

# Department of Planning & Community Development



A work session of the Franklin County Planning Commission was held on Thursday, March 24, 2016, in the Franklin County Board of Supervisors conference room located in the Franklin County Government Center.

## **THOSE PRESENT:**

James Colby – Gills Creek District  
C. W. Doss, Jr. – Blue Ridge District  
Earl Webb – Blackwater District  
Edmund “Doc” Law – Rocky Mount District  
Wendy Ralph – Union Hall District  
Sherrie Mitchell – Snow Creek District  
Angie McGhee – Boone District

## **THOSE ABSENT:**

B. James Jefferson, County Attorney

## **OTHERS PRESENT:**

Steven Sandy, Director of Planning & Community Development  
Lisa Cooper - Principal Planner  
Lori Crouch - Clerk  
Vlad Gavrilovic - Renaissance Planning Consultant  
Jeremy Goldstein - Renaissance Planning Consultant

\*\*\*\*\*

The work session was called to order by Chairman Earl Webb at 6:03 PM in Board of Supervisors conference room. The first order of business was roll call, seven (7) members were present and accounted for.

Chairman Webb turned the work session over to Mr. Steven Sandy, Director of Planning & Community Development. Mr. Sandy thanked the commission members for their attendance at the work session. Mr. Sandy stated the Renaissance Planning Consultants were in attendance to give the commission members an update on the information requested from the previous meeting. Mr. Sandy stated the consultants have been working through the updates to the ordinance from 2012 and the modifications made. Mr. Sandy gave an overview to the commission members of the work that is ahead of them, the staff and the consultants as being the following:

1. Comprehensive Plan Update/Modification
2. Zoning Ordinance Update/Modification
3. Area Plan (i.e. Westlake and 220 N - Southway Park)

Mr. Sandy turned the presentation over to Mr. Vlad Gavrilovic, Renaissance Planning.

Mr. Gavrilovic thanked the commission members and Staff. Mr. Gavrilovic and Mr. Goldstein presented the following presentation.

With no further questions or discussion, the meeting was adjourned at 8:15pm.

Lori A. Crouch

Clerk

April 6, 2016

Date

# Franklin County UDA Grant Program

Planning Commission Project Briefing

March 24, 2016

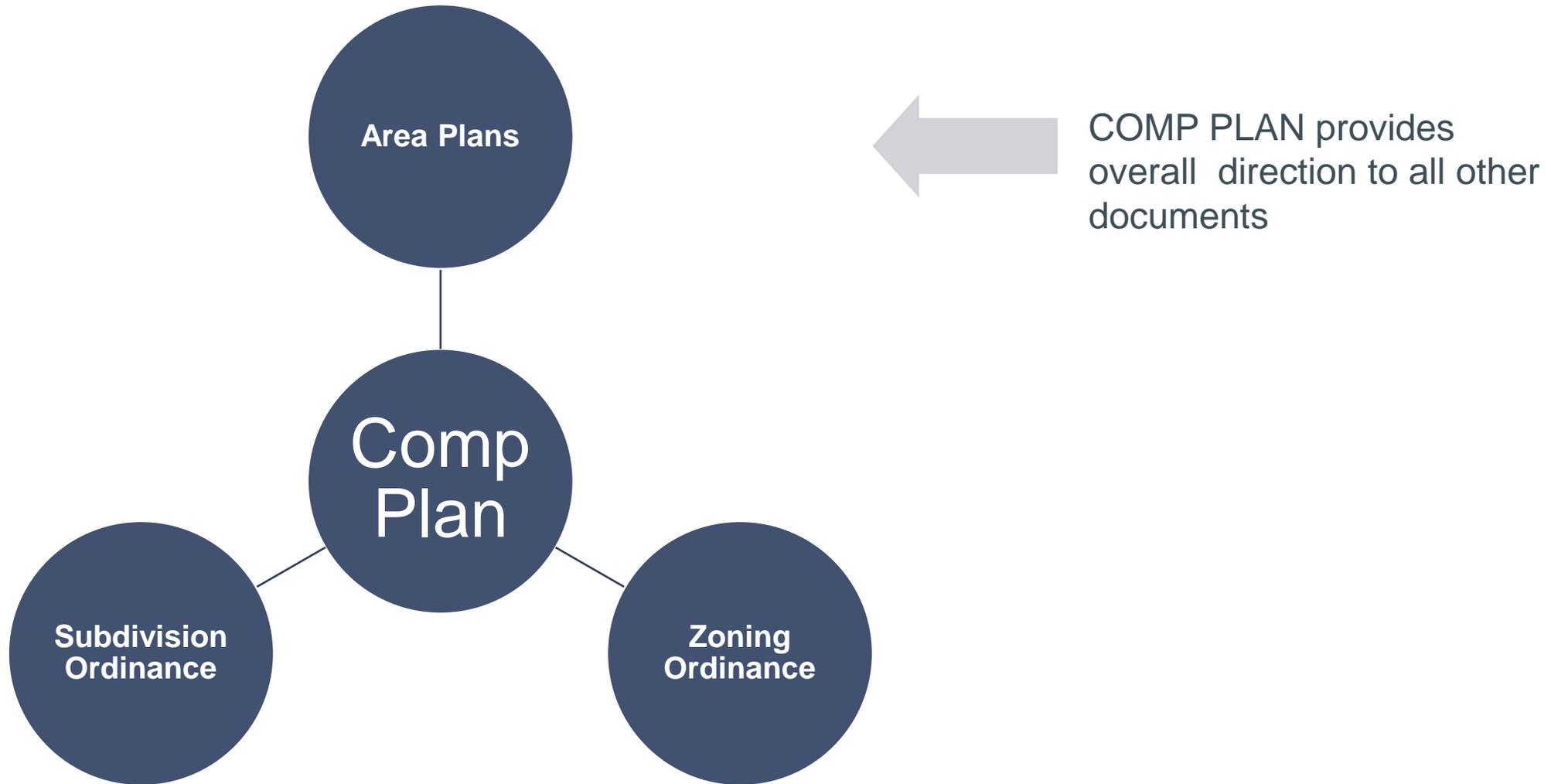
FRANKLIN COUNTY COURTHOUSE



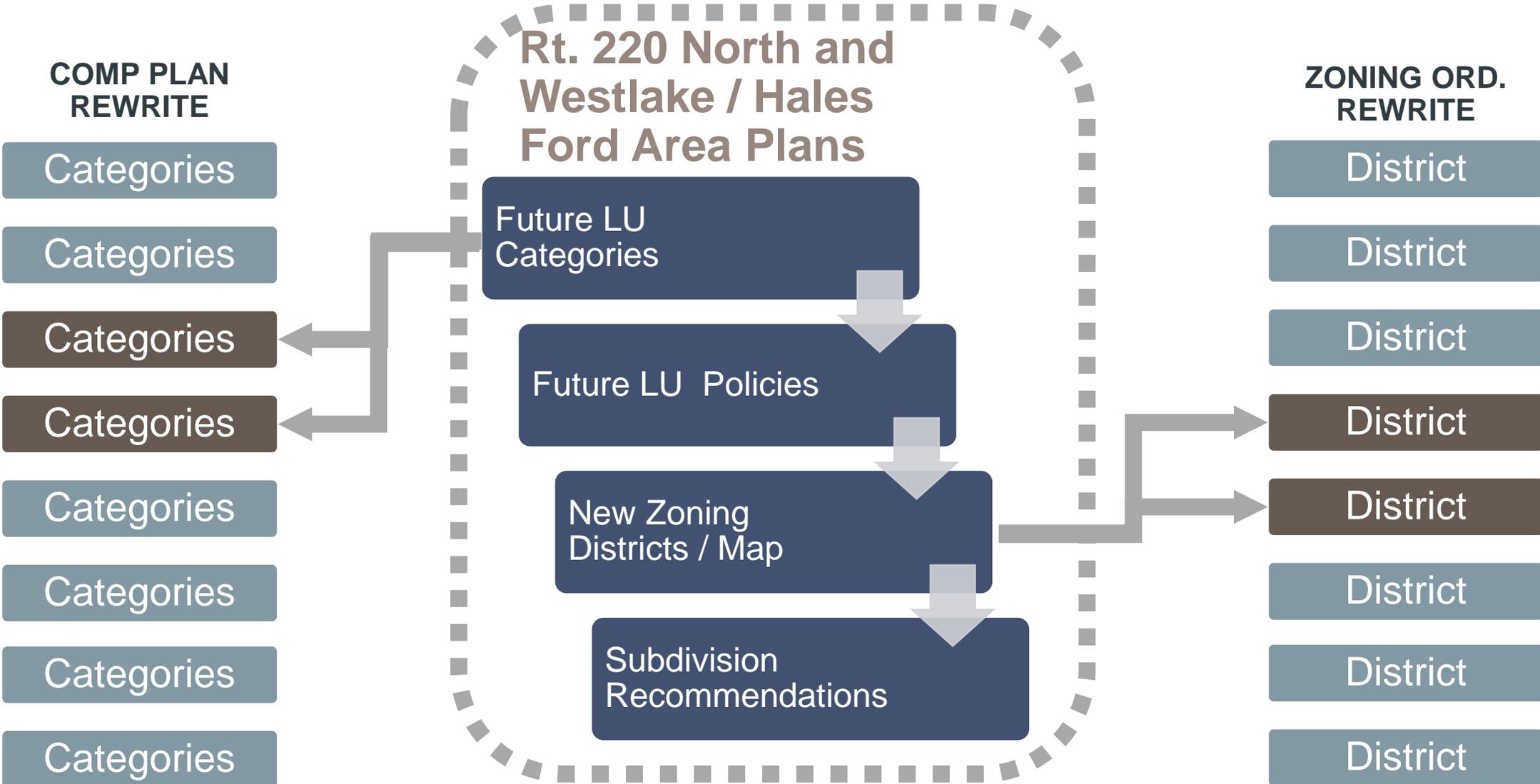
RENAISSANCE  
PLANNING

**Michael Baker**  
INTERNATIONAL

# OVERALL PLANNING POLICY FRAMEWORK



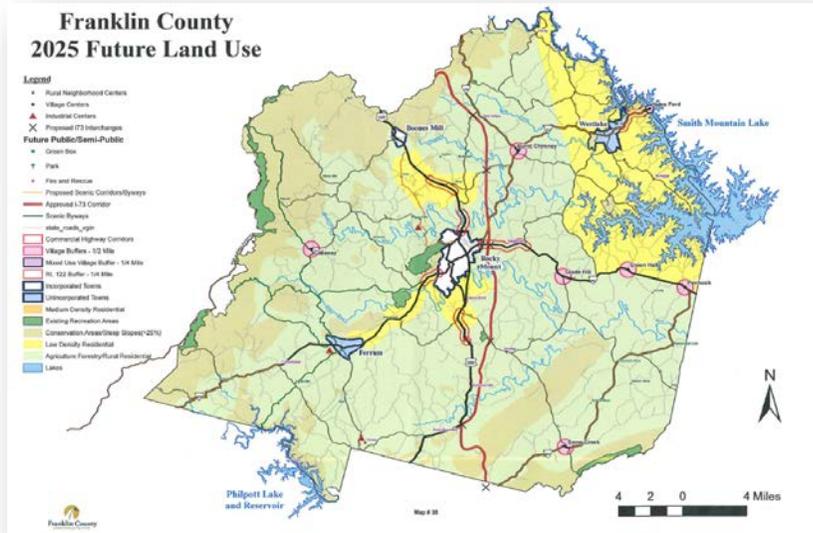
# HOW WE WILL ENSURE CONSISTENCY



**ALWAYS KEEPING THE "BIG PICTURE" FRAMEWORK OF THE COMP PLAN AND ZONING ORD. IN VIEW**

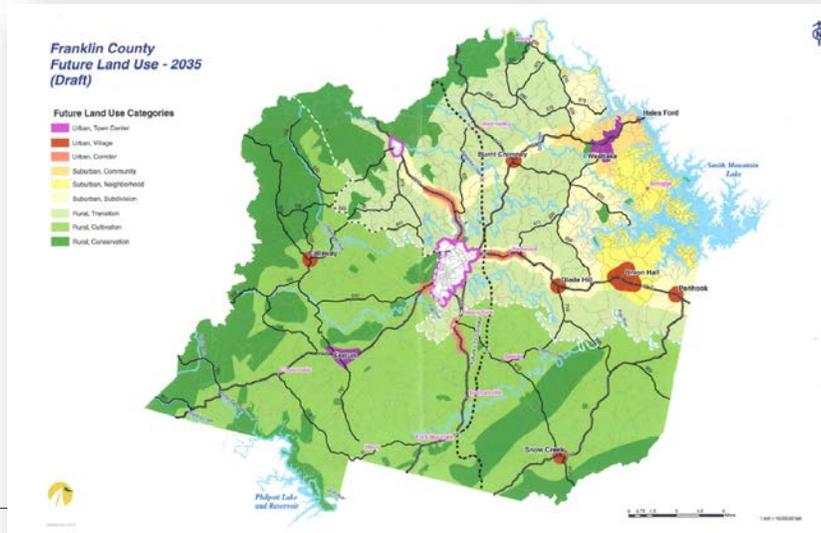
# COUNTY LAND USE POLICY FRAMEWORK

2025 Future Land Use



- Current Comp Plan Framework
- Adopted in 2007

2035 Future Land Use

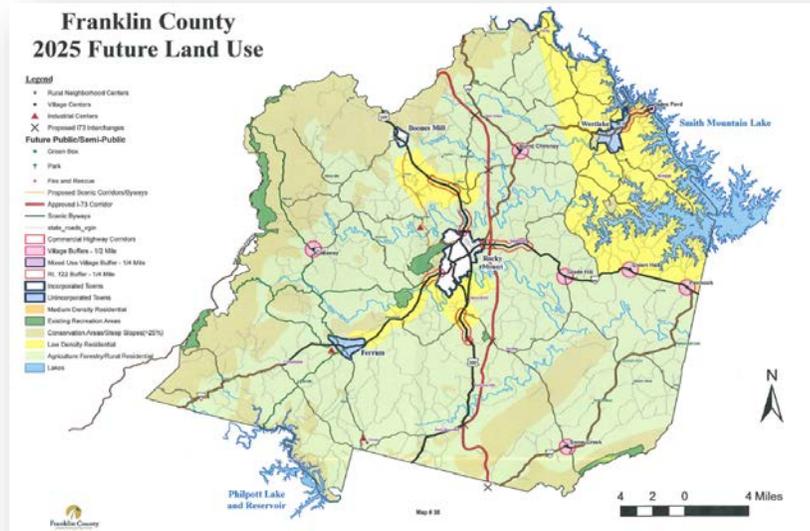


- Proposed New Framework
- Developed in 2013



# 2025 FUTURE LAND CATEGORIES COMPREHENSIVE PLAN

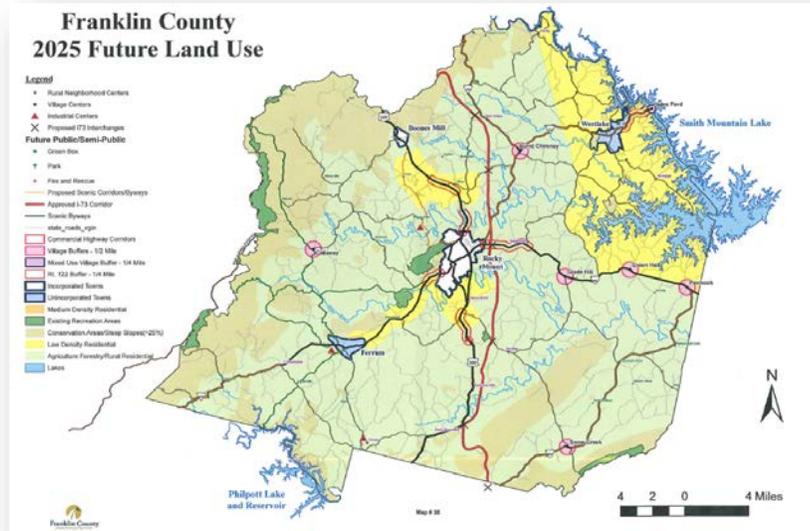
# 2025



- Incorporated Towns
- Unincorporated Towns
- Village Buffers - 1/2 Mile
- Mixed Use Village Buffer - 1/4 Mile
- Commercial Highway Corridors
- Rt. 122 Buffer - 1/4 Mile
- Medium Density Residential
- Low Density Residential
- Agriculture Forestry/Rural Residential
- Conservation Areas/Steep Slopes(>25%)
- Existing Recreation Areas

