

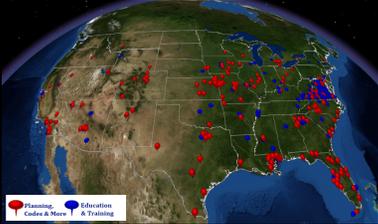
Agenda

- Project Overview
- Creating a Comprehensive Plan
- Planning in Practice
- Discussion / Survey
- Activity Centers
- Next Steps

PLANNING WORKS

National Experience, Local Values

- Virginia Perspective
- 10+ years as a firm, 20+ years as a team
- Focus on implementing plans and codes
- 2011 Virginia APA Outstanding Plan Award



This slide highlights the firm's national experience and local values. It includes a list of key points, a map of the United States with red and blue dots representing project locations, and the APA VA logo. The Planning Works logo is at the top.

Creating a Comprehensive Plan

Scope of Services

Task 1: Establish and begin outreach plan

Task 2: Kickoff and visioning workshops

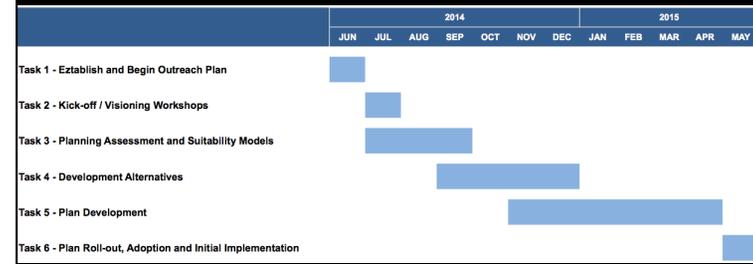
Task 3: Planning assessment and suitability model

Task 4: Development alternatives

Task 5: Plan development

Task 6: Plan rollout, adoption and implementation

Timeline: 12 months



The Athenian Oath

We will never bring disgrace on this our City by an act of dishonesty or cowardice.

We will fight for the ideals and Sacred Things of the City both alone and with many.

We will revere and obey the City's laws, and will do our best to incite a like reverence and respect in those above us who are prone to annul them or set them at naught.

We will strive increasingly to quicken the public's sense of civic duty.

Thus in all these ways we will transmit this City, not only not less, but greater and more beautiful than it was transmitted to us.

The problems we face today will not be solved at the same level of thinking we were at when we first created them.

Albert Einstein

Defining Planning

- Planning is an organized way of determining community needs and setting goals and objectives to address those needs
- Planning is the art and science of anticipatory problem solving
- Planning is a forward thinking process
- Planning bridges the gap from where we are to where we want to go
- Planning is a process that can help move a community from today's reality to tomorrow's possibilities
- Planning is defending the common interest against the onslaught of parochial interest

The act of planning is consciously recognizing the futurity of present decisions.

Peter Drucker

Four Characteristics of a Plan

- It is a byproduct of civic input that defines community hopes, dreams, aspirations and values
- It is long-range, covering a time period approximating 20 years into the future
- It is comprehensive; it covers the entire community
- It guides growth and development within the community, and provides a 'roadmap' that describes how, why, when and where to build, rebuild, or preserve the community

What A Plan Should Provide

- A plan should describe a community; it should identify the community's character
- A plan should clearly identify how a community will get from today to tomorrow
- A plan should show how the new will fit with the old
- A plan should clearly identify community problems and propose solutions
- A plan should identify strategies for maintaining community attributes and strengths

Essential Plan Components

- Vision driven - Image of desired future driven by community values
- Goal oriented - The purpose toward which specific objectives, strategies and actions are directed
- Policy direction - Statements of intent against which individual actions or decisions can be taken and evaluated
- Implementation strategy
 - Action items
 - Timelines
 - Responsibility

A Regional Focus

- Collaborative planning must extend beyond people to include communities
- The Virginia Code permits inter-jurisdictional collaboration
- Political boundaries are becoming irrelevant in the modern world
- A regional assessment section should be included in plans
- A regional impact analysis section should be included in plans

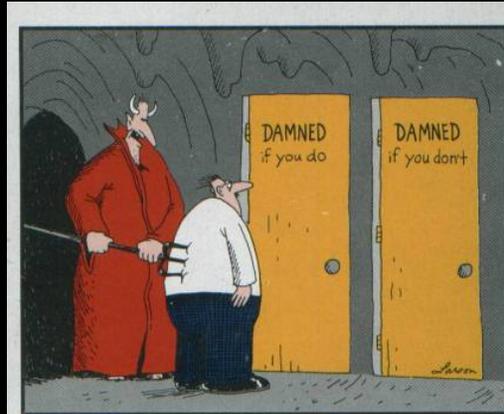
A Collaborative Process

- Provides a framework for "stakeholders" and citizens to become involved in the plan development process
- A common sense of purpose and a definition of the problem/ opportunity is developed
- Stakeholders and citizens are responsible for the effort
- Participants educate each other
- Decisions are a function of consensus

Plan Players

- The Governing Body
- The Planning Commission
- The Planning Staff
- The Zoning Administrator
- Property Owners
- Developers/Builders
- Bankers
- Realtors
- Applicants
- Citizens
- The Board of Zoning Appeals
- The Circuit Court
- The Virginia Supreme Court

It's Also A Political Process



"C'mon, c'mon — it's either one or the other."

