

THE FRANKLIN COUNTY BOARD OF SUPERVISORS CALLED A SPECIAL MEETING TO HOLD A WORK SESSION TO DISCUSS IN OPEN SESSION A REQUEST FROM AN ECONOMIC DEVELOPMENT PROJECT TO HAVE THE COUNTY SUBMIT AN APPLICATION FOR RESEARCH AND DEVELOPMENT FUNDING TO THE VIRGINIA TOBACCO COMMISSION AND THE UPDATE OF FRANKLIN COUNTY'S LAND DEVELOPMENT ORDINANCES, ALSO KNOWN AS THE ZONING AND SUBDIVISION ORDINANCES ON TUESDAY, AUGUST 31, 2010, AT 4:00 P.M., IN THE BOARD OF SUPERVISORS MEETING ROOM AND RECESSED TO THE TRAINING ROOM –B75, LOCATED IN THE GOVERNMENT CENTER, 1255 FRANKLIN STREET, ROCKY MOUNT, VIRGINIA.

THERE WERE PRESENT: Charles Wagner, Chairman
Wayne Angell, Vice-Chairman
Leland Mitchell
Ronnie Thompson
Russ Johnson
Bobby Thompson

ABSENT: David Cundiff

OTHERS PRESENT: Richard E. Huff, II, County Administrator
Christopher L. Whitlow, Asst. County Administrator
Larry V. Moore, Asst. County Administrator
B. J. Jefferson, County Attorney

Chairman Charles Wagner called the meeting to order.

Richard E. Huff, II, County Administrator, presented the Board the following resolution for their consideration and review:

**RESOLUTION RECOGNIZING THE 75TH ANNIVERSARY OF THE BLUE RIDGE
PARKWAY**

WHEREAS, construction of the Blue Ridge Parkway began on September 11, 1935, to link Shenandoah National Park in Virginia and Great Smoky Mountains National Park in North Carolina and Tennessee; and

WHEREAS, the Blue Ridge Parkway is the most visited unit in the National Park Service system, surpassing that of Grand Canyon, Yosemite, and Yellowstone national parks combined; and

WHEREAS, the Parkway is an internationally recognized scenic highway that winds through 29 counties and encompasses nearly 82,000 acres in Virginia and North Carolina; and

WHEREAS, there is great pride in the fact that nearly 3,000 acres and more than 25 miles of the Blue Ridge Parkway's 469 miles are located in Roanoke County; and

WHEREAS, Franklin County recognizes the economic value of the Blue Ridge Parkway, which contributes more than \$2.3 billion annually to the local economies along its path; and

WHEREAS, recognizing the 75th Anniversary of the Blue Ridge Parkway is an honor for Franklin County, which has dedicated time and resources to raising awareness of this exceptional natural and cultural resource; and

WHEREAS, Franklin County has selected Debra Weir, Tourism/Special Events Manager as its Honor Representative during the 75th Anniversary year in recognition of her tremendous efforts in supporting and promoting the Parkway; and

WHEREAS, the County of Franklin recognizes its citizens deep commitment to the Blue Ridge Parkway as they enjoy the scenic beauty and recreational opportunities that abound there and work steadfastly to help preserve this unique asset for future generations.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Franklin County, Virginia, does hereby express its most sincere appreciation to the Blue Ridge Parkway for its very special "museum of the managed American countryside" – as envisioned by the Parkway's first landscape architect, Stanley Abbott – which leads travelers from around the world along its scenic corridor and into the Parkway's gateway communities to enjoy the quality of life there; and

BE IT FURTHER RESOLVED that Franklin County, in commending and congratulating the Blue Ridge Parkway for its 75th Anniversary, wishes **Blue Ridge Parkway 75** its best during its upcoming signature events and looks forward to a continued and meaningful partnership with the Parkway for the next 75 years.

(RESOLUTION #07-08-2010)

BE IT THEREFORE RESOLVED, by the Board of Supervisors to adopt the aforementioned resolution as presented.

MOTION BY: Wayne Angell

SECONDED BY: Bobby Thompson
 VOTING ON THE MOTION WAS AS FOLLOWS:
 AYES: Mitchell, Thompson, Angell, Johnson, Thompson & Wagner
 ABSENT: Cundiff

Dr. Charles Bowman, ADNA President, and Dr. R. Bruce B. Vogelaar were present as Dr. Bowman presented the following PowerPoint Presentation for the Board's review and consideration:

GEM*STAR
Green Energy-Multiplier
Subcritical Technology for Alternative Reactors

a project by

ADNA Corporation
 (Accelerator Driven Neutron Applications)

for

Franklin County
 Board of Supervisors
 August 31, 2010 4:00 PM

presented by

Dr. Charles Bowman, ADNA president
 Dr. R. Bruce Vogelaar, VT Professor of Physics
 Dr. Ganapati Myneni, Jefferson Lab, Accelerator Science

Nuclear Energy's Fundamental Problem
Too Few Fission Neutrons

Neutron shortage leads to

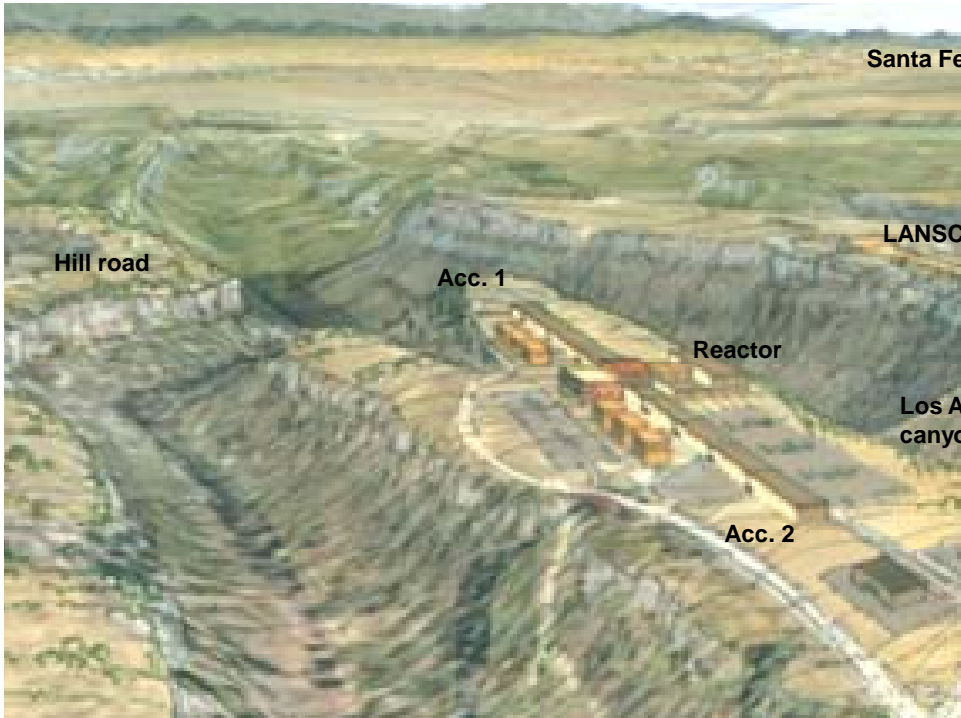
- Enrichment
- Reprocessing and therefore near term waste storage requirement
- Expensive fast reactors with safety issues

Shortage consequences

- Extraordinary technological complexity (GNEP)
- Serious proliferation burden
- Onerous international controls
- Near term storage for high level waste
- Unnecessarily high cost for nuclear energy

The GEM*STAR solution

- Improve the reactor neutron economy (graphite and control rods)
- Add supplemental neutrons from accelerators
- Use liquid fuel and recycle without chemical separations (reprocessing)
- Make energy generation cheaper, simpler, and safer
- Reduce waste and delay permanent disposition for centuries



