

Department of Planning & Community Development



A work session of the Franklin County Planning Commission was held on Thursday, April 28, 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

THOSE ABSENT:

Sherrie Mitchell – Snow Creek District
Angie McGhee – Boone District
B. James Jefferson, County Attorney

OTHERS PRESENT:

Steven Sandy, Director of Planning & Community Development
Lisa Cooper - Principal Planner
Terrance Harrington - Senior 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 6:06 PM in Board of Supervisors conference room. The first order of business was roll call, five(5) members were present with two (2) absent.

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. Mr. Sandy turned the presentation over to Mr. Vlad Gavrilovic and Mr. Jeremy Goldstein of 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

May 19, 2016

Date

Franklin County UDA Grant Program

Planning Commission Project Briefing

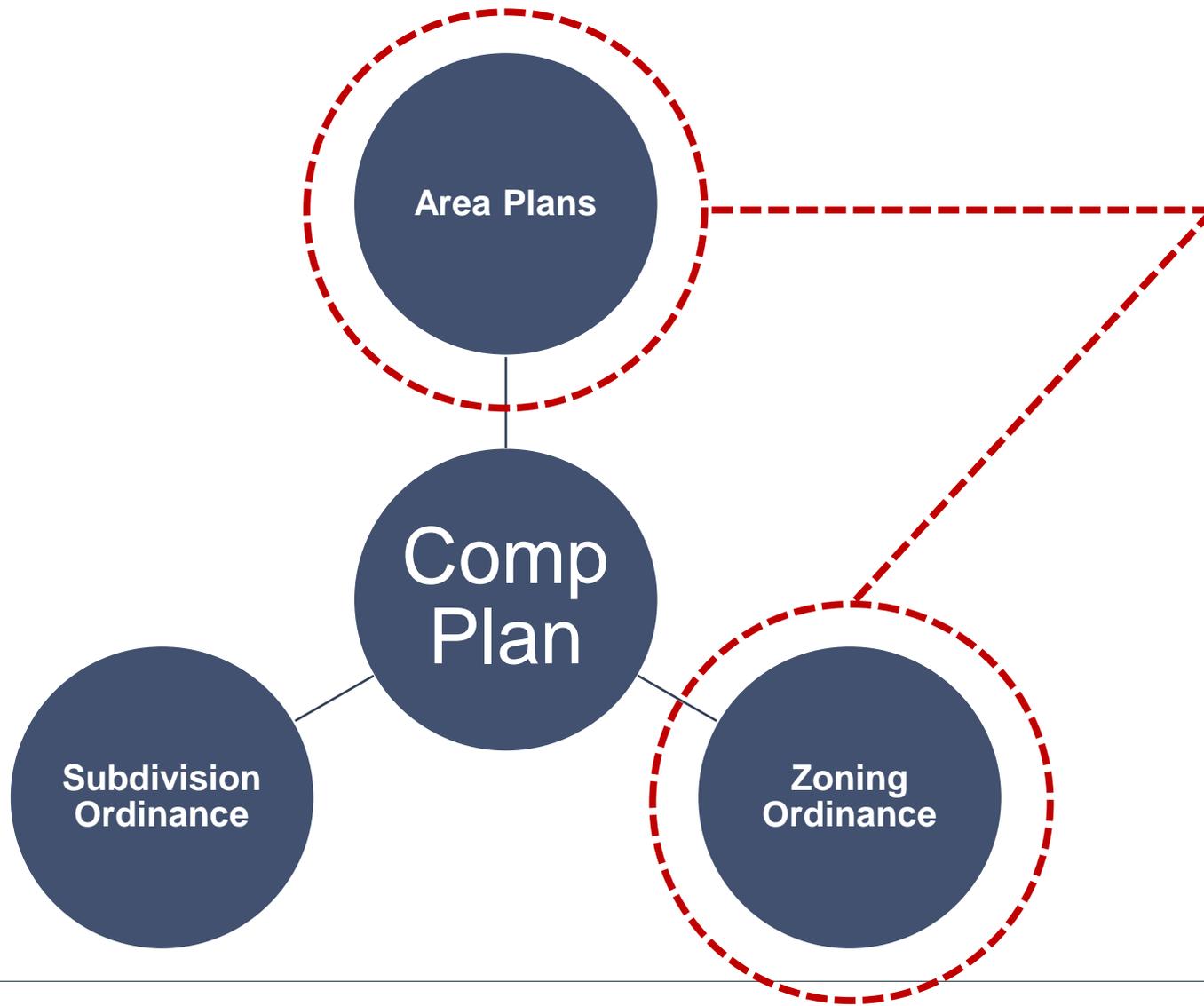
April 28, 2016



RENAISSANCE
PLANNING

Michael Baker
INTERNATIONAL

WHERE ARE WE?



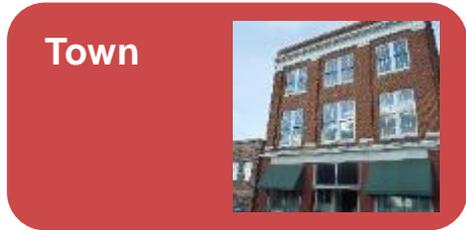
The following work is directed towards developing an Area Plan for the Westlake / Hales Ford area.

CONTENTS:

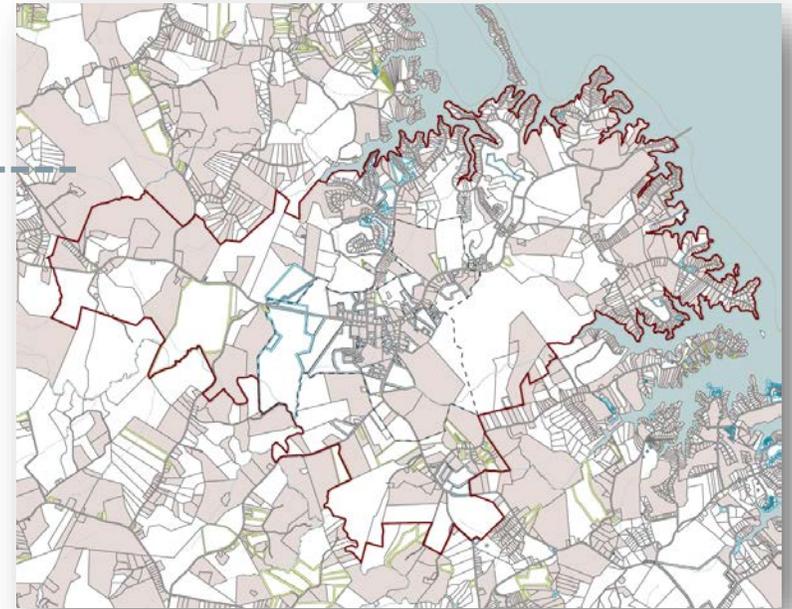
1. Concept Maps for the Area Plan
2. Zoning Recommendations for Planned Development and Overlay District

ALL OF IT IS IN A PRELIMINARY DRAFT FORM!

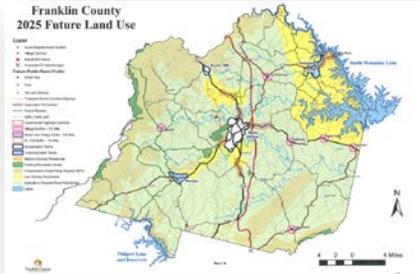
PROPOSED COMP PLAN INTEGRATION - WESTLAKE / HALES FORD



