



**Franklin County**  
*A Natural Setting for Opportunity*

**AGENDA**  
**FRANKLIN COUNTY BOARD OF SUPERVISORS**  
**TUESDAY, AUGUST 16, 2016**

- 1:30 P.M. Call To Order, Chairman Cline Brubaker
- 1:31 Invocation, Supervisor Charles Wagner
- 1:32 Pledge of Allegiance, Supervisor Tim Tatum
- 1:33 Resolution of Appreciation/Junior Law **(See Attachment #5)**
- 1:35 Steve Thomas, IT Director/Digital Counties Award **(See Attachment #12)**
- 1:36 Public Comment
- Matt Pagans - Limited Residential Lodging Act/SB416
  - Oscar Pagans
    - Security System for Franklin County Schools
    - Changes in the Franklin County Sheriff's Department
    - New Zoning along 220 from Rocky Mount to Boones Mill
  - Andre' Peery - Another Exit from Diamond Avenue
  - Carolyn Reilly - Blue Ridge Environmental Defense League, Mountain Valley Pipeline
- 1:50 **CONSENT AGENDA (REQUIRES ACTION)**
- REF: 1. Approval of Accounts Payable Listing, Appropriations, and Minutes for July 19, 2016
2. Request to Advertise for Revenue Sharing Program **(See Attachment #7)**
3. Sheriff's Vehicles Purchase **(See Attachment #2)**
4. Resolution Authorizing Revenue Refunding Bonds or Notes for Ferrum College **(See Attachment #4)**
5. VDOT Right to Work in the Right of Way Resolution **(See Attachment #14)**
6. Request to Advertise Glade Hill Fire Station Project **(See Attachment #6)**
7. 2016 Rabies Clinic Advertisement **(See Attachment #8)**
8. Funding for Blue Grass Festival **(See Attachment #16)**
- 1:55 Vincent Copenhaver, Director of Finance
- REF: 1. Monthly Finance Report

2:00 Andre' Peery, President, Friends of Cable 12, Inc.  
REF: 1. Update on Cable 12 TV

2:05 Brent Robertson, County Administrator  
REF: 1. I--73 Coalition Update  
2. Sheriff to Police Department Conversion Analysis Update  
3. Other Matters

2:30 Other Matters by Supervisors

2:35 WORKSESSIONS

- ✚ *New Business Park Master Plan*
- ✚ *Soft Infrastructure Planning*
  - ❖ *Jamison Mill Park (See Attachment #13)*
  - ❖ *Lakewatch Trails (See Attachment #15)*
  - ❖ *Award of Lakewatch Paving Bids (See Attachment #17)*
  - ❖ *Other*

5:00 Request for Closed Meeting in Accordance with 2.2-3711, a-1, Personnel, a-5, Discussion of Prospective New Business or Industry, or Expansion or Retention of an Existing One, of the Code of Virginia, a-29, Contracts, as Amended.

*Certification of Closed Meeting in Accordance with 2.2-3712 (d), of the Code of Virginia, as Amended.*

***APPOINTMENTS: (See Attachment #1)***

Recess for Dinner

6:00 Call To Order, Chairman Cline Brubaker

6:01 Recess for Previously Advertised Public Hearings as Follows:

**PETITION for REZONE** - Petition of Lakewatch Plantation Property Owners Association, Inc. and Lakewatch Plantation Homeowners Association, Petitioners/Owners for property currently zoned PCD, Planned Commercial District, to amend or remove any proffer or portion thereof that requires the construction of a public bike path or public walking trails along Firstwatch Drive, Lakewatch Circle, and Watchtower Drive and delete from the accepted proffers any requirement that the developer or any successor create a biking trail/walking path paralleling aforesaid roads as envisioned by the concept plan for the Lakewatch PCD. The proffers requested for amendment or removal were accepted and established by the Franklin County Board of Supervisors by rf15-41 and 15-42 from A-1 Agriculture to PCD Planned Commercial District. The Future Land Use Map of the Comprehensive Plan of Franklin County identifies this area as designated as Unincorporated Towns. (Case # REZO-7-16-15395 ***(See Attachment #3)***)

**PETITION for Franklin County Board of Supervisors** - a proposal of the Franklin County Planning Commission to amend the 220 North Corridor Plan originally adopted by the Franklin County Board of Supervisors on February 17, 2009. The major amendment to the 220 North Corridor Plan will be the proposed designation of a Designated Growth Area (DGA) from the southern town limits of Boones Mill to the northern town limits of Rocky Mount, as well as identification of proposed future land uses within the corridor and water and wastewater service area expansion. Upon recommendation by the Planning Commission and adoption by the Board of Supervisors, the 220 North Corridor Plan will become an amendment to the Franklin County 2025 Comprehensive Plan. (A-06-16-003) **(See Attachment #10)**

**PETITION of the Franklin County Board of Supervisors** to amend the following Sections of Chapter 25, "Zoning" of the Franklin County Code: Article IV, Division 5, 220-North Rural Development Overlay District; Section 25-501.2; Section 25-501.3 to exempt properties zoned Regional Enterprise Park (REP); Division 6, 220-North Mixed Use Overlay District to exempt properties zoned Regional Enterprise Park; Section 25-502.2; Section 25-502.3; Article III, Section 25-40; to amend additional definitions, Section 25-170; Article III, Division 13, Regional Enterprise Park (REP), Section 25-410, Section 25-411, Section 25-412, Section 25-413, Section 25-414, Section 25-415, Section 25-416, Section 25-417, Section 25-418, Section 25-419, Section 25-420, Section 25-421, Section 25-422 and Section 25-423 to create a new zoning district with associated uses and requirements. (Case # A-06-16-002) **(See Attachment #11)**

**PETITION for REZONE** - Petition of County of Franklin, Petitioner/Owners, requesting to rezone from A-1, Agricultural District, to REP, Regional Enterprise Park, approximately 553.215 acres for the purpose of a Business Park to be located at the intersection of 220 and Brick Church Road, in the Boone District of Franklin County, and further identified as Franklin County Tax Map/Parcel # 0360019700, 0360020400, 0360020500, 0360021105, 0370005300, 0370005400, 0440000500, 0370005500. The Future Land Use Map of the Comprehensive Plan of Franklin County identifies this area as designated as Low Density Residential and a portion lies within the Commercial Highway Corridor. (Case # REZO-6-16-15373) **(See Attachment #9)**

*Adjournment Thereafter*

***RISE & SHINE GUESTS FOR AUGUST BOB & BRENT***

**THE FOLLOWING TERMS ARE UP FOR RE/APPOINTMENT**

**(NOTIFICATION IS GIVEN ACCORDING TO THE BOARD'S POLICY/60 DAYS PRIOR TO EXPIRATION)**

<b>COMMITTEE</b>	<b>NAME</b>	<b>ADDRESS</b>	<b>AREA</b>	<b>YEAR</b>	<b>TERM EXPIRES</b>
AG BOARD  <b>See Attachment A</b>	Daniel Austin	5688 Old Forge Road Rocky Mount, VA 24151	Crops	OPEN	12/15/2015
	Connell McEnheimer	4999 Sontag Road Rocky Mount, VA 24151	Tobacco	OPEN	12/15/2015
AGING SERVICES BOARD  <b>See Attachment B.</b>	<b>VACANCY</b> <b>VACANCY</b> <b>VACANCY</b>		Blue Ridge Union Hall Snow Creek	4 - Year 4 - Year 4 - Year	7/1/2016 7/1/2016 7/1/2017
DAN RIVER ASAP <b>See Attachment C</b>	Brandt Gawor	245 Farmington Road Hardy, VA 24101	Open District	3 - Year	6/30/2016
IDA <b>See Attachment D</b>	<b>VACANT</b>		Boone	Unexpired Term	11/18/2018
LIBRARY  <b>See Attachment E</b>	<b>VACANT</b>		Blackwater	4 - Year	6/30/2018 Unexpired Term
	<b>VACANT</b>		Union Hall	4 - Year	6/30/2017 Unexpired Term
RECREATION COMMISSION <b>See Attachment F</b>	Jessica Gawor	245 Farmington Road Hardy, VA 24101	At Large Member	3 - Year	6/30/2015
WEST PIEDMONT PLANNING COMMISSION BOARD <b>See Attachment G</b>	<b>VACANT</b>	Post Office Box 40 Ferrum, VA 24088	BOS Rep	1-Year	12/31/2015
STEP  <b>See Attachment H.</b>	Angela Phillips	ED, Family Resources	Open	Open	No Term
	Greg Winge	CSA Manager	Elected Official or Designee	Open	No Term

7

**AGRICULTURE BOARD  
BOARD MEMBERSHIP ROSTER  
1/31/2013**

The Board of Directors will:

- Promote and enhance the economic viability of production agriculture, forestry, and agri-business
- Represent the agricultural community's position on policy issues at the local, state, and federal level
- Provide advice and counsel to the Franklin County Board of Supervisors on policies relating to viability and sustainability of agriculture
- Partner with other organizations to increase public understanding and awareness of state-of-the-art agricultural practices
- Promote utilization of land use, conservation, and agricultural best management practices
- Expand agricultural educational programming and workforce development
- Advocate and coordinate agricultural economic development, investment, marketing, and promotion activities
- Establish a network of agriculture producers and suppliers to encourage diversification and strengthen the agricultural infrastructure
- Promote agritourism

**ARTICLE III: Membership**

**A. Selection and Term**

Voting members shall represent each agriculture group in Franklin County with at least 11 individuals appointed by the Franklin County Board of Supervisors. For the purpose of the first meeting of the Agricultural Development Board, the membership on the Board shall be divided into two groups. At the first meeting, five (5) Directors shall be appointed to serve a one (1) year term and six (6) shall be appointed to serve a two (2) year term, thereby creating staggered terms. Subsequent appointments of Directors shall be for a term of two (2) years and may be reappointed for two (2) additional two-year terms. After serving three (3) consecutive terms, board members may be reappointed after a one year absence.

Board membership will include one producer from each of the following agricultural groups:

- Cattle
- Crops/Grain/Hay
- Crops/Produce/Organic
- Dairy
- Equine
- Forestry
- Horticulture
- Tobacco
- Viticulture/Orchard
- At-large (2 members)

## AG BOARD ROSTER

**(NOTIFICATION IS GIVEN ACCORDING TO THE BOARD'S POLICY/60 DAYS PRIOR TO EXPIRATION)**

<b>COMMITTEE</b>	<b>NAME</b>	<b>ADDRESS</b>	<b>DISTRICT</b>	<b>YEAR</b>	<b>TERM EXPIRES</b>
AG BOARD	Daniel Austin	5688 Old Forge Road Rocky Mount, VA 24151	Crops	OPEN	12/15/2015
AG BOARD	Lynn Satalino	220 Mallard Point Road Wirtz, Va 24184	Equine	2-Year	12/15/2017
AG BOARD	Connell McEnheimer	4999 Sontag Road Rocky Mount, VA 24151	Tobacco	OPEN	12/15/2015
AG BOARD	Davis Torrence	2801 McNeil Mill Road Rocky Mount, VA 24151	Cattle	2-Year	12/15/2017
AG BOARD	Jason Thurman	703 Woodman Road Rocky Mount, Va 24151	At Large Member	2-Year	12/15/2017
AG BOARD	Mark Woods	4111 Wades Gap Road Boones Mill, VA 24065	Produce	2 Year	12/15/2017
AG BOARD	Stephen Bray	511 Heritage Hollow lane Penhook, VA 24137	Diary	1-Year	12/15/2016
AG BOARD	David Craun	905 Kenwood Road Glade Hill, VA 24096	Horticulture	2-Year	12/15/2017
AG BOARD	Ethan Cundiff	1712 Novelty Road Penhook, VA 24137	At Large Member	2-Year	12/15/2017
AG BOARD	Davis Torrence	2801 McNeil Mill Road Rocky Mount, VA 24151	Cattle	2-Year	12/15/2017

AGING SERVICES BOARD  
4 YEAR TERMS  
JULY 20, 2016

B

The Advisory Committee is appointed by the Board of Supervisors to serve two and four year terms and can be reappointed for up to four year terms.

The main function of this Committee is to advise Department of Aging staff on services and activities relative to developing the yearly plan for services for the elderly (within the guidelines of The Older Americans Act), act as liaison between the Director and the Board of Supervisors, act as liaison between the Department of Aging and the community at large, act as advocate for the Department of Aging Services, provide program evaluation, act as advocate for elderly persons and programs.

Dr. Susan Beatty  
842 Park Place  
Moneta, Virginia 24121

July 1, 2020  
GILLS CREEK DISTRICT

Mr. Benny Russell  
70 East Court Street  
Rocky Mount, Virginia 24151

July 1, 2017  
BOONE DISTRICT

Mr. Arthur "Art" Donaldson  
66 Sunburst Court  
Union Hall, VA 24176

July 1, 2016  
UNION HALL DISTRICT

Mrs. Pauline A. Nickelston  
193 Storey Creek Lane  
Rocky Mount, Virginia 24151

July 1, 2016  
BLUE RIDGE DISTRICT

Ms. Leigh Prom)  
226 Magnolia Lane  
Callaway, Virginia 24067

July 1, 2020  
BLACKWATER DISTRICT

Johnny Greer (**RESIGNED**)  
1256 Beulah Road  
Rocky Mount, Virginia 24151

July 1, 2017  
SNOW CREEK DISTRICT

Johnny L. Smith  
15 Holly Knoll Drive  
Rocky Mount, Virginia 24151

July 1, 2017  
ROCKY MOUNT DISTRICT

Maggie Gray  
129 Leeward Drive  
Moneta, VA 24121

July 1, 2017  
AT-LARGE

DAN RIVER ASAP  
(ALCOHOL SAFETY ACTION PROGRAM)  
3-YEAR TERMS  
AS OF 4-16-2013

**ARTICLE VII - POWERS OF THE POLICY BOARD**

This Board shall have the following powers:

- a. To oversee and be responsible for the operation of the Program.
- b. To monitor the development of and approve all programs necessary for the successful and efficient operation of Dan River ASAP.
- c. To appoint, supervise and, if necessary, terminate the Executive Director, fix compensation and prescribe powers and responsibilities in keeping with the Commission on VASAP Policy and Procedure Manual.
- d. To establish staffing needs and authorize expenditure of funds as compensation therefore.
- e. To establish policy in connection with the expenditure of all funds available through the appropriation and collections of the Program.
- f. To monitor the development of and approve an annual budget to assure fiscal responsibility in the expenditure of funds collected by the Program. To approve line item transfers within the annual budget pursuant to requests of the Executive Director and to meet the needs of the Program.
- g. To direct the Executive Director to secure an annual state or independent audit of all financial records of the Program.
- h. To contract with and monitor any person, corporation, agency, or entity, public or private, meeting the qualifications of the Commission on VASAP Policy and Procedure Manual and the Code of Virginia for the furnishing of educational, analytic or alcohol/drug treatment, or other program services.

A Policy Board member of Dan River ASAP meets quarterly - March, June, September and December. The meetings are currently held at "The Dutch Inn" in Collinsville at 6:00pm dinner, and 6:30pm for the meeting. Dan River ASAP pays for the dinner

Brandt Gawor  
245 Farmington Road  
Hardy, VA 24101  
540-263-0107

(Term Expires 6-30-2016)

Mr. Tom Webster, Chairman  
Post Office Box 81  
Boones Mill, VA 24065  
(800) 347-0911 (W)  
(540) 334-5469 (H) [tomwebster@jefferds.com](mailto:tomwebster@jefferds.com)

(Term Expires 6-30-2018)

Tammy Goad  
Executive Director  
Dan River ASAP  
135 East Market Street  
Martinsville, VA 24112  
276 632-6303 (T)  
276 632-6304 (F)

[danrascp@centrulylink.net](mailto:danrascp@centrulylink.net)

**FRANKLIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY  
AS OF 12-15-2015  
4-YEAR TERMS**

29

Industrial Development Authorities are created under the authority of State Code section 15.2-4903. Industrial Development Authorities are considered political subdivisions of the Commonwealth of Virginia with such public and corporate powers as are set forth in the above referenced chapter.

The Franklin County IDA is composed of seven directors – one director from each magisterial district. The County Administrator, County Attorney and Director of Finance serve as ex-officio, non-voting members of the Authority. Meetings are held as needed. The directors shall elect from their membership a chairman, and a vice-chairman. If desired, a secretary and treasurer may be elected from the membership or may be appointed from outside the current membership. The board shall keep detailed minutes of its proceedings which shall be open to public inspection at all times.

The basic purpose of the Franklin County IDA is to encourage industrial and economic growth in Franklin County and the Town of Rocky Mount. This is accomplished by working with prospective and existing industry to encourage their relocation and expansion in Franklin County and the Town of Rocky Mount. Other purposes include:

- Diversifying the industrial base of the community.
- Improving the job opportunities of local residents.
- Increasing the job opportunities for local young people.
- Increasing the local tax base.

Richard A. Shoemaker 25 Old Furnace Creek Road Rocky Mount, VA 24151 489-1304	Oath of Office administered 10/24/2010 Rocky Mount District	11-18-2017
Leo H. Scott Post Office Box 88 Ferrum, VA 24088 365-2697	Oath of Office administered 11/07/2008 Blue Ridge District	11-18-2016
Allen Jones 777 McNeil Mill Road Rocky Mount, VA 24151 483-5547	Oath of Office administered 11/3/2008 Snow Creek District	11-18-2016
Jesse N. Jones, Jr. 570 Mirey Branch Road Boones Mill, VA 24065 334-2047 (H) 772-5858 (W)	Oath of Office administered 11/14/10 Blackwater District	11-18-2018

George McCall  
1829 Deepwoods Road  
Hardy, Virginia 24101  
427-2233 (H)  
(540) 890-4273 (H)

Oath of Office administered 12/14/11  
Boone District 11-18-2019

Dennis C. Powell  
2695 Golden View  
Glade Hill, VA 24092  
483-2901

Oath of Office administered 9/28/2010  
Union Hall District 11-18-2018

Peter Coriasco  
180 Windmere Trail  
Moneta, VA 24184  
540- 719-0762

Oath of Office administered 11/29/2011  
Gills Creek District 11-18-2019

B.J. Jefferson  
5 East Court Street  
Rocky Mount, VA 24151  
483-7475

Attorney

Vincent Copenhaver  
1255 Franklin Street, Suite 111  
Rocky Mount, VA 24151  
483-6624

Finance Director

**LIBRARY BOARD MEMBERS  
AS OF 10-20-2015  
4 YEAR TERMS**

6

The Library Board is comprised of one member from each magisterial district. The appointment is for a four year term, and the member may be re-appointed for an additional term. The Library Board normally meets on the Thursday before the second Monday of each month at 7:00 PM in the Library.

**GENERAL DUTIES OF THE LIBRARY BOARD**

- A. To hire a capable, trained librarian subject to approval by the governing body.
- B. To determine Library policies.
- C. To approve expenditures of Library funds.
- D. To receive gifts to the Library.
- E. To work actively for the improvement of all libraries by supporting library legislation in the state and nation.
- F. To become familiar with the State and Federal aid program and with state and national library standards.
- G. To attend Board meetings regularly.
- H. To become familiar with what constitutes good library service by reading, attending library meetings and visiting other libraries.
- I. To support the Library's service program in daily contacts with the public at large.

John R. Leary, III (Unexpired Term Kim Roe)  
P. O. Box 123  
Hardy, VA 24101  
540-798-8025 (home)  
[john.leary@earthlink.net](mailto:john.leary@earthlink.net)

**BOONE DISTRICT** 6/2017

Mrs. Bethany Worley  
2821 Beech Mountain Road  
Ferrum, Virginia 24088

**BLUE RIDGE DISTRICT** 6/2019

Doug Pafford  
038 Island Pointe Lane  
Moneta, Virginia 24121

**GILLS CREEK DISTRICT** 6/2019

Nora Bowman/**RESIGNED** (Filling Unexpired Term of Ruth Cook)  
266 Sunflower Lane  
Callaway, Virginia 24067

**BLACKWATER DISTRICT** 6/2018

Sandy Dillon  
185 Sycamore Street  
Rocky Mount, Virginia 24151

**ROCKY MOUNT DISTRICT** 6/2017

William Mitchell  
6061 Sontag Road  
Rocky Mount, VA 24151  
483-7000

**SNOW CREEK DISTRICT** 6/2017

Rebecca Mushko/**RESIGNED**  
8 Listening Hill Road  
Penhook, VA 24137  
576-3339

**UNION HALL DISTRICT** 6/2017

RECREATION COMMISSION MEMBERS  
AS OF 08-18-2015  
3-YEAR TERMS

7

**Recreation Advisory Commission Members (RAC)**

The objective of the RAC shall be to function as an advisory body to the Franklin County Department of Parks and Recreation and the Franklin County Board of Supervisors. Granted in February of 1994 the Franklin County Board of Supervisors passed legislation to allow the operational structure of the Parks and Recreation Department to be jointly administered in the following capacity:

- By recommending the establishment of relevant policies for the development and enhancement of recreational programs and park facilities
- By assisting the Department and the Board in improving relationships between the community and the Department through civic, business, and other community representatives within their respective districts
- By providing an additional resource for evaluating existing and proposed Departmental programs and facilities
- By assisting the Director in development of strategic plans for implementation of long-term goals and objectives to meet anticipated community needs
- By providing the Director with general advice on the operation and implementation of both programming and recreational facilities

Each member of the RAC shall be appointed by the Board and shall be elected in the following manner one (1) member shall be appointed from each electoral district provided that one (1) member shall be appointed at large, irrespective of his/her residence within any particular electoral district. The Board may modify the requirement for appointment by electoral district for original appointments to the RAC. The RAC meets once a month (the Thursday after the month's first Tuesday)

George P. Martin, II (Unexpired Term of F. Witcher) 3768 Snow Creek Road Martinsville, Virginia 24112	<b>SNOW CREEK DISTRICT</b>	<b>6/30/2018</b>
Reba Dillon 6051 Burnt Chimney Road Wirtz, Virginia 24184	<b>GILLS CREEK DISTRICT</b>	<b>6/30/2017</b>
Mr. Al Flora (Unexpired term of Jonathan Crutchfield) 695 Dugwell Road Boones Mill, VA 24065	<b>BLACKWATER DISTRICT</b>	<b>6/30/2016</b>
Brenda Perdue 1092 Big Oak Lane Wirtz, Virginia 24154 719-0799	<b>UNION HALL DISTRICT</b>	<b>6/30/2018</b>
Frank Chrzanowski (Unexpired Term of Rick Arrington) 12-17-2013 2544 Poteet Road Hardy, Virginia 24101 721-2868	<b>BOONE DISTRICT</b>	<b>6/30/2018</b>

Kay Saleeby (Unexpired term of Doug Beatty)

85 Forest Hill Road

Rocky Mount, Virginia 24151

483-1678

**ROCKY MOUNT DISTRICT**

6/30/2017

William Maxwell (Unexpired Term of Gary Holden)

3629 Dry Hill Road

Ferrum, VA 24088

**BLUE RIDGE DISTRICT**

6/30/2017

Jessica Gawor

245 Farmington Road

Hardy, Virginia 24101

(Unexpired term of Kay Saleeby)

**AT LARGE MEMBER**

6/30/2016

# WEST PIEDMONT PLANNING DISTRICT BOARD

David Hoback, Executive Director

Post Office Box 5268

Martinsville, VA 24115

**1-YEAR TERM (2-BOS MEMBERS)**

**CITIZEN APPOINTMENT (3-YEAR TERM)**

AS OF 11-17-2015

4<sup>th</sup> THURSDAY 7:00 Executive Board Meeting

7:30 Board Meeting-

[trneade@wppdc.org](mailto:trneade@wppdc.org)

In 1968, Virginia was divided into 21 planning districts. A planning district commission is a political subdivision of the Commonwealth chartered under the Regional Cooperation Act by the local governments of each planning district. As such they are a creation of local government encouraged by the state.

The West Piedmont Planning District Commission is made up of the Cities of Danville and Martinsville; the Counties of Franklin, Henry, Patrick, and Pittsylvania, and the Town of Rocky Mount. The Commission has two elected representatives and one appointed representative. Elected representatives serve terms coincident with their elected terms of office or such shorter term as their governing bodies shall determine. Citizen, or appointed, representatives serve a three-year term. Both elected and appointed representatives have a vote on Commission matters. The Commission meets on the fourth Thursday of each month at its office at 1100 Madison Street in Martinsville. An agenda or cancellation notice is sent one week prior to the meeting date.

The purpose of Planning District Commissions, as set out in the Code of Virginia, Section 15.2-4207, is "...to encourage and facilitate local government cooperation and state-local cooperation in addressing on a regional basis problems of greater than local significance. The cooperation resulting from this chapter is intended to facilitate the recognition and analysis of regional opportunities and take account of regional influences in planning and implementing public policies and services. The planning district commission shall also promote the orderly and efficient development of the physical, social and economic elements of the district by planning and encouraging and assisting localities to plan for the future."

Virginia's PDCs provide a variety of technical and program services to member local governments. They include grant application assistance, management services for program implementation, land use planning services and mapping. The merging of mapping and information services has created the field of geographic information systems, where PDC's often lead the way. Transportation planning is another role for PDCs, who may deal with highway development, ridesharing, airport planning, and specialized transit. The West Piedmont Planning District Commission has also been designated as an Economic Development District by the U.S. Department of Commerce, making its member localities eligible to receive federal grant funds from that agency.

For the Commonwealth PDCs serve as an accessible network that gives quick and complete statewide coverage. Each serves as the Affiliate State Data Center for the region. In this role they provide important information to businesses as well as citizens. PDCs are the regional contact for the Commonwealth Intergovernmental Review Process and provide input for a host of agencies and commissions.

Other duties of the PDCs are

- To conduct studies on issues and problems of regional significance
- To identify and study potential opportunities for local cost savings and staffing efficiencies through coordinated local government efforts
- To identify mechanisms for the coordination of state and local interests on a regional basis
- To implement services upon request of member localities
- To provide technical assistance to state government and member localities
- To serve as a liaison between localities and state agencies, as requested
- To review local government aid applications as required by applicable law through the A-95 or Intergovernmental Review Process
- To conduct strategic planning for the regional as required by applicable law
- To develop regional functional area plans as deemed necessary by the commission or as requested by member localities
- To assist state agencies, as requested, in the development of substate plans
- To participate in a statewide geographic information system, the Virginia Geographic Information Network, as directed by the Department of Planning and Budget
- To collect and maintain demographic, economic and other data, acting as a state data center affiliate in cooperation with the Virginia Employment Commission

Mr. Bobby Thompson  
364 Sawmill Road  
Ferrum, VA 24088  
493-0364

12-31-2015

Mr. Leland Mitchell  
4180 Sontag Road  
Rocky Mount Virginia 24151  
493-0059

12-31-2016

Brian C. Hamilton  
100 Fralins Road  
Rocky Mount Virginia 24151

12-31-2016

# WEST PIEDMONT PLANNING DISTRICT COMMISSION BYLAWS

## ARTICLE 1

### Name Location Authority Purpose

- Section 1. The name of this organization shall be the West Piedmont Planning District Commission hereinafter called the "COMMISSION," and designated as District No. 12. It includes the Counties of Franklin, Henry, Patrick, and Pittsylvania and the Cities of Danville and Martinsville and the Town of Rocky Mount, Virginia.
- Section 2. The principal office of the COMMISSION shall be in Martinsville, Virginia. The location of the principal office may be changed in accordance with the provisions of the Charter of the COMMISSION.
- Section 3. The COMMISSION shall be a public body corporate and politic with all the powers and duties granted to it by the Regional Cooperation Act (Title 15.1, Chapter 34, Sections 1-1400 through 15.1-1416.1, Code of Virginia, 1950, as amended). The official acts of the COMMISSION shall be attested by the use of a common seal, an impression of which shall be affixed hereunder.
- Section 4. The purpose of the COMMISSION shall be to promote the orderly and efficient development of the physical, social, and economic elements of the Planning District by planning and encouraging and assisting governmental subdivisions to plan for the future, with emphasis on projects of greater than local interest.
- Section 5. The COMMISSION is composed of the following:
- A. The Board of Commissioners
  - B. An Executive Committee
  - C. Policy Advisory Committees and their sub-committees
  - D. The West Piedmont Regional Alliance
  - E. The Commission Staff

## ARTICLE II

### Membership

- Section 1. COMMISSION members shall be appointed, removed for cause, and vacancies filled by the respective governing bodies of those political subdivisions which are parties to the Charter Agreement, in accordance with the provisions of the Virginia Regional Cooperation Act and the Charter Agreement.

- Section 2. Any member of the COMMISSION shall be eligible for reappointment but may be removed for cause by the governing body which appointed him.
- Section 3. All members of the COMMISSION shall serve without compensation or refund of personal expenses except as otherwise authorized by the Executive Committee.
- Section 4. Whenever any COMMISSION member fails to attend three consecutive regular meetings, the Chairman shall notify the governing body of which the absent member is an appointee.
- Section 5. The COMMISSION may designate advisors who shall include the senior administrative official in each jurisdiction and such others as may be designated by the COMMISSION.

### ARTICLE III

#### Terms of Office and Voting Rights

- Section 1. The terms of office and voting rights of COMMISSION members shall be in accordance with the provisions of the Charter Agreement.
- Section 2. A majority of the members shall constitute a quorum.

### ARTICLE IV

#### Meetings

- Section 1. Meetings of the COMMISSION shall be held normally on the fourth Thursday of each month. The regular meeting place shall be the Commission Offices in Martinsville or as determined by a majority of the COMMISSION in regular session. The locale of the meetings shall be rotated, at approximately quarterly intervals, among the member jurisdictions, at the invitation of the jurisdictions.
- Section 2. Matters may be placed on the agenda for consideration at meetings of the COMMISSION by one of the following:
- A. The Executive Director
  - B. A member of the Board of Commissioners
  - C. The governing body of a member jurisdiction

### ARTICLE V

#### Officers

- Section. In addition to the offices of Chairman and Vice-Chairman, as provided for in the Charter or Agreement, the COMMISSION may elect other officers such as a Secretary and a Treasurer.

- Section 2. The Chairman shall preside at all COMMISSION meetings, shall sign all acts or orders necessary to carry out the will of the COMMISSION, shall have the authority to assign routine administrative functions to the Executive Director, shall be eligible to vote on all matters before the COMMISSION, and shall have the generally recognized powers and duties of the office of Chairman or President of an organization. He shall also be authorized to countersign checks or drafts against COMMISSION funds.
- Section 3. The Vice-Chairman shall serve as Chairman in the absence or disability of the Chairman. In the case of a vacancy in the office of Chairman, the Vice-Chairman shall assume the Chairman's duties until a new Chairman is elected to fill the unexpired term. He shall also be authorized to countersign checks or drafts against COMMISSION funds.
- Section 4. The immediate past Chairman shall serve as Chairman Emeritus from the date his successor qualifies as Chairman until the next succeeding election and succession of a Chairman. The Chairman Emeritus shall be an advisor to the COMMISSION, with the right to participate in its deliberations, but without vote. Should a Chairman Emeritus continue to serve as a member of the COMMISSION in his own right, his equal powers and status shall be neither enlarged nor diminished by his status as Chairman Emeritus.
- Section 5. All COMMISSION officers shall be elected at the regular May or June meeting for terms of one year or until their successors are elected.
- Section 6. COMMISSION officers shall be eligible for re-election.
- Section 7. The COMMISSION shall appoint an Executive Director who shall be an employee of the COMMISSION and shall serve at the pleasure of a majority of the membership.
- Section 8. The COMMISSION may designate its Executive Director as the organization's secretary but without the right to vote.
- Section 9. The Secretary shall prepare and maintain a permanent written record of all COMMISSION proceedings, shall transmit notices and agendas to the membership, and shall transmit a copy of the minutes of each COMMISSION meeting to each member prior to the next regular meeting.
- Section 10. The Treasurer shall be responsible for supervision of the receipt, keeping, and disbursement of all funds and property of the COMMISSION, investing funds when and as authorized by the COMMISSION, and insuring that proper permanent records are maintained of all financial transactions; he may delegate to the Executive Director the routine conduct of his fiscal duties. He will sign all warrants and checks issued against the COMMISSION, except those authorized for signature by the Executive Director and/or Chairman and will submit a financial report at each regular meeting of the COMMISSION and at such other times and in such form as the COMMISSION may require. The Treasurer shall be bonded in an amount as determined by the COMMISSION.

- Section 11 In addition to his regular administrative duties the Executive Director shall:
- A Recommend work programs and financing methods for adoption of the COMMISSION
  - B Prepare the annual budget for adoption by the COMMISSION.
  - C Arrange for an annual audit of the accounts of the COMMISSION by an independent auditing firm, a copy of which shall be submitted to the governing body of each participating governmental subdivision.
  - D Recommend staff positions, professional personnel and their compensation, and personnel administrative practices for approval.
  - E See that all warrants and checks issued against the COMMISSION are countersigned, subject to the provisions contained elsewhere within these Bylaws
- Section 12 The Executive Director shall be bonded in an amount to be determined by the COMMISSION.
- Section 13 The COMMISSION may appoint one of its employees to serve as Deputy Director, to serve as such at the pleasure of a majority of the COMMISSION, and such service shall be a responsibility in addition to his other duties. The Deputy Director shall assist the Executive Director in review of plans and advise him on policy and budget matters. He shall act, within the context of established policies, in the place of the Executive Director in his absence, except in the hiring and discharge of employees and signing of checks or warrants.

#### Article VI Executive Committee

- Section 1. There shall be an Executive Committee consisting of the COMMISSION Chairman, Vice-Chairman, and one COMMISSION member from each city, town, and county delegation on the COMMISSION other than those of the Chairman and Vice-Chairman. The Executive Committee member from each city, town, and county shall be selected by the individual city, town, or county delegation on the COMMISSION except that those delegations from which the COMMISSION Chairman and Vice-Chairman were elected will not select other members.
- Section 2 The COMMISSION may delegate to the Executive Committee such powers as the COMMISSION may determine, provided that these powers are not inconsistent with provisions of the Virginia Regional Cooperation Act or the Charter Agreement.
- Section 3. A majority of the members shall constitute a quorum.

ARTICLE VII

Policy Advisory Committees

Section 1. As deemed appropriate the COMMISSION shall designate Policy Advisory Committees which shall be composed of the following:

- A Chairman: Each Policy Advisory Committee shall be chaired by a member of the Commission, appointed by and serving at the pleasure of the COMMISSION.
- B Jurisdiction Members: The governing bodies of each member jurisdiction shall designate one representative to each of the Policy Advisory Committees.
- C At-large Members: Each Policy Advisory Committee shall have two members to serve a voice for the under-represented groups of the elderly, youth, poor, blacks, and women, these members to have full voting rights. At-large members shall be nominated by the local governing bodies and appointed by the COMMISSION.

Section 2. All matters, prior to Board action, shall be referred to the appropriate Policy Advisory Committee by the Executive Director. Each such committee shall be responsible for preparing recommendations to the COMMISSION on such matters. A Policy Advisory Committee may seek the advice of a sub-committee on a particular issue before acting thereon.

Section 3. Each Policy Advisory Committee may organize such sub-committee as it deems proper and necessary, the Chairman of the Policy Advisory Committee to report such acts to the COMMISSION at a regular meeting thereof. Unless the Policy Advisory Committee votes otherwise, each such sub-committee shall be chaired by a member of the parent Policy Advisory Committee.

Section 4. The regular term of office for each Policy Advisory Committee member shall be three (3) years. The term of office of members of a sub-committee shall be three years or such shorter period as is specified when the sub-committee is authorized. Members may be reappointed to serve another term or may be removed from office at any time, at the discretion of their governing bodies.

Section 5. To insure stability of membership and retention of experienced members on Policy Advisory Committees, initial terms of members shall be established as follows, in alphabetical order of the jurisdictions, effective 1 July 1973:

Danville City.....	1 year, expiring 30 June 1974
Franklin County.....	1 year, expiring 30 June 1974
Henry County.....	2 years, expiring 30 June 1975
Martinsville City.....	2 years, expiring 30 June 1975
Patrick County.....	3 years, expiring 30 June 1976
Pittsylvania County.....	3 years, expiring 30 June 1976
Rocky Mount.....	3 years, expiring 30 June 1976
At-large Members.....	3 years, expiring 30 June 1976

Subsequent to these initial terms of office all future appointments will be for a three (3) year term

- Section 6 When a committee member has two consecutive unexcused absences from committee meetings, the jurisdiction which he represents will be notified of such absences

## ARTICLE VIII

### West Piedmont Regional Alliance

- Section 1. In order to comply with and take advantage of Chapter 26.3, the Regional Competitiveness Act Section 15.1-1227.1 through Section 15.1-1227.5, of the Code of Virginia, the West Piedmont Planning District Commission shall create the West Piedmont Regional Alliance operating as a special standing committee under the auspices and responsibility of the Commission, this Alliance's legal existence depending on the existence of Section 15.1-1227.2, of the Code of Virginia.

- A. Purpose of the West Piedmont Regional Alliance: The West Piedmont Regional Alliance shall provide the required institutional management body for the implementation of the Commonwealth of Virginia's Regional Competitiveness Act Program in the West Piedmont Region to promote increased intergovernmental cooperation and, through the cooperation created and the associated strategically planned projects, produce a region which is more economically competitive with competing localities outside the Commonwealth of Virginia.
- B. Authorities of the Alliance: The Alliance shall have no additional authority beyond that which is necessary for carrying out the purposes of the Regional Competitiveness Act or which is prescribed within the Act.

The existence and operations of the Alliance shall cease with the repeal of the Regional Competitiveness Act or by an action by the West Piedmont Planning District Board of Commissioners to repeal Article VIII of the Planning District Commission's Bylaws.

- C. Area of Coverage by the Alliance: All cities, counties, and towns with a population of 3,500 or greater within the Planning District will be invited to participate in the Alliance.
- D. Distribution of Regional Competitiveness Act Program Funds: Funds that may be received in the Planning District through awards of Regional Competitiveness Act funding from the Virginia Department of Housing and Community Development or its successor shall be distributed on the basis as determined by resolution by all participating local governments, with the amounts of the awards determined by the Commonwealth of Virginia.

For its efforts in serving as the administrative agent for the West Piedmont Regional Alliance and as necessary as the fiscal agent, it is understood that the West Piedmont Planning District Commission shall invoice the

localities receiving Regional Competitiveness Act funds in an amount up to but not exceeding ten (10) percent of the funds distributed.

E Alliance Membership: Membership of the Alliance shall reflect the requirements of the Code of Virginia, changing upon amendments made to the Code of Virginia. At its inception, members to be included in the Alliance shall be

- Chief elected officials one each from the local government members of the Planning District, who may also be a Board of Commissioners member. The Planning District Commission shall invite officials (or their designees who must also be elected officials) to serve the Alliance
- Local government administrators (or designees) one from each of the Commission's member localities. The Planning District Commission shall invite administrators/designees to serve the Alliance
- Corporate officials eight (8) members appointed by the Commission. Nominees must be chief executive officers and/or presidents of a business corporation or their designees
- Presidents of Community Colleges (or their designees) within participating localities of the Planning District
- Presidents of Four-Year Private Colleges (or their designees) within participating localities of the Planning
- Public School Systems Superintendents (or their designees) two (2) superintendents (or their designees) from among the school systems of the member jurisdictions
- Development Organization Representatives two (2) members appointed by the Commission selected on a rotating basis from among the local economic development organizations or corporations within the Planning District
- Civic Organization Representatives two (2) members appointed by the Commission selected from a list of nominees submitted by Chamber of Commerce Directors whose lists of nominations may include the Chamber Director, Chamber President, or a Director or President from other civic organizations and community action agencies within the Planning District
- West Piedmont Planning District Commission representatives two (2) members the Chairman and Vice Chairman, or their designees in the event that they are members under another category. PDC representatives shall be appointed by the Commission Chairman

F Terms of Office:

- Chief elected official members (or their designees) shall serve for the term as determined by their localities
- Local Government Administrators (or their designees) shall serve a term as determined by their localities
- Corporate members shall serve three (3) year terms
- Community College Presidents shall serve for their term of office with the Virginia Community College System. A designee of a Community College President shall serve such term as determined by the President.
- Presidents of the Four-Year Private Colleges shall serve for their term of office with the college. A designee of a President of a Four-year Private College shall serve such term as determined by the President.
- Public School Systems Superintendents (or their designees) shall serve for two (2) year terms
- Development Organization Representatives shall serve two (2) year terms
- Civic Organization representatives shall serve for two (2) year terms after which time the organizations making their original appointment shall be asked to renominate the member or nominate a new member, the Planning District Commission Board shall make the appointment(s) from the list of nominees
- West Piedmont representatives shall serve for their term of office on the Commission, or for no more than two (2) years in the case of designees

- G Officers of the West Piedmont Regional Alliance The Chairman and Vice-Chairman of the West Piedmont Planning District shall serve as Chairman and Vice-Chairman of the Alliance
- The Executive Director of the West Piedmont Planning District Commission shall serve as Executive Director of the West Piedmont Regional Alliance. He may assign duties to a designee including the Deputy Director of the West Piedmont Planning District Commission
- H Quorum/Voting for Meetings A quorum shall consist of one-third the Alliance's membership in attendance at a called meeting. If a quorum is present when a vote is taken, the official vote of a majority of the members present is the act of the Alliance
- Executive Committee The Alliance may create an Executive Committee with no more than fourteen (14) members including the Chairman, Vice-Chairman chosen at a meeting of the full Alliance membership. The Alliance may delegate to the Executive Committee such responsibilities as the Alliance may determine, provided that these powers are not inconsistent with the provisions of the Virginia Regional Competitiveness Act
- J Committees The Alliance Board may create one or more other committees and appoint members of the Board to serve on them. Each committee shall have two (2) or more members who serve at the pleasure of the Alliance Board. The creation of a committee and appointment of members to it shall be approved by a majority of directors in office when the action is taken. Each such committee shall be responsible for preparing recommendations to the Alliance on such matters as assigned
- K Termination No provision is made for terminating participation by a member other than through term expiration, however, the Chairman of the Alliance may direct that a letter be sent to the original nominating party, advising of poor attendance, in effect, missing four (4) meetings in one (1) year
- L Bylaws for the Alliance The Alliance shall operate under Article VIII of the West Piedmont Planning District Commission Bylaws as a standing committee of the Planning District. Once operative, the Alliance is permitted to adopt operating procedures in addition to but not in substitution for these bylaws herewith, insofar as these additional operating procedures do not conflict with West Piedmont Planning District Commission bylaws herewith
- M Fiscal Agency The West Piedmont Planning District Commission may serve as Fiscal Agent for its Alliance. The Alliance shall be liable for compliance with the laws of the Commonwealth in all respects, as a subdivision of the West Piedmont Planning District Commission, which itself is a subdivision of the Commonwealth of Virginia
- N Administrative Agency The West Piedmont Planning District Commission through its Executive Director and staff shall serve in the role of Administrative Agent for the Alliance. Local governing bodies participating in the Alliance and which receive Regional Competitiveness Act reward funding shall be billed at a rate not to exceed 10 percent per annum by the West Piedmont Planning District to cover costs of Alliance operations and administration
- O Freedom of Information, other Virginia Acts Impend on the Alliance The Alliance is liable for the Virginia Freedom of Information Act, Procurement Act, and those other acts of the Commonwealth of Virginia which generally govern the acts or actions, procedures, and recordations of public bodies

## ARTICLE IX

### Amendments

Section 1 Any proposed amendment to these Bylaws shall be mailed to each member of the COMMISSION at least five days prior to the meeting at which it is to be voted upon. A majority vote of all members of the COMMISSION voting at a regular meeting shall be required to adopt any proposed amendment to the Bylaws.

## ARTICLE X

### Parliamentary Procedure

Section 1 Robert's Rules of Order, Revised shall be the parliamentary authority for the conduct of meetings of the COMMISSION, the Executive Committee, Policy Advisory Committee and the West Piedmont Regional Alliance, in all cases in which such rules apply and where they are not inconsistent with the provisions of the laws of Virginia, the Charter Agreement, and these Bylaws.