Implementation: Linking Process and Outcome

- Plan implementation must extend beyond the shelf
- A clearly defined action agenda is required
- The action agenda identifies responsible parties, timelines and outcome measures
- Linking plans with action provides accountability

Legal Hierarchy

- Federal
- State
- Local

COMPREHENSIVE PLAN TO BE PREPARED AND ADOPTED

The Commission Shall Prepare A Plan For The Physical Development Of The Jurisdiction And The Governing Body Shall Adopt A Comprehensive Plan.

ARTICLE THREE, 15.2-2223

Declaration of Intent

- Improve public health, safety, convenience and welfare of their citizens;
- Plan for future development of existing communities so that transportation systems are carefully planned;
- Allow new community centers to be developed with adequate highway, utility, health, educational and recreational facilities;
- Recognize the needs of mineral resources, agriculture, industry, and business providing for future growth;
- Provide residential areas with healthy surrounding for family life;
- Preserve agricultural and forestal land;
- Make growth of the community consonant with the efficient and economical use of public funds.

The Plan Shall Include...

- Existing conditions, growth trends and future growth requirements
- Guide coordinated, adjusted and harmonious development
- Promote health, safety, morals, order, convenience, prosperity and general welfare
- Be general in nature, designate where facilities are to be extended, removed, relocated, widened, vacated, narrowed, abandoned or changed in use
- Long-range recommendations for development
- Long-range recommendations for affordable housing
- Long-range recommendations for transportation

The Plan May Include...

- The designation of areas for various types use
- The designation of a system of community service facilities
- The designation of historical areas, urban development areas or urban renewal areas
- The designation of areas for implementation of reasonable groundwater protection measures
- An official map, capital improvements program, subdivision ordinance (mandatory), zoning ordinance and maps, mineral resource district maps, and agricultural and forestal maps
- The location of existing or proposed recycling centers

Legal Status of the Plan

- Upon adoption, the plan shall control the general location, character and extent of each feature shown on the plan
- No street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than railroad facility, whether publicly or privately owned, shall be constructed, established or authorized, until its location has been approved by the commission as being substantially in accordance with the plan

Plans Must Be Accountable

- If our plans are to be documents of consequence they must be accountable.
- To be accountable means giving an account, being answerable or explainable.
- Accountability must be defined by action.
- Accountable plans feature the following:
 - Specific goals, objectives and actions
 - A specific action agenda tied to a who, what, when, why, how
 - Anticipated outcomes and the capacity to measure impacts

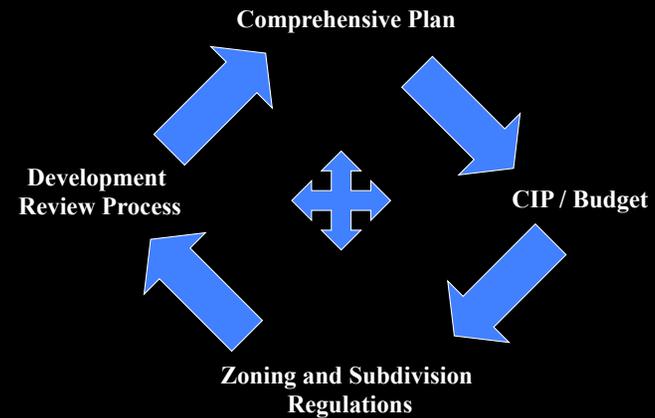
Asking (and Answering) the Hardest Questions

- Where is development appropriate?
- What areas have special development needs?
- Where should we concentrate our economic development efforts?
- What is the impact of a new capital improvement?
- How will we pay for the community and infrastructure we want?

Planning in Practice

You can't afford to let growth manage itself

Using Coordinated Tools



Ag costs less to serve and produces more net revenues

- The Virginia Piedmont Environmental Council
 - Agriculture and Forestry Land uses \$.11 to \$.21 in County Services of every \$1 in taxes it raises
 - Residential uses \$1.16 to \$1.39 in County Services of every \$1 in taxes it raises
 - Industry and Commercial Property uses \$.20 to \$.97 in County Services of every \$1 in taxes it raises

National data supports Virginia experiences

- The American Farmland Trust found (nationwide):
 - Agriculture and Forestry Land uses \$.35 in County Services of every \$1 in taxes it raises
 - Residential uses \$1.16 in County Services of every \$1 in taxes it raises
 - Commercial Property and Industry uses \$.29 in County Services of every \$1 in taxes it raises

Breaking up farms starts innocently



Suburban living in the country



Non-ag homes surrounded by farms
(What could go wrong?)