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



PROPOSED NEW AREA PLAN - WESTLAKE / HALES FORD



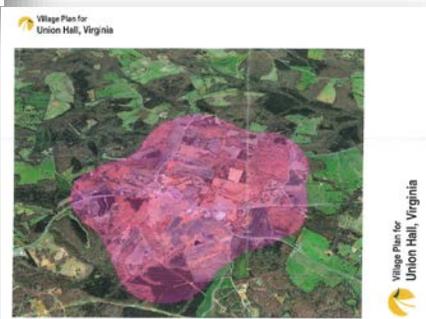
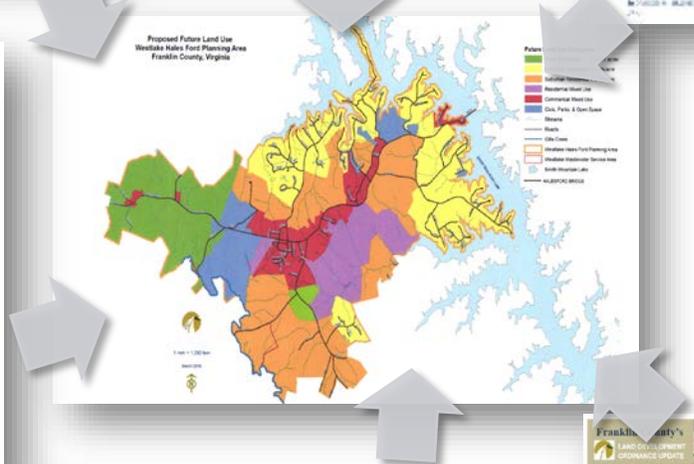
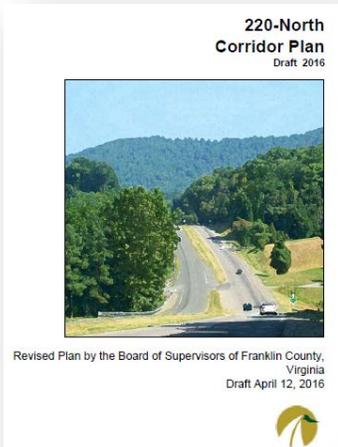
municode Franklin County, VA

Code	Description
AG-1	AGRICULTURAL DISTRICT 1.0
AG-2	AGRICULTURAL DISTRICT 2.0
AG-3	AGRICULTURAL DISTRICT 3.0
AG-4	AGRICULTURAL DISTRICT 4.0
AG-5	AGRICULTURAL DISTRICT 5.0
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AG-7	AGRICULTURAL DISTRICT 7.0
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AG-10	AGRICULTURAL DISTRICT 10.0
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AG-12	AGRICULTURAL DISTRICT 12.0
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The Proposed Westlake / Hales Ford Area Plan will take the recommendations from the Advisory Committee and develop a new Area Plan for potential adoption.

It will ensure consistency with:

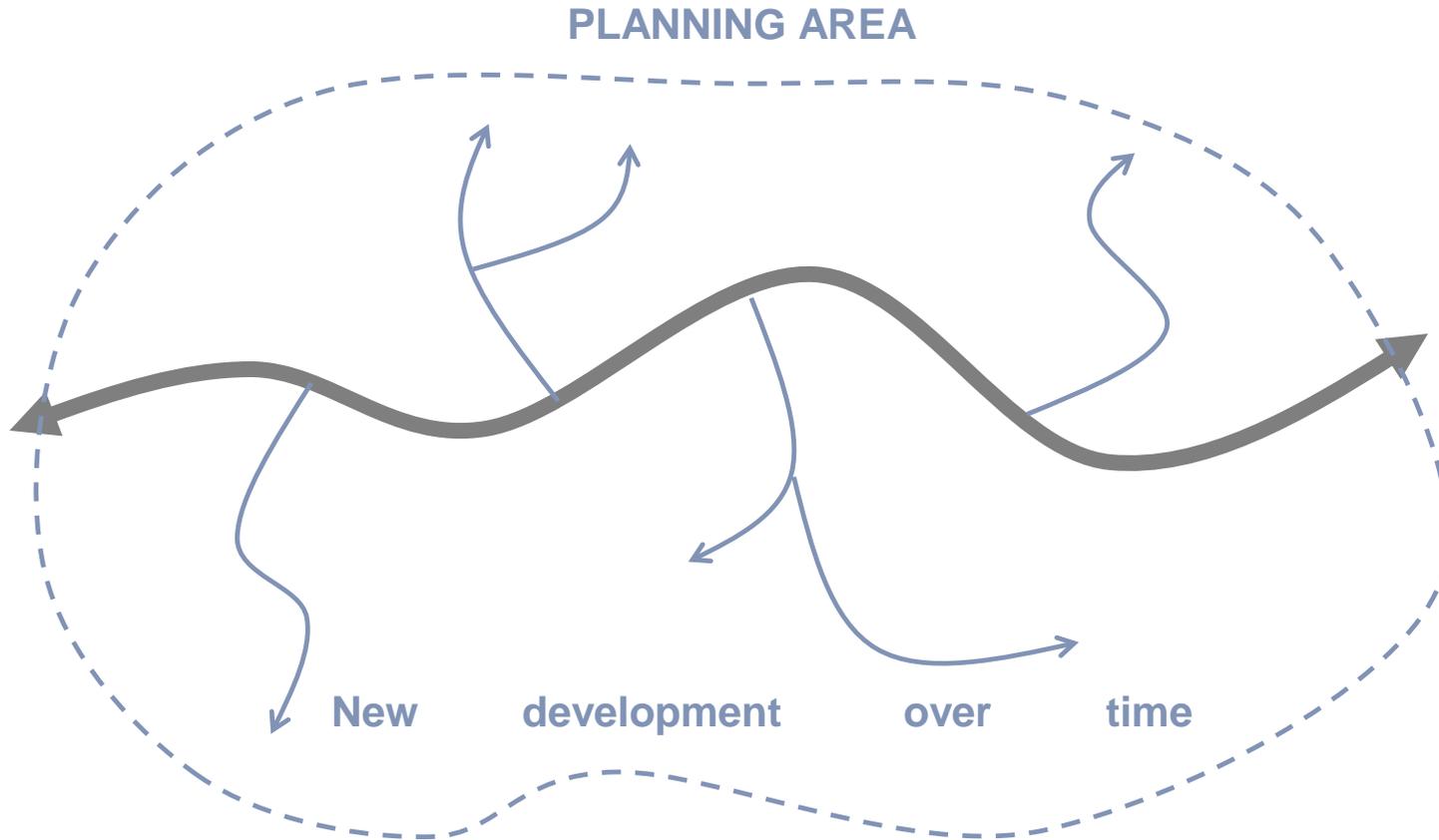
1. Countywide Comp Plan (current and potential future rewrite)
2. Existing Area Plans (Union Hall and Rt. 220 North)
3. Zoning Framework (current and potential future rewrite)



Franklin County's
Zoning Categories

Code	Description
AG-1	AGRICULTURAL DISTRICT 1.0
AG-2	AGRICULTURAL DISTRICT 2.0
AG-3	AGRICULTURAL DISTRICT 3.0
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THE 'BONES' OF A GOOD PLAN



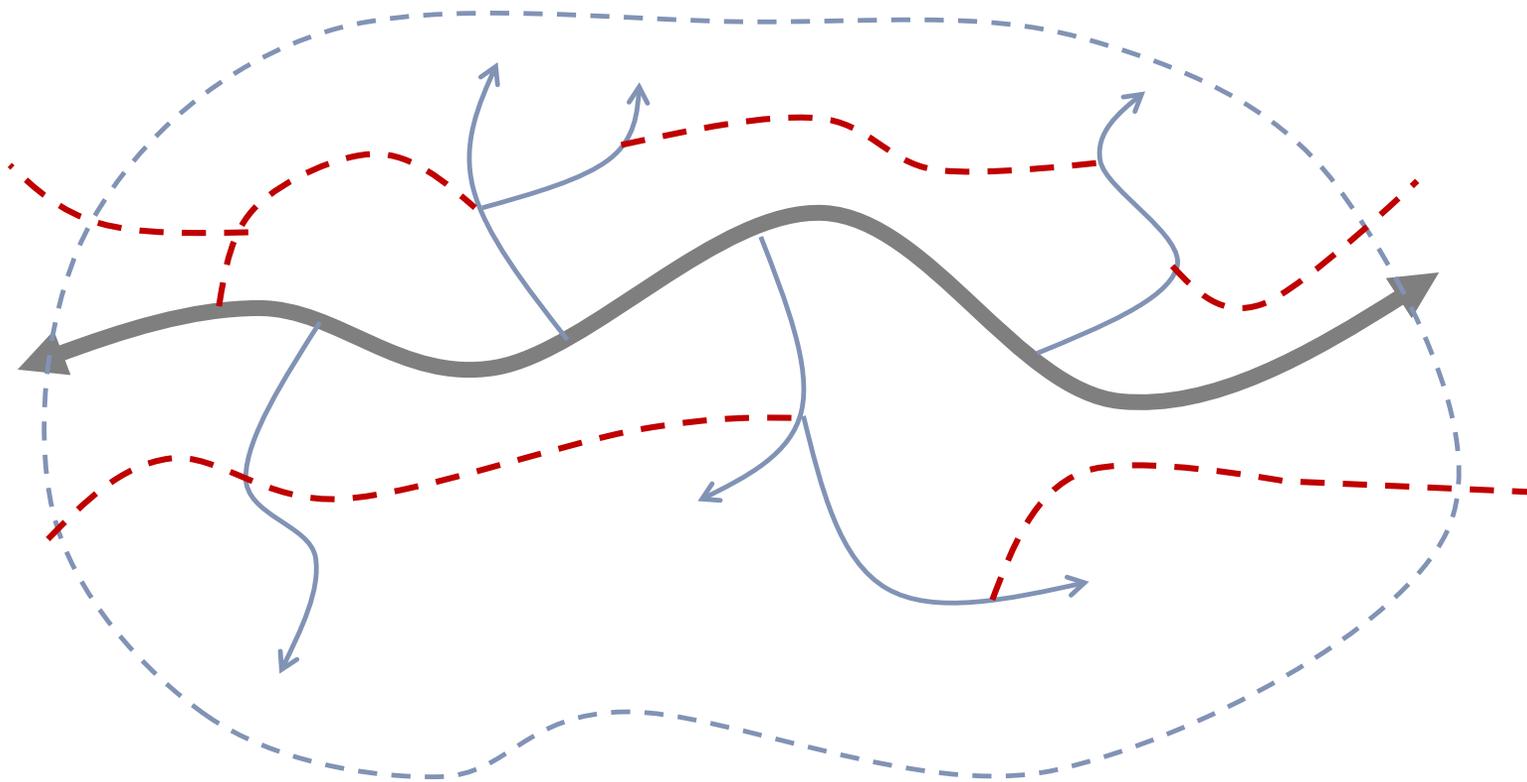
There are two basic elements of a good community plan:

- Connectivity
- Neighborhoods

Connectivity is important both between and within neighborhoods

THE 'BONES' OF A GOOD PLAN

PLANNING AREA

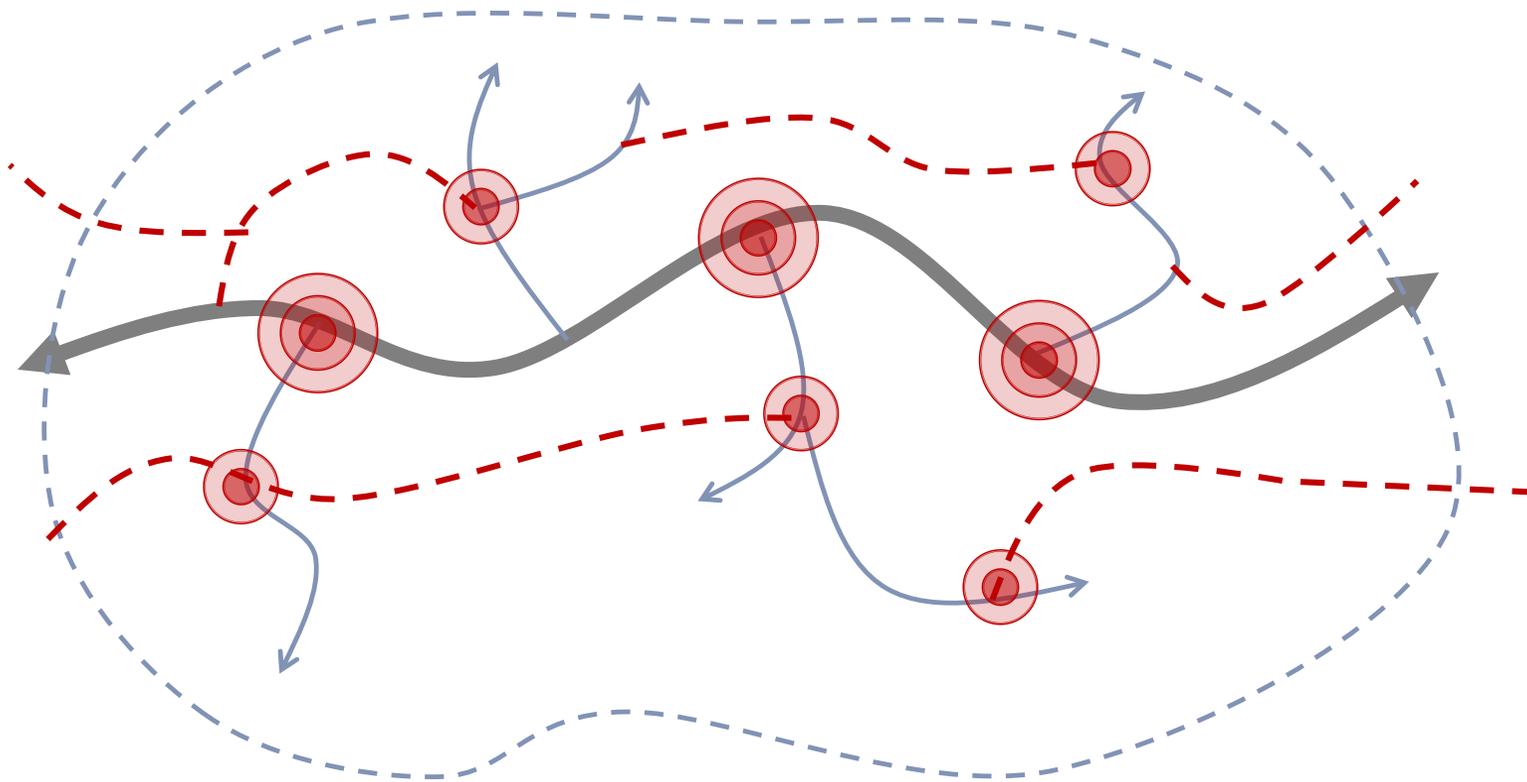


Parallel connections to the main road are gradually implemented as new development occurs over time

As development occurs over time, a good plan will encourage future connections to make a new interconnected Planning Area

