

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

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 special use permit on the property described below:

Petitioner's Name: Western Virginia Water Authority (by Scott Kroll, PE, Director of Infrastructure Development)

Petitioner's Address: 601 S. Jefferson Street Roanoke, VA 24011

Petitioner's Phone Number: (540) 283-8232

Petitioner's Email Address: Scott.Kroll@westernvawater.org

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

Property Owner's Address: 3131 Electric Rd Roanoke, VA 24018

Property Owner's Phone Number: (540) 344-2017

Property Owner's Email Address: WFMason@302lawoffice.com

Property Information:

A. Proposed Property Address: Ole Taylor Dr (private)

B. Tax Map and Parcel Number: 0300000102 Tract 3

C. Election District: Gills Creek

D. Size of Property: 42.4503 ac

E. Existing Zoning: B-2

F. Existing Land Use: vacant

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

Corridor District Westlake Overlay District Smith Mountain Lake Surface District

H. Is any land submerged under water or part of Smith Mountain Lake? YES NO

I. If yes, please explain:

Proposed Special Use Permit Information:

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

K. Size of Proposed Use: 0.7476 ac

L. 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 special use permit and the information submitted is herein complete and accurate.

Petitioner's Name (Printed): Scott Kroll, PE- Director of Infrastructure Development
Petitioner's Name (Printed): Western Virginia Water Authority

Petitioner's Signature: 
2024ED89F46D40B...

Date: 8/29/2024 | 9:11 AM EDT

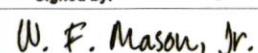
Mailing Address: 601 S. Jefferson Street
Roanoke, VA 24011

Phone Number: (540) 283-8232

Email Address: Scott.Kroll@westernvawater.org

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

Owner's Name: W.F. Mason, Jr., Manager - Westlake Real Estate Investment Limited Company

Owner's Signature: 
7D69CA85D7CA4A0...

Date: 8/29/2024 | 10:37 AM PDT

Date Received by Planning Staff: _____



September 3, 2024

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

Re: Letter of Application - Special Use Permit
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 consideration and approval of a special use permit to allow the construction and operation of a new public sanitary sewer lift station in the Westlake area of the County. 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.

Agreement of proposed use with the purpose and intent of the zoning ordinance and other uses permitted by right in the district

The proposed facility and use are located within the wastewater service area for the WWA adopted by the Franklin County Board of Supervisors in July 2014.

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 sanitary 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.

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



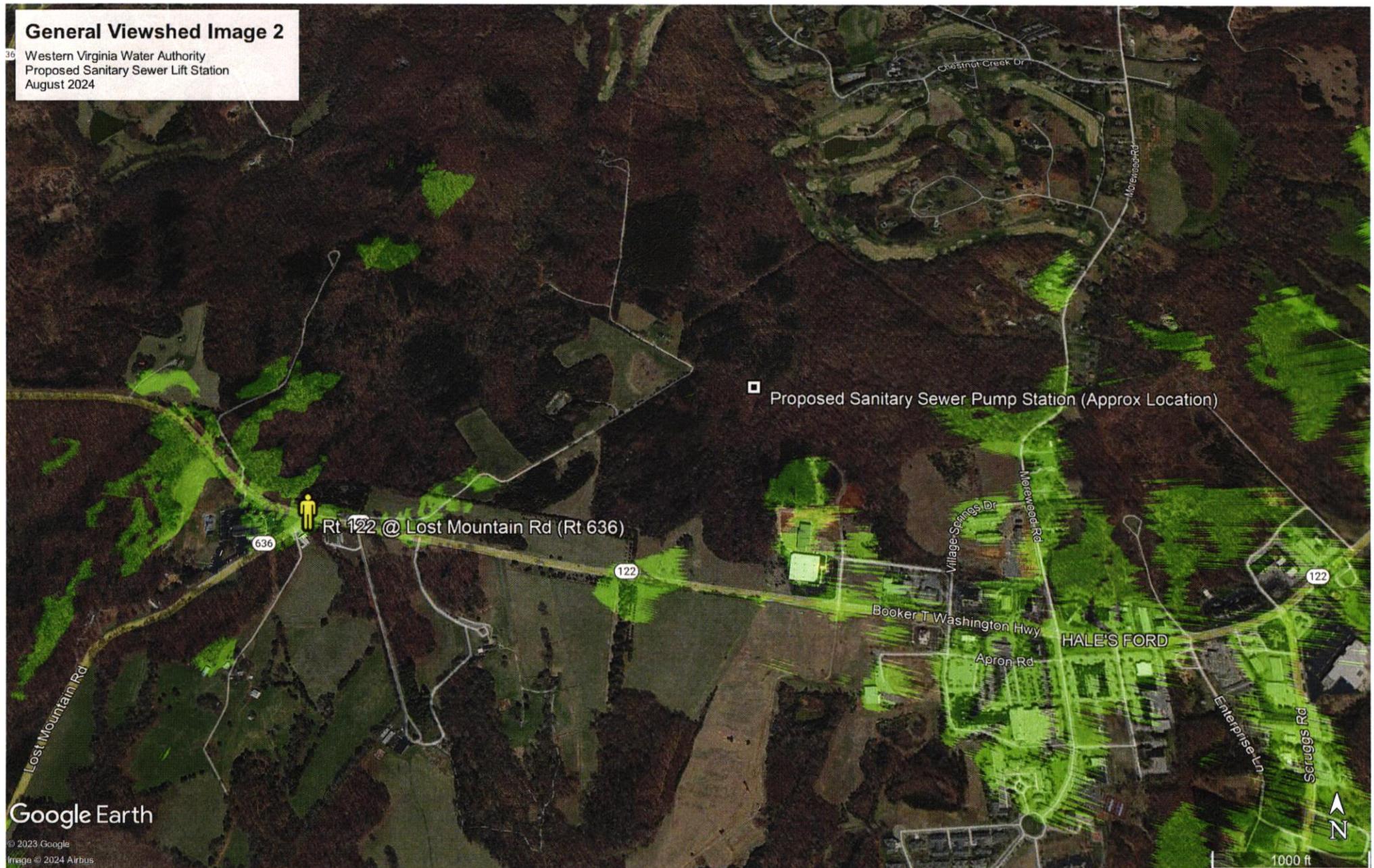
General Viewshed Image 1

Western Virginia Water Authority
Proposed Sanitary Sewer Lift Station
August 2024