# 2025 FUTURE LAND USE CATEGORIES COMPREHENSIVE PLAN

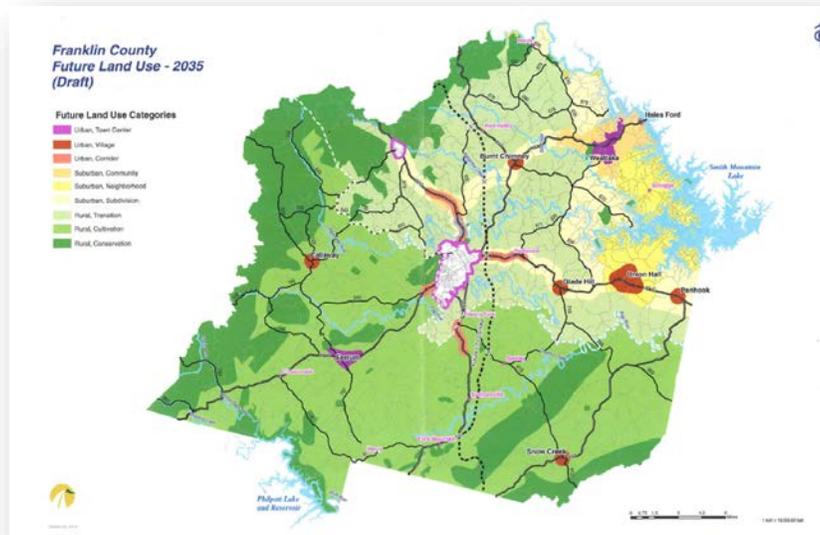
# 2025



- VILLAGES & TOWNS**
  - Incorporated Towns
  - Unincorporated Towns
  - Village Buffers - 1/2 Mile
  - Mixed Use Village Buffer - 1/4 Mile
- CORRIDORS**
  - Commercial Highway Corridors
  - Rt. 122 Buffer - 1/4 Mile
- RESIDENTIAL**
  - Medium Density Residential
  - Low Density Residential
  - Agriculture Forestry/Rural Residential
- RURAL**
  - Conservation Areas/Steep Slopes (>25%)
  - Existing Recreation Areas

# 2035 FUTURE LAND USE CATEGORIES COMPREHENSIVE PLAN

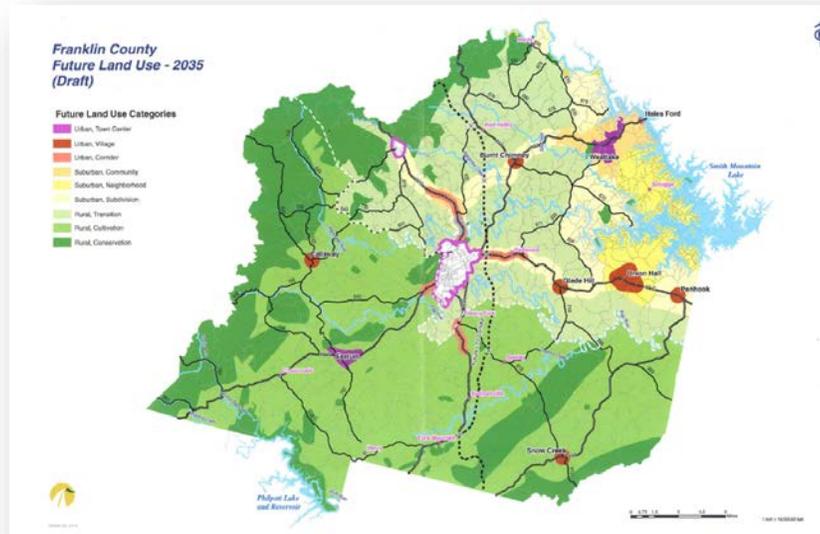
# 2035



- **Urban, Town Center**
- **Urban, Village**
  
- **Urban, Corridor**
  
- **Suburban, Community**
- **Suburban, Neighborhood**
- **Suburban, Subdivision**
  
- **Rural, Transition**
- **Rural, Cultivation**
- **Rural, Conservation**

# 2035 FUTURE LAND USE CATEGORIES COMPREHENSIVE PLAN

# 2035



- Urban, Town Center
  - Urban, Village
- VILLAGES & TOWNS**

- Urban, Corridor
- CORRIDORS**

- Suburban, Community
  - Suburban, Neighborhood
  - Suburban, Subdivision
- SUBURBAN**

- Rural, Transition
  - Rural, Cultivated
  - Rural, Conservation
- RURAL**

# COMPREHENSIVE PLAN FUTURE LAND USE CATEGORIES

When you look at the Future Land Uses for both the 2025 and 2035 Maps, they basically break down into these 5 area types



1.

**Town**

2.

**Village**

3.

**Corridor**

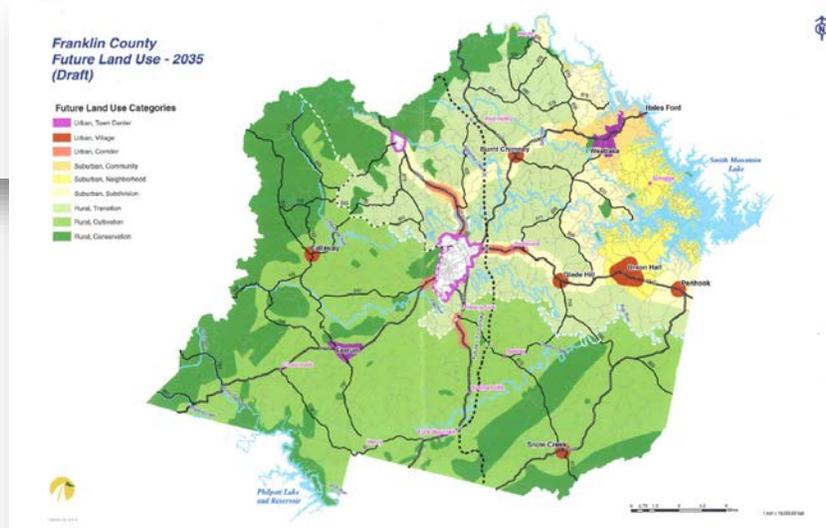
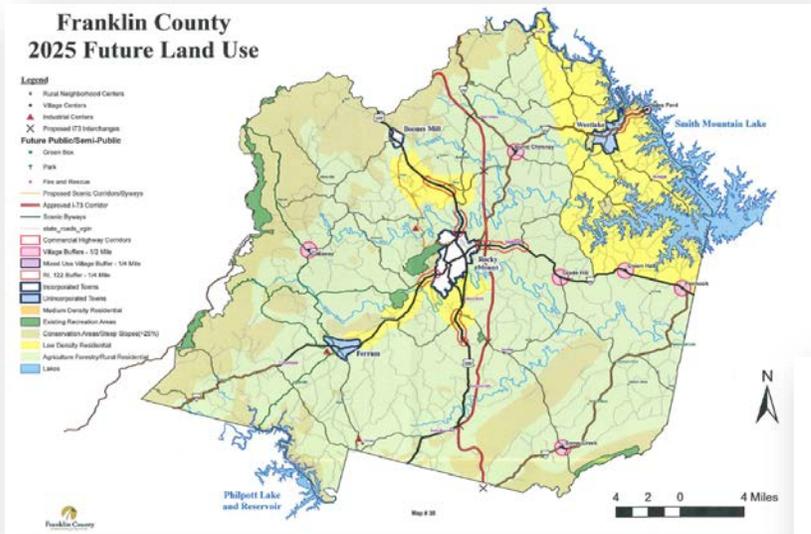
4.

**Suburban**

5.

**Rural**

2025  
Future Land  
Use



2035 Future  
Land Use



# PROPOSED 2040 FRAMEWORK



Town



Village  
Rural Village



Business Corridor  
Rural Corridor



Suburban Community  
Suburban Neighborhood  
Suburban Transition



Rural Transition  
Rural Farming/Forestry  
Rural Conservation

## 2040 Future Land Use

We propose a modified framework that breaks the 5 basic area types into 11 Future Land Use Categories

The 11 Categories provide flexibility to address current and emerging land use policy issues in the County, while providing a link to the existing Comp Plan and prior studies

11 Future Land Use Categories

# PROPOSED 2040 TOWNS & VILLAGES



## 2040 Future Land Use

### Potential Towns:

- Westlake / Hales Ford
- Ferrum

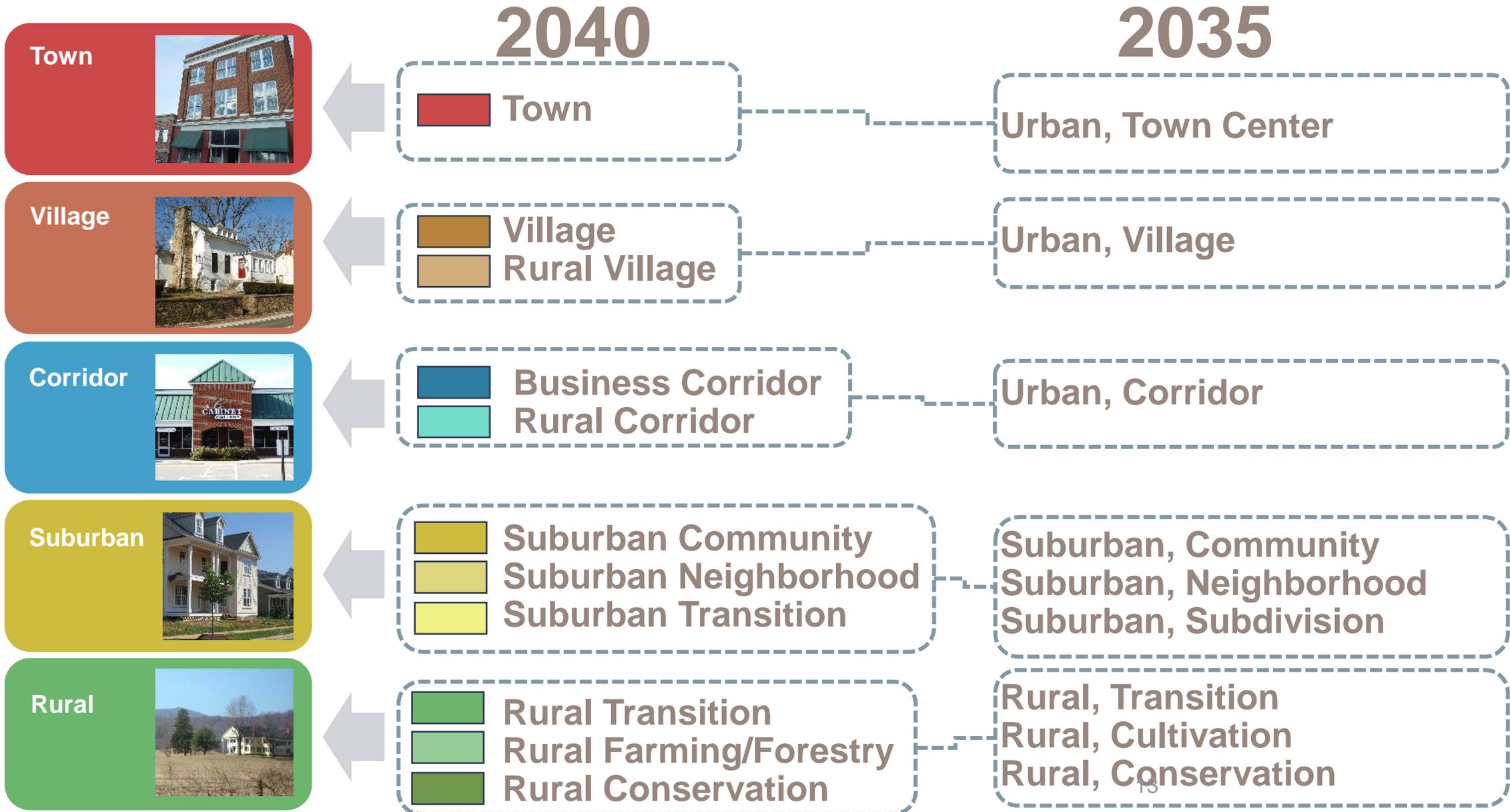
### Potential Villages:

- Burnt Chimney – (Intersection of Route 122 and Route 116)
- Callaway – (Intersection of Route 602 and Route 641)
- Glade Hill – (Intersection of Route 40 and Route 718)
- Penhook – (Intersection of Route 40 and Route 626)
- Snow Creek – (Intersection of Route 619 and Route 890)
- Union Hall – (Intersection of Route 40 and Route 945)

### Potential Rural Villages:

- Crossroads
- Fork Mountain
- Hardy
- Henry
- Henry Fork
- Red Valley
- Scruggs
- Sontag
- Sydnorsville
- Truman Hill

# COMPARISON TO 2035 CATEGORIES



# COMPARISON TO 2025 CATEGORIES

**Town**



## 2040

 **Town**

- ## 2025
- Incorporated Towns
  - Unincorporated Towns

**Village**



 **Village**  
 **Rural Village**

- Village Buffers - 1/2 Mile
- Mixed Use Village Buffer - 1/4 Mile

**Corridor**

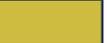
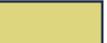
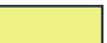


 **Business Corridor**  
 **Rural Corridor**

- Commercial Highway Corridors
- Rt. 122 Buffer - 1/4 Mile

**Suburban**



 **Suburban Community**  
 **Suburban Neighborhood**  
 **Suburban Transition**

- Medium Density Residential
- Low Density Residential
- Agriculture Forestry/Rural Residential

**Rural**



 **Rural Transition**  
 **Rural Farming/Forestry**  
 **Rural Conservation**

- Conservation Areas/Steep Slopes(>25%)
- Existing Recreation Areas

# ZONING FRAMEWORK



# COUNTY ZONING FRAMEWORK

Current Zoning Ordinance



Franklin County, VA

Codes CodeBank OrdBank Munidocs Links

Division 1 - AGRICULTURAL DISTRICT (A-1)

Division 2 - RESIDENTIAL ESTATES DISTRICT (RE)

Division 3 - RESIDENTIAL SUBURBAN SUBDIVISION DISTRICT (R-1)

Division 4 - RESIDENTIAL SUBURBAN SUBDIVISION DISTRICT (R-2)

Division 5 - RESIDENTIAL COMBINED SUBDIVISION DISTRICT (RC-1)

Division 6 - RESIDENTIAL MULTIFAMILY DISTRICT (RMF)

Division 7 - RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT (RPD)

Division 8 - BUSINESS DISTRICT, LIMITED (B-1)

Division 9 - BUSINESS DISTRICT, GENERAL (B-2)

Sec. 25-179. - Special use permits.  
 Sec. 25-180. - Area regulations.  
 Sec. 25-181. - Maximum height of buildings.  
 Sec. 25-182. - Minimum dimensions.  
 Sec. 25-183. - Floor area requirements.  
 Sec. 25-184. - Minimum off-street parking space.  
 Sec. 25-185. - Reserved.  
 Sec. 25-186. - Reserved.  
 Sec. 25-187. - Reserved.  
 Sec. 25-188. - Special requirements.  
 Sec. 25-189. - Residential cluster developments.  
 Sec. 25-190. - Reserved.  
 DIVISION 2. - RESIDENTIAL ESTATES DISTRICT (RE)  
 Sec. 25-191. - Purpose.  
 Sec. 25-192. - Permitted uses.  
 Sec. 25-193. - Special use permits.  
 Sec. 25-194. - Area regulations.  
 Sec. 25-195. - Maximum height of buildings.



