

AGENDA

FRANKLIN CITY COUNCIL

MONDAY, June 25, 2018 – CITY HALL COUNCIL CHAMBERS – 207 W. SECOND AVE.

7:00 P.M.**Regular Meeting**

Call To Order MAYOR FRANK M. RABIL

PLEASE TURN OFF CELL PHONES MAYOR FRANK M. RABIL

PLEDGE OF ALLEGIANCE

CITIZENS' TIME

AMENDMENTS TO AGENDA

1. CONSENT AGENDA

- A. Minutes: June 11, 2018 Regular Meeting and June 12, 2018 Called Meeting w/ Planning Commission
- B. Departmental Reports: May, 2018 (Separate File)

2. PUBLIC HEARING

- A. Planning Commission/City Council Joint Meeting Re: Zoning Ordinance Amendments
- B. Planning Commission Recommendation
- C. Council Action on Planning Commission Recommendation

3. FINANCE

- A. FY 2017 – 2018 School Budget Amendment # 2018 – 16
- B. FY 2017 – 2018 Smart Beginnings Budget Amendment # 2018 – 17
- C. Financial Report: May, 2018

4. OLD/NEW BUSINESS

- A. Franklin Summit, LLC. - Request To Remove Proffer
- B. City Manager's Report

5. COUNCIL/STAFF REPORTS ON BOARDS/COMMISSIONS6. CLOSED SESSION

Closed Session - I move that the Franklin City Council meet in Closed Session to discuss appointments to boards and commissions pursuant to Virginia Code Section 2.2 – 3711 (A) (1).

Motion Upon Returning to Open Session – I move that the only matters discussed during the session were those lawfully exempted from open meeting requirements and identified in the motion by which the closed session was convened.

7. ADJOURNMENT – I move that the June 25th Regular meeting of the Franklin City Council be adjourned.

UPCOMING ITEMS TO BE SCHEDULED

The items below are intended to be reflective, and not inclusive of all subjects staff is working on to bring forward to City Council in the next two months. Both the time lines and subject matter are subject to change and should not be considered final.

<u>SUBJECT</u>	<u>TENTATIVE TIME LINE</u>
The Family Wellness Fun Day(Parks & Recreation Sponsored Event)	Saturday, June 30, 2018 @ 10 a.m. to 3:00 p.m. Amory Dr. Recreational Park
City Council Biennial Organizational Meeting	Monday, July 9, 2018 @ 7:00 p.m. City Council Chambers
Called Meeting of the City Council for County Courthouse Site Options Update w/ County Administrator Mike Johnson	Tuesday, July 10, 2018 @ 6:00 p.m. City Council Chambers

CONSENT AGENDA

- A. Minutes: June 11, 2018 Regular Meeting and June 12, 2018 Called Meeting w/ Planning Commission**
- B. Departmental Reports: May, 2018 (Separate File)**

The Franklin City Council held its regular meeting on Monday, June 11, 2018 at 7:00 p.m. in the Council Chambers at City Hall.

Council Members in Attendance: Mayor Frank Rabil, Barry Cheatham, Vice-Mayor; Linwood Johnson, Bobby Cutchins, Mary Hilliard, Greg McLemore and Benny Burgess.

Staff in Attendance: Randy Martin, City Manager; Taylor Williams, City Attorney; Mark Bly, Director of Power and Light; Dinah Babb, Treasurer; and Chief Vince Holt, Director of Emergency Services.

Others in Attendance: Sergeant Karl Boone and Lieutenant Patrick Wilson, Franklin Police Department; Amanda Jarratt, Executive Director, Franklin Southampton Economic Development, Inc.; and Teresa Rose-McQuay; Administrative Assistant and Acting Secretary, Recording Minutes.

Other Members of Franklin Fire & Rescue Present: Captain Ricky Grizzard, Seth Edwards, Gregory White, Wendall Lowe, Scott Maynard, Ryan Moore, and Corey Little.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by everyone in attendance.

Special Recognition: Resolution of Appreciation – May 17, 2018 Emergency Response

Mayor Rabil asked Vice-Mayor Cheatham to read the Resolution of Appreciation for the May 17, 2018 Emergency Response. Vice-Mayor Cheatham made the motion to adopt the resolution and Councilman Burgess seconded it.

The motion was approved by a 7 – 0 vote.

