

Franklin County Planning Commission



July 12, 2016

CASE # A-06-16-003

REQUEST:

PETITION of the FRANKLIN COUNTY BOARD OF SUPERVISORS - 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.

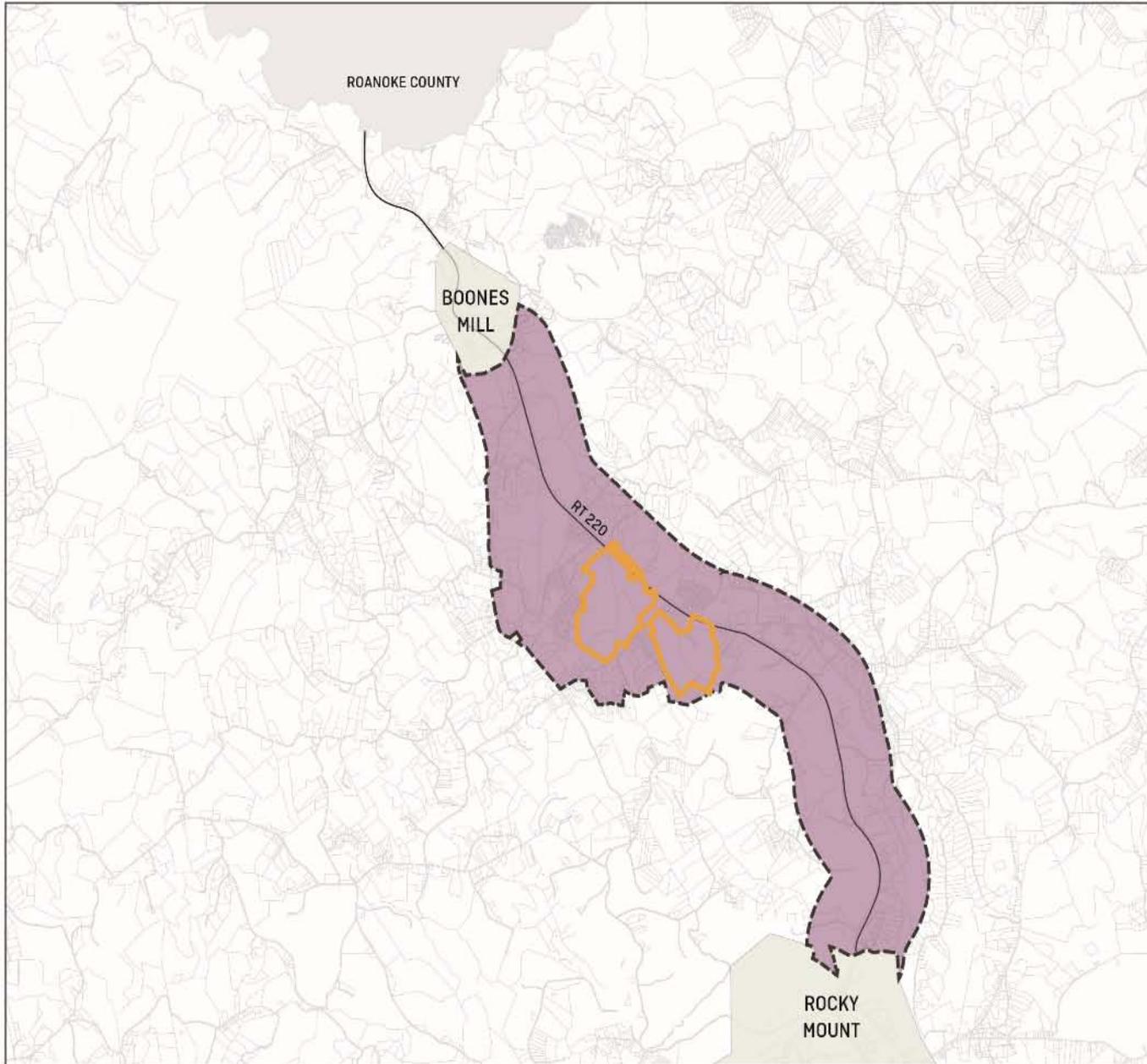


Rt. 220 North Corridor Area Plan

Designated Growth Area

 PROPOSED DESIGNATED
GROWTH AREA BOUNDARY

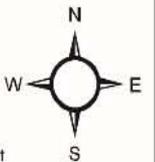
 PROPOSED REGIONAL
ENTERPRISE PARK ACQUISITION