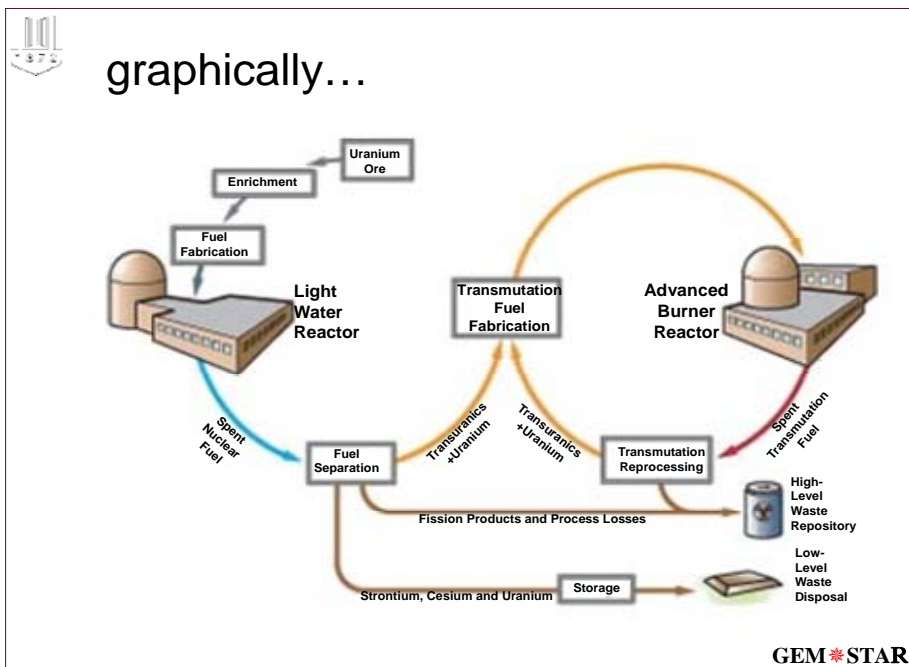
GEM*STAR Demo Design
\$10 million Required Over Two Years
Staging Facility and Engineering Design

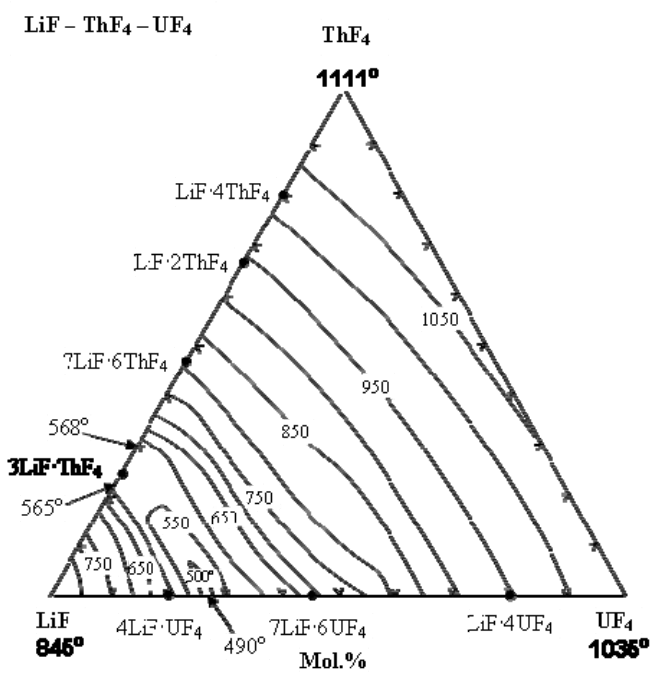
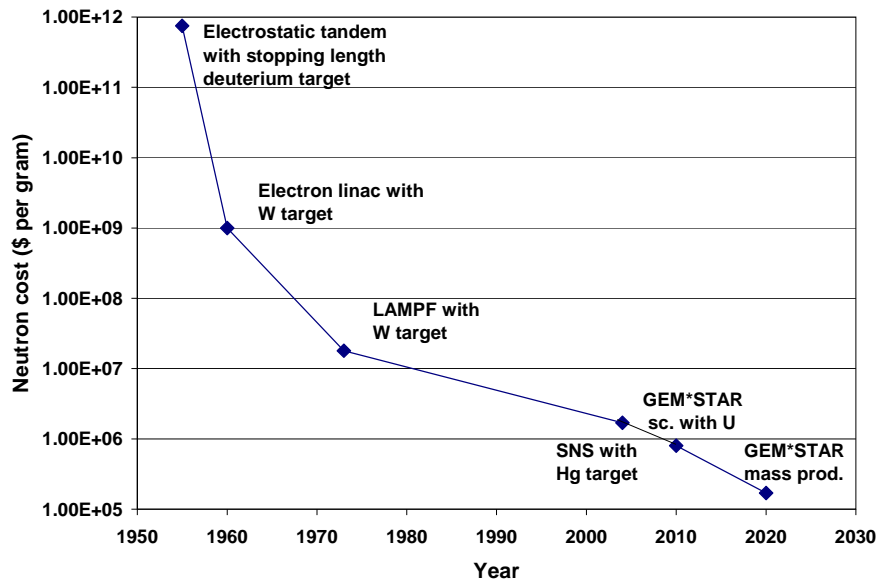
for

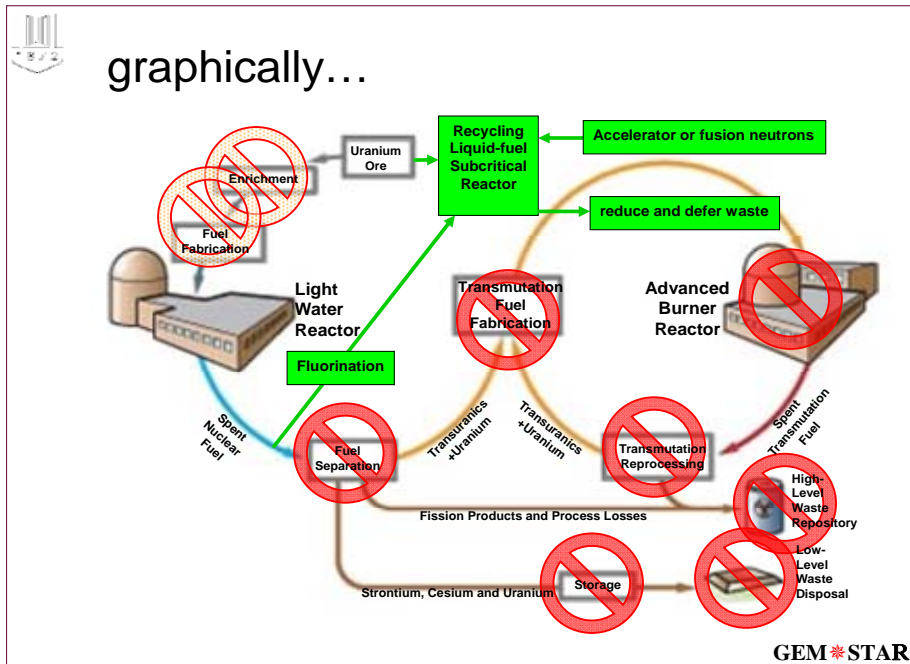
60 MWe GEM*STAR electric demo costing \$160 million

200,000 gallon/day diesel demo costing \$160 million

- **Virginia Tobacco Indemnity Fund \$4 million grant**
 Staging facility guiding demo design
 Location at 266 Sunflower Lane, Callaway, VA
 Involves natural uranium and radioactive sources
 \$2 million/y for two years
- **Los Alamos County \$4 million grant**
 Engineering design of the demo in Los Alamos
 ADNA headquarters in Los Alamos
 Reservation of half of TA-21 for three years
 \$2 million/y for two years
- **Other (VA and/or NM) \$1 million/y for two years**
 Private investment in GEM*STAR stock
 Virginia universities contribution
 DOE via Virginia consortium