Mayor Rabil recognized all the members of all the agencies for their help in combating the fire and protecting the lives and property of everyone in the downtown area on May 17, 2018. Mayor Rabil asked that a member from every department represented come forward so he could present them with a copy of the Resolution of Appreciation. He shook the hand of each representative from the various emergency agencies listed in the resolution and in attendance at the meeting and thanked them. Everyone in attendance gave them a round of applause.

CITIZENS' TIME

Mr. Ben Powell of 307 Meadow Lane expressed his gratitude to the fire department for their service to the Franklin Community. He addressed Council about the Haynes Bylerly home being used as a dormitory to house international students for Southampton Academy. He commented that he did not want dormitory housing in his neighborhood and asked Council to look further into the matter.

Mr. Dan Peak of 170 Meadow Lane expressed his discontent of a prospect of dormitory housing in his neighborhood and asked Council to consider the matter carefully. He stated that the R0 zoning district is the strictest zoning district and the spirit of the ordinance should not allow this type of use in his neighborhood.

Mr. Jerry Bryant of 307 Meadow Lane echoed his neighbor's sentiments and asked Council to look into the matter. He does not want dormitory housing in his neighborhood.

Mrs. Arwen Council of 104 Robinhood Road read a statement on behalf of Southampton Academy concerning the International Student program that she supervises. She spoke about how the City of Franklin is the perfect place for housing these students because it is such a close knit community. Mrs. Council spoke of the positive impacts of this program on the community and the students.

Mr. Bob Trainor 221 Meadow Lane thanked Council for hearing their voices on this matter. He said that the students should be living in single family homes not in dormitory type housing. In his opinion the international program is failing the mark of providing the students with a typical family experience.

Mr. Jim Council 621 Hunterdale Road also expressed gratitude to the fire department for their service to the community. He addressed Council about his support of housing the International Students within the city of Franklin. He shared comments from other citizens about the positive impact of students that have been here in Franklin and how these students don't bother anyone, in most cases, they don't even realize they are living in their neighborhood.

AMENDMENTS TO AGENDA

There were no amendments to the agenda.

CONSENT AGENDA

Minutes: May 14, 2018 Work Session and Regular Meetings

Mayor Rabil asked if there were any corrections to the minutes of the May 14, 2018 Work Session and Regular meetings. Hearing none, he asked for a motion. Vice-Mayor Cheatham made the motion to approve the May 14, 2018 Work Session and Regular meeting minutes as presented and Councilman Burgess seconded it.

The motion was approved with the vote as follows:

Councilman Johnson, AYE; Councilman Cutchins, AYE; Councilwoman Hilliard, AYE; Vice-Mayor Cheatham, AYE; Councilman McLemore, ABSTAIN; Councilman Burgess, AYE; and Mayor Rabil, AYE.

Minutes: May 21, 2018 Called Meeting

Mayor Rabil asked if there were any corrections to the minutes of the May 21, 2018 Called meeting. Hearing none, he asked for a motion. Councilwoman Hilliard made the motion to approve the May 21, 2018 Called meeting minutes and Councilman Johnson seconded it.

The motion was approved with the vote as follows:

Councilman Johnson, AYE; Councilman Cutchins, AYE; Councilwoman Hilliard, AYE; Vice-Mayor Cheatham, AYE; Councilman McLemore, ABSTAIN; Councilman Burgess, AYE; and Mayor Rabil, AYE.

Minutes: June 4, 2018 Called Meeting

Mayor Rabil asked if there were any corrections to the minutes of the June 4, 2018 Called meeting. Hearing none, he asked for a motion. Vice-Mayor Cheatham made the motion to approve the May 8, 2017 Regular meeting minutes and Councilman Cutchins seconded it.

The motion was approved with the vote as follows:

Councilman Johnson, ABSTAIN; Councilman Cutchins, AYE; Councilwoman Hilliard, ABSTAIN; Vice-Mayor Cheatham, AYE; Councilman Burgess, AYE; Councilman McLemore, ABSTAIN and Mayor Rabil, AYE.

Departmental Reports: April, 2018

There were no questions or comments concerning the April, 2018 Departmental Reports.

FINANCE**FY 2017 – 2018 School Budget Amendment # 2018 - 15**

Mayor Rabil recognized City Manager Martin to present the FY 2017 – 2018 School Budget Amendment # 2018 – 15.

