

The Toolkit

Franklin County's LAND DEVELOPMENT ORDINANCE UPDATE



January 15, 2010

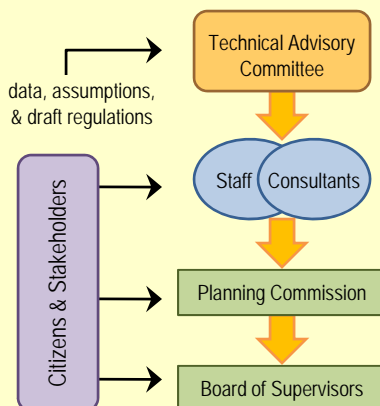
Volume 2 ▪ Issue 1

In the News

Technical Advisory Committee

The Franklin County Board of Supervisors has appointed a citizen committee to assist in the technical aspects of code development. The committee consists of more than 40 citizens from all parts of the County, representing a range of personal and professional interests, including:

- Neighborhood / Residential
- Development / Real Estate
- Land Planning / Engineering
- Agricultural / Rural
- Environmental / Conservation



The TAC will help analyze assumptions about the County's future growth potential, and will offer constructive feedback on the implications of various regulatory techniques.

The TAC will hold its first meeting on Thursday, January 21, 2010, at 6:00 pm at the Franklin Center, 50 Claiborne Ave., in downtown Rocky Mount. Project consultant Dean Stone of Stone Engineering will be on hand to help Planning staff facilitate the meeting. The meeting will provide TAC members with an overview of the project. In addition, the TAC will begin analyzing population data and growth forecasts, with the goal of understanding the demand for future land development. The meeting will culminate with the development of a "capacity" map of Franklin County, showing areas where growth is most likely to occur.

Planning Commission and Board members are welcome to attend. The next TAC meeting is tentatively scheduled for February 4th. The TAC meeting schedule will be confirmed in forthcoming issues of *The Toolkit*.

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.

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.

Project Scope

The Land Development Ordinance Update consists of six phases or "tasks."

- (1) **Project Initiation:** Identify critical issues; establish a Technical Advisory Committee to review assumptions and draft ordinance text.
- (2) **Demand/Capacity Analysis:** Analyze land availability, market demand, and the effects of regulation under various scenarios.
- (3) **Diagnosis:** Assess how the existing code is working; prepare a detailed outline for efficient and user-friendly code structure.
- (4) **Public Outreach:** Employ various and innovative approaches to maximize public input in all areas of the County.
- (5) **Recommendations:** Present a series of "best practices" for code development.
- (6) **Draft Ordinance Language:** Develop the code; solicit public comment; adopt and implement.

Planning Website

The Franklin County Department of Planning & Community Development has updated its website to include information about the Land Development Ordinance Update. You can now go directly to the Department's homepage at www.franklincountyplanning.org.

Click on the "**ordinance amendment**" link under the Long Range Planning section. This link will take you to a special page dedicated to the Ordinance Update project. The site includes all previous issues of *The Toolkit*, as well as other documents related to the project.



Planning (plan'ning) *n.*: 1) the act of preparing for future events; 2) the formulation of a strategy to achieve desired outcomes; 3) the coordinated management of change over time.



Project Schedule

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

Meet the Consulting Team

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January 2010

Monday		Tuesday		Wednesday		Thursday		Friday	
								1	New Year's Day Offices closed
4		5		6		7		8	
11		12	BOS – worksession	13		14		15	Offices closed
18	Offices closed	19	BOS – 1:30 pm BOS – 6:00 pm	20		21	TAC – 6:00 pm	22	
25		26		27		28		29	

February 2010

Monday		Tuesday		Wednesday		Thursday		Friday	
1		2		3		4	TAC – 6:00 pm (tentative)	5	
8		9	PC – 7:00 pm	10		11		12	
15	Offices closed	16	BOS – 1:30 pm BOS – 6:00 pm	17		18	TAC – 6:00 pm (tentative)	19	
22		23		24		25		26	