Creeping sprawl includes
suburban conveniences



Here comes the neighborhood!

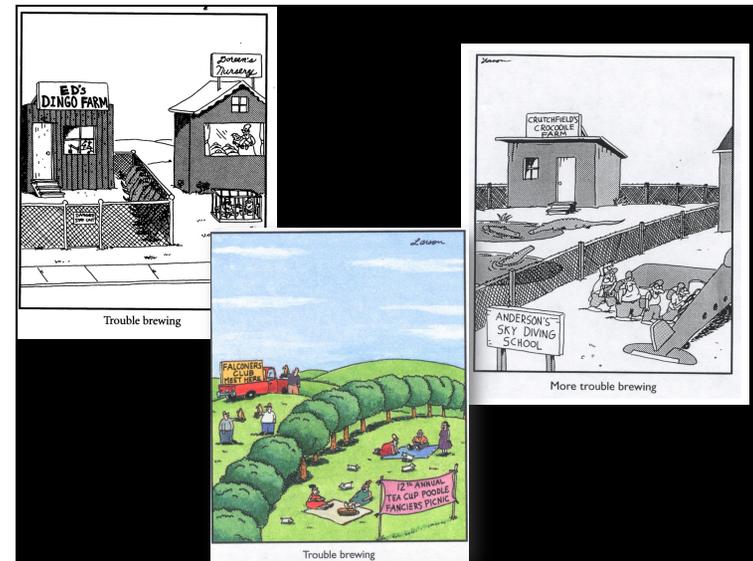


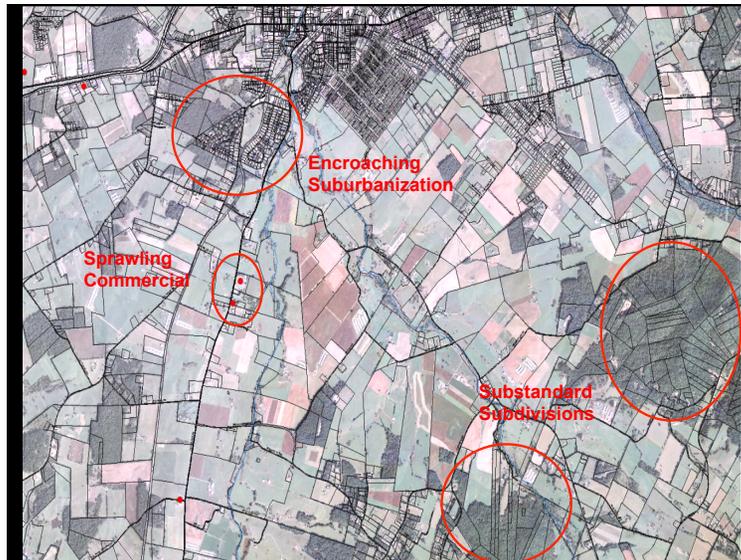
Rural Sprawl



Bridging the Urban / Rural Gap

- Comprehensive Plan as guide
- Define and identify growth areas
- Target funding to growth areas
- Linkage between CIP and development
- Consider public facility need and capacity
- Promotes compatible, efficient development





Agricultural Protection

- Avoid establishing incompatible uses
- Require separation between non-farm homes and ag operations
 - Burden on non-farm development to buffer and protect farms
- Require nuisance easements to protect residents
- Provide “Code of the West” type information to new rural residents

Clustering

- Purpose
- Density bonuses
- Sliding scale densities
- Provides for long term maintenance