- Current Zoning Ordinance
- Originally adopted in 1988

Proposed Reorganization of Zoning Ordinance



Franklin County's LAND DEVELOPMENT ORDINANCE UPDATE

Zoning Categories

All Uses

RA-1	Rural Agricultural - Low Intensity
RA-2	Rural Agricultural - Medium Intensity
RA-3	Rural Agricultural - High Intensity
SA-1	Suburban Agricultural - Low Intensity
SA-2	Suburban Agricultural - Medium Intensity

Residential

RR-1	Rural Residential - Low Intensity
RR-2	Rural Residential - Medium Intensity
RR-3	Rural Residential - High Intensity
SR-1	Suburban Residential - Low Intensity
SR-2	Suburban Residential - Medium Intensity
SR-3	Suburban Residential - High Intensity

Business

RB-1	Rural Business - Low Intensity
RB-2	Rural Business - Medium Intensity
RB-3	Rural Business - High Intensity
SB-1	Suburban Business - Low Intensity
SB-2	Suburban Business - Medium Intensity
SB-3	Suburban Business - High Intensity
CB-1	Corridor Business - Low Intensity
CB-2	Corridor Business - Medium Intensity
CB-3	Corridor Business - High Intensity

Mixed Use

R-PUD	Residential Planned Unit Development
C-PUD	Commercial Planned Unit Development
I-PUD	Industrial Planned Unit Development

Industrial

UM-1	Universal Manufacturing - Low Intensity
UM-2	Universal Manufacturing - Medium Intensity
UM-3	Universal Manufacturing - High Intensity

Civic

UC-1	Universal Civic - Low Intensity
UC-2	Universal Civic - Medium Intensity
UC-3	Universal Civic - High Intensity

Naming Convention: X Y - #

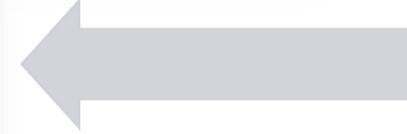
Geographic Context: X (Universal, Rural, Suburban, Corridor)

Primary Use Type: Y (Agricultural, Residential, Business, Manufacturing, Civic)

Level of Intensity: # (1 - Low, 2 - Medium, 3 - High)

1255 Franklin Street, Suite 103, Rocky Mount, VA 24151 • (540) 483-3027

www.franklincountyplanning.org



- Proposed New Framework
- Developed in 2012

# CURRENT COUNTY ZONING FRAMEWORK

Current Zoning Ordinance



- A-1 Agricultural \*
- RE Residential Estates
- R-1 Residential Suburban Subdivision
- R-2 Residential Suburban Subdivision
- RC-1 Residential Combined Subdivision
- RMF Residential Multifamily
- B-1 Business District Limited
- B-2 Business District General
- M-1 Light Industrial
- M-2 Heavy Industry
- RPD Residential Planned Unit Development
- PCD Planned Commercial District
- PUD District \*\*

\* Includes Residential Cluster provision

\*\* Countywide PUD provision included in County Code (Appendix A.)

# CURRENT COUNTY ZONING FRAMEWORK

Current Zoning Ordinance



- A-1 Agricultural **RURAL**
- RE Residential Estates

- R-1 Residential Suburban Subdivision
- R-2 Residential Suburban Subdivision **SINGLE FAMILY RESID.**
- RC-1 Residential Combined Subdivision

- RMF Residential Multifamily **MULTI FAMILY RESID.**

- B-1 Business District Limited
- B-2 Business District General **COMMERCIAL**

- M-1 Light Industrial
- M-2 Heavy Industrial **INDUSTRIAL**

- RPD Residential Planned Unit Development
- PCD Planned Commercial District
- PUD District **PLANNED DEVELOPMENT** \*\*

\* Includes Residential Cluster provision

\*\* Countywide PUD provision included in County Code (Appendix A.)

# 2012 COUNTY ZONING FRAMEWORK (PROPOSED)



## Zoning Categories

A proposal for a new zoning classification system designed to provide greater precision, flexibility, and specificity, based on Franklin County's varied character and development potential

### All Uses

NZ	Non-zoned
----	-----------

### Agricultural

RA-1	Rural Agricultural – Low Intensity
RA-2	Rural Agricultural – Medium Intensity
RA-3	Rural Agricultural – High Intensity
SA-1	Suburban Agricultural – Low Intensity
SA-2	Suburban Agricultural – Medium Intensity

### Residential

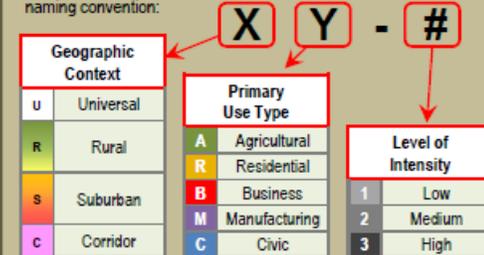
RR-1	Rural Residential – Low Intensity
RR-2	Rural Residential – Medium Intensity
RR-3	Rural Residential – High Intensity
SR-1	Suburban Residential – Low Intensity
SR-2	Suburban Residential – Medium Intensity
SR-3	Suburban Residential – High Intensity

### Business

RB-1	Rural Business – Low Intensity
RB-2	Rural Business – Medium Intensity
RB-3	Rural Business – High Intensity
SB-1	Suburban Business – Low Intensity
SB-2	Suburban Business – Medium Intensity
SB-3	Suburban Business – High Intensity
CB-1	Corridor Business – Low Intensity
CB-2	Corridor Business – Medium Intensity
CB-3	Corridor Business – High Intensity

### Naming Convention:

Except for the non-zoned area of the County and the Mixed Use zones, all zoning categories are named based on the following naming convention:



**Geographic Context** refers to the physical characteristics and expected growth potential of the region of the County where any given zoning category might be applied.

**Primary Use Type** refers to the prevailing types of activities that dominate in the geographic area where the category applies.

**Level of Intensity** refers to the expected level of impacts generated by the primary use type in a given zoning category.

### Mixed Use

R-PUD	Residential Planned Unit Development
C-PUD	Commercial Planned Unit Development
I-PUD	Industrial Planned Unit Development

### Industrial

UM-1	Universal Manufacturing – Low Intensity
UM-2	Universal Manufacturing – Medium Intensity
UM-3	Universal Manufacturing – High Intensity

### Civic

UC-1	Universal Civic – Low Intensity
UC-2	Universal Civic – Medium Intensity
UC-3	Universal Civic – High Intensity



# 2012 COUNTY ZONING FRAMEWORK (PROPOSED)

Proposed 2012  
Reorganization  
of Zoning  
Ordinance



Franklin County's LAND DEVELOPMENT ORDINANCE UPDATE		Zoning Categories	
<p><b>All Uses</b></p> <p><b>NU</b> Non-zoned</p>			
<p><b>Agricultural</b></p> <p>RA-1 Rural Agricultural - Low Intensity</p> <p>RA-2 Rural Agricultural - Medium Intensity</p> <p>RA-3 Rural Agricultural - High Intensity</p> <p>SA-1 Suburban Agricultural - Low Intensity</p> <p>SA-2 Suburban Agricultural - Medium Intensity</p>			
<p><b>Residential</b></p> <p>RR-1 Rural Residential - Low Intensity</p> <p>RR-2 Rural Residential - Medium Intensity</p> <p>RR-3 Rural Residential - High Intensity</p> <p>SR-1 Suburban Residential - Low Intensity</p> <p>SR-2 Suburban Residential - Medium Intensity</p> <p>SR-3 Suburban Residential - High Intensity</p>			
<p><b>Business</b></p> <p>RB-1 Rural Business - Low Intensity</p> <p>RB-2 Rural Business - Medium Intensity</p> <p>RB-3 Rural Business - High Intensity</p> <p>SB-1 Suburban Business - Low Intensity</p> <p>SB-2 Suburban Business - Medium Intensity</p> <p>SB-3 Suburban Business - High Intensity</p> <p>CB-1 Corridor Business - Low Intensity</p> <p>CB-2 Corridor Business - Medium Intensity</p> <p>CB-3 Corridor Business - High Intensity</p>			
<p><b>Mixed Use</b></p> <p>R-PUD Residential Planned Unit Development</p> <p>C-PUD Commercial Planned Unit Development</p> <p>I-PUD Industrial Planned Unit Development</p>			
<p><b>Industrial</b></p> <p>UM-1 Universal Manufacturing - Low Intensity</p> <p>UM-2 Universal Manufacturing - Medium Intensity</p> <p>UM-3 Universal Manufacturing - High Intensity</p>			
<p><b>Civic</b></p> <p>UC-1 Universal Civic - Low Intensity</p> <p>UC-2 Universal Civic - Medium Intensity</p> <p>UC-3 Universal Civic - High Intensity</p>			



- RA-1 Rural Agricultural – Low Intensity
- RA-2 Rural Agricultural – Medium Intensity
- RA-3 Rural Agricultural – High Intensity
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- RR-1 Rural Residential – Low Intensity
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- RR-3 Rural Residential – High Intensity
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- R-PUD Residential Planned Unit Development
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- I-PUD Industrial Planned Unit Development

- UM-1 Universal Manufacturing – Low Intensity
- UM-2 Universal Manufacturing – Medium Intensity
- UM-3 Universal Manufacturing – High Intensity

- UC-1 Universal Civic – Low Intensity
- UC-2 Universal Civic – Medium Intensity
- UC-3 Universal Civic – High Intensity

29 Zoning  
Districts



# 2012 COUNTY ZONING FRAMEWORK (PROPOSED)

## Proposed 2012 Reorganization of Zoning Ordinance



Franklin County's LAND DEVELOPMENT ORDINANCE UPDATE		Zoning Categories	
<p><b>All Uses</b></p> <p><b>NU</b> Non-zoned</p>			
<p><b>Agricultural</b></p> <p>RA-1 Rural Agricultural - Low Intensity</p> <p>RA-2 Rural Agricultural - Medium Intensity</p> <p>RA-3 Rural Agricultural - High Intensity</p> <p>SA-1 Suburban Agricultural - Low Intensity</p> <p>SA-2 Suburban Agricultural - Medium Intensity</p>			
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- RA-1 Rural Agricultural – Low Intensity
  - RA-2 Rural Agricultural – Medium Intensity
  - RA-3 Rural Agricultural – High Intensity
  - SA-1 Suburban Agricultural – Low Intensity
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- RURAL & RURAL RESID.**

- RR-1 Rural Residential – Low Intensity
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  - SR-3 Suburban Residential – High Intensity
- SINGLE FAMILY & MULTI FAMILY RESID.**

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  - SB-3 Suburban Business – High Intensity
  - CB-1 Corridor Business – Low Intensity
  - CB-2 Corridor Business – Medium Intensity
  - CB-3 Corridor Business – High Intensity
- COMMERCIAL**

- R-PUD Residential Planned Unit Development
  - C-PUD Commercial Planned Unit Development
  - I-PUD Industrial Planned Unit Development
- PLANNED DEVELOPMENT**

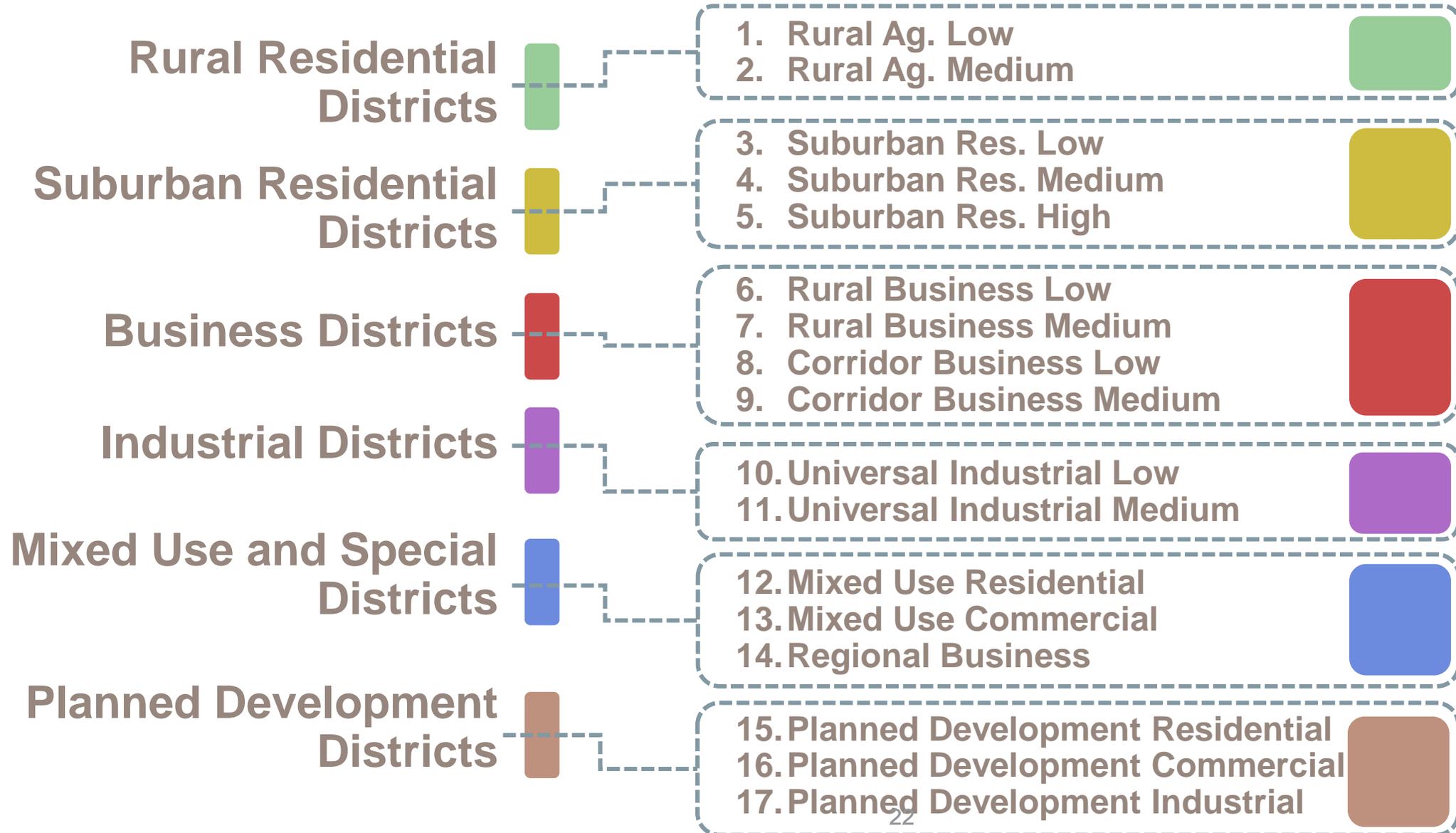
- UM-1 Universal Manufacturing – Low Intensity
  - UM-2 Universal Manufacturing – Medium Intensity
  - UM-3 Universal Manufacturing – High Intensity
- INDUSTRIAL**