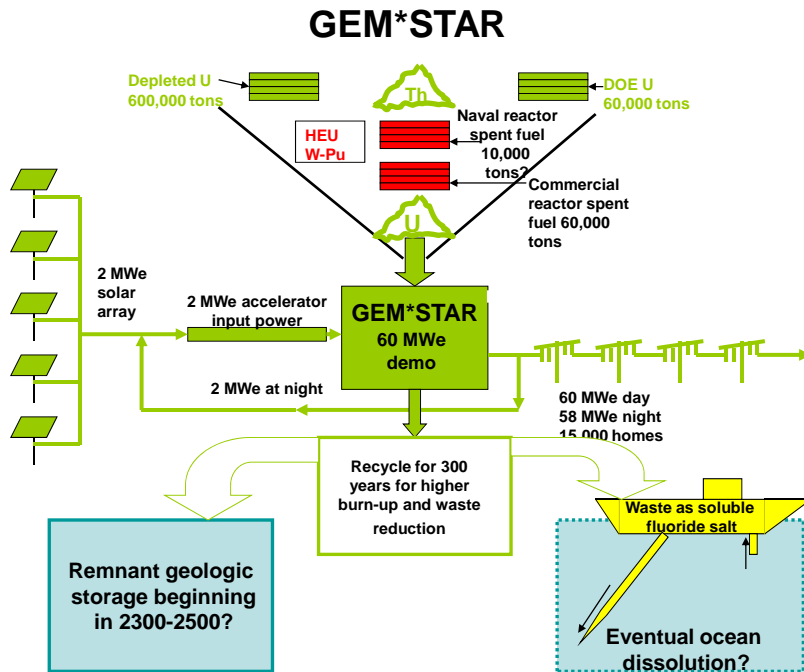




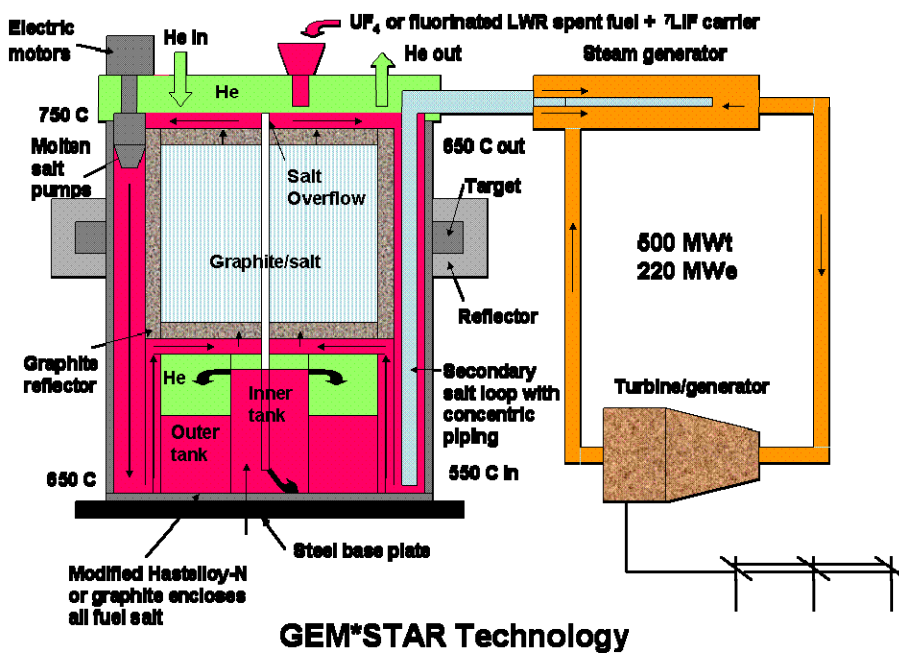


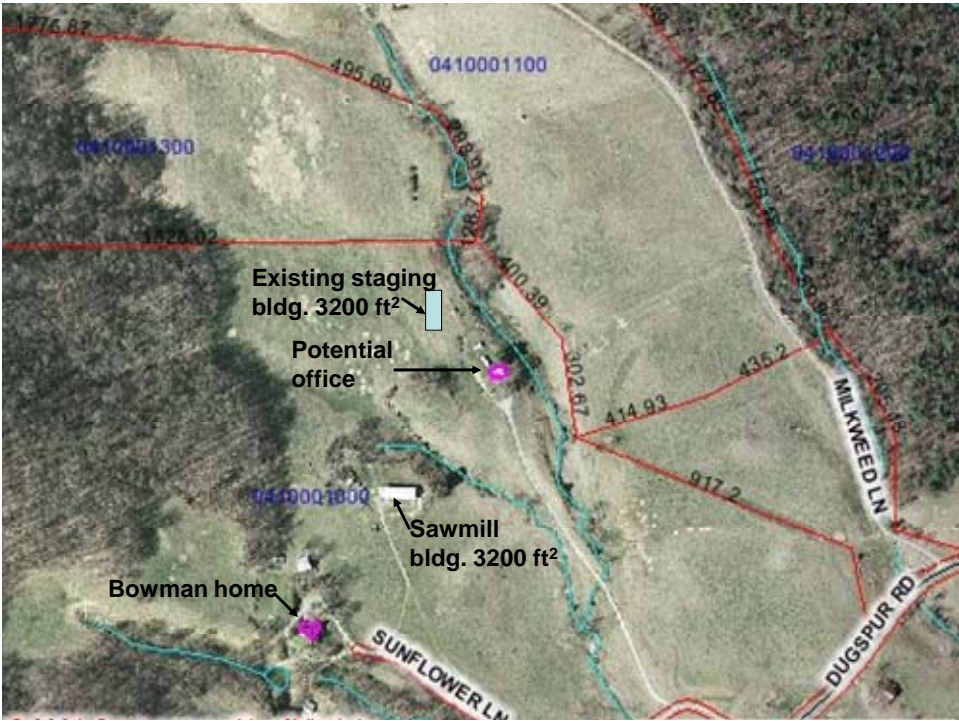
Practical Consequences of the GEM*STAR Breakthrough

- *Burns natural uranium and produces twice as much energy from mined uranium as LWRs
- *Produces as much energy from LWR spent fuel in the first pass as the LWR produced from fresh fuel
- *Eliminates public concerns about enrichment, reprocessing, fast reactors
- *Reduces waste stored per watt by about 5-10 and delays storage by 250-500 years
- *Enhances safety; subcritical operation, low power density, low vapor pressure core materials, passive afterheat removal with air alone, fail safe operation
- *Competes with the cost of nuclear power from once-through LWR **even with the accelerator**: lower fuel cost, afterheat costs, materials costs, heat exchanger costs, no pressure vessel, and 30% higher thermal-to-electric conversion efficiency
- *Divorces nuclear power from nuclear weapons
- *Burns natural U, thorium, naval spent fuel, DOE uranium, depleted-U, W-Pu, HEU
- *High temperature heat enables liquid transportation fuel from coal and water