DRAFT

6/10/2016

0 2,500 5,000 10,000
Feet





Rt. 220 North Corridor Area Plan

2035 Future Land Use

PROPOSED DESIGNATED GROWTH AREA BOUNDARY

PROPOSED REGIONAL ENTERPRISE PARK ACQUISITION

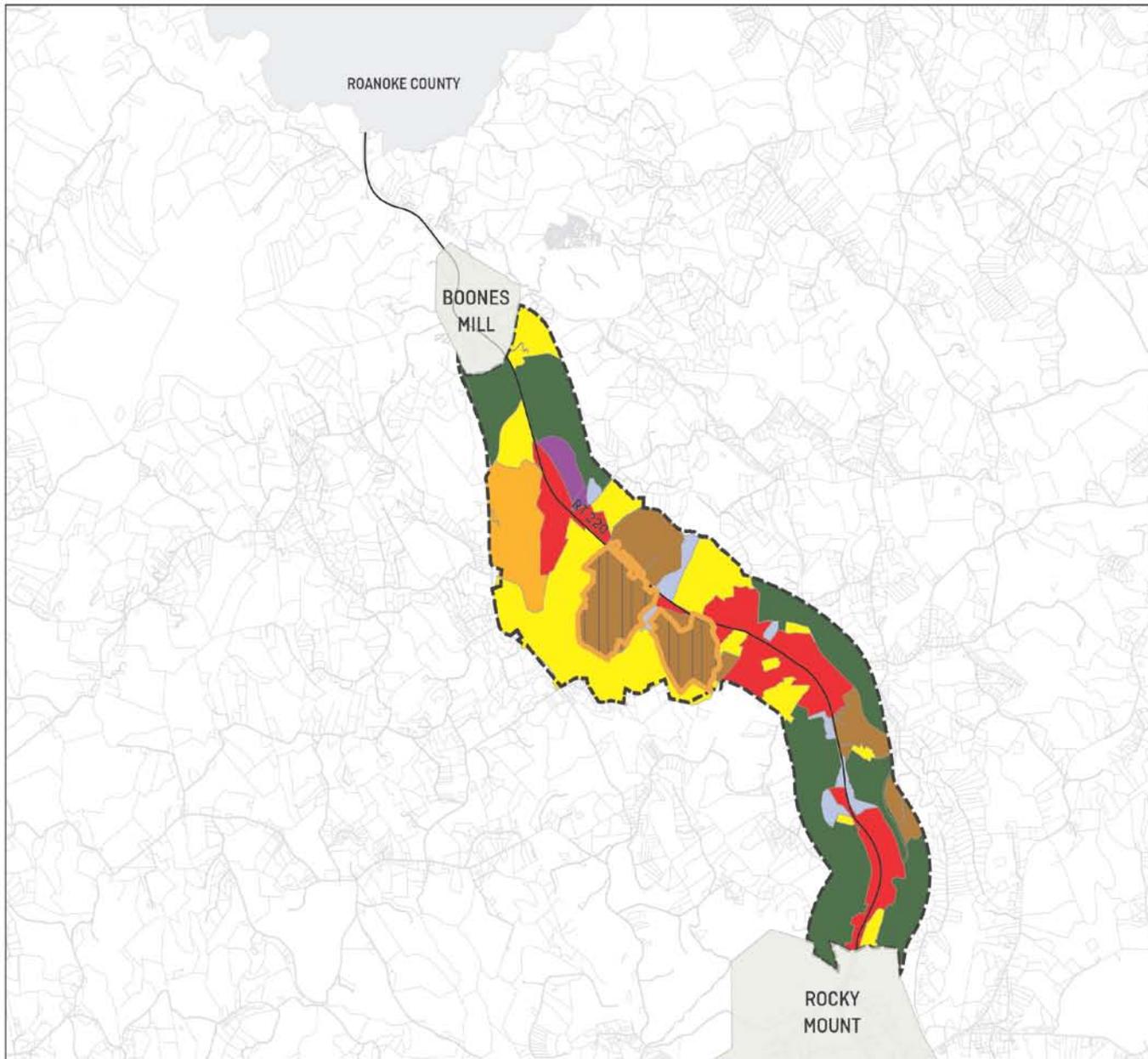
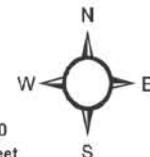
Land Use