- UC-1 Universal Civic – Low Intensity
  - UC-2 Universal Civic – Medium Intensity
  - UC-3 Universal Civic – High Intensity
- CIVIC**

# 2016 PROPOSED COUNTY ZONING FRAMEWORK

2016 PROPOSED

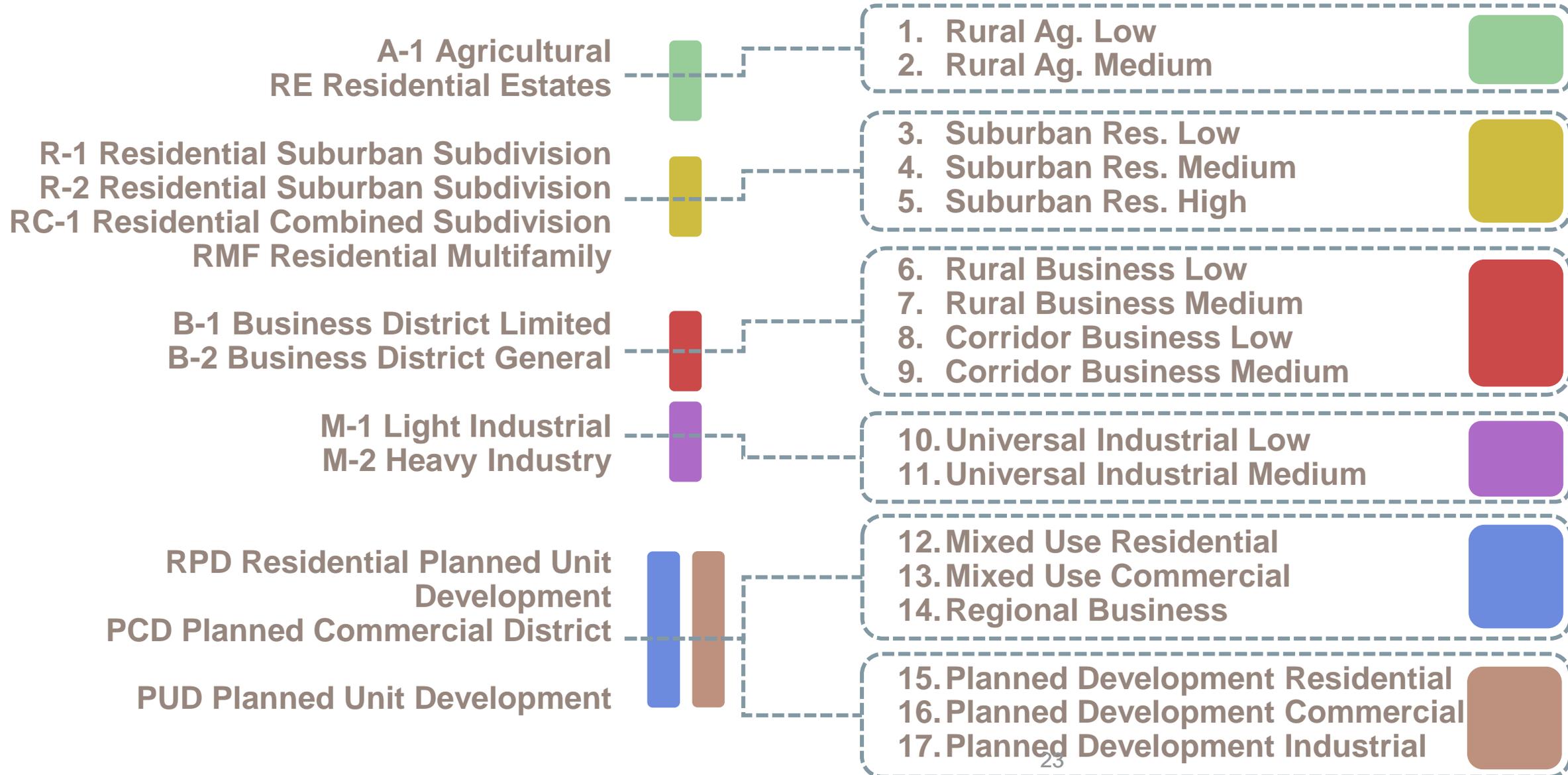
  
**17 New  
Zoning  
Districts  
Proposed**



# COMPARISON TO CURRENT ZONING FRAMEWORK

## CURRENT

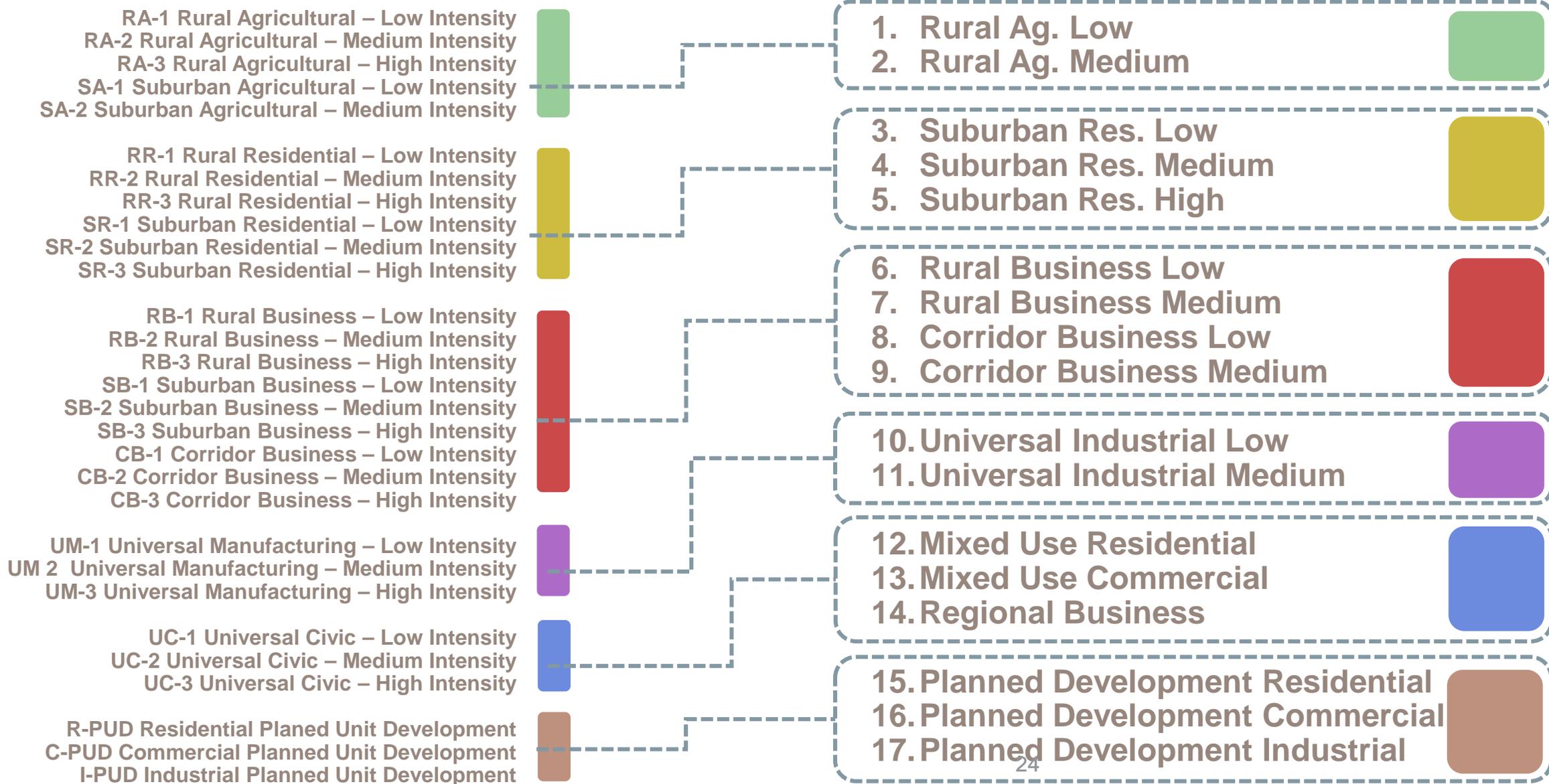
## 2016 PROPOSED

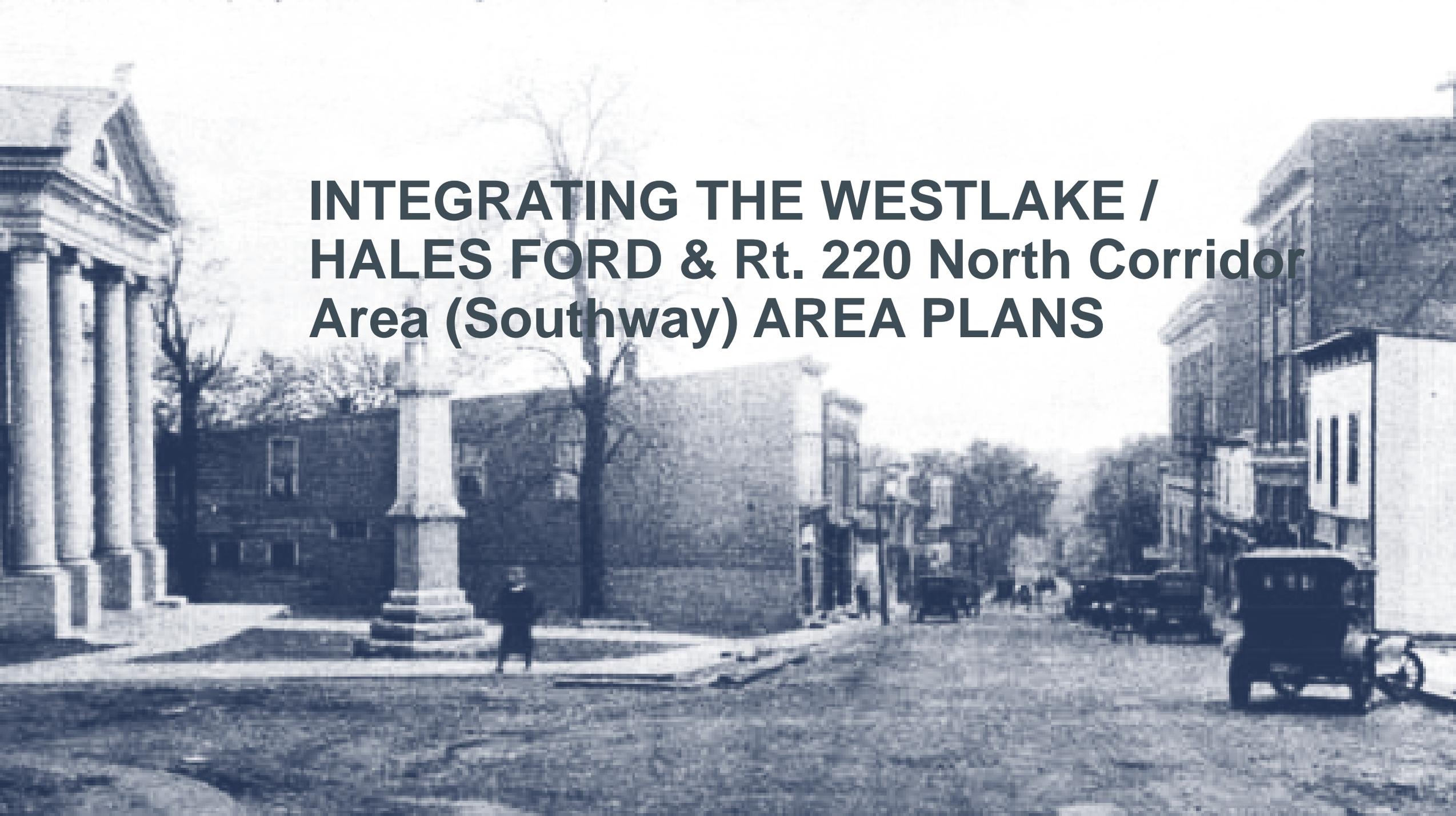


# COMPARISON TO 2012 PROPOSED ZONING FRAMEWORK

## 2012 PROPOSED (29 Districts)

## 2016 PROPOSED (17 Districts)



A historical black and white photograph of a street scene. On the left, a building with classical columns and a pediment is visible. In the center, a person stands near a monument or fountain. The street is lined with buildings and trees, and several vintage cars are parked or driving. The overall atmosphere is that of an early 20th-century urban environment.

**INTEGRATING THE WESTLAKE /  
HALES FORD & Rt. 220 North Corridor  
Area (Southway) AREA PLANS**

# RT. 220 NORTH CORRIDOR PLAN & WESTLAKE / HALES FORD AREA PLAN

Adopted by County Board - 2009

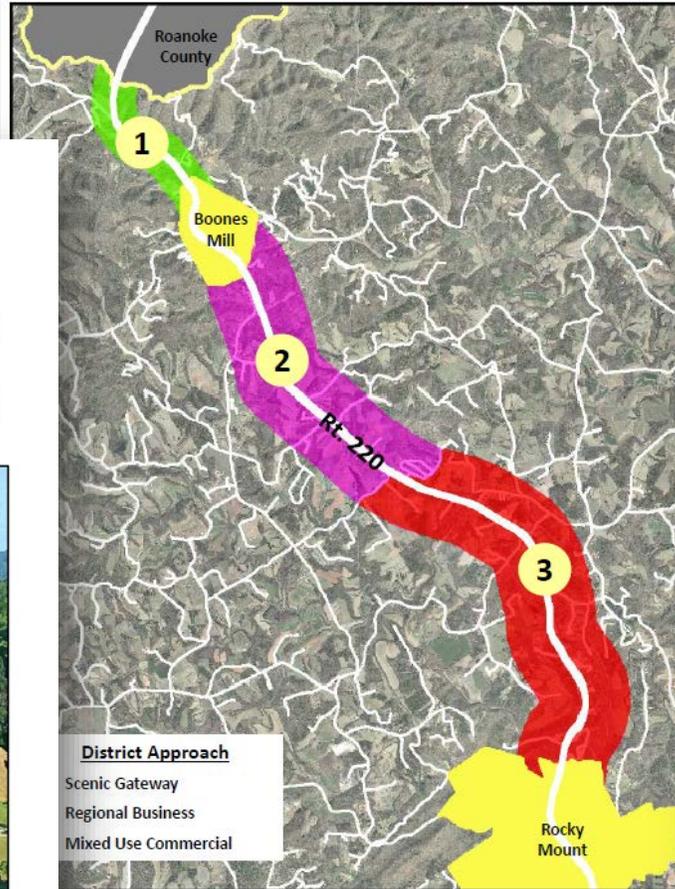
## 220-North Corridor Plan



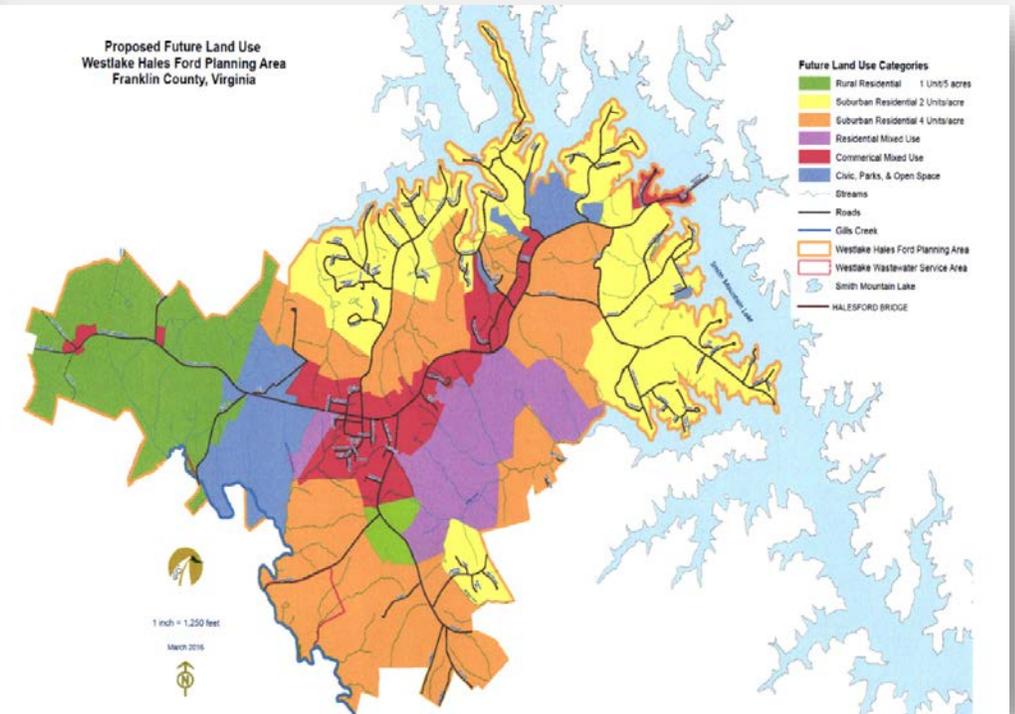
Adopted by the Board of Supervisors of Franklin County, Virginia February 17, 2009