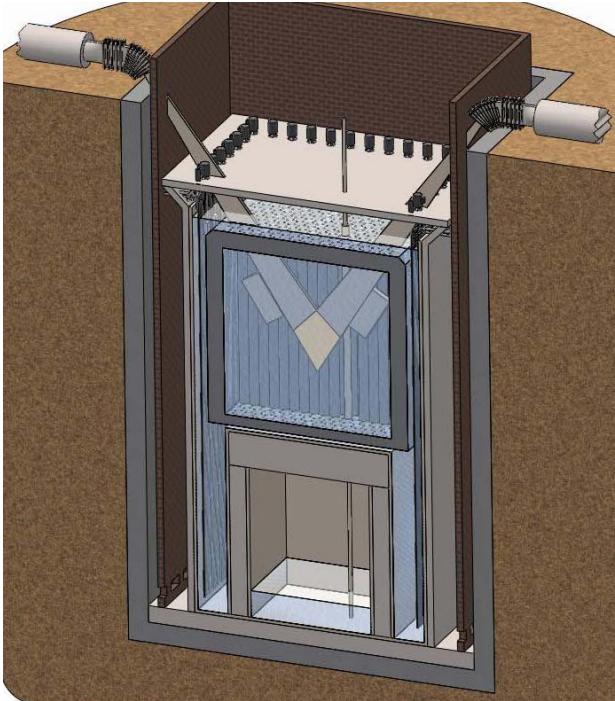


Virginia Staging Facility



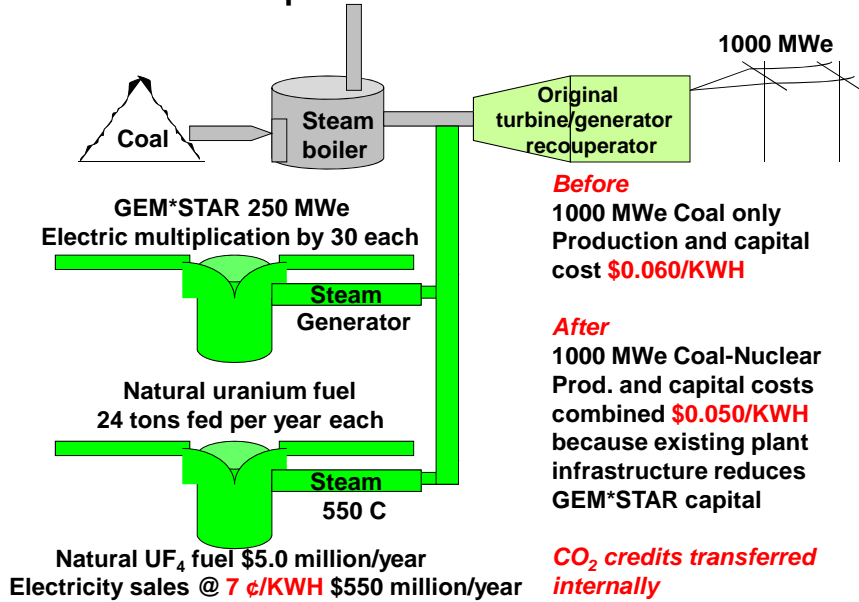


New Mexico Engineering Design

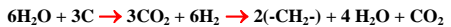
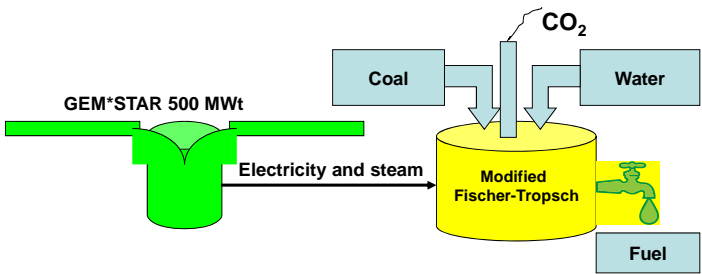




**Coal-Fired Plant Conversion to Half Nuclear
Cap-and-Trade Neutralized**



Diesel and Gasoline from GEM*STAR



**Water (680,000 gallons/d)
+ Coal (3000 tons/d)**
↓
**Diesel (680,000 gallons/d
+ CO₂ (1000 tons/d C (1/3 of feed))**

Estimate of Diesel Price at the Pump

Steam and electricity from GEM*STAR	\$ 0.53/gallon
Feed coal @ \$100/ton (twice the current price)	0.37
Conversion facility operations costs	0.19
Construction mortgage payments for conv. facil.	0.15
Liquid fuel production profit @ 15 %	<u>0.19</u>
Wholesale price	\$ 1.43/gallon
Distribution and sales	0.24
Federal excise tax*	0.25
State excise tax*	<u>0.22</u>
Total	\$2.14/gallon

Obviously railroad site required *U. S. Energy Information Administration averages for the U. S.

Why Electricity Cost is Lower Than LWR (even with the accelerator and target)

- Higher thermal-to-electric efficiency (44 % vs 33 %)
- No downtime for refueling
- Less steam cooling capacity required
- Lower fuel costs by three per ton
- No control rod costs
- Graphite very cheap construction material
- No external heat exchanger
- No seven-inch pressure vessel (that must be manufactured in a foreign country)
- No back-up water cooling system for LOCA
- Simpler passive convection air cooling (low power density and vapor pressure)
- Shorter construction time (by 3) reduces interest charge on construction capital
- Improved safety reduces time and expense for siting and regulatory approval
- Improved safety may reduce interest rate on borrowed construction capital
- No near-term cost for reprocessing or waste disposition
- Ultimate waste disposition cost reduced and delayed
- Potential payment from DOE to GEM*STAR for consuming LWR spent fuel

Are Investment Risks Acceptable?

Safety Risks

System sealed against all emissions
 Volatile inventory down by more than 3 million from an LWR
 Plutonium inventory down by 20 from an LWR
 Fuel freezes (solidifies) if dispersed by a successful missile attack
 Underground location with concrete and steel protection

Technical risk

It can be built...highly successful accelerators and a molten reactor have been built
 Combustion Engineering Inc. completed a detailed design for a 1000 MWe molten salt reactor in 1970

Financial risk

Pulling together the construction team
 World's most attractive nuclear project by far
 Most compelling green (no CO₂) energy project (undercuts solar, wind, and bio electricity costs by more than four)
 First 60-MWe unit will pay for its operations and pay off capital investment
 Investment come from national and world market measured in \$ trillions
 Future costs for GEM*STAR electricity go down, not up
 No IPO sellout.....ADNA to be a long-term vertically integrated corporation

Regulatory risk

GEM*STAR is technically not a reactor so role of NRC not established by precedent but by House and Senate
 Project aim is demonstrating successful operation; licensing later
 A demo under DOE oversight might not require NRC oversight as well
 Absence of federal funds might speed environmental approvals
 Simple change to DOE missions of tritium or ³He production if necessary for turn-on
 Build elsewhere if U. S. approvals introduce unacceptable delays

GEM*STAR Comparison on NRC and EPA Issues

Consideration	Nuclear Now and Future	GEM*STAR
Refueling radiation exposure	Significant	Zero
On-site spent fuel storage	Complex	Internal for 40 years
Longer term waste storage	Unsolved	Reuse and delay by centuries
Routine radiation release	Near zero	Near zero
Fission power density	High	Lower by ten
Accident radiation release	Large	Smaller by one million
Vulnerability to missile attack	Expensive barrier	Self limiting and sealing
Afterheat removal	Active by pumped water	Passive by air convection
Afterheat water requirement	Very large	Zero
Routine water requirement	Significant	Lower by 30 %
Heat release to environment	Significant	Lower by 30 %
Pressure vessel	Expensive	Thin inner containment only
Containment vessel	Heavy concrete	Thin steel outer containment
Weapons proliferation risk	Very high	Very low

Major safety and environment simplifications for NRC and EPA

East-West Roles in GEM*STAR

Phase 1: Start-Up

Virginia

Staging facility construction, Franklin County
 VA University & Jefferson Lab Consortium
 Funding development (Calculations, design, scoping)
 GEM*STAR Demo site selection
 (Natural uranium only)

New Mexico

ADNA Corp. design and engineering of demo
 NM resource draw-in
 (LANL, Sandia, WIPP with DOE support)
 GEM*STAR Fuel Testing Facility design

Phase 2: Mid-Term

Demonstration steam generation
 with natural uranium
 Demo electricity production (Nat. U)
 Demo liquid fuel production (Nat. U)

GEM*STAR fuel testing facility construction
 Alternative fuel preparation (reactor spent
 fuel, naval spent fuel, thorium, depleted
 uranium, weapons plutonium, DOE legacy
 fuels)
 Demo Isotope separation for ⁷Li

East-West Roles in GEM*STAR (Continued)

Phase 3: Longer Term

Virginia

GEM*STAR manufacture
 VA Consortium Technology extension center
 (advanced recycling, advanced accelerators,
 materials development)
⁷Li production and fuel preparation

New Mexico

Continued fuel development at fuel test facility
 (Initial focus on spent fuel)
 Advanced GEM*STAR designs
⁷Li production and fuel preparation

Virginia Focus
GEM*STAR manufacturing
and technology improvement

New Mexico Focus
GEM*STAR solutions to
long-term DOE problems

Permitting and Regulatory Spread Sheet

Stage	Item	Permitted/Licensed Party			Regulatory Body							
		ADNA	Virginia Tech	Jefferson Laboratory	County	Emergency Services (e.g. Fire Marshal)	State Environment	NRC	OSHA	EPA	Other	
1	Zoning	x			x							
	"Source Material"	?	?	?				x				
	"Hygiene Plans", etc	x	?			x	x		x			
	Low-Energy LINAC			x		x		x				?
2	Proton Accelerator	x		x		x		x	x			
	Reactor	x	?			x	x	x	x	??		
	Turbine Generator	x							x			
3	Demonstrator	x				x	x*	x	x	x*		
	"Special Nuclear Materials"	x		?				x				
4	Power Generation License	x						x	x			?
5	Spent Nuclear Fuel	x						x	x			?