Section 2 During Policy Advisory Committee (or sub-committee) meetings, no action shall be taken with respect to a matter affecting only a particular jurisdiction unless the committee (or sub-committee) representative of that jurisdiction is present or unless he is represented by a proxy or written proxy statement. Matters so tabled shall be reported by the Committee Chairman to the COMMISSION at its next regular meeting. In extreme cases, committees may exercise their own judgment in deviating from this rule.

## ARTICLE XI

Section 1 These Bylaws and any amendments thereto shall be effective immediately upon adoption.



**STEP, Inc.**  
**Board of Directors**  
**July 1, 2016 – June 30, 2017**

<p style="text-align: center;"><b><u>President</u></b>  Peggy Morrison  74 Pine Bay Drive  Union Hall, VA 24176  Home: (540) 576-1217  Cell: (804) 310-5591  Email: <a href="mailto:pmorri@aol.com">pmorri@aol.com</a>  Occupation: Retired  Represents Private Sector  Term Began: 2013</p>	<p style="text-align: center;"><b><u>Vice President</u></b>  Pat Cundiff  125 Center Street  Rocky Mount VA 24151  Home: (540) 483-5111  Work: (540) 719-0001  Cell: (540) 493-6150  Email: <a href="mailto:pat@pacinteriors.com">pat@pacinteriors.com</a>  Represents Private Sector  Term Began: 2012</p>
<p style="text-align: center;"><b><u>Secretary/Treasurer</u></b>  Angie Austin  4634 Pleasant Hill Road  Rocky Mount, VA 24151  Cell: (540) 493-4634  Work: (540) 983-9153  Email: <a href="mailto:aaustin@memberonefcu.com">aaustin@memberonefcu.com</a>  Occupation: Market Manager, Member One  Federal Credit Union  Represents Private Sector  Term Began: 2015</p>	<p style="text-align: center;">Charles Wagner  330 Riverview St.  Rocky Mount, VA 24151  Home: (540) 483-9109  Cell: (540) 493-9109  Email: <a href="mailto:mtwagner@embarqmail.com">mtwagner@embarqmail.com</a>  Occupation: Retired; Franklin County Board  of Supervisors  Represents Public Officials  Term Began: 2007</p>
<p style="text-align: center;">Crystal Harris  763 Ridge Road  Woolwine, VA 24185  Home: (276) 930-2127  Cell: (276) 692-8026  Email: <a href="mailto:dragonfly24185@yahoo.com">dragonfly24185@yahoo.com</a>  Occupation: Retired  Represents Public Officials  Term Began: 2010</p>	<p style="text-align: center;">Richard Shoemaker  25 Old Furnace Road  Rocky Mount, VA 24151  Home: (540) 489-1304  Email: <a href="mailto:rasgpa1@jetbroadband.com">rasgpa1@jetbroadband.com</a>  Occupation: Retired  Represents Private Sector  Term Began: 2014</p>
<p style="text-align: center;">Cooper Brown  Commonwealth Attorney's Office  115 East Court Street  Rocky Mount VA 24151  Work: (540) 483-3092  Cell: (540) 420-2113  Email: <a href="mailto:cooperbrown@franklincountyva.org">cooperbrown@franklincountyva.org</a>  Occupation: Attorney  Represents Public Officials  Term Began: 2013</p>	<p style="text-align: center;">James Goodman  45 Forest Hill Lane  Rocky Mount, VA 24151  Cell: (540) 263-8540  Represents Low-Income Community  Term Began: 2014</p>

<p>Patti O'Neal  130 Windy Lane, Apt 2  Rocky Mount, VA 24151  Cell: (540) 238-9691  Email: <a href="mailto:psunshine_50@yahoo.com">psunshine_50@yahoo.com</a>  Occupation: Retired  Represents Low-Income Community  Term Began: 2012</p>	<p>Mary Trudeau  124 Shameka Lane  Rocky Mount, VA 24151  Cell: (540) 358-0492  Email: <a href="mailto:mytrudeau@gmail.com">mytrudeau@gmail.com</a>  Occupation: Retired Educator  Represents Homeless Individuals/Families  Term Began: 2015</p>
<p>Debbie Hamrick  221 Ruritan Road  Rocky Mount, VA 24151  Cell: (540) 483-7272  Work: (540) 483-0179 ext 2114  Email: <a href="mailto:debbie.hamrick@frco.k12.va.us">debbie.hamrick@frco.k12.va.us</a>  Occupation: Adult &amp; Career Education  Coordinator  Represents Government  Term Began: 2015</p>	<p>Warren Rodgers, Jr.  Citizens Against Family Violence  22 E. Church Street, Ste. 300  Martinsville, VA 24112  Work: (276) 403-4084  Cell:  Email: <a href="mailto:wrodgers@citizensagainfamilyviolence.org">wrodgers@citizensagainfamilyviolence.org</a>  Occupation: Executive Director – CAFV  Represents Vulnerable Populations in  Martinsville/Henry County  Term Began: 2015</p>
<p>Kim Adkins  P.O. Box 951  Martinsville, VA 24114  Cell: (276) 252-2679  Direct: (276) 403-5961  Email: <a href="mailto:kim@keaconsultingservices.com">kim@keaconsultingservices.com</a>  Occupation: Executive Director, United Way  of Henry County &amp; Martinsville  Represents Public Sector  Term Began: 2016</p>	<p>Michael Ferguson  P.O. Box 91  Ferrum, VA 24088  Cell: (540) 293-3843  Home: (540)-365-0011  Work: (540) 365-4604  Email: <a href="mailto:MFerguson@ferrum.edu">MFerguson@ferrum.edu</a>  Occupation:  Represents Private Sector  Term Began: 2016</p>



2

# Franklin County

*A Natural Setting for Opportunity*

## EXECUTIVE SUMMARY

<p><b><u>AGENDA TITLE:</u></b> PURCHASE OF SHERIFF'S VEHICLES</p> <p><b><u>SUBJECT/PROPOSAL/REQUEST</u></b> Request to purchase eight police service replacement vehicles.</p> <p><b><u>STAFF CONTACT(S):</u></b> Major Bowman, Mr. Robertson, Capt. Young, Mr. Thurman</p>	<p><b><u>AGENDA DATE:</u></b> August 16, 2016 - Amended</p> <p><b><u>ITEM NUMBER:</u></b></p> <p><b><u>ACTION:</u></b></p> <p><b><u>CONSENT AGENDA:</u></b> YES</p> <p><b><u>INFORMATION:</u></b></p> <p><b><u>ATTACHMENTS:</u></b></p> <p><b><u>REVIEWED BY:</u></b> BR</p>
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### **BACKGROUND:**

The Office of the Sheriff, County of Franklin is a law enforcement agency with local jail and law enforcement responsibilities. It maintains a fleet of police vehicles necessary to carry out all functions and responsibilities. Per Franklin County Vehicle Policy (amended 2/15/2005) law enforcement vehicles are normally replaced with 125,000 miles and these vehicles may be reissued to support services such as prisoner transport or spare fleet vehicles or they may be surplus. They are maintained in this capacity until they become unreliable or repairs and maintenance becomes cost prohibitive.

### **DISCUSSION:**

The Office of the Sheriff requests to order eight new police service vehicles as replacement vehicles for vehicles currently in service. The listed vehicles for replacement are well above the 125,000 mile replacement threshold and/or have serious mechanical issues. Among the vehicles needing to be replaced are:

1. 2000 Ford Crown Victoria with 171,000+ miles VIN#: 2FAFP71W3YX110545
2. 2010 Ford Crown Victoria with 143,000+ miles VIN#: 2FABP7BVXAX112593
3. 2003 Ford Expedition with 176,000+ miles VIN#: 1FMFU16W63LB02210
4. 2010 Ford Crown Victoria with 132,000+ miles VIN#: 2FABP7BV3AX112595
5. 2006 Chevrolet Impala with 134,000+ miles VIN#: 2G1WS551569421772
6. 2006 Ford Explorer with 180,000+ miles VIN#: 1FMEEU73E07UA47599
7. 2003 Pontiac Grand Prix with 160,000+ miles VIN#: 1G2WP52K13F134569
8. 2007 Toyota Forerunner with 168,000+ miles VIN#: JTEBU14R070119216

All eight of these vehicles will be surplus and no longer maintained in the Sheriff's Office fleet.

The Franklin County Sheriff's Office is requesting the following replacement vehicles:

- 1.) One (1) - Full-Size Ford Interceptor (Taurus) through State contract #E194-75223 at a cost of \$22,665.00 per vehicle.
- 2.) Three (3) - Dodge Charger Police Pursuit Vehicles through State contract #E194-73015 at a cost of \$24,160.00 per vehicle.

- 3.) Two (2) - Ford Police Utility (Explorer) vehicles on state contract #E194-75223 at a cost of \$27,777.50 per vehicle.
- 4.) One (1) - Ford F-150 Crew Cab 4x4 pickup truck through state contract #E194-73326 at a cost of \$30,145.15.
- 5.) One (1) - Ford Explorer Fleet vehicle on state contract #E194-75485 at a cost of \$26,968.00.

The Franklin County Sheriff's Office existing vehicle budget 3000-021-0017-7005 with a balance of \$186,802.38 will cover most of the cost of the vehicle replacement. The Sheriff's Office is asking for \$21,010.62 from contingency funding that was removed from line item 3000-021-0017-7005 for the Sheriff's Office 2016-2017 operating budget to cover the remainder of the cost.

The Sheriff's Office is additionally requesting \$13,000.00 from contingency funding that was removed from the Sheriff's Office operating budget line item 3021-0227-57001 for 2016-2017 for vehicle up fit. This line item is currently funded at \$40,000.00. The average cost to up fit a marked vehicle is \$8,500 and \$3,500.00 for an unmarked. Based on this vehicle request, the Sheriff's Office will need \$53,000.00 to up fit these eight vehicles.

**RECOMMENDATION:**

**The Office of the Sheriff respectfully requests the Board of Supervisors approve the purchase of one full-size Ford Police Interceptor vehicle, three Police Pursuit rated Dodge Chargers, two Ford Utility Police Package vehicles, one Ford F-150 pickup truck and one Ford Explorer Fleet vehicle.**

Sandy, Steve

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3

**From:** Stroebel John [jstroebel@embarqmail.com]  
**Sent:** Thursday, August 11, 2016 11:26 AM  
**To:** Sandy, Steve  
**Cc:** Garrett Smith; Acker Lauren  
**Subject:** Withdrawal of Petition for Rezoning of Lakewatch Plantation

Steve,

Per our telephone discussion, it is the decision of the petitioners on the rezoning application which was recently filed with your office (Case # REZO-7-16-15395) to amend or remove certain proffers contained in the Final Order of the Board of Supervisors dated November 15, 2005 relating to Lakewatch Plantation to withdraw the petition from further consideration by the Board of Supervisors.

I will be sending out to you later today a letter containing this request signed on behalf of the petitioners.

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This email was scanned by Bitdefender

*Transmittal of Planning Commission Action*

Item: REZO-7-16-15395 Lakewatch Plantation

Prepared by: Steven Sandy, Planning Director *Steve*

Date of Commission  
Action: August 10, 2016

Commission's  
Recommendation: **DENIAL of Lakewatch Rezone to remove Proffer #10**

Lakewatch Plantation is a Mixed Use Planned Commercial Development consisting of three hundred and ninety-eight (398) acres. The development was brought forward to the County for rezoning from Agricultural (A-1) to Planned Commercial Development (PCD) in 2005 by Lakewatch, LLC. and owner Trey Park. In 2004, Mr. Park had rezoned seventy-seven (77) acres of the waterfront from Agricultural (A-1) to Residential (R-1) with proffered conditions to create sixty-four (64) residential waterfront lots.

The Lakewatch Plantation rezoning included proffered conditions and a proffered conceptual plan that dictated the proposed uses and amenities that were envisioned within the proposed development. The development was started around 2006 and some infrastructure was installed including streets, water and wastewater lines. Prior to completing all improvements, the developer, Lakewatch, LLC., filed for bankruptcy and ultimately the bank decided to hold a property auction in 2015 to sell all remaining property. Since all improvements were not completed and developer claimed bankruptcy, the County has had difficulty enforcing proffers. In 2015, the County did "call" the remaining letter of credit in the amount of two hundred ninety-two thousand (\$292,000) dollars to help complete the paving of residential streets to allow the streets to be offered for acceptance in the state system. The company that bought all remaining residential lots also posted a surety in the amount of two thousand twenty-six five hundred forty dollars and five cents (\$226,540.05) to ensure that the remaining residential street could be improved and offered for acceptance in the state system.

County Staff has contracted engineering work necessary to identify deficiencies to be corrected in order for the streets to be eligible for acceptance by VDOT. Invitations for bids has been processed for paving work to be completed. A notice to proceed will be issued for paving work once the Planning Commission and Board of Supervisors determine whether the proffers will be amended.

VDOT is unwilling to accept the current streets into their system of highways with a paved shoulder unless the County is willing to assume the maintenance responsibilities of said shoulder (trails).

When the development was proposed by the original applicant, Lakewatch, LLC., it was presented to the public and Board of Supervisors as a mixed use planned community with many amenities and recreational opportunities for not only residents of the community but also the public. Residents who have bought parcels within the community bought with the knowledge of the proposed amenities as well as covenants and restrictions governing the development. It has been argued by some that these amenities can improve property values within the development. The current configuration of trails in the form of paved shoulders was not envisioned as the type of trail improvements identified in the proffered concept plan.

The Lakewatch homeowners have met and voted, through their respective homeowner's association, on the issue of whether they want the path in the residential area of Lakewatch as they have been developed. The homeowners voted to remove the proffered condition requiring such public paths in the residential area of the development.

Numerous citizens spoke during the hearing after staff presentation in support of the request to remove the proffered condition. One citizen spoken in opposition to the request.

#### **COMMISSION ACTION**

Commissioner Colby made a motion (see notes provided) to recommend **DENIAL** to the Board of Supervisors for the Rezone petition to remove proffer #10 of the Final Order dated December 12, 2005 (CASE#R-05-10-01) Commissioner Crawford seconded the motion. In discussion, Commissioners Webb and Doss expressed concern that paths were never intended to be constructed in right of way and that the county would need to maintain paths if they remained within right of way.

#### **Roll Call Vote**

#### **Motion to Approve:**

Ayes: Doss, Law, Colby, Crawford ,Webb

Nays: None

Absent: McGhee, Mitchell

Abstain: None

The motion to recommend **DENIAL** to rezone to remove proffer #10 was approved 5-0-2 (absent)

Case No. REZO-7-16-15395  
Lakewatch Plantation selected proffers  
August 9, 2016

**Notes prepared by the Gills Creek Planning Commissioner**

Following public hearing, the planning commissioners voted 5-0 to recommend that the BOS not approve homeowners application to remove selected proffers related to pathways in Lakewatch Plantation. Although the case as presented was murky and ambiguous, the planning commission was compelled to make its timely determination in order to avoid delay of scheduled road paving. Key factors upon which the commissioners based their votes were the following.

1. **Primary desired outcome unaffected.** It was our understanding that the outcome of this application would have no effect on property owners primary objective. The service roads will be improved to standards and will be incorporated into the VDOT system for future maintenance. The matter of the pathways seems to be a side issue.
2. **Motivation.** Applicants seem to be motivated solely by a desire to avoid the cost of maintaining the installed pathways.
3. **Dimension of the issue is unknown.** Commissioners were not presented with a quantification of the maintenance burden. What is the projected average annual maintenance cost? This is a key unknown. On balance, why would we delete an important proffer for an unknown?
4. Petitioners have asked the County to: "delete from the Proffers and Conditions any requirement that the developer or any successor create a biking trail/walking path paralleling the aforesaid roads as envisioned by the Concept Plan." Pathways are a key feature defining Lakewatch Plantation. Applicants request to strip all proffered pathways -- a move that would radically alter the nature of the present and future Lakewatch Plantation.
5. **Rationale lacking.** There is a complete lack of rationale in the record for change of the proffers at this time. If the proffers made sense in 2005, why would they not make sense in 2016 and beyond? This question remains unanswered.
6. **Maintenance Responsibility.** Existing proffer 10, accepted by Franklin County in 2005 we believe clearly signals the County's intent to be primarily responsible for maintenance of the pathways. "The easement, subject to such necessary cross-overs as may be required to support the other developmental purposes, will be offered/donated to the County, in whole or part, and thereafter such accepted part, if any, shall be maintained by the County. Any section not accepted by Franklin County shall be maintained by the applicant or assigns." [emphasis added]
7. **Precedence - part 1.** What about this concern of precedence? Would County maintenance of these pathways set a precedent for maintenance in other developments? Not likely. This is

a unique development in scale and complexity with its own set of proffers customized to this planned mixed use development. It's highly unlikely that a matching set of circumstances can or will be identified. Especially when the particular proffer has already been constructed and including a statement indicating intent of the County to maintain.

8. **Precedence - part 2.** Of more concern to the planning commission is the precedent that could be set by removing this proffer upon request of the homeowners. Wouldn't the action of removing this proffer, if approved by the County, undermine to some degree the integrity of our zoning process insofar as proffers are concerned?
9. **General health, safety and welfare.** Commissioners were unable to make the connection that deletion of public pathways for bicycle and pedestrian use would somehow "promote the general health, safety and welfare" -- a finding suggested by staff's suggested motion for approval. This seems especially important as improvements have already been constructed.
10. **Public safety.** We were unable to conclude that deletion of this proffer would contribute to safer conditions.

James M. Colby

MEMORANDUM  
Case # REZO-7-16-15395



To: Franklin County Planning Commission  
From: Steven Sandy, Planning Director  
Date: July 26, 2016  
Tax #s: Various within Lakewatch Plantation  
District: Gills Creek  
Applicant/Owners: Lakewatch Plantation Property Owners Association, Inc. and Lakewatch Plantation Homeowners Association

**REQUEST:**  
  
Petition of **Lakewatch Plantation Property Owners Association, Inc. and Lakewatch Plantation Homeowners Association**, Petitioners/Owners for property currently zoned PCD, Planned Commercial District, to amend or remove any proffer or portion thereof that requires the construction of a public bike path or public walking trails along Firstwatch Drive, Lakewatch Circle, and Watchtower Drive and delete from the accepted proffers any requirement that the developer or any successor create a biking trail/walking path paralleling aforesaid roads as envisioned by the concept plan for the Lakewatch PCD. The proffers requested for amendment or removal were accepted and established by the Franklin County Board of Supervisors by Final Order dated December 12, 2005, said Final Order rezoning Tax Parcel #'s 15-39, 15-41 and 15-42 from A-1 Agriculture to PCD Planned Commercial District. The Future Land Use Map of the Comprehensive Plan of Franklin County identifies this area as designated as Unincorporated Towns. (Case # REZO-7-16-15395)

**RECOMMENDATION:**  
  
Staff recommends that the proffered conditions be amended to remove the requirement of public bike trails within the residential portion of the development only. Specifically, proffer #10 of the Final Order dated December 12, 2005 (Case#R-05-10-01) shall be modified as follows:  
  
This applicant will construct the paved bike/walk/cart trail as shown on the Concept Plan within 30 months of the rezoning. A paved bike/walk/cart trail shall be constructed within the non-residential portions of the development parallel to Route 122 as shown on the concept plan. The paved bike/walk/cart trail shall be constructed as each property is developed and before a certificate of



**occupancy can be issued for development on adjacent parcel.** At a minimum the trails shall consist of 10-foot wide easement, and a 8-foot wide travel path and have striping or stamped asphalt at all private and public crossings. the easement, subject to such necessary cross-overs as may be required to support the other developmental purposes, will be offered/donated to the County, in whole or part, and thereafter such accepted part, if any, shall be maintained by the County. Any section not accepted by Franklin County shall be maintained by the applicant or assigns. The value of the donated parcel shall be as agreed to by the parties at the time of transfer.

### **NATURE OF REQUEST:**

The Lakewatch Plantation Property Owners Association, Inc. and Lakewatch Plantation Homeowner's have filed a petition on behalf of residential property owners to remove a proffered condition which was included in the original rezone request for Lakewatch Plantation development. The final order from the original approved rezoning with proffered conditions was dated December 12, 2005 (See attached) . The desire to remove the condition stems from an issue involving acceptance of residential streets into state highway system. The required trails were installed by the developer within the public right-of-way as a paved shoulder rather than outside of right-of-way as depicted on the proffered conceptual plan. VDOT has indicated that the paved shoulder (trail) could remain in the right-of-way however, the maintenance of said shoulder (trail) would be the responsibility of the County and not VDOT. The County would be expected to enter into a maintenance agreement with VDOT obliging the County to maintain the shoulder. Since the County does not have staff designated to such maintenance and the proffered conditions of the rezoning state that this is a responsibility of the applicant or assigns, County Staff has directed the homeowner's association that they will be responsible for such maintenance. The homeowner's associations have met and voted to have the paved shoulders removed from the current streets in order to allow the streets to be taken into the state system without any maintenance agreement for paved shoulders.

The homeowners were advised that the removal of the paved shoulder (trails) would not relieve the homeowners from the proffered condition(s) requiring public trails within the development. The Zoning Administrator advised that only the Franklin County Board of Supervisors could remove the condition since it was accepted as part of the rezoning approval.

**BACKGROUND:**

Lakewatch Plantation is a Mixed Use Planned Commercial Development consisting of three hundred and ninety-eight (398) acres. The development was brought forward to the County for rezoning from Agricultural (A-1) to Planned Commercial Development (PCD) in 2005 by Lakewatch, LLC. and owner Trey Park. In 2004, Mr. Park had rezoned seventy-seven (77) acres of the waterfront from Agricultural (A-1) to Residential (R-1) with proffered conditions to create sixty-four (64) residential waterfront lots.

The Lakewatch Plantation rezoning included proffered conditions and a proffered conceptual plan that dictated the proposed uses and amenities that were envisioned within the proposed development. The development was started around 2006 and some infrastructure was installed including streets, water and wastewater lines. Prior to completing all improvements, the developer, Lakewatch, LLC., filed for bankruptcy and ultimately the bank decided to hold a property auction in 2015 to sell all remaining property. Since all improvements were not completed and developer claimed bankruptcy, the County has had difficulty enforcing proffers. In 2015, the County did "call" the remaining letter of credit in the amount of two hundred ninety-two thousand (\$292,000) dollars to help complete the paving of residential streets to allow the streets to be offered for acceptance in the state system. The company that bought all remaining residential lots also posted a surety in the amount of two thousand twenty-six five hundred forty dollars and five cents (\$226,540.05) to ensure that the remaining residential street could be improved and offered for acceptance in the state system.

County Staff has contracted engineering work necessary to identify deficiencies to be corrected in order for the streets to be eligible for acceptance by VDOT. Invitations for bids has been processed for paving work to be completed. A notice to proceed will be issued for paving work once the Planning Commission and Board of Supervisors determine whether the proffers will be amended.

**COMPREHENSIVE PLAN**

The property is identified in the 2007 Comprehensive Plan as low density residential. The Planning Commission is currently considering a Westlake Hales Ford Area Plan which designates this area as a combination of Commercial Mixed Use and Suburban Residential (2-4 units). In addition, the area plan identifies a network of trails not only within developments but also between developments to provide a multi-modal environment as well as enhance recreational activities in the Westlake area.

**IMPACTS:**

As discussed, VDOT is unwilling to accept the current streets into their system of highways with a paved shoulder unless the County is willing to assume the maintenance responsibilities of said shoulder (trails). The County would like for the homeowner's association(s) to be responsible for said paved shoulder (trails).



When the development was proposed by the original applicant, Lakewatch, LLC., it was presented to the public and Board of Supervisors as a mixed use planned community with many amenities and recreational opportunities for not only residents of the community but also the public. Residents who have bought parcels within the community bought with the knowledge of the proposed amenities as well as covenants and restrictions governing the development. It has been argued by some that these amenities can improve property values within the development. The current configuration of trails in the form of paved shoulders was not envisioned as the type of trail improvements identified in the proffered concept plan.

The Planning Commission and Board of Supervisors should consider the viability of the requirement imposed by the original applicant/developer on the current property owners. The majority of the residential property owners feel that this condition is a burden to them and creates a liability on behalf of the owners. Staff recommends that proffers for all other private trails within the residential areas be unchanged. Furthermore, it is recommended that the public paved bike/walk/cart trail requirement be unchanged in the non-residential areas. This trail could be completed as parcels are developed and increase walk-ability within the commercial development. Removal of this condition could create a precedent for other developments to remove proffers that owners feel may be onerous. The Commission and Board must weigh all issues surrounding the amendment.

#### **RECOMMENDATION:**

Staff recommends that the proffered conditions be amended to remove the requirement of public bike trails within the residential portion of the development only. Specifically, proffer #10 of the Final Order dated December 12, 2005 ( Case# R-05-10-01) shall be modified as follows:

~~This applicant will construct the paved bike/walk/cart trail as shown on the Concept Plan within 30 months of the rezoning.~~ **A paved bike/walk/cart trail shall be constructed within the non-residential portions of the development parallel to Route 122 as shown on the concept plan. The paved bike/walk/cart trail shall be constructed as each property is developed and before a certificate of occupancy can be issued for development on adjacent parcel.** At a minimum the trails shall consist of 10-foot wide easement, and a 8-foot wide travel path and have striping or stamped asphalt at all private and public crossings. the easement, subject to such necessary cross-overs as may be required to support the other developmental purposes, will be offered/donated to the County, in whole or part, and thereafter such accepted part, if any, shall be maintained by the County. Any section not accepted by Franklin County shall be maintained by the applicant or assigns. The value of the donated parcel shall be as agreed to by the parties at the time of transfer.



**SUGGESTED MOTIONS:**

The following suggested motions are sample motions that may be used.

**(APPROVE)** I find this proposal will not be of substantial detriment to the character of Lakewatch Plantation, or adjacent property, and that such use will aid in the creation of a convenient, attractive and harmonious community. Therefore, I move that the proffered condition # 10 of Lakewatch Plantation Final Order dated December 12, 2005 be amended to remove the requirement of public bike trails within the residential portion of the development as recommended by Staff to promote the general health, safety and welfare of the development.

**OR**

**(DENY)** I find that the proposal is of substantial detriment to adjacent property and that such use will not aid in the creation of a convenient, attractive, or harmonious community. Therefore I move to recommend denial of the request.

**OR**

**(DELAY ACTION)** I find that the required information for the submitted petition is incomplete. Therefore I move to delay action until additional necessary materials are submitted to the Planning Commission.



**L. T. MCGHEE & CO.**



received  
7/29/16 - 100

P. O. BOX 667, 1211 HARDY ROAD, VINTON, VA 24179, PH 343-5718

"One of the Most Successful Real Estate Companies"

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July 26, 2016

Franklin County Planning Committee & Board of Supervisors  
1255 Franklin St.  
Suite 103  
Rocky Mount, VA 24151

RE: REZO-7-16-15395

Dear Gentlemen:

We own 17 acres in Lakewatch Plantation. The roads, bike paths, etc. were not bonded by Franklin County when they approved them; hence, this has been dropped on the new owners. We feel that the bike paths/walking trails need to be removed from the proffers since the new owners of the properties do not want it and are struggling just to get the normal state roads up to state specifications.

We are in favor of removing the bike path/walking trail proffer.

Sincerely,

Leon T. McGhee  
Ginger Investments, LLC

**FRANKLIN COUNTY**  
**PETITION/APPLICATION FOR REZONING**

(Type or Print)

We, Lakewatch Plantation Property Owners Association, Inc. and Lakewatch Plantation Homeowners Association, both Virginia nonstock corporations, as owners and beneficial owners of the property described below, hereby apply to the Franklin County Board of Supervisors to amend the Franklin County Zoning Maps as hereinafter described:

1. Petitioners Name: Lakewatch Plantation Property Owners Association, Inc. and Lakewatch Plantation Homeowners Association
2. Property Owner's Name: Lakewatch Plantation Property Owners Association, Inc. and Lakewatch Plantation Homeowners Association (beneficial owners)

Phone Number: (540) 721-9622 (Lakewatch Plantation Property Owners Association, Inc.)  
(540) 719-2797 (Lakewatch Plantation Homeowners Association)

Address: 293 FirstWatch Drive, Moneta VA 24121 (Lakewatch Plantation Property Owners Association, Inc.)

86 Lakewatch Circle, Moneta, VA 24121 (Lakewatch Plantation Homeowners Association)

3. Exact Directions to Property from Rocky Mount: Traveling North/East on Route 40, turn left at the traffic light onto State Road 122 North. Continue on State Road 122 for approximately 18 miles passing through Westlake Towne Center to the traffic light at the intersection of Scruggs Road and State Road 122. Continue straight on Route 122, passing by a Bo Jangles Restaurant on the left side of the road. Turn left at the next road onto Firstwatch Drive which takes you into the Lakewatch Plantation Subdivision.

4. Tax Map and Parcel Number: Tax Map #15, Parcel Nos. 39-42

5. Magisterial District: Gills Creek

6. Property Information:

A. Size of Property: +/- 398 acres

B. Existing Land Use: PCD

C. Existing Zoning: PCD

D. Existing number of allowed dwelling units per acre or commercial/industrial development square feet per acre: Not applicable to the instant petition

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

Corridor District     Westlake Overlay District     Smith Mountain Lake Surface District

Friday, July 1, 2016

Development Services/Planning & Community Development  
1255 Franklin St., St. 103  
Rocky Mount, Virginia 24121

Dear Sir or Madam:

Enclosed please find a completed copy of a Petition/Application for Rezoning which seeks the amendment of certain voluntary proffers which were made by the developer of Lakewatch Plantation, Lake Watch, L. L. C., in connection with the original application for rezoning which created the Lakewatch Subdivision. These proffers relate to the construction of biking trails/walking paths which were included in the Final Order of the Franklin County Board of Supervisors dated December 12, 2005 (the "Final Order") which approved the rezoning request filed by the developer. The biking trails/walking paths are referenced in numbered paragraphs 8, 10, 11 and 12 of the Final Order. Per the Concept Plan, a portion of the envisioned biking trails/walking paths were to be constructed paralleling the planned roadways within Lakewatch Plantation, but outside of the easement reserved for the contemplated State roads within Lakewatch. Instead, the only biking trails/walking paths constructed by the developer consist of an additional 8' width of asphalt surface (the "Installed Bike Path") which adjoins Firstwatch Drive, Watchtower Drive and Lakewatch Circle. The Installed Bike Path lies within the right-of-way reserved for the planned State roads within Lakewatch Plantation and the Virginia Department of Transportation has refused to accept these roads into the State road system unless the Installed Bike Path is removed (ground to a loose gravel shoulder) or improved to meet VDOT standards.

At meetings of the Lakewatch Plantation Property Owners Association, Inc., the Lakewatch Plantation Homeowners Association, The Carriage Homes at Lakewatch Plantation Property Owner's Association, Inc. and The Estate Lots at Lakewatch Plantation Property Owner's Association, all held on June 30, 2016, the said homeowners associations voted overwhelmingly to remove the Installed Bike Path and to petition the Board of Supervisors to amend the Final Order as requested in the accompanying Petition.

Franklin County is presently holding funds of approximately \$519,440 which are reserved for the completion/improvement of the residential roads within Lakewatch Plantation so that these roads can be brought up to VDOT standards and accepted into the State Road system. In the opinion of the Lakewatch owners and residents, it is crucial that these roads receive their final coat of asphalt and be completed to VDOT standards this paving season. If this does not occur and another winter is allowed to continue the deterioration in the condition of the Lakewatch roads, these roads may require repairs which will cost more than the existing security held by the County. If this security is allowed to become inadequate, then the County will have to come up with additional funds to complete the roads or the roads may never become part of the State system (a circumstance which was not contemplated by the Subdivision Plan for Lakewatch and which will have a significant adverse effect on the property values within Lakewatch).

**Accordingly, we are asking that the County Planning Commission and Franklin County Board of Supervisors review the attached application on an expedited basis so**

that this rezoning application may be approved at the August meeting of the Franklin County Board of Supervisors. Approval of the application at this meeting will permit the County to award the paving contract for the Lakewatch roads within the acceptance period for the bids which were submitted to the County on June 10.

We thank you for your cooperation in promptly reviewing this rezoning application.

Very truly yours,

Lakewatch Plantation Property Owners Association, Inc.

By: Lauren Acker

Name: Lauren Acker (print)

Title: President

Lakewatch Plantation Homeowners Association

By: John S. Stroebel

Name: John S. Stroebel (print)

Title: President

STATE OF VIRGINIA:

BEFORE THE BOARD OF SUPERVISORS OF FRANKLIN COUNTY

A+/- 398 acres of land, located on northwest side of State )  
Route 122 approximately 0.7 miles northeast of Westlake )  
Corner Route 616 South within the Gills Creek Magisterial )  
District of Franklin County, recorded as a portion of Tax )  
Map # 15, Parcel # 39; a portion of Tax Map # 15, )  
Parcel # 42; and all of Tax Map # 15, Parcel # 41, in the )  
Franklin County Real Estate Tax Records. )

**FINAL ORDER**

TO THE HONORABLE SUPERVISORS OF FRANKLIN COUNTY:

WHEREAS, your Petitioner, **Lake Watch LLC, a Virginia Limited Liability Company, Petitioner and Owner**, did petition the Franklin County Board of Supervisors to rezone the above-referenced parcels of land from (A-1) Agricultural District to (PCD) Planned Commercial Development District, for the purpose of retail, office, technology businesses, restaurants, banks, medical facilities, family entertainment, public recreational facilities, day care center, outdoor amphitheater, storage facilities, funeral home, church, and other uses that would be permitted in the PCD district, combined with both single-family and multi-family residential use.

WHEREAS, after due legal notice as required by Section 15.2-2204, and 15.2-2205, of the Code of Virginia of 1950, as amended, the Planning Commission did hold a public hearing on October 11, 2005, at which time all parties in interest were given an opportunity to be heard; and

WHEREAS, after full consideration at the public hearing held on November 15, 2005, the Franklin County Board of Supervisors determined that the Rezone Request be **APPROVED, with the following proffers and deviations:**

Proffers:

1. The property shall be developed in substantial conformance with the Rezoning and Concept Plan for Lakewatch Plantation dated August 27, 2005 prepared by Lake Watch L.L.C. and others.
2. Short term rentals shall be prohibited in all residential uses.
3. Conservation easements as approved by the Virginia Department of Environmental Quality and the U.S. Army Corps of Engineers under joint permit application #05-0114 will be imposed upon the lands, subject, however, to the rights for utility crossings, pervious material walk trails, and other passive recreational uses.
4. The areas designated on the Concept Plan as undeveloped areas shall be subject to future utility crossings (including septic field locations), pervious material walking trails, bike/jogging/cart trails and other passive recreational uses.

5. The applicant shall provide for the future right of way of Virginia State Route 122 to accommodate one-half of the right of way width required for five (5) traffic lanes (one center turn lane and four travel lanes) up to a maximum of fifty-five feet on the northwest side from the existing centerline.
6. The applicant shall install a 20' wide and +/- 10' high landscape berm outside of the proposed future right of way along Virginia State Route 122. Said berm to be of varying heights depending upon the existing topography and shall include planted trees along the top of the berm. Trees shall be a mixture of hardwoods and evergreens planted at a maximum separation distance of 25' with a minimum height of 6' at time of planting.
7. Architectural Proffers:
  - a. All structures immediately adjacent to Virginia State Route 122 (being the first line of buildings adjacent to Virginia State Route 122) are restricted to one story in height, except the Hotel Conference Center (which shall comply with Franklin County Code 25-394) and the grocery store (which shall not exceed two stories).
  - b. All "street-scapes" shall be developed in general conformity with the "street-scape design" as shown in Appendix E.
  - c. In the commercial zone along Virginia State Route 122, there will be two architectural design districts. The first architectural district includes building areas designated as Units 1 through 21, (exclusive of the Hotel Conference Center) and is to have architectural facades similar to the existing Westlake Towne Center. The hotel/conference center façade shall have complementing forms and materials to create continuity with the adjacent structures. The second architectural district includes building areas 22 through 45, and is to be developed in a manner with complementing forms and materials to create continuity with the adjacent (Patio Homes, Cottages, and Senior Living Condominiums) residential development.
  - d. Vertical metal siding shall be prohibited on any façade visible from any public street right of way.
  - e. The design of any future building shall relate to adjacent development that is considered to be contributing to the character of Lakewatch Plantation by the use of complementing forms and materials to create continuity within the village area. Materials for exterior walls may include (but not be limited to) brick, drivet, and other low maintenance facades; and walls will be articulated through the use of window and door openings, belt courses, pilasters and other similar architectural treatments.
  - f. Roofing materials for pitched roofs shall be metal or composite shingle. Flat roofs shall have a parapet wall tall enough in height to screen any roof mounted mechanical equipment. Buildings with flat roofs shall have a decorative cornice at the top of all walls.
  - g. Architectural detail shall be incorporated to create architectural character. Detail includes highlighting foundations, lintels, sills and cornices with

- contrasting materials and breaking up the mass of the building with bands at floor levels or projections at entries.
- h. Windows and doors shall have a regular pattern of solids and voids that are consistent throughout individual buildings.
  - i. Buildings elevations shall be included with any site plan submission.
8. The park/public playground, the youth ball field, the public walk trail and picnic area shown as part of the Community Center Recreation area and the bike trails throughout the project will be open to the public (free of charge). The tennis courts, fitness center, day care center, and amphitheater will be open to the public on a fee basis.
  9. In accord with the concept plan, the applicant agrees to donate to Franklin County a parcel of land of approximately 18 acres. The acceptance by Franklin County of the donated parcel shall be made within five (5) years after the rezone. If Franklin County does not exercise its option to accept this donated parcel within the said time frame, the applicant or assigns agrees to use the land for recreational purposes unless a separate rezone application should provide otherwise. The parcel shall be transferred subject to such applicable septic drainfields and easements as are necessary to support the central sewer system (special use permit: May 17, 2005; File # U05-04-03). The value of the donated parcel shall be as agreed to by the parties at the time of the transfer.
  10. This applicant will construct the paved bike/walk/cart trail as shown on the Concept Plan within 30 months of the rezoning. At a minimum the trails shall consist of a 10-foot wide easement, and a 8-foot wide travel path and have striping or stamped asphalt at all private and public crossings. The easement, subject to such necessary cross-overs as may be required to support the other developmental purposes, will be offered/donated to the County, in whole or part, and thereafter such accepted part, if any, shall be maintained by the County. Any section not accepted by Franklin County shall be maintained by the applicant or assigns. The value of the donated parcel shall be as agreed to by the parties at the time of the transfer.
  11. The Public Walk Trail as shown on the Concept Plan connecting the Fitness Center Complex and the Hotel/Conference Center shall be shown on the site plan. Site plan shall specify the Trail to have 4 feet minimum width of gravel or equivalent surface and 10 feet clearance height. Any Federal or State Agencies shall prevail if they determine a smaller width and/or height requirement. Such trail shall be maintained by the applicant or assigns.
  12. The Private Walk Trails as shown on the Concept Plan connecting the Patio Homes, Cottages, and Senior Living residences shall be shown on the first site plan for either/or the Patio Homes, Cottages, or Senior Living residences. Site plan shall specify the Trail to have a 4 feet minimum width of gravel or equivalent surface and 10 feet clearance height. Any Federal or State Agencies shall prevail if they determine a smaller width and/or height requirement. Such Trail shall be maintained by applicant or assigns.

**Environmental/Low Impact Development Techniques:**

13. Low impact development techniques such as, but not limited to, mini bio-retention pond, rain barrels, pervious berms, and pervious swales shall be designed to provide adequate storage and infiltration for a runoff volume equal to 1 inch on all impervious areas. These facilities shall be provided individually on each site or combined at any other appropriate location.
14. The designations of proposed uses as set forth on Sheet 4 in Appendix D are projected proposed uses and the exact uses are unknown. Accordingly, the developer reserves the right to reconfigure the proposed locations provided that any revision shall not exceed the total square footages proposed for the project and such use is permitted in the PCD zone as amended.
15. The Concept Plan provides for a projected total uncovered area of 80% and a total covered area of 20%. The concept plan is preliminary in nature and final site design may require minor changes because of topography and other engineering design issues. Any increase in covered area due to engineering design issues shall not exceed a total covered area of 25%, thus guaranteeing that a minimum of 75% of the PCD area (+/- 299 acres) shall remain uncovered.
16. Free-standing signs along Route 122 shall be restricted to tenant directory signs located only at the proposed entrances (three public and one private) with on additional free standing sign for the hotel/conference center and one additional free standing sign for the grocery store shopping center complex.
17. A fifty-foot wide natural preservation buffer shall remain in place along with west property line adjoining Tax Parcels # 15-37 and # 15-38.
18. All utilities will b3e located underground.

**Deviations:**

1. **Deviation from Sec. 25-393(b)(3) and Sec. 25-282(a)(2):** To permit a minimum lot width of 70 feet for the patio home lots.
2. **Deviation from Sec. 25-393(b)(3) and Sec. 25-282(a)(2):** To permit a minimum lot width of 64 feet for cottage home lots.

**NOW, THEREFORE BE IT ORDERED** that the aforementioned parcels of land, which are contained in the Franklin County Tax Records as a portion of Tax Map # 15, Parcel # 39, a portion of Tax Map # 15, Parcel 42 and all of Tax Map # 15, Parcel # 42 (Deed Book 815, Page 1583), be granted a rezone from (A-1) Agricultural District to (PCD) Planned Commercial Development District, for the purpose of retail, office, technology businesses, restaurants, banks, medical facilities, family entertainment, public recreational facilities, day care center, outdoor amphitheater, storage facilities, funeral home, church, and other uses that would be permitted in the PCD district, combined with single-family and multi-family residential use.

BE IT FURTHER ORDERED that a copy of this order be transmitted to the Secretary of the Planning Commission and that she be directed to reflect this change on the official zoning map of Franklin County.