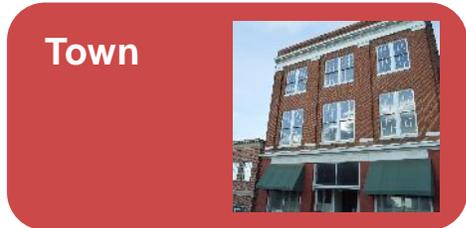
Fig. 2 220-North Corridor Plan: District Approach



Proposed by Advisory Committee - 2016



# PROPOSED COMP PLAN INTEGRATION - Rt. 220 North Corridor Area (Southway)



Town



Village  
Rural Village



Business Corridor  
Rural Corridor

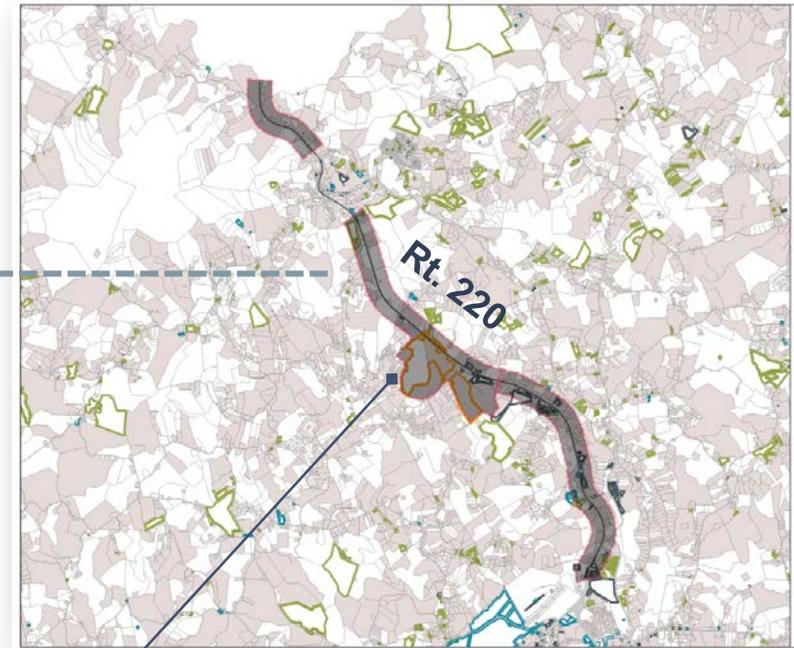


Suburban Community  
Suburban Neighborhood  
Suburban Transition



Rural Transition  
Rural Farming/Forestry  
Rural Conservation

The Countywide Comp Plan could apply the Business Corridor designation to the whole Rt. 220 North Corridor Area (adopted in 2009)

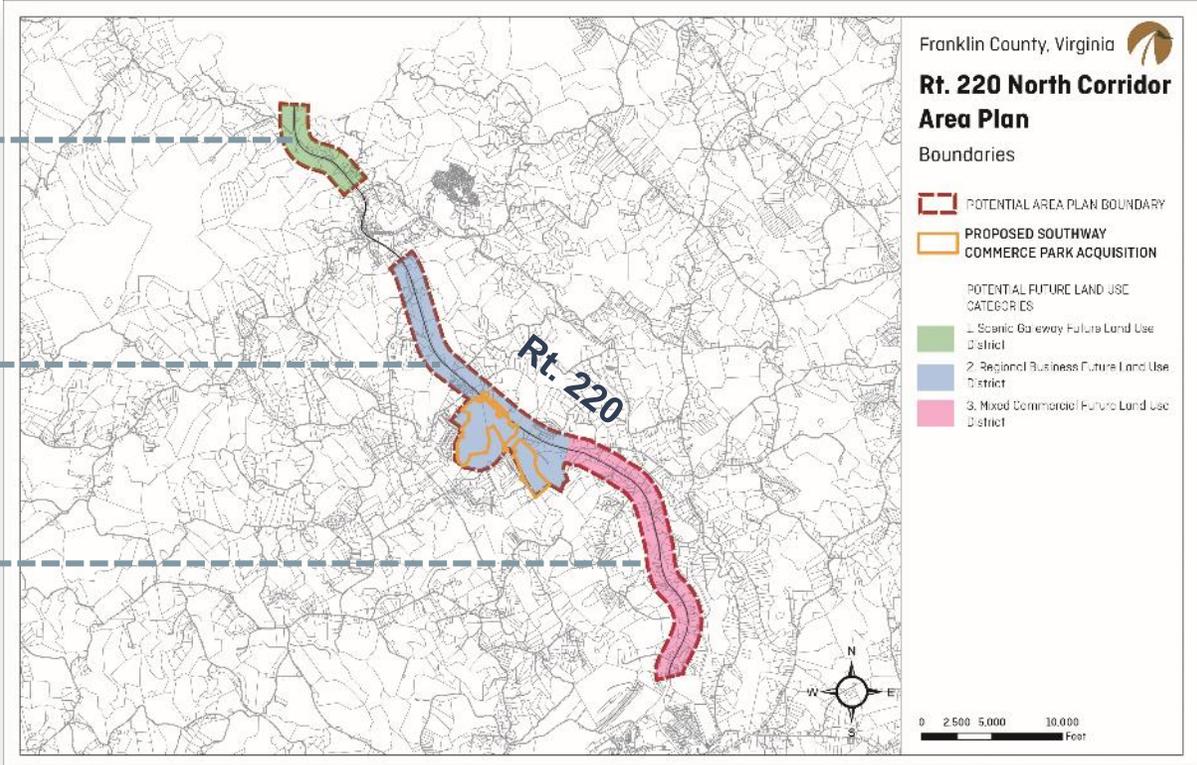


Boundary expanded to include Southway

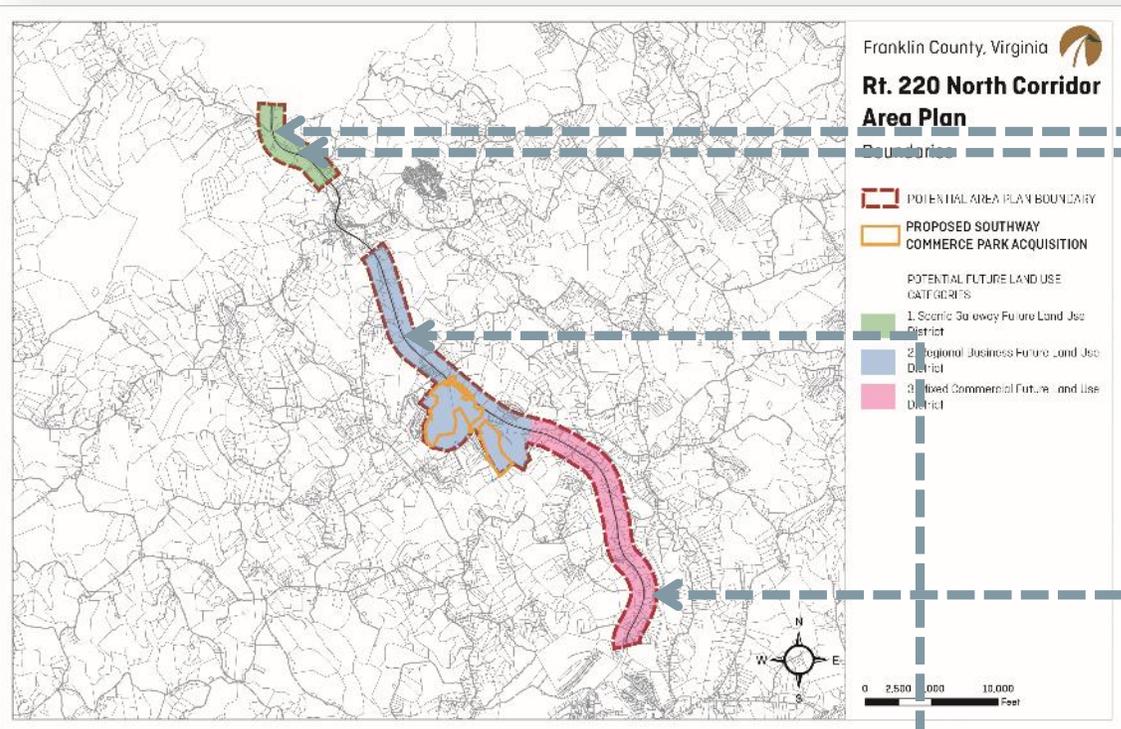
# PROPOSED COMP PLAN INTEGRATION - Rt. 220 North Corridor Area (Southway)

The Rt. 220 North Area Plan could develop more detailed Future Land Use Categories within the Business Corridor Future Land Use category and define the policy framework for those categories

- Scenic Gateway
- Regional Business
- Mixed Commercial



# PROPOSED ZONING ORDINANCE INTEGRATION - Rt. 220 North Corridor Area (Southway)



- 1. Rural Ag. Low
- 2. Rural Ag. Medium

- 3. Suburban Res. Low
- 4. Suburban Res. Medium
- 5. Suburban Res. High

- 6. Rural Business Low
- 7. Rural Business Medium
- 8. Corridor Business Low
- 9. Corridor Business Medium

- 10. Universal Industrial Low
- 11. Universal Industrial Medium

- 12. Mixed Use Residential
- 13. Mixed Use Commercial
- 14. Regional Business

- 15. Planned Development Residential
- 16. Planned Development Commercial
- 17. Planned Development Industrial

\* NOTE – multiple zoning districts may be possible in any of the Future Land Use Categories

# PROPOSED COMP PLAN INTEGRATION - WESTLAKE / HALES FORD



**Town**



**Village**

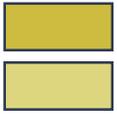
**Rural Village**



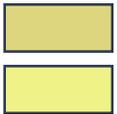
**Business Corridor**



**Rural Corridor**



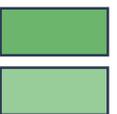
**Suburban Community**



**Suburban Neighborhood**



**Suburban Transition**



**Rural Transition**

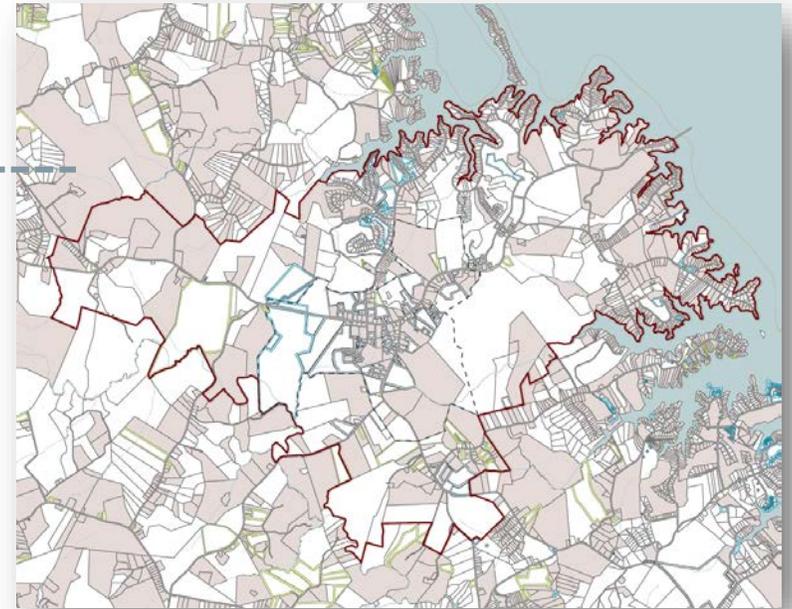


**Rural Farming**



**Rural Conservation**

The Countywide Comp Plan could apply the Town designation to the whole Westlake / Hales Ford Area



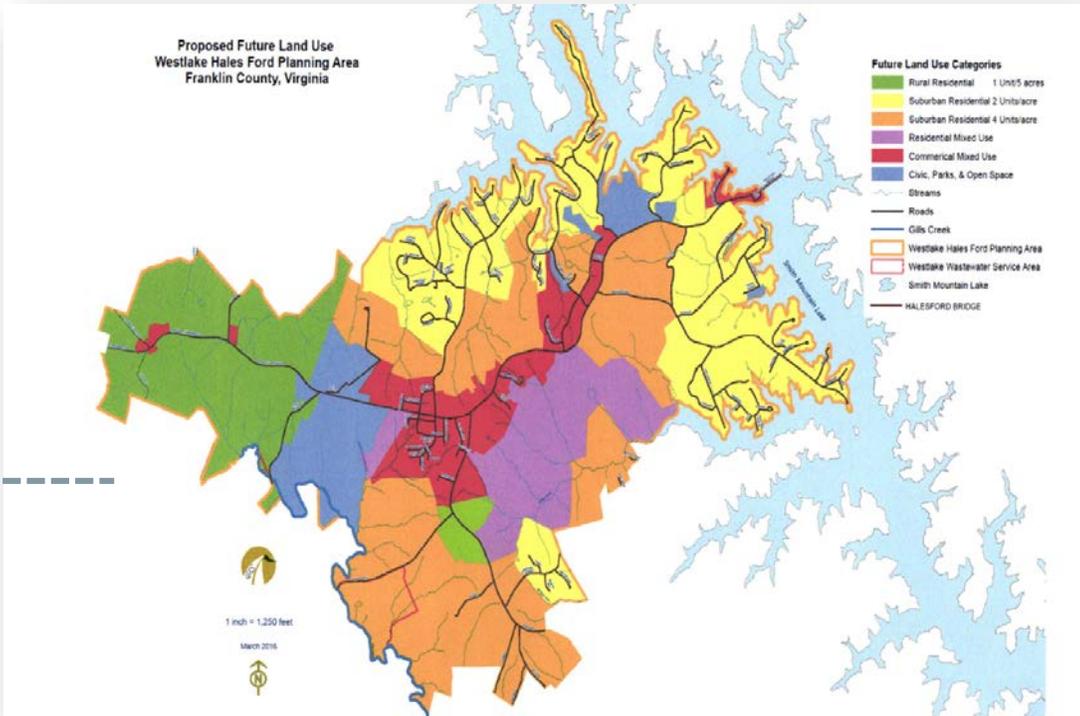
\* NOTE – the Westlake / Hales Ford Area shown is based on the 2016 Advisory Committee report