Traditional Development



18 2-acre+ lots
scattered over 1 section

40 acres developed

600 acres unbuffered
agriculture or open
space

Clustering



640 Acre
Tract

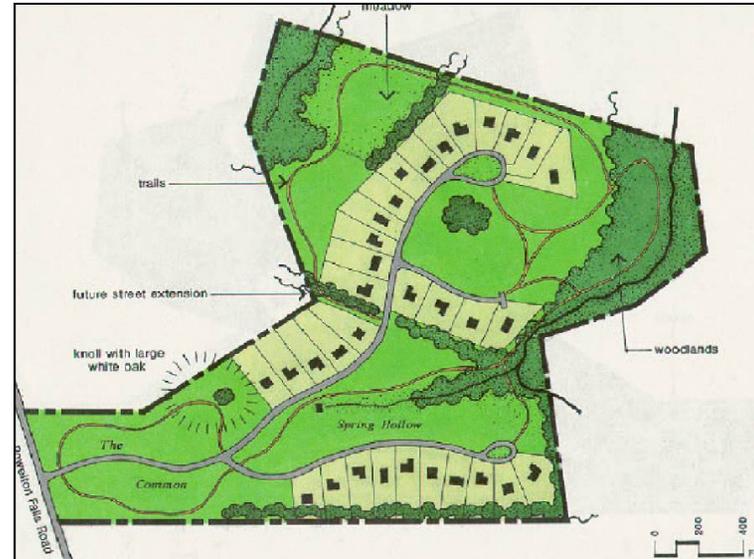
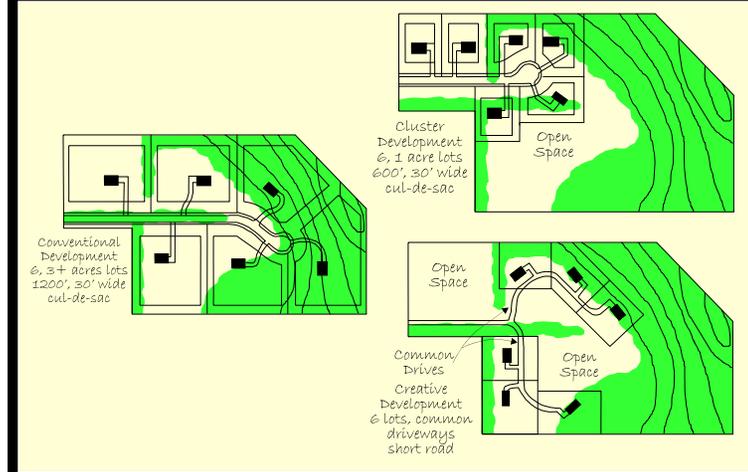
Transfer to 40 acres

20 acres developed

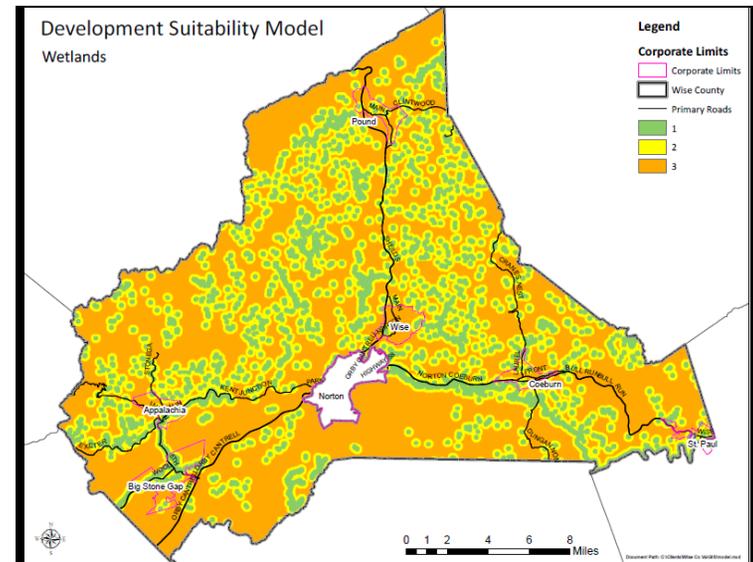
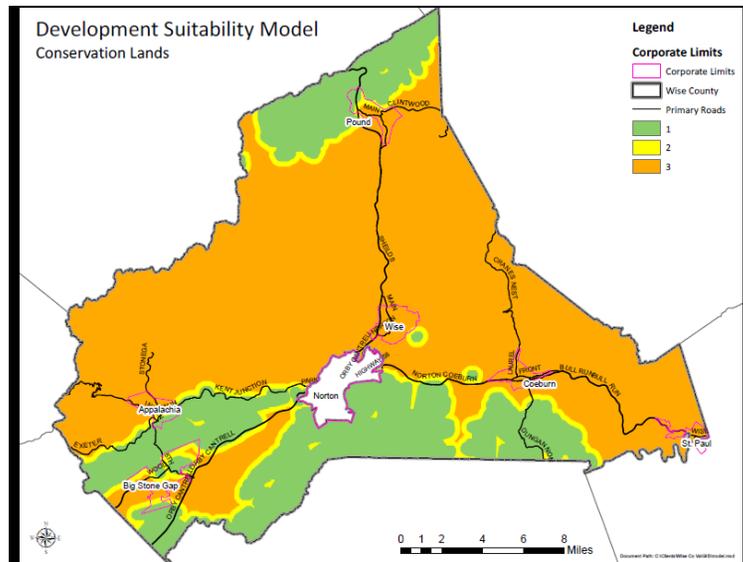
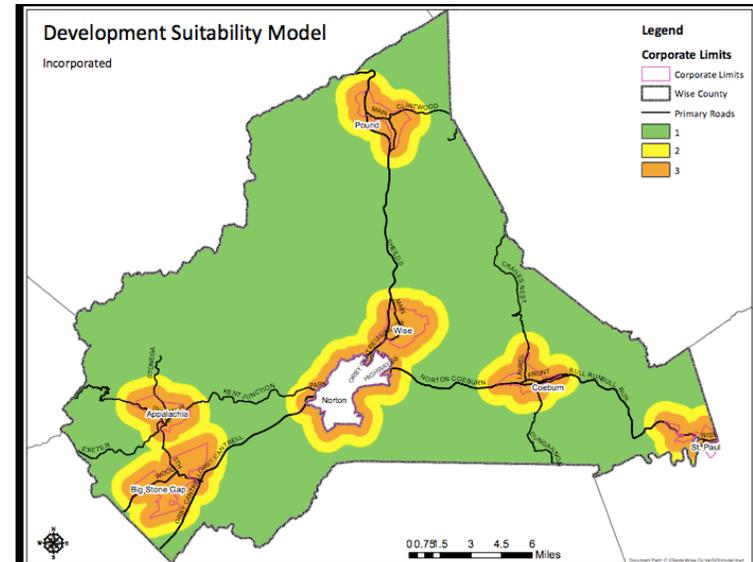
20 acres open space/
buffer