THE 'BONES' OF A GOOD PLAN

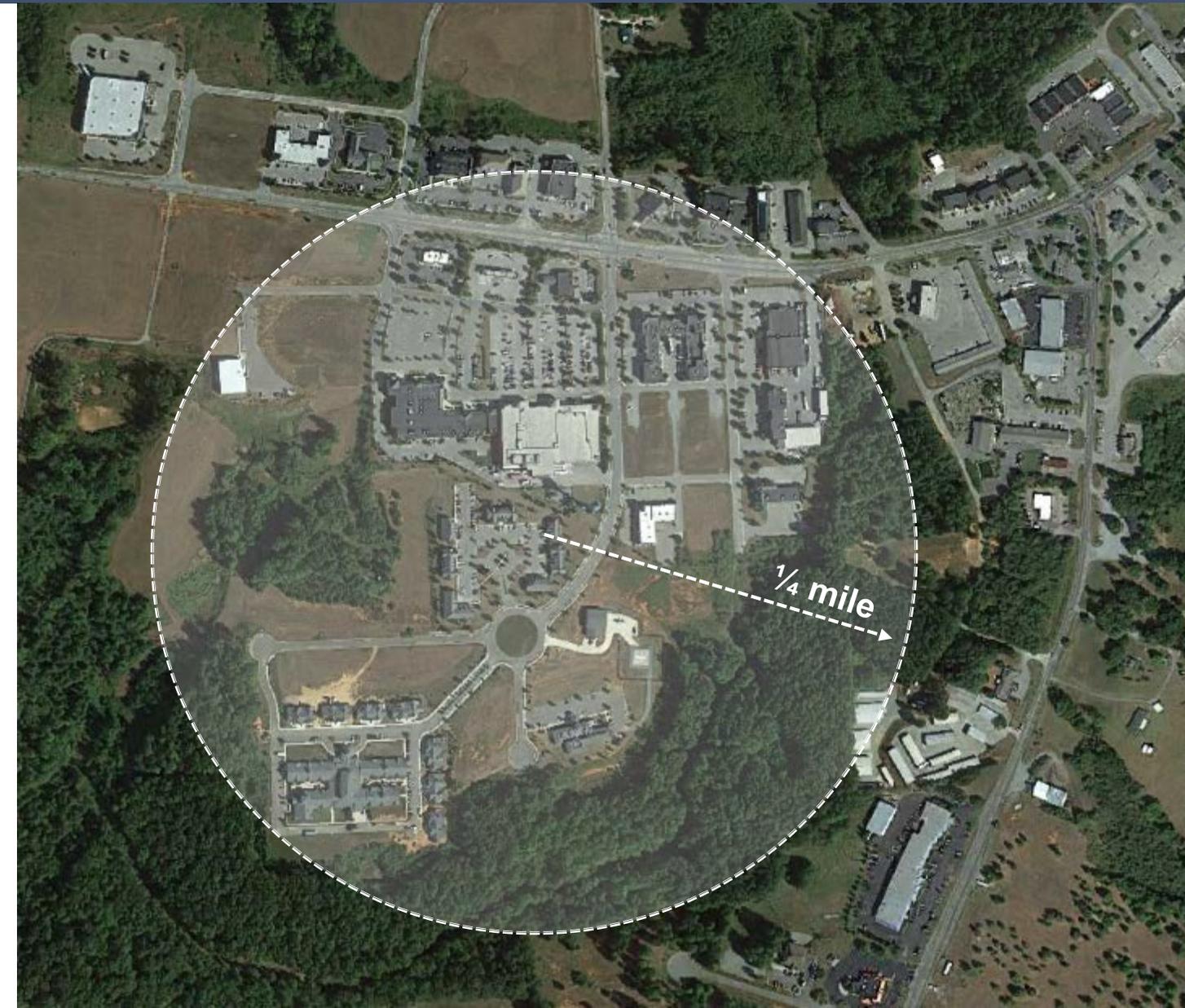
PLANNING AREA



A hierarchy of new neighborhood types that is appropriate to their locations on major or minor roadways

Planning for new neighborhood centers that are coordinated with the circulation system will ensure a future community plan that functions well and is interconnected

A GOOD EXAMPLE

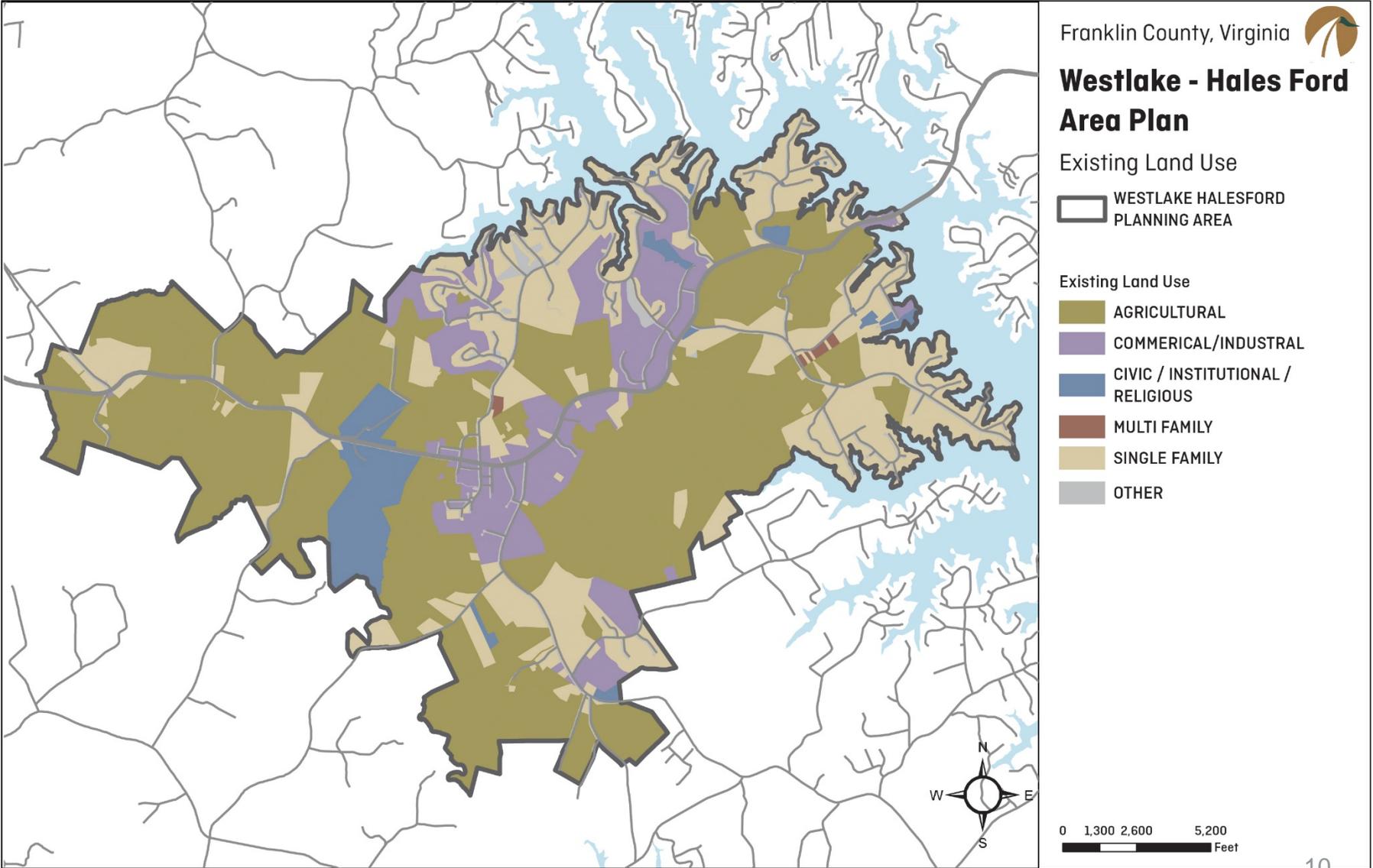


Westlake Town Center represents a good example of an interconnected neighborhood that fits a standard planning metric of a 15 minute walkable radius

PROPOSED AREA PLAN FRAMEWORK



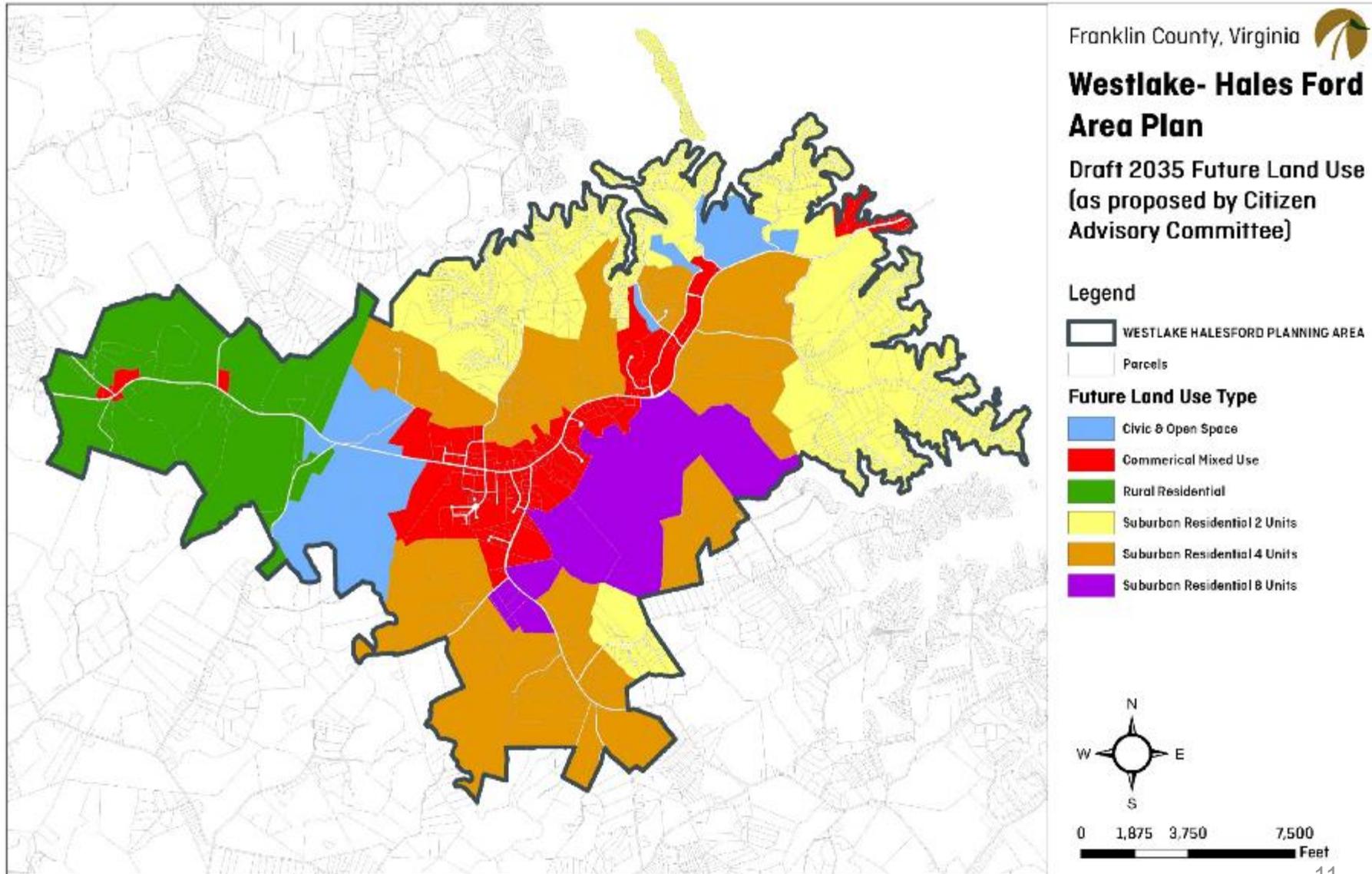
EXISTING LAND USE AND KEY TRANSPORTATION ROUTES