GEM*STAR Demo at TA-21

GEM*STAR Demo	100 % borrowed capital 60 MWe		Stage I: 60 MWe Demo with 50% loan and 50% capital Investment	
	Upper Bound	Lower Bound	Upper Bound	Lower Bound
Reactor & Building	\$ 50,793,235	\$ 25,596,623	\$ 50,793,235	\$ 25,596,623
Accelerators & Building	\$ 90,164,034	\$ 63,856,251	\$ 90,164,034	\$ 63,856,251
Miscellaneous Buildings	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000
Turbines & Generator Sets (200 Mwe)	\$ 30,000,000	\$ 20,000,000	\$ 30,000,000	\$ 20,000,000
Estimated Cost without Pre-finance	\$ 211,148,723	\$ 137,343,449	\$ 211,148,723	\$ 114,452,874
Initial phase pre-start-up financing costs (7%)	\$ 15,340,411	\$ 9,614,041	\$ 14,780,411	\$ 8,011,701
Estimated Cost with Finance of Building Costs	\$ 226,489,133	\$ 146,957,490	\$ 225,929,133	\$ 122,464,575
Capital Investment (initial)	-	-	\$ 105,574,361	\$ 57,226,437
Revenues (Year 5)	\$ 35,826,402	\$ 35,826,402	35826402.49	35826402.49
Operational & Finance Costs (Year 5)	\$ 39,852,192	\$ 24,965,252	26180934.76	15444293.66
Profit or Loss (Year 5)	\$ (4,025,789)	\$ 10,861,151	9645467.734	20382108.84
Profit or Loss with GHG Credit (Year 5)	\$ 4,116,575	\$ 8,142,364	17787831.94	27726054.84
Generation cost per KWhr	\$ 0.084	\$ 0.053	0.055	0.033
Sales Price per KWhr	\$ 0.070	\$ 0.070	0.070	0.070
Gain or Loss per KWhr	\$ (0.014)	\$ 0.017	0.015	0.037
Gain or Loss per KWhr with GHG Credit \$0.018/KWh	\$ 0.004	\$ 0.035	0.033	0.055
Margin (Profit/Loss on Revenues)	Avg. -20%	2%	24%	21%
Margin (Profit/Loss on Revenues) with GHG Credit	Avg. 6%	28%	50%	47%
Return on Invested Capital without GHG Credit	-	-	9%	22%
			36%	36%

Initially 60 MWe with upgrade to 120 MWe by adding a second accelerator and target and doubling the turbine-generator, but without other changes.

The ADNA-GEM*STAR Team

Bruce Vogelaar	Prof. of Physics, Virginia Tech
Ganapati Myneni	SCT Jefferson Lab
Eugene Smith	Virginia Electric Power Co., retired
Roger Smith	Zia Engineering and Design
R.J. Ponchione	
Tom Wangler	Accelerator consultant
Kieth Barras	Mosaic Architectural Engineering and Design
David Blond	Chief Economist of the Pentagon, Retired
Kevin Holsapple	Los Alamos Community Development Corporation
Brad Salter	Virginia financial development consultant
Ed Bilpuch*	Duke-TUNL neutron science team
Calvin Howell**	*Former TUNL director
Anton Tonchev	**Present TUNL director
Werner Tornow*	
14 additional stockholders	Assistance-in-kind

General discussion ensued.

(RESOLUTION #08-08-2010)

BE IT THEREFORE RESOLVED, by the Board of Supervisors to authorize staff to make an application to the Virginia Tobacco Indemnification and Community Revitalization Commission's (TICRC) Research and Development Grant Program on behalf of ADNA Corporation in the amount of \$4 million. The grant, if approved, will be used by ADNA Corporation for its GEM*STAR Demo Design, Staging Facility Construction and Operation project in the Callaway section of Franklin County. The Board hereby approves the submission of this grant application to the TICRC. Furthermore, the Board authorizes the County Administrator to execute all grant-related documents and to be responsible for the accuracy of the application and for the appropriate use of any funds granted. The Board agrees to submit this application with the understanding that the TICRC will screen such application to ensure compliance with all applicable permitting and regulatory requirements and that, if grant funds are awarded and upon the acceptance of such grant funds by the County, all project permitting and regulatory approvals have been assured.

MOTION BY: Wayne Angell

SECONDED BY: Russ Johnson

VOTING ON THE MOTION WAS AS FOLLOWS:

AYES: Mitchell, Angell, Johnson, Thompson & Wagner

NAYS: Ronnie Thompson



ABSENT: Cundiff

THE MOTION PASSED WITH A 5-1-0-1

Neil Holthouser, Director of Planning & Community Development, summarized for the Board the scope of the Land Development Ordinances, known as the Zoning & Subdivision Ordinances.

The Clarion Consultants shared with the Board the results from the citizen preference survey tallied from the seven district meetings held within the County and the guiding principal lessons learned.


The consultants presented the following PowerPoint Presentations:

FRANKLIN COUNTY, VA


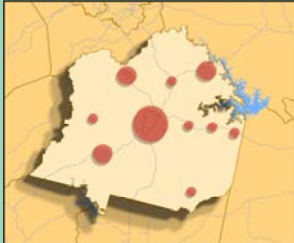
Report to the Board of Supervisors


August, 31 2010





Meeting Overview

- Citizen Preference Survey Results
- Guiding Principles
- Options for Ordinance Development
- Next Steps










Project Steps

Scope of Work	Status
Task 1: Project Initiation and Scoping	Completed
Task 2: Demand Capacity	Completed
Task 3: Diagnosis	In Progress
Task 4: Public Outreach	Coming Soon
Task 5: Recommendations	
Task 6: Draft Ordinance Language	







CPS Introduction

- Citizen preference survey designed to better understand resident perceptions
- 21 questions, organized by geographic region
- Survey provided immediate viewing of results
- 7 surveys administered during July 2010
- 177 participants



CLARION

McBrideDALE
CLARION

Stone Engineering

CPS – Introductory Questions

QUESTION 1: HOW LONG HAVE YOU LIVED IN FRANKLIN COUNTY?

QUESTION 2: ARE YOU A PROPERTY OWNER?

QUESTION 3: WHO IS **YOUR REPRESENTATIVE** ON THE BOS?

Question 3 Responses							
Survey Group	1	2	3	4	5	6	7
1. Rocky Mount	8	1	0	4	0	2	1
2. Blackwater	2	13	0	0	0	0	5
3. Boone	0	0	4	0	0	0	0
4. Gills Creek	0	0	6	24	2	2	1
5. Union Hall	1	0	0	0	24	2	0
6. Snow Creek	0	0	0	0	0	22	0
7. Blue Ridge	0	0	0	0	0	0	31
Totals	11	14	10	28	26	28	38

CLARION

McBrideDALE
CLARION

Stone Engineering

CPS - Rural Areas

QUESTION 4: I THINK THE **RIDGE TOPS** SHOULD BE BETTER PROTECTED FROM DEVELOPMENT.