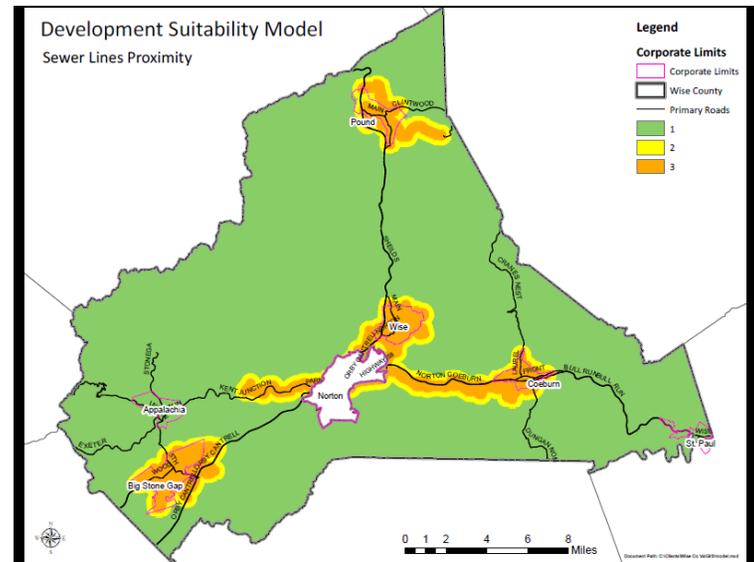
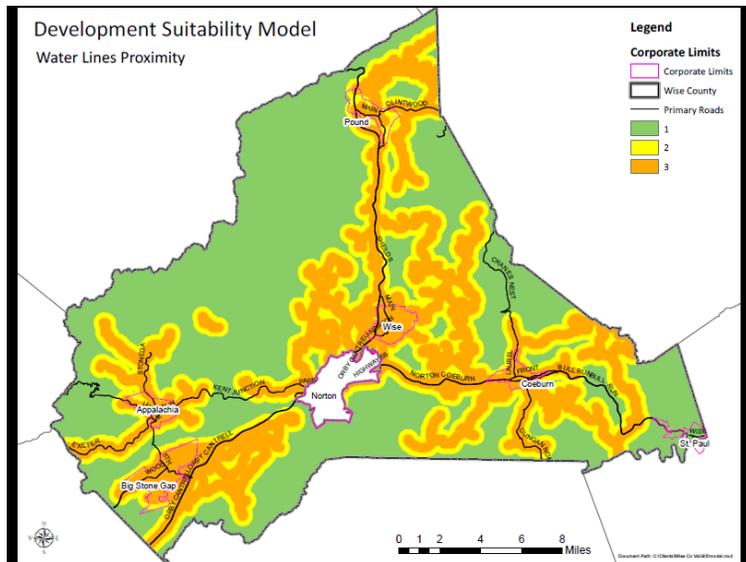
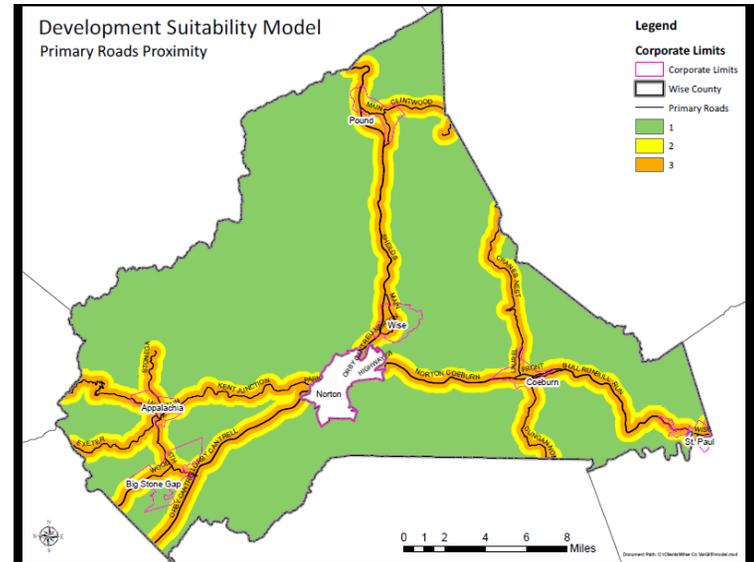
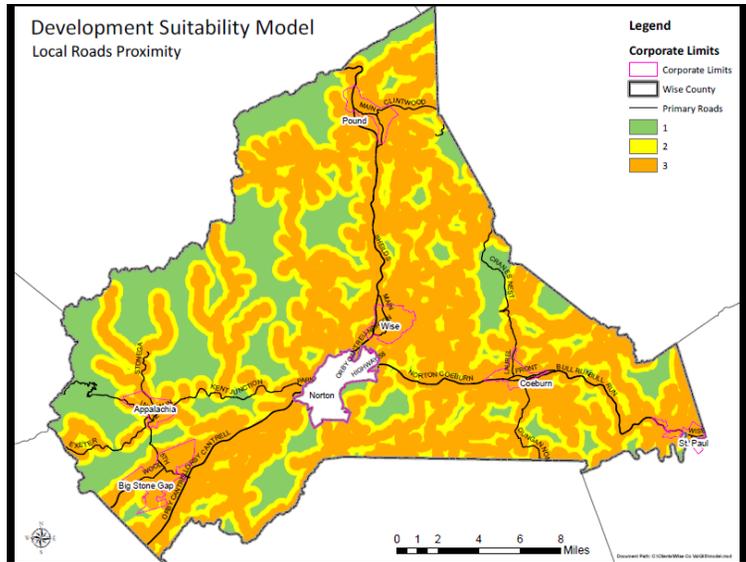
600 acres protected
farmland or open
space

