

# The Toolkit

## Franklin County's LAND DEVELOPMENT ORDINANCE UPDATE



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### 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.

### In the News

#### Consultants offer observations

The consulting team assisting with the update of the Zoning and Subdivision ordinances recently conducted a tour of Franklin County, offering early observations about the ways in which development codes can shape community character.

The team of Roger Waldon, Greg Dale, and Dean Stone toured the County in late August as preparation for project kick-off discussions with the Board of Supervisors and the Planning Commission.



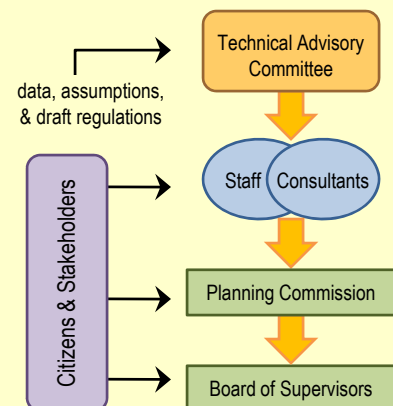
Roger Waldon, of consulting firm Clarion Associates, tours the Smith Mountain lake shoreline.

The consultants visited each of the County's seven magisterial districts, taking time to observe significant development projects, visit local gathering places, and engage local citizens about their thoughts related to growth and development. Among other things, the consultants noted the following:

- The entire County is already subject to some form of development regulation, although the nature and degree of control varies from place to place.
- People in different parts of the County have varying expectations. Generally, residents of more densely-populated areas look to development codes for protection against incompatible uses, while rural landowners rely on codes to ensure future land value.
- These interests are not mutually exclusive. Codes can be differentiated to recognize place-specific needs.
- Although the desire for regulation varies with geography, nearly everyone agrees that some protections are needed against high-impact “game-changers.” The focus should be on determining acceptable levels of impact in each distinct area of the County.

#### 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; forming 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 Houthouser, Director of Planning  
[neilhouthouser@franklincountyva.org](mailto:neilhouthouser@franklincountyva.org)

Lisa Cooper, Senior Planner  
[lisacooper@franklincountyva.org](mailto:lisacooper@franklincountyva.org)

## September 2009

Monday	Tuesday	Wednesday	Thursday	Friday
	1	2	3	4
7	8 PC – 7:00 pm	9	10	11
14	15 BOS – 1:30 pm BOS – 6:00 pm	16	17	18
21	22	23	24	25
28	29	30		

## 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