Question 4 Responses			
Survey Group	Agree or Strongly Agree	Disagree or Strongly Disagree	Neutral or No Opinion
1. Rocky Mount	56%	32%	12%
2. Blackwater	48%	24%	28%
3. Boone	75%	0%	25%
4. Gills Creek	60%	22%	18%
5. Union Hall	63%	18%	19%
6. Snow Creek	62%	24%	14%
7. Blue Ridge	70%	23%	7%
Average	61%	22%	17%

CLARION

McBrideDALE
CLARION

Stone Engineering

CPS - Rural Areas (cont.)

QUESTION 5: I THINK NEW DEVELOPMENT SHOULD BE HIDDEN OR HARD TO SEE FROM THE BLUE RIDGE PARKWAY.

Question 5 Responses			
Survey Group	Agree or Strongly Agree	Disagree or Strongly Disagree	Neutral or No Opinion
1. Rocky Mount	61%	23%	16%
2. Blackwater	26%	64%	10%
3. Boone	100%	0%	0%
4. Gills Creek	79%	6%	15%
5. Union Hall	63%	26%	11%
6. Snow Creek	63%	23%	14%
7. Blue Ridge	71%	29%	0%
Average	64%	25%	11%

CLARION

*McBride***DALE**
CLARION

Stone Engineering

CPS Results - Rural Areas (cont.)

QUESTION 6: I THINK CONSERVATION SUBDIVISIONS ARE APPROPRIATE IN THE COUNTY.



Question 6 Responses			
Survey Group	Agree or Strongly Agree	Disagree or Strongly Disagree	Neutral or No Opinion
1. Rocky Mount	69%	27%	4%
2. Blackwater	55%	32%	13%
3. Boone	75%	25%	0%
4. Gills Creek	50%	36%	14%
5. Union Hall	60%	24%	16%
6. Snow Creek	60%	15%	25%
7. Blue Ridge	47%	33%	20%
Average	55%	29%	16%

CLARION

*McBride***DALE**
CLARION

Stone Engineering

CPS Results - Rural Areas (cont.)

QUESTION 7: I THINK PROTECTING FARMLAND AND FARMING OPERATIONS FROM ENCROACHING DEVELOPMENT IS IMPORTANT.

Question 7 Responses			
Survey Group	Agree or Strongly Agree	Disagree or Strongly Disagree	Neutral or No Opinion
1. Rocky Mount	84%	16%	0%
2. Blackwater	91%	9%	0%
3. Boone	100%	0%	0%
4. Gills Creek	86%	6%	8%
5. Union Hall	61%	27%	12%
6. Snow Creek	87%	0%	13%
7. Blue Ridge	91%	9%	0%
Average	84%	11%	5%

CLARION

*McBride***DALE**
CLARION

Stone Engineering

CPS Results - Rural Areas (cont.)

QUESTION 8: I THINK RURAL AREAS SHOULD BE BETTER PROTECTED FROM NUISANCES.

Question 8 Responses			
Survey Group	Agree or Strongly Agree	Disagree or Strongly Disagree	Neutral or No Opinion
1. Rocky Mount	58%	22%	20%
2. Blackwater	41%	43%	16%
3. Boone	50%	25%	25%
4. Gills Creek	80%	14%	6%
5. Union Hall	49%	26%	26%
6. Snow Creek	90%	10%	0%
7. Blue Ridge	56%	41%	3%
Average	62%	27%	11%

CLARION

McBrideDALE
CLARION

Stone Engineering

CPS Results - Rural Areas (cont.)

QUESTION 9: I THINK RURAL AREAS NEED BETTER PROTECTION AGAINST HEAVY COMMERCIAL OR INDUSTRIAL USES.

Question 9 Responses			
Survey Group	Agree or Strongly Agree	Disagree or Strongly Disagree	Neutral or No Opinion
1. Rocky Mount	58%	16%	26%
2. Blackwater	38%	38%	26%
3. Boone	75%	0%	25%
4. Gills Creek	64%	24%	12%
5. Union Hall	44%	50%	6%
6. Snow Creek	90%	5%	5%
7. Blue Ridge	50%	40%	10%
Average	57%	30%	13%

CLARION

McBrideDALE
CLARION

Stone Engineering

CPS – Commercial & Mixed-Use Village Centers

QUESTION 10: I THINK BETTER LANDSCAPING IS NEEDED IN VILLAGE CENTERS.

Question 10 Responses			
Survey Group	Agree or Strongly Agree	Disagree or Strongly Disagree	Neutral or No Opinion
1. Rocky Mount	42%	21%	37%
2. Blackwater	26%	34%	40%
3. Boone	75%	25%	0%
4. Gills Creek	47%	33%	20%
5. Union Hall	48%	44%	8%
6. Snow Creek	58%	5%	37%
7. Blue Ridge	66%	21%	11%
Average	50%	27%	23%

CLARION

McBrideDALE
CLARION

Stone Engineering

CPS – Commercial & Mixed-Use Village Centers (cont.)

QUESTION 11: I THINK THE COUNTY SHOULD REQUIRE NEW DEVELOPMENT IN VILLAGE CENTERS TO BE MORE WALKABLE OR **PEDESTRIAN FRIENDLY**.

Question 11 Responses			
Survey Group	Agree or Strongly Agree	Disagree or Strongly Disagree	Neutral or No Opinion
1. Rocky Mount	61%	17%	22%
2. Blackwater	50%	27%	23%
3. Boone	100%	0%	0%
4. Gills Creek	55%	30%	15%
5. Union Hall	50%	43%	7%
6. Snow Creek	73%	14%	13%
7. Blue Ridge	66%	34%	0%
Average	60%	28%	12%

CLARION

*McBride***DALE**
CLARION

Stone Engineering

CPS – Commercial & Mixed-Use Village Centers (cont.)

QUESTION 12: SOMETHING NEEDS TO BE DONE TO ADDRESS HOW **PARKING LOTS** IN VILLAGE CENTERS LOOK.

Question 12 Responses			
Survey Group	Agree or Strongly Agree	Disagree or Strongly Disagree	Neutral or No Opinion
1. Rocky Mount	61%	17%	22%
2. Blackwater	21%	39%	40%
3. Boone	100%	0%	0%
4. Gills Creek	55%	30%	15%
5. Union Hall	23%	70%	7%
6. Snow Creek	27%	10%	63%
7. Blue Ridge	36%	39%	25%
Average	30%	41%	29%

CLARION

*McBride***DALE**
CLARION

Stone Engineering

CPS – Commercial & Mixed-Use Village Centers (cont.)

QUESTION 13: I BELIEVE THE COUNTY NEEDS STRONGER **SIGNAGE STANDARDS** IN THE VILLAGE CENTERS.

Question 13 Responses			
Survey Group	Agree or Strongly Agree	Disagree or Strongly Disagree	Neutral or No Opinion
1. Rocky Mount	42%	37%	21%
2. Blackwater	16%	48%	36%
3. Boone	75%	25%	0%
4. Gills Creek	64%	22%	14%
5. Union Hall	75%	17%	8%
6. Snow Creek	53%	12%	35%
7. Blue Ridge	50%	38%	12%
Average	52%	29%	19%

CLARION

*McBride***DALE**
CLARION

Stone Engineering

CPS – Commercial & Mixed-Use Village Centers (cont.)

QUESTION 14: I WOULD SUPPORT NEW STANDARDS FOR **SCREENING** OUTDOOR STORAGE AND SERICE AREAS IN VILLAGE CENTERS.

Question 14 Responses			
Survey Group	Agree or Strongly Agree	Disagree or Strongly Disagree	Neutral or No Opinion
1. Rocky Mount	74%	6%	10%
2. Blackwater	50%	26%	24%
3. Boone	50%	25%	25%
4. Gills Creek	72%	15%	13%
5. Union Hall	68%	24%	8%
6. Snow Creek	72%	15%	13%
7. Blue Ridge	51%	33%	16%
Average	63%	21%	16%

CLARION



CPS – Commercial & Mixed-Use Village Centers (cont.)