Manager Martin noted the purpose of FY 2017 – 2018 School Budget Amendment # 2018 – 15 request was to allow changes in appropriations for the following items:

REVE NUE	ACCOUNT DESCRIPTON	AMOUNT	ACCOUNT DESCRIP	EXPENSE	AMOUNT
250-3-	Title VIB Special Education	\$ 1,714.00	Title VIB Special Education	250-4-60000-0008	\$ 1,714.00
250-3-	Rebates and Refunds	\$ 98,000.00	Pupil Transportation	250-4-60000-0003	\$ 98,000.00
250-3-	Rebates and Refunds	\$ 23,000.00	Operations and Maintenance Services	250-4-60000-0004	\$ 23,000.00
250-3-	Rebates and Refunds	\$ 6,992.27	Administration, Health and Attendance	250-4-60000-0002	\$ 6,992.27
	TOTAL	\$ 129,706.27		TOTAL	\$ 129,706.27

Councilman McLemore made the motion to approve City Budget Amendment # 2018 – 15 as requested and Vice-Mayor Cheatham seconded it.

Mayor Rabil asked if there were any questions or comments concerning the motion to approve FY 2017 – 2018 School Budget Amendment # 2018 – 15; hearing none Council voted.

The motion was approved by a 7 – 0 vote.

OLD/NEW BUSINESS**School Board Appointments – At Large, Wards 4 & 6**

Mayor Rabil recognized Attorney Williams to discuss the process for Appointments to the Franklin City School Board. Attorney Williams reminded Council of the Public Hearing that was held at the May 14, 2018 Regular meeting. During the public hearing the following people were nominated: Ms. Marchelle Williams, Ward 4; Mr. Robert Holt, Ward 6 and At-Large; and, Carrie Johnson, At-Large. These terms begin on July 1, 2018 and end on June 30, 2021.

Councilman Johnson made the motion to appoint Ms. Marchelle Williams, Ward 4; Mr. Robert Holt, Ward 6; and Mrs. Carrie Johnson for the At-Large seat. Vice-Mayor Cheatham seconded the motion.

Mayor Rabil asked if there were any further discussion, hearing none Council voted.

The motion was approved by a 7 – 0 vote.

Partial Property Tax Abatement (Donated IP Property Closing)

Mayor Rabil recognized Attorney Williams to present the recommended Credit on Current Fiscal Year Taxes. He reported that the City entered into a donation agreement on November 14, 2017 with International Paper Company for the conveyance of several parcels of land identified as Tax Map 107-55-19-99, 107-56-C, 108-72-20-16B, 16C, 16D and 16E. All real estate taxes due on these properties from July 1, 2017 through December 31, 2017 were paid by International paper. There is a real estate tax liability for the time period beginning January 1, 2018 to March 1, 2018 in the amount of \$219.54.

Attorney Williams stated that according to Virginia Code Section 58.1-3360, the City acquired an equitable interest in the property from International Paper at the time of the execution of the Donation Agreement on November 14, 2017. International Paper Company can be relieved from the payment of the proportionate share of the real estate taxes and levies in the second half of FY 17/18 (January 1, 2018 to March 5, 2018) for the property that was acquired and the Treasurer can give a receipt for the taxes for the property acquired by the City which shall be considered a credit for the settlement of accounts at the end of the Fiscal Year 17/18.

Councilman McLemore made a motion to approve the recommended abatement and allow the Treasurer to issue a receipt for taxes for the property donated to the City of Franklin for settlement of accounts at the end of the Fiscal Year 17/18. Councilman Burgess seconded the motion.

Mayor Rabil asked if there were any questions or comments; hearing none Council voted.

The motion was approved by a 7 – 0 vote.

City Manager's Report

Manager Martin reported that the Southampton County Board of Supervisors was recently presented a report from the architect engaged to plan the new Courthouse project. The report included the latest site options to be considered for the project to be located in Courtland on or contiguous to the current location. A copy of the report was included in the agenda package for this meeting.

After discussion of this topic, it was the consensus of Council to ask County Administrator Johnson to come and present the options under consideration. It was asked to be a topic at a future meeting possibly a work session. After comments on this agenda item, Manager Martin continued his report.

Manager Martin reminded Council of the upcoming Planning Commission & City Council joint work session scheduled to be held on Tuesday, June 12th at 6:00 p.m. in the second-floor conference room at City Hall. He also noted the Joint Public Hearing with the Planning Commission scheduled for the June 25th Regular Council meeting for the previously presented related regulatory ordinance changes that has already been advertised.