ADOPTED on motion of Supervisor Mr. Charles Poindexter, seconded by Supervisor Mr. Charles Wagner, upon the following recorded vote:

AYES: Angell, Poindexter, Matherly, Quinn, Wagner  
NAYS: Hurt, Johnson  
ABSENT:  
ABSTAIN:

Patricia H. Foley Clerk  
Planning Commission Clerk, for the  
Franklin County Board of Supervisors

December 12, 2005 Date

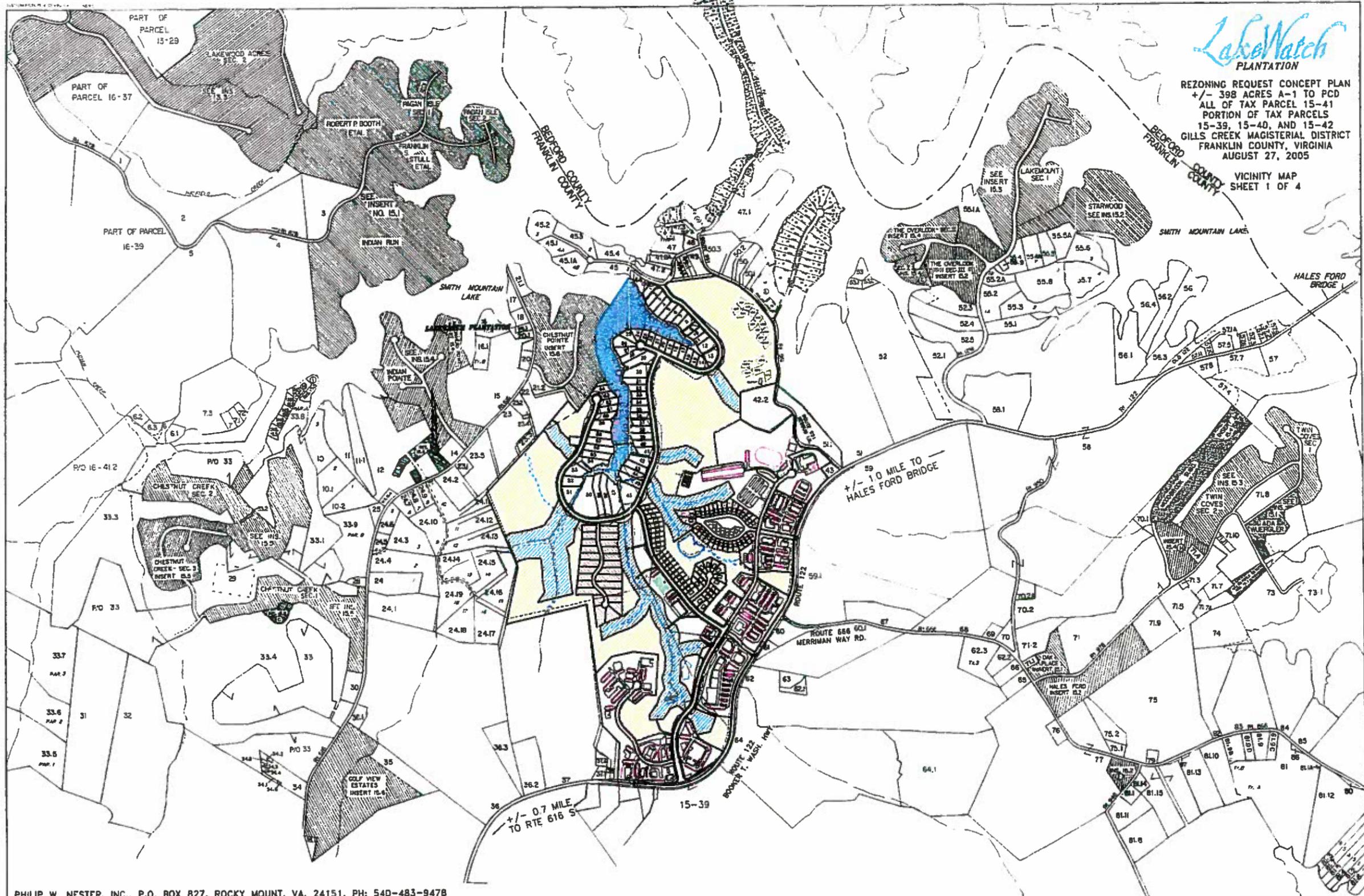
\*\* Voting information was submitted to Planning Commission Clerk by Ms. Sharon Tudor, Deputy Clerk for the Board of Supervisors.

#1829

*LakeWatch*  
PLANTATION

REZONING REQUEST CONCEPT PLAN  
+/- 398 ACRES A-1 TO PCD  
ALL OF TAX PARCEL 15-41  
PORTION OF TAX PARCELS  
15-39, 15-40, AND 15-42  
GILLS CREEK MAGISTERIAL DISTRICT  
FRANKLIN COUNTY, VIRGINIA  
AUGUST 27, 2005

VICINITY MAP  
SHEET 1 OF 4



PHILIP W. NESTER, INC., P.O. BOX 827, ROCKY MOUNT, VA, 24151, PH: 540-483-9478

PREPARED BY  
MVS/ATE APPRAISAL SERVICE  
APPRAISERS - MAPPERS  
ROANOKE, VIRGINIA  
DATE OF PHOTOGRAPHY: FEB - APRIL, 1976

REVISION TABLE					
DATE	PARCEL	DATE	PARCEL	DATE	PARCEL
11/1/80	INS 15.3	7/1/86	INS 2	7/1/86	INS 251
7/1/80	INS 15.1	7/1/86	INS 2	7/1/86	INS 15.1
11/1/80	INS 15.3	7/1/86	INS 25.6		
11/1/80	INS 15.1	7/1/86	INS 25.6		



LEGEND:

- ROADS
- STREAMS
- RIVERS
- RAILROADS
- PARCEL NO. 12
- LOT NO. 12
- DISTRICT LINE
- LEGAL BLOCK NO.
- PROPERTY LINE
- INSERT NO.
- COUNTY BOUNDARY
- LAKES OR PONDS

FRANKLIN COUNTY  
PROPERTY IDENTIFICATION MAP  
DISTRICT GILLS CREEK  
MAP NO. 15

- 7 FRANK H. BASHAM  
D.B. 222 PG. 436  
TAX: 15-44  
ZONED A-1
- 8 FRANK H. BASHAM  
D.B. 407 PG. 1325  
D.B. 407 PG. 1327  
TAX: 15-42.1  
ZONED A-1
- 9 DON HAYMAKER  
D.B. 352 PG. 557  
TRACT A-1  
D.B. 713 PG. 1650  
TAX: 15-49.1A  
ZONED A-1
- 10 DON HAYMAKER  
D.B. 352 PG. 557  
TRACT A-2  
D.B. 713 PG. 650  
TAX: 15-49.1  
ZONED A-1
- 11 E. S. ASBURY  
D.B. 325 PG. 200  
TAX: 15-49  
ZONED A-1
- 12 KEVIN P. MURPHY  
D.B. 595 PG. 405  
LOT 1  
D.B. 498 PG. 147  
TAX: 15-50.3  
ZONED A-1
- 13 MICHAEL D. HUGGINS  
D.B. 568 PG. 698  
LOT 2  
D.B. 498 PG. 147  
TAX: 15-50.2  
ZONED A-1
- 14 KERRY F. BRISCO  
D.B. 824 PG. 1879  
LOT 3  
D.B. 498 PG. 147  
TAX: 15-50  
ZONED A-1
- 15 ROBERT B. CROUSE  
D.B. 586 PG. 1187  
LOT 4  
D.B. 498 PG. 147  
TAX: 15-50.1  
ZONED A-1
- 16 ROBERT C. WARRICH  
D.B. 832 PG. 718  
D.B. 743 PG. 1798  
TAX: 15-47.2  
ZONED A-1

NOTE: ALL OF ABOVE ARE RESIDENTIAL USES.

SMITH MOUNTAIN LAKE

LAKEWATCH PLANTATION  
64 LOTS (EXISTING)  
ZONED R-1 SINGLE FAMILY  
D.B. 839 PG. 809 (PLAT)

CHESTNUT POINTE SUBDIVISION  
D.B. 581 PG. 1015  
TAX SHEET: 15.6  
ZONED A-1

HALES POINT SUBDIVISION  
D.B. 403 PG. 1252  
TAX SHEET: 15.2  
ZONED A-1

DINWIDDIE FARMS LIMITED COMPANY  
D.B. 821 PG. 999  
TAX: 15-51  
ZONED A-1  
RESIDENTIAL USE

SARAH M. McCLAIN  
D.B. 715 PG. 489  
D.B. 705 PG. 491  
TAX: 15-42.2  
ZONED A-1  
RESIDENTIAL USE

RUDOLPH ELLIS  
D.B. 264 PG. 709  
D.B. 456 PG. 160  
TAX: 15-23  
ZONED A-1  
RESIDENTIAL USE

GEORGIA ARNOLD ELLIS  
D.B. 791 PG. 1934  
TAX: 15-23.3  
ZONED A-1  
VACANT

BEN WILLIAM PERDUE  
D.B. 714 PG. 230  
D.B. 714 PG. 233  
TAX: 15-23.5  
ZONED A-1  
RESIDENTIAL USE

WILLIE R. DILLON  
D.B. 435 PG. 75  
D.B. 435 PG. 77  
TAX: 15-24.2  
ZONED A-1  
RESIDENTIAL USE

MICHAEL D. WARNER  
D.B. 589 PG. 588  
TRACT 10  
BEECH MEADOW  
D.B. 588 PG. 412  
TAX: 15-24.11  
ZONED A-1  
VACANT

CHRISTOPHER J. DORN  
D.B. 742 PG. 2235  
TRACT 11  
BEECH MEADOW  
D.B. 588 PG. 412  
TAX: 15-24.12  
ZONED A-1  
VACANT

CHRISTOPHER J. DORN  
D.B. 742 PG. 2235  
TRACT 12  
BEECH MEADOW  
D.B. 588 PG. 412  
TAX: 15-24.13  
ZONED A-1  
VACANT

JAMES D. CARTER  
D.B. 696 PG. 1313  
TRACT 15  
BEECH MEADOW  
D.B. 588 PG. 412  
TAX: 15-24.16  
ZONED A-1  
VACANT

JAMES D. CARTER  
D.B. 696 PG. 1313  
TRACT 16  
BEECH MEADOW  
D.B. 588 PG. 412  
TAX: 15-24.17  
ZONED A-1  
RESIDENTIAL USE

FRANK H. BASHAM  
D.B. 191 PG. 262  
TAX: 15-37  
ZONED A-1  
VACANT  
END WESTLAKE OVERLAY

FRANK C. McCUE III  
D.B. 731 PG. 1019  
D.B. 731 PG. 1022  
TAX: 15-59.1  
ZONED A-1  
VACANT

EPWORTH U. M. CHURCH  
TAX: 15-60  
ZONED A-1

FREDA D. GIBSON  
D.B. 460 PG. 1079  
TAX: 15-81  
ZONED A-1  
RESIDENTIAL USE

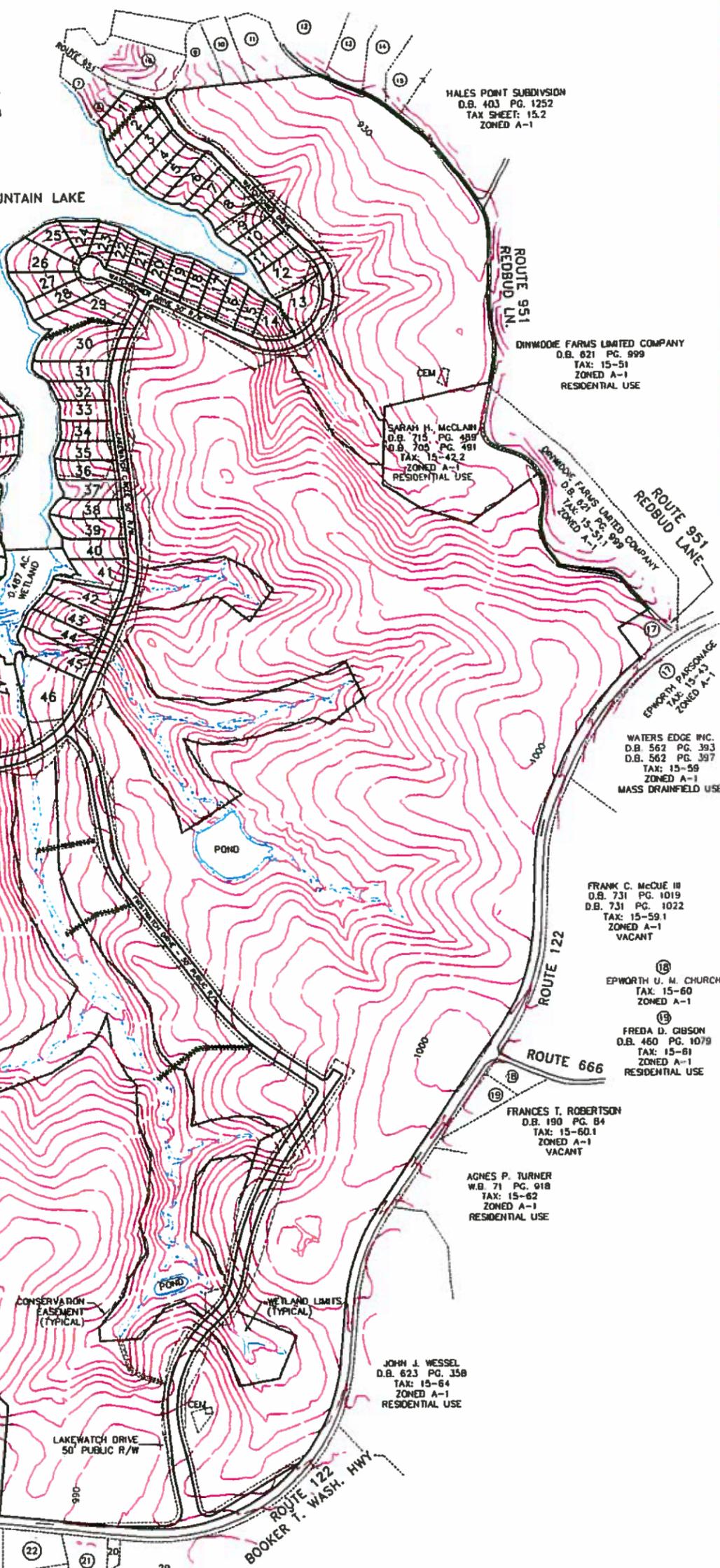
FRANCES T. ROBERTSON  
D.B. 190 PG. 84  
TAX: 15-60.1  
ZONED A-1  
VACANT

AGNES P. TURNER  
W.B. 71 PG. 918  
TAX: 15-62  
ZONED A-1  
RESIDENTIAL USE

JOHN J. WESSEL  
D.B. 623 PG. 358  
TAX: 15-64  
ZONED A-1  
RESIDENTIAL USE

EDWARD S. FERGUSON  
D.B. 325 PG. 1065  
TAX: 15-38  
ZONED A-1  
RESIDENTIAL USE  
END WESTLAKE OVERLAY

I, **CLYDE H. PERDUE, JR.** DO HEREBY CERTIFY THAT LAKE WATCH, LLC IS THE CURRENT OWNER OF TAX PARCELS 15-39, 15-40, 51-41, AND 15-42 AS RECORDED IN DEED BOOK 815, PAGE 1583, FRANKLIN COUNTY CLERK OF THE CIRCUIT COURTS OFFICE.



SCALE: 1" = 300'  
CONTOUR INTERVAL: 10'  
REDUCED SCALE PLOT

LAKEWATCH PLANTATION - 64 R-1 LOTS

LOT NO.	OWNER	DEED BOOK	PAGE
1	TYLER INVESTMENTS, LLC	839	2327
2	TYLER INVESTMENTS, LLC	839	2327
3	TYLER INVESTMENTS, LLC	839	2327
4	MICHAEL H. FIELDER	839	2106
5	MICHAEL H. FIELDER	839	2106
6	TYLER INVESTMENTS, LLC	839	2327
7	STEVEN L. HORNICK	839	2165
8	JAMES R. KARNES	839	2127
9 - 19	LAKE WATCH, LLC	815	1583
20	DEALIC E. PARK	849	2010
21	BARRY ST. JOHN	839	2059
22	L & J REAL ESTATE, LLC	847	831
23	E. V. L. DEVELOPMENT, LLC	851	679
24	GLENN D. THORNTON, III	839	2313
25	CATHERINE B. DANIEL	839	2067
26	LAKE WATCH, LLC	815	1583
27	TYLER INVESTMENTS, LLC	839	2327
28	GRASSY HILL INVESTMENTS, LLC	852	1440
29	LAKE WATCH, LLC	815	1583
30	GILBERT E. BUTLER, JR.	839	2087
31	LAKE WATCH, LLC	815	1583
32	LAKE WATCH, LLC	815	1583
33	E & S INVESTMENTS, LLC	839	2145
34	JAMES R. SENEFF	839	2063
35	GRASSY HILL INVESTMENTS, LLC	852	1442
36	GILBERT E. BUTLER, JR.	839	2087
37	TYLER INVESTMENTS, LLC	848	2032
38 - 60	LAKE WATCH, LLC	815	1583
61	JOHN P. KEENAN	840	192
62	SEAN G. PARK	839	1818
63 - 64	LAKE WATCH, LLC	815	1583

22 MARSHALL H. MCMINIS  
D.B. 354 PG. 1631  
TAX: 30-18  
ZONED B-2  
BUSINESS USE

21 MARSHALL H. MCMINIS  
D.B. 354 PG. 1631  
TAX: 30-19  
ZONED M-1  
BUSINESS USE

23 HALES FORD STORE LLC  
D.B. 785 PG. 200  
D.B. 657 PG. 838  
TAX: 30-18.2  
ZONED B-2  
BUSINESS USE

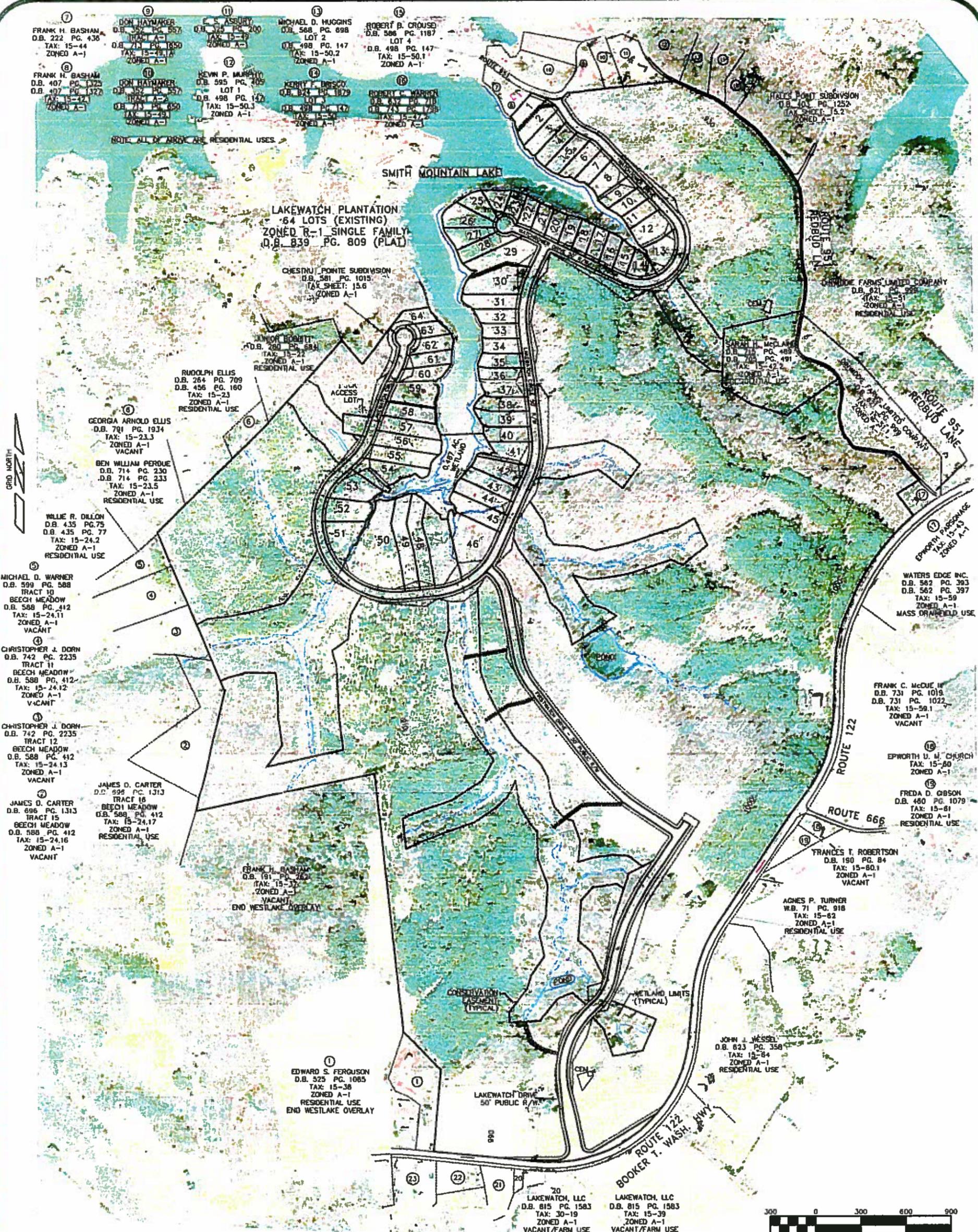
20 LAKEWATCH, LLC  
D.B. 815 PG. 1583  
TAX: 30-19  
ZONED A-1  
VACANT/FARM USE

LAKEWATCH, LLC  
D.B. 815 PG. 1583  
TAX: 15-39  
ZONED A-1  
VACANT/FARM USE

LAKEWATCH PLANTATION

REZONING REQUEST CONCEPT PLAN  
+/- 398 ACRES A-1 TO PCD  
ALL OF TAX PARCEL 15-41  
PORTION OF TAX PARCELS  
15-39, 15-40, AND 15-42  
GILLS CREEK MAGISTERIAL DISTRICT  
FRANKLIN COUNTY, VIRGINIA  
AUGUST 27, 2005

EXISTING CONTOURS/NATURAL FEATURES/ADJOINING USES  
SHEET 2 OF 4



**LAKEWATCH PLANTATION - 64 R-1 LOTS**

LOT NO.	OWNER	DEED BOOK	PAGE
1	TYLER INVESTMENTS, LLC	839	2327
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5	MICHAEL H. FIELDER	839	2106
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7	STEVEN L. HORNICK	839	2165
8	JAMES H. KARNES	839	2127
9 - 19	LAKE WATCH, LLC	815	1583
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25	CATHERINE D. DANIEL	839	2067
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27	TYLER INVESTMENTS, LLC	839	2327
28	GRASSY HILL INVESTMENTS, LLC	852	1440
29	LAKE WATCH, LLC	815	1583
30	GILBERT E. BUTLER, JR.	839	2087
31	LAKE WATCH, LLC	815	1583
32	LAKE WATCH, LLC	815	1583
33	C & S INVESTMENTS, LLC	839	2145
34	JAMES R. SENEFF	839	2063
35	GRASSY HILL INVESTMENTS, LLC	852	1442
36	GILBERT E. BUTLER, JR.	839	2087
37	TYLER INVESTMENTS, LLC	848	2032
38 - 40	LAKE WATCH, LLC	815	1583
41	JEFF P. KEENAN	840	192
42	SEAN G. PARK	839	1818
43 - 64	LAKE WATCH, LLC	815	1583

EDWARD S. FERGUSON  
D.B. 525 PG. 1085  
TAX: 15-38  
ZONED A-1  
RESIDENTIAL USE  
END WESTLAKE OVERLAY

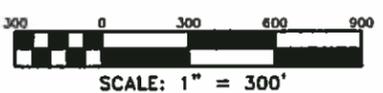
MARSHALL H. MCINNIS  
D.B. 354 PG. 1631  
TAX: 30-18  
ZONED B-2  
BUSINESS USE

MARSHALL H. MCINNIS  
D.B. 354 PG. 1631  
TAX: 30-19  
ZONED M-1  
BUSINESS USE

HALES FORD STORE LLC  
D.B. 765 PG. 200  
D.B. 857 PG. 838  
TAX: 30-18.2  
ZONED B-2  
BUSINESS USE

LAKEWATCH, LLC  
D.B. 815 PG. 1583  
TAX: 15-39  
ZONED A-1  
VACANT/FARM USE

LAKEWATCH, LLC  
D.B. 815 PG. 1583  
TAX: 15-39  
ZONED A-1  
VACANT/FARM USE



REDUCED SCALE PLOT

**LAKEWATCH PLANTATION**  
REZONING REQUEST CONCEPT PLAN  
+/- 398 ACRES A-1 TO PCD  
ALL OF TAX PARCEL 15-41  
PORTION OF TAX PARCELS  
15-39, 15-40, AND 15-42  
GILLS CREEK MAGISTERIAL DISTRICT  
FRANKLIN COUNTY, VIRGINIA  
AUGUST 27, 2005  
EXISTING TREE COVER  
SHEET 3 OF 4

# LakeWatch

PLANTATION

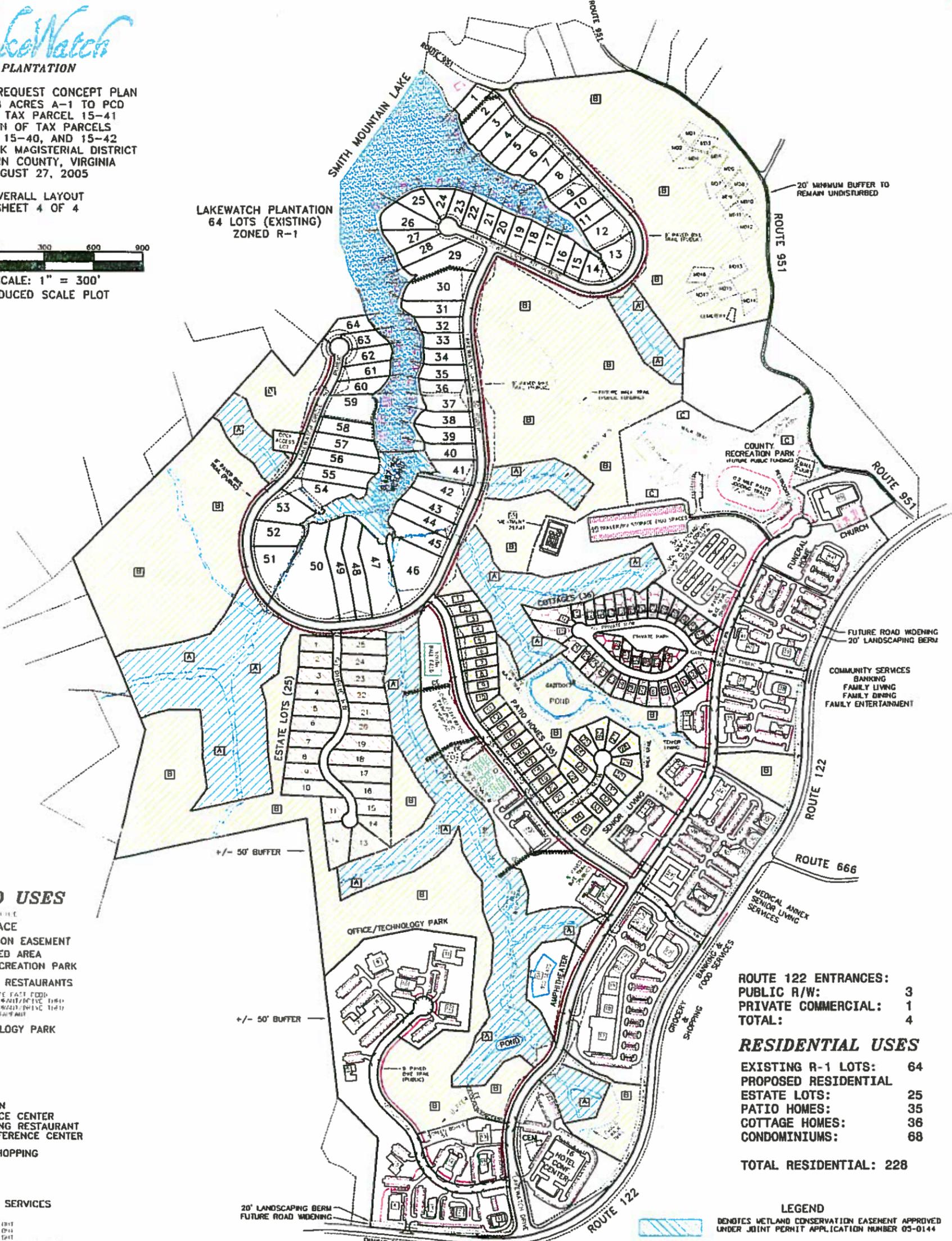
REZONING REQUEST CONCEPT PLAN  
 +/- 398 ACRES A-1 TO PCO  
 ALL OF TAX PARCEL 15-41  
 PORTION OF TAX PARCELS  
 15-39, 15-40, AND 15-42  
 GILLS CREEK MAGISTERIAL DISTRICT  
 FRANKLIN COUNTY, VIRGINIA  
 AUGUST 27, 2005

OVERALL LAYOUT  
 SHEET 4 OF 4

LAKEWATCH PLANTATION  
 64 LOTS (EXISTING)  
 ZONED R-1



SCALE: 1" = 300'  
 REDUCED SCALE PLOT



## PROPOSED USES

- REMAIN, PROPOSED USE
- OPEN SPACE
- A CONSERVATION EASEMENT
- B UNDEVELOPED AREA
- C COUNTY RECREATION PARK
- DINING/FAST FOOD RESTAURANTS
  - 1 FISH/SEAFOOD RESTAURANT
  - 2 FAST FOOD RESTAURANT
  - 3 FINE DINING RESTAURANT
- OFFICE/TECHNOLOGY PARK
  - 4 OFFICE
  - 5 OFFICE
  - 6 OFFICE
  - 7 OFFICE
  - 8 OFFICE
  - 9 OFFICE
  - 10 OFFICE
  - 11 OFFICE
  - 12 OFFICE
- 13 FIRE STATION
- 14 AUTO SERVICE CENTER
- 15 FAMILY DINING RESTAURANT
- 16 HOTEL/CONFERENCE CENTER
- GROCERY/SHOPPING
  - 17 GROCERY
  - 18 GROCERY
  - 19 FETAL
  - 20 FETAL
  - 21 FETAL
- BANKING/FOOD SERVICES
  - 22 BANK
  - 23 FAST FOOD
  - 24 ICE CREAM
  - 25 FAST FOOD
  - 26 FAST FOOD
- MEDICAL ANNEX
- SENIOR LIVING/SERVICES
  - 27 FETAL
  - 28 FETAL
  - 29 FETAL
  - 30 FETAL
  - 31 FETAL
- COMMUNITY SERVICES/BANKING  
 FAMILY LIVING/DINING/ENTERTAINMENT
  - 32 BANK
  - 33 FETAL
  - 34 FETAL
  - 35 FETAL
  - 36 FETAL
  - 37 FETAL
  - 38 FETAL
  - 39 FETAL
  - 40 FETAL
  - 41 FETAL
  - 42 FETAL
  - 43 FETAL
  - 44 FETAL
  - 45 FETAL
- FUNERAL HOME
- 45 CHURCH
- SENIOR LIVING
  - 46 FETAL
  - 47 FETAL
  - 48 FETAL
  - 49 FETAL
  - 50 FETAL
  - 51 FETAL
  - 52 FETAL
  - 53 FETAL
  - 54 FETAL
  - 55 FETAL
  - 56 FETAL
- COMMUNITY CENTER RECREATION
  - 57 FETAL
  - 58 FETAL
  - 59 FETAL
  - 60 FETAL
  - 61 FETAL
  - 62 FETAL
  - 63 FETAL
  - 64 FETAL
- 53 GREEN BOXES
- 54 MINI-STORAGE WAREHOUSES
- 55 RV STORAGE LOT
- 56 TREATMENT PLANT

ROUTE 122 ENTRANCES:  
 PUBLIC R/W: 3  
 PRIVATE COMMERCIAL: 1  
 TOTAL: 4

**RESIDENTIAL USES**  
 EXISTING R-1 LOTS: 64  
 PROPOSED RESIDENTIAL  
 ESTATE LOTS: 25  
 PATIO HOMES: 35  
 COTTAGE HOMES: 36  
 CONDOMINIUMS: 68  
 TOTAL RESIDENTIAL: 228

- ### LEGEND
- DENOTES WETLAND CONSERVATION EASEMENT APPROVED UNDER JOINT PERMIT APPLICATION NUMBER 05-0144
  - DENOTES STREAM CONSERVATION EASEMENT APPROVED UNDER JOINT PERMIT APPLICATION NUMBER 05-0144 TOTAL AREA 58.830 ACRES. AREA IS SUBJECT TO REQUIRED UTILITY CROSSINGS AND PUBLIC WALK TRAILS CONSTRUCTED OF POROUS MATERIALS
  - DENOTES +/- 151.2 ACRES OF UNDEVELOPED AREA SUBJECT TO UTILITY CROSSINGS, SEPTIC FIELDS, WALK TRAILS, BIKE TRAILS, AND OTHER PUBLIC RECREATIONAL USES
  - DENOTES +/- 16 ACRES OF PROPOSED ESTATE LOTS WITH +/- 1.6 ACRES IN PUBLIC RIGHT OF WAY TOTAL NUMBER LOTS 25 MINIMUM LOT SIZE 0.459 ACRE (20,000 SQ FT) MINIMUM LOT WIDTH 100' AVERAGE LOT SIZE +/- 0.6 ACRE (26,000 SQ FT) AVERAGE LOT COVERAGE +/- 6,000 SQ FT (23%)
  - DENOTES +/- 13 ACRES OF PROPOSED PATIO HOME LOTS WITH +/- 0.7 ACRE IN PUBLIC RIGHT OF WAY TOTAL NUMBER LOTS 35 MINIMUM LOT SIZE 0.230 ACRE (10,000 SQ FT) MINIMUM LOT WIDTH 70' AVERAGE LOT SIZE +/- 0.37 ACRE (16,000 SQ FT) AVERAGE LOT COVERAGE +/- 4,300 SQ FT (27%)
  - DENOTES +/- 10 ACRES OF PROPOSED COTTAGE HOME LOTS WITH +/- 4.8 ACRES IN PRIVATE RIGHT OF WAY AND +/- 1.1 ACRES IN PROPOSED PRIVATE PARK TOTAL NUMBER LOTS 36 MINIMUM LOT SIZE 0.180 ACRE (8,000 SQ FT) MINIMUM LOT WIDTH 64' AVERAGE LOT SIZE +/- 0.28 ACRE (12,000 SQ FT) AVERAGE LOT COVERAGE +/- 3,400 SQ FT (28%)
  - DENOTES OPEN SPACE WITH LANDSCAPING AND LOW IMPACT DEVELOPMENT FACILITIES

## COVERAGE SUMMARY

DESCRIPTION	NO LOTS	AVERAGE LOT SIZE	AVERAGE LOT COVER	TOTAL AREA	TOTAL COVER	TOTAL OPEN
UNDEVELOPED AREA (B)	64	0.4	0.23	25.6	14.72	10.88
EXISTING R-1 LOTS	64	0.4	0.23	25.6	14.72	10.88
ESTATE LOTS (25)	25	0.6	0.14	15.0	3.4	11.6
PATIO HOMES (35)	35	0.37	0.1	12.9	3.5	9.4
COTTAGE HOMES (36)	36	0.28	0.05	10.1	0.8	9.3
CONDOMINIUMS (68)	68	0.28	0.05	19.0	0.8	18.2
<b>TOTAL CONSERVATION EASEMENT/UNDEVELOPED/RECREATION AREA: +/- 229 ACRES</b>						
OFFICE/TECH PARK (1-15)	12	0.3	0.1	3.6	1.2	2.4
HOTEL/CONFERENCE RESTAURANT (16)	1	0.3	0.1	0.3	0.1	0.2
FIRE WATCH DRIVE EXTENSION	1	0.3	0.1	0.3	0.1	0.2
GROCERY/SHOPPING/BANKING/FOOD (17-26)	10	0.3	0.1	3.0	1.0	2.0
LAKEWATCH DRIVE EXTENSION	1	0.3	0.1	0.3	0.1	0.2
MEDICAL ANNEX SENIOR LIVING	1	0.3	0.1	0.3	0.1	0.2
COMMUNITY SERVICES/BANKING/FAMILY LIVING (27-38)	12	0.3	0.1	3.6	1.2	2.4
COMMUNITY SERVICES PUBLIC R/W	1	0.3	0.1	0.3	0.1	0.2
FUNERAL HOME (39-45)	7	0.3	0.1	2.1	0.7	1.4
SENIOR LIVING CONDOMINIUM (46-49)	4	0.3	0.1	1.2	0.4	0.8
COMMUNITY CENTER RECREATION (50-52) PRIVATE FUNDING	3	0.3	0.1	0.9	0.3	0.6
GREEN BOXES (53) PUBLIC FUNDING	1	0.3	0.1	0.3	0.1	0.2
MINI-STORAGE WAREHOUSE (54-56)	3	0.3	0.1	0.9	0.3	0.6
RV STORAGE	1	0.3	0.1	0.3	0.1	0.2
TREATMENT PLANT	1	0.3	0.1	0.3	0.1	0.2
<b>TOTAL</b>	<b>228</b>	<b>0.37</b>	<b>0.1</b>	<b>80.1</b>	<b>28.0</b>	<b>52.1</b>

TOTAL COVERAGE: +/- 20% TOTAL OPEN: +/- 80%

FRANKLIN COUNTY  
Board of Supervisors



**Franklin County**

*A Natural Setting for Opportunity*

**EXECUTIVE SUMMARY**

4

<b>AGENDA TITLE:</b> Resolution Authorizing Revenue Refunding Bonds or Notes for Ferrum College	<b>AGENDA DATE:</b> August 16 <sup>th</sup> , 2016	<b>ITEM NUMBER:</b>
<b>SUBJECT/PROPOSAL/REQUEST:</b> Request for approval of the attached resolution requesting the issuance of one or more of the Authority's revenue bonds or notes in an amount not to exceed \$9,900,000	<b>ACTION:</b>	<b>INFORMATION:</b>
<b>STAFF CONTACT(S):</b> Messrs. Robertson, Copenhaver	<b>CONSENT AGENDA:</b> YES <b>ACTION:</b>	<b>INFORMATION:</b>
	<b>ATTACHMENTS:</b> YES	
	<b>REVIEWED BY:</b> BR	

**BACKGROUND:**

Ferrum College has several outstanding issues of revenue bonds (Series 2008, Series 2010 and Series 2011) which were issued through the Floyd County and Franklin County Industrial Development Authorities. The original bonds were issued to renovate Bassett Hall, construct and equip two residence halls and to construct and equip the Hank Norton Center. Ferrum College now desires to refinance these revenue bonds which will require the approval of Franklin County.

**DISCUSSION:**

The Industrial Development Authority of Prince Edward County, Virginia has agreed to issue revenue bonds or notes in a total amount not to exceed \$9,900,000 to refinance the outstanding principal amounts of Ferrum College's 2008, 2010 and 2011 Series. This would be debt of Ferrum College and does not impact or increase the existing debt of Franklin County. There is no increase in economic activity as a result of the issuance of the applicable bonds, as the bonds will only refinance buildings previously constructed, renovated and equipped.

**RECOMMENDATION:**

Staff respectfully requests the Board's adoption of the attached resolution.

4

**RESOLUTION OF  
BOARD OF SUPERVISORS OF  
FRANKLIN COUNTY, VIRGINIA**

WHEREAS, the Industrial Development Authority of Prince Edward County, Virginia (the "Authority") has considered the application of Ferrum College (the "Borrower") requesting the issuance of one or more of the Authority's revenue bonds or notes in an amount not to exceed \$9,900,000 (the "Bonds") to (a) refund the outstanding principal balances of (i) the \$6,000,000 Industrial Development Revenue Bond (Ferrum College, 2008) issued by the Industrial Development Authority of Floyd County, Virginia, (ii) the \$4,000,000 Industrial Development Revenue Bond (Ferrum College, 2010) issued by the Industrial Development Authority of the County of Franklin (the "Franklin Authority") and (iii) the \$4,000,000 Industrial Development Revenue Bond (Ferrum College, 2011) issued by the Franklin Authority (collectively, the "Prior Bonds"), and (b) pay all or a part of the costs of issuing the Bonds, the Prior Bonds were issued to assist the Borrower in financing the construction, expansion, renovation and equipping of various buildings (collectively, the "Project"), including the renovation of Bassett Hall, the construction and equipping of two residence halls and the construction and equipping of the Hank Norton Center, which Project is located on the Borrower's campus on Route 602 in Franklin County, Virginia (the "County"), the Project will be owned and operated by the Borrower, and the Authority has held a public hearing thereon; and

WHEREAS, it has been requested that the Board of Supervisors of the County (the "Board") approve the refinancing of the Project, the refunding of the Prior Bonds and the issuance of the Bonds, and such approval is required for compliance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code").

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF FRANKLIN COUNTY, VIRGINIA:

1. The Board approves the refinancing of the Project, the refunding of the Prior Bonds and the issuance of the Bonds by the Authority for the benefit of the Borrower, as required by Section 147(f) of the Code, to permit the Authority to assist in the refinancing of the Project and the refunding of the Prior Bonds.

2. The approval of the issuance of the Bonds, as required by said Section 147(f), does not constitute an endorsement of the Bonds, the creditworthiness of the Borrower or the economic viability of the Project. The Bonds shall provide that neither the Commonwealth of Virginia (the "Commonwealth") nor any political subdivision thereof, including the County, Prince Edward County and the Authority, shall be obligated to pay the principal of or interest on the Bonds or other costs incident thereto except from the revenues and receipts pledged therefor and that neither the faith or credit nor the taxing power of the Commonwealth or any political subdivision thereof, including the County, Prince Edward County and the Authority, shall be pledged thereto.

3. This resolution shall take effect immediately upon its adoption.

The foregoing resolution was duly adopted by the Board of Supervisors of Franklin County, Virginia, on August 16, 2016.

\_\_\_\_\_  
Clerk or Deputy Clerk, Board of Supervisors  
of Franklin County, Virginia

**CERTIFICATE OF THE CLERK OF  
BOARD OF SUPERVISORS OF  
FRANKLIN COUNTY, VIRGINIA**

The undersigned **Clerk** or Deputy Clerk of the Board of Supervisors of Franklin County, Virginia, hereby certifies as follows:

1. A meeting of the Board of Supervisors of Franklin County, Virginia (the "Board") was duly called and held on August 16, 2016, at which meeting a quorum was present and acting throughout.

2. Attached hereto is a true and correct copy of a resolution adopted by the Board at such meeting. Such resolution was adopted by the affirmative vote of a majority of the members of the Board present at such meeting. Such resolution has not been repealed, revoked, rescinded or amended and is, as of the date hereof, in full force and effect. The votes of the members of the Board on such resolution have been recorded in the minutes of the Board, and such minutes describe how each member voted.

WITNESS my hand and the seal of the Board, this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
**Clerk** or Deputy Clerk, Board of Supervisors  
of Franklin County, Virginia

(SEAL)

FRANKLIN COUNTY  
Board of Supervisors



**Franklin County**  
*A Natural Setting for Opportunity*

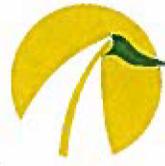
**EXECUTIVE SUMMARY**

<b>AGENDA TITLE:</b> Resolution for Junior Law	<b>AGENDA DATE:</b> Aug. 16, 2016 <b>ITEM NUMBER:</b>	
<b>SUBJECT/PROPOSAL/REQUEST</b> Recognize Junior Law for 43 years of volunteer service/Approve resolution	<b>ACTION:</b> Yes	<b>INFORMATION:</b>
<b>STRATEGIC PLAN FOCUS AREA:</b> Volunteer Service Recognition, Public Safety	<b>CONSENT AGENDA:</b>	<b>INFORMATION:</b>
<b>STAFF CONTACT(S):</b> Messrs. Robertson, Hatcher,	<b>ATTACHMENTS:</b> <b>REVIEWED BY:</b> BR	

**BACKGROUND:** Junior Law has been a volunteer with the Snow Creek Rescue Squad since it was created in 1973. Junior turned 73 in January of this year and has decided to retire from volunteer service. His last official day as a volunteer was July 31<sup>st</sup>.

**DISCUSSION:** Junior Law has served the citizens of Franklin County for 43 years as a member of the Snow Creek Rescue Squad providing emergency medical services primarily to the citizens of the Snow Creek community. Junior began volunteering in 1973 when the Snow Creek Rescue Squad was created and was the last active Charter Member of the squad. Junior has been recognized by other civic organizations for his dedication and community service and has responded to over 10,000 calls from citizens. Junior instilled community service into his children and grandchildren who still are active volunteers with both the Snow Creek Fire Department and Snow Creek Rescue Squad. It is impossible to determine how many lives Junior Law has touched in the Snow Creek and surrounding communities due to his service to Franklin County. Franklin County thanks Junior Law for his dedication and wishes him the best in his retirement from volunteer service.

**RECOMMENDATION:** Staff respectfully recommends that the Board of Supervisors approve the resolution honoring Junior Law for his service.



