

# The Toolkit

## Franklin County's LAND DEVELOPMENT ORDINANCE UPDATE



October 9, 2009

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### In the News

#### Regional Home Builders meeting

Franklin County is seeking input from local real estate developers as the process to update the County's Zoning and Subdivision ordinances gets underway.

Planning staff will meet with members of the Roanoke Regional Home Builders Association on Wednesday, October 21<sup>st</sup>, at 8:30 am at the Franklin Center. Planning Director Neil Houthouser and project consultant Dean Stone of Stone Engineering will present information and facilitate group discussion.



Who: RRHBA members; BOS & PC members

When: Wednesday, October 21<sup>st</sup>, 8:30 am

Where: The Franklin Center  
50 Claiborne Avenue, Rocky Mt .

Contact: Melody Williams  
Executive Vice President, RRHBA  
(540) 389-7135

The October 21<sup>st</sup> meeting offers area builders a chance to learn about the code update process, ask questions, and assist in the identification of issues and concerns. Staff will give an overview of the project and share with RRHBA members the list of issues and ideas that have already been identified by the Board of Supervisors and Planning Commission.

The meeting is open to members of the Roanoke Regional Home Builders Association. Members of the Board of Supervisors and Planning Commission are welcome to attend.

The meeting is sponsored by RRHBA's Governmental Affairs Committee, which is represented locally by Ron Willard II of The Willard Companies and Jim Petrine of ENIRTEP Inc.

Chartered in 1955, the Roanoke Regional Home Builders Association, Inc. is a professional, non-profit trade organization affiliated with the Home Builders Association of Virginia and the National Association of Home Builders.

### 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.

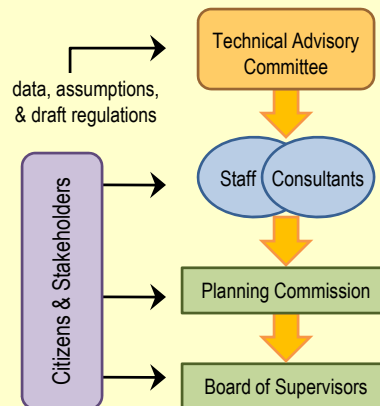
### Project Scope

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.

### Technical Advisory Committee

The Board of Supervisors is forming a Technical Advisory Committee (TAC) to assist in the technical aspects of code development. 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 represent a broad cross-section of the community, including neighborhood, agricultural, environmental, business and development interests. The Board is scheduled to appoint the TAC in October 2009, with TAC meetings to begin in November.



## Project Schedule

Task #	2009		2010				2011		Task Status
	3	4	1	2	3	4	1	2	
1. Project Initiation	■								90% complete; appointing TAC
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



### Planning Staff Contacts

Neil Holthouser, Director of Planning  
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Lisa Cooper, Senior Planner  
[lisacooper@franklincountyva.org](mailto:lisacooper@franklincountyva.org)

## October 2009

Monday	Tuesday	Wednesday	Thursday	Friday
			1	2
5	6 BZA – 6:00 pm	7	8	9
12	13 PC – 7:00 pm	14	15	16
19	20 BOS – 1:30 pm BOS – 6:00 pm	21 Roanoke Regional Homebuilders Assoc. 8:30 am - Franklin Ctr.	22	23
26	27	28	29	30

## November 2009

Monday	Tuesday	Wednesday	Thursday	Friday
2	3 Election Day	4	5	6
9 BZA – 6:00 pm	10 PC – 7:00 pm	11	12	13
16	17 BOS – 1:30 pm BOS – 6:00 pm	18	19	20
23	24	25	26	27
30				