The Proposed Westlake / Hales Ford area is extensive:

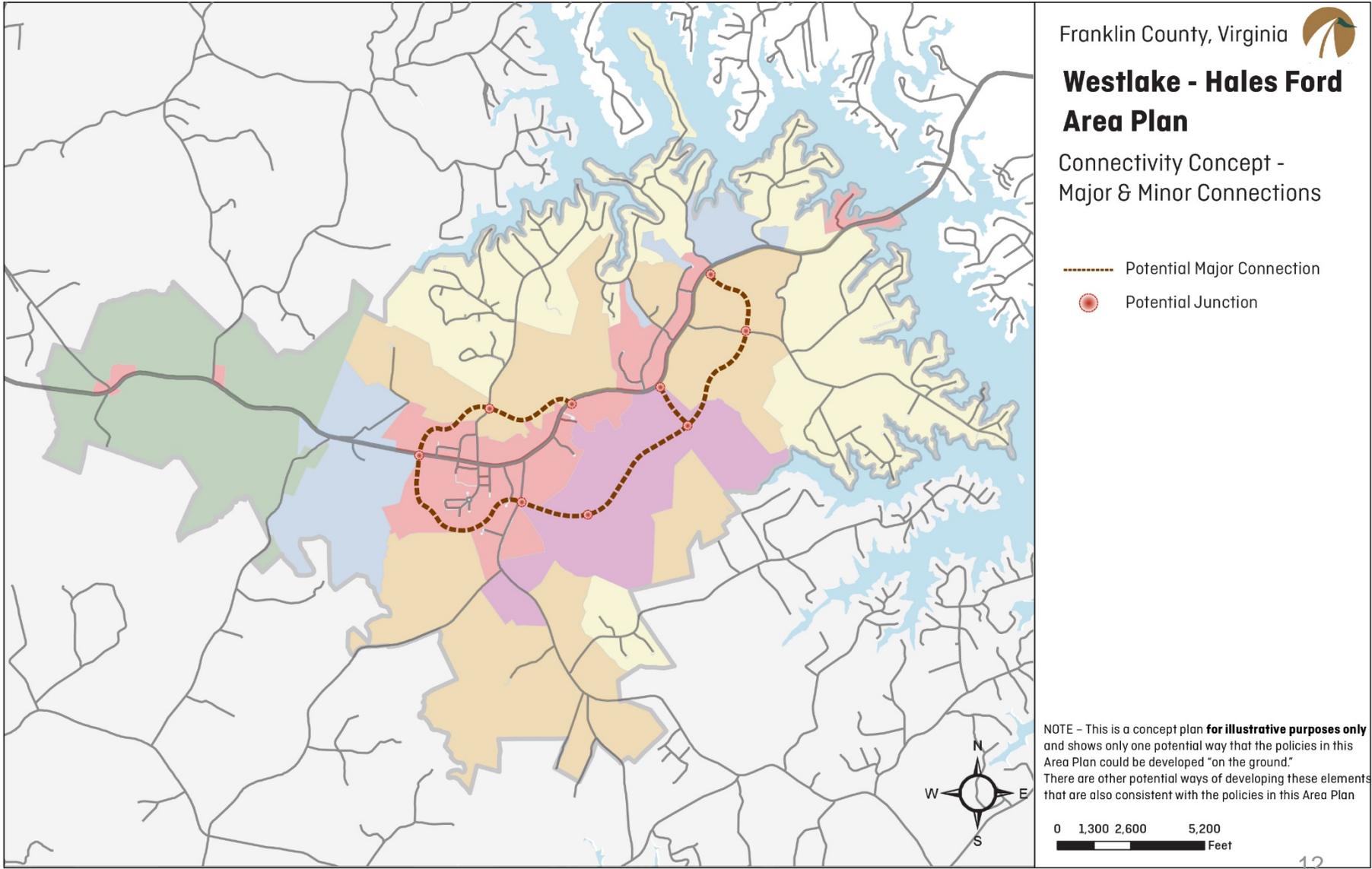
- Roughly the size of Rocky Mount – but with extensive undeveloped areas.
- Rt. 122 is the only east/west arterial road in this growing area
- Well managed growth will rely on an orderly pattern of new neighborhoods and circulation in the future

ADVISORY COMMITTEE FUTURE LAND USE



The Advisory Committee report provides an overall framework for future land use categories

