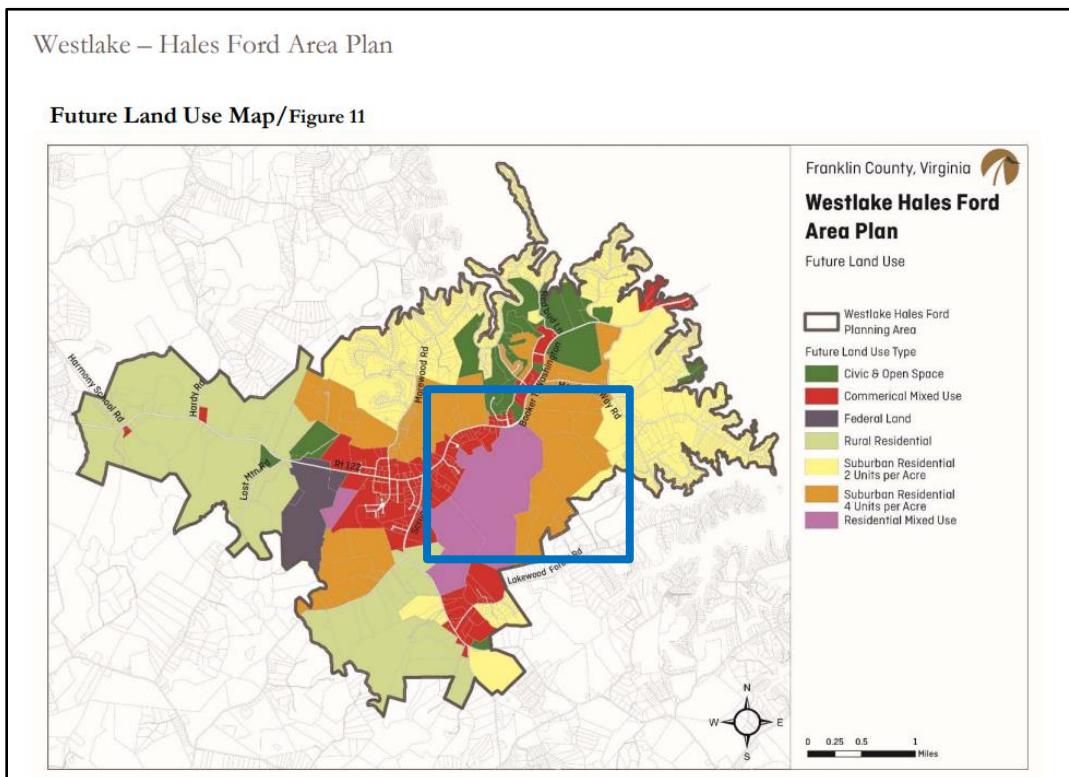
Franklin County tax parcel 0300002000 (the “Property”) is currently zoned as to the Residential Planned District (RPD) and subject to proffers (Case # R 07-10-03). Properties to the south are zoned A1 (Agricultural), and properties to the south west are zoned as B2 (General Business District). There is a mix of planned commercial district, limited business district and Residential suburban district within 1-mile radius of the Property. Currently, the Property is a vacant land with existing vegetation.



## 2. Proposed Amendment

On December 18, 2007, the Franklin County Board of supervisors approved a rezoning for the Property from A-1 agricultural to RPD (Residential Planned Unit Development) subject to proffered conditions (Case # R 07-10-03). However, there has been no development on the Property since the approval and the land has remained vacant.

As part of an additional planning effort, in 2016, the Board approved the “Westlake Hales Ford Area Plan” which determined the future land use of the Property as a mixture of Residential Mixed Use and Suburban Residential (4 units per acre).



Westlake Solar is proposing an amendment to the future land use for the 230-acre solar facility from Residential Mixed use to Commercial Mixed Use. The proposed amendment will still result in over 362 acres untouched land which would still be a mixture of the previous uses (Residential Mixed Use and Suburban Residential). The remaining portion of the Property will remain unchanged and available for a portion of the development contemplated by the 2007 rezoning approval. The current approved proffers by the Board of Supervisors in 2007 would still apply to the rest of the Property. The Commercial Mixed Use would only apply to the project and Property associated with the Proposed Solar Facility.

Solar projects can be viewed as a way to preserve the land for future development and uses without affecting the current quality of the land.