QUESTION 15: I THINK IT IS IMPORTANT TO **INCLUDE HOUSING** IN VILLAGE CENTERS.

Question 15 Responses			
Survey Group	Agree or Strongly Agree	Disagree or Strongly Disagree	Neutral or No Opinion
1. Rocky Mount	74%	16%	10%
2. Blackwater	73%	17%	10%
3. Boone	50%	25%	25%
4. Gills Creek	72%	15%	13%
5. Union Hall	37%	42%	21%
6. Snow Creek	72%	15%	13%
7. Blue Ridge	59%	25%	16%
Average	59%	24%	17%

CLARION



CPS – Residential Neighborhoods

QUESTION 16: I BELIEVE THAT ADJACENT RESIDENTIAL SUBDIVISIONS SHOULD BE BETTER **CONNECTED** BY:

Question 16 Responses					
Survey Group	Just Streets	Just Sidewalks	Both	Neither	Not Sure
1. Rocky Mount	5%	21%	63%	11%	0%
2. Blackwater	5%	9%	45%	23%	18%
3. Boone	0%	0%	75%	25%	0%
4. Gills Creek	6%	3%	56%	24%	12%
5. Union Hall	0%	12%	65%	8%	15%
6. Snow Creek	4%	22%	39%	17%	17%
7. Blue Ridge	18%	12%	41%	21%	9%
Average	7%	12%	52%	18%	12%

CLARION



CPS – Residential Neighborhoods

(cont.)

QUESTION 17: I BELIEVE THE COUNTY'S SUBDIVISION STANDARDS RESULT IN **RESIDENTIAL LOTS** THAT ARE:

Question 17 Responses				
Survey Group	Too Big	Too Small	About Right Size	Neutral or No Opinion
1. Rocky Mount	17%	6%	61%	17%
2. Blackwater	33%	0%	54%	13%
3. Boone	25%	0%	25%	25%
4. Gills Creek	21%	9%	52%	18%
5. Union Hall	19%	11%	63%	7%
6. Snow Creek	11%	6%	56%	28%
7. Blue Ridge	19%	16%	41%	25%
Average	21%	8%	53%	18%

CPS – Residential Neighborhoods

(cont.)

QUESTION 18: I BELIEVE THE COUNTY SHOULD ADOPT STANDARDS TO PROTECT MORE EXISTING **TREE COVER** DURING AND AFTER DEVELOPMENT.

Question 18 Responses			
Survey Group	Agree or Strongly Agree	Disagree or Strongly Disagree	Neutral or No Opinion
1. Rocky Mount	41%	24%	35%
2. Blackwater	62%	24%	14%
3. Boone	100%	0%	0%
4. Gills Creek	69%	24%	7%
5. Union Hall	57%	40%	3%
6. Snow Creek	86%	9%	5%
7. Blue Ridge	70%	28%	2%
Average	67%	24%	9%

CLARION

McBrideDALE
CLARION

Stone Engineering

CPS – Residential Neighborhoods

(cont.)

QUESTION 19: I THINK THAT NEW **LAKEFRONT DEVELOPMENT** SHOULD BE SUBJECT TO DESIGN AND DEVELOPMENT STANDARDS TO PROTECT WATER QUALITY AND VISUAL QUALITY FROM THE LAKE.

Question 19 Responses			
Survey Group	Agree or Strongly Agree	Disagree or Strongly Disagree	Neutral or No Opinion
1. Rocky Mount	61%	28%	11%
2. Blackwater	50%	30%	20%
3. Boone	50%	25%	25%
4. Gills Creek	69%	21%	10%
5. Union Hall	49%	33%	18%
6. Snow Creek	84%	5%	11%
7. Blue Ridge	75%	21%	4%
Average	64%	24%	12%

CLARION

McBrideDALE
CLARION

Stone Engineering

CPS - Conclusion

QUESTION 20: IN GENERAL, I THINK THE COUNTY'S CURRENT DEVELOPMENT REGULATIONS ARE:

Question 20 Responses				
Survey Group	Too Strict	About Right	Not Strict Enough	Neutral or No Opinion
1. Rocky Mount	17%	44%	33%	6%
2. Blackwater	29%	50%	13%	8%
3. Boone	0%	50%	50%	0%
4. Gills Creek	32%	29%	38%	0%
5. Union Hall	30%	30%	33%	7%
6. Snow Creek	13%	43%	35%	9%
7. Blue Ridge	38%	35%	21%	6%
Average	27%	38%	29%	6%

CLARION

McBrideDALE
CLARION

Stone Engineering

CPS – Conclusion (cont.)

QUESTION 21: I THINK MY PROPERTY IS ADEQUATELY PROTECTED BY THE COUNTY'S CURRENT DEVELOPMENT REGULATIONS.

Question 21 Responses			
Survey Group	Agree or Strongly Agree	Disagree or Strongly Disagree	Neutral or No Opinion
1. Rocky Mount	63%	16%	21%
2. Blackwater	48%	35%	17%
3. Boone	50%	25%	25%
4. Gills Creek	45%	34%	21%
5. Union Hall	48%	52%	0%
6. Snow Creek	23%	63%	14%
7. Blue Ridge	64%	25%	11%
Average	50%	37%	13%

CLARION

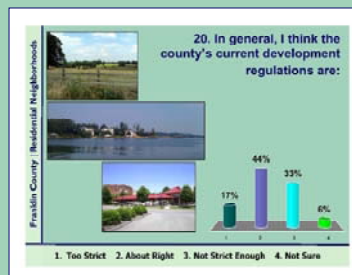
McBrideDALE
CLARION

Stone Engineering

CPS Results

Key Findings:

1. Persons in different areas of the county feel differently about the need for additional regulations
2. Need for tailored standards
3. Address concerns through minimal, targeted regulatory changes
4. Modernize the regulatory system



CLARION

McBrideDALE
CLARION

Stone Engineering

GUIDING PRINCIPLES

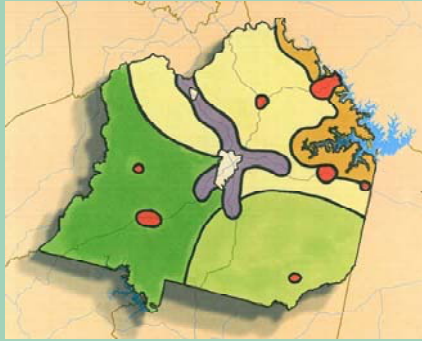
CLARION

McBrideDALE
CLARION

Stone Engineering

Guiding Principles

1. Ensure the LDO is Tailored to Unique Areas of the County
 - Rural Conservation
 - Rural Agricultural
 - Rural Developing
 - Lake Shore
 - Corridors
 - Village Centers



CLARION

McBrideDALE
CLARION

Stone Engineering

Guiding Principles (Con't)

2. Balance Private Property Rights Against Regulatory Protection
 - Proposed regulations should be the minimum necessary
3. Protect Farming Activities and Help Farming Remain Viable



CLARION

McBrideDALE
CLARION

Stone Engineering

Guiding Principles (Con't)

4. Protect Scenic Resources
 - Ridge tops, areas along the Blue Ridge Parkway, and lakefront areas
5. Protect the County's Rural Character
 - Address nuisances, protect existing land uses from intense development, avoid any regulation that are not absolutely necessary in rural areas
6. Protect Existing Tree Cover
 - During and after development in villages, commercial centers, and residential neighborhoods, (but not rural areas)

CLARION

McBrideDALE
CLARION

Stone Engineering

Guiding Principles (Con't.)

7. Require Well-connected Vehicular and Pedestrian Circulation in new Development
8. Foster Compact, Walkable Mixed-uses in Villages and Commercial Centers



CLARION

McBrideDALE
CLARION

Stone Engineering

Guiding Principles (Con't.)