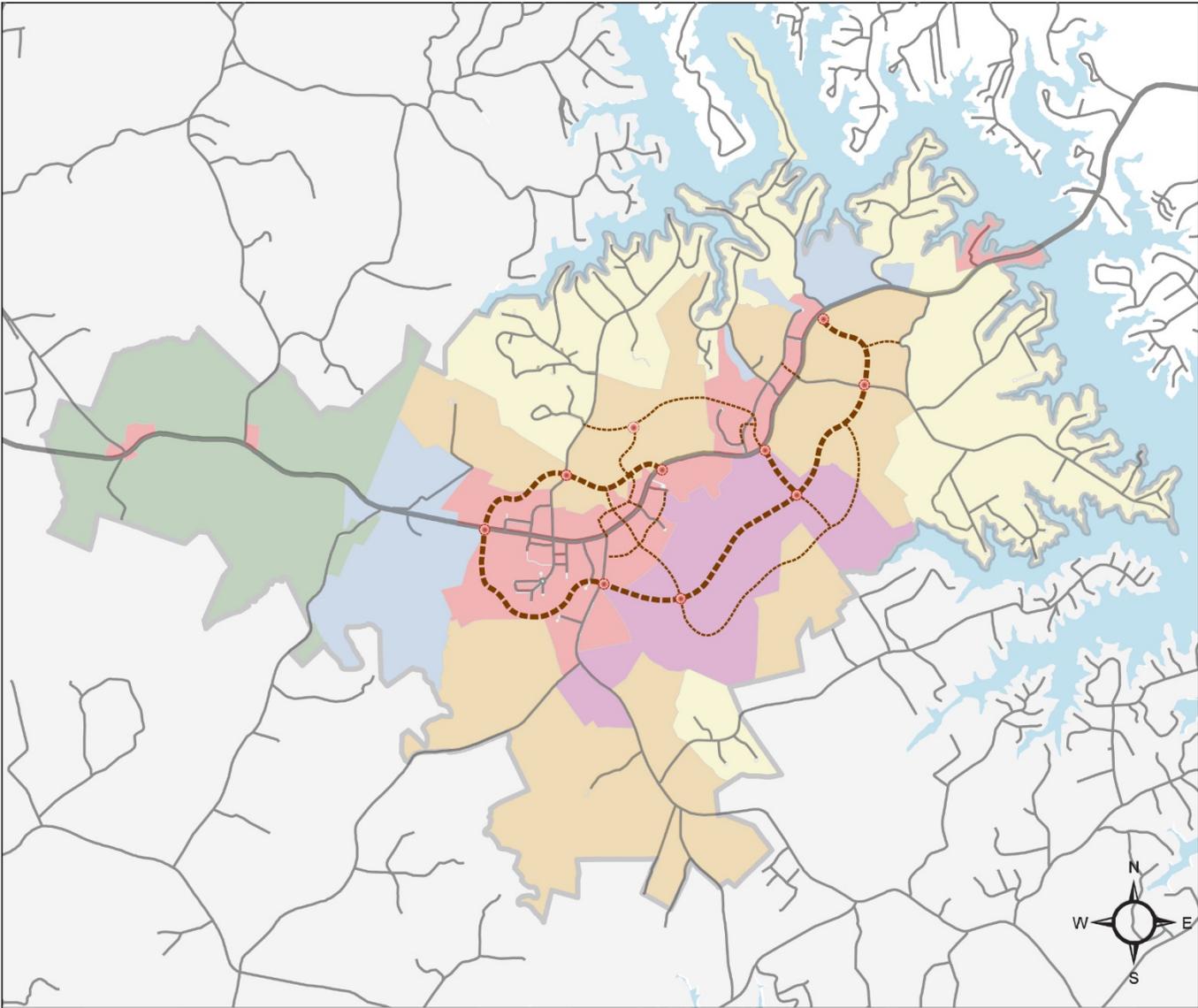
FUTURE CONNECTIVITY CONCEPT



MAJOR INTERCONNECTIVITY

- Rt. 122 will carry increasing traffic volumes as the area builds out and is the only east/west connector in the area
- With growth comes increasing conflicts between local and through traffic – safety issues are a primary concern
- This concept shows parallel connections in areas to the north and south of Rt. 122 to help ensure future connectivity
- Note that connections shown are conceptual – not proposed road alignments – and will only be implemented gradually as areas develop over time

FUTURE CONNECTIVITY CONCEPT



Franklin County, Virginia



Westlake - Hales Ford Area Plan

Connectivity Concept - Major & Minor Connections

- Potential Minor Connection
- Potential Major Connection
- Potential Junction

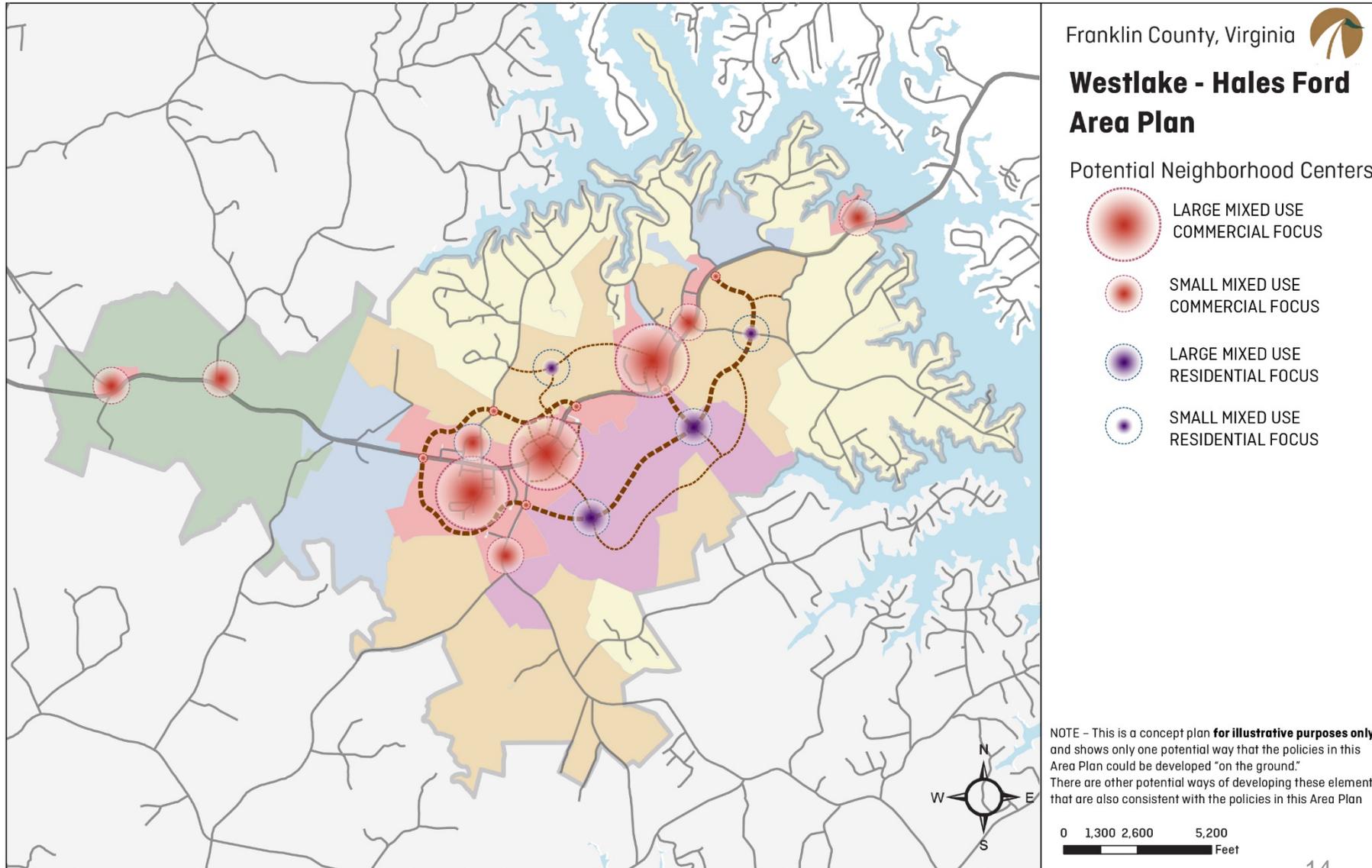
NOTE - This is a concept plan for illustrative purposes only and shows only one potential way that the policies in this Area Plan could be developed "on the ground." There are other potential ways of developing these elements that are also consistent with the policies in this Area Plan

0 1,300 2,600 5,200 Feet

MINOR INTERCONNECTIVITY

- As areas build out over time, secondary connections are needed
- Areas like Westlake Town center have a good network of interconnected local roads that distribute local traffic
- Note that connections shown are conceptual – not proposed road alignments – they will take on different forms and will be implemented gradually as areas develop over time