**Franklin County**  
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**RESOLUTION**

**WHEREAS** Junior Law began his volunteer service as a Founding Member of the Snow Creek Rescue Squad in April 1973 at the age of 44 and retired from active volunteer service in July 2017 at 87 years of age and;

**WHEREAS** Junior Law has served as a member and officer of the Snow Creek Rescue Squad for 43 years where he has answered in excess of 10,000 calls for assistance and;

**WHEREAS** Junior Law has been recognized by the Veterans of Foreign Wars Post #10840 and Masonic Lodge #90 for the countless hours of community service he has given to serve friends, neighbors, and total strangers in their time of need and;

**WHEREAS** Junior Law received the squad's Billy Bousman Award recognizing his dedication to the agency and people of the Snow Creek Community and;

**WHEREAS** Junior Law has been an inspiration to his children and grandchildren by inspiring three generations of the Law family to be simultaneously active as volunteers with both the Snow Creek Fire Department and Snow Creek Rescue Squad;

**NOW THEREFORE BE IT RESOLVED**, by the Board of Supervisors of Franklin County that Junior Law is hereby recognized for his service to the County and the Public Safety System.

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E. Cline Brubaker, Chairman  
Franklin County Board of Supervisors  
August 16, 2016



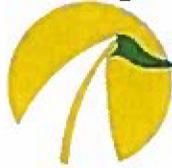
determined that the current zoning is A-1 on both parcels. Both parcels would require a Special Use Permit to construct a fire station per the A-1 zoning district. The Special Use Permit process must be completed before the construction process can move forward.

The county has earmarked funds to offset construction and renovation costs for fire and EMS buildings. In 2009, Franklin County Rescue, Ferrum Rescue, Glade Hill Rescue, Callaway Rescue, Snow Creek Rescue, Boones Mill Fire & Rescue, and Red Valley Rescue agreed to set aside 40% of the EMS revenue recovery funds that would have been returned to their agencies to be used toward fire and EMS station construction projects. County Finance has set these funds aside since 2009 and they currently total approximately \$1.0 million dollars according to Vince Copenhaver, Finance Director. The funds have been used previously for station improvements at Burnt Chimney and Ferrum Fire Departments and were recently used to fund the land purchase for the proposed Glade Hill fire station. Glade Hill Rescue Squad, Snow Creek Fire Department, and Red Valley Rescue have contacted Public Safety recently with pending requests for station improvement projects from this fund however, there should be adequate funds available to use for Phase I of the project. Phase I of the project will be for an Architectural and Engineering firm to provide a site plan, definitive cost estimate, and conceptual design to construct the fire station as well as determine total project costs. Based on recent county projects of similar scope these fees are anticipated not to exceed \$30,000.

**RECOMMENDATION:**

Staff respectfully recommends that the Board of Supervisors approve filing a Special Use Permit to construct a fire station on the property as well as authorize staff to advertise for Requests for Proposals and begin the interview process toward the selection of qualified architectural and engineering firm for the project.

FRANKLIN COUNTY  
Board of Supervisors



Franklin County

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EXECUTIVE SUMMARY

<p><b>AGENDA TITLE:</b> Revenue Sharing Program for FY2018</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b> Advertisement of Program to Solicit Public Interest in Participating</p> <p><b>STAFF CONTACT(S):</b> Lisa Cooper</p>	<p><b>AGENDA DATE:</b> 8/16/16      <b>ITEM NUMBER:</b></p> <p><b>ACTION:</b> <b>INFORMATION:</b></p> <p><b>CONSENT AGENDA:</b> <b>ACTION:</b> Yes <b>INFORMATION:</b></p> <p><b>ATTACHMENTS:</b> No</p> <p><b>REVIEWED BY:</b> <i>BR</i></p>
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**BACKGROUND:**

The Board of Supervisors has an adopted policy in place on the use of VDOT Revenue Sharing Funds. The Board's policy/procedure has been to advertise and receive proposals before the application deadline of November 1, 2016 for FY 2018 funding. Therefore, it is once again time to solicit public interest in the program and set a deadline for submission of project applications by the public.

**DISCUSSION:**

The County will receive any interest of the public and VDOT will work with planning staff on the cost to be anticipated, and what public share will be needed. It is explained to the citizens that the program is contingent on Board approval and VDOT approval and availability of VDOT funds. Applicants must submit their request along with a check for \$2,500 payable to the County Treasurer and a guarantee to provide the right-of-way to the County. The funds are held in escrow until it is determined whether the project will go forward. If it goes forward, the \$2,500 is applied to the project, and the applicants pay one-half the construction cost and any other costs that arise. Their funds must be deposited with the County prior to advertisement of the project.

Projects are prioritized to consider the number of homes served, the number of homes served per road mile, the age of the development, the unit cost of the road, whether there is a need for school bus and/or mail service, whether the project will open land to development. Staff and VDOT will provide the Board with a summary of the projects proposed by the public for its consideration, before the application deadline.

**RECOMMENDATION:**

Staff respectfully requests the Board of Supervisors authorize staff to proceed with advertisements during the month of September regarding the VDOT revenue sharing program with applications to be submitted to the County Planning and Community Development Office by 4:00 p.m., Monday, October 3, 2016.

FRANKLIN COUNTY  
Board of Supervisors



Franklin County  
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EXECUTIVE SUMMARY

<p><b>AGENDA TITLE:</b> Annual County Rabies Vaccination Clinic</p> <p><b>SUBJECT/PROPOSAL/REQUEST</b> Proposal to conduct a countywide rabies vaccination clinic on Saturday, October 1st, 2016.</p> <p><b>STRATEGIC PLAN FOCUS AREA:</b> <u>Action Strategy: Improve Public Health and customer service by offering rabies vaccinations to pets.</u></p> <p><b>STAFF CONTACT(S):</b> ssrs. Robertson, Hatcher, Brooks</p>	<p><b>AGENDA DATE:</b> 8/16/2016</p> <p><b>ACTION:</b> Yes</p> <p><b>CONSENT AGENDA:</b> Yes <b>ACTION:</b> Yes</p> <p><b>ATTACHMENTS:</b> Yes</p> <p><b>REVIEWED BY:</b> BR</p>	<p><b>ITEM NUMBER:</b></p> <p><b>INFORMATION:</b></p> <p><b>INFORMATION:</b></p>
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**BACKGROUND:** In an effort to control the spread of the rabies virus, Franklin County in conjunction with local veterinarians and staff, have previously sponsored a yearly rabies vaccination clinic to benefit citizens who ordinarily may not have an opportunity to obtain vaccinations for their pets. Traditionally the clinic is held in the fall after October 1<sup>st</sup> after the next year's county dog licenses go on sale. The clinic, if approved, will be held in the parking lot at the county administration building on October 1, 2016.

**DISCUSSION:** Sponsorship of a rabies vaccination clinic for pets in Franklin County will reduce the potential spread of the virus. The Code of Virginia relating to Animal Laws requires that two conditions be met before a canine or feline can be vaccinated outside the controlled environment of a certified veterinary facility. First, approval must be granted by the local health department. Second, the local governing body must declare the holding of such a clinic is for the health, safety, and welfare of the citizens to reduce the potential threat of rabies transmission in the area. Staff proposes to hold the rabies clinic at the Franklin County Government Center parking lot from 8:00 am until noon. The clinic will only be available to Franklin County and Rocky Mount residents only. The cost is \$8.00 per vaccination administered to offset the associated expense in conducting the clinic. Fees for dog licenses will remain unchanged from that charged at the Franklin County Treasurer's Office. The date, time, and location of the clinic will be published in the local newspaper for a minimum of three (3) editions prior to the event and will also be advertised on the county website. Once approved by the Board of Supervisors, staff will secure authorization from the local health department to conduct the clinic.

Estimated costs and revenues generated from the rabies clinic held in 2015 were as follows:

**Costs:**

Veterinary costs to provide 251 vaccinations: \$2,008.00

Total cost: \$2,008.00

**Revenue:**

Revenue received: (251 vaccinations @ \$8.00 each) \$2,008.00

Dog license sales: (148 dog licenses sold 2015) \$594.00

Total Revenue: \$2,602.00

**RECOMMENDATION:** Staff respectfully recommends and requests the Board of Supervisors declare the holding of this County Rabies Clinic is for the health, safety, and welfare of the citizens to reduce the potential threat of rabies transmission in the area and authorize the County Rabies Clinic to be held on October 1, 2016.

**Transmittal of Planning Commission Action**

**Item:** Amendment to the Franklin County Zoning Ordinance; Addition of New Regional Enterprise Park (REP) Zoning District

**Date of Commission Action:** July 12, 2016

**Commission Recommendation:** Approval of New Regional Enterprise Park (REP) Zoning District

**BACKGROUND**

This is a request of the Franklin County Board of Supervisors to amend the Franklin County Zoning Ordinance by the addition of a new industrial/commerce zoning district entitled REP (Regional Enterprise Park). This district has been drafted to serve as the base zoning district for the proposed Franklin County business park to be located along the west side of Route 220 between the towns of Rocky Mount and Boones Mill.

The proposed zoning district is comprised of the following component parts:

- A listing of all land uses to be allowed by-right or by Special Use Permit. Permitted uses are organized by use-type such as civic, office, commercial, industrial, etc.
- A definition of each land use to be allowed in the REP District.
- District development standards such as minimum parcel size, maximum building heights, minimum setbacks, etc.

**COMMISSION PUBLIC HEARING AND RECOMMENDATION.**

Three citizens spoke at the public hearing on this item. Their questions and comments can best be summarized as follows:

- Concern that the County already owns the land for which rezoning is now requested.
- Questions on whether natural gas pipeline pump stations would be allowed in the REP area.
- Concern for the industrial/commerce park's impact on surrounding quality of life and property values.
- Suggestion that the Commission defer action on proposals related to the development of the park until the Master Plan for the park is completed in August.

Commissioner Colby, Gills Creek District, made a motion to recommend **APPROVAL** of zoning ordinance amendments pertaining to the addition of an REP District. Commissioner Doss, Blue Ridge District, seconded the motion.

**Roll Call Vote**

**Motion to Approve:**

**Ayes:** Doss, Law, Colby, Webb, McGhee, Mitchell

**Nays:** None

**Abstain:** Crawford

The motion to recommend **APPROVAL** of the zoning ordinance amendment was approved 6-0-1.

MEMORANDUM  
Case # REZO-6-16-15373



To: Franklin County Planning Commission

From: Terrance L. Harrington, AICP

Date: June 30, 2016

Tax #s: Tax Parcel #'s 0360019700; 0360020400; 0360020500; 0360021105;  
0370005300; 370005400; 0440000500; 0370005500

District: Boone

Applicant: W. Brent Robertson, Franklin County Administrator

Owner: Franklin County Board of Supervisors

#### **REQUEST**

This is a request of the Franklin County Board of Supervisors to rezone approximately 553 acres along Route 220 in the area of Brick Church Road from A-1 Agricultural District to REP (Regional Enterprise Park) District. If approved by the Board of Supervisors, the acreage will be used to develop a major regional enterprise park in Franklin County.

#### **RECOMMENDATION**

The staff recommends that the Planning Commission consider and approve the rezoning petition as requested by the applicant.



## **BACKGROUND**

The County has acquired control, either thru fee simple purchase or option, of approximately 553 acres of farmland in Franklin County. This acreage has been acquired for the purpose of developing a major regional enterprise park in the Boone District of the County. This rezoning request has been submitted to facilitate an economic development initiative that will create the possibility for increased employment and tax base in Franklin County.

## **SITE STATISTICS AND SURROUNDING LAND USES**

<i>Location:</i>	Eight parcels on the West side of Route 220 North, approximately 8.2 miles north of the northern corporate limit of Rocky Mount.
Parcel Zoning	A-1
Existing Land Use:	Vacant – mostly pastureland; farm house and farm buildings are on one portion of the property.
Topography:	Gently rolling
Adjoining Zoning:	A-1 Agricultural District; R-1; Residential Suburban District
Adjoining and Nearby Land Uses:	Agriculture, Single Family, Church

## **COMPREHENSIVE PLAN**

The property is currently designated low density residential in the 2025 Comprehensive Plan. However, as a component of this economic development initiative the staff has prepared plans and analysis to amend the Route 220 North Corridor Plan and designate the Route 220 North corridor area including the planned regional enterprise park area as a designated growth area consistent with State guidelines for Urban Development Areas found in Section 15.2-2223 of the Code of Virginia. A future land use map for the Route 220 North corridor has also been prepared. The Planning Commission and the Board of Supervisors will be asked to amend the Comprehensive plan to incorporate these changes.

## **SITE LAYOUT**

The design and function of this regional enterprise park will be different from other industrial parks in the Franklin County area. The 553 acres is envisioned to be developed into two separate development areas reserved for industrial and associated commercial



uses of various sizes. (See enclosed conceptual layout plan.) The two development areas will be separated by Brick Church Road and acreage devoted to a variety of community oriented uses. These community areas will be suitable for uses such as recreational fields, community parks, walking and biking trails, an event center, natural areas, and interpretive or visitor centers.

Exact locations of proposed building areas or community uses are not determined at this time. As the County markets this new regional enterprise park to prospective businesses, the size and configuration of the park will allow flexibility in site design. This flexibility in site design will benefit the prospective users of the park, and allow the individual business sites to be designed with consideration to surrounding or adjacent residential property owners.

### **ECONOMIC IMPACT**

Planning for this project has included the preparation of an economic analysis report prepared by Chmura Analytics, an economic consulting firm that assists localities in determining the fiscal impact of economic decisions. The report prepared by Chmura for the County estimated that over the build-out period for the park the County and region would benefit from a positive economic impact of over \$300 million and provide the area for businesses that would create over 2000 jobs.

### **TRANSPORTATION**

The County has retained the TIMMONS GROUP, regional consulting firm to undertake a traffic impact analysis (TIA) of the proposed regional enterprise park. The draft TIA has not been completed at the time this report is being prepared, but should be available for public review and discussion prior to the Commission meeting on July 12<sup>th</sup>.

The draft report will likely evaluate existing traffic configurations and conditions on Route 220 and surrounding secondary highways. The report should evaluate various traffic generation scenarios for alternative intensities of regional enterprise park traffic, including truck vs. employee traffic. Recommendations for alterations in median cut locations may be included as well as recommendations on the possible need for improvements at the two proposed park entrances (See conceptual layout plan).

The two proposed enterprise park entrances could be aligned and connected to create a major internal circulation route within the park. Although it is envisioned at this point in time that all roads in the park will be public and thus state maintained, it may be advantageous for smaller service roads to remain in private ownership.

There are various state funding sources that might be available to offset the cost of road construction in or near the regional enterprise park. The funding and funding mechanisms established with the adoption HB 2 by the Virginia General Assembly might be available (thru a competitive process) to make improvements to Route 220 North



and/or park road improvements near Route 220. Economic development access funds will be requested to provide road access to proposed businesses in the park. Revenue sharing funds could also be used for road development or enhancement in and around the park.

### **PUBLIC UTILITIES**

Public water and sewer services will serve all uses within the proposed park. As a part of planning for this project, the County has identified, in conjunction with the Western Virginia Water Authority expanded service areas for public water and sewer. These service areas will extend from Boones Mill to the northern limits of Rocky Mount and include all properties within the proposed regional enterprise park. These service area expansions were approved by the Board of Supervisors at their June 21, 2016 meeting.

Natural gas service is not currently available in Franklin County. The latest proposed route of the Mountain Valley gas pipeline is in proximity to the proposed regional enterprise park. If the pipeline is constructed, it may be a source of natural gas to serve the park via Roanoke Gas.

Storm water is proposed to be handled both onsite and through a series of regional storm water management facilities.

### **PUBLIC COMMENTS**

A town hall community meeting was held on June 7<sup>th</sup> at the Faith Fellowship Church on Wirtz Road. The purpose of the meeting was to present attendees' information about a number of projects and initiatives in the Boone District area, including the proposed rezoning for the regional enterprise park. Approximately 60-70 citizens attended this meeting. Many questions about the proposed park were asked by the citizens who attended, but generally the community response to the development of the park in its proposed location was positive. Citizen comment forms were made available to attendees and have been posted on the County website. Approximately 350 letters were sent to property owners in the area of the proposed rezoning.



**RECOMMENDATION:**

Staff recommends that the Planning Commission consider and **approve** the rezoning petition as requested by the applicants. Specifically:

**SUGGESTED MOTIONS:**

The following suggested motions are sample motions that may be used.

**(APPROVE)** I find that the proposal will not be of substantial detriment to adjacent property, that the character of the projected future land use of the community will not be adversely impacted, that such use will be in harmony with the purpose and intent of the zoning ordinance and with the public health, safety and general welfare. Therefore I move to recommend approval of the petitioner's request to rezone approximately 553 acres from A-1 to REP to facilitate the development of a regional enterprise park.

**OR**

**(DENY)** I find that the proposal is of substantial detriment to adjacent property and that will not benefit in the creation of a convenient, attractive, or harmonious community. Therefore I move to recommend denial of the request.

**OR**

**(DELAY ACTION)** I find that the required information for the submitted petition is incomplete. Therefore I move to delay action until additional necessary materials are submitted to the Planning Commission.

**FRANKLIN COUNTY  
PETITION/APPLICATION FOR REZONING  
(Type or Print)**

I/We, County of Franklin, as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Supervisors to amend the Franklin County Zoning Maps as hereinafter described:

1. Petitioners Name: W. Brent Robertson

2. Property Owner's Name: County of Franklin

Phone Number: 540-483-3030

Address: Intersection at 220 and Brick Church Road  
Rocky Mount, VA Zip: 24151

3. Exact Directions to Property from Rocky Mount: 220 N drive 8.2 miles, turn left onto Brick Church Road, Property is 1/2 mile on the right.

4. Tax Map and Parcel Number: 0360019700, 0360020400, 0360020500, 0360021105, 0370005300, 0370005400, 0440000500, 0370005500

5. Magisterial District: Boone

6. Property Information:

A. Size of Property: 554.091

B. Existing Land Use: Agriculture

C. Existing Zoning: A-1

D. Existing number of allowed dwelling units per acre or commercial/industrial development square feet per acre: \_\_\_\_\_

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

Corridor District     Westlake Overlay District     Smith Mountain Lake Surface District

F. Is any land submerged under water or part of a lake?    Yes    No    If yes, explain.

\_\_\_\_\_

7. Proposed Development Information:

A. Proposed Land Use: Regional Enterprise Park

B. Proposed Zoning: REP

C. Size of Proposed Use: 554.091

D. Proposed dwelling units per acre or commercial/industrial development square feet per acre: \_\_\_\_\_

Checklist for completed items:

- Application Form
- Letter of Application
- List of Adjoining Property Owners and Addresses
- Concept Plan
- Application Fee

I certify that this petition/application for rezoning and the information submitted herein is correct and accurate.

Petitioner's Name (Print): W. Brent Robertson

Signature of Petitioner: *W. Brent Robertson*

Date: June 6, 2016

Mailing Address: 1255 Franklin Street, Suite 111  
Rocky Mount, VA 24151

Telephone: 540-483-3030

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

Owner's Name (Print): \_\_\_\_\_

Signature of Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Date Received by Planning Staff: \_\_\_\_\_

Time: \_\_\_\_\_

Clerk's Initials: \_\_\_\_\_

CHECK #: \_\_\_\_\_

RECPT. #: \_\_\_\_\_

AMOUNT: \_\_\_\_\_



**Franklin County**  
*A Natural Setting for Opportunity*

June 9, 2016

Re: Rezoning request for new business park

Dear Members of the Franklin County Board of Supervisors and the Planning Commission:

On behalf of the County, I am requesting your review and approval of a rezoning request of property recently purchased by the Franklin County Board of Supervisors for its new business park. These properties are located along or near U.S. Route 220 between Plateau Plaza and the Town of Boones Mill. Specifically, this property encompasses approximately 550 acres and is made up of tax parcel numbers: 0360020400, 0360020500, 0440000500, 0360021105, 0370005300, 0360019700, 0370005400, and 0370005500.

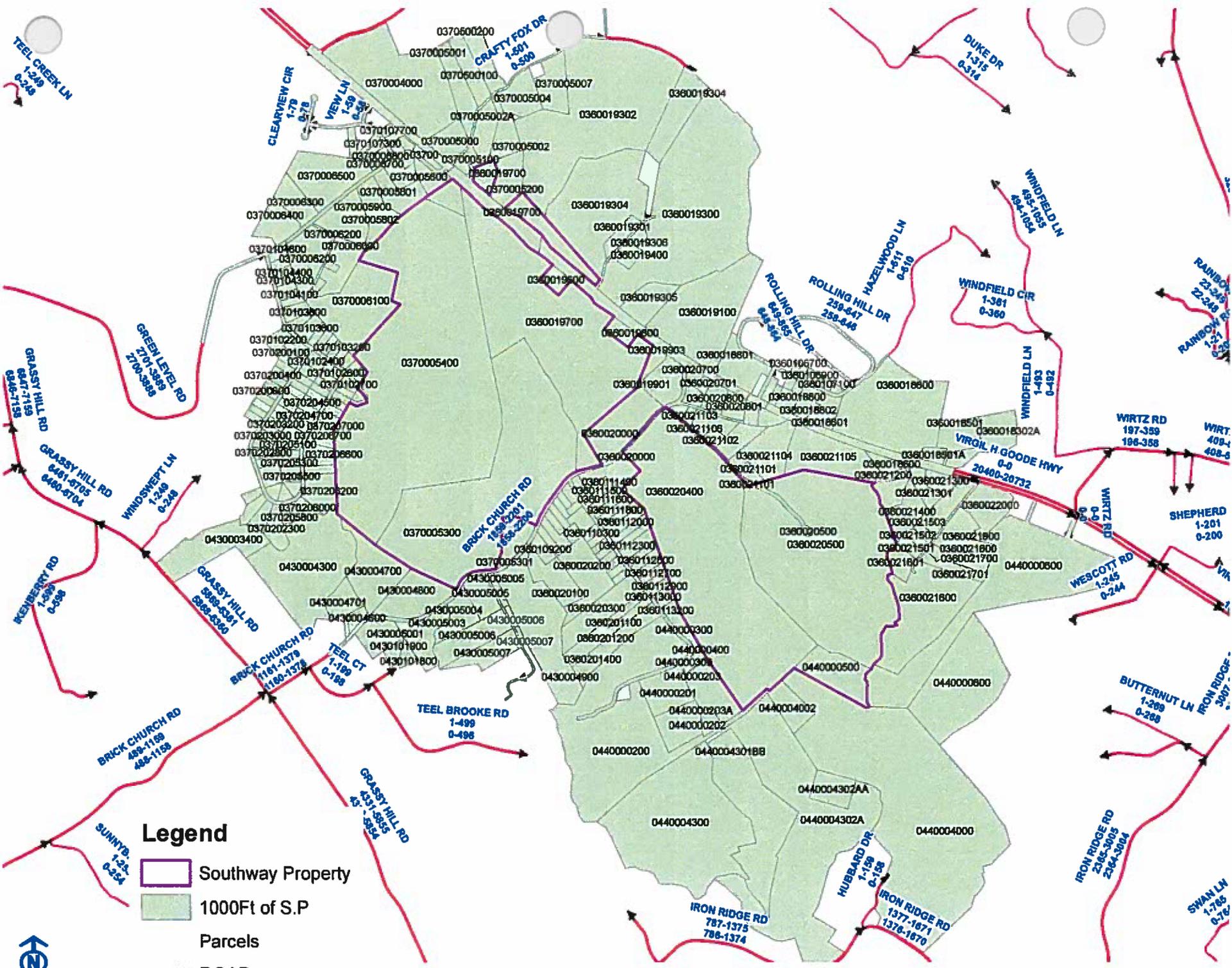
It is the County's intent to redevelop these properties into a business park that will be the center of the County's efforts to bring new jobs and tax base to the community. It is being requested that the property, currently zoned A-1 Agricultural, be rezoned to the new zoning designation REP – Regional Enterprise Park. The new business park will be developed much like existing industrial parks within the County (such as the Franklin County Commerce Center) in that its main purpose will be to attract and house industrial and commercial business entrants. It will differ significantly from existing business parks, both inside and outside of Franklin County, as it will also include a number of amenities that will increase the quality of life for area residents as well as be very attractive to new businesses. Some of the proposed amenities include a recreation park, event center, tourist welcome center, multi-use trails, and a variety of picnic shelters. The County also expects limited retail businesses, mainly restaurants, to locate on the property.

A recent economic impact analysis of the new business park by Chmura Analytics predicted the project will eventually bring in over \$300 million in private investment and employ over 2,000 workers. This represents a transformative positive impact on the local economy. My office respectfully requests your consideration of this rezoning application and my staff looks forward to answering any questions you may have. Please direct any questions or concerns to the County's Economic Development Director, Michael Burnette, at 540-483-3030. Thank you very much for your consideration.

Sincerely,

W. Brent Robertson  
County Administrator

**W. BRENT ROBERTSON**  
COUNTY ADMINISTRATOR  
1255 FRANKLIN STREET, SUITE 112  
ROCKY MOUNT, VIRGINIA 24151  
(540) 483-3030  
[brent.robertson@franklincountyva.gov](mailto:brent.robertson@franklincountyva.gov)  
[www.franklincountyva.gov](http://www.franklincountyva.gov)

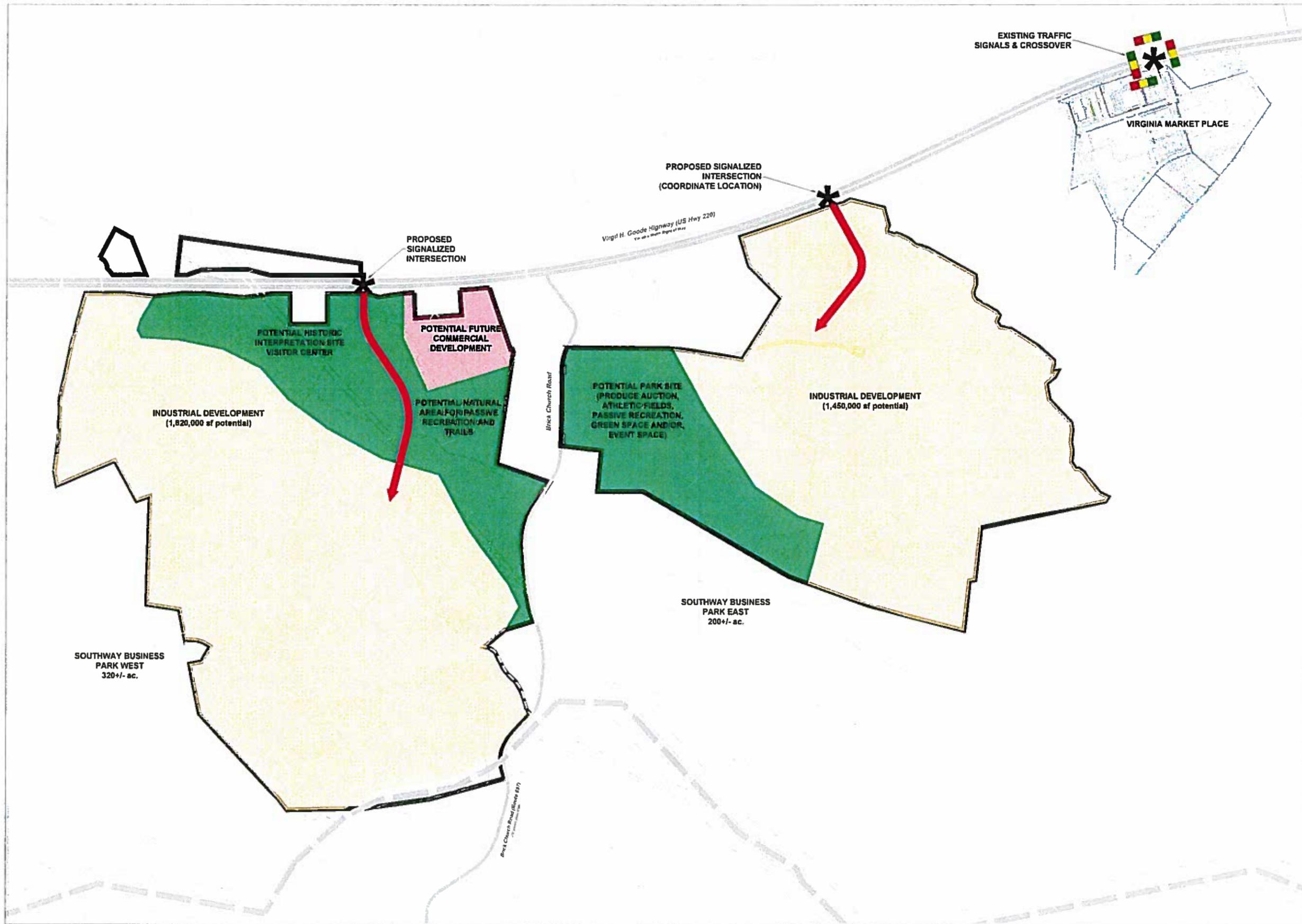


**Legend**

- Southway Property
- 1000Ft of S.P
- Parcels
- ROAD



1 inch



PRELIMINARY & CONFIDENTIAL

# SOUTHWAY BUSINESS PARK PROPOSED OVERALL CONCEPTUAL LAYOUT PLAN

SITE DEVELOPMENT - JUNE 2016

Concept Plan Showing General Development Areas & Primary Access Locations

received  
Joc 7/19/16

Keith Johnson  
190 Leaning Oak Road  
Boones Mill, VA 24065  
(540) 580-5237  
July 13, 2016

Franklin County Planning Commission  
1255 Franklin Street  
Suite 103  
Rocky Mount, VA 24151

Dear Commission Members:

I attended your public hearing on July 12 and left disappointed with your process. Most of the County has heard about the industrial park plans on 220 north of Rocky Mount but most of the information is hearsay or very lacking in details. I attended your meeting hoping to learn more about the proposal. It appeared most of the citizens in attendance wanted the same thing, specific information on how the project will affect their properties.

Unfortunately, all I heard in the meeting was things the County considers "envisioned." No one left with specific information to answer their questions. I suspect the details were not available because there is no plan. I was surprised you voted to change zoning to accommodate County officials without a plan on how they are going to use the property. I suspect you would not change a zoning request by a citizen based only on their "vision" of what they want to do. You obviously need details to make an informed decision.

Your vote essentially allows County officials to do anything they want in this project. Property owners affected by this project have been provided no voice about the details of the project. I believe we have a different view of your role as Commission Members. Your role is to balance County priorities with citizen desires for their community. Your citizens are part of this community, they want details about the project so they can have an influence in the project and the County is not providing those details. I will also point out there has never been a referendum or any other vote from County citizens to approve or disapprove what is reported to be a \$43 million investment.

Your role as Commission members is to speak for the citizens in our community. I hope each of you will reconsider your priorities for the County as you serve.

Sincerely,



Keith Johnson

**Transmittal of Planning Commission Action**

Item: 220 North Corridor Plan  
Prepared by: Lisa Cooper, Principal Planner  
Date of Commission Action: August 3, 2016

Commission's Recommendation: **Approval of 220-North Corridor Plan.**

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

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

In 2016, the 220-North Corridor Plan is being revised to address the potential development of a new regional mixed use business park called The Regional Enterprise Park, on parcels along Route 220 surrounding Brick Church Road. In addition, as part of the revision, the County is designating a portion of the corridor as a Designated Growth Area (DGA) to meet the requirements of Section 15.2-2223.1 of the Code of Virginia. This designation along with the designation of Route 220 as a Corridor of Statewide Significance (CoSS), qualifies this area to potentially receive funding under Smart Scale (State House Bill 2) legislation passed in 2014 as a qualified Urban Development Area (UDA).

The revised Corridor Plan will preserve all of the policy direction and intent of the original plan. The revisions made to the original plan are those needed to accommodate the anticipated development of the Regional Enterprise Park as a key economic catalyst and as one cornerstone of the county's economic development strategy for the long term. This revised Corridor Plan recommends the following changes to accommodate development of the Regional Enterprise Park:

- Modifying the boundaries of the Regional Business and the Mixed Use Commercial Future Land Use Categories in a manner such that the Regional Enterprise Park is entirely contained within the Regional Business Category
- Creating a new Regional Enterprise Park Zoning District with amendments to definitions
- Adding language to the 220-North Rural Development and 220-North Mixed Use Commercial Overlay Districts that stipulate the zoning overlays do not affect parcels within the Regional Enterprise Park Zoning District
- Creation of a Designated Growth Area (DGA)
- Create a 220-North Corridor Future Land Use Map
- Expansion of the Western Virginia Water Authority (WVWA) water and wastewater service areas

Upon recommendation by the Planning Commission and adoption by the Board of Supervisors the 220-North Corridor Plan will become an amendment to the Franklin County 2025 Comprehensive Plan.

Numerous citizens spoke during the hearing after staff presentation.

### **COMMISSION ACTION**

Commissioner Mitchell made a motion to recommend **APPROVAL** to the Board of Supervisors to adopt the 220-North Corridor Plan, which was originally adopted by the Franklin County Board of Supervisors on February 17, 2009. The major amendment to the 220-North Corridor Plan will be the proposed designation of a Designated Growth Area (DGA) from the southern town limits of Boones Mill to the northern town limits of Rocky Mount, as well as identification of proposed future land uses within the corridor and water and wastewater service area expansion. Additionally, to include VDOT comments from letter dated July 7, 2016. Commissioner McGhee seconded the motion.

### **Roll Call Vote**

#### **Motion to Approve:**

**Ayes:** McGhee, Doss, Law, Mitchell, Colby, Webb

**Nays:** None

**Absent:** None

**Abstain:** Crawford

The motion to recommend **APPROVAL** of the 220-North Corridor Plan was approved 6-0-0-1 (abstain)



## COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION  
731 HARRISON AVENUE  
SALEM, VIRGINIA 24153

Charlie Kilpatrick, P.E.  
COMMISSIONER

July 7, 2016

To: Steve Sandy, Director of Planning & Community Development  
Franklin County, Virginia

From: Carol Linkenhoker, Planning Specialist  
VDOT Salem District Planning *Carol J. Linkenhoker*

Subject: RE: 220-North Corridor Plan

VDOT received a request to review the above referenced corridor plan, a supplement to the county's comprehensive plan, to ensure local/state plan and program consistency as required under §15.2-2223, Chapter 729 of the 2012 Acts of Assembly. VDOT's reviews of the plans are to ensure that they are consistent with the Commonwealth Transportation Board's (CTB) statewide transportation plan (VTrans, created in accordance with §33.2-353), the Six Year Improvement Program (created in accordance with subsection B of §33.2-214), and locations of routes approved by the Board (in accordance with subsection A of §33.2-208). Comments on these specific criteria are as follows:

### Statewide Transportation Plan (VTrans):

- Designated Growth Area (DGA)
  - Traditional neighborhood design (TND) is recommended under Future Land Use Policy Recommendations for the Regional Business park Zoning District on page 22 and again in the section on the Designated Growth Area on page 33.
  - The corridor plan references §15.2-2223.1 of the Code of Virginia regarding Urban Development Areas.
  - A map of the Designated Growth Area is shown on page 33.
- Corridors of Statewide Significance (CoSS)
  - The corridor plan accurately identifies the corridor as being on a CoSS.
  - Consider listing the specific CoSS as listed in VTrans, North Carolina to West Virginia Corridor.
- Corridor plan is consistent with VTrans.

**Six Year Improvement Plan (SYIP):**

- A search of the current SY2017 shows no significant projects within the area of this corridor plan.
- Corridor plan is consistent with SYIP.

**Routes Designated by the CTB:**

- Corridor plan accurately identifies the 220 corridor as being on a CoSS. Consider listing specific corridor, North Carolina to West Virginia Corridor.
- Corridor plan references the “Future I-73 Corridor” and three “Future I-73 Interchanges”. Consider adding text to indicate that the I-73 corridor has been approved by the CTB. On page 12, suggest replacing “Future I-73 will run” with “The Commonwealth Transportation Board approved I-73 corridor runs”.
- Corridor plan is consistent with routes designated by the CTB.

**General Comments:**

- Pages 5 and 33: change “State House Bill 2 legislation” to “Virginia’s Smart Scale (§33.2-214.1)”
- Page 12: Consider listing the park-and-ride lot in Boones Mill instead of saying “No park-and-ride facility serves the corridor”.

Additionally, VDOT staff reviewed this plan to ensure consistency with Access Management Regulations (24VAC30-73) and the Access Management Design Standards located in Appendix F of VDOT’s Road Design Manual. Although these comments should be taken under advisement, incorporation of these comments into the plan is not required in order to ensure consistency with Chapter 729.

**Access Management Comments:**

- The second sentence states “Access management standards are intended to improve traffic flows along Rt. 220 by providing greater separation between curb cut entrances, and by reducing turning movement conflicts at critical intersections and median crossovers.” This appears to imply that an analysis was performed to support the Standards noted below. Please clarify.
- The bulleted list of items titled “The Mixed Use Commercial District is based on the following standards:” are not consistent with VDOT’s access management spacing standards. Please note the following:
  - Corner clearance: VDOT corner clearance is defined as the distance, measured perpendicular to the major roadway, from the nearest edge of an

entrance on the minor side street to the nearest edge pavement of the major roadway intersection. The VDOT minimum standard is 225 ft.

- o VDOT minimum entrance spacing standards vary for roadway classification, speed limit and type of proposed access. See the excerpt below from the VDOT Road Design Manual, Appendix F.

Highway Functional Classification	Legal Speed Limit (mph)ⓐ	Minimum Centerline to Centerline Spacing (Distance) in Feet			
		Spacing from Signalized Intersections to Other Signalized Intersections ⓑ	Spacing from Unsignalized Intersections & Full Median Crossovers to Signalized or Unsignalized Intersections & Full Median Crossovers ⓑ	Spacing from Full Access Entrances & Directional Median to Other Full Access Entrances and Any Intersection or Median Crossover ⓑ	Spacing from Partial Access One or Two Way Entrances to Any Type of Entrance, Intersection or Median Crossover ⓑ
Principal Arterial	≤ 30 mph	1,050	880	440	250
	35 to 45 mph	1,320	1,050	565	305
	≥ 50 mph	2,640	1,320	750	495

If you have questions or need additional information, please contact me at (540) 387-5228.

- cc: Michael Gray  
 Scott Woodrum  
 Todd Daniel  
 Brian Casella  
 Lisa Lewis  
 Lisa Cooper

**MEMORANDUM**  
**Case # A-06-16-003**



**To:** Franklin County Planning Commission  
**From:** Lisa Cooper, Principal Planner  
**Date:** June 30, 2016  
**RE:** 220-North Corridor Plan

**SUMMARY:**

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

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

Planning Commission has been working with the consulting firm of Renaissance Planning and staff during work session over the last couple of months to update the 220-North Corridor Plan, which was adopted by the Board of Supervisors in February of 2009. The original Area Plan was a requirement of a \$1 million federal grant toward the construction of a 12-inch public water line along the northern segment of Rt. 220 in Franklin County. The Plan identified the opportunity to plan for and preserve land for a regional business park, the exact location was at the time undetermined.

In 2016, the 220-North Corridor Plan is being revised to address the potential development of a new regional mixed use business park called The Regional Enterprise Park, on parcels along Rt. 220 surrounding Brick Church Road. In addition, as part of the revision, the County is designating a portion of the corridor as a Designated Growth Area (DGA) to meet the requirements of Section 15.2-2223.1 of the Code of Virginia. This designation along with the designation of Rt. 220 as a Corridor of Statewide Significance (CoSS), qualifies this area to potentially receive funding under Smart Scale (State House Bill 2) legislation passed in 2014 as a qualified Urban Development Area (UDA).

The revised Corridor Plan will preserve all of the policy direction and intent of the original plan. The revisions made to the original plan are those needed to accommodate the anticipated development of the Regional Enterprise Park as a key economic catalyst and as one cornerstone of the county's economic development strategy for the long term. This revised Corridor Plan recommends the following changes to accommodate development of the Regional Enterprise Park:



- Modifying the boundaries of the Regional Business and the Mixed Use Commercial Future Land Use Categories in a manner such that the Regional Enterprise Park is entirely contained within the Regional Business Category
- Creating a new Regional Enterprise Park Zoning District with amendments to definitions
- Adding language to the 220-North Rural Development and 220-North Mixed Use Commercial Overlay Districts that stipulate the zoning overlays do not affect parcels within the Regional Enterprise Park Zoning District
- Creation of a Designated Growth Area (DGA)
- Create a 220-North Corridor Future Land Use Map
- Expansion of the Western Virginia Water Authority (WVWA) water and wastewater service areas

Upon recommendation by the Planning Commission and adoption by the Board of Supervisors the 220-North Corridor Plan will become an amendment to the Franklin County 2025 Comprehensive Plan.

**RECOMMENDATION:**

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

*Staff recommends that the Planning Commission to approve and recommend the Board of Supervisors to adopt the 220-North Corridor Plan, which was originally adopted by the Franklin County Board of Supervisors on February 17, 2009. The major amendment to the 220-North Corridor Plan will be the proposed designation of a Designated Growth Area (DGA) from the southern town limits of Boones Mill to the northern town limits of Rocky Mount, as well as identification of proposed future land uses within the corridor and water and wastewater service area expansion.*



**SUGGESTED MOTIONS:**

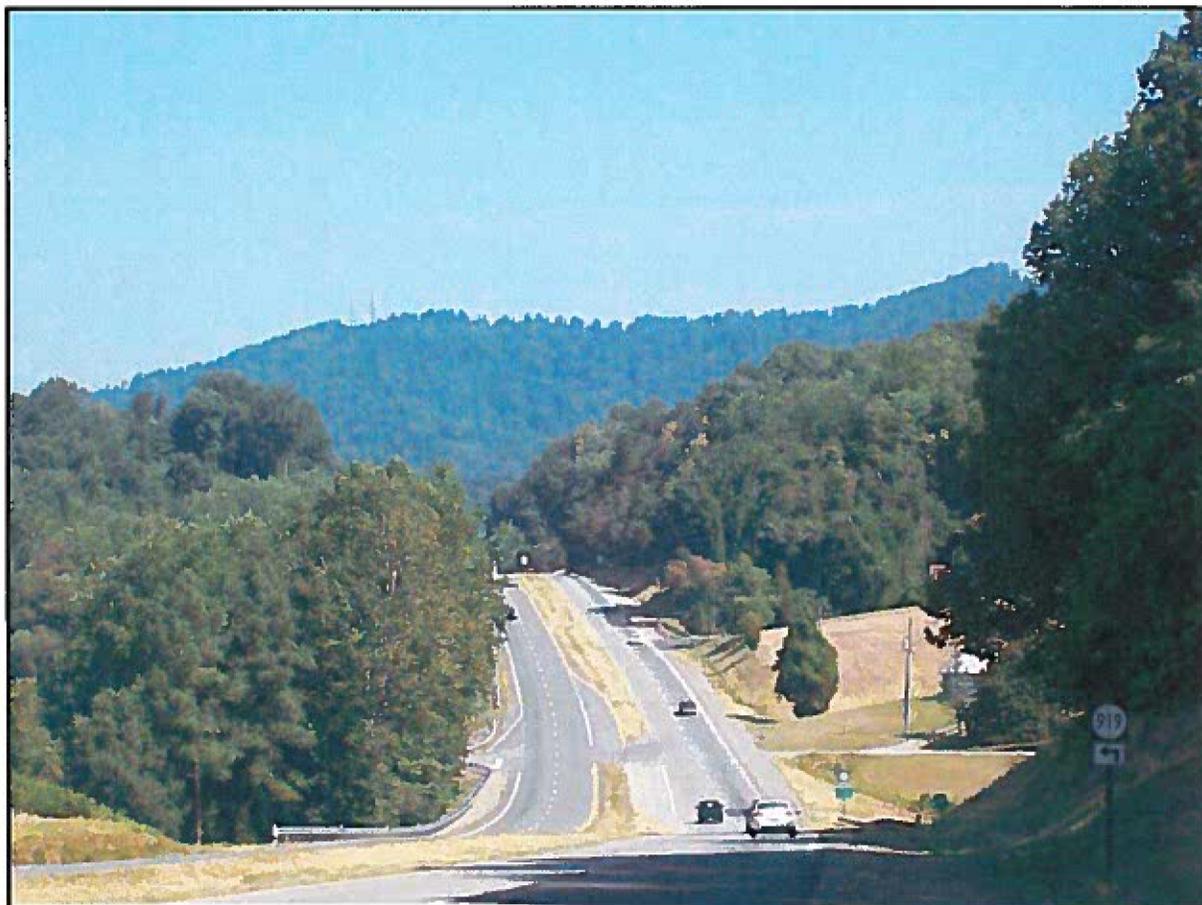
(1) (RECOMMEND) I make a motion to recommend the 220-North Corridor Plan as part of the Franklin County Comprehensive Plan for public necessity, convenience, general welfare, or good zoning practice.