- Civic & Open Space
- Commercial Mixed Use
- Mixed Use Industrial
- Rural Residential
- Suburban Residential 2 Units
- Suburban Residential 4 Units
- Residential Mixed Use

DRAFT

6/30/2016

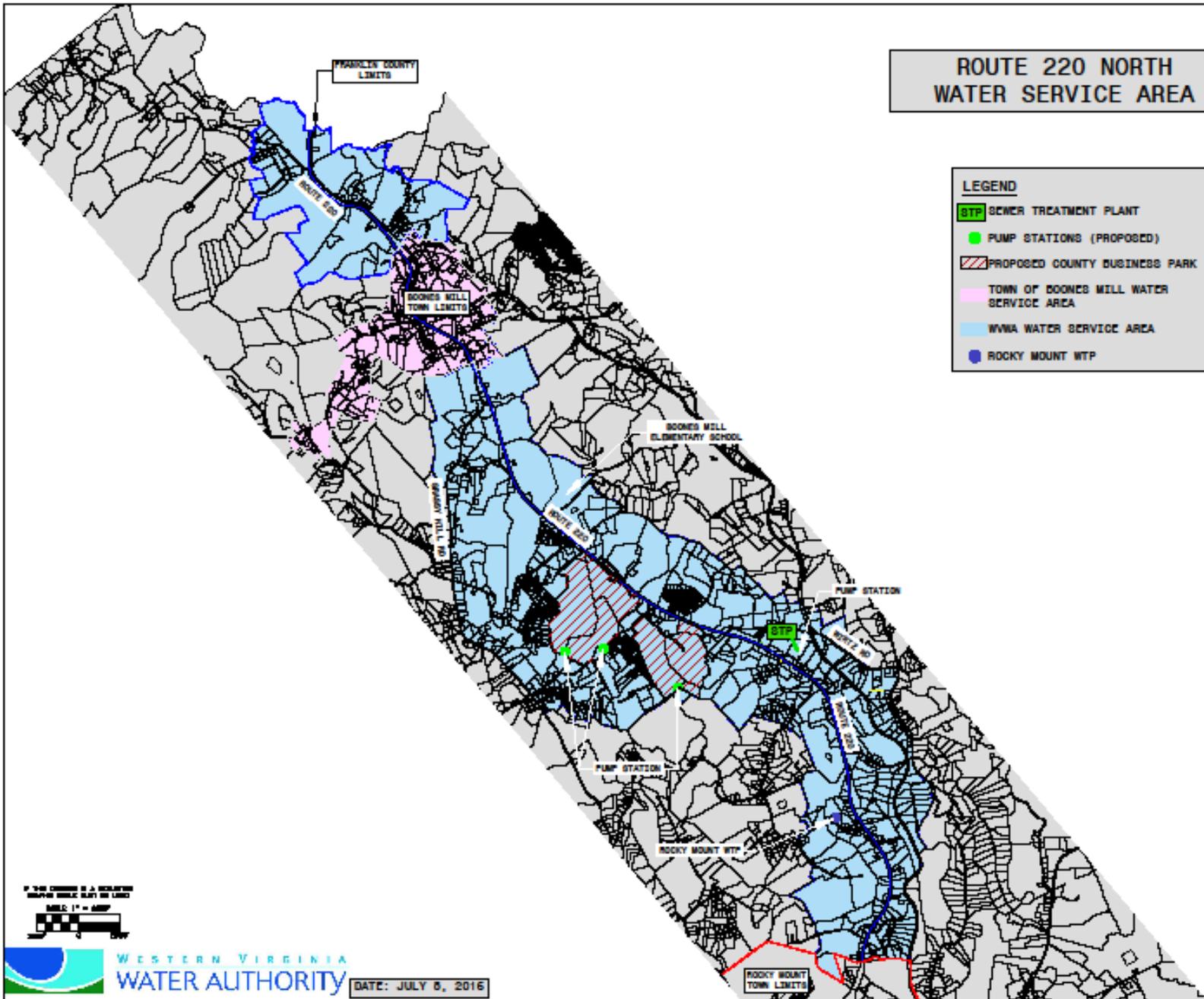
0 2,500 5,000 10,000 Feet



ROUTE 220 NORTH WATER SERVICE AREA

LEGEND

- STP SEWER TREATMENT PLANT
- PUMP STATIONS (PROPOSED)
- PROPOSED COUNTY BUSINESS PARK
- TOWN OF DOONES MILL WATER SERVICE AREA
- WVA WATER SERVICE AREA
- ROCKY MOUNT WTP