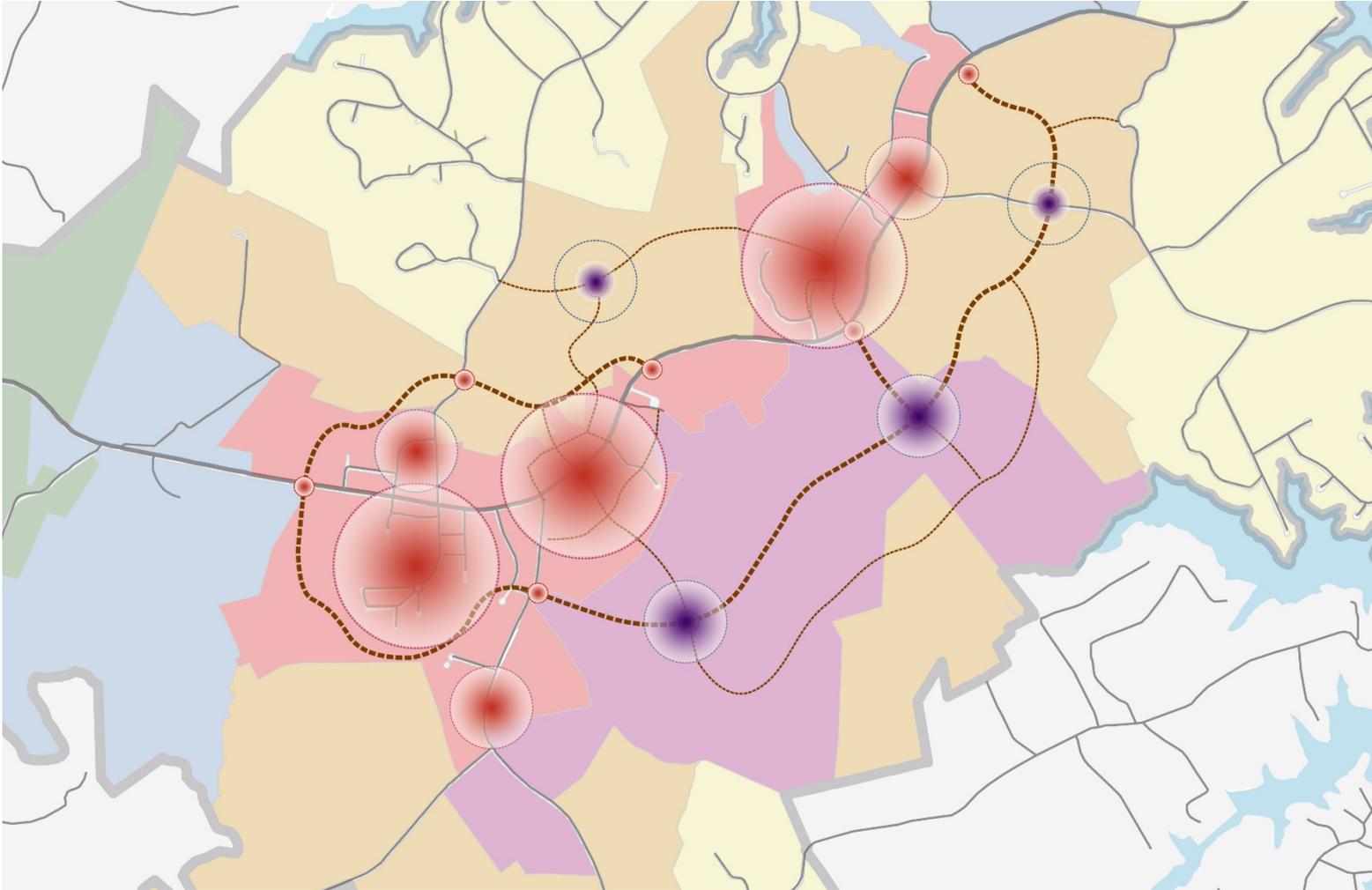
POTENTIAL FUTURE NEIGHBORHOOD CONCEPT



Potential Neighborhood Centers

- **Neighborhood Centers** develop most naturally at the crossroads of connectivity
- **Major centers** at major crossroads
- **Minor centers** at minor crossroads
- **Neighborhood Centers** should be mixed use but have a commercial or residential "focus" based on future land use policies

POTENTIAL FUTURE NEIGHBORHOOD CONCEPT



Detail View

- Showing how potential future neighborhood centers would “flesh out” over time
- System of circulation connects each center to each
- Secondary connections provide for low speed local traffic separate from higher speed through traffic for safer neighborhoods.

WHAT COULD NEIGHBORHOODS LOOK LIKE?



Mixed Use – Commercial Focus

- 2-4 story storefronts with office or residential above
- Walkable streetscapes with landscaping, plazas and wide sidewalks
- Parking lots behind the buildings with on street parking spaces
- Low speed, safe streets



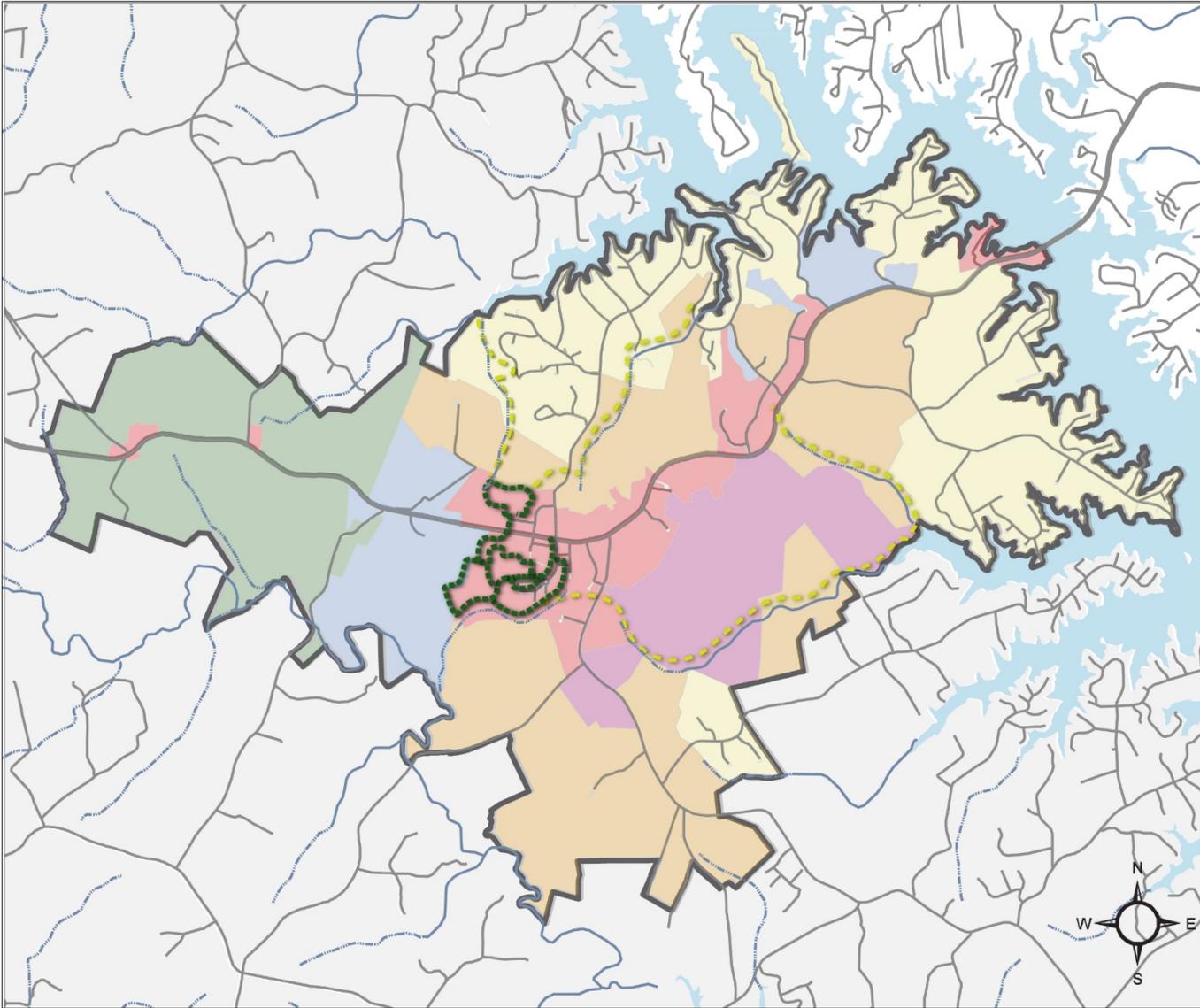
WHAT COULD NEIGHBORHOODS LOOK LIKE?



Mixed Use – Residential Focus

- 2-3 story townhomes and multifamily in the core areas
- Small scale ground floor retail and service uses in the core area
- Single family homes outside the core with traditional blocks and gridded street systems
- Frequent small parks throughout neighborhood and larger scale recreation areas at edges