(2) (DENY) I find that the 220-North Corridor Plan does not serve the public necessity, convenience, general welfare, or good zoning practice. Therefore, I move to deny the recommendation of the 220-North Corridor Plan.

(3) (DELAY ACTION) I find that the 220-North Corridor Plan does not serve the public necessity, convenience, general welfare, or good zoning practice are incomplete. Therefore, I move to delay action until further information is submitted.

# 220-North Corridor Plan

Draft 2016



Revised Plan by the Board of Supervisors of Franklin County, Virginia  
Draft August 4, 2016



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## TABLE OF CONTENTS

<b>BACKGROUND</b>	<b>5</b>
<b>INTRODUCTION</b>	<b>6</b>
<b>Corridor Plan Boundaries</b>	<b>6</b>
<b>Process</b>	<b>7</b>
<b>Approach</b>	<b>8</b>
<b>ANALYSIS OF THE CORRIDOR PLAN AREA</b>	<b>9</b>
<b>SCENIC GATEWAY FUTURE LAND USE CATEGORY</b>	<b>15</b>
<b>Boundaries</b>	<b>16</b>
<b>Existing Conditions</b>	<b>16</b>
<b>Future Land Use Policy Recommendations</b>	<b>17</b>
<b>IMPLEMENTATION:</b>	<b>19</b>
<b>REGIONAL BUSINESS FUTURE LAND USE CATEGORY</b>	<b>20</b>
<b>Boundaries:</b>	<b>20</b>
<b>Existing Conditions:</b>	<b>21</b>
<b>Future Land Use Policy Recommendations</b>	<b>22</b>
<b>IMPLEMENTATION:</b>	<b>24</b>
<b>MIXED USE COMMERCIAL FUTURE LAND USE CATEGORY</b>	<b>25</b>
<b>Boundaries:</b>	<b>25</b>
<b>Existing Conditions:</b>	<b>26</b>
<b>Future Land Use Policy Recommendations</b>	<b>27</b>
<b>DRAFT – August 4, 2016</b>	<b>3</b>

**IMPLEMENTATION:**

**30**

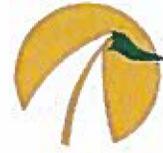
**Future Land Use**

**31**

**DESIGNATED GROWTH AREA:**

**33**

# 220-North Corridor Plan



**Draft Revised Plan August, 2016**

## **Background**

The 220-North Corridor Plan was originally adopted by the Franklin County Board of Supervisors on February 17, 2009. The original Area Plan was a requirement of a \$1 million federal grant toward the construction of a 12-inch public water line along the northern segment of U.S. Rt. 220 in Franklin County and was developed with input from the Franklin County Planning Commission, County staff, and stakeholders along the Rt. 220 corridor. The plan identified the opportunity to plan for and preserve land for a business park, the exact location of which was at the time undetermined.

In 2016, the 220-North Corridor Plan was revised to address the potential development by the County of a new regional mixed use business park called The Regional Enterprise Park, on parcels along Rt. 220 surrounding Brick Church Road. In addition, as part of this revision, the County also designated the area from the southern town limits of Boones Mill to the northern town limits of Rocky Mount incorporating the Regional Enterprise Park parcels, the newly adopted wastewater service area boundary, and the Regional Business and Mixed Use Commercial Future Land Use Category boundaries, as a Designated Growth Area (DGA) to meet the requirements of §15.2-2223.1 of the Code of Virginia, to accommodate higher density compact mixed use development as an urban/village development area. This designation, along with the designation of Rt. 220 as a Corridor of Statewide Significance (CoSS), qualifies this area to potentially receive funding under Virginia Smart Scale (formerly House Bill #2) legislation passed in 2014 as a qualified Urban Development Area (UDA).

The 220-North Corridor Plan seeks to guide development along this important transportation corridor with the development of the Regional Enterprise Park as a key catalyst and anchor for the corridor and for this portion of the County in the future.

In general, this revised Corridor Plan preserves all of the policy direction and intent of the original Corridor Plan. The only revisions that were made to the original 2009 plan are those that were needed to accommodate the anticipated development of the Regional Enterprise Park as a key economic catalyst and as one cornerstone of the county's economic development strategy for the long term. The original 220-North Corridor Plan called for a series of zoning overlay districts along the corridor to preserve the County's scenic beauty, concentrate commercial development into well-planned centers, and lay the groundwork for the future business park along Rt. 220. These zoning districts have been implemented as the following overlay districts in the Franklin County Zoning Ordinance:

- 220 North Scenic Gateway District
- 220 North Rural Development District
- 220 North Mixed Use Commercial District

This revised Corridor Plan recommends the following changes to accommodate development of the Regional Enterprise Park:

- 1) Modifying the boundaries of the Regional Business and the Mixed Use Commercial Future Land Use Categories in a manner such that the Regional Enterprise Park is entirely contained within the Regional Business Category
- 2) Creating a new Regional Enterprise Park Zoning District
- 3) Adding language to the 220 North Rural Development and 220 North Mixed Use Commercial Overlay Districts that stipulates the zoning overlays do not affect parcels within the Regional Enterprise Park Zoning District

Further discussion of these recommended changes and other policy revisions to accommodate the development of the Regional Enterprise Park are detailed in this plan.

## **Introduction**

The Comprehensive Plan of Franklin County serves as a primary guide for decision makers on issues related to planning, development, and investment in the physical environment. Updated by the Franklin County Board of Supervisors in May, 2007, the Comprehensive Plan reflects the community's desires for the management of change over time. The Plan sets forth the rationale for zoning, though it is not in itself a zoning ordinance. The Plan is comprehensive in scope, in that it depicts a desired future for the entire geographic area of the county. Yet the Plan is flexible. It recognizes that many decisions can only be made after further study, detailed "on-the-ground" analysis, and specific policy recommendation.

To achieve this level of specificity, the Comprehensive Plan calls for the development and adoption of small area plans, including Village Plans and Corridor Plans. The 220-North Corridor Plan is an effort to refine, clarify, and build upon the values, goals and objectives of the Comprehensive Plan, and to address emerging needs and opportunities along Franklin County's most vital transportation corridor.

### **Corridor Plan Boundaries**

The area for the 220-North Corridor Plan extends from the Roanoke County line to the northern limits of the Town of Rocky Mount. (See Figure 1). It is expanded from the original 2009 boundaries to include the parcels that will comprise the Regional Enterprise Park and the newly adopted wastewater service area. Figure 1 also shows the proposed future land use categories for the Corridor Plan which are as follows:

1. Scenic Gateway Future Land Use Category
2. Regional Business Future Land Use Category
3. Mixed Use Commercial Future Land Use Category

## Future Land Use Categories

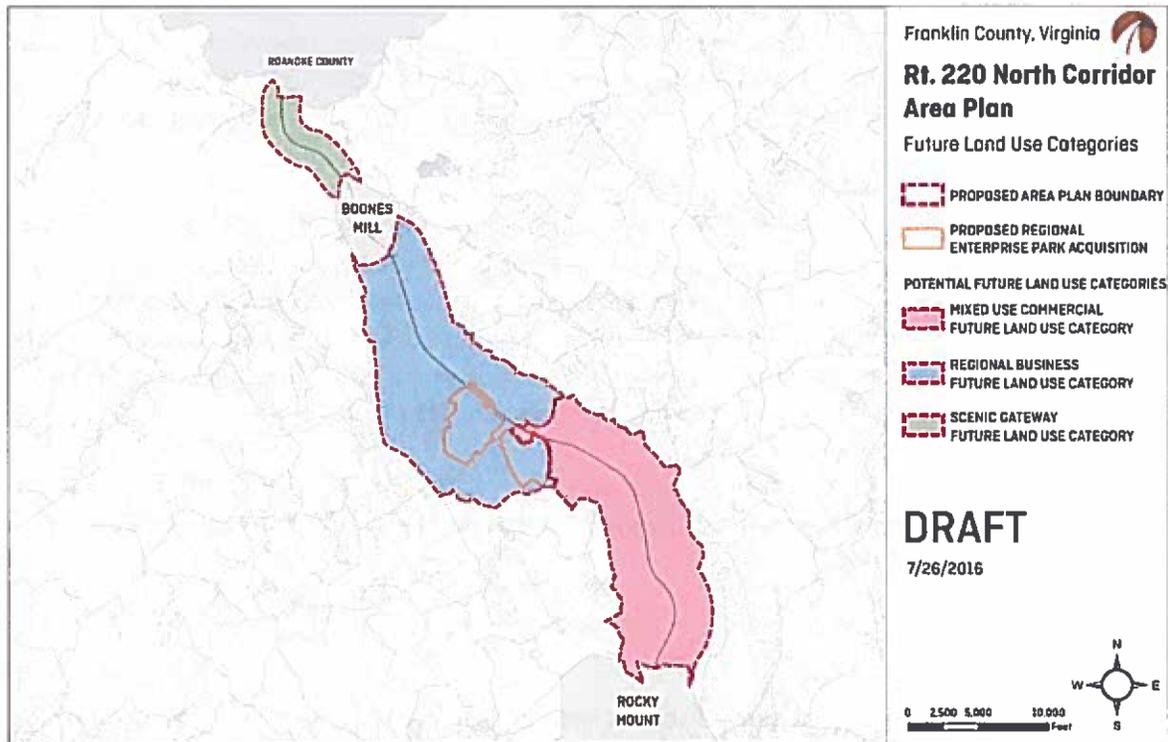


Figure 1

## Process

The planning process for the 220-North Corridor Plan began in early 2008. Early scoping for the Plan included staff-level meetings with Roanoke County officials to coordinate plans, exchange information, and receive mutual feedback. Roanoke County conducted and completed a similar planning exercise for its southern length of Rt. 220 in late 2007/early 2008.

Franklin County planning staff conducted two neighborhood meetings at Boones Mill Elementary School on March 19th and 20th, 2008. At these meetings, staff displayed various maps and presented multiple planning scenarios in an effort to solicit input. Representatives from the Western Virginia Water Authority (WVWA), Virginia Department of Transportation (VDOT), Earth Environmental Consultants, Inc., and various County agencies were on hand to provide information and answer questions.

Discussion at these neighborhood meetings focused heavily on the potential impact of the proposed water line. Citizens, many of whom are experiencing water quality or quantity problems with private water systems and individual wells, wanted to know how and when they might gain access to public water supplied by the proposed new water line along Rt. 220. Citizens also expressed concerns about how the water line might impact growth and development. Issues of concern included viewshed protection, increased residential development, additional highway commercial development, impacts on local and commuting traffic, and loss of rural character.

The Planning Commission held a number of work sessions throughout the spring and summer of 2008 to identify issues and consider various scenarios. The Planning Commission developed a draft Plan and held a public hearing on September 9, 2008. On November 10, 2008, the Planning Commission voted unanimously to recommend the draft Plan to the Board of Supervisors for further consideration, and approved the Plan on February 17, 2009.

In 2016, the Franklin County Planning Commission held a number of work sessions to develop a revised The 220-North Corridor Plan to accommodate the development of the Regional Enterprise Park. These work sessions were facilitated by county planning staff and a consultant team that was provided for by a technical assistance grant from the Virginia Office of Intermodal Planning and Investment under the Urban Development Area Grant Program. In addition, a meeting was held on June 7, 2016 for the County to hear concerns, ideas, and feedback for development of the Park.

Two public hearings were held on July 12, 2016 and \_\_\_\_\_, 2016 and the revised 220-North Corridor Plan, as recommended by the Planning Commission, was adopted by the Franklin County Board of Supervisors on \_\_\_\_\_, 2016.

## Approach

The 2009 adopted Plan established three distinct segments as future land use planning categories along the Rt. 220 corridor:

1. **Scenic Gateway**, extending from the Roanoke County line to the northern limits of the Town of Boones Mill. The purpose of this land use category is to preserve the existing natural vegetation and rural character of this area, to create an inviting sense of arrival and departure.
2. **Regional Business**, located between southern town limits of Boones Mill to Brick Church Road, which was amended in 2016 to include the Regional Enterprise Park project area. The purpose of this land use category is to preserve sufficient land for a potential regional business park, and to prevent visual clutter along the corridor. (See Future Land Use Map for more specific land use, Figure 12.)
3. **Mixed Use Commercial**, extending from Brick Church Road to the northern limits of the Town of Rocky Mount, which was amended in 2016 to exclude the Regional Enterprise project area. The purpose of this land use category is to encourage a mixture of commercial, office, and residential uses in integrated, well-planned developments. (See Future Land Use Map for more specific land use, Figure 12.)

A fourth segment, Medium Density Residential, intended to be located on both sides of Rt. 220 extending south of Boones Mill toward the Blackwater River, was not implemented.

## Analysis of the Corridor Plan Area

As part of the 2016 Corridor Plan update, the consultant team prepared a series of maps of the 220-North Corridor Plan area, using County GIS data that looked at:

- Existing Land Uses
- Existing Zoning
- Land Occupancy
- Transportation Conditions
- Environmental Conditions
- WWA Water Service Area
- WWA Wastewater Service Area

The maps were used to better understand the existing conditions in the area and see how the policies that have been developed for the Corridor Plan relate to existing 'on the ground' conditions along the corridor.

### Existing Land Uses

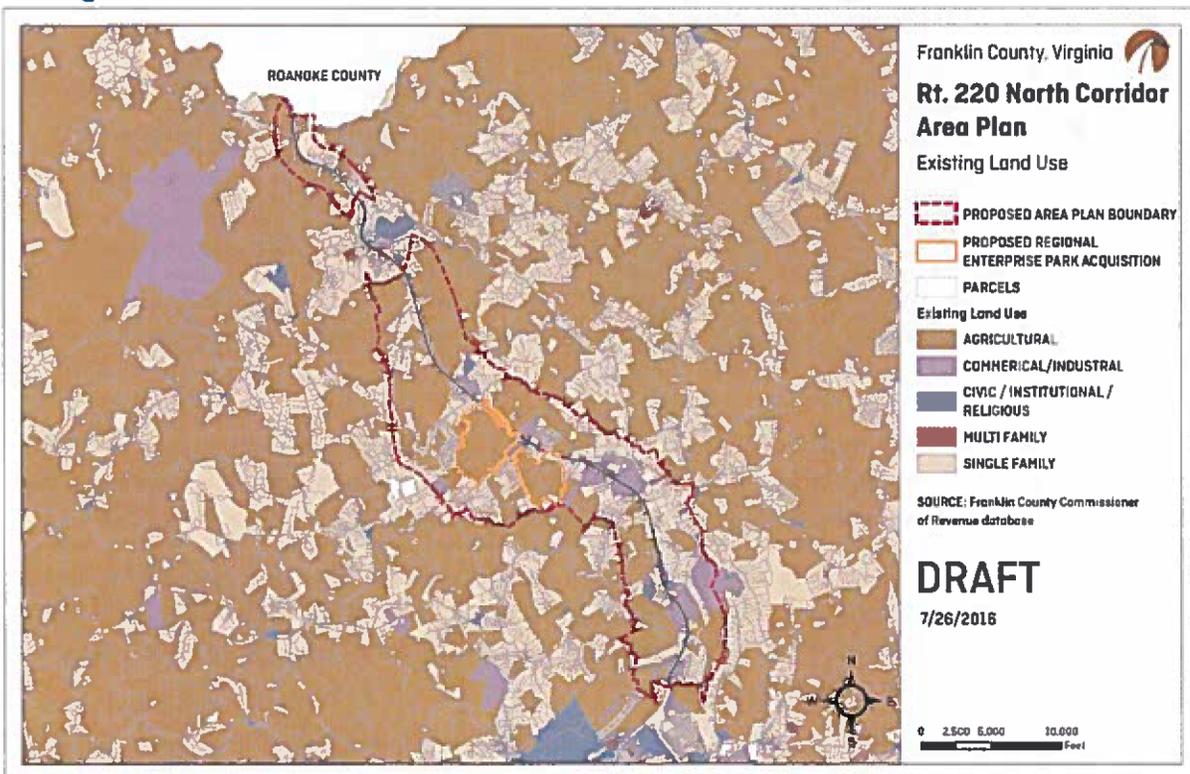


Figure 2

The area is composed almost entirely of agricultural, single family, and commercial/industrial uses. There is a noticeable land use dividing line just south of the Regional Enterprise parcels. Agricultural uses are common from the County line to these parcels, at which point the corridor becomes predominantly

commercial and residential while smaller agricultural parcels are found on either side of the corridor. There are sporadic civic, institutional, and religious uses within the corridor as well, the closest of which is Brick Church, whose properties on either side of Brick Church Road divide the Regional Enterprise parcels into two distinct pieces. While multi-family uses can be found in a few places throughout the map, only one multi-family parcel in the project area fronts Rt. 220, about one mile south of the Regional Enterprise parcels.

### Existing Zoning

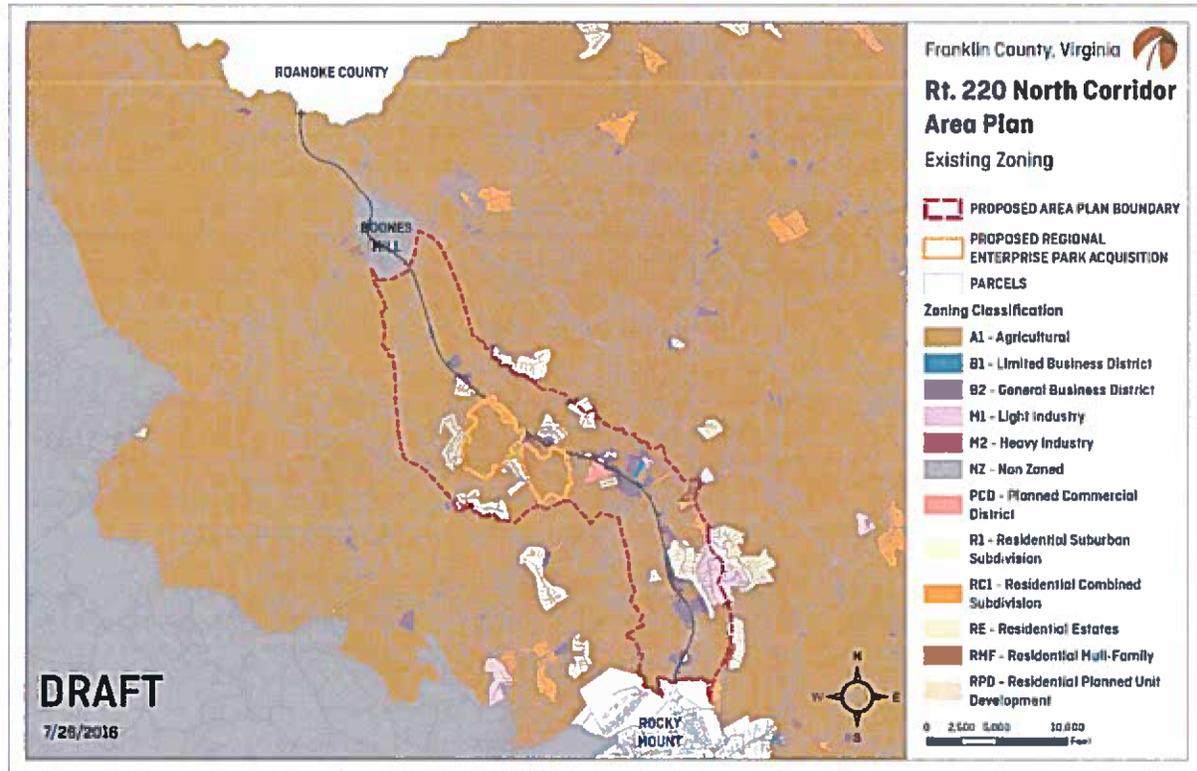


Figure 3

Agricultural (A-1) is by far the dominant zoning classification on the corridor and in this part of Franklin County. All Regional Enterprise Park parcels are currently zoned A-1. In the future, it is envisioned that the Board of Supervisors will comprehensively rezone the parcels of the Regional Enterprise Park.

Despite the existence of single family residential uses along the whole corridor, there is only limited residential zoning. Business (B-2) becomes a common classification just south of the Regional Enterprise Park parcels, again showing a dividing line between the southern border of regional business area and a more mixed use commercial area to the south.

In addition to Business (B-2) uses, Light Industry (M-1) and Planned Commercial District (PCD) zones are also present in the project area. The permitted uses in these two districts will likely have some similarities to any future Regional Enterprise Park District, and their presence in the corridor suggests that the inclusion of a new district would not be incompatible with existing zoning already on the books.

## Land Occupancy

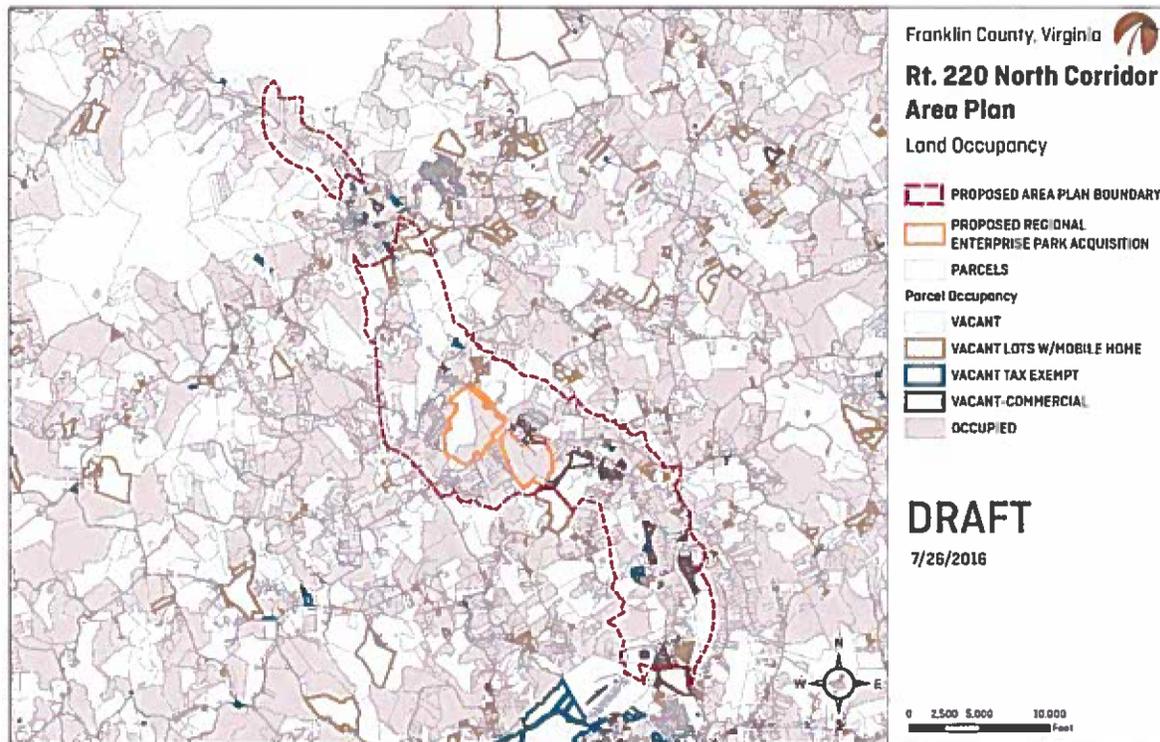


Figure 4

County GIS data provides information on the occupancy status of all parcels in the county. Parcels are generally listed as occupied or vacant, but some vacant parcels are listed with additional information about the nature of their previous use. As a result, parcels can be listed as vacant lots for mobile homes, vacant tax exempt lots (such as publicly owned land that has not been built upon), or vacant commercial lots.

Much of the land along the 220-North Corridor is already occupied, particularly in the Scenic Gateway and Mixed Use Corridor Future Land Use portions of the corridor. Four (4) of the eight (8) parcels that constitute the potential Regional Enterprise Park are currently listed as occupied.

The majority of the vacant parcels, particularly the large ones, are between Boones Mill and Brick Church Road; though there are several larger vacant parcels adjacent to the Regional Enterprise parcels on the east side of Rt. 220. Additionally, there are smaller vacant commercial parcels nearby, and again further south, closer to Rocky Mount.

## Transportation

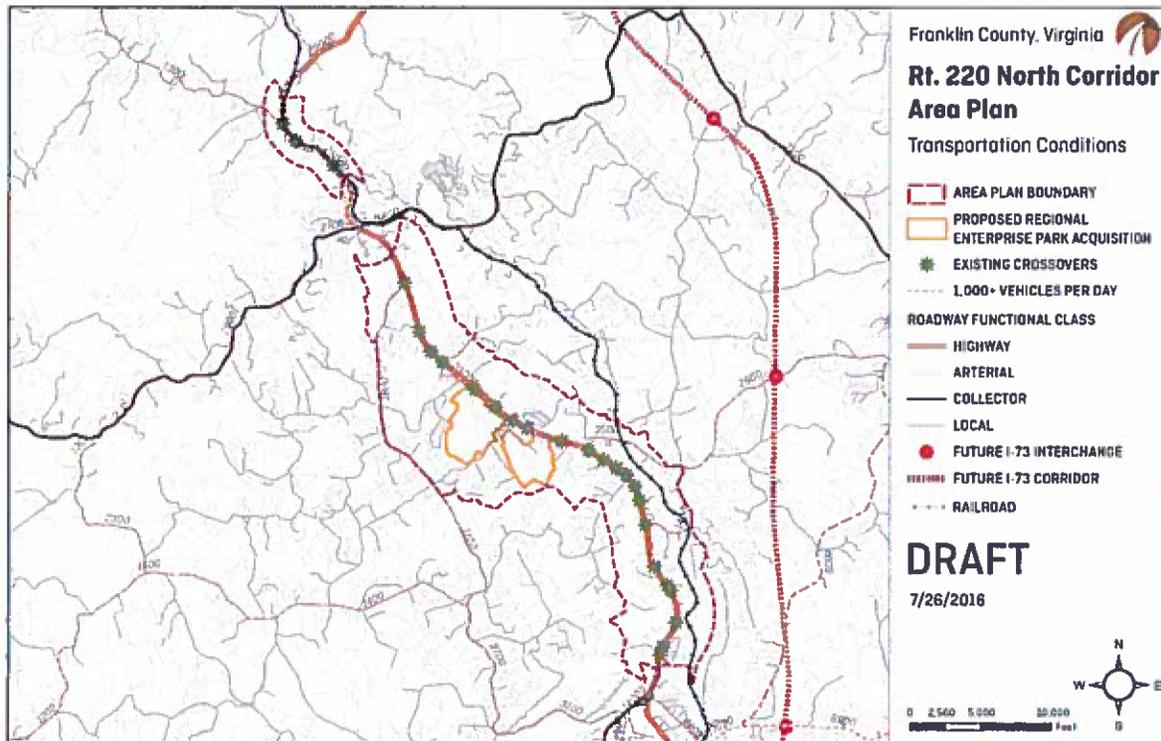


Figure 5

Rt. 220 is the only highway in the corridor area, connecting Rocky Mount and Boones Mill with Roanoke and is the only Corridor of Statewide Significance (CoSS) in Franklin County as defined in the Commonwealth's long-range multi-modal transportation plan, VTrans 2040. This corridor of statewide significance is a North Carolina to West Virginia corridor. Rt. 220 is a major north-south commuter route, with average daily traffic loads as high as 29,000. All other roads are local roads, though several serve more than 1,000 vehicle trips per day, including Brick Church Road, and Wirtz Road. The Boones Mill redevelopment area includes a park and ride lot beside the town offices and public or private ride sharing such as RIDE solutions program (like carpools or transit).

The existing crossovers on the road show how the corridor land uses affect transportation provision. Crossover frequency is much higher in the Mixed Use Category area than in areas farther north, reflecting the density and diversity of uses on the corridor in that district.

The Commonwealth Transportation approved I-73 corridor will run generally parallel to Rt. 220, with interchanges proposed at Old Franklin Turnpike, Wirtz Road, and Bonbrook Mill Road. The latter two interchanges will provide easy access to I-73. However, there will be some road improvements needed along Wirtz Road and Bonbrook Mill Road to allow increased vehicle volume and truck traffic. For instance, the railroad bridge over Route 697 (Wirtz Road) has a vertical height clearance of 13 feet 9 inches (the sign posting is for 13 feet 6 inches), which may require some larger trucks to be diverted to other roads. Additionally, the horizontal clearance is 23 feet 11 inches from wall to wall, and the width between the white edge lines on the pavement surface is 19 feet 6 inches (one lane is 9 feet 6 inches and the other lane is 10 feet), which may preclude the use of oversize load trucks on the road. These

and similar issues should be reviewed further in the next revision to the County's Comprehensive Plan related to transportation and economic development in the area.

### Environmental Conditions

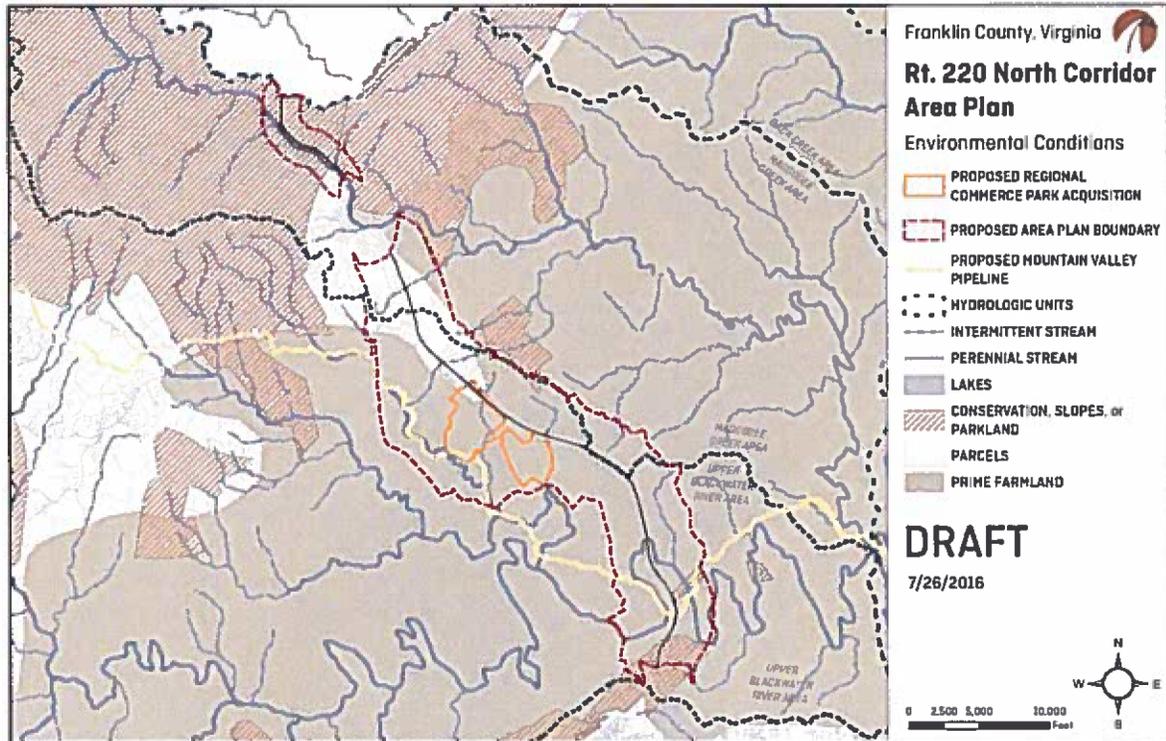


Figure 6

The entire Scenic Gateway Category is composed of nondevelopable land, while the Regional Business and Mixed Use Corridor Categories are much more conducive to development. While the area from Regional Enterprise Park to Rocky Mount is all prime farmland, so is much of the surrounding area, thereby not substantially impeding development potential along the Regional Enterprise Park and Mixed Use Corridor areas.

The proposed Mountain Valley Pipeline would intersect the Regional Enterprise Park parcels at their western edge. The pipeline also crosses the corridor close to the northern border of Rocky Mount, but otherwise is outside of this area plan's boundary. The proposed route has not been approved by the Federal Energy Regulatory Commission (FERC). A decision from FERC is expected in late 2016 or early 2017.

## WVWA Proposed Water Service Area

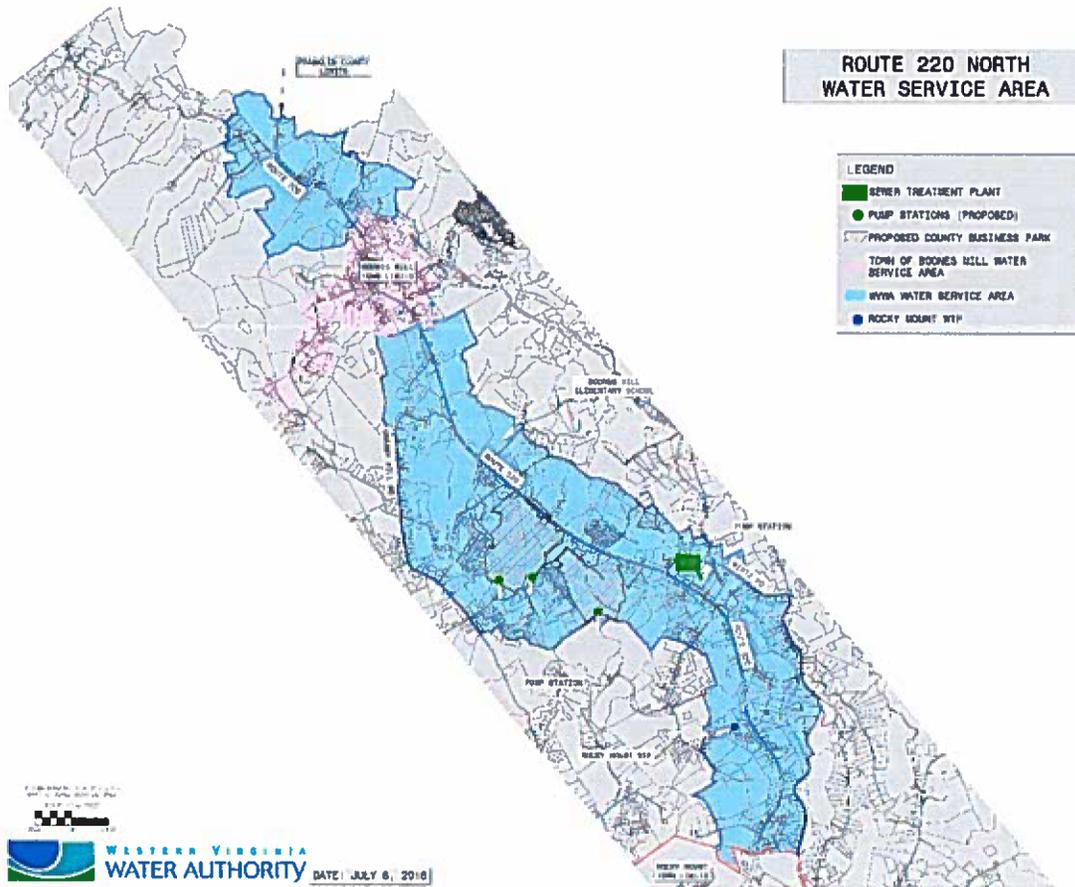


Figure 7

Franklin County joined the Western Virginia Water Authority in November of 2009. WVWA constructed a water line from the Franklin County/Roanoke County line to Wirtz Road. On July 19, 2016, the Board of Supervisors adopted an expansion of the water service area for WVWA. The new water service area incorporates the Regional Enterprise Park and areas surrounding the park. In addition to, WVWA is expanding the water service area to Rocky Mount Town limits. See Figures 7 and 8 for the newly adopted WVWA service areas.

## WVWA Proposed Wastewater Service Area

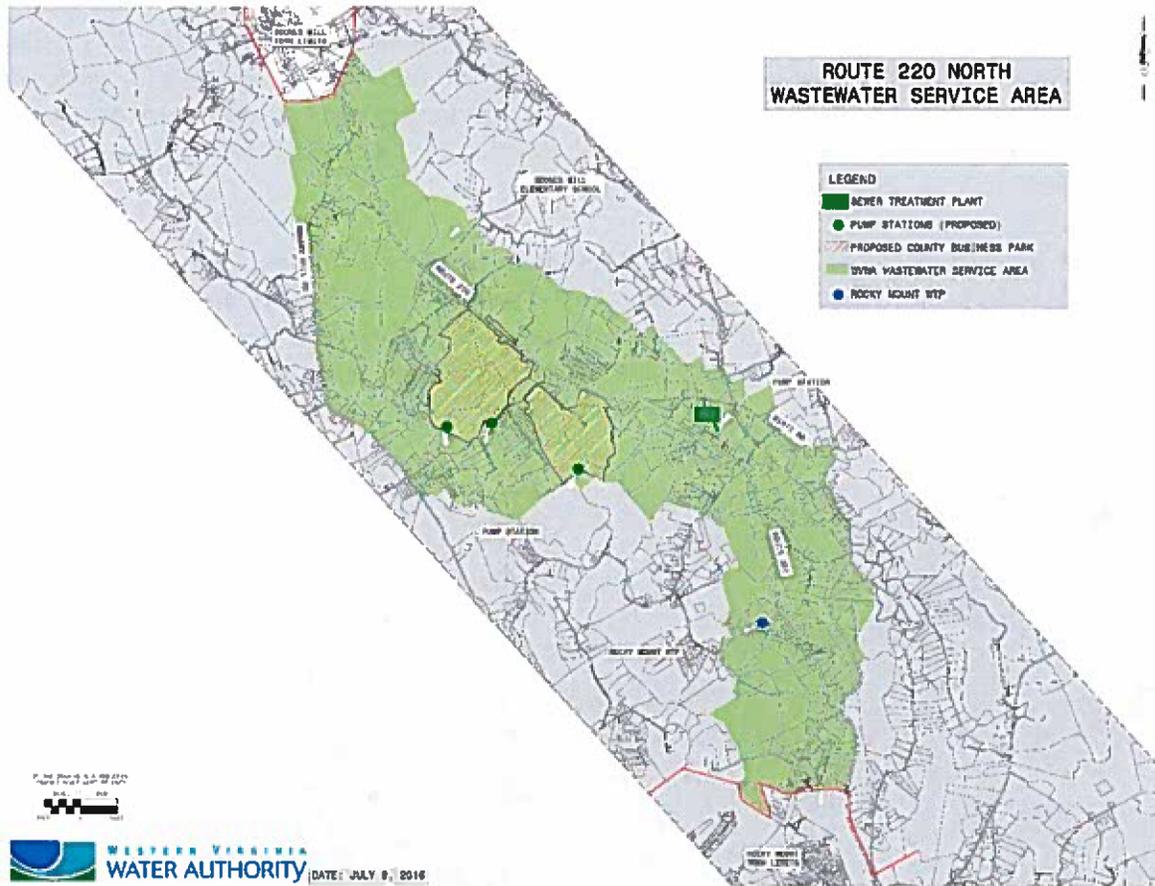


Figure 8

WVWA purchase an existing pump station, which currently serves several customers in the Wirtz area of Rt. 220. On July 19, 2016, the Board of Supervisors adopted to expand its wastewater service area to include the Regional Enterprise Park and surrounding areas. The expansion would consist of an area from Boones Mills town limits to Rocky Mount town limits. As well as, the construction of three pump stations at the Regional Enterprise Park to support growth as needed.

## Scenic Gateway Future Land Use Category

Rt. 220 serves as Franklin County's most important transportation artery, linking Franklin County to the Roanoke Valley and south to the Greensboro/Triad region of North Carolina. Rt. 220 also plays an important role in shaping the visitor's impressions of Franklin County. Entering from the north, the traveler emerges through a dramatic mountain backdrop unto the rolling foothills beyond, characterized by fertile farmland and breathtaking natural beauty. Traveling northbound on Rt. 220, residents and visitors are rewarded with the iconic images of Murray Knob and Cahas Mountain, Franklin County's highest peaks. The experience is enhanced by the village charm of Boones Mill's local shops and quaint mountain-town atmosphere.

## Boundaries

While these images are comforting, they are by no means guaranteed or assured. Encroaching development, steep-slope deforestation, congestive traffic, and the visual clutter of signs, lights, and buildings all pose a threat to the gateway experience. If it can be said that Franklin County depends on this stretch of Rt. 220 for its economic future, it is also true that “you never get a second chance to make a first impression.”

The Scenic Gateway Category runs from the Roanoke County/Franklin County line to the northern Boones Mill town limits. This area is characterized by dramatic mountain views, steep slopes, mature vegetation, and limited access to Rt. 220. For the purposes of this plan, the Scenic Gateway Category shall extend ¼ mile, measured perpendicular to the centerline of the Rt. 220 right-of-way. (See Figure 9)

### Scenic Gateway Future Land Use Category

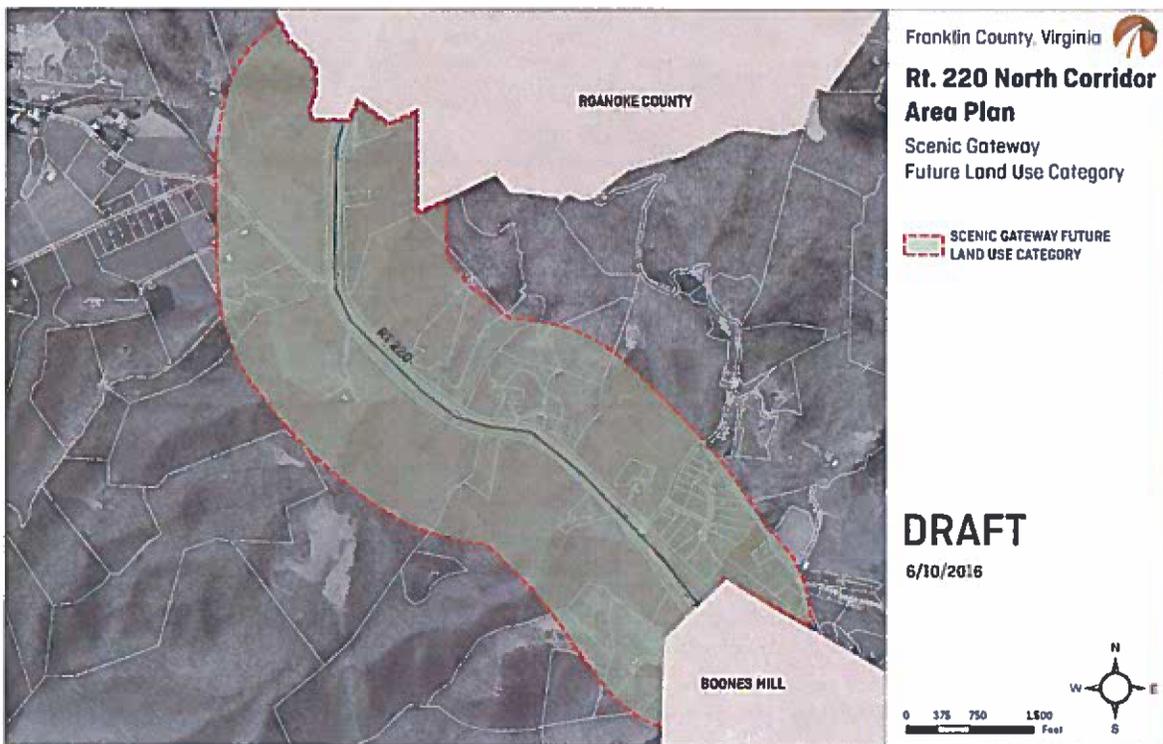


Figure 9

## Existing Conditions

The Scenic Gateway Category is largely undeveloped. Existing development consists of farmland (primarily in the Naff Road area), scattered single-family dwellings, and a line of the Norfolk Southern railroad running parallel to Rt. 220. Maggodee Creek runs along the west side of Rt. 220 at the Franklin County line before crossing Rt. 220 and running east of the highway into Boones Mill. The rail line, coupled with the creek’s floodplain, significantly restricts access to the highway. Beyond the creek and

railroad, this area is characterized by steep slopes and limited access to secondary roads. Opportunities for new development throughout the Scenic Gateway are therefore extremely limited.