Protect Open Space and Environment



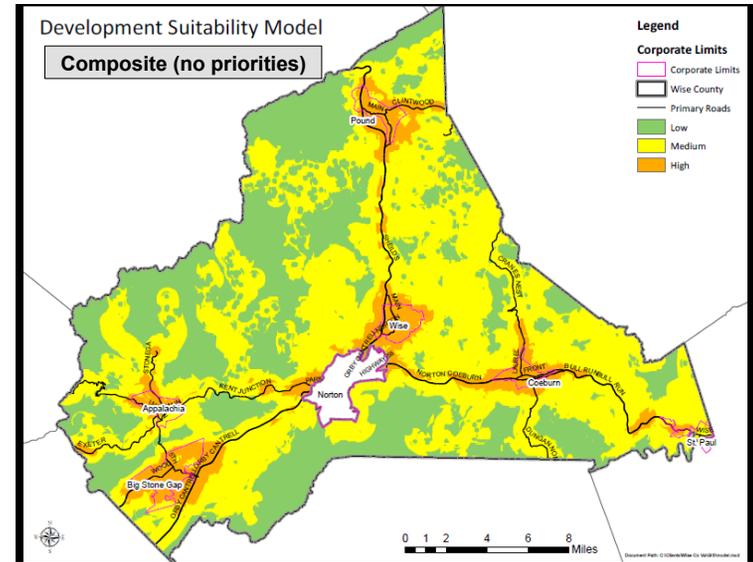
A Geographic Information System (GIS) Development Suitability Model





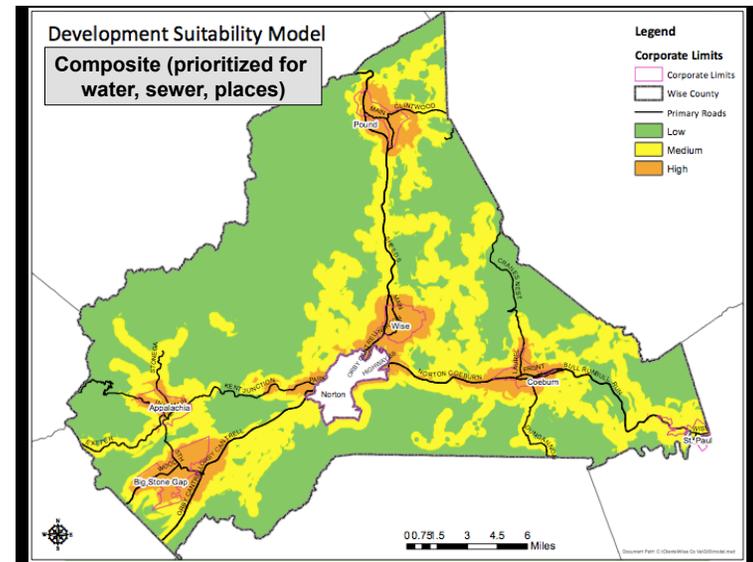
Land Suitability Model (neutral)