# PROPOSED COMP PLAN INTEGRATION - WESTLAKE / HALES FORD

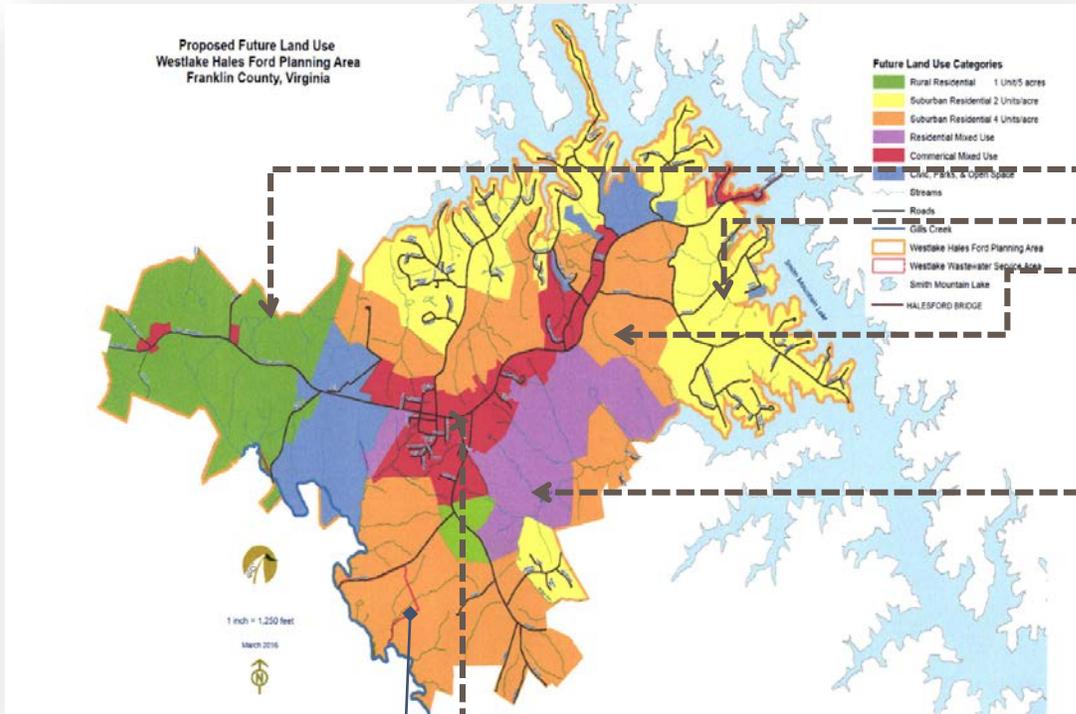
## Potential Future Land Use categories for Area Plan

-  Rural Residential
-  Suburban Residential – Low
-  Suburban Residential – Medium
-  Residential Mixed Use
-  Commercial Mixed Use
-  Civic, Parks & Open Space

The Westlake / Hales Ford Area Plan could incorporate several Potential Future Land Use Categories as guided by the Advisory Committee report and refine or define the policy framework for those categories



# PROPOSED ZONING ORDINANCE INTEGRATION - WESTLAKE / HALES FORD



The Westlake / Hales Ford Area Plan could incorporate several of the Proposed Zoning Districts

1. Rural Ag. Low
2. Rural Ag. Medium

3. Suburban Res. Low
4. Suburban Res. Medium
5. Suburban Res. High

6. Rural Business Low
7. Rural Business Medium
8. Corridor Business Low
9. Corridor Business Medium

10. Universal Industrial Low
11. Universal Industrial Medium

12. Mixed Use Residential
13. Mixed Use Commercial
14. Regional Business

15. Planned Development Residential
16. Planned Development Commercial
17. Planned Development Industrial



**WESTLAKE / HALES FORD & Rt. 220  
North Corridor Area (Southway)  
ANALYSIS MAPS**

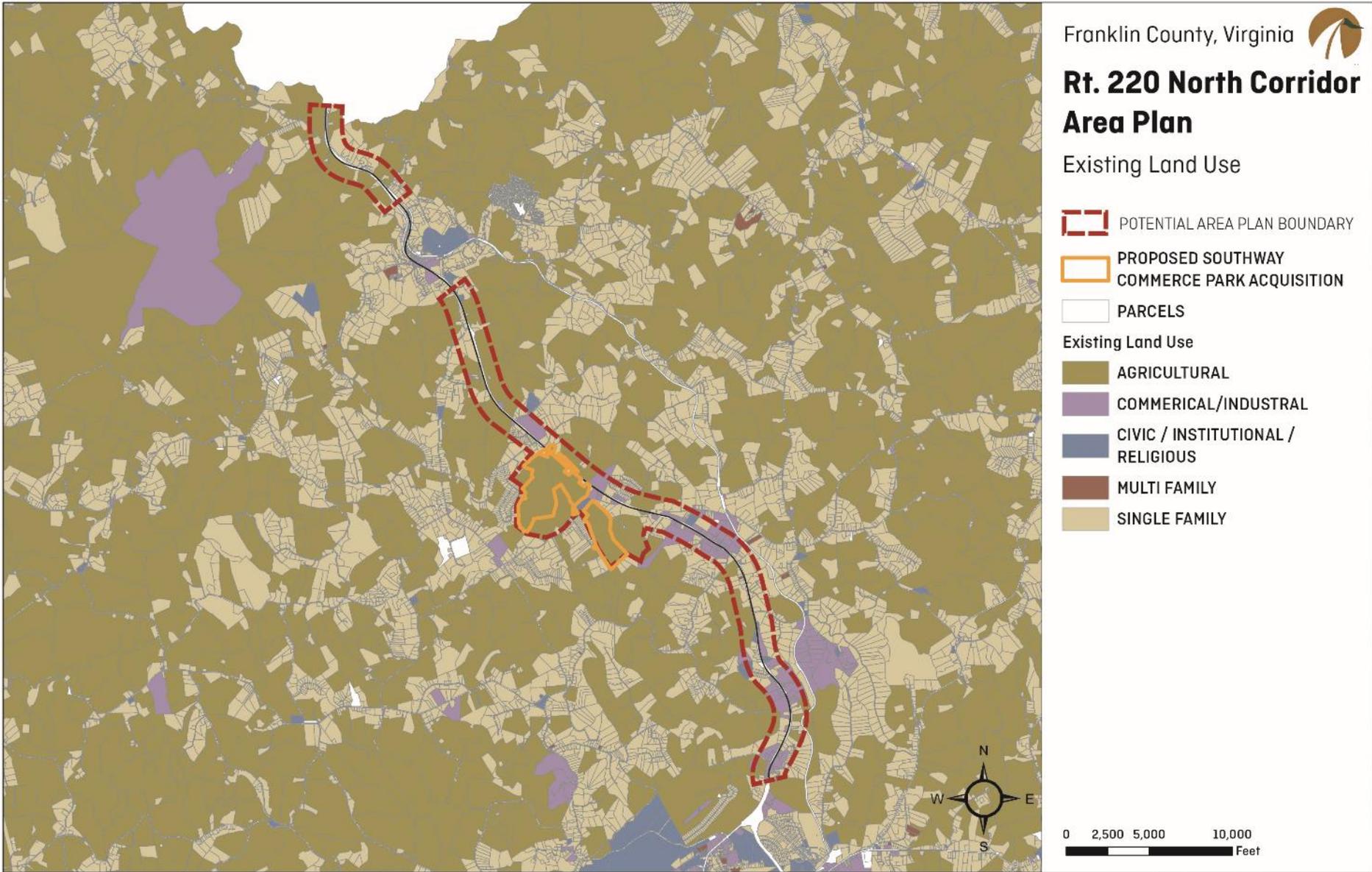
## **Rt. 220 Corridor North Area (Southway):**

- 1. Land Use**
- 2. Zoning**
- 3. Occupancy**
- 4. Environmental**
- 5. Transportation**
- 6. Potential Study Area and Designated Growth Area (DGA) Boundaries**

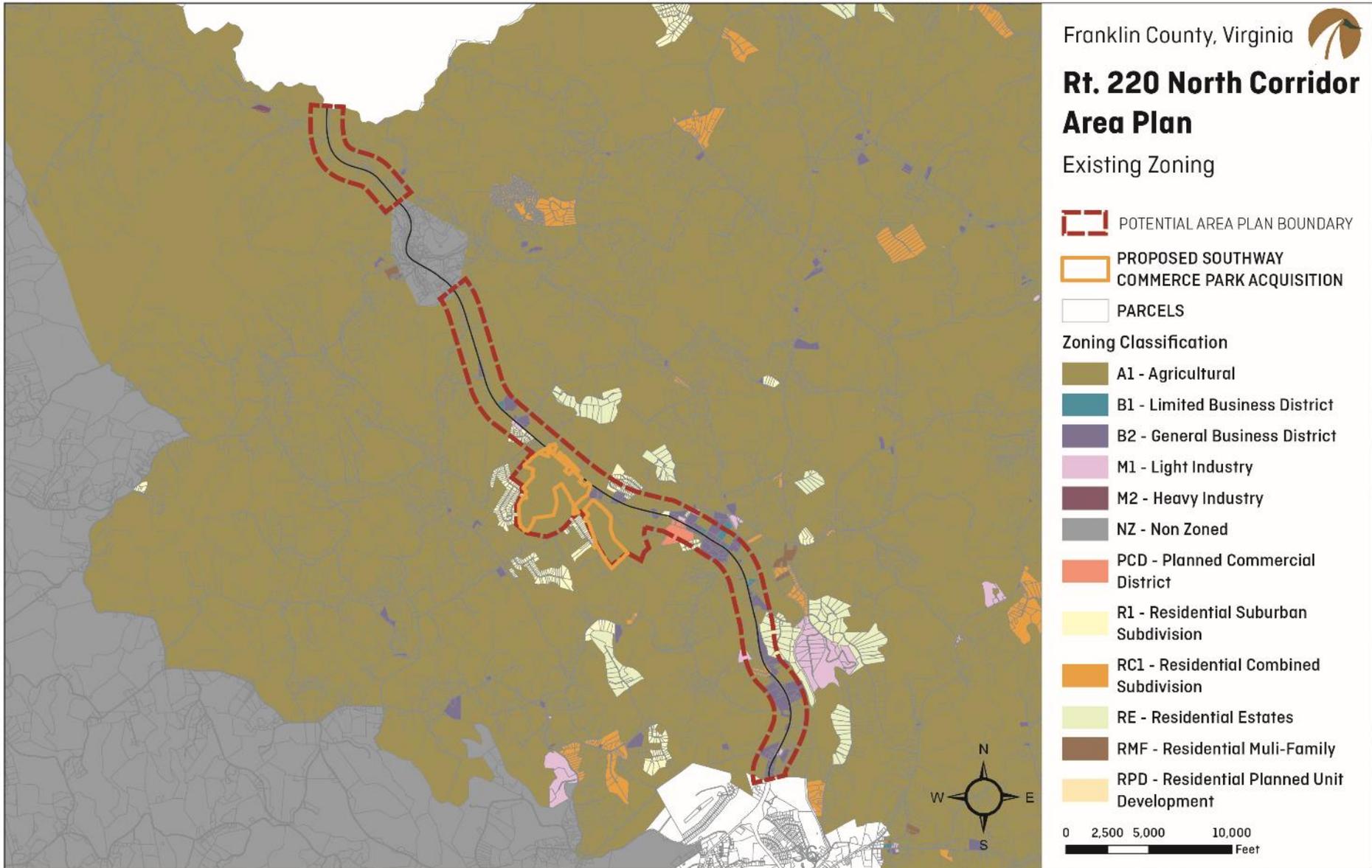
## **Westlake / Hales Ford Area:**

- 1. Land Use**
- 2. Zoning**
- 3. Occupancy**
- 4. Environmental**
- 5. Transportation**
- 6. Potential Study Area and Designated Growth Area (DGA) Boundaries**

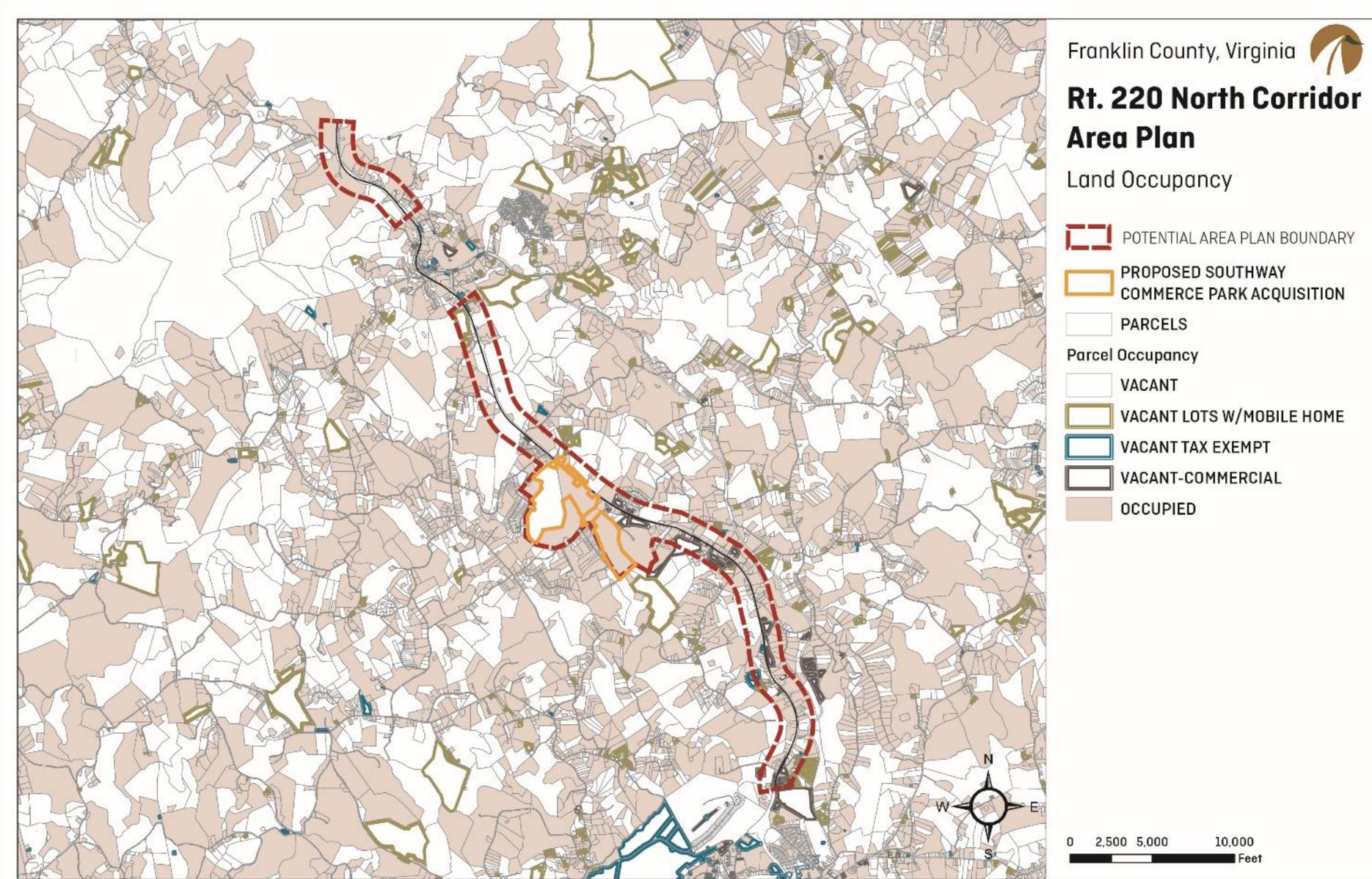
# Rt. 220 North Corridor Area (Southway) – LAND USE