### 3. Project Conformity with the 2025 Franklin County Comprehensive Plan

Although this application proposes an amendment to the future land use map, Westlake Solar is a low-impact development that supports a number of the remaining elements of the County's Comprehensive Plan. This solar project is consistent with Franklin County's vision of, "appreciating its rural, scenic Blue Ridge landscape and rich cultural and agricultural heritage is a uniquely balanced, highly educated, prosperous, and diverse land of families, businesses, and communities of faith who thrive amongst interconnected neighborhoods where personal responsibility and community interdependence are cherished."

#### **A. The Project is substantially in accord with the overarching goals of the Comprehensive Plan:**

##### 1. Environment

The Project is designed to protect air, water, and soil resources. It is in keeping with Franklin's rural heritage - it has no effect on any sensitive environmental areas surrounding the project including wetlands. The project has considerable setbacks from all wetlands and streams present on the property. The project will also use local pollinator garden and beekeepers to enhance local biodiversity of the area and the site.

##### 2. Cultural Resources

The Project will be evaluated for impact to historic resources and will not directly or indirectly impact any of the Franklin County's historic resources. Any cultural resource found on the project site will be avoided and mitigation techniques would be used after consulting the state DEQ.

##### 3. Community Facilities

With the significant buffering outlined in the Landscaping Plan, this project will be almost completely hidden from view, protecting the rural agrarian aesthetic Franklin enjoys. As stated above, the Project will not cause increases in Franklin's population.

##### 4. Housing

The project does not have any effect on the housing infrastructure of the county. There will be no change in demand for the housing market in the county with the approval of this project. There will be no person living on site once the project is built.

##### 5. Public Utilities

Westlake Solar will be connected to the local utility's grid infrastructure (Appalachian Power). All the energy generated from the local project will be exported back to the local utility. The project will provide local, clean, green, and cheap energy to the local utility, consistent with the county's plan for utilities and environmental quality.

##### 6. Development

As stated above, this Project prevents unwanted development from occurring for at least 35 years while allowing the land to be put into a highly productive use and supplying the locality with significant revenues. The land is free to be used once the project is decommissioned and has no effect on any development activities surrounding the project.

##### 7. Economic Development

This project will require very few public resources from project permitting through decommissioning and will provide the county with enhanced tax revenue, with no impact on the county resources. The project will also provide for over 70 well-paying construction jobs who will be housed in local hotels, providing stimulus to the local hospitality industry.

##### 8. Transportation

This project will have almost no impact on transportation network of the county. Separate access roads to the site will be built after consulting the local VDOT office. The expected travel to the project site will be twice a year for routine O&M activities thereby being no strain on the county's road networks or causing any traffic.



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## CONFORMANCE APPLICATION

**FRANKLIN COUNTY**  
**PETITION/APPLICATION FOR COMPREHENSIVE PLAN CONFORMANCE**  
**REVIEW**

I/We, Energix Westlake, LLC, 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: Energix Westlake, LLC
2. Property Owner's Name: 2311 Wilson Blvd., STE 640, Arlington, VA 22201  
Phone Number: 703-373-7492
- Address: 14374 Booker T Washington Hwy, Moneta, VA  
Zip: Yes, 24121
3. Exact Directions to Property from Rocky Mount: Get on VA-122 N and drive approximately 15 miles and take right at Westlake Corner.
4. Tax Map and Parcel Number: Tax Map: 030.00 Parcel Number: 020.00
5. Magisterial District: Gills Creek
6. Property Information:
  - A. Size of Property: 592.82 acres
  - B. Existing Zoning: RPD (Residential Planned Unit Development)
  - C. Existing Land Use: \_\_\_\_\_
  - D. Is property located within any of the following overlay zoning districts: Some part of property on the Western border  
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.  
South Eastern part of the property borders the lake
7. Proposed Comprehensive Plan conformance review information:
  - A. Proposed Land Use: Ground mounted solar facility
  - B. Size of Proposed Use: 230 acres
  - C. Other Details of Proposed Use: More details on attached narrative  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.**

Petitioner's Name (Print): Energix Westlake, LLC

Signature of Petitioner:  DocuSigned by:  
Itamar Sarussi Itamar Sarussi, Authorized representative of  
Energix Westlake, LLC

Date: 04/28/21

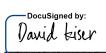
Mailing Address: 2311 Wilson Blvd., STE 640, Arlington, VA 22201

Telephone: 703-373-7492

Email Address: sanket@energix-us.com

Owner's consent, if petitioner is not property owner:

Owner's Name (Print): SMLVA LLC and SMLVA II LLC

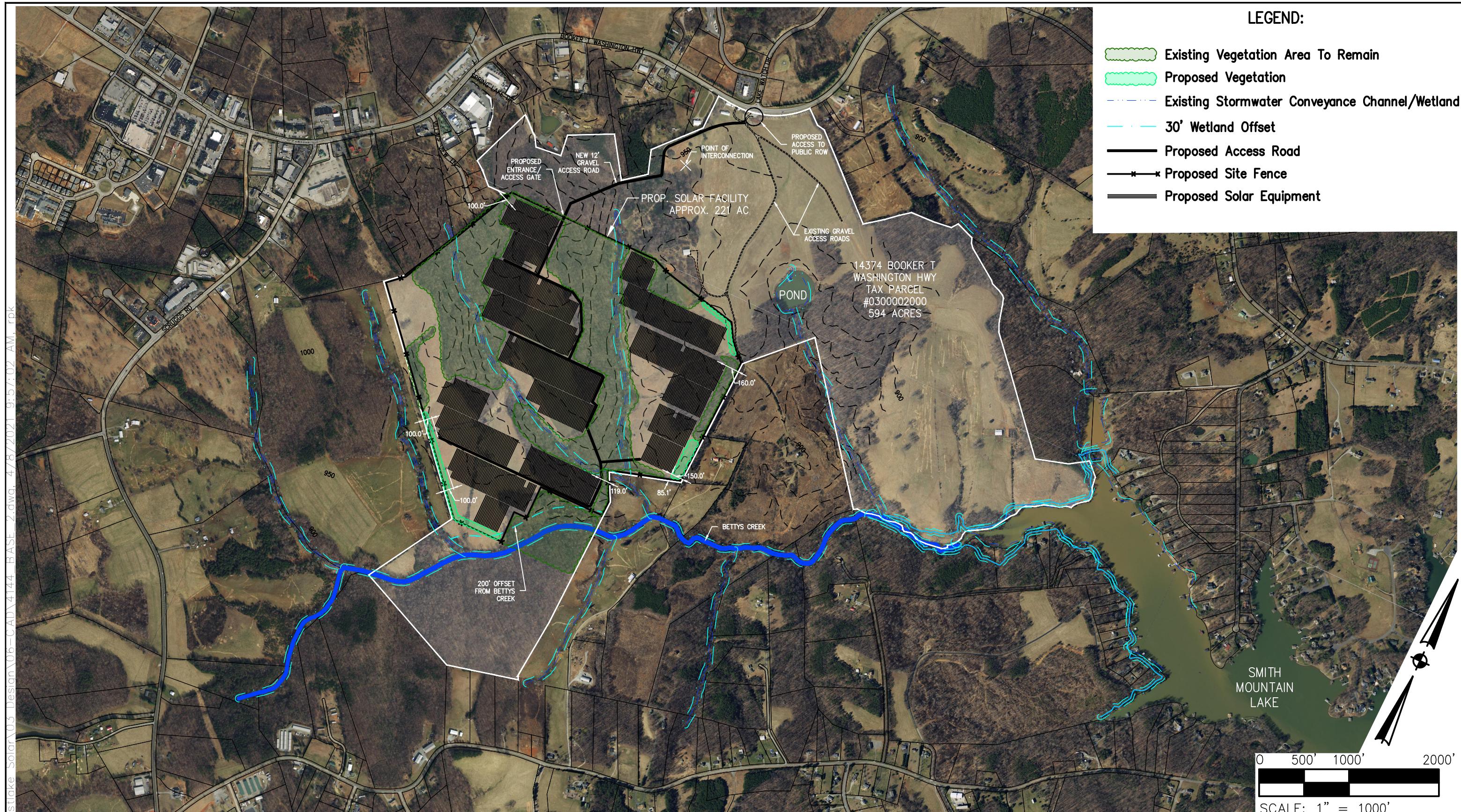
Signature of Owner:  DocuSigned by:  
David Kiser David Kiser Landowner

Date: 5/3/2021



*Westlake*  
**SOLAR**

## CONCEPT PLAN



# Mattern & Craig ENGINEERS • SURVEYORS

701 FIRST STREET, S.W.  
ROANOKE, VIRGINIA 24016  
(540) 345-9342  
FAX (540) 345-7691

Issue Date: APR. 8, 2021

Drawn By: MLC

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Designed By: RPK

Checked By: RDK

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Checked Date: 4/8/2021

ENERGIX  
EXHIBIT FOR WESTLAKE  
SOLAR FIELD  
FRANKLIN COUNTY, VIRGINIA

Commission Number:  
**4144**

Vertical Scale:  
N/A

Horizontal Scale:  
1" - 1000'

## EX-1