Factor	Land Evaluation and Suitability Analysis Factors	Presumption of Non-Ag Development Suitability			Factor Weighting	
		Low Suitability	Moderate Suitability	High Suitability		
1	Identify land proximal to wetlands	within 1/8 mile	between 1/8 and 1/4 mile	outside, 1/4-mile or greater	1	14.3%
2	Identify conservation lands	with 1/4 mile	between 1/4 and 1/2 mile	outside, 1/4-mile or greater	1	14.3%
3	Identify land proximal to municipal boundary	outside 1/2 mile	within 1/2 mile	within 1/2 mile	1	14.3%
4	Identify land proximal to local roads	outside 1 mile	between 1/2 and 1 mile	with 1/4 mile	1	14.3%
5	Identify land proximal to primary roads	outside 1/2 mile	between 1/4 and 1/2 mile	with 1/4 mile	1	14.3%
6	Identify land proximal to water lines	outside 1/2 mile	between 1/4 and 1/2 mile	with 1/4 mile	1	14.3%
7	Identify land proximal to sewer lines	outside 1/2 mile	between 1/4 and 1/2 mile	with 1/4 mile	1	14.3%
Total					7	1



Land Suitability Model (weighted)

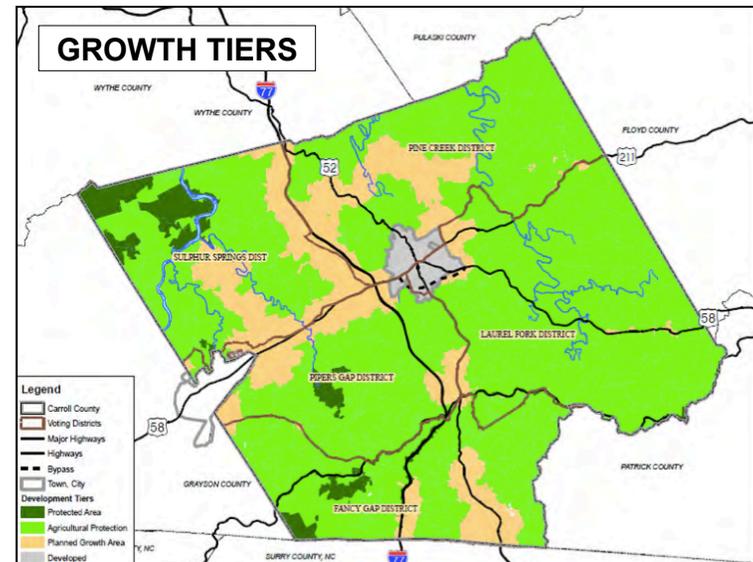
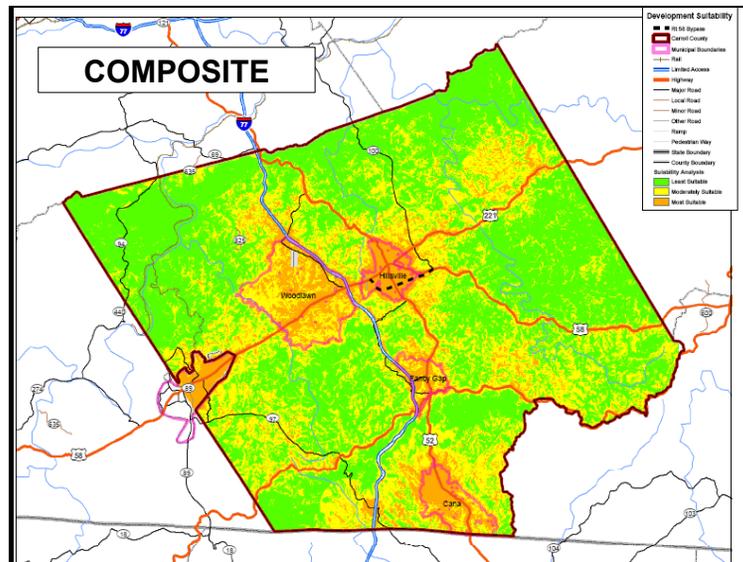
Factor	Land Evaluation and Suitability Analysis Factors	Presumption of Non-Ag Development Suitability			Factor Weighting	
		Low Suitability	Moderate Suitability	High Suitability		
1	Identify land proximal to wetlands	within 1/8 mile	between 1/8 and 1/4 mile	outside, 1/4-mile or greater	1	7.7%
2	Identify conservation lands	with 1/4 mile	between 1/4 and 1/2 mile	outside, 1/4-mile or greater	1	7.7%
3	Identify land proximal to municipal boundary	outside 1/2 mile	within 1/2 mile	within 1/2 mile	3	23.1%
4	Identify land proximal to local roads	outside 1 mile	between 1/2 and 1 mile	with 1/4 mile	1	7.7%
5	Identify land proximal to primary roads	outside 1/2 mile	between 1/4 and 1/2 mile	with 1/4 mile	1	7.7%
6	Identify land proximal to water lines	outside 1/2 mile	between 1/4 and 1/2 mile	with 1/4 mile	3	23.1%
7	Identify land proximal to sewer lines	outside 1/2 mile	between 1/4 and 1/2 mile	with 1/4 mile	3	23.1%
Total					13	1