Manager Martin stated that a copy of The Franklin Business Center Economic Impact report for 2017 was enclosed in the agenda package. Councilman Burgess will comment on the report during Boards & Commissions.

Manager Martin stated that he was pleased to report that the State's Department of Environmental Quality (DEQ) has formally approved the Corrective Action Plan (CAP) the City submitted in late 2017 in response to the Wastewater Treatment Plant Consent Order issued May 18, 2017. The City received approval on May 25, 2018.

Manager Martin gave a brief report on the findings of the property at 714 & 716 Bolling Street that was discussed by Mr. Ralph Vincent, Jr. during Citizens' Time at the May 14, 2018 Regular meeting. The owner of the property has been identified and Community Development has taken immediate action to secure the structure and address code violations.

Manager Martin stated that Attorney Williams is in the process of pursuing closure on acquisition of the adjoining parcel to the IP property recently acquired for the Riverwalk park. This site of the former Cavalier Auto commercial property is also being donated and acquired using state grant funds. Staff has received notification this week of the latest state grant cycle for next steps toward phased development of the property. Further updates will be forthcoming since the application deadline is July 19, 2018.

Manager Martin updated Council on the progress of the Jones Garage demolition. Since the agenda went out demo has been completed. The owner has accepted responsibility for payment of the demo alleviating the City of that burden.

Lastly Manager Martin reported on the Council top priority status report. In a 2/26/18 work session Council established three top priorities for focus for the duration of 2018. Council recently asked Manager Martin to provide monthly updates on the status. a) Revisiting the rental housing inspection program: the Council finalized appointments to an ad-hoc advisory committee of various stakeholders in May. An initial meeting of the committee will be planned in the coming weeks to get the group briefed and started; b) filling key staff positions: now that the budget is finalized, Management is focused on filling the Finance Director and HR Director positions. The goal is to fill both within the next 30 – 60 days. The Financial Accountant position was recently filled through a promotion within. This created a vacancy in the Payroll Technician position, so that is a high priority for filling quickly as well. As discussed in the budget the Admin Assistant position will be revisited for funding during the fiscal year. c) The electric utility meter reading & billing assessment was deemed the highest priority item by Council. Management pursued proposals and selected an experienced firm in doing these type evaluations. The firm completed the independent meter reading element of the engagement in May at the same time that the City was conducting its monthly meter reading process. The firm is continuing to perform the remaining tasks after which they will provide a report on their findings. The report will be

shared with Council in a future meeting upon its completion. Manager Martin anticipates this to occur either in late June or July. Manager Martin stated that he will continue to update Council on the priority items as directed including progress on other details.

Councilman Burgess asked about the top priority report and Mayor Rabil stated that Council was looking for the 3 top priorities to be updated monthly on the spreadsheet to make it easier for them to see the progress. Manager Martin thanked Council for clarity on the topic.

Mayor Rabil commented on the passing of former City Council member Mr. Charles Wrenn and his many roles over the years for the City of Franklin. Mr. Wrenn spent years in public service to our community and he will be greatly missed. Mayor Rabil expressed the sincerest condolences to Mr. Wrenn's family.

Mayor Rabil congratulated Ms. Amanda Jarratt, Executive Director of Franklin Southampton Economic Development, Inc. (FSEDI); on winning a Millennial award recently.

Mayor Rabil commented that he, Amanda Jarratt and Manager Martin attended the Entrepreneurial Excellence Award where Mike Smith and Lauren Davis won an award for their work developing the Main Event. Mayor Rabil congratulated them as well.

COUNCIL/STAFF REPORTS ON PANELS & COMMISSIONS

Councilman Burgess commented on Mr. Wrenn's work in helping establish the Business Center and bringing new businesses to the City of Franklin. Councilman Burgess reviewed the Business Center's economic impact review for 2017. The occupancy rate is at 69% and they are constantly talking to new applicants.

Councilman Burgess commented on the Utility Study Committee that he and Councilman Cutchins had been appointed to represent the Council. He reported that they had already began meeting and establishing a timeline for making recommendations by December.

Vice-Mayor Cheatham reported on the HRPDC and the HRTPO. The budget was approved for both entities. He reported that at the HRTPO meeting it was reported that the 58 corridor study was underway but completion was a ways off.

