

# The Toolkit

## Franklin County's LAND DEVELOPMENT ORDINANCE UPDATE



August 21, 2009

### The Project

Franklin County, Virginia, is currently updating its code requirements related to land use and development – commonly known as the Zoning and Subdivision ordinances. These ordinances help to guide growth and development by governing how land is used, arranged, and built upon. The ordinances play a vital role in protecting property rights by mitigating the potential impacts of development, and by establishing clear expectations for investment decisions.

It is anticipated that the process of updating Franklin County's land development ordinances will take approximately two years, with intense public input and in-depth analysis of various growth management strategies.

### In the News

Franklin County has hired the consulting team of Clarion Associates, McBride Dale Clarion, and Stone Engineering to help guide and facilitate the Land Development Ordinance Update process.

Clarion is a nationally-recognized planning firm with offices in North Carolina, Ohio, Illinois, Florida, Colorado, and Pennsylvania. Clarion has significant experience in Virginia, including planning for rural communities, and in communities that are transitioning from rural to suburban development patterns.

Stone Engineering, based in Rocky Mount, VA, has considerable experience offering civil engineering and land development planning in Franklin County and the Roanoke region.

The Consulting Team will visit Franklin County on August 25<sup>th</sup> and 26<sup>th</sup> to meet with the Board of Supervisors, Planning Commission, and other community stakeholders to review the project scope, refine the process, and identify critical issues.

The Franklin County Planning Department has launched *The Toolkit* – a weekly newsletter designed to provide the latest news and information related to the Land Development Ordinance Update. *The Toolkit* will be distributed to the Board of Supervisors each week, and will be available to citizens on the County's website. If you have an interest in a particular planning topic, please contact the Planning staff so that we can provide additional information in an upcoming issue.

### Project Scope

The Land Development Ordinance Update will consist of six phases or "tasks," including:

1. Project Initiation
2. Demand/Capacity Analysis
3. Diagnosis
4. Public Outreach
5. Recommendations
6. Drafting of Ordinance Language

Task 1 seeks to identify critical issues, and involves the formation of a Technical Advisory Committee to help review draft code language and other project assumptions.

Task 2 uses GIS modeling to understand patterns of development across the County. This task includes an analysis of land availability, market demand, and the effects of regulation under various growth scenarios.

Task 3 involves the preparation of a detailed ordinance outline to establish an efficient and user-friendly code structure.

Task 4 uses a variety of approaches to maximize public input. Meetings will be held in all parts of the County, and will include multiple ways for citizens to learn and become involved.

In Task 5, the consultants will offer a series of recommendations based on best practices and reflecting the County's unique character.

Task 6 involves ordinance development. Planning staff will write the ordinance, with input and guidance from the consultants.

### Background

Franklin County's current system of land development regulation dates to the adoption of the Subdivision Ordinance in 1979. The PUD Ordinance was adopted in 1981 to promote the creative design of large-scale developments. The County adopted its first Zoning Ordinance in 1988.; zoning currently applies to about half of the land area of the County. These land development ordinances have been amended over the years, and are now the subject of a comprehensive review.

### Upcoming Meetings

Aug. 25, 2009	Board of Supervisors	BOS Work Session; meeting with Consulting Team to refine scope, review process, and identify issues	2:00 pm The Franklin Center
Aug. 25, 2009	Planning Commission	PC Work Session to introduce Consulting Team; review process and identify issues	7:00 pm The Franklin Center



## Project Schedule

Task #	2009		2010				2011		Task Status
	3	4	1	2	3	4	1	2	
1. Project Initiation	■								50% complete
2. Demand/Capacity Analysis	■	■							Underway
3. Diagnosis	■	■	■						Underway
4. Public Outreach			■	■					
5. Recommendations				■	■				
6. Draft Ordinance Language			■	■	■	■	■	■	

### Meet the Consulting Team

Roger Waldon, FAICP

Clarion Associates  
Chapel Hill, NC



C. Gregory Dale, FAICP

McBride Dale Clarion  
Cincinnati, OH



Dean Stone, PE, MS

Stone Engineering  
Rocky Mount, VA



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## August 2009

Monday	Tuesday	Wednesday	Thursday	Friday
3	4	5	6	7
10	11 Planning Commission	12	13	14
17	18 BOS meeting	19	20	21
24	25 Consultant visit BOS Work Session PC work session	26 Consultant visit	27	28
31				

## September 2009

Monday	Tuesday	Wednesday	Thursday	Friday
	1	2	3	4
7	8 Planning Commission	9	10	11
14	15 BOS meeting	16	17	18
21	22	23	24	25
28	29	30		