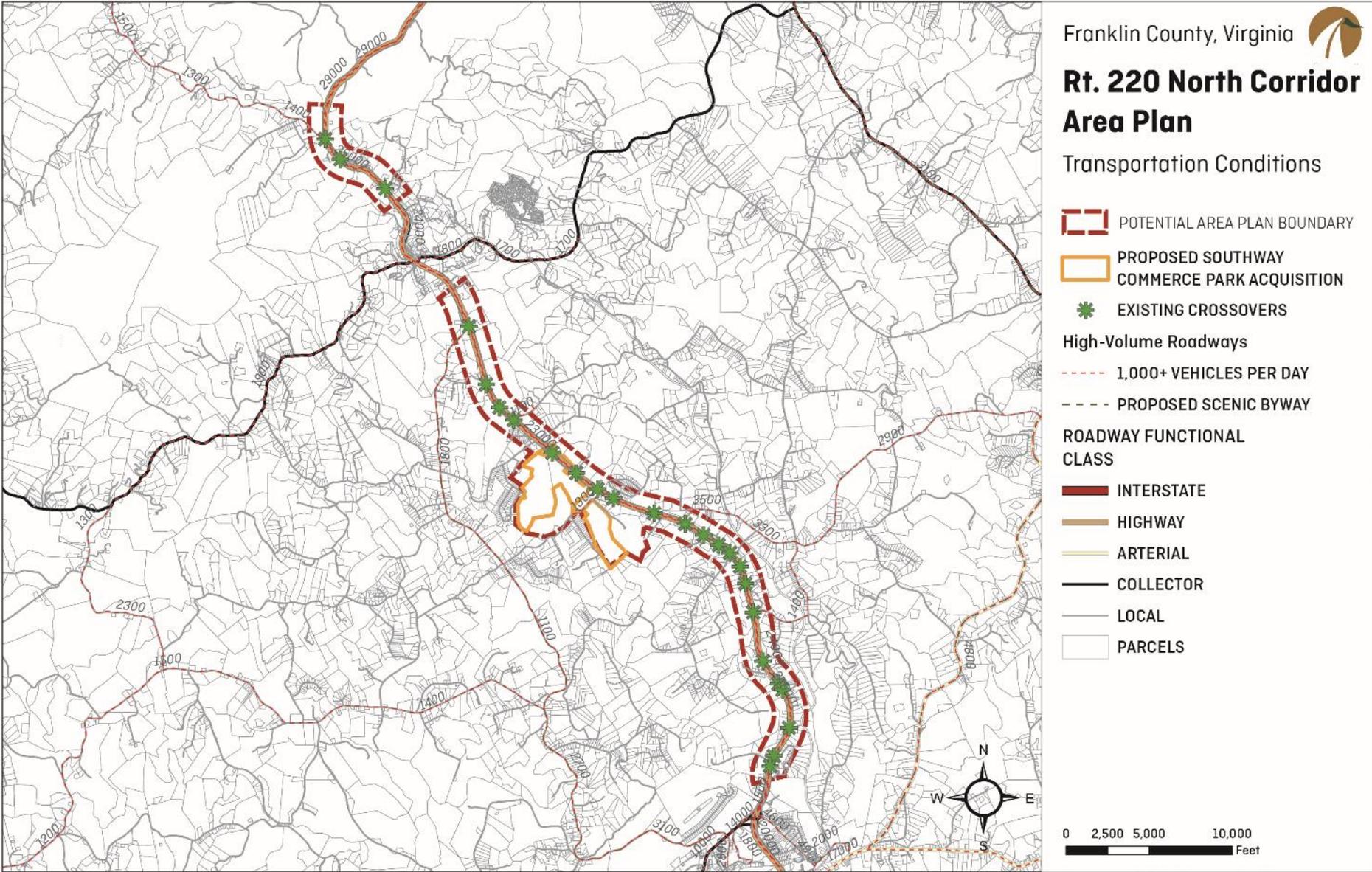
# Rt. 220 North Corridor Area (Southway) – ZONING



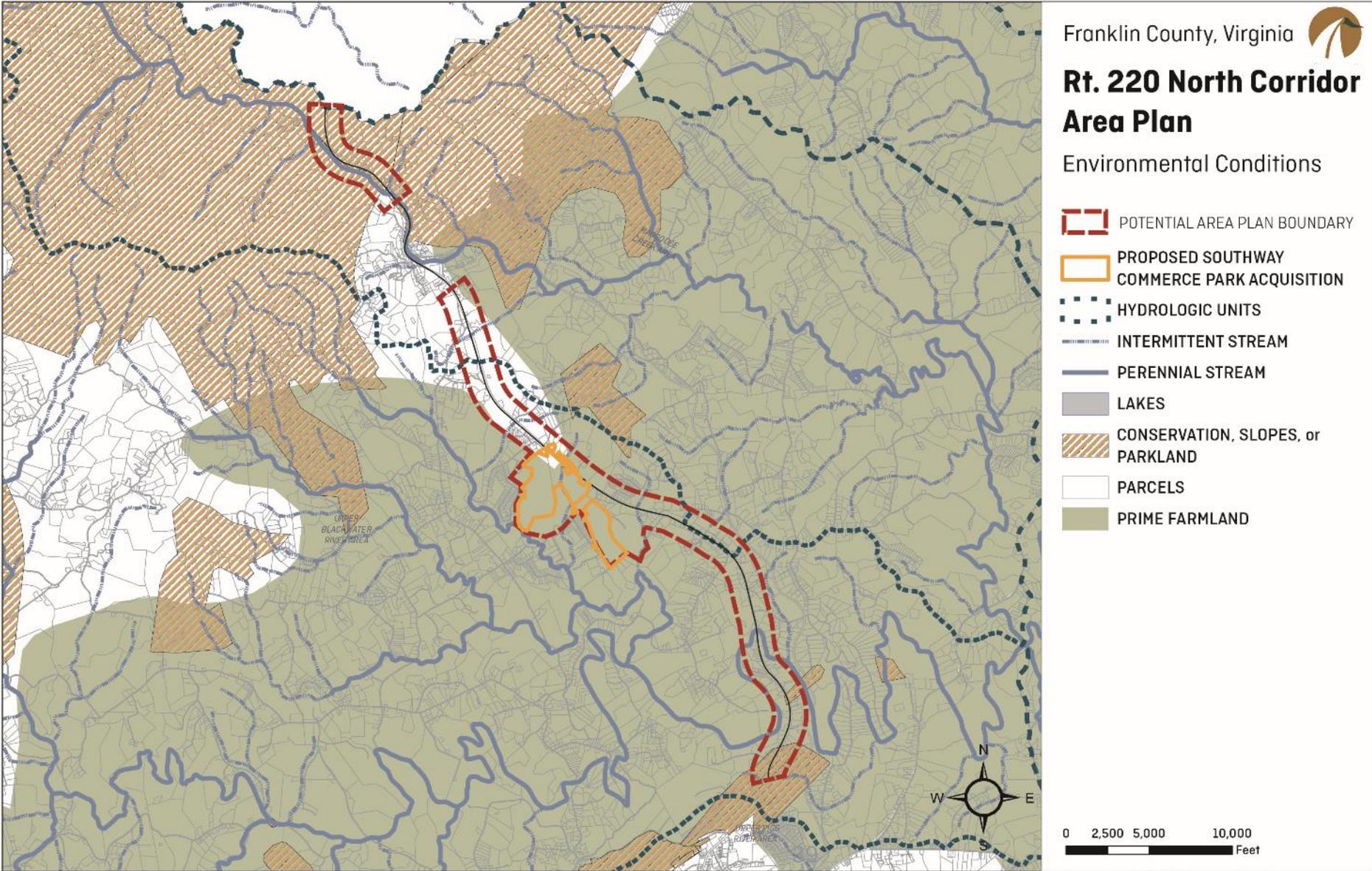
# Rt. 220 North Corridor Area (Southway) – LAND OCCUPANCY



# Rt. 220 North Corridor Area (Southway) – TRANSPORTATION CONDITIONS



# Rt. 220 North Corridor North Area (Southway) – ENVIRONMENTAL CONDITIONS



# Rt. 220 North Corridor Area (Southway) – POTENTIAL BOUNDARIES

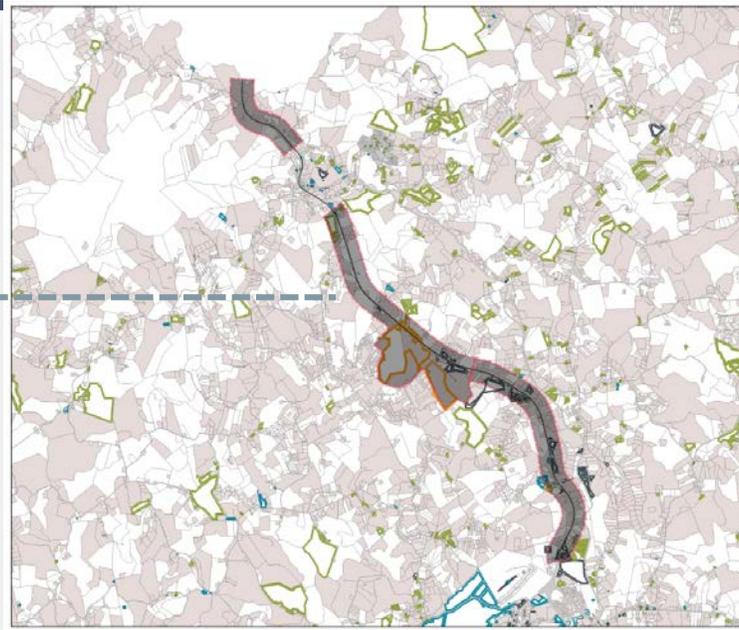
This map shows the potential boundaries for:

## 1. The Area Plan Boundary

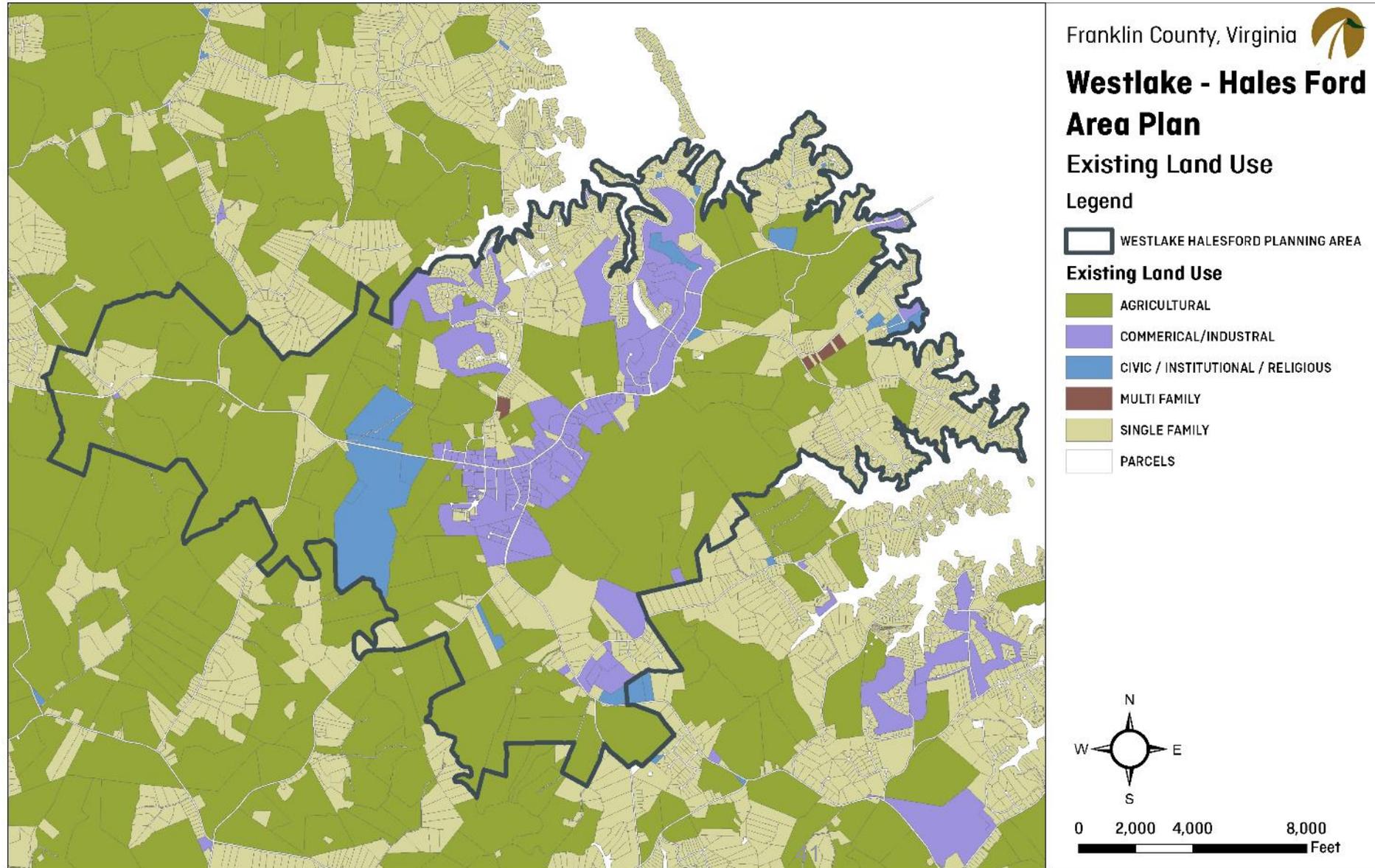
- The boundary for the NEW Rt. 220 North Corridor Plan that will be adopted as part of this project