9. Ensure new LDO is User-friendly, Predictable, and Easy to Understand
10. Create Incentives for Preferred Development Forms
 - Conservation subdivisions in rural areas, mixed-use development in villages



CLARION

McBrideDALE
CLARION

Stone Engineering

Options for Ordinance Development

CLARION

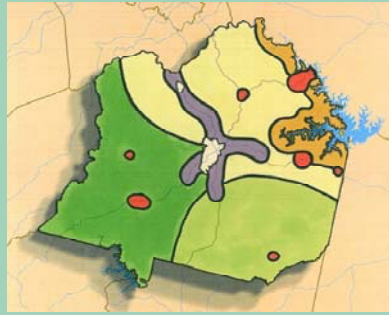
McBrideDALE
CLARION

Stone Engineering

Key Issues for Consideration

I. Consider a Character-Area Based Approach:

1. Rural Conservation
2. Rural Agricultural
3. Rural Developing
 - Neighborhoods, commercial areas
4. Corridors
5. Villages
 - Village Center Framework
6. Lake Shore
 - Commercial Areas, Neighborhoods, Lakefront Lots

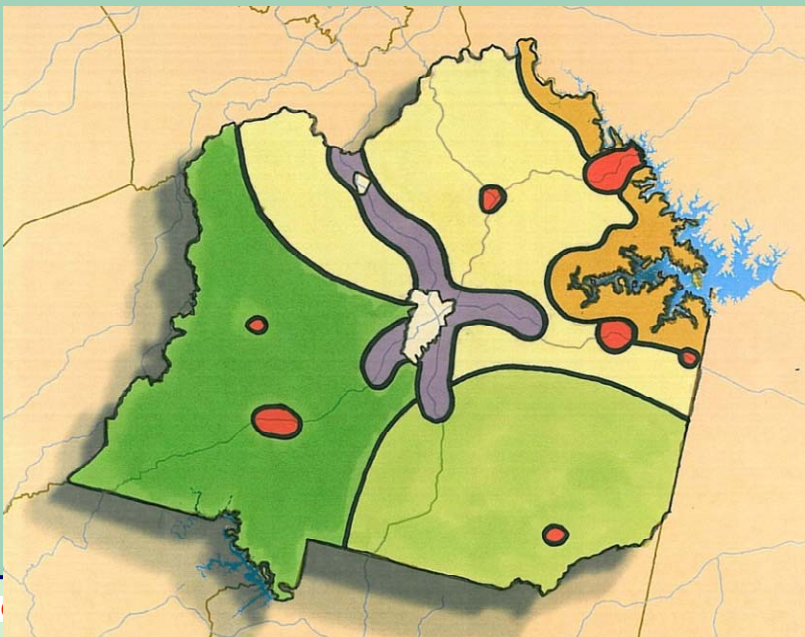


CLARION

McBrideDALE
CLARION

Stone Engineering

Key Issues for Consideration



Key Issues for Consideration (Con't)

2. Better Address the Impacts of New Residential Development

- Residential neighborhoods in the AI district
- New incentives and requirements for conservation subdivisions
- Stronger farmland protection provisions
- New standards for private streets



CLARION

McBrideDALE
CLARION

Stone Engineering

Key Issues for Consideration (Con't)

3. Recognize the Distinctions between Different Village Centers

- Tailored Standards for Each Village
- Districts Developed as Needed
- Basic Set of Standards Applicable to all Villages + Special Tailored Standards for Each Village



CLARION

McBrideDALE
CLARION

Stone Engineering

Key Issues for Consideration (Con't)

4. Include More Flexibility and Incentives for Preferred Forms of Development

- Alternative forms of compliance
- Compensating public benefits for deviations from required standards
- Increase flexibility through use of menus
- Organize differing groups of standards together as schedules, for the sake of simplicity

CLARION

McBrideDALE
CLARION

Stone Engineering

Key Issues for Consideration (Con't)

5. Raise the Bar for Development Quality Along Key Corridors

- New standards for pedestrian orientation and access management along commercial corridors
- Ensure developments along a corridor are connected to one another
- New standards that protect views along county-designated scenic corridors



CLARION

McBrideDALE
CLARION

Stone Engineering

Next Steps...

- Preparation of Code Diagnosis over the coming weeks
- Continued public outreach after Diagnosis is developed
- LDO Drafting (in stages)



Neil Holthouser, shared with the Board alternative options and next steps of the process.

The following is a list of 10 proposed Guiding Principles for the county to use in the preparation of the Land Development Ordinance (LDO). These guiding principles are derived from the future land use policies in the 2025 comprehensive plan, results of the demand/capacity analysis, and the citizen preference surveys conducted in July 2010. The principles are general in nature, and would be implemented through specific text in the LDO. The forthcoming Diagnosis of the county's current development regulations will go into greater detail about how the new LDO will be drafted to reflect the following guiding principles:

1. Ensure the new regulations in the LDO are tailored to unique areas of the county (like rural areas, villages, commercial centers, residential neighborhoods, etc.), where possible.
2. Balance private property rights against the need for regulatory protection, and ensure that proposed regulations are the minimum necessary to address specific concerns or comprehensive plan policies.
3. Protect existing farming activities and help create ways for farming to remain viable in the agricultural areas of Franklin County.
4. Protect scenic resources (including ridge tops, areas along the Blue Ridge Parkway, and lakefront areas) from incompatible development that negatively impacts the resource.

5. Ensure the new LDO protects the county's rural character (by addressing nuisances and protecting existing land uses from the most egregious new uses), but avoids any regulation that is not absolutely necessary in rural areas.
6. Add new requirements that better protect existing tree cover, during and after development in villages, commercial centers, and residential neighborhoods, (but not rural) areas.
7. Villages, commercial centers, and residential neighborhoods should have well-connected vehicular and pedestrian circulation facilities.
8. Encourage compact, walkable mixed-uses in villages and commercial centers.
9. Ensure the new LDO is user-friendly, predictable, and easy to understand.
10. Identify and create incentives for preferred development forms like conservation subdivisions in rural areas and mixed-use development in villages.

Franklin County, Virginia Citizen Preference Survey Results that were presented to the Franklin County Board of Supervisors, Tuesday, August 31, 2010 can be view on the Franklin County website at www.franklincountyva.org.

A conclusion to the Citizen Preference Survey results is listed below:

Based upon the results described in the Citizen Preference Survey, our review of the 2025 Comprehensive Plan, and the results of the demand/capacity analysis, we offer the following conclusions or issues for further consideration by the county as it moves forward with the Land Development Ordinance process.

The results of the survey show that there are diverse opinions on approaches to managing land use in the county. Not only are there different opinions about the need for or desirability of additional regulations, there appear to be different levels of desire or appetite for regulatory control in differing portions of the county. Respondents from some areas consistently reported strong desire for more land use regulation, while others consistently disagreed with statements calling for increased regulations.

Given the diversity of opinions and contexts across the county, it is clear that a "one-size-fits-all" approach to the county's new LDO is not appropriate, and that standards may need to be tailored to the areas where they are proposed. One approach may be to use character areas (like those identified in the demand/capacity analysis) as the organizing framework for new regulations.

While some areas may be ready for new regulations, other portions of the county may not be ready for these kinds of changes. Public responses indicate that regulatory changes, where proposed, should be carefully constructed and generally should include only the minimum standards necessary to address the concerns important to specific areas.

The responses to the survey indicate interest in a more sophisticated system of regulatory control that can accommodate areas with differing levels of protection. There may also be interest in incentive-based approaches that offer greater flexibility for preferred development forms.

The survey was not scientific, but it did prove a useful tool for gauging public perceptions and helping the county identify geographical areas where regulatory change is desired versus areas where it is not. These findings will be used in the formulation of more detailed recommendations described in the forthcoming Diagnosis of the county's development regulations.

General discussion ensued. The Board of Supervisors generally agreed to the guiding principles presented by the consultants and thereby directed staff and the consultants to continue moving forward with the Land Development Ordinances Update project.

Chairman Wagner adjourned the meeting.

CHARLES WAGNER
CHAIRMAN

RICHARD E. HUFF, II
COUNTY ADMINISTRATOR