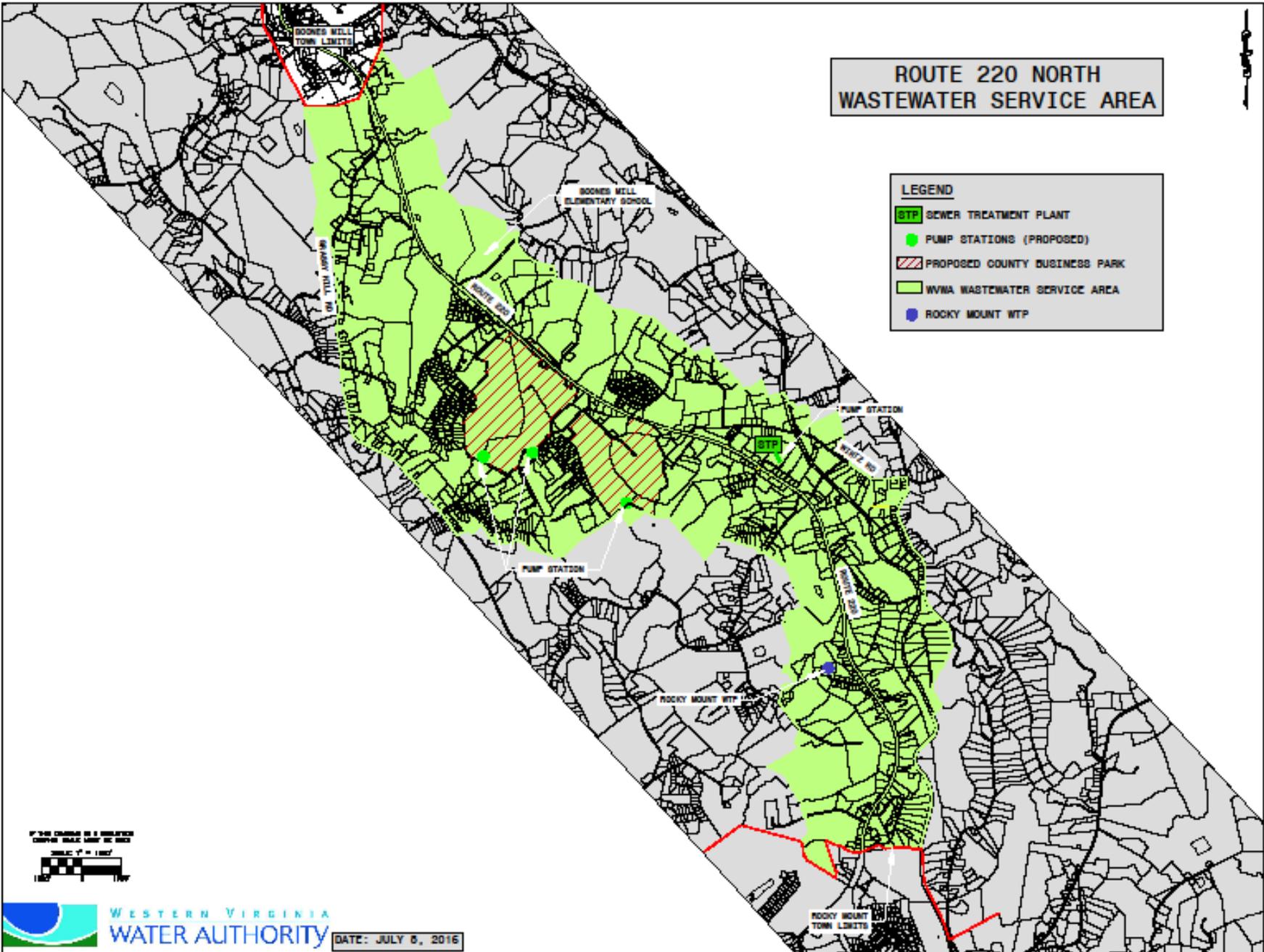


BY THE ORDER OF A MEMBER
 BOARD PUBLIC UTILITY BOARD
 SCALE: 1" = 400'

ROUTE 220 NORTH WASTEWATER SERVICE AREA

LEGEND

- STP SEWER TREATMENT PLANT
- PUMP STATIONS (PROPOSED)
- PROPOSED COUNTY BUSINESS PARK
- WVA WASTEWATER SERVICE AREA
- ROCKY MOUNT WTP



IF THE CHANGE IN ELEVATION
EXCEEDS 10% IN ANY 50' HORIZ.
DISTANCE, THE SLOPE SHALL BE 1:100

Route 220 North Corridor Plan

Questions?

Franklin County Planning Commission



July 12, 2016

Consider and recommend adoption:

Regional Enterprise Park
Zoning District. (REP)

Minor Amendments to:

220 North Rural Development Zoning District

220 North Mixed Use Overlay District

Regional Enterprise Park Zoning District.

(REP)

Regional Enterprise Park District (REP) will:

- I. Define and guide the future land uses that will be permitted in the district
- II. Establish development standards for future land uses in the district.

Regional Enterprise Park District

- I. Will initially apply to the approximately 550 acres within the proposed Southway Business Park

- II. Minimum District Size is 200 acres.

Regional Enterprise Park District

Proposed Land Uses:

By Right

By Special Use Permit

Definitions (Use Types) are provided
for each land use

Regional Enterprise Park District

Proposed land uses are categorized
by type:

Civic

Residential

Office

Commercial

Industrial

Miscellaneous

Regional Enterprise Park District

Land Uses proposed to be allowed within the REP District are much more limited than the land uses currently allowed in our commercial or industrial zoning districts

Exception: Civic Uses

Regional Enterprise Park District

Contains development standards to regulate:

Building heights

Yard/setback requirements

Parking requirements

Open space and landscaping requirements

Signage

Access management requirements

Utilities and screening requirements

Regional Enterprise Park District

Minor Amendments to:

220 North Rural Development Zoning District

220 North Mixed Use Overlay District

Recommendation:

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.

Regional Enterprise Park Zoning District

Questions?

