



Franklin County Planning MONTHLY

MARCH 2010

Scheduled for March 4, 2010 Technical Advisory Committee Meeting

Upcoming TAC Items

The Technical Advisory Committee (TAC) will meet on Thursday, February 4, 2010, to work on the general update of the County's zoning and subdivision ordinances. The Technical Advisory Committee is a citizen committee appointed by the Board of Supervisors to provide input and advice to the Planning Commission and Planning staff. At the March 4th meeting, the TAC review the results of our Residential Demand, Land Capacity, and Density Allocation discussions, and will brainstorm effective strategies for public outreach.

Meeting begins at 6:00pm at the Franklin Center, 50 Claiborne Avenue.

Scheduled for March 9, 2010 Planning Commission Work Session

Upcoming PC Items

The Planning Commission will hold a work session on Tuesday, March 9, 2010, to work on the general update of the County's zoning and subdivision ordinances. At the March 9th work session, the Planning Commission will review the results of Residential Demand, Land Capacity, and Density Allocation discussions held with the Technical Advisory Committee, and will brainstorm effective strategies for public outreach.

Meeting begins at 7:00pm at the Franklin County Government Center, 1255 Franklin Street.

Results from February 16, 2010 BOS Meeting

Recent BOS Items

SPEC-11-09-5770	Valley AFC SUP	Dean Bowman and Martha Bowman	P/O TAX # 18-121	Gills Creek MD
TABLED 4 Months	Request for a Special Use Permit in the A-1 District to allow for a private recreational facility on +/- 60 acres.			

Residential Demand

Franklin County's Land Development Ordinance Update



Population Projection

Given historical population information, there are several methods we can use to project population into the future:

- Direct Source.** This method relies on forecasts prepared by various government agencies and private companies that specialize in demographic analysis. For this study, we'll use projections prepared by the Virginia Employment Commission and Woods & Poole Economics, Inc.
- Straight-Line Projection.** This method uses a prior-year statistical trend (i.e. an average annual growth rate), and carries the trend out to a future year. For this study, we'll use a 10-year average annual growth rate (2001 to 2010) and a 40-year average annual growth rate (1971 to 2010).
- % Share Projection.** This method compares Franklin County's population to that of the Roanoke region, and assumes a future population for the County as an increasing percentage of the region's future population.

Diverging Population Projections for Franklin County, 2010 to 2030

Method of Population Projection	2010 Population	2030 Population	Average annual % change	# of new residents over next 20 years
Direct source, Woods & Poole projection	53,229	71,395	1.48 %	18,166
Direct source, Virginia Employment Com. projection	52,582	62,443	0.86 %	10,037
Straight-line, 10-year annual average (1.07%)	52,582	65,056	1.07 %	12,474
Straight-line, 40-year annual average (1.55%)	52,582	71,522	1.55 %	18,940
% share, Virginia Employment Com. MSA projection	52,582	65,593	1.11 %	13,011
% share, Woods & Poole MSA projection	52,582	69,992	1.43 %	17,410



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Received by March 1, 2010 scheduled for April PC meeting

New Applications

REZO-3-10-6366	Tiger Rents Rezone	Charles and Joshua Trelease	TAX # 54-376.06	Union Hall MD
Request for rezone from A-1 to B-2 to allow for Rental, Sales, and Service of Equipment, a Private Recreational Facility, Sporting Goods, and General Business Uses				
SPEC-3-10-6367	Tiger Rents SUP	Charles and Joshua Trelease	TAX # 54-376.06	Union Hall MD
Request for Special Use Permit to allow Outdoor Display on Business Property. This request is concurrent with a request to rezone the subject property from A-1 to B-2.				



Where Does the Zoning Ordinance Apply?

Due to the realignment of voting districts over time, the Zoning Ordinance now applies to all or a portion of six Magisterial Districts: Boones, Gills Creek, Union Hall, Rocky Mount, Blackwater, and Snow Creek.

March 2010

Monday		Tuesday		Wednesday		Thursday		Friday	
1	Application Deadline	2		3	NO PC SITE VISIT	4	TAC Meeting- 6:00 pm	5	
8		9	PC Work Session 7:00 pm	10	DRT Meeting 2:00 pm	11		12	
15		16	BOS-1:30 pm BOS-6:00 pm	17		18	Housing- 3:00 pm	19	
22		23		24		25		26	
29		30		31					

April 2010

Monday		Tuesday		Wednesday		Thursday		Friday	
						1		2	
5	Application Deadline	6		7	PC Site Visits 3:00 pm	8		9	
12		13	PC Meeting 7:00 pm	14	DRT Meeting 2:00 pm	15	Housing- 3:00 pm	16	
19		20	BOS- 1:30 pm BOS- 6:00 pm	21		22		23	
26		27		28		29		30	