Attorney Williams reported that a second Commercial Rehabilitation Loan had been approved and the monies used to do repairs on a building in Downtown Franklin. He reported that there are still some funds available. He also reported that at the SPSA meeting it was reported that there is a crisis on recycled materials because China has changed its processes and are declining the materials, which is causing the materials to be returned to the United States.

Mayor Rabil stated that he will be attending HRTAC and HRMFFA meetings in the upcoming week. He also invited the citizens to come out and take part in the activities that are going on in the city: Car show and Farmers Market on Wednesdays, We Be Jammin on Thursdays and Farmers Market on Saturdays.

Councilman Burgess recognized Mr. Chuck Gatten; who is a member of the Franklin Business Center Advisory Board in attendance, for his participation and the ideas he has contributed to the board.

Councilman Burgess asked that the ordinances for the June 25th Zoning Ordinances Public Hearing be sent out before the agenda for the June 25, 2018 Regular meeting and Mayor Rabil concurred with that request. The City Manager agreed to send an advanced copy to Council.

Closed Session

Councilwoman Hilliard made a motion that the Franklin City Council meet in Closed Session to discuss appointments to boards and commissions; to discuss a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business or industry's interest in locating or expanding its facilities in the community; and, consultation with legal counsel regarding specific legal matters requiring the provision of legal advice pursuant to Virginia Code Section 2.2 – 3711 (A) (1), (5) & (8). Councilman Johnson seconded the motion.

Mayor Rabil asked for any comments or questions on the motion. Hearing none, Council voted.

The motion was approved by a 7 – 0 vote.

The Council entered into closed session at 8:04 p.m.

Mayor Rabil reconvened the open session at 8:46 p.m. and asked for a motion certifying the closed session.

Councilman McLemore made a motion certifying that the only matters discussed during the closed session were those lawfully exempted from open meeting requirements and identified in the motion by which the closed session was convened. The motion was seconded by Councilman Cutchins.

The motion was approved by a 7 – 0 vote.

Adjournment

Councilman McLemore made a motion to adjourn the meeting which was seconded by Vice-Mayor Cheatham.

The motion was approved by a 6 – 0 vote (Councilwoman Hilliard abstained).

Mayor Rabil declared the meeting adjourned at 8:47 p.m.

These Minutes for the June 11, 2018 City Council Regular Meeting were adopted on the 25th day of June, 2018.

Mayor

Clerk to City Council

June 12, 2018

**FRANKLIN CITY COUNCIL/PLANNING COMMISSION
JOINT CALLED MEETING
CITY HALL 2ND FLOOR CONFERENCE ROOM**

The Franklin City Council met in a called meeting on Tuesday, June 12, 2018 at 6:00 p.m. in the City Hall 2nd floor conference room to hold a joint work session with the City Planning Commission.

Council Members in Attendance: Frank Rabil, Mayor; Barry Cheatham, Vice-Mayor; Greg McLemore; Linwood Johnson, III; Mary Hilliard and Bobby Cutchins (Benny Burgess absent).

Planning Commission Members in Attendance: Dr. Dan Peak; Bobby Tyler; Oscar Babb; Carolyn Williams and Henri Porter (Harvey Darden and Lawyer Artis absent).

Other Staff Members in Attendance: Randy Martin, City Manager; Taylor Williams, City Attorney; Donald Goodwin, Community Development Director; Beth Lewis, Deputy Director of Community Development; Shelia Baker, Administrative Assistant; Councilwoman elect, Wyndolyn H. Copeland and Dan Howe, Executive Director, Downtown Franklin Association.

Mayor Rabil called the joint work session to order and welcomed all in attendance. He thanked the members of the Planning Commission for their service and for agreeing to participate in this work session. The Mayor stated that the purpose of this meeting is to discuss planning and regulatory related strategies to encourage economic investment/growth. The Mayor went on to review the genesis of how the need for this meeting came to be.

Mayor Rabil then recognized City Manager Martin to initiate the discussion. Manager Martin thanked everyone for attending then briefly reviewed the topics previously identified by members of Council and staff to initiate the discussion. Manager Martin then recognized Community Development Director Goodwin to introduce and comment on the specific agenda items distributed to members.

Agenda Topics

1) Zoning Ordinance Text Amendments (6/25/18 Public Hearing):

Director Goodwin reviewed highlights of a handout of the newspaper notice for the joint public hearing on several zoning ordinance text amendments scheduled for June 25, 2018. The Planning Commission had discussed these items at length in previous meetings and recommended the items be put to