General Viewshed Image 2

36
Western Virginia Water Authority
Proposed Sanitary Sewer Lift Station
August 2024



Google Earth

© 2023 Google
Image © 2024 Airbus

General Viewshed Image 3

Western Virginia Water Authority
Proposed Sanitary Sewer Lift Station
August 2024



Google Earth

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1000 ft

GENERAL VIEWSHED IMAGE 4

Western Virginia Water Authority
Proposed Sanitary Sewer Lift Station
August 2024



Google Earth

© 2023 Google
Image © 2024 Airbus

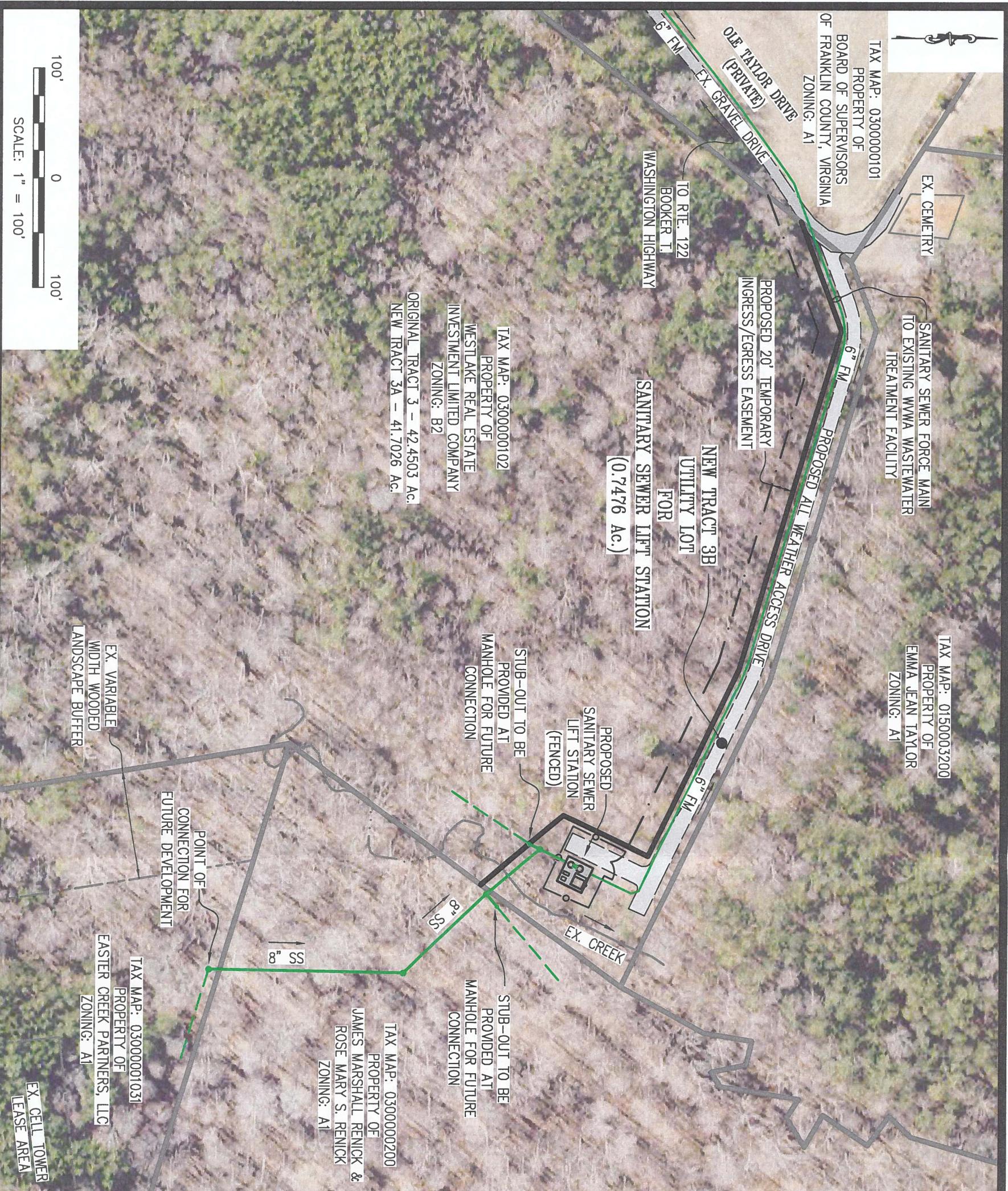
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1000 ft



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

Image capture: Aug 2022 © 2024 Google United States Terms Privacy Report a problem



CURRENT ZONING: B2 – BUSINESS DISTRICT, GENERAL
PROPOSED USE: SANITARY SEWER LIFT STATION
SITE AREA: 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.
6. 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 51067C015D, DATED JANUARY 6, 2010. ZONE X UNSHADDED.

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



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

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

DATE:	August 22, 2024
COMM. NO.:	23-263
SCALE:	1" = 100'
SHEET	1 OF 1