POTENTIAL TRAIL CONNECTIVITY CONCEPT



Franklin County, Virginia 

Westlake - Hales Ford Area Plan

Potential Trail Connectivity

-  Neighborhood Connectivity
-  Community Connectivity

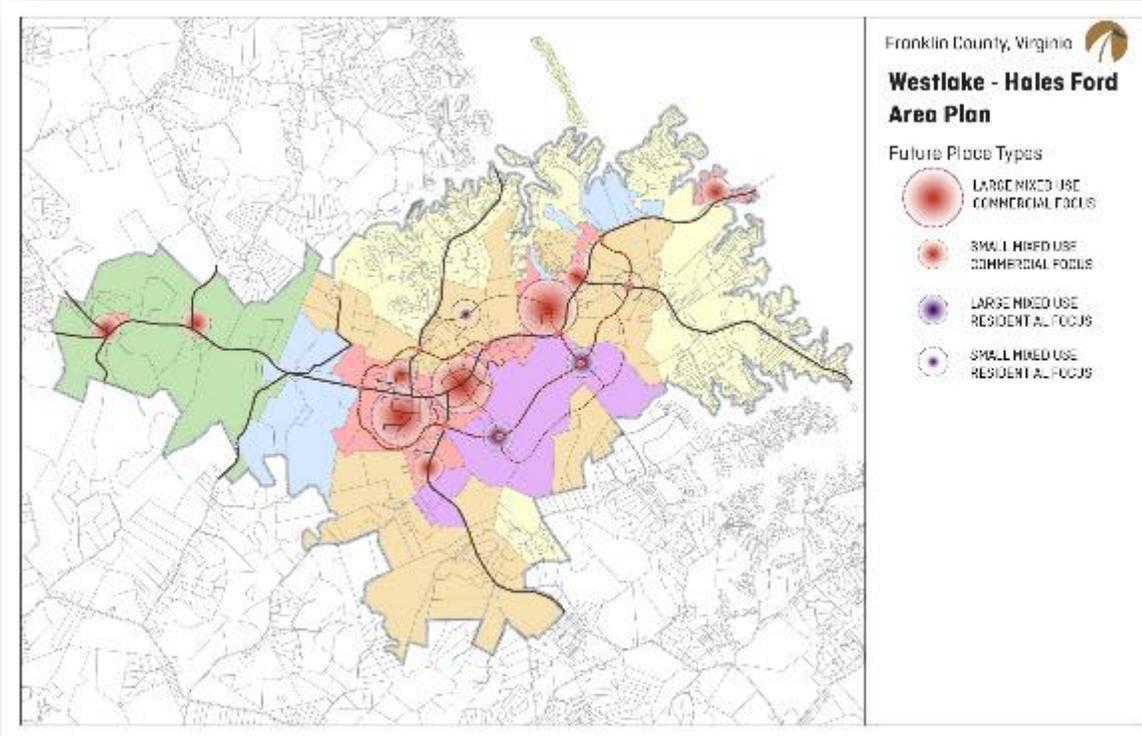
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0 1,300 2,600 5,200 Feet

POTENTIAL TRAIL CONNECTIONS

- This concept shows conceptual connections along stream valleys and to Town Center
- Note that connections shown are conceptual – not proposed trail alignments – and will only be implemented gradually as areas develop over time

NEXT STEPS

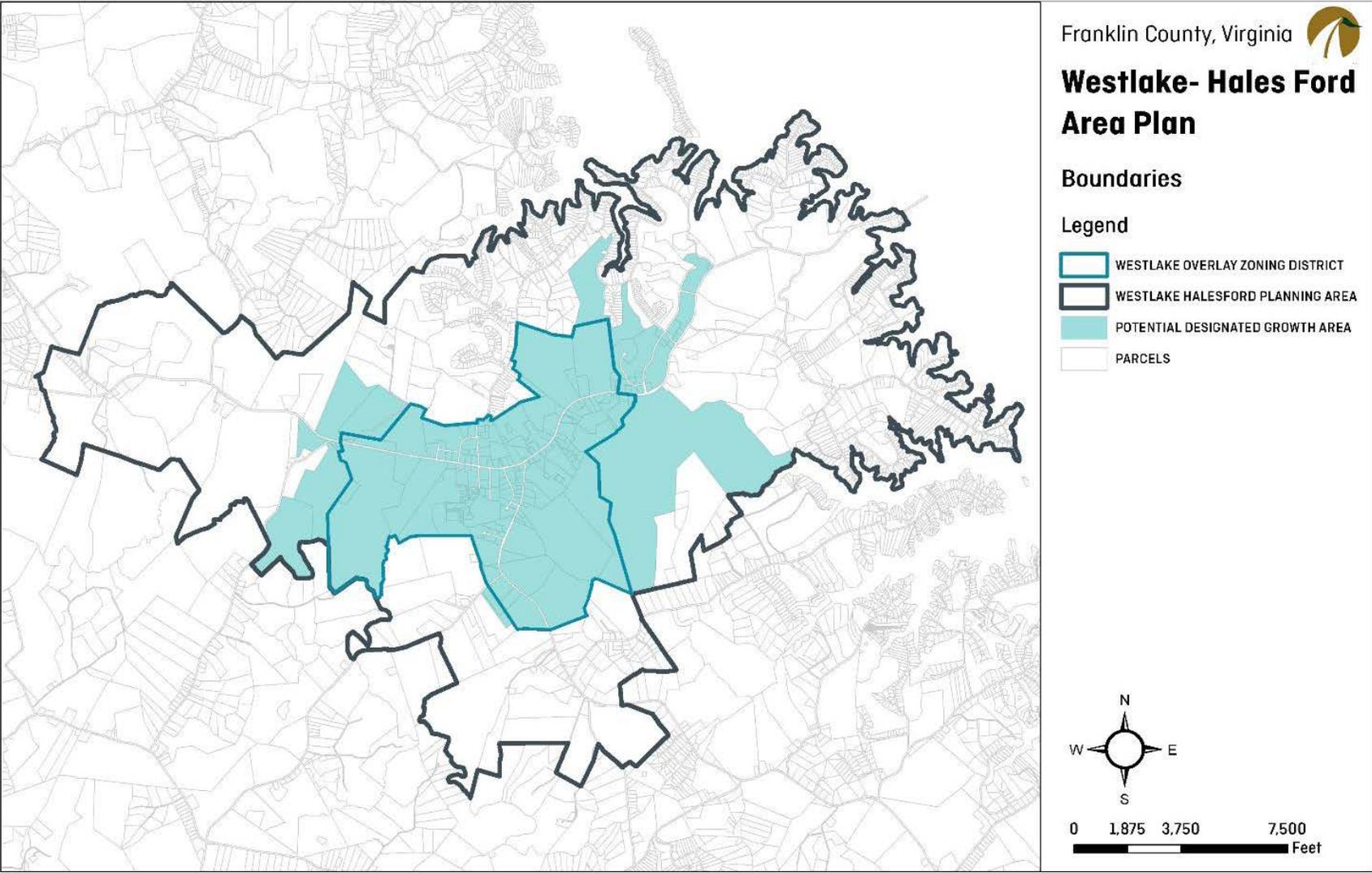


All of these concepts are preliminary – opportunity for input and changes as we proceed

Next step is to develop text and policies and turn these concepts into a Draft Area Plan

Are we on the right track to do that or are changes needed?

DEFINING A DESIGNATED GROWTH AREA (DGA)



OPTIONS FOR DEFINING A DESIGNATED GROWTH AREA

- 1) Existing Westlake Overlay District extent
- 2) Existing overlay district PLUS areas of higher density development from Advisory Committee report
- 3) The entire Small Area Plan extent

There are pros and cons for each option

PROPOSED ZONING UPDATES



ZONING UPDATES

Goal: Better align County zoning with TND principles

- **Mix of uses**
- **Diversity of housing type**
- **Well-connected streets**
- **Multiple means of travel**
- **Green space**
- **Conservation of land**

Two planned development districts and one overlay district reviewed

- **Residential Planned Unit Development District (RPD)**
- **Planned Commercial Development District (PCD)**
- **Westlake Village Center Overlay District**

SUMMARY RECOMMENDATIONS

Residential Planned Unit Development District (RPD)

- **Make clear intention for TND principles in district purpose**
- **Increase the minimum district size to allow for incorporation of multiple uses**
- **Add neighborhood goods and services as permitted uses**
- **Require minimum thresholds for commercial uses and diversity of residential uses**
- **Tighten open space and parking requirements**
- **Overhaul new street requirements to require interconnectivity and walkable neighborhoods**

SUMMARY RECOMMENDATIONS

Planned Commercial Development District (PCD)

- **Make clear intention for TND principles in district purpose**
- **Increase the minimum district size to allow for incorporation of multiple uses**
- **Add residential uses as permitted (with a minimum & maximum)**
- **Add design guidelines for commercial development**
- **Tighten open space and parking requirements**
- **Overhaul new street requirements to require interconnectivity and walkable neighborhoods**

SUMMARY RECOMMENDATIONS

Westlake Village Center Overlay District

- **Make clear intention for TND principles in district purpose**
- **Remove agriculture as a permitted use, and prohibit agriculture and mobile / manufactured homes**
- **Reduce setback and landscape depths**
- **Add parking maximums**
- **Expand the size to mirror the DGA**

Overall, the overlay district already does a good job supporting TND