Franklin County Planning Commission

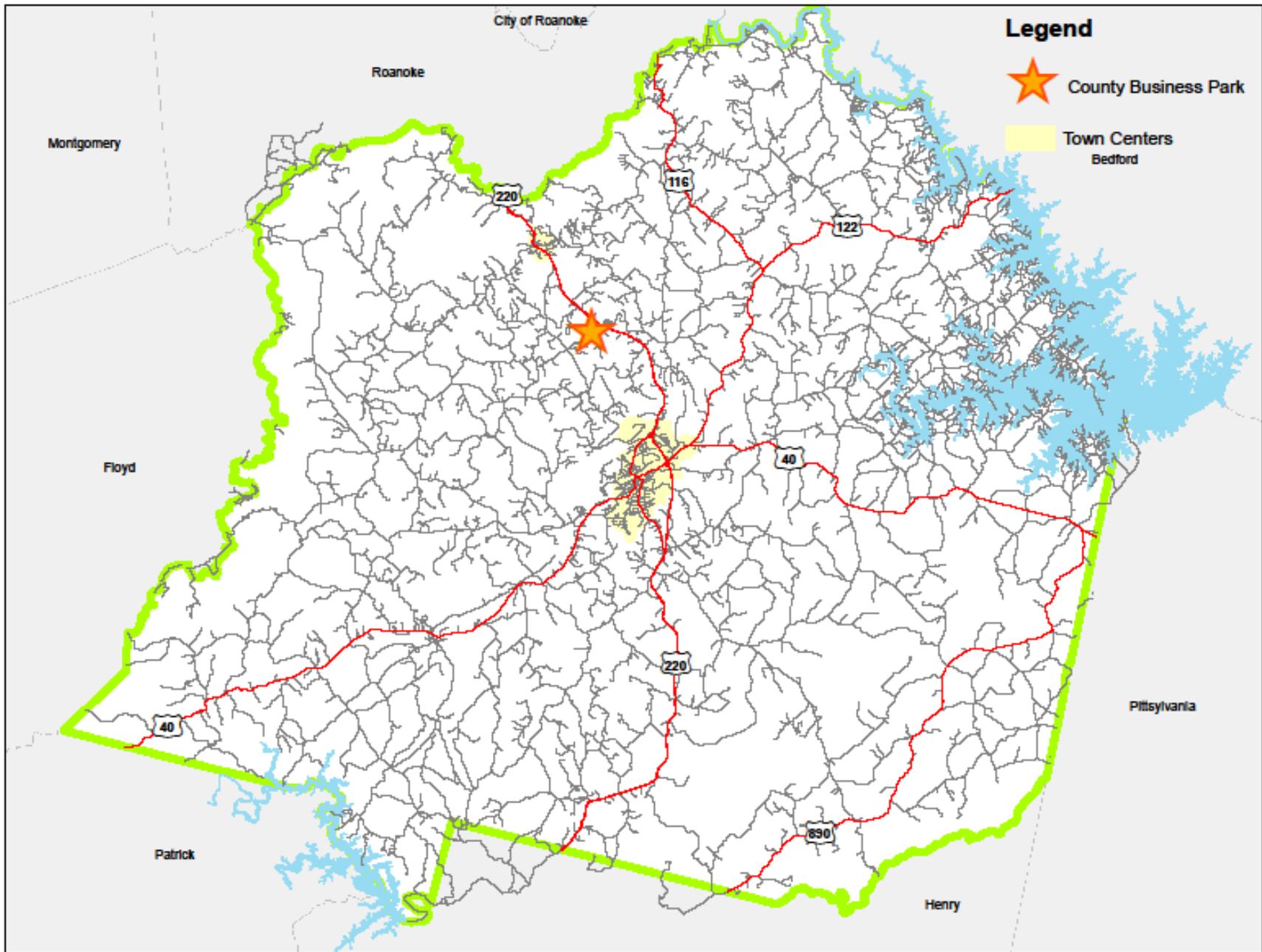