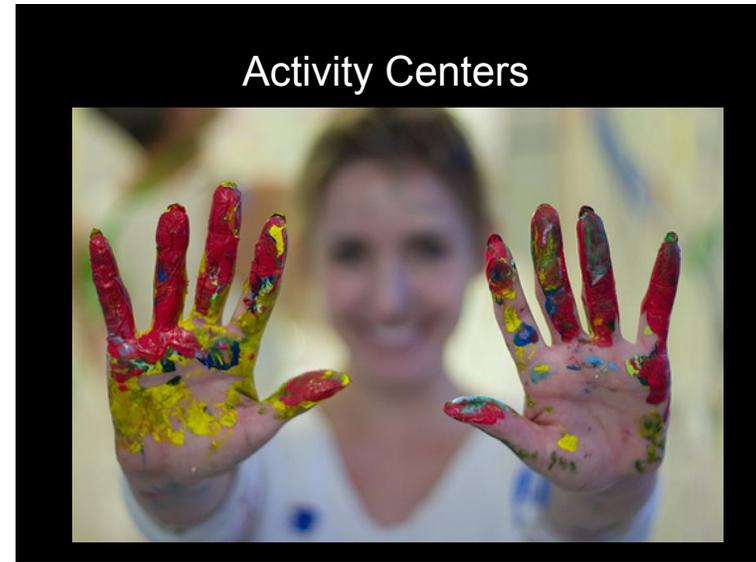
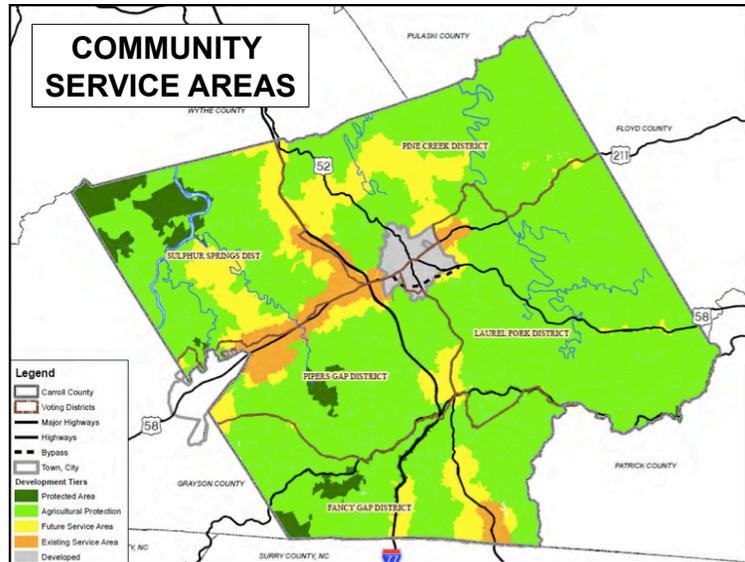


Additional Inputs Available

- Coal ownership
- Coal sludge ponds
- Mining
- Farmland
- Floodzones
- Slope
- Scenic streams / riparian buffers
- Railroads
- Trails
- Land use
- Fire hydrants
- Natural gas wells
- Watershed integrity model
- Natural landscapes
- Ecological cores
- Urban vulnerability model
- Habitat tiers
- Soils
- Forest lands
- Fire risk
- Local Parks
- Fire Stations
- Schools
- Interchanges / intersections

Where Do We Go From Here?





Discussion

What have been the three most important positive changes over the past few years?

What three changes
concern you the most? ?

What are the
three most important issues
facing Wise County?

What is your vision
for Wise County in 2025? In 2035?

What last thoughts, suggestions,
warnings or concerns before we begin?



Next Steps

Next Steps

- Continue background analysis and begin planning assessment
- Work with staff to develop the suitability model (summer)
- Work with Advisory Committee and staff to establish meaningful development alternatives (late-summer)
- Present preliminary findings at public planning forum (early- to mid-autumn)