## 2. The Designated Growth Area Boundary (DGA)

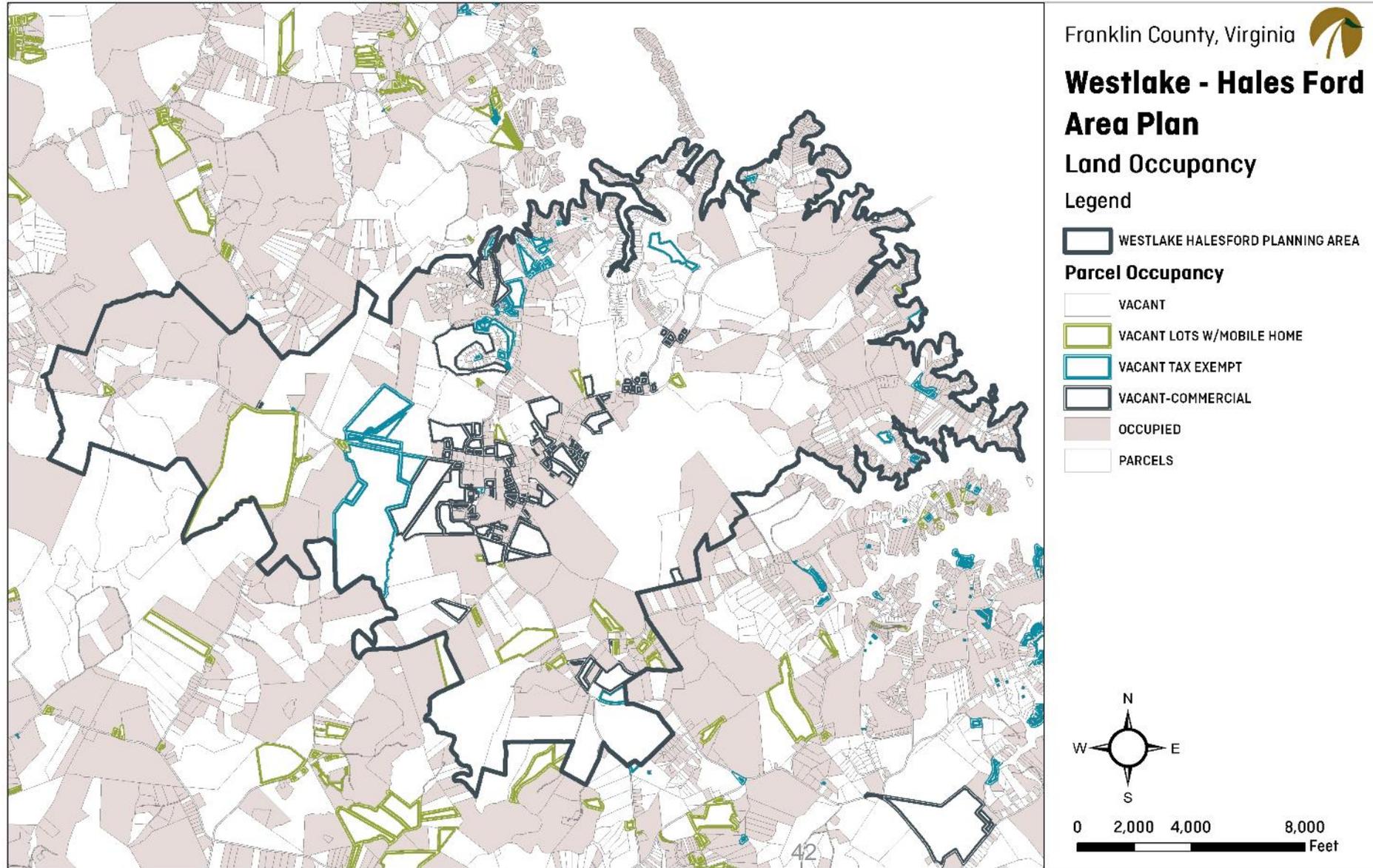
- The boundary to address UDA Grant requirements and be eligible for HB2 funding as a UDA



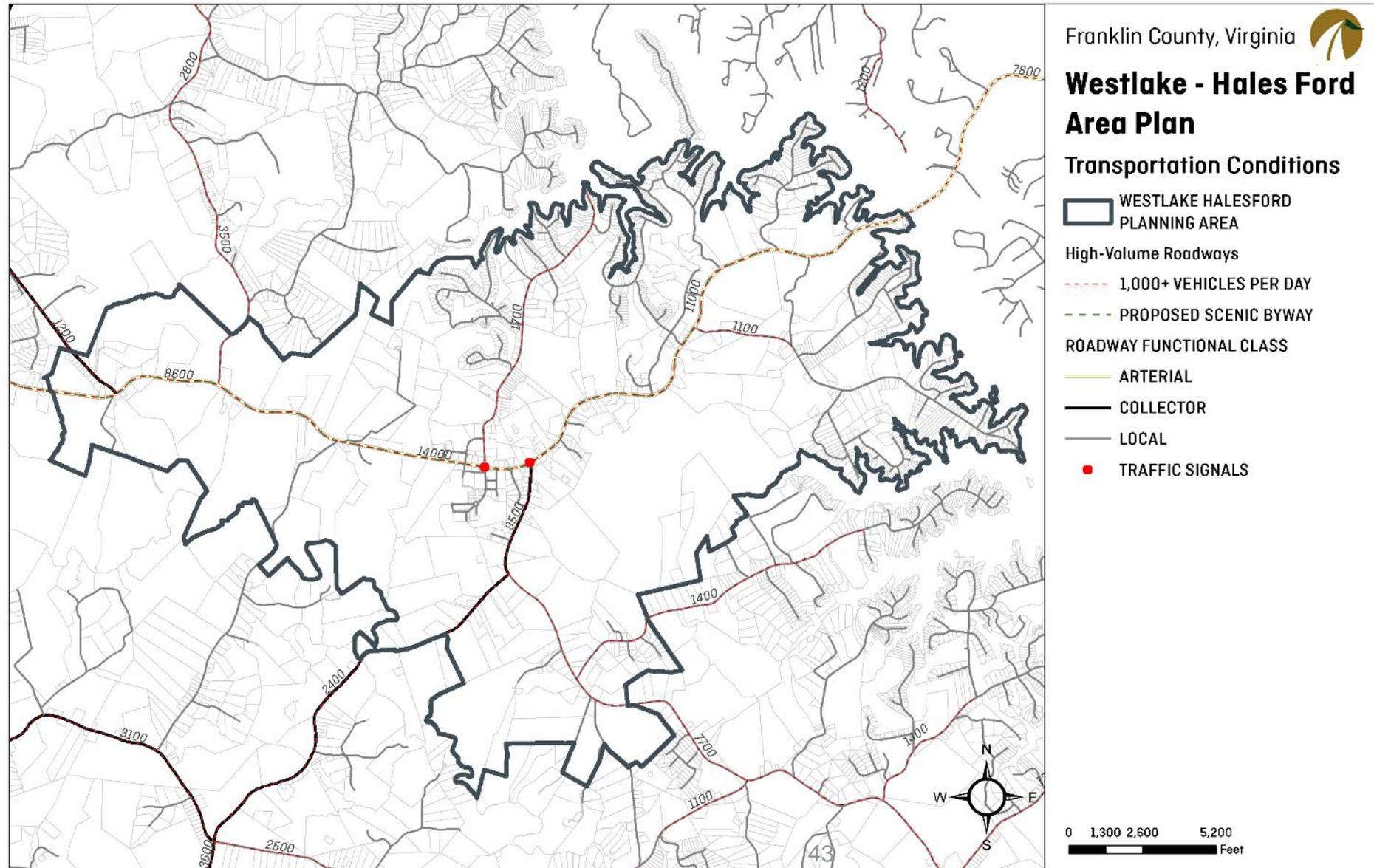
# WESTLAKE / HALES FORD – LAND USE



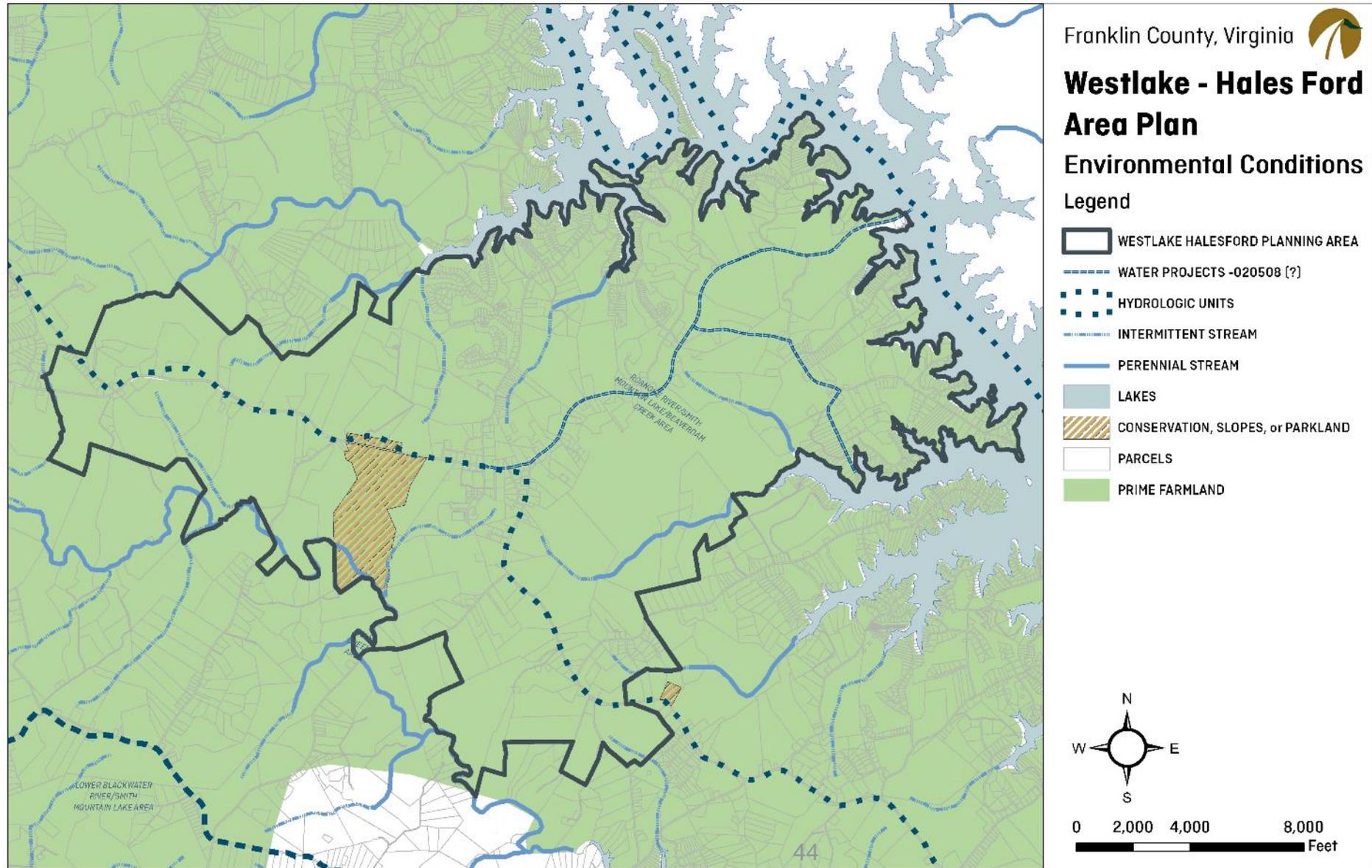
# WESTLAKE / HALES FORD – LAND OCCUPANCY



# WESTLAKE / HALES FORD – TRANSPORTATION CONDITIONS



# WESTLAKE / HALES FORD – ENVIRONMENTAL CONDITIONS



# WESTLAKE / HALES FORD – POTENTIAL BOUNDARIES

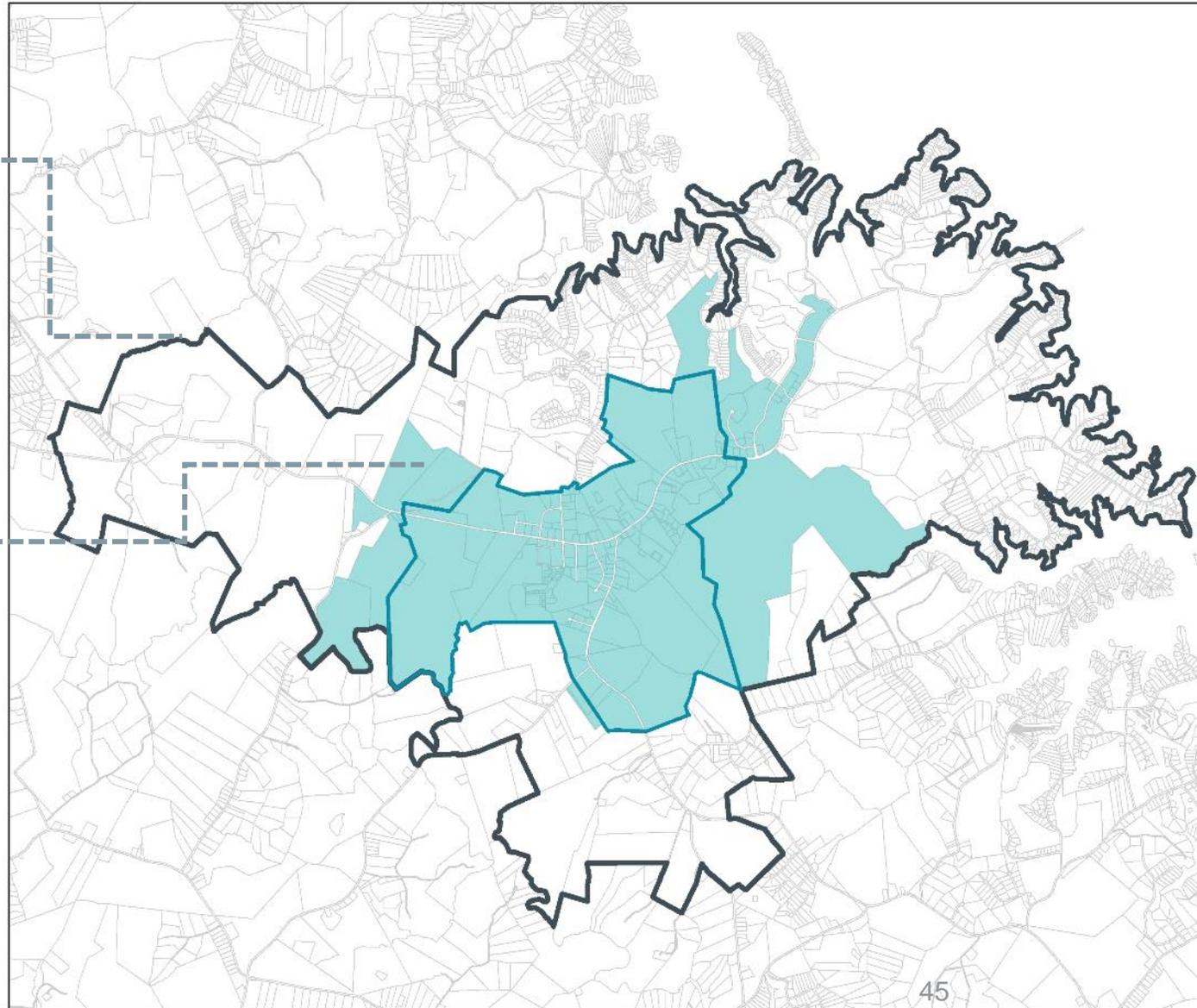
This map shows the potential boundaries for:

## 1. The Area Plan Boundary

- The boundary for the NEW Westlake / Hales Ford Area Plan that will be adopted as part of this project

## 2. The Designated Growth Area Boundary (DGA)

- The boundary to address UDA Grant requirements and be eligible for HB2 funding as a UDA



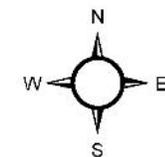
Franklin County, Virginia 

## Westlake- Hales Ford Area Plan

### Boundaries

#### Legend

-  WESTLAKE OVERLAY ZONING DISTRICT
-  WESTLAKE HALESFORD PLANNING AREA
-  POTENTIAL DESIGNATED GROWTH AREA
-  PARCELS



0 1,875 3,750 7,500 Feet

# NEXT STEPS

**April 12<sup>th</sup>:**

**Route 220 North Corridor  
(Southway):**

- **Draft Comp Plan  
Amendment**
- **Draft Zoning  
Amendments**

**April 28<sup>th</sup>:**

**WESTLAKE / HALES FORD:**

- **Draft Comp Plan  
Amendment**
- **Draft Zoning  
Amendments**