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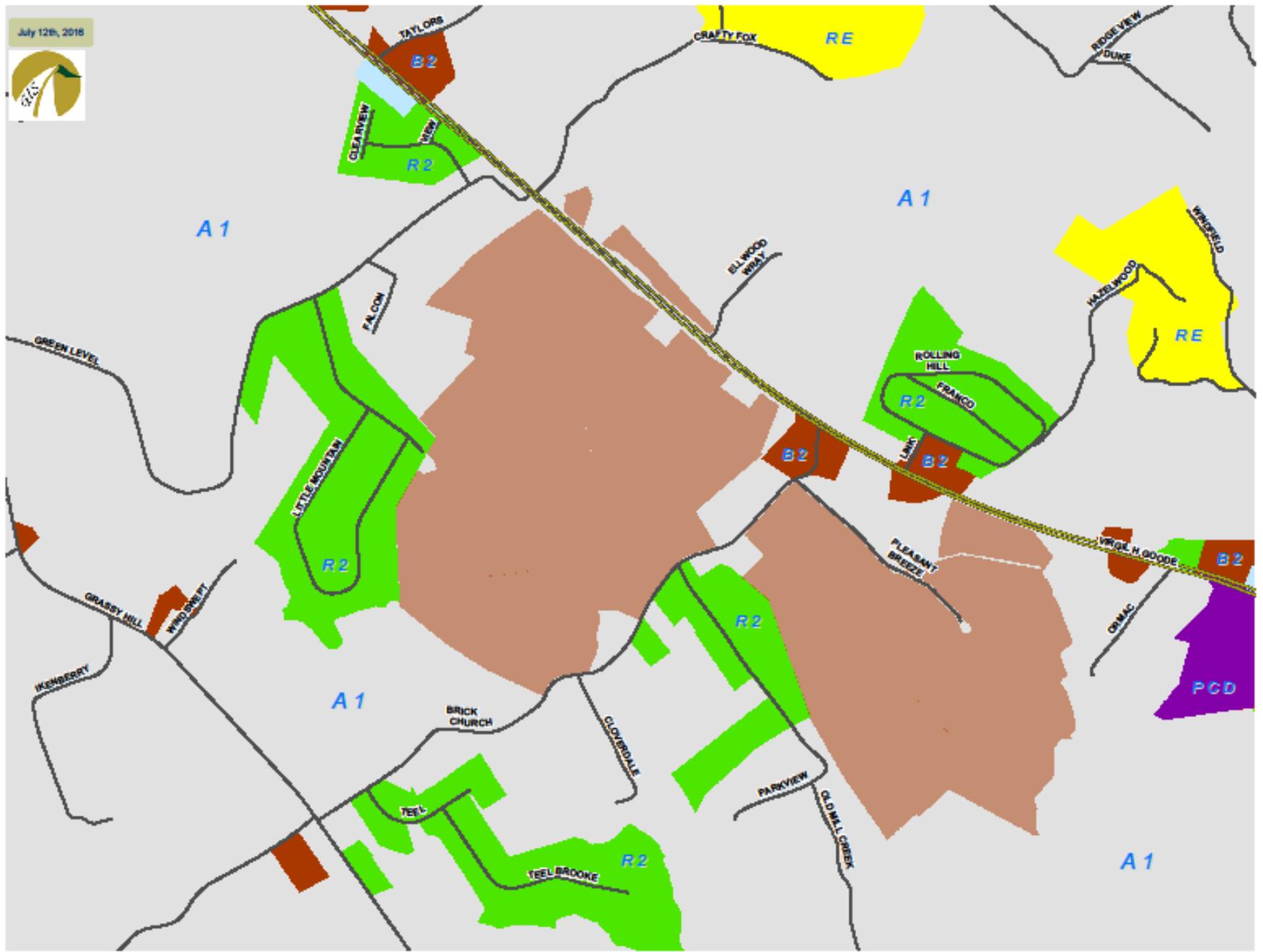
CASE # REZO-6-16-15373

REQUEST:

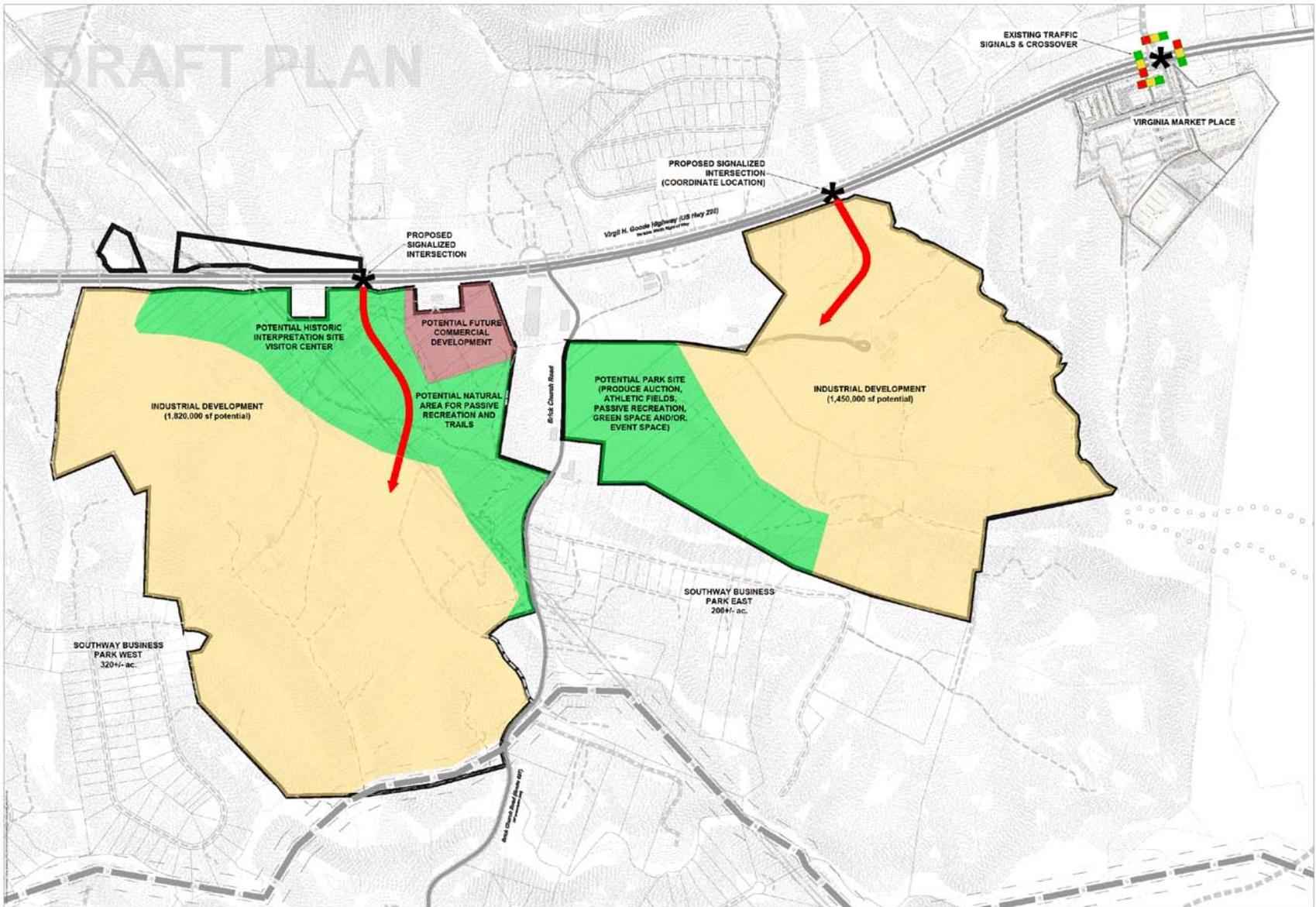
PETITION for REZONE – Petition of County of Franklin, Petitioner/Owners, requesting to rezone from A-1, Agricultural District, to REP, Regional Enterprise Park, for a total of 553.215 acres for the purpose of a Business Park to be located at the intersection of 220 and Brick Church Road, in the Boone 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)



July 12th, 2018



DRAFT PLAN



PRELIMINARY & CONFIDENTIAL

SOUTHWAY BUSINESS PARK PROPOSED OVERALL CONCEPTUAL LAYOUT PLAN

SITE DEVELOPMENT - JUNE 2016

Concept Plan Showing General Development Areas & Primary Access Locations

Analysis

- Project is in compliance with updated 220 Corridor Plan and newly designated growth area
- Park envisioned to be a campus style park with industry, business, civic uses and open spaces
- Park anticipated to generate significant economic growth to area

Analysis

- TIA was prepared by Timmons Group
 - Traffic estimate at full build out = 20,088 vpd
 - Two new entrances proposed on Route 220 with traffic signals
 - Safety improvements proposed to Brick Church Road intersection with Route 220
 - New road(s) proposed to parallel Route 220 with roundabout at intersection with Brick Church Road
 - Re-time/re-phase existing traffic signal at Route 220 and Wirtz Road

Analysis

- Property to be served by public water and sewer (new WVWA service areas)
- Storm water to be handled through regional storm water facilities
- Natural gas will be provided either from MVP or extension of line from Clearbrook
- Public meeting was held on June 7th
- Staff has received 20 -30 calls inquiring about proposal. Letters sent to 350 citizens.

Recommendation:

The staff recommends that the Planning Commission consider and approve the rezoning petition from A-1 to REP, as requested by the applicant, along with comments and recommendations by VDOT concerning the Traffic Impact Analysis (TIA).

Franklin County Rezoning Proposal to (REP)

Questions?