The Comprehensive Plan designates the majority of land in this district for "Conservation Areas/Steep Slopes >25%." A smaller portion of the district, located on the west side of Rt. 220 at the Boones Mill town limits, is designated for "Agriculture, Forestry, & Rural Residential." The Comprehensive Plan states that "special protection is appropriate to ensure both the community and the individual property interests are protected" in areas designated for Conservation.

The Comprehensive Plan calls for the development of additional "specific policies and standards to provide appropriate incentives and protections to ensure long-term conservation." This Corridor Plan has also recommended additional protections through a zoning overlay district that has since been adopted in the County Zoning Ordinance. This overlay district parallels Rt. 220 from the Roanoke County line to the Boones Mill town limits, and extends ¼ mile beyond Rt. 220, as measured perpendicular to the centerline of the right-of-way.

### Future Land Use Policy Recommendations

This section outlines policy recommendations relevant to this future land use category. These recommendations pertain to multiple policy documents, including zoning ordinance, land development ordinance, and the comprehensive plan. Unless otherwise noted, the recommendations for the Scenic Gateway Future Land Use Category are unchanged from the 2009 Plan. As of the 2016 update, many of the recommendations herein have been implemented.

#### Scenic Gateway Zoning Overlay District:

Existing zoning in the Scenic Gateway District consists primarily of A-1, Agricultural District. This zoning district emphasizes farming and forestry, but also allows for residential development. A-1 is considered the lowest density zoning district in Franklin County.

The type and arrangement of uses within the Scenic Gateway Overlay District create a compatible visual relationship with the natural terrain, existing agricultural uses, and the established rural character of the area. Allowable uses have minimal traffic impact on Rt. 220, and should not distract from existing scenic views. By establishing an overlay zoning district, the Scenic Gateway Overlay District seeks to limit certain uses otherwise permitted in the A-1 zoning district, which would have an adverse impact on the natural environment, scenic views, or the transportation capacity of Rt. 220.

The following are the key elements of the 220-North Scenic Gateway Overlay District with respect to allowable uses:

- Commercial, retail or other uses requiring highway visibility and frequent vehicle trips should be prohibited.
- Residential density should be limited to 1.2 units per acre – the maximum allowed under by-right A-1 zoning based on the minimum lot size of 35,000 square feet.

- Residential clustering should be required in order to preserve viewsheds, mature vegetation and open space. Clustering provisions require a minimum of 50% open space, with density calculated based on the projected by-right yield for the underlying A-1 zoning.
- New curb cuts along Rt. 220 should be restricted; where necessary, entrances should be limited to right-in, right-out access.

#### Buffering:

The Scenic Gateway Zoning Overlay District was also intended to preserve viewsheds and mature vegetation along Rt. 220. To accomplish this, the overlay requirements include a required buffer along the perimeter of the Rt. 220 right-of-way to protect the tree-lined character of the corridor and to screen any new development from direct view. Buffering requirements were based on the following:

- Buffers established outside the Rt. 220 corridor for a distance of 250 feet, measured from the edge of the right-of-way.
- The buffer prohibit buildings, parking areas, or other physical site improvements, except for right-in, right-out driveway access where necessary for existing lots used for single-family residential purposes. Harvesting of timber within the buffer shall be allowed in accordance with best management practices for forestry.
- Single-family development on existing lots containing less than ½ acre, or measuring less than 500 feet in depth from the Rt. 220 right-of way, required to maintain a 100-foot minimum buffer.

#### Tree Preservation:

The character of the Scenic Gateway District is defined by the tree-lined and heavily forested appearance along Rt. 220. Mature trees serve to increase property values, stabilize soil, reduce stormwater runoff, provide wildlife habitat, and act as a buffer against noise and visual clutter. Significant development along the corridor would severely alter the serene character of the gateway, and should therefore be limited within the immediate Rt. 220 viewshed. The 220-North Scenic Gateway Overlay District requirements were developed that include the following principles:

- All trees located within the required buffer, and measuring 6-inches in diameter but less than 18 inches in diameter, shall be preserved. Exceptions should be allowed for timber harvesting and tree farming, in accordance with best management practices for forestry.
- Grubbing and the clearing of unhealthy vegetation and underbrush should be permitted in the required buffer.

## Landscaping:

While tree preservation is limited to the required buffer (250-feet) as described above, additional landscaping standards were recommended for the entire ¼ mile Scenic Gateway area. Landscaping standards seek to screen, shade, and otherwise reduce the visual impact of parking areas; minimize noise and glare; and provide safe, attractive entrances into new developments. The 220-North Scenic Gateway Overlay District standards for landscape have been developed to include the following:

- Perimeter landscaping for parking lots should require trees to be planted at a ratio of one tree per 50 linear feet; shrubs, measuring three feet in height at maturity, should be required to be planted between trees to screen vehicle bumpers and headlights.
- Internal landscaping for parking lots should require one landscaped tree island for every 10 parking spaces, with at least one large deciduous tree required for each landscape island.
- Lighting of subdivision entrance signs should be prohibited.

## Signs:

Unlike portions of the Rt. 220 corridor in Roanoke County, the entrance into Franklin County along Rt. 220 is largely free of sign clutter or off-premises advertising (billboards.) The experience upon entering Franklin County remains serene and natural. The Scenic Gateway Overlay District seeks to preserve this character with strict limitations on signage along the Rt. 220 corridor, north of Boones Mill, with the following provisions:

- Off-premises and billboard signs prohibited.
- Free-standing signs should be monument-style signs, with a solid base or pedestal, and should not be greater than 8 feet in height as measured from the base of the sign. Pole-mounted signs are prohibited.
- Residential subdivision signs should be subtle and understated. Lighting of such signs should be prohibited.

## Implementation:

With the development and adoption of an amendment to the Zoning Ordinance to establish the 220-Scenic Gateway Overlay District, as described above, much of the policy intent for this area has been implemented in the zoning ordinance. The following are additional implementation recommendations that would build on the policy intent described above and help reinforce the scenic visual character of this portion of the Rt. 220 Corridor.

1. Explore alternatives to by-right A-1 residential subdivision development to preserve significant open space and important views.
2. Explore methods to restrict or limit development of steep slopes.
3. Explore incentives for land conservation, including purchase or transfer of development rights, and tax incentives for conservation easements.
4. Discourage rezoning within designated Conservation Areas which would result in a residential density greater than 1.2 units per acre.

## **Regional Business Future Land Use Category**

More than 25,000 vehicles per day travel the Rt. 220 corridor between Rocky Mount and the Roanoke County line. Many of these vehicle trips are made by commuters, who leave their homes in Franklin County for jobs elsewhere in the Roanoke Valley. These commuters spend much of their incomes outside of Franklin County. The out-commute also drains valuable volunteer hours away from local schools, churches and other civic endeavors.

The 220-North Corridor Plan seeks to reverse this out-commuting trend by establishing an area for high-wage employment along Rt. 220. The Corridor Plan recognizes that, left to current market forces, the Rt. 220 corridor between Rocky Mount and Boones Mill would likely develop with a mixture of highway commercial uses and suburban-style residential subdivisions. Such uses, if located immediately along the corridor, would disrupt the natural scenic beauty of the area, consume prime real estate, and worsen Franklin County's out-commute situation. Instead, the Corridor Plan envisions a well-planned and attractive Regional Business District as a regional center of employment, bringing dollars into the community while preserving the scenic landscape along Rt. 220.

### **Boundaries:**

The Regional Business Future Land Use Category area encompasses an area of immediate frontage along Rt. 220, from the southern Boones Mill town limits to Brick Church Road. In the adopted 2009 Plan, the Regional Business Category extended ½ mile, measured perpendicular to the centerline of the Rt. 220 right-of-way. In 2016, the Regional Business Category will extend further than this distance in the vicinity of the proposed Regional Enterprise Park to include all of the proposed Park parcels and those between the Park and Rt. 220 and incorporating the newly adopted wastewater service area boundary for Western Virginia Water Authority (WVWA) in this Category. (See Figure 10)

## Regional Business Future Land Use Category

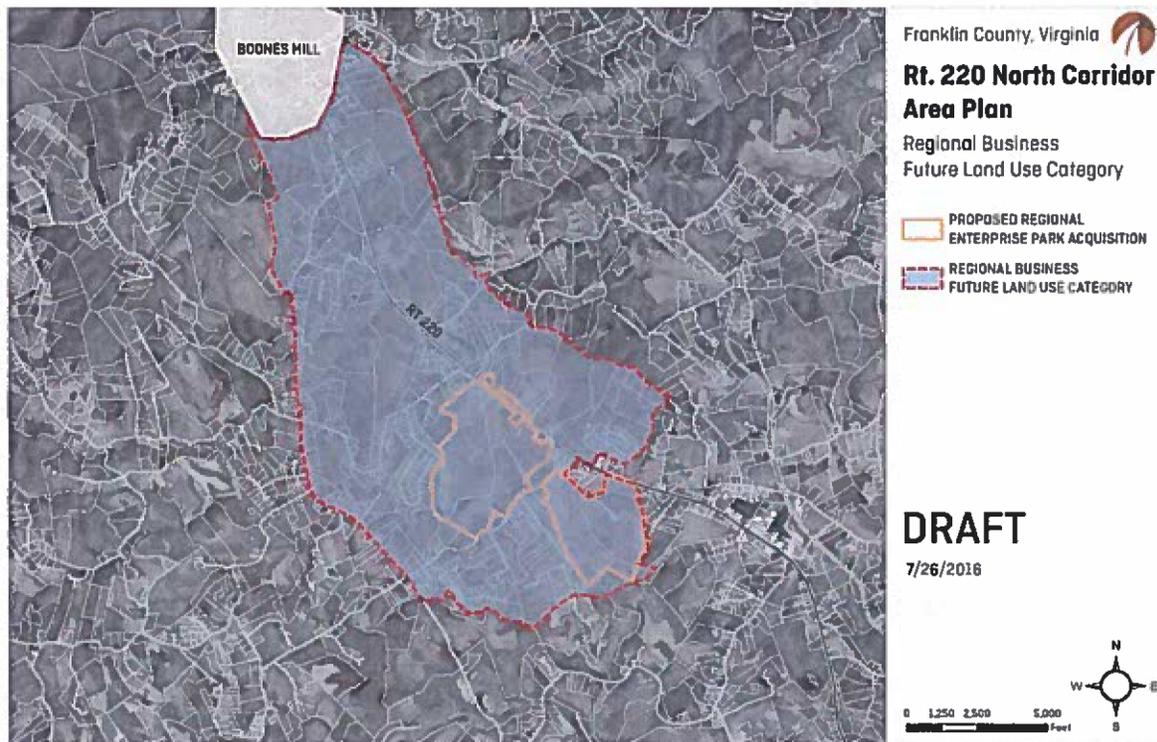


Figure 10

### Existing Conditions:

The Regional Business Future Land Use Category is characterized by rolling fields and several large farms. The area is scattered with single-family home sites and a few residential subdivisions. Vehicular access to Rt. 220 is extremely limited in this area due to topographic constraints; the area features a series of “peaks” and “valleys” between Boones Mill and Brick Church Road, with limited sight distances and minimal turning lanes.

The Regional Business Future Land Use Category contains several uses of broad community interest, including Boones Mill Elementary School and a branch medical clinic associated with Carilion healthcare. Residents of this area have expressed a desire to see more local amenities, such as expanded medical offices, pharmacies, and other local services. Poor vehicular access and concerns for traffic safety, however, place significant limits on the development potential of this area immediately along Rt. 220.

Much of this area is currently zoned A-1, Agricultural District. With the availability of public water and expansion of wastewater, it is likely that market forces will demand a combination of highway commercial and suburban residential development in this area.

The Comprehensive Plan for Franklin County specifically restricts highway commercial development along Rt. 220 to areas south of Brick Church Road. The Plan seeks to concentrate commercial

development into well-planned nodes, and to avoid “strip”-style commercial development along the entire length of the Rt. 220 corridor.

The Comprehensive Plan calls for this area to develop residentially at a low density of 1 to 2 units per acre. Without public water, residential density in this area was constrained and limited by the availability and arrangement of suitable well and septic drain field sites. With public water and expansion wastewater available, however, greater residential densities are possible – and likely – through the rezoning process.

As an alternative to highway commercial or suburban residential development in the immediate vicinity of the corridor, the 220-North Corridor Plan calls for the establishment of a Regional Business Future Land Use Category for the segment of Rt. 220 between Boones Mill and an area just south of Brick Church Road, taking in the proposed Regional Enterprise Park area and other large undeveloped parcels with immediate frontage along Rt. 220. This Plan has called for the establishment of a zoning overlay district, which has since been adopted, to prevent visual clutter and preserve sufficient land for a potential business park.

## Future Land Use Policy Recommendations

The Regional Business Category envisions a center for high-wage regional employment, with good access to Rt. 220 – and thus to the Roanoke Valley and the Greensboro/Triad area of North Carolina. This corridor is already served by significant broadband capabilities and by public water and expansion of wastewater. A preliminary plan has been developed for the Regional Enterprise Park that incorporates more than 500 acres of existing undeveloped land, of which a portion will be dedicated to civic and recreational uses and the remainder for building sites.

The area identified in this Corridor Plan for the Regional Enterprise Park is subject to the finalization of contractual arrangements with property owners, as well as further site planning, transportation and engineering studies. Until final site plan is developed, the Rt. 220-North Corridor Plan seeks to preserve a general area along Rt. 220 where the Regional Enterprise Park is intended to be developed.

The Future Land Use Map (Figure 12) in this Plan specifies more detailed land use types for the Regional Business Category. The future land use types will help guide growth along the Rt. 220 North Corridor.

### Regional Enterprise Park Zoning District (REP)

Due to the regional impact and importance of the proposed park, it is recommended that a new zoning district be created that promotes traditional neighborhood design (TND) principles into any future business park district. Encouraging TND principles in new development will help position Franklin County for growth and economic development, while maintaining its rural look and feel. Relevant TND principles include:

- Pedestrian-friendly road design
- Interconnection of new local streets with existing local streets and roads

## Regional Business Future Land Use Category

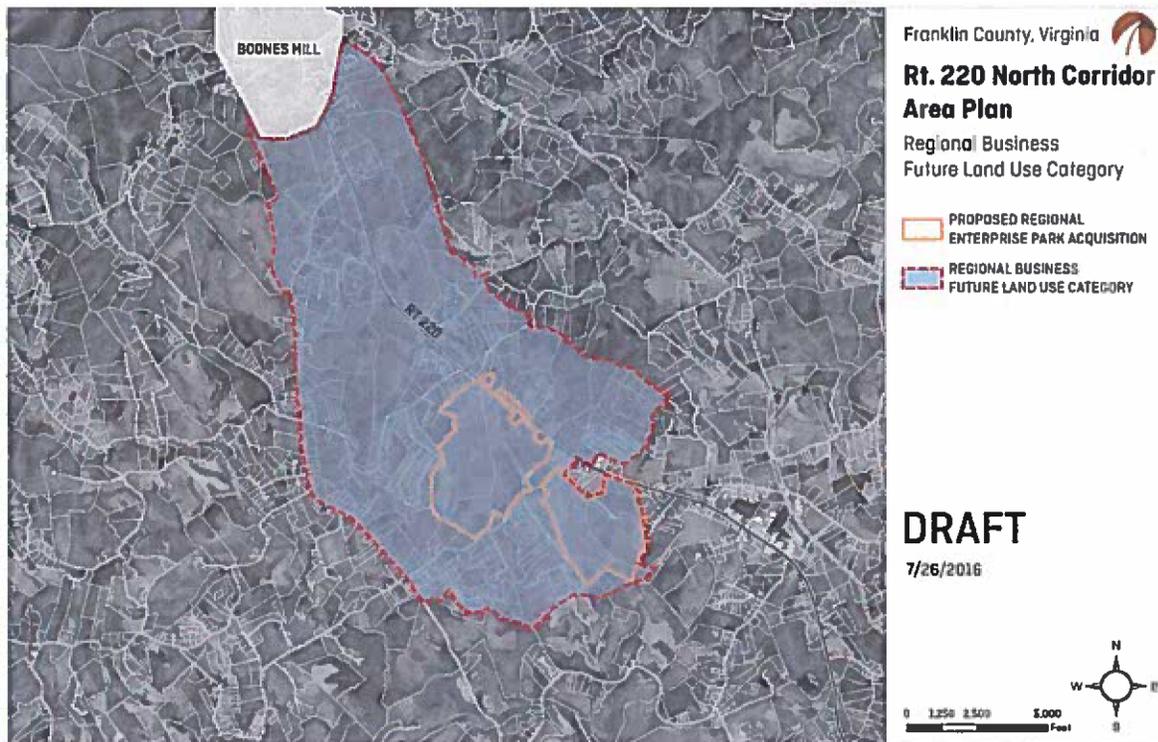


Figure 10

### Existing Conditions:

The Regional Business Future Land Use Category is characterized by rolling fields and several large farms. The area is scattered with single-family home sites and a few residential subdivisions. Vehicular access to Rt. 220 is extremely limited in this area due to topographic constraints; the area features a series of “peaks” and “valleys” between Boones Mill and Brick Church Road, with limited sight distances and minimal turning lanes.

The Regional Business Future Land Use Category contains several uses of broad community interest, including Boones Mill Elementary School and a branch medical clinic associated with Carilion healthcare. Residents of this area have expressed a desire to see more local amenities, such as expanded medical offices, pharmacies, and other local services. Poor vehicular access and concerns for traffic safety, however, place significant limits on the development potential of this area immediately along Rt. 220.

Much of this area is currently zoned A-1, Agricultural District. With the availability of public water and expansion of wastewater, it is likely that market forces will demand a combination of highway commercial and suburban residential development in this area.

The Comprehensive Plan for Franklin County specifically restricts highway commercial development along Rt. 220 to areas south of Brick Church Road. The Plan seeks to concentrate commercial

development into well-planned nodes, and to avoid “strip”-style commercial development along the entire length of the Rt. 220 corridor.

The Comprehensive Plan calls for this area to develop residentially at a low density of 1 to 2 units per acre. Without public water, residential density in this area was constrained and limited by the availability and arrangement of suitable well and septic drain field sites. With public water and expansion wastewater available, however, greater residential densities are possible – and likely – through the rezoning process.

As an alternative to highway commercial or suburban residential development in the immediate vicinity of the corridor, the 220-North Corridor Plan calls for the establishment of a Regional Business Future Land Use Category for the segment of Rt. 220 between Boones Mill and an area just south of Brick Church Road, taking in the proposed Regional Enterprise Park area and other large undeveloped parcels with immediate frontage along Rt. 220. This Plan has called for the establishment of a zoning overlay district, which has since been adopted, to prevent visual clutter and preserve sufficient land for a potential business park.

## Future Land Use Policy Recommendations

The Regional Business Category envisions a center for high-wage regional employment, with good access to Rt. 220 – and thus to the Roanoke Valley and the Greensboro/Triad area of North Carolina. This corridor is already served by significant broadband capabilities and by public water and expansion of wastewater. A preliminary plan has been developed for the Regional Enterprise Park that incorporates more than 500 acres of existing undeveloped land, of which a portion will be dedicated to civic and recreational uses and the remainder for building sites.

The area identified in this Corridor Plan for the Regional Enterprise Park is subject to the finalization of contractual arrangements with property owners, as well as further site planning, transportation and engineering studies. Until final site plan is developed, the Rt. 220-North Corridor Plan seeks to preserve a general area along Rt. 220 where the Regional Enterprise Park is intended to be developed.

The Future Land Use Map (Figure 12) in this Plan specifies more detailed land use types for the Regional Business Category. The future land use types will help guide growth along the Rt. 220 North Corridor.

### Regional Enterprise Park Zoning District (REP)

Due to the regional impact and importance of the proposed park, it is recommended that a new zoning district be created that promotes traditional neighborhood design (TND) principles into any future business park district. Encouraging TND principles in new development will help position Franklin County for growth and economic development, while maintaining its rural look and feel. Relevant TND principles include:

- Pedestrian-friendly road design
- Interconnection of new local streets with existing local streets and roads

- Connectivity of road and pedestrian networks
- Preservation of natural areas (including tree preservation, context-sensitive landscaping standards, and appropriate signage regulation)
- Mixed-use developments
- Reduction of front and side yard building setbacks
- Reduction of subdivision street widths and turning radii at subdivision street intersections to calm traffic on local streets, as permissible by VDOT standards
- Potential access on Route 220 for the Regional Enterprise Park
- Transportation connectivity within the Regional Enterprise Park

Rural Development Overlay Zoning District:

The 220-North Corridor Plan seeks to preserve, to the extent possible, the open rural character and scenic views of the corridor. The Plan called for the establishment of an overlay zoning district ranging from Boones Mill to Brick Church Road, and extending ½ mile as measured perpendicular from the centerline of Rt. 220. The purpose of this overlay is to prevent visual clutter and to preserve sufficient land for a potential business park.

The following are key elements of the Rural Development Overlay Zoning District:

- Off-premises advertising (billboards) prohibited.
- Residential density should be limited to 1.2 units per acre – the maximum allowed under by-right A-1 zoning based on the minimum lot size of 35,000 square feet.
- Residential clustering should be required in order to preserve viewsheds, mature vegetation and open space.
- Clustering provisions should require a minimum of 50% open space, with density calculated based on the projected by-right yield for the underlying A-1 zoning.
- New curb cuts along Rt. 220 should be restricted; where necessary, entrances should be limited to right-in, right-out access.

The proposed overlay zoning district has since been adopted.

This Plan update recommends the modification of the Rural Development Overlay Zoning District so that it excludes the parcels that will be developed as the proposed Regional Enterprise Park. This will allow the development of a new Regional Enterprise Park base zoning district, also recommended by this Plan, that will incorporate all of the standards in the Rural Development Overlay Zoning District but as a new base zoning district, rather than an overlay zone.

Transportation:

This section of Rt. 220 features generally poor vehicular access due to steep topographical constraints, limited sight distances, and minimal turning lanes. The Regional Business Future Land Use Category seeks significant investment in transportation infrastructure, including the following potential improvements:

- Explore the potential for a full-movement interchange along Rt. 220 between Grassy Hill Road and Brick Church Road.
- County should explore alternative intersection and interchanges in conjunction with VDOT to improve safety and traffic flow through the Rt. 220 corridor.
- Consider restricting existing secondary road to right-in-right-out access, and the closing of existing median crossovers with poor sight distances or minimal turning lanes.

## **Implementation:**

With the development and adoption of an amendment to the Zoning Ordinance to establish a Rural Development Overlay District, as described above, much of the policy intent for this area has been implemented in the zoning ordinance. The following are additional implementation recommendations that would build on the policy intent described above, provide a foundation for continued economic growth for the county and help reinforce the scenic character of this portion of the Rt. 220 Corridor.

- Complete the site planning and implementation for the Regional Enterprise Park, including site-selection, land acquisition, development financing, transportation requirements, and other infrastructure needs.
- Expand the boundaries of the Regional Business Future Land Use Category to just south of Brick Church Road, to include the Park parcels and extending ½ mile as measured perpendicular to the centerline of Rt. 220 and extending to include the newly adopted wastewater service boundary area of WVWA.
- Create a new zoning classification - Regional Enterprise Park – that allows for the orderly and appropriate development of the Regional Enterprise Park.

## **Mixed Use Commercial Future Land Use Category**

Given its status as Franklin County's primary transportation artery, it stands to reason that Rt. 220 is extremely attractive to commercial interests wishing to capitalize on the highway's high traffic volumes and high visibility. Too much highway commercial development, however, often leads to traffic congestion, unsafe traffic conditions, visual clutter, and the disruption of the natural scenic landscape.

The Comprehensive Plan of Franklin County seeks to limit highway commercial development along Rt. 220 by restricting commercial uses north of Brick Church Road, and by encouraging well-planned and attractive commercial nodes north and south of the Blackwater River.

The 220-North Corridor Plan builds on this concept by encouraging a mixture of office, commercial, retail, service and residential uses along Rt. 220, from the area around Brick Church Road, just south of the Park project to the Rocky Mount town limits. The Corridor Plan seeks a mixture of uses that meets the needs of local residents, supports the Park project, and produces an attractive gateway into the Town of Rocky Mount.

### **Boundaries:**

The Mixed Use Commercial Future Land Use Category runs from the area around Brick Church Road, just south of the Park project to the northern Rocky Mount town limits. This area is characterized by relatively flat terrain, with an established commercial character near the Wirtz Road "Plateau Plaza" area. For the purposes of this plan, the Mixed Use Commercial Future Land Use Category shall extend ½ mile, measured perpendicular to the centerline of the Rt. 220 right-of-way and incorporating the newly adopted wastewater service area boundary for Western Virginia Water Authority (WVWA) in this Category. (See Figure 11)

## Mixed Use Commercial Future Land Use Category

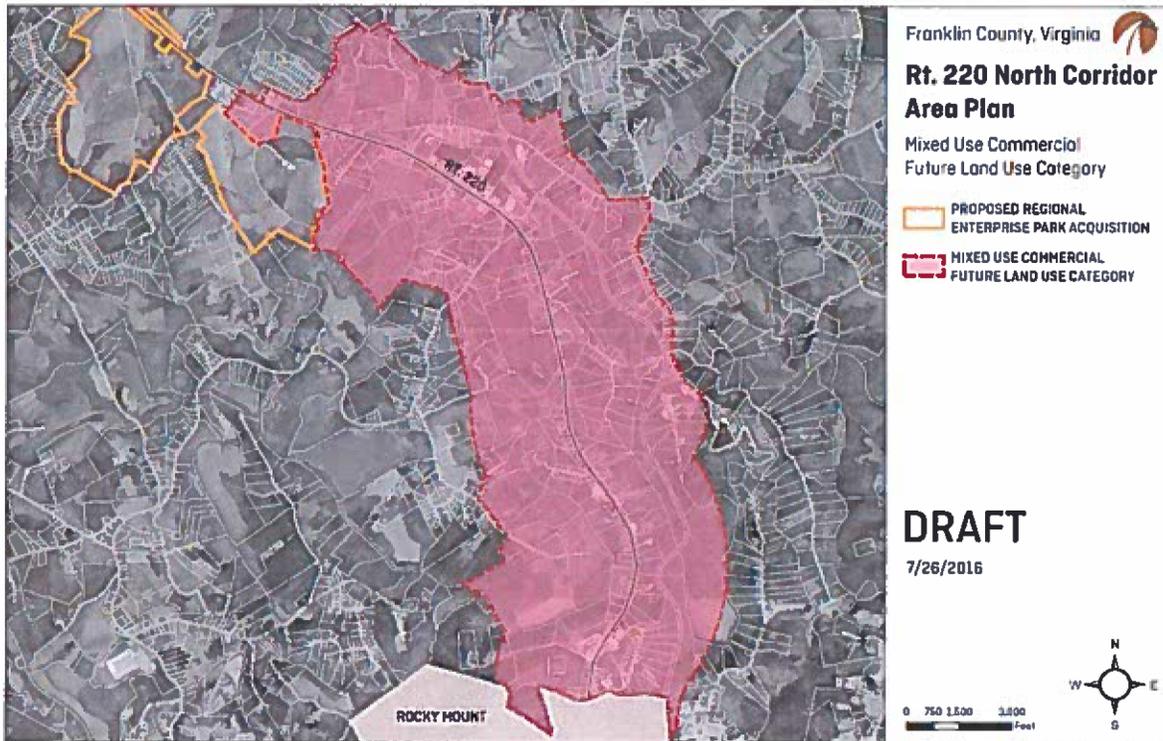


Figure 11

### Existing Conditions:

The Mixed Use Commercial Future Land Use Category area is characterized by relatively flat terrain on either side of Rt. 220. This segment of Rt. 220 features an established commercial character, with a concentration of highway commercial uses located near the Wirtz Road "Plateau Plaza" area. The Blackwater River runs west-to-east under Rt. 220, with steep slopes leading down to the river. South of the Blackwater River, commercial development is intermixed with scattered single family home sites with access directly onto Rt. 220.

Most commercial properties located along Rt. 220 are zoned B-2, General Business District. Significant areas of undeveloped land along the corridor are zoned A-1, Agricultural District. It is important to note that many of the existing commercial uses were developed prior to the adoption of zoning, and are therefore grandfathered if they do not meet current zoning regulations.

As public water and wastewater becomes available along the corridor, it is likely that market forces will demand a combination of highway commercial and suburban residential development in this area. Redevelopment of existing commercial is more likely if served by public water and wastewater. The Comprehensive Plan for Franklin County specifically restricts highway commercial development along Rt. 220 to areas south of Brick Church Road. The Plan seeks to concentrate commercial development

into well-planned nodes, and to avoid “strip”-style commercial development along the entire length of the Rt. 220 corridor.

The Comprehensive Plan calls for the area ranging from Brick Church Road to Iron Ridge Road, as well as the area south of Shady Lane to the northern limits of Rocky Mount, to develop as “Highway Commercial Corridors.” The Comprehensive Plan encourages access management to consolidate curb cuts and share parking areas.

## Future Land Use Policy Recommendations

This section outlines policy recommendations relevant to this future land use category. These recommendations pertain to multiple policy documents, including zoning ordinance, land development ordinance, and the comprehensive plan. Unless otherwise noted, the recommendations for the Mixed Use Commercial Future Land Use Category are unchanged from the 2009 Plan. As of the 2016 update, many of the recommendations herein have been implemented.

The Future Land Use Map (Figure 12) in this Plan specifies more detailed land use types for the Mixed Use Commercial Category. The future land use types will help guide growth along the Rt. 220 North Corridor.

### Mixed Use Commercial Zoning Overlay:

The 220-North Corridor Plan called for the establishment of an overlay zoning district, ranging from Brick Church Road to the northern Rocky Mount town limits, and extending ½ mile as measured from the centerline of Rt. 220. This overlay zoning district has control for signage, landscaping, setbacks, vehicular access, and site planning. It was envisioned that the overlay district would accommodate a mixture of uses to meet the needs of local residents, support the nearby Regional Enterprise Park, and produce a well-planned, attractive, and heavily landscaped corridor. This update modifies the previously adopted overlay zoning district to exclude parcels zoned for the development of a regional business park.

### Allowable Uses:

The Mixed Use Commercial Category was intended to promote a mixture of commercial, retail, office, service, and residential uses in planned developments. In addition to taking advantage of the corridor’s high visibility and heavy commuting patterns, this Category also seeks to provide goods and services to local residents, and to support the nearby Regional Enterprise Park. High quality hotels, restaurants, business services, regional shopping, and local convenience uses are desired.

Areas of existing commercial development are generally zoned B-2, General Business District. The Corridor Plan seeks to redevelop existing commercial sites that do not meet modern zoning standards for setbacks, signage, landscaping, parking, or site development.

Undeveloped areas zoned A-1, Agricultural District, are encouraged to develop with a mixture of uses in well-planned commercial developments. Rezoning to PCD, Planned Commercial District, is strongly encouraged for new development. Areas containing less than five acres (the minimum required for PCD) may seek rezoning to B-2 only if developed to PCD standards.

Areas within 250 feet of the Blackwater River should be preserved and protected as open space. Such areas should be identified as open space on any concept plan brought forward through the rezoning process.

#### Landscape Yards:

The 220-North Corridor Plan seeks to push commercial development off of Rt. 220, and to provide adequate buffers along secondary and frontage roads. This is meant to promote traffic safety, avoid visual clutter, and accommodate future expansion of Rt. 220 and any associated secondary (approach) roads. The Corridor Plan calls for the establishment of a landscape yard along all public rights-of-way. Landscape yard requirements in the Mixed Use Commercial Overlay Zoning District are based on the following:

- A 50-foot landscape yard required adjacent to Rt. 220; a 25-foot landscape yard required adjacent to all other public roads.
- No buildings, parking lots, or other physical improvements located in the required landscape yard.
- Landscape yards allow for the placement of signs, and perpendicular driveway access conforming to VDOT standards.
- Outdoor storage and display prohibited within the required landscape yard.

#### Landscaping:

Landscaping standards were incorporated in the Mixed Use Commercial District. Landscaping serves to screen parking areas, provide shade to reduce “heat island” effect from large impervious areas, and to promote a pleasant and attractive appearance for the corridor. Landscape standards in the Mixed Use Commercial District were based on the following:

- Perimeter landscaping for parking lots require trees to be planted at a ratio of one tree per 50 linear feet; shrubs, measuring three feet in height at maturity and required to be planted between trees to screen vehicle bumpers and headlights.
- Internal landscaping for parking lots should require one landscaped tree island for every 10 parking spaces, with at least one large deciduous tree required for each landscape island.
- The required landscape yard shall be commensurate with the required buffer, measuring 50 feet from the edge of right-of-way.
- The required landscape yard planted with a combination of large deciduous trees, medium ornamental trees, and shrubs to screen bumpers and headlights in parking areas.

## Signs:

In order to promote an attractive appearance and avoid visual clutter, the Mixed Use Commercial Overlay Zoning District was established with overlay zoning standards related to signage based on the following:

- Freestanding signs limited to 30 feet in height.
- Off-premises or billboard signs prohibited.
- Sign design reviewed through the rezoning process. A signage plan should be required in conjunction with the required concept plan, demonstrating an attractive sign theme that is cohesive with the development.

The County should also coordinate with VDOT and local businesses to establish an attractive public wayfinding sign program within the Rt. 220 right-of-way, similar to interstate signage programs for food, gas, lodging and points of interest.

## Access Management:

The Mixed Use Commercial District seeks to implement best practices for access management in order to improve traffic safety and provide efficient access to businesses and secondary roads. Access management standards are required on Route 220 as per the VDOT Access Management Standards in Appendix F of the VDOT Road Design Manual <sup>[1]</sup>. According to the VDOT regulations, access management exceptions may be obtained from the District Transportation and Land Use Director along with the Area Land Use Engineers.

The 220 North Corridor in Franklin County is a vital through corridor that is central to the county's long term economic development potential. Maintaining functional travel times on the corridor is important from the standpoint of both commuters in the county and to freight traffic for County businesses. Therefore, it is strongly urged that waivers or exceptions that could potentially impair corridor throughput and travel times, as well as corridor safety, be discouraged in this portion of Route 220. In particular, the county should ensure that there is communication with the District Transportation and Land Use Director and Area Land Use Engineers from VDOT and that they notify county staff of any requests for exceptions to the Access Management regulations as soon as possible after they are submitted. The county staff may choose to forward any such exception requests to the County Board of Supervisors for official communication of the county's position on requested exceptions to the VDOT District office.

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[1]

[http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=2&ved=0ahUKFwiuzrnV7PiNAhWkx4KHbVvCTkQFggkMAE&url=http%3A%2F%2Fwww.extranet.vdot.state.va.us%2Fflocdes%2FFElectronic\\_Pubs%2F2005%2520RDM%2FAppendF.pdf&u sg=AFQjCNEQXcvOJJrMINtNZE41RQoSPMbO7Q&sig2=FV8EdZEgMbRcWFKIReNfWQ](http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=2&ved=0ahUKFwiuzrnV7PiNAhWkx4KHbVvCTkQFggkMAE&url=http%3A%2F%2Fwww.extranet.vdot.state.va.us%2Fflocdes%2FFElectronic_Pubs%2F2005%2520RDM%2FAppendF.pdf&u sg=AFQjCNEQXcvOJJrMINtNZE41RQoSPMbO7Q&sig2=FV8EdZEgMbRcWFKIReNfWQ)

The Mixed Use Commercial District is based on the following standards:

- Develop a network of secondary streets parallel and perpendicular to Rt. 220. These streets should form a block / grid pattern off of Rt. 220.
- Establish a minimum corner clearance of 400 feet between driveways and intersecting streets.
- Establish spacing of at least 300 feet between commercial driveway entrances.
- Limit properties with less than 500 feet of frontage to only one access point.
- Require interconnectivity between parking lots on adjoining properties.

## **Implementation:**

The 2009 adopted plan recommended the development and adoption of an overlay zoning district for the Mixed Use Commercial District, including standards for:

- Allowable uses
- Concept plan requirements
- Required landscape yards
- Landscaping
- Signage
- Access management

This overlay district has since been adopted.

The update of this Plan also recommends the modification of the Mixed Use Commercial Overlay Zoning District so that they exclude the parcels that will be developed as the proposed Regional Enterprise Park. This will allow the development of a new Regional Enterprise Park base zoning district, also recommended by this Plan that will incorporate all of the standards in the Mixed Use Commercial Overlay Zoning District but as a new base zoning district, rather than an overlay zone.

In addition, with the development and adoption of an amendment to the Zoning Ordinance to establish the overlay district zone in the Zoning Ordinance, as described above, much of the policy intent for this portion of the Rt. 220 Corridor has been implemented in the Zoning Ordinance. The following are additional implementation recommendations that would build on the policy intent described above, provide a foundation for continued economic growth for the county and help reinforce the scenic character of this portion of the 220 Corridor.

- Explore alternatives to by-right A-1 residential subdivision development which would preserve significant open space and important views
- Coordinate with VDOT to identify potential road improvements, including:
  - Desired ROW for Rt. 220
  - Turn lane improvements
  - Closure of median crossings, where appropriate

## Future Land Use

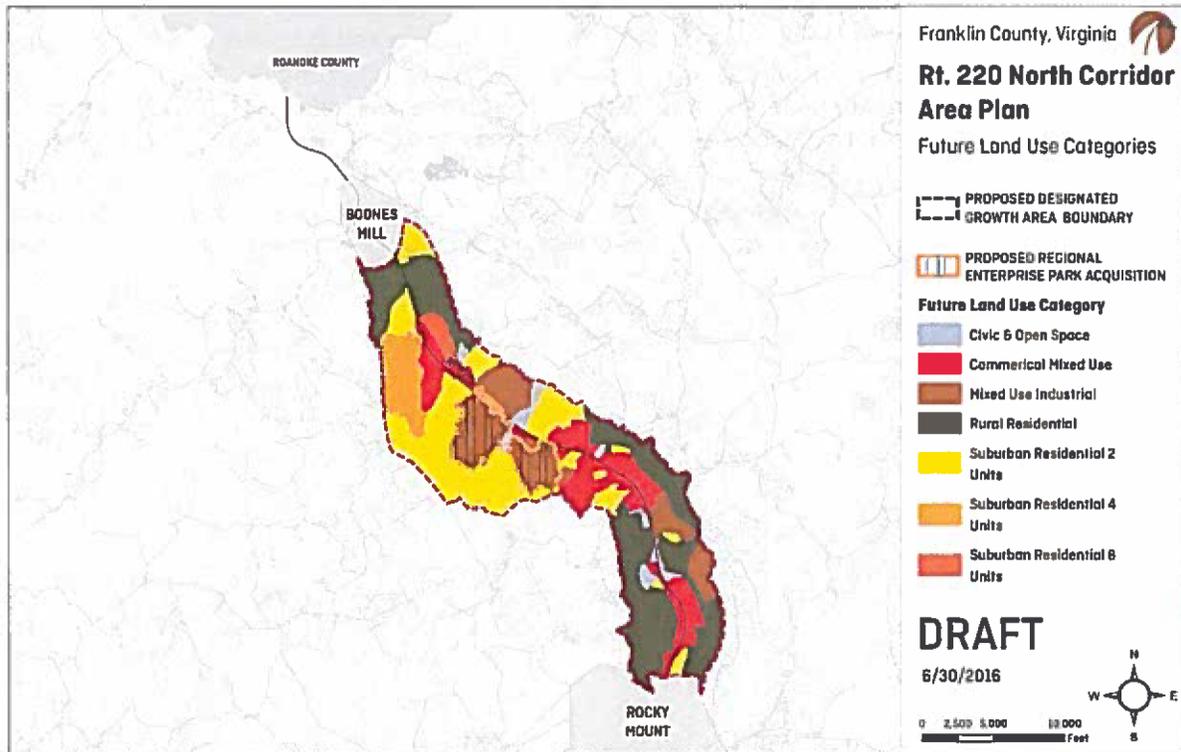


Figure 12

The 220-North Corridor Future Land Use Map establishes more specific land uses for the Regional Business Future Land Use Category and the Mixed Use Commercial Future Land Use Category identified earlier in this Plan. The Future Land Use Map identifies seven (7) land use categories in the corridor from the southern town limits of Boones Mill to the northern town limits of Rocky Mount. These categories are as follows: Civic and Open Space, Commercial Mixed Use, Mixed Use Industrial, Rural Residential, Suburban Residential 2 Units, Suburban Residential 4 Units and Suburban Residential 8 Units. In addition, the Future Land Use Map shows the boundary of the Designated Growth Area (DGA).

The 220-North Corridor Future Land Use Map shows a large portion of the Rt. 220 corridor to be either Commercial Mixed Use or Mixed Use Industrial with Rural Residential or Suburban Residential 2 Units surrounding the corridor. The proposed Regional Enterprise Park would be located in the Mixed Use Industrial Future Land Use Type. The area known as Plateau Plaza is located in the Commercial Mixed Use Future Land Use Type.

The Future Land Use Map is meant to complement the visions of both the town of Boones Mill and town of Rocky Mount Future Land Use Maps. Both towns adopted new comprehensive plans in December of 2015. The town of Boones Mill designates the entire 0.8 square miles as a Designated Growth Area (DGA); whereas the town of Rocky Mount identified the Downtown Uptown as their Urban Development Area (UDA).

The town of Boones Mill's Future Land Use Map identifies Highway Commercial/Mixed Use along the corridor of Rt. 220 and the area outside the corridor as Neighborhood MU/MI at the southern end of the town. This will be a nice transition to the County's Rural Residential and Suburban Residential 2 Units located outside of the town's limits along the corridor and surrounding areas. The town of Rocky Mount's Future Land Use Map identifies the northern area of the town along the Rt. 220 corridor as General Business with the surrounding area to be mostly Parks and Open Space with a small amount of Residential. The County's Future Land Use Map identifies Commercial Mixed Use Future Land Use Types along the Rt. 220 corridor near the town limits with a small amount of Suburban Residential 2 Units and Rural Residential Future Land Use Types planned for most of the surrounding area of the corridor near the town of Rocky Mount.

## **Designated Growth Area:**

As discussed in the Background Section of this revised Corridor Plan, one purpose for the revision of the 220-North Corridor Plan is to designate the area from the southern town limits of Boones Mill to the northern town limits of Rocky Mount incorporating the Regional Enterprise Park, the newly adopted wastewater service area boundary, and the Regional Business and Mixed Use Commercial Future Land Use Category boundaries, as a Designated Growth Area (DGA) to meet the requirements of §15.2-2223.1 of the Code of Virginia, to accommodate higher density compact mixed use development as an urban/village development area. This designation, along with the designation of Rt. 220 as a Corridor of Statewide Significance (CoSS), qualifies this area to potentially receive funding under Virginia Smart Scale legislation passed in 2014 as a qualified Urban Development Area (UDA).

There are very few areas in the county that are suitable for mixed commercial development of a regional scale. However, the stretch of Rt. 220 between Rocky Mount and Boones Mill is being positioned to be one of the county's primary mixed commercial development corridors. This change is due primarily to the proposed Regional Enterprise Park and extension of the water and wastewater service areas. These two infrastructure improvements are very likely to bring with them additional growth pressures, for which a DGA designation valuable. As a result, the proposed DGA shown in Figure 13 below incorporates the proposed Park project parcels, the newly adopted wastewater service area boundary, and the Regional Business and Mixed Use Commercial Future Land Use Category boundaries.

Designated Growth Area

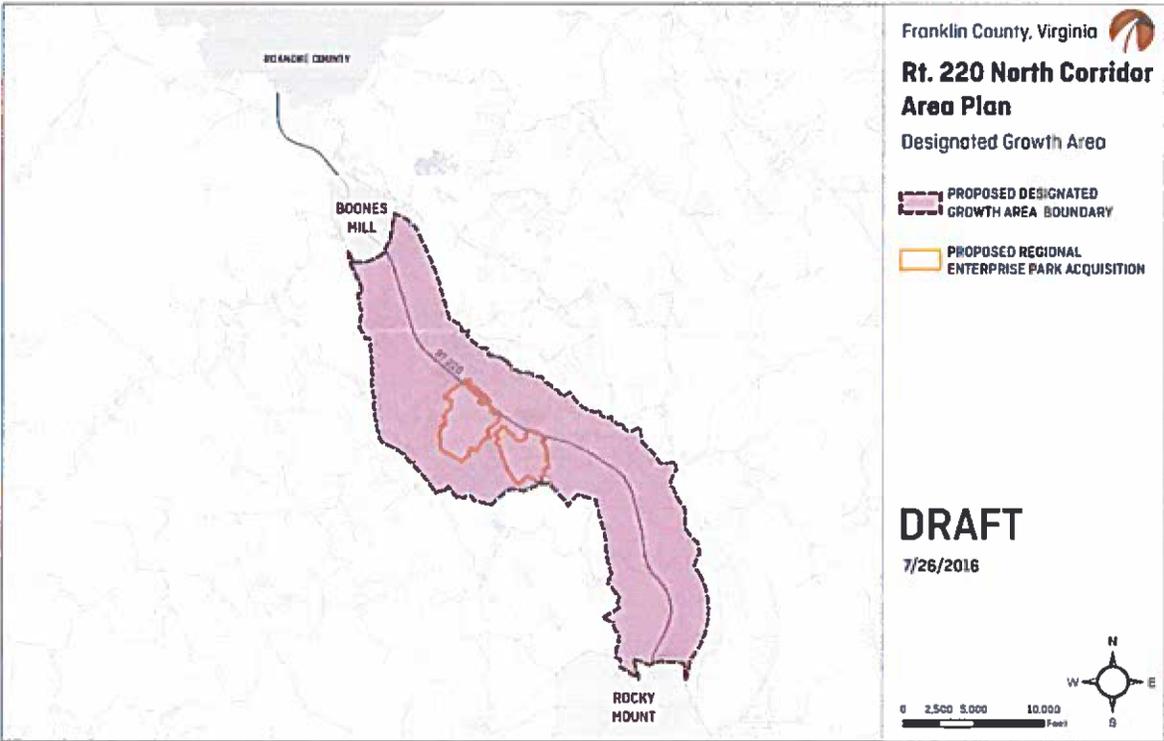


Figure 13

The DGA designation should signify that future land development should be done in accordance with context-appropriate traditional neighborhood design concepts that limit sprawl, curb inefficient use of infrastructure, and promote attractive, safe, and environmentally friendly growth.

# **Route 220-North Corridor Plan**

**Franklin County Government Center  
Development Services  
Department of Planning & Community Development  
1255 Franklin Street, Suite 103  
Rocky Mount, Virginia 24151  
Phone: 540-483-3027  
Fax: 540-483-3041  
[www.franklincountyva.gov](http://www.franklincountyva.gov)**

***Transmittal of Planning Commission Action***

Item: Amendments to the 220-North Rural Development Overlay District, 220-North Mixed Use Overlay District, definitions, and the creation of a new Regional Business Park District (REP) to district regulations of the County's Zoning Ordinance

Prepared by: Lisa Cooper, Principal Planner

Date of Commission  
Action: August 3, 2016

Commission's  
Recommendation: **Approval of Amendments to the 220-North Rural Development Overlay District, 220-North Mixed Use Overlay District, definitions, and the creation of a new Regional Business Park District (REP) to district regulations of the County's Zoning Ordinance**

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

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

Renaissance Planning, consultants, Planning Commission members, and staff have held several work sessions to discuss change and amendments to the zoning ordinance. It was determined to create a new zoning classification, Regional Enterprise Park (REP) District. Furthermore, to add newly created definitions to define all uses types in the new zoning district, amend the 220-North Rural Development Overlay District and 220-North Mixed Use Overlay District to exclude the requirements of the two overlay districts for properties currently zoned or changing to Regional Enterprise Park (REP) District.

Numerous citizens spoke during the hearing after staff presentation.

### **COMMISSION ACTION**

Commissioner Colby made a motion to recommend **APPROVAL** to the Board of Supervisors to the Board of Supervisors amendments to Chapter 25, "Zoning" of the Franklin County Code; as follows: Article IV, Division 5, 220-North Rural Development Overlay District; Section 25-501.2; Section 25-501.3 to exempt properties zoned Regional Enterprise Park (REP); Division 6, 220-North Mixed Use Overlay District to exempt properties zoned Regional Enterprise Park (REP); Section 25-502.2; Section 25-502.3; Article III, Section 25-40; to amend additional definitions, Section 25-170; Article III, Division 13, Regional Enterprise Park (REP), Section 25-410, Section 25-411, Section 25-412, Section 25-413, Section 25-414, Section 25-415, Section 25-416, Section 25-417, Section 25-418, Section 25-419, Section 25-420, Section 25-421, Section 25-422 and Section 25-423 to create a new zoning district with associated uses and requirements. Commissioner Doss seconded the motion.

### **Roll Call Vote**

#### **Motion to Approve:**

Ayes: McGhee, Doss, Mitchell, Colby, Webb

Nays: Law

Absent: None

Abstain: Crawford

The motion to recommend **APPROVAL** of the Amendments to the 220-North Rural Development Overlay District, 220-North Mixed Use Overlay District, definitions, and the creation of a new Regional Business Park District (REP) to district regulations of the County's Zoning Ordinance was approved 5-1-0-1 (abstain).

**MEMORANDUM**  
**Case # A-06-16-002**



**To:** Franklin County Planning Commission  
**From:** Lisa Cooper, Principal Planner  
**Date:** June 30, 2016  
**RE:** Amendments to the 220-North Rural Development Overlay District, 220-North Mixed Use Overlay District, definitions, and the creation of a new Regional Business Park District (REP) to district regulations of the County's Zoning Ordinance

**SUMMARY:**

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

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

Planning Commission has been working with the consulting firm of Renaissance Planning and staff to update the 220-North Corridor Plan. The Plan will create a Designated Growth Area (DGA) along the 220-North Corridor and incorporate properties of the County's Business Park in the newly created DGA. One of the key elements of the 220-North Corridor Plan is to create a new zoning classification for the County's Business Park and update the existing 220-North Overlay Districts in the County's Zoning Ordinance, as needed.

Renaissance Planning, consultants, Planning Commission members, and staff have held several work sessions to discuss change and amendments to the zoning ordinance. It was determined to create a new zoning classification, Regional Enterprise Park (REP) District. Furthermore, to add newly created definitions to define all use types in the new zoning district, amend the 220-North Rural Development Overlay District and 220-North Mixed Use Overlay District to exclude the requirements of the two overlay districts for properties currently zoned or changing to Regional Enterprise Park (REP) District.



**RECOMMENDATION:**

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

*Staff recommends that the Planning Commission approve and recommend to the Board of Supervisors amendments to Chapter 25, "Zoning" of the Franklin County Code; as follows: Article IV, Division 5, 220-North Rural Development Overlay District; Section 25-501.2; Section 25-501.3 to exempt properties zoned Regional Enterprise Park (REP); Division 6, 220-North Mixed Use Overlay District to exempt properties zoned Regional Enterprise Park; Section 25-502.2; Section 25-502.3; Article III, Section 25-40; to amend additional definitions, Section 25-170; Article III, Division 13, Regional Enterprise Park (REP), Section 25-410, Section 25-411, Section 25-412, Section 25-413, Section 25-414, Section 25-415, Section 25-416, Section 25-417, Section 25-418, Section 25-419, Section 25-420, Section 25-421, Section 25-422 and Section 25-423 to create a new zoning district with associated uses and requirements.*



ARTICLE I. - GENERAL PROVISION.  
DIVISION 3. - DEFINITIONS  
SECTION 25-40. PRINCIPAL DEFINITIONS OF THE ZONING ORDINANCE.

**Amend Sec. 25-40 thru the addition of the following use type definitions:**

**Administrative services: Governmental offices providing administrative, clerical or public contact services that deal directly with the citizen. Typical uses include federal, state, county, and city offices.**

**Automobile rental/leasing: Rental of automobiles and light trucks and vans, including incidental parking and servicing of vehicles for rent or lease. Typical uses include auto rental agencies and taxicab dispatch areas.**

**Business support services: Establishments or places of business engaged in the sale, rental or repair of office equipment, supplies and materials, or the provision of services used by office, professional and service establishments. Typical uses include office equipment and supply firms, small business machine repair shops, convenience printing and copying establishments, as well as temporary labor services.**

**Business or trade schools: A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as an educational facility, either primary and secondary, or college and university, or as a home occupation**

**Call center: A company, or office in a company, that handles inquiries, technical support calls, product orders or other communications with customers. Communications with customers might be by telephone, e-mail, internet chat, or any other method of digitally responding to customer needs. A single call center might provide these communication services to one or more companies.**

**Commercial indoor amusement: Establishments which provide games of chance, skill or scoring as other than an incidental use of the premises. Games would include pinball and video machines, pool and billiard tables and other similar amusement or entertainment devices, whether or not they are coin-operated, and also card games, bingo, and off-track betting. Typical uses include game rooms, pool halls, video arcades, and bingo halls.**

**Commercial indoor entertainment: Predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, and concert or music halls.**



**Commercial indoor sports and recreation: Predominantly participant uses conducted within an enclosed building. Typical uses include bowling alleys, ice and roller skating rinks, indoor racquetball, swimming, and/or tennis facilities.**

**Commercial outdoor entertainment: Predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include sports arenas, motor vehicle or animal racing facilities, and outdoor amusement parks.**

**Commercial outdoor sports and recreation: Predominantly participant uses conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf, swimming pools, tennis courts, outdoor racquetball courts, motorized cart and motorcycle tracks, and motorized model airplane flying facilities.**

**Communications services: Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms. Excluded from this use type are facilities classified as major utility services or towers. Typical uses include television or radio studios, telecommunication service centers, telegraph service offices or film and sound recording facilities.**

**Cultural services: A library, museum, or similar public or quasi-public use displaying, preserving and exhibiting objects of community and cultural interest in one or more of the arts or sciences.**

**Custom manufacturing: Establishments primarily engaged in the on-site production of goods by hand manufacturing, within enclosed structures, involving the use of hand tools, or the use of mechanical equipment commonly associated with residential or commercial uses, or a single kiln.**

**Data Center: An enclosed facility, or part thereof, used to house computer systems and associated components, such as telecommunications and storage systems. Data centers generally include redundant or backup power supplies, redundant data communications connections, specialized environmental controls and various security devices.**

**Educational facilities, college/university: An educational institution authorized by the Commonwealth of Virginia to award associate, baccalaureate or higher degrees.**

**Educational facilities, primary/secondary: A public, private or parochial school offering instruction at the elementary, junior and/or senior high school levels in the**



branches of learning and study required to be taught in the public schools of the Commonwealth of Virginia.

Financial institutions: Provision of financial and banking services to consumers or clients. Walk-in and drive-in services to consumers are generally provided on site. Typical uses include banks, savings and loan associations, savings banks, credit unions, lending establishments and automatic teller machines (ATMs).

Forestry operations: The use of land for the raising and harvesting of timber, pulp woods and other forestry products for commercial purposes, including the temporary operation of a sawmill and/or chipper to process the timber cut from that parcel or contiguous parcels. Excluded from this definition shall be the cutting of timber associated with land development approved by the county, which shall be considered accessory to the development of the property.

Fuel center: Any building, structure, or land used for the dispensing, sale or offering for sale at retail of any vehicle fuels, oils or accessories. This use can be a standalone business or accessory to another business.

Hotel/motel/motor lodge: A building or group of attached or detached buildings containing lodging units intended primarily for rental or lease to transients by the day, week or month. Such uses generally provide additional services such as daily maid service, restaurants, meeting rooms and/or recreation facilities.

Industry, Type I: Enterprises engaged in the processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from processed or previously manufactured materials. Included would be assembly electrical appliances, bottling and printing plants, and the manufacturing of paint, oils, pharmaceuticals, cosmetics, solvents and other chemical production of items made of stone, metal or concrete.

Industry, Type II: Enterprises in which goods are generally mass produced from raw materials on a large scale through use of an assembly line or similar process, usually for sale to wholesalers or other industrial or manufacturing uses. Included in this use type are industries involved in processing and/or refining raw materials such as chemicals, rubber, wood or wood pulp, forging, casting, melting, refining, extruding, rolling, drawing, and/or alloying ferrous metals, and the production of large durable goods such as automobiles, manufactured homes, or other motor vehicles.



**Laboratories: Establishments primarily engaged in performing research or testing activities into technological matters. Typical uses include engineering and environmental laboratories, medical, optical, dental and forensic laboratories, x-ray services, and pharmaceutical laboratories only involved in research and development. Excluded are any laboratories which mass produce one (1) or more products directly for the consumer market.**

**Meat packing and related industries: The processing of meat products and byproducts directly from live animals or offal from dead animals.**

**Medical office: Use of a site for facilities which provide diagnoses, minor surgical care and outpatient care on a routine basis, but which does not provide overnight care or serve as a base for an ambulance service. Medical offices are operated by doctors, dentists, or similar practitioners licensed by the Commonwealth of Virginia.**

**Outdoor gathering: Any temporary organized gathering expected to attract five hundred (500) or more people at one time in open spaces outside an enclosed structure. Included in this use type would be music festivals, church revivals, carnivals and fairs, and similar transient amusement and recreational activities not otherwise listed in this section. Such activities held in public parks, university campuses or on public school property shall not be included within this use type.**

**Park and ride facility: A publicly owned, short-term, parking facility for commuters.**

**Personal improvement services: Establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services. Typical uses include driving schools, health or physical fitness studios, reducing salons, dance studios, handicraft and hobby instruction.**

**Personal services: Establishments or places of business engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops; massage studios; grooming of pets; seamstresses, tailors, or shoe repairs; florists; and laundromats and dry cleaning stations serving individuals and households.**

**Post office: Postal services directly available to the consumer operated by the United States Postal Service.**

**Public assembly: Facilities owned and operated by a public or quasi-public agency accommodating public assembly for sports, amusement, or entertainment purposes.**



Typical uses include auditoriums, sports stadiums, convention facilities, fairgrounds, and incidental sales and exhibition facilities.

Public maintenance and service facilities: A public facility supporting maintenance, repair, vehicular or equipment servicing, material storage, and similar activities including street or sewer yards, equipment services centers, and similar uses having characteristics of commercial services or contracting or industrial activities.

Public parks and recreational areas: Publicly-owned and operated parks, picnic areas, playgrounds, indoor or outdoor athletic facilities, game preserves and open spaces.

Recreational vehicle sales and service: Retail sales of recreational vehicles and boats, including service and storage of vehicles and parts and related accessories.

Restaurant, drive-in or fast food: An establishment primarily engaged in the preparation of food and beverages, for either take-out, delivery or table service, served at a counter, a drive-up or drive through service facility or by curb service. Typical uses include drive-in or fast food restaurants or coffee shops.

Restaurant, general: An establishment engaged in the preparation and consumption of food and beverages and characterized primarily by table service to customers in non-disposable containers. Typical uses include cafeterias, dinner theatres, taverns, brewpubs, and cafes.

Retail sales: Sale or rental with incidental service of commonly used goods and merchandise for personal or household use but excludes those classified more specifically by these use type classifications.

Safety services: Facilities for the conduct of safety and emergency services for the primary benefit of the public, whether publicly or privately owned and operated, including police and fire protection services and emergency medical and ambulance services.

Solid waste collection site: A publically owned and or operated site where county residents can legally dispose of their household waste. Waste collected at these sites is periodically transferred to an approved sanitary landfill for final disposal. Solid waste collection sites may or may not have a county employee working at the site to provide site maintenance and assist residents with the proper disposal of waste.

Studio, fine arts: A building, or portion thereof, used as a place of work by a sculptor, artist, or photographer.



**Tower: Any structure that is designed and constructed primarily for the purpose of supporting one (1) or more antennas. The term includes but need not be limited to radio and television transmission towers, microwave towers, common-carrier towers, and cellular telephone and wireless communication towers. Broadcasting tower types include, but are not limited to monopoles, lattice towers, wooden poles, and guyed towers. Excluded from this definition are amateur radio towers, which are described separately.**

**Truck terminal: A facility for the receipt, transfer, short term storage, and dispatching of goods transported by truck. Included in the use type would be express and other mail and package distribution facilities, including such facilities operated by the U.S. Post Office.**

**Utility services, major: Services of a regional nature which normally entail the construction of new buildings or structures such as generating plants and sources, electrical switching facilities and stations or substations, community waste water treatment plants, and similar facilities. Included in this definition are also electric, gas, and other utility transmission lines of a regional nature which are not otherwise reviewed and approved by the Virginia State Corporation Commission.**

**Utility services, minor: Services which are necessary to support development within the immediate vicinity and involve only minor structures. Including in this use type are distribution lines and small facilities that are underground or overhead, such as transformers, relay and booster devices, stormwater management facilities and well, water and sewer pump stations. Also included are all major utility services which were in existence prior to the adoption of this ordinance.**

**Warehousing and distribution: Uses including storage, warehousing and dispatching of goods within enclosed structures. Typical uses include wholesale distributors, storage warehouses, moving/storage firms.**



ARTICLE III. - DISTRICT REGULATIONS

Sec. 25-170. - Establishment of districts.

For the purposes of this chapter, the covered unincorporated areas of Franklin County are hereby divided into the following districts:

Agricultural District, A-1

Residential Estates District, RE

Residential Suburban Subdivision District, R-1

Residential Suburban Subdivision District, R-2

Residential Combined Subdivision District, RC-1

Residential Multifamily District, RMF

Residential Planned Development District, RPD

Business District, Limited, B-1

Business District, General, B-2

Industrial District, Light Industry, M-1

Industrial District, Heavy Industry, M-2

Planned Commercial Development, PCD

**Regional Enterprise Park District, REP**

Special Districts/Overlay Districts (see Article IV of this chapter) Smith Mountain Lake Surface District  
(Ord. of 5-25-88)

**Secs. 25-403-25-409. Reserved.**

**DIVISION 13. REGIONAL ENTERPRISE PARK DISTRICT (REP)**

**Sec. 25-410. Purpose.**

**(a) This district is created to provide locations of at least 200 acres for regional business and commercial enterprise along with supportive uses that represent a significant center of economic activity for the county as a whole. It is intended to allow for a regional destination economic center that should be designed in a coordinated campus-style site design that incorporates principles of traditional**



neighborhood design including environmental preservation, walkable connections among buildings and uses, and a compatible mix of uses.

(b) Uses in this district should be oriented to serve county residents and regional employees. Due to the mixed use nature of this district, uses must be able to accommodate the mix of personal and commercial vehicle traffic that the particular use is expected to attract.

(c) Non-commercial facilities in this district are meant to serve as regional amenities Recreation and community services are encouraged in this district as a means of advancing traditional neighborhood design principles, minimizing vehicular miles traveled on the corridor and allowing for a mix of uses that serve the entire surrounding area.

Sec. 25-411. Permitted uses.

Within the Regional Enterprise Park District (REP), the following uses are permitted, organized by use type:

Agricultural and Forestry Use Types

Agriculture

Forestry operations

Residential Use Types

(None)

Civic Use Types.

Administrative services.

Cultural services

Day care center

Educational facilities, college/university

Educational facilities, primary/secondary

Post office

Public assembly

Public maintenance and service facilities



**Public parks and recreational areas**

**Safety services**

**Solid waste collection sites**

**Utility services, minor**

**Office Use Types**

**Call Center**

**Data Center**

**Financial institutions**

**General office**

**Laboratories**

**Medical office**

**Commercial Use Types**

**Automobile rental/leasing**

**Business support services**

**Business or trade schools**

**Commercial indoor entertainment**

**Commercial indoor sports and recreation**

**Communications services**

**Fuel center**

**Hotel/motel/motor lodge**

**Personal improvement services**

**Personal services**

**Restaurant, general**



Studio, fine arts

Industrial Use Types

Custom manufacturing

Industry, Type I

Warehousing and distribution

Miscellaneous Use Types

Outdoor gathering

Park and ride facility

Within the Regional Enterprise Park District (REP) the zoning administrator shall have the authority to determine the appropriate use types per Section 25-26. - Uses not provided for.

Sec. 25-412. - Special use permits.

The following uses shall be permitted only by special use permit approved by the Board of Supervisors:

Agricultural Use Types

Stable, commercial

Residential Use Types

Accessory Apartment

Civic Use Types

Utility services, major

Office Use Types

(None)

Commercial Use Types

Commercial indoor amusement



Commercial outdoor entertainment

Commercial outdoor sports and recreation

Mini-warehouse

Recreational vehicle sales and service

Restaurant, drive-in or fast food

Retail sales

Industrial Use Types

Industry, Type II

Meat packing and related industries

Truck terminal

Miscellaneous Use Types

Towers

Within the Regional Enterprise Park District (REP) the zoning administrator shall have the authority to determine the appropriate use types per Section 25-26. - Uses not provided for.

Sec. 25-413. Area regulations.

Notwithstanding any definitive area requirement herein, the minimum permitted size of any area to be rezoned to the REP district shall be a minimum of 200 contiguous acres.

Sec. 25-414. Maximum height of buildings.

(a) The maximum height of buildings in this district shall be fifty (50) feet, unless approved by special use permit by the Board of Supervisors.

(b) Belfries, cupolas, chimneys, flues, flagpoles, television antennae, radio aerials, silos and water tanks are exempted.

(c) Any building or structure shall be constructed, erected, installed, maintained and shall be of an approved type in accordance with the provisions of the IBC, International Building Code, as amended, and the Fire Prevention Code.



Cross reference— Building regulations, Ch. 5; fire prevention and protection, § 8-11 et seq.

Sec. 25-415. Minimum yard dimensions.

(a) Front setback. The minimum distance from the nearest point of the principal structure (including porches, stoops or any accessory buildings) to the edge of the right-of-way of Route 220 shall be fifty (50) feet, and thirty-five (35) feet from the edge of right-of-way for all other roads.

(b) Side setback. The minimum side setback is twenty five (25) feet except that no building, structure, accessory use or outdoor storage area shall be located closer than eighty (80) feet from any residential or agricultural zoning district.

(c) Rear setback. The minimum rear setback is thirty (30) feet except that no building, structure, accessory use or outdoor storage area shall be located closer than eighty (80) feet from any residential or agricultural zoning district.

Sec. 25-416. Maximum floor area.

Not regulated.

Sec. 25-417. Minimum off-street parking space.

See the regulations for minimum off-street parking spaces in sections 25-80 through 25-82.

Sec. 25-418. Minimum loading space.

See the regulations for minimum loading space in section 25-85.

Sec. 25-419. Open space and landscape requirements.

All development within the Regional Enterprise Park District shall comply with Division 3.B. Landscaping and Buffering regulations of the zoning ordinance; however, properties adjacent to Route 220 must also comply with the following requirements:

- (1) A minimum landscape yard of fifty (50) feet shall be required adjacent to Route 220.
- (2) A minimum landscape yard of twenty-five (25) feet shall be required adjacent to all other roads. The landscape yard shall be measured perpendicular to the edge of the right-of-way.



- (3) Structures, buildings, parking areas, outdoor storage, and outdoor display are prohibited in the required landscape yard. Nothing herein shall preclude the location of driveways within the required landscape yard.**
- (4) Signs shall be permitted within the required landscape yard. Where the landscape yard is required to be eighty (80) feet, signs shall be set back a minimum of forty-five (45) feet from the edge of the right-of-way. Where the landscape yard is required to be twenty-five (25) feet, signs shall be set back a minimum of fifteen (15) feet from the edge of the right-of-way.**

**Sec. 25-420. Signs.**

**Free-standing signs within the Regional Enterprise Park District shall comply with the following:**

- (1) Off-premises signs shall be prohibited.**
- (2) Any development requiring the submittal of a concept plan shall also include a signage plan, showing the location, design, size, height and arrangement of all proposed free-standing signs.**

**Sec. 25-421. Access management.**

**The following standards for access management shall apply within the Regional Enterprise Park District:**

- (1) All new roads or streets within the Regional Enterprise Park District shall be constructed to VDOT standards for the acceptance of secondary streets into the state maintenance system.**
- (2) All new entrances to public or private streets shall comply with VDOT standards for entrance separation, sight distance, turn radius, and corner clearance.**
- (3) Parcels along Route 220 shall comply with access management and entrance requirements of the 220 North Corridor Plan and associated overlay district regulations.**

**Sec. 25-422. Utilities and screening.**

**The following standards shall apply to the placement and screening of utilities and mechanical/electrical equipment within the Regional Enterprise Park District:**

- (1) All utilities shall be placed underground on parcels of land that are being developed or redeveloped.**



- (2) Ground and wall-mounted mechanical/electrical service equipment shall be screened from general public view by means of fences, walls, landscape planting, or other screening approved by the zoning administrator.**
- (3) Roof-mounted mechanical/electrical equipment, satellite dishes and any other communications equipment shall be concealed from view of public rights-of-way and neighboring properties from street level. Where reasonable height parapet or screen walls are insufficient to provide screening, all equipment shall be painted in a neutral color to blend with roofing materials.**

**Sec. 25-423. Other regulations.**

**Site plans are required for all uses prior to issuance of building permit and zoning permit. All property rezoned to Regional Enterprise Park shall develop private covenants and regulations to govern uses and standards in the park.**

**Secs. 25-424-25-470. Reserved.**



ARTICLE IV. - SPECIAL PROVISIONS.

DIVISION 5. - 220-North Rural Development Overlay District

Sec. 25-501. - Purpose

The 220-North Rural Development Overlay District is intended to promote the efficient and compact design of residential developments within a rural setting, by encouraging the clustering of dwelling units and the preservation of significant open spaces. The 220-North Rural Development Overlay District seeks to conserve the scenic and rural character of this section of the Route 220 corridor by preserving open spaces; limiting commercial development; prohibiting obtrusive signage; and encouraging innovative design for clustered residential developments. The requirements of this division are meant to work in conjunction with the requirements of the underlying zoning districts to guide the type and arrangement of uses, structures, buildings, roads, and signs in an efficient and coordinated manner.

(Res. No. 18-11-2009, 11-17-09)

Sec. 25-501.1. - Boundaries

The 220-North Rural Development Overlay District includes an area on each side of Virginia Route 220, generally from the southern corporate boundary of the Town of Boones Mill to the intersection of Route 220 and Brick Church Road. The official boundaries of the 220-North Rural Development Overlay District are shown on the official zoning map for Franklin County, and are further described as follows:

- (1) Beginning at a point along the centerline of the northbound travel lane of Route 220 at the intersection of Route 220 and Brick Church Road; thence southeast along the centerline of the northbound travel lane of Route 220 to the intersection of Route 220 and Link Street; thence northeast along the centerline of the Link Street right-of-way to the intersection of Link Street and Rolling Hill Drive; thence east along the centerline of the Rolling Hill Drive right-of-way to the intersection of Rolling Hill Drive and Hazelwood Lane; thence northeast along the centerline of the Hazelwood Lane right-of-way for a distance equal to one-half ( $\frac{1}{2}$ ) of a mile from the centerline of the northbound travel lane of Route 220, as measured perpendicular to the centerline of the northbound travel lane of Route 220; thence northwest in a manner parallel to the centerline of the northbound travel lane of Route 220 at a distance of one-half ( $\frac{1}{2}$ ) of a mile from the centerline of the northbound travel lane of Route 220, as measured perpendicular to the centerline of the northbound travel lane of Route 220, following such course to the corporate boundary of the Town of Boones Mill; thence west along the corporate boundary of the Town of Boones Mill to a point located along the centerline of the northbound travel lane of Route 220; thence west along the corporate boundary of the Town of Boones Mill to a point



located along the centerline of the southbound travel lane of Route 220; thence west along the corporate boundary of the Town of Boones Mill for a distance equal to one-half ( $\frac{1}{2}$ ) of a mile from the centerline of the southbound travel lane of Route 220, as measured perpendicular to the centerline of the southbound travel lane of Route 220, thence southeast in a manner parallel to the centerline of the southbound travel lane of Route 220 at a distance of one-half ( $\frac{1}{2}$ ) of a mile from the centerline of the southbound travel lane of Route 220, as measured perpendicular to the centerline of the southbound travel lane of Route 220, following such course to the centerline of the Brick Church Road right-of-way; thence northeast along the centerline of the Brick Church Road right-of-way to the intersection of Brick Church Road and Route 220 at a point located along the centerline of the southbound travel lane of Route 220.

- (2) The boundaries of the 220-North Rural Development Overlay District may be amended to extend such boundaries to include any parcel of land, in part or in its entirety, that contains area within or immediately abutting the official boundaries of the 220-North Rural Development Overlay, as described above. Any such amendment of the overlay boundaries shall be consistent with the requirements of this chapter for amendment of the zoning ordinance, and, if approved by the board of supervisors, shall be reflected on the official zoning map for Franklin County.

(Res. No. 18-11-2009, 11-17-09; Res. No. 22-11-2011, 11-15-11)

#### Sec. 25-501.2. - Relationship to underlying zoning

The 220-North Rural Development Overlay District is intended to work in conjunction with the requirements of the underlying zoning district. Where specifically enumerated, the requirements of this division shall supercede the requirements of the zoning ordinance and the subdivision ordinance, **except properties zoned as Regional Enterprise Park (REP)**. In the absence of an enumerated requirement of this division, the requirements of the zoning ordinance and the subdivision ordinance shall prevail.

(Res. No. 18-11-2009, 11-17-09)

#### Sec. 25-501.3. - Change in underlying zoning classification.

Where any change to the underlying zoning classification is requested (also known as a zoning map amendment or rezoning), such request shall be accompanied by a conceptual plan of development conforming to the concept plan requirements of the RPD, Residential Planned Unit Development District. **This requirement shall not apply to properties currently zoned or changing to Regional Enterprise Park (REP) District.**

(Res. No. 18-11-2009, 11-17-09)



Secs. 25-501.4—25-501.7. - Reserved.

**Editor's note**— Res. No. 22-11-2011, adopted November 15, 2011, repealed §§ 25-501.4—25-501.7, which pertained to residential cluster developments; standards for residential lots within residential cluster developments; standards for required open space within residential cluster developments; ownership and management of required open space within residential cluster developments and derived from Res. No. 18-11-2009, 11-17-09. Users' attention is directed to section 25-189 for similar provisions.

Sec. 25-501.8. - Signs.

Free-standing signs within the 220-North Rural Development Overlay District shall comply with the following:

- (1) Off-premises signs shall be prohibited.
- (2) Any development requiring the submittal of a concept plan shall also include a signage plan, showing the location, design, size, height and arrangement of all proposed free-standing signs. The signage plan shall be incorporated into the required concept plan.

(Res. No. 18-11-2009, 11-17-09)

Sec. 25-501.9. - Access management.

The following standards for access management shall apply within the 220-North Rural Development Overlay District:

- (1) All new roads or streets within the 220-North Rural Development Overlay District shall be constructed to VDOT standards for the acceptance of secondary streets into the state maintenance system.
- (2) All new entrances to public or private streets shall comply with VDOT standards for entrance separation, sight distance, turn radius, and corner clearance.

(Res. No. 18-11-2009, 11-17-09; Res. No. 20-12-2009, 12-15-09)

Sec. 25-501.10. - Utilities and screening.

The following standards shall apply to the placement and screening of utilities and mechanical/electrical equipment within the 220-North Rural Development Overlay District:

- (1) All utilities shall be placed underground on parcels of land that are being developed or redeveloped.
- (2) Ground and wall-mounted mechanical/electrical service equipment shall be screened from general public view by means of fences, walls, landscape planting, or other screening approved by the zoning administrator.



- (3) Roof-mounted mechanical/electrical equipment, satellite dishes and any other communications equipment shall be concealed from view of public rights-of-way and neighboring properties from street level. Where reasonable height parapet or screen walls are insufficient to provide screening, all equipment shall be painted in a neutral color to blend with roofing materials.

(Res. No. 18-11-2009, 11-17-09; Res. No. 20-12-2009, 12-15-09)

#### ARTICLE IV. - SPECIAL PROVISIONS

##### DIVISION 6. - 220-NORTH MIXED USE OVERLAY DISTRICT

###### Sec. 25-502. - Purpose.

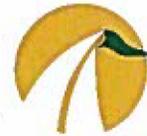
The 220-North Mixed Use Overlay District is intended to promote a mixture of residential, office, and commercial uses in an integrated and interconnected manner that allows for creative land use planning; provides safe and efficient pedestrian and vehicular access; preserves open space and scenic views; and presents an attractive transportation corridor along Route 220. The requirements of this division are meant to work in conjunction with the requirements of the underlying zoning districts to guide the type and arrangement of uses, structures, buildings, roads, parking areas, signs, and landscaping in an efficient and coordinated manner.

(Res. No. 12-10-2009, 12-15-09)

###### Sec. 25-502.1. - Boundaries.

The 220-North Mixed Use Overlay District includes an area on each side of Virginia Route 220, extending generally from the northern corporate boundary of the Town of Rocky Mount to the intersection of Route 220 and Brick Church Road. The official boundaries of the 220-North Mixed Use Overlay District are shown on the official zoning map for Franklin County, and are further described as follows:

- (1) Beginning at a point along the northeast edge of the Route 220 right-of-way directly opposite the intersection of Route 220 and Brick Church Road; thence southeast along the edge of the Route 220 right-of-way to the westernmost corner of the parcel identified by Franklin County Real Estate records as tax map number 36, parcel number 188.01; thence northeast along the westernmost edge of such parcel to the northernmost corner of such parcel; thence southeast along the northernmost edge of such parcel to the centerline of Rolling Hill Drive; thence south, southeast, and northeast along the centerline of Rolling Hill Drive to the intersection of Rolling Hill Drive and Hazelwood Lane; thence northeast along the centerline of Hazelwood Lane for a distance equal to one-



half (½) of a mile from the centerline of the northbound travel lane of Route 220, as measured perpendicular to the centerline of the northbound travel lane of Route 220; thence southeast and south in a manner parallel to the centerline of the northbound travel lane of Route 220 at a distance of one-half (½) of a mile from the centerline of the northbound travel lane of Route 220, as measured perpendicular to the centerline of the northbound travel lane of Route 220, following such course to the corporate boundary of the Town of Rocky Mount; thence west along the corporate boundary of the Town of Rocky Mount to a point located along the centerline of the northbound travel lane of Route 220; thence west along the corporate boundary of the Town of Rocky Mount to a point located along the centerline of the southbound travel lane of Route 220; thence west along the corporate boundary of the Town of Rocky Mount for a distance equal to one-half (½) of a mile from the centerline of the southbound travel lane of Route 220, as measured perpendicular to the centerline of the southbound travel lane of Route 220; thence north and northwest in a manner parallel to the centerline of the southbound travel lane of Route 220 at a distance of one-half (½) of a mile from the centerline of the southbound travel lane of Route 220, as measured perpendicular to the centerline of the southbound travel lane of Route 220, following such course to the centerline of Brick Church Road; thence northeast along the centerline of Brick Church Road to the intersection of Brick Church Road and Route 220 at a point located along the centerline of the southbound travel lane of Route 220; thence northeast to the point of origin along the northeast edge of the Route 220 right-of-way directly opposite the intersection of Route 220 and Brick Church Road.

- (2) The boundaries of the 220-North Mixed Use Overlay District may be amended to extend such boundaries to include any parcel of land, in part or in its entirety, that contains area within or immediately abutting the official boundaries of the 220-North Mixed Use Overlay, as described above. Any such amendment of the overlay boundaries shall be consistent with the requirements of this chapter for amendment of the zoning ordinance, and, if approved by the board of supervisors, shall be reflected on the official zoning map for Franklin County.

(Res. No. 12-10-2009, 12-15-09)

Sec. 25-502.2. - Relationship to underlying zoning.

The 220-North Mixed Use Overlay District is intended to work in conjunction with the requirements of the underlying zoning district. Where specifically enumerated, the requirements of this division shall supersede the requirements of the zoning ordinance and the subdivision ordinance, **except properties zoned as Regional Enterprise Park (REP) District.** In the absence of an enumerated requirement of this division, the requirements of the zoning ordinance and the subdivision ordinance shall prevail.

(Res. No. 12-10-2009, 12-15-09)



Sec. 25-502.3. - Change in underlying zoning classification.

Where any change to the underlying zoning classification is requested (also known as a zoning map amendment or rezoning), such request shall be accompanied by a conceptual plan of development conforming to the concept plan requirements of the PCD, Planned Commercial Development District. **This requirement shall not apply to properties currently zoned or changing to Regional Enterprise Park (REP) District.**

(Res. No. 12-10-2009, 12-15-09)

Secs. 25-502.4—25-502.7. - Reserved.

**Editor's note**— Res. No. 22-11-2011, adopted November 15, 2011, repealed §§ 25-502.4—25-502.7, which pertained to residential cluster developments; standards for residential lots within residential cluster developments; standards for required open space within residential cluster developments; ownership and management of required open space within residential cluster developments and derived from Res. No. 12-10-2009, 12-15-09. Users' attention is directed to section 25-189 for similar provisions.

Sec. 25-502.8. - Required landscape yards.

With the exception of single-family residential development, all development within the 220-North Mixed Use Overlay District shall comply with the following landscape yard requirements:

- (1) A minimum landscape yard of fifty (50) feet shall be required adjacent to Route 220, with an exception being made for lots averaging two hundred and fifty (250) feet or less in depth at the time of the adoption of this chapter [December 15, 2009]. The landscape yard shall be measured perpendicular to the edge of the right-of-way.
- (2) A minimum landscape yard of twenty-five (25) feet shall be required adjacent to all other roads. The landscape yard shall be measured perpendicular to the edge of the right-of-way.
- (3) Structures, buildings, parking areas, outdoor storage, and outdoor display are prohibited in the required landscape yard. Nothing herein shall preclude the location of driveways within the required landscape yard.
- (4) Signs shall be permitted within the required landscape yard. Where the landscape yard is required to be fifty (50) feet, signs shall be set back a minimum of twenty-five (25) feet from the edge of the right-of-way. Where the landscape yard is required to be twenty-five (25) feet, signs shall be set back a minimum of fifteen (15) feet from the edge of the right-of-way.

(Res. No. 12-10-2009, 12-15-09)



**Sec. 25-502.9. - Required landscaping.**

With the exception of single-family residential development, all development within the 220-North Mixed Use Overlay District shall comply with the following requirements for landscaping:

- (1) Parking lots shall be developed with the following perimeter landscaping:
  - a. At least one (1) large deciduous tree for each fifty (50) lineal feet.
  - b. At least one (1) small deciduous tree for each fifty (50) lineal feet.
  - c. At least one (1) medium shrub for each ten (10) lineal feet.
- (2) Parking lots shall be developed with the following interior landscaping:
  - a. At least one (1) landscape island for each one-hundred (100) lineal feet.
  - b. At least one (1) large deciduous tree for each required landscape island.

(Res. No. 12-10-2009, 12-15-09)

**Sec. 25-502.10. - Signs.**

Free-standing signs within the 220-North Mixed-Use Overlay District shall comply with the following:

- (1) Off-premises signs shall be prohibited.
- (2) Any development requiring the submittal of a concept plan shall also include a signage plan, showing the location, design, size, height and arrangement of all proposed free-standing signs. The signage plan shall be incorporated into the required concept plan.

(Res. No. 12-10-2009, 12-15-09)

**Sec. 25-502.11. - Development within the special flood hazard area.**

Development within any area of the 220-North Mixed-Use Overlay District that is designated as a Special Flood Hazard Area, as shown on the adopted Flood Insurance Rate Map (FIRM) for Franklin County, shall comply with the following:

- (1) A special use permit shall be required for the establishment or expansion of any use or structure located within the special flood hazard area.
- (2) Where a special use permit is required for development within the special flood hazard area, the special use permit application shall contain a concept plan showing the boundaries of the special flood hazard area and the location of any existing and/or proposed structures, buildings, roads, parking areas, or other physical improvements.



(Res. No. 12-10-2009, 12-15-09)

**Sec. 25-502.12. - Access management.**

The following standards for access management shall apply within the 220-North Mixed Use Overlay District:

- (1) All new roads or streets within the 220-North Mixed Use Overlay District shall be constructed to VDOT standards for the acceptance of secondary streets into the state maintenance system.
- (2) All new entrances to public or private streets shall comply with VDOT standards for entrance separation, sight distance, turn radius, and corner clearance.

(Res. No. 19-12-2009, 12-15-09)

**Sec. 25-502.13. - Utilities and screening.**

The following standards shall apply to the placement and screening of utilities and mechanical/electrical equipment within the 220-North Mixed Use Overlay District:

- (1) All utilities shall be placed underground on parcels of land that are being developed or redeveloped.
- (2) Ground and wall-mounted mechanical/electrical service equipment shall be screened from general public view by means of fences, walls, landscape planting, or other screening approved by the zoning administrator.
- (3) Roof-mounted mechanical/electrical equipment, satellite dishes and any other communications equipment shall be concealed from view of public rights-of-way and neighboring properties from street level. Where reasonable height parapet or screen walls are insufficient to provide screening, all equipment shall be painted in a neutral color to blend with roofing materials.

(Res. No. 19-12-2009, 12-15-09)

**Secs. 25-503—25-610. - Reserved.**



**SUGGESTED MOTIONS:**

(1) (RECOMMEND) I make a motion to recommend the proposed ordinance amendments to zoning definitions, 220-North Rural Development Overlay District, 220-North Mixed Use Overlay District, and the newly created Regional Enterprise Park (REP) District as a new zoning classification for public necessity, convenience, general welfare, or good zoning practice.

(2) (DENY) I find that the proposed ordinance amendments to zoning definitions, 220-North Rural Development Overlay District, 220-North Mixed Use Overlay District, and the newly created Regional Enterprise Park (REP) District as a new zoning classification do not serve the public necessity, convenience, general welfare, or good zoning practice. Therefore, I move to deny the recommendation of the proposed ordinance amendments and new zoning classification district.

(3) (DELAY ACTION) I find that the required proposed ordinance amendments to zoning definitions, 220-North Rural Development Overlay District, 220-North Mixed Use Overlay District, and the newly created Regional Enterprise Park (REP) District as a new zoning classification do not serve the public necessity, convenience, general welfare, or good zoning practice. are incomplete. Therefore, I move to delay action until further information is submitted.

David J. Werner

Ms. Lisa Cooper  
Franklin County Planning & Zoning  
1255 Franklin Street  
Suite 103  
Rocky Mount, VA 24151

June 24, 2016

**RE: Proposed Southway Business Park**

Dear Ms. Cooper:

Our home is adjacent to the proposed Southway Business Park and we wish to register some objections to the REP Permitted Uses as provided to us on June 10, 2016.

We hereby object to and request removal of the following permitted uses:

1. Freight Stations. The concern is for constant, heavy truck traffic and the noise and air pollution that accompany this type of operation;
2. Convenience Stores. We object due to typically high retail traffic, noise, and nighttime operations;
3. Drive-in restaurants/walk-ins. (We note later on this list that another permitted use is "Restaurant, including carryout, but excluding drive-through"). Again, drive-in and drive-through restaurants are retail traffic generators, nighttime operations, noise and pollution, not to mention that constant smell of French fries.
4. Food and Grocery Stores. Again, retail traffic and extended hours.
5. Hospitals. 24/7 noise from air conditional operations and traffic, including emergency vehicles. This is a rural part of the county.
6. Motels, Hotels, tourist, and resort facilities. Again, retail traffic generators with 24/7 operations.
7. Outdoor theaters. Traffic generators and night time noise pollution.
8. Indoor theaters. Traffic generators with heavy weekend activity.
9. Collection facilities. What does this include? Refuse? Waste? Chemicals, Clothing? We object to any of these type uses.
10. Public garages. Is this parking or retail auto repair? If auto repair, we object due to noisy operations and traffic generation.
11. Public utilities. We object to natural gas transport pipelines!!!

As we will be traveling in July and unable to attend the public hearings, we respectfully request that our objections are heard by the Planning and Zoning Commission as well as the Board of Supervisors.

Sincerely,



David J. and Betty B. Werner

513 Parkview Dr., Rocky Mount, Virginia 24151 540-334-1344 [dave@fourcornersfarm.com](mailto:dave@fourcornersfarm.com)

# FRANKLIN COUNTY RECOGNIZED AS A NATIONAL TOP TEN LEADER OF TECHNOLOGY FOR THE EIGHTH CONSECUTIVE YEAR

For Immediate Release

August 8, 2016

For Additional Information:

Please Contact Steve Thomas, Director of Information Technology 540-483-6640

*Rocky Mount, Virginia* --- [Franklin County](#) officials today announced the County has been awarded another top ten national placement in the Annual Digital Counties Survey for communities with a population less than 150,000. [Franklin County](#), at a population of roughly 56,000, competes with counties three times its size, and often competing with fewer resources. This year the County placed 9<sup>th</sup> in the annual ranking which recognizes leading examples of counties using information and communications technology.

The national ranking is issued by the e.Republic's Center for Digital Government and [Digital Communities](#) program, in partnership with the [National Association of Counties](#) (NACo) who identify best electronic practices among counties nationwide.

Franklin County capitalized on its strong digital transparency with numerous policies, financial data, and status' live on web sites. Its technologically advanced infrastructure and the forward movement in citizen services and public safety.

Franklin County was also recognized along with 4 other Virginia counties on their achievement in achieving Digital counties recognition.

**Steve Thomas**  
Director of Information Technology  
County of Franklin, Va  
1255 Franklin St. Suite 108  
Rocky Mount, Va 24151  
Email: [steve.thomas@franklincountyva.gov](mailto:steve.thomas@franklincountyva.gov)  
Office 540.483.6640  
Cell 540.420.7773

FRANKLIN COUNTY  
Board of Supervisors



**Franklin County**  
*A Natural Setting for Opportunity*

**EXECUTIVE SUMMARY**

<p><b><u>AGENDA TITLE:</u></b> Jamison Mill Park at Philpott Lake</p> <p><b><u>SUBJECT/PROPOSAL/REQUEST</u></b> Jamison Mill Park - County Lease</p> <p><b><u>STAFF CONTACT(S):</u></b> Robertson, Whitlow, Burnette, Chapman</p>	<p><b><u>AGENDA DATE:</u></b>      <b><u>ITEM NUMBER:</u></b> August 16, 2016</p> <p><b><u>ACTION:</u></b>    YES</p> <p><b><u>CONSENT AGENDA:</u></b></p> <p><b><u>ACTION:</u></b></p> <p><b><u>ATTACHMENTS:</u></b></p> <p><b><u>REVIEWED BY:</u></b>      BR</p>
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**BACKGROUND:**

Philpott Lake's Jamison Mill Park is located on the northeast side of Philpott Lake and is one of approximately ten public parks situated on Philpott Lake that are currently owned and managed by the US Army Corps of Engineers (USACE). It is often stated that Jamison Mill Park provides the most pristine and natural outdoor recreation experience of all the parks on Philpott Lake. The park is named for a flour mill that operated by the Carter family from 1880 until 1949. Many members of the Carter family, and their descendants, still live in the area, and still hold an annual reunion in the park.

The entrance bridge to the Jamison Mill Park is an overflow style with six small culverts to carry the normal flow of Nicholas Creek under the entrance road, while allowing storm flow to overtop the bridge. This creates a safety concern whenever the region is under even a small storm, which usually plugs the culverts with debris and sends everything over the road. The interior of the park is of a sufficient elevation to assure that visitors are safe. But, if someone panics that the park might go under water, or otherwise decides not to heed the warning signs, it would be too easy for someone to attempt to cross the bridge and be swept into Nicholas Creek with potentially disastrous results. Therefore, the replacement of this bridge has been seen as a critical safety project for the USACE.

The USACE notes that federal budgetary constraints has prevented the installation of the new bridge which has further constricted the continuous operation of the park. The USACE advises that they have tried numerous routes to replacing this bridge but have been unsuccessful. In February of 2016, the Board of Supervisors voted in support of USACE's efforts and offered to pay up to \$10,000 towards the cost of replacing the bridge.

## DISCUSSION

Recently the USACE approached the County with a request for the County to assume the responsibility of operating & maintaining Jamison Mill Park. The USACE advises they are no longer willing to operate Jamison Mill Park due to operating cost restraints. Jamison Mill Park has been closed for nearly two years, however the USACE advises the County that this closure will become permanent unless the County assumes responsibility for the park.

The USACE is looking to the County to enter into a long term lease of Jamison Mill Park, thereby assuming all capital improvements, maintenance, and operational costs of the Park. The USACE further advises if the County agrees to enter into such lease of Jamison Mill Park, that the Army Corps is willing to replace the bridge, surface treat the main entrance road & parking lot into the park and forego the County's \$10,000 contribution towards the bridge replacement.

Jamison Mill Park is approximately 300 acres and offers a campground (5 with water and electrical hook ups), a restroom/shower house, picnic shelter, boat launch and 6.25 miles of hiking trails (see attached maps / brochure). County staff has assessed the condition of the site and found the park to be in generally, overall good condition. Should the County consider a lease of Jamison Mill Park, then there are some areas that will need to be addressed as follows:

- Initial capital improvements and repairs. The park's public water system will need addressing as there is an inoperable chlorinating structure and outdated plumbing (i.e. two hot water tanks that are over 20 years old), while the park's septic system has not been inspected or pumped since the mid 90's. Jamison Mill Park has numerous miles of trails that will need to be cleared and marked (As most of these trails were initially constructed with community volunteers, it is expected that a similar effort could be arranged for the trails clearing and re-marking). Lastly, the bathhouse will need to be painted and updated. The approximate cost to address these initial capital improvement repairs as noted above is approximately \$48,000.
- Operations and ongoing maintenance. In addition to the initial capital investment, yearly operational and maintenance expenses will include items such as mowing, cleaning, utilities, general repairs, security, solid waste disposal, seasonal campground attendant and some part time staffing. Such expenses are estimated to be approximately \$51,769 per year.
- Future capital replacement or park improvements. Future park improvements, such as campground expansion, boat launch improvements, sediment dredging, trail bridge replacement, parking lot or picnic shelter(s) replacement / repairs, added future amenities, etc. have not been scheduled or priced at this time.

As outlined above, staff estimates that it will cost \$99,769 to open and operate the park for the first year. This figure includes \$48,000 in initial first year capital and \$51,769 in annual operating expenses. At this time, it is unknown as to the timeframe of what fiscal year the County could possibly assume such costs should the Board execute a lease with the USACE. In the interim, the USACE is requesting a letter of intent from the County as to its desire to enter into a long term lease to maintain and operate Jamison Mill Park. This is time sensitive as the USACE has indicated that they must have this intent prior to replacing the bridge as the money set aside for the bridge replacement will be lost at the end of the federal fiscal year (September 30, 2016).

## RECOMMENDATION:

If the Board wishes to proceed with this proposal and consider a possible lease of Jamison Mill Park, then the Board will need to send a letter of intent to the Army Corps of Engineers so as the USACE can secure funding for the bridge installation and road surface treatment. Staff respectfully requests that the Board of Supervisors give staff direction as to how they would like to proceed.

## CHAPTER 16 – RECREATION DEVELOPMENT POLICY FOR OUTGRANTED CORPS LANDS

16-1. Purpose. This guidance establishes a consistent, nationwide policy that will be applied to evaluate requests for recreation development at Corps water resources development projects and was developed jointly by the Real Estate and Operations Communities of Practice. The Corps intent is to provide public outdoor recreation opportunities that support project purposes and meet the recreation demands created by the project itself while sustaining our natural resources. Depending on specific project legislation, project purposes may also include navigation, hydropower, flood control, and or water supply. Additional statutes can assign missions responsibilities such as fish and wildlife management, and endangered species.

16-2. Applicability. This policy applies to all existing recreation outgrants issued after 6 December 2005 and all new requests for recreation development by Federally recognized Indian Tribes, public (Federal, state and local), private sector and quasi-public entities and individuals at Civil Works water resources development projects. Previously approved development plans for land currently outgranted for recreation development are grandfathered under this policy. When proposed development is not specifically addressed in a previously approved development plan for an existing outgrant instrument, the proposed development will be treated as a new request; however, land availability will not have to be reevaluated. New or existing sublessees that propose recreational development outside the terms and conditions of the current outgrant instrument are considered as a new request. All new requests require a conceptual development plan in sufficient detail to evaluate the proposed recreation development.

### 16-3. Policy.

a. The primary rationale for any future recreation development must be dependent on the project's natural or other resources. This dependency is typically reflected in facilities that accommodate or support water-based activities, overnight use, and day use such as marinas, campgrounds, picnic areas, trails, swimming beaches, boat launching ramps, and comprehensive resort facilities. Examples that do not rely on the project's natural or other resources include theme parks or ride-type attractions, sports or concert stadiums, and stand alone facilities such as restaurants, bars, motels, hotels, non-transient trailers, and golf courses. Normally, the recreation facilities that are dependent on the project's natural or other resources and accommodate or support water-based activities, overnight use, and day are approved first as primary facilities followed by those facilities that support them. Any support facilities (e.g., playgrounds, multi-purpose sports fields, overnight facilities, restaurants, camp stores, bait shops, comfort stations, boat repair facilities) must also enhance the recreation experience, be dependent on the resource-based facilities, be secondary to the original intent of the recreation development and the land base occupied by the outgrant. The Corps will not support private exclusive use of any type of facility.

b. Corps policy is to provide outdoor recreation opportunities to the public where there is an unfulfilled demand and a corresponding deficit of those facilities. This shortfall is fulfilled by either the Corps constructing the facilities itself or allowing Federally recognized Indian Tribes, other public (Federal, state and local), private sector, quasi-private entities or individuals to do so on project lands through an outgrant. Accordingly, outgrants that the Corps enters into should not unfairly compete with other established private or public recreational facilities. Existing outgrants with proposed facilities in development plans should be given priority to develop similar facilities within a reasonable timeframe before issuing a new outgrant for like facilities.

#### 16-4. Definitions.

a. Comprehensive Resort – Typically, multi-faceted developments with facilities such as marinas, lodging, conference centers, golf courses, tennis courts, restaurants, and other similar facilities.

b. Conceptual Development Plan – Requestor's or existing lessee's plan for an area of Corps land that shows existing and or proposed facilities, services, and acreage necessary to meet the current and potential public demand and the management and development activities to be undertaken.

c. Master Plan - A conceptual document guiding Corps responsibilities pursuant to Federal laws and regulations to manage the project lands, waters, associated resources, and preserve, conserve, develop, restore and maintain those resources. The primary goals of a Master Plan are to prescribe an overall land and water management plan, resource objectives, land use classifications, and associated design and management concepts. The plan addresses all resources including but not limited to fish and wildlife, vegetation, cultural, aesthetic, interpretive, recreational, mineral, commercial, and outgranted lands, easements and water.

d. Outgrant – Authorizes the right to use Army-controlled real property. It is a written legal document that establishes the timeframe, consideration, conditions and restrictions on the use of Army property. For the purposes of this policy, an outgrant is typically a lease or license authorized by 16 USC 460d, 10 USC 2667 and the general administrative authority of the Secretary of the Army (reference ER 405-1-12, Chapter 8 (Real Property Management) and the forthcoming EC 405-1-80 (Management and Outgrant Programs).

e. Project Level Representative – Person responsible for operations at a project or area level such as lake manager, operations project manager, resource manager, etc.

#### 16-5. Evaluation Criteria.

a. All new requests for recreation development must be in writing and will be reviewed by a district team. At a minimum, the team will consist of a project level representative, Real Estate, Operations, and other district legal/technical elements as appropriate (Engineering, Planning, Regulatory, etc.). Final authority to approve recreation development rests with the District Commander. In the rare circumstance that exceptions to this policy may be warranted,

proposals for recreational developments may be forwarded to the Director of Civil Works through the Division Commander for review on a case by case basis.

b. Although these evaluation criteria are integral to any land availability determination, the preparation of the Report of Availability (ROA) will follow the processes established in ER 405-1-12, Chapter 8 (Real Property Management) and the forthcoming EC 405-1-80 (Management and Outgrant Programs), ER 200-2-2 (Procedures for Implementing NEPA) and ER 200-2-3 (Environmental Quality-Environmental Compliance Policies). In addition, the evaluation will be consistent with ER 1130-2-540 (Environmental Stewardship Operations and Maintenance Policies), ER 1130-2-550 (Recreation Operations and Maintenance Policies), and ER 1130-2-406 (Shoreline Management at Civil Works Projects.)

c. The team will evaluate requests for recreation development using the following criteria:

- (1) Consistent with project purposes
- (2) Reasonable connection to the project's natural and other resources
- (3) Consistent with land use classifications and resource management objectives in the Project Master Plan (or supplement thereto)
- (4) In the public interest
- (5) Justified by public demand (market study- See Appendix C)
- (6) Economically viable (feasibility study- See Appendix D)
- (7) Meets the recreation demands created by the project itself while balancing natural resources requirements

d. Routine, minor expansions/requests of previously approved facilities within the lease footprint such as additional campsites at an existing campground, additional marina boat slips, enlargement of a restaurant, additional picnic sites or parking spaces may warrant a streamlined evaluation in accordance with established District procedures.

**16-6. Implementation.** This policy is effective immediately and supersedes any existing project, district, or MSC policy on evaluating proposed recreation development.

**JAMISON MILL**  
**CAMPING REGULATIONS**

Welcome to Jamison Mill! The Corps of Engineers hopes you have a safe and enjoyable visit, and we ask your observance of the following regulations and policies:

1. **Alcoholic beverages and firearms are prohibited in all park areas.**

2. **User Fees:**

<b>Day Use</b>	No Charge
<b>Camping (April-October)</b>	<b>Nightly Rates</b>
Regular Sites (6-12 & Overflow)	\$20.00
Electric/Water Sites (1-5)	\$25.00

Campsites are Non-Reserveable and are 1st Come—1st Served.

The maximum number of individuals per single family campsite is limited to six (exception is a core family in which the parent(s) plus children under 18 years of age exceed six individuals). Sites are limited to two vehicles.

3. You will be issued a camp fee receipt and a camp pass by the camp-host or Ranger, which are to be displayed as directed. Check-out time is 4:00 PM.

4. The parking of vehicles, boat trailers, placement of camping equipment, etc. outside the assigned paved or gravel portion of the campsite is prohibited.

5. Please properly dispose of all your trash in trash-cans located throughout the park. You are encouraged to deposit aluminum cans in bins provided.

6. Fires must be confined to the designated fire grills. Extinguish all fires and burning embers when site is unattended or vacated. Cutting trees or tree parts is prohibited. Gathering of dead and down wood as firewood is permitted.
7. All pets must be on a leash no longer than six feet. Please properly remove and dispose of animal waste.
8. Quiet Hours shall be observed between the hours of 10 PM and 6 AM.
9. The use of profane and offensive language is not permitted. Visitors engaging in disruptive behavior may be asked to leave the park.
10. Please observe the maximum safe speed of 10 mph. Careful driving in the park will insure the safety of all visitors and wildlife.

Violations of any park rules or regulations may result in citations and fines.



Philpott Lake Visitor Center  
1058 Philpott Dam Road  
Bassett, VA 24055

(276) 629-2703

email: philpott@usace.army.mil

[www.saw.usace.army.mil/philpott/index.htm](http://www.saw.usace.army.mil/philpott/index.htm)

[www.CorpsLakes.us](http://www.CorpsLakes.us)

Updated 2012

*Jamison Mill*  
*Park Map*

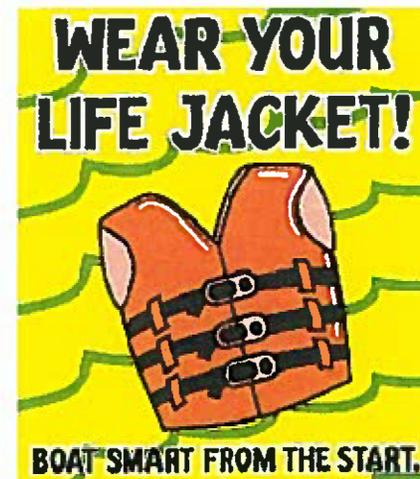
**Philpott Lake**

2000 Jamison Mill Road

Henry, VA 24102

Franklin County

(540) 365-2217

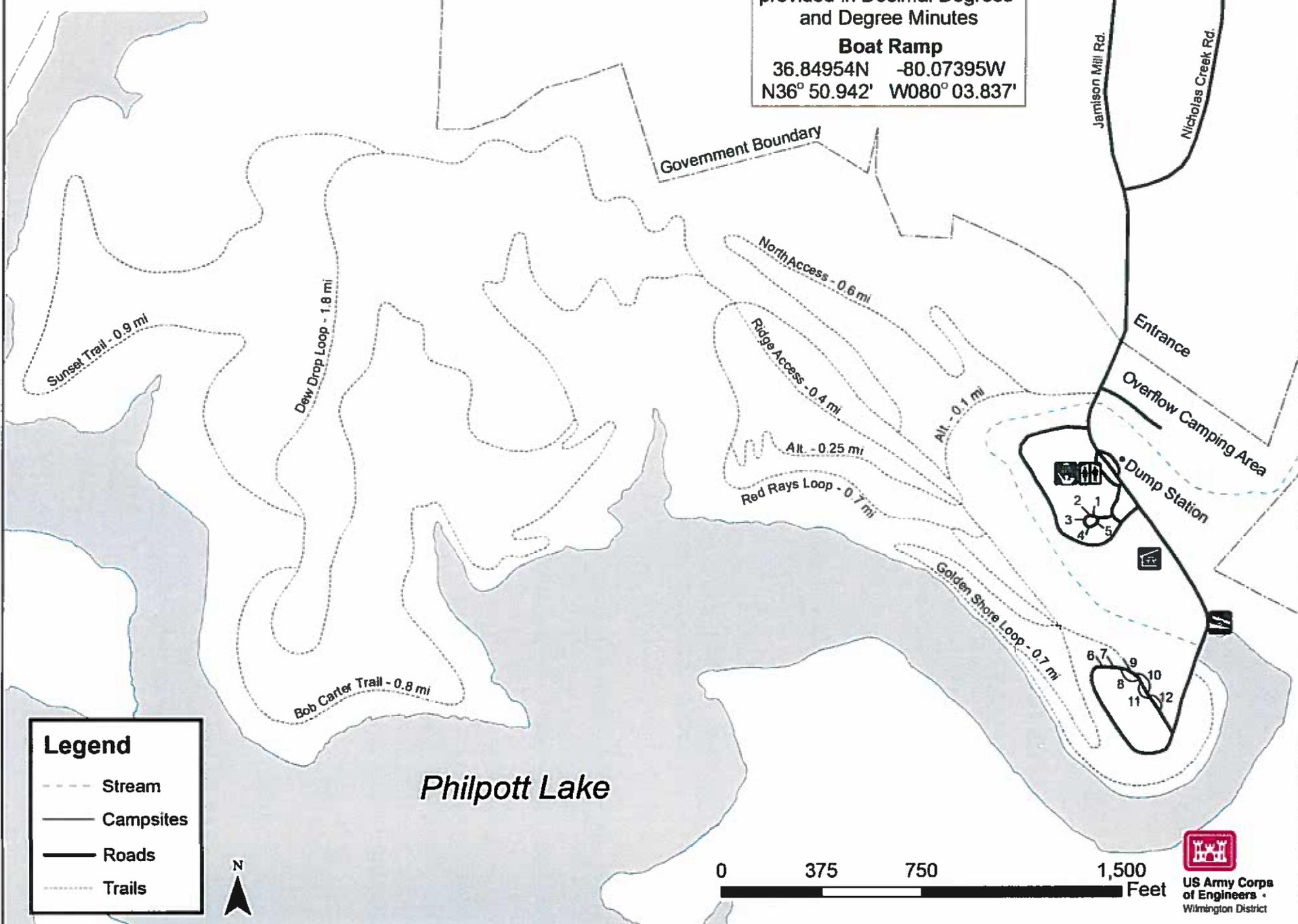


**US Army Corps  
of Engineers** ®  
Wilmington District

# Jamison Mill Park

**GPS Coordinates**  
provided in Decimal Degrees  
and Degree Minutes

**Boat Ramp**  
36.84954N -80.07395W  
N36° 50.942' W080° 03.837'



## Legend

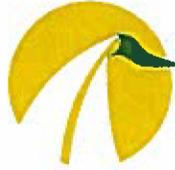
- Stream
- Campsites
- Roads
- ..... Trails





Jamison Mill Park

FRANKLIN COUNTY  
Board of Supervisors



**Franklin County**  
*A Natural Setting for Opportunity*

**EXECUTIVE SUMMARY**

<p><b>AGENDA TITLE:</b> Resolution to work in the VDOT maintained right of way</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b> Adoption of a resolution to allow Franklin County to work in the VDOT right of way without posting a surety bond or letter of credit.</p> <p><b>STRATEGIC PLAN FOCUS AREA:</b></p> <p><b>Action Strategy:</b> N/A</p> <p><b>STAFF CONTACT(S):</b> Robertson, Whitlow, Smith, Sandy, Thurman, and Cooper</p>	<p><b>AGENDA DATE:</b> August 16, 2016</p> <p><b>ITEM NUMBER:</b></p> <p><b>ACTION:</b> Yes</p> <p><b>INFORMATION:</b></p> <p><b>CONSENT AGENDA:</b></p> <p><b>ACTION:</b> Yes</p> <p><b>ATTACHMENTS:</b> Yes</p> <p><b>REVIEWED BY:</b> <i>BR</i></p>
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**BACKGROUND:**

When the County performs a job in the VDOT right of way, the County is required to obtain a land use permit and post a surety bond or letter of credit to be able to perform work in the VDOT maintained right of way. This process of obtaining a surety bond or letter of credit can delay job construction.

**DISCUSSION:**

In order to be more efficient staff has had discussions with VDOT concerning adopting a resolution which would allow the County the ability to work in the VDOT right of way without posting a surety bond or letter of credit. The County would still require a land use permit from VDOT; however, the process would be quicker if the County had the resolution in place instead of posting a surety bond or letter of credit.

**RECOMMENDATION:**

Respectfully, staff requests the Board of Supervisors to adopt by resolution the ability to allow the County to perform work in the VDOT maintained right-of-way without posting a surety bond or letter of credit for each job.

THE FRANKLIN COUNTY BOARD OF SUPERVISORS HELD THEIR REGULAR MONTHLY MEETING ON TUESDAY, AUGUST 16, 2016 AT 1:30 P.M., IN THE BOARD OF SUPERVISORS MEETING ROOM LOCATED IN THE GOVERNMENT CENTER, 1255 FRANKLIN STREET, SUITE 104, ROCKY MOUNT, VIRGINIA.

## RESOLUTION

**WHEREAS**, it becomes necessary from time to time for the of County of Franklin to obtain land use permits from the Virginia Department of Transportation to install, construct, maintain and operate certain public works and public utilities projects along, across over and upon highway systems of the Commonwealth of Virginia; and,

**WHEREAS**, expense, damage or injury may be sustained by the Commonwealth of Virginia growing out of granting to the County of Franklin by the Virginia Department of Transportation of said permits for the work aforesaid;

**NOW, THEREFORE, BE IT RESOLVED** by the Franklin County Board of Supervisors this 16th day of August, 2016:

**Section 1:** That in accordance with the provisions of Section 24VAC30-151-720 of the Land Use Permit Regulations of the Virginia Department of Transportation, the County of Franklin does hereby grant assurances to the Virginia Department of Transportation (VDOT) that it shall in all respects comply with all of the conditions of the permit or permits that have been, or will be, granted to the County of Franklin and that said jurisdiction does hereby certify that it will carry liability insurance for personal injury and property damage that may arise from the work performed under permit and/or from the operation of the permitted activity as follows: up to one-million dollars (\$1,000,000) each occurrence to protect the Commonwealth Transportation Board members and the Virginia Department of Transportation's agents or employees; seventy-five thousand dollars (\$75,000) each occurrence to protect the Commonwealth Transportation Board, the Virginia Department of Transportation or the Commonwealth of Virginia in the event of suit.

**Section 2:** That the County Administrator or his designee, be, and hereby is authorized to execute on behalf of the County of Franklin all land use permits and related documents of the Virginia Department of Transportation.

**Section 3:** That this resolution shall be a continuing resolution and shall not be revoked unless and until sixty (60) days written notice of any proposed revocation be submitted to the Virginia Department of Transportation.

**Section 4:** That the County of Franklin shall, if requested by the Virginia Department of Transportation, provide a letter that commits to using the surety provided by its contractor or to have the contractor execute a dual obligation rider that adds the Virginia Department of Transportation as an additional obligee to the surety bond provided to the locality, with either of these options guaranteeing the work performed within state maintained right-of-way under the terms of the land use permit for that purpose.

**BE IT STILL FURTHER RESOLVED** that the County Administrator or his designee, be, and hereby is authorized and directed to procure insurance required by Section 1 herein.

MOTION BY:

SECONDED BY:

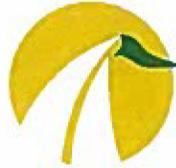
VOTING ON THE MOTION WAS AS FOLLOWS:

AYES:

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Sharon K. Tudor, MMC  
Clerk  
Franklin County Board of Supervisors

FRANKLIN COUNTY  
Board of Supervisors



**Franklin County**  
*A Natural Setting for Opportunity*

**EXECUTIVE SUMMARY**

<b><u>AGENDA TITLE:</u></b>	<b><u>AGENDA DATE</u></b>	<b><u>ITEM</u></b>
Lakewatch Plantation Pathways	<b><u>NUMBER:</u></b>	
<b><u>SUBJECT/PROPOSAL/REQUEST:</u></b>	August 16, 2016	
Lakewatch Plantation Paved Pathway VDOT Right-of-Way Maintenance Agreement	<b><u>ACTION:</u></b> Yes	
<b><u>STRATEGIC PLAN FOCUS AREA:</u></b> Managed Growth	<b><u>CONSENT AGENDA:</u></b>	
<b><u>STAFF CONTACT(S):</u></b>	<b><u>INFORMATION:</u></b>	
Messrs. Robertson, Whitlow, Chapman, Smith, Sandy	<b><u>ATTACHMENTS:</u></b>	
	<b><u>REVIEWED BY:</u></b>	BR

**BACKGROUND:**

Lakewatch Plantation is a mixed residential and commercial development east of Westlake on Rte. 122. Lakewatch L.L.C., the developer, rezoned, proffered the property and had subdivision, road, and utility plans approved by VDOT, Franklin County, and the Virginia Department of Health. The development was started in 2005 and was then foreclosed into bankruptcy in 2011. During this time residential and commercial lots were sold in various areas of the development. Roads and utilities in various states of completion were constructed throughout the development. When the trustees foreclosed, all Lakewatch L.L.C. construction stopped. After the foreclosure the new trustees continued selling lots without contributing to or completing any of the required approved improvements. Houses were then also built on public right of ways that had not been completed to approved requirements. Unapproved lighting, paving, and drainage structures were all constructed in and out of the public right of ways, including 2.6 miles of an approximate eight foot wide paved shoulder with the intent to be used as a "recreational pathway" along the roads within the development. During the course of the last year or so, many of the residential property owners expressed their desire for the roads to be brought into the state system of highway maintenance. Subsequently, the Board authorized staff to pull the developers bond and secure paving bids in anticipation to complete the paving of the residential streets whereby such streets could be brought into the state system.

During the due diligence planning process with VDOT, various outstanding issues related to the roads were pointed out including the maintenance of the drainage easements; permanent future maintenance of the asphalt recreational path; the wall storm drains, and the light poles, whereby such items must be addressed

prior to road acceptance by the state. In June of this year, County staff met with the property owners and expressed the County's intention for the various property owners and Home Owners Associations (HOA's) to address such matters, including the maintenance of the paved shoulder pathway and street lighting prior to the County awarding the road paving bid. The developer had offered these public trails as a proffered condition to the rezoning approved in 2005 and had intended that the paths would be accepted by VDOT whereas they would have been responsible for management and maintenance. VDOT however never approved the design and would only leave the "paved shoulder paths" if Franklin County would accept full responsibility for their maintenance. (It should be noted that the original proffered condition showed these paths being constructed outside of the public right of way.) While VDOT will only accept a perpetual maintenance agreement directly with the County, the County could consider a separate, "sub-maintenance agreement" with the Lakewatch Home Owner's Association, but the HOA has cited financial and liability concerns and has chosen not to accept such responsibilities. Subsequently, the various property owners and Home Owners Associations (HOA's) filed an application with the County to amend the original zoning proffer, requesting the trail proffer to be removed. This past Tuesday, the Planning Commission heard the request and voted to recommend denying the proffer amendment request. The Board of Supervisors will hold a public hearing later this evening to make a final decision on the proffer matter prior to awarding the paving bid. The paving bids consist of two alternatives: 1) street paving including the paved "shoulder pathway" or 2) street paving with the removal of the paved "shoulder pathway".

#### **DISCUSSION:**

As a follow-up to this afternoon's work session concerning soft infrastructure needs and the desirability of recreational amenities within vibrant, growing communities, the opportunity exists for the County to add new trails to its parks inventory by considering the Lakewatch recreational pathway. Such a new, recreational amenity would provide public access for recreational walking and biking in this area of Franklin County. The initial cost and installation of the pathway (base grade and pavement) has already been provided by the developer. As previously noted in this summary, VDOT will look for the County to remove the existing paved shoulder or pathway unless the County decides to assume its maintenance. As previously noted, there is little to no start-up cost associated with the 2.6 mile pathway. Following the final topping of the streets and paving a 3' transition wedge onto the existing paved shoulder with a painted lane delineation (such is funded and provided by the bond), VDOT would look to the County to keep the paved shoulder pathway in good condition going forward (i.e. clear of excessive loose material, ruts or trenches). Public Works staff notes that depending on the wear and tear of the paved pathway, re-paving maybe required by VDOT for the County to re-pave the paved shoulder pathway sometime every 5-10 years at an estimate of approximately \$10K. Public Woks staff notes that other structures located within the VDOT right-of-way (i.e. drainage, retaining wall, street lighting) have or will be addressed by the Home Owners Association, Water Authority, etc. Once such issues are addressed to both the County's and VDOT's satisfaction, then a permanent maintenance agreement with VDOT for the paved shoulder pathways would need to be signed by the County before acceptance of streets into state system (please see attached draft maintenance agreement).

#### **RECOMMENDATION:**

Staff requests direction from the Board of Supervisors as to adding the Lakewatch Plantation paved shoulder pathway to the County's parks inventory, thereby assuming maintenance responsibilities of the pathway and executing the related maintenance agreement (draft attached) with VDOT accordingly.

LAKEWATCH PLANTATION MAINTENANCE AGREEMENT

THIS AGREEMENT IS MADE THIS \_\_\_\_ day of \_\_\_\_\_, 2016, between FRANKLIN COUNTY, VIRGINIA, hereinafter referred to as "County," and the Virginia Department of Transportation, hereinafter referred to as "VDOT."

WITNESSETH:

Whereas original Lakewatch Plantation Development Plans were approved by VDOT for \_\_\_\_ on the \_\_\_ day of \_\_\_, 2016;

Whereas structures and improvements were constructed without consent or approval from VDOT;

Whereas, the aforementioned structures and improvements do not conform to VDOT Standards; and

Whereas Franklin County desires to leave the aforementioned structures and improvements in place; be it

*Resolved*, that this agreement is developed to outline the responsible party for maintenance of the aforementioned structures and improvements.

IN CONSIDERATION of the mutual covenants contained in this Agreement, County and VDOT agree as follows:

**GENERAL:**

1.01 GENERAL

- A. The Virginia Department of Transportation Administrative Services Division General Terms & Conditions, Virginia Erosion & Sediment Control Handbook, Virginia Department of Transportation Road and Bridge Specifications, 2002:, Road and Bridge Standards, 2001; the Virginia Work Area Protection Manual, as amended; VDOT Maintenance Division Policy Manual; VDOT Traffic Engineering Design Manual; All Local, State and Federal laws, regulations and policies; other specifications and contract documents contained or referred to in this agreement.

1.02 TERM

- A. The initial term of this Agreement shall be for one (1) year commencing on \_\_\_\_\_ and ending on \_\_\_\_\_ and shall renew automatically for additional successive one-year terms in perpetuity until terminated in writing by the mutual agreement of the parties.

1.03 LOCATION

- A. This agreement shall pertain to services performed along the following streets:

- a. **Firstwatch Drive**, from Route 122 (Booker T. Washington Highway) to Lakewatch Circle (xx mile)
- b. **Lakewatch Circle**, from Watchtower Drive to Dead End (xx mile)
- c. **Watchtower Drive**, from Red Bud Lane to Dead End (xx mile)
- d. **Lakewatch Drive**, from Route 122 to Dead End (xx mile)
- e. **Lakewatch Center Drive**, from Lakewatch Drive to Dead End (xx mile)

#### 1.04 DESCRIPTION

- A. **Description of Work:** The County shall perform, or have performed, either through in-kind services, governmental and/or volunteer labor, contractual agreements, etc., the tasks described below ("Work"):
  - a. **Paved shoulder** – There is an existing paved shoulder, approximately eight feet in width, directly abutting the travel lane in one direction of each aforementioned streets. This paved shoulder is observed in the field as improved hard surface beyond the white edgeline of the travel lane. All maintenance responsibilities associated with this improved area shall be performed by resources outside of VDOT and subject to the following conditions:
    - i. **General Condition** – In general, surfaces shall be kept smooth, firm, free of excessive loose material, have a uniform slope sufficient to properly drain the roadway surfaces, be flush with the edge of the pavement, free of ruts and trenches, and be safe for vehicular use in case of emergency.
    - ii. **Snow Removal** – Per section 11.202 of VDOT Maintenance Division Policy Manual, VDOT should plow snow the width of the traveled portion of the roadways which are in the state highway system. Snow is to be plowed to each side of this width and no further. Franklin County, or designee, will be responsible for snow removal from any surface beyond the specified limits.
  - b. **Drainage Structures** – VDOT will maintain drainage structures within the right of way limits such as cross pipes and roadway ditches. VDOT will not restore the improved surface in the event it is damaged or removed during maintenance activities.
  - c. **Retaining Wall** – The existing retaining wall along Lakewatch Circle is understood to be located beyond the right of way limits. Currently, there are two drainage culverts beneath the retaining wall which support drainage of the roadside ditch. Franklin County, or designee, will be responsible for maintenance associated with said culvert pipes and retaining wall.
  - d. **On Street Lighting** – Franklin County, or appropriate responsible party, shall properly maintain the ornamental street lighting. A Land Use Permit shall be required if the

DRAFT

ornamental street lighting is found to be located within the public right of way.

1.05 COMPLIANCE

- A. Work shall be performed in compliance with all applicable federal, state, and local laws, ordinances, and the rules and regulations.
- B. All work within VDOT Right of Way shall be performed with Traffic Management Plans that conform to standards set forth in the Virginia Work Area Protection Manual

1.06 AUTHORITY

- A. The persons who have executed this Agreement represent and warrant that they are duly authorized to execute this Agreement on behalf of the party for whom they are signing.
- B. This Agreement constitutes the complete understanding between the parties. This Agreement may be modified only by written agreement properly executed by the parties and referencing specifically this Agreement.

WITNESS the following signatures:

FRANKLIN COUNTY, VIRGINIA

VIRGINIA DEPARTMENT OF  
TRANSPORTATION

By \_\_\_\_\_  
\_\_\_\_\_, County Administrator

By \_\_\_\_\_  
\_\_\_\_\_  
(Print Name/Title)

APPROVED AS TO FORM:

By: \_\_\_\_\_  
\_\_\_\_\_, County Attorney

FRANKLIN COUNTY  
Board of Supervisors

16



**Franklin County**  
*A Natural Setting for Opportunity*

**EXECUTIVE SUMMARY**

<b><u>AGENDA TITLE:</u></b> Seed Money for the Gen Jubal Early Bluegrass Festival	<b><u>AGENDA DATE:</u></b> August 8, 2016	<b><u>ITEM NUMBER:</u></b>
<b><u>SUBJECT/PROPOSAL/REQUEST</u></b> Awarding of Board discretionary funds to inaugural General Jubal Early Bluegrass Festival	<b><u>ACTION:</u></b>	<b><u>INFORMATION:</u></b>
<b><u>STRATEGIC PLAN FOCUS AREA:</u></b> <b><u>Goal #</u></b> <b><u>Action Strategy:</u></b>	<b><u>CONSENT AGENDA:</u></b> X <b><u>ACTION:</u></b>	<b><u>INFORMATION:</u></b>
<b><u>STAFF CONTACT(S):</u></b> Messrs. Robertson, Burnette, Rotenizer	<b><u>ATTACHMENTS:</u></b>	
	<b><u>REVIEWED BY:</u></b> BR	

**BACKGROUND:**

General Jubal A. Early was a recognized military leader during the America Civil War. The Jubal A. Early Homeplace is situated in Franklin County. The property is managed by the Jubal A. Early Preservation Trust which is seeking to restore the house and to develop a historic site.

The site is one of only two Franklin County destinations on the Virginia Civil War Trail. The Jubal A. Early Homeplace is an important heritage tourism asset in Franklin County. During the recent Bedford-Franklin Heritage Trail in July, the property was a popular destination and generated considerable media attention. . The organization conducts on-going fund raising activities for upkeep of the property.

The Jubal A. Early Preservation Trust is pursuing long-term planning and development for the property. It is currently establishing a fund to acquire adjoining property to expand beyond the current 8-acre holding. A vision is to restore the grounds into a working farm setting, along with reconstruction of original entrance road. The group seeks to preserve and protect the historic landscape and associated viewshed.

**DISCUSSION:**

To become financially viable and to achieve goals and objectives, the Jubal A. Early Preservation Trust is expanding its fundraising efforts. Toward that end, a Gen Jubal Early Bluegrass Festival is scheduled on Saturday, August 27 as a revenue activity. It is anticipated this will become an annual event.

**RECOMMENDATION:**

County staff respectfully requests the Franklin County Board of Supervisors consider the Trust's special funding request of \$3,000.00 for this project. Money would come from the Board's discretionary funds.

FRANKLIN COUNTY  
Board of Supervisors



Franklin County  
*A Natural Setting for Opportunity*

EXECUTIVE SUMMARY

<b><u>AGENDA TITLE:</u></b>	<b><u>AGENDA DATE</u></b>	<b><u>ITEM</u></b>
Lakewatch Plantation Paving	<b><u>NUMBER:</u></b>	
	August 16, 2016	
<b><u>SUBJECT/PROPOSAL/REQUEST:</u></b>	<b><u>ACTION:</u></b> Yes	
Request to Award bid for paving from developer bond funds for approved designated streets in Lakewatch Plantation Development	<b><u>CONSENT AGENDA:</u></b> Yes	
<b><u>STRATEGIC PLAN FOCUS AREA:</u></b> Managed Growth	<b><u>INFORMATION:</u></b>	
	<b><u>ATTACHMENTS:</u></b>	
<b><u>STAFF CONTACT(S):</u></b>	<b><u>REVIEWED BY:</u></b>	BR
Messrs. Robertson, Whitlow, Smith, Sandy		

**BACKGROUND:**

Lakewatch Plantation is a mixed residential and commercial development east of Westlake on Rte. 122. Lakewatch L.L.C., the developer, rezoned, proffered the property and had subdivision, road, and utility plans approved by VDOT, Franklin County, and the Virginia Department of Health. The development was started in 2005 and was then foreclosed into bankruptcy in 2011. During this time residential and commercial lots were sold in various areas of the development. Roads and utilities in various states of completion were constructed throughout the development. When the trustees foreclosed, all Lakewatch L.L.C. infrastructure construction stopped. After the foreclosure the new trustees continued selling lots without contributing to or completing any of the required approved improvements. Houses were then also built on public right of ways that had not been completed to approved requirements. Unapproved lighting, paving, and drainage structures were all constructed in and out of the public right of ways. Existing homeowners began questioning county staff as to why the roads were not being taken into the State Highway system. Staff met with VDOT and a punch list of unfinished and unapproved items that would need to be corrected to allow VDOT to consider accepting the roads in the residential portion of the development was drafted. The extensive punch list forced the County in July 2015 to call in the remaining letter of credit funds posted by Lakewatch L.L.C. Unfortunately initial bond cost estimates for the project were drastically undervalued and the balance on the remaining line of credit (\$292,900) is insufficient to complete all the remaining unfinished road construction required for VDOT acceptance in the development.

Several of the roads did meet VDOT eligibility requirements by having the minimum three houses constructed. These roads serving residential lots are partially paved with storm structures in place. The letter of credit specified these roads were the first to be completed. There had never been a formal inspection of existing construction made by VDOT so VDOT now required an "as built" inspection of the storm structures (this was performed by County staff), required cores samples of the existing pavement to determine what materials were there to enable a final design and required a set of drawings that would show the final current road design for VDOT to approve. Inspections at the time revealed the following issues: guardrail that was not installed, signage not installed, final asphalt not installed, unmaintained drainage easements, unapproved light poles in the right of way, unapproved wall with storm drain pipes under it and unapproved extra paving for a recreational path in the right of way. County staff contracted with an engineering firm on the County's O.E.S list to prepare the plans to satisfy VDOT's requirements. The plans specify asphalt design, signage location and guardrail location.

Maintenance of the drainage easements; permanent future maintenance of the asphalt recreational path; the wall storm drains, and the light poles are issues noted by VDOT, whereby such items must be addressed prior to road acceptance by the state.

#### **DISCUSSION:**

At the May 17, 2016 Board of Supervisors meeting staff requested permission to advertise for bids for the paving of the specified streets. Staff duly advertised for these bids in the Franklin News Post and the Roanoke Times public notice ads. There was a mandatory on site pre-bid conference that was attended by three paving contractors. They were Adams Construction, Arrington Paving, and Patterson Brothers Paving.

Bids were received and opened on June 10, 2016. Of the three eligible bidders, Adams Construction was the only company to submit a bid. The bids contained two alternatives as there was question as to whether the paved shoulder would remain or be removed. One will reflect an additional paved shoulder wedge onto the recreational path if it is to remain. The second will reflect paving of only the mainline streets provided the paved recreational path in the right of way is vacated/removed. Adams bid for Alternative 1 which was paving the street mainlines, scarifying the paved shoulder, and paint striping the lanes was \$180,658.63. Adams bid for Alternative 2 which was paving the street mainlines, paving a 3' transition wedge onto the existing paved shoulder, and paint striping the lanes was \$161,969.98. Although Alternative 2 seems less expensive by leaving the paved shoulder more guardrail will be required. Only funds from the Lakewatch L.L.C. letter of credit will be used for this project. No public tax dollars will be used for the construction or acceptance of streets into the state system. It is the County's intention to pave this portion of the roads to prepare them for acceptance into the state system, however the other items mentioned will have to be completed (i.e. maintenance agreements for trails, lights, drainage, etc.) before application can be made to VDOT to offer the streets for actual acceptance.

#### **RECOMMENDATION:**

Staff requests authorization from the Board of Supervisors to award the appropriate Lakewatch Paving Bid Alternative to Adams Construction Co. for either \$180,658.63 with the paved shoulder being removed or \$161,969.98 with the paved shoulder wedge being applied. Funds are to be provided from the Lakewatch L.L.C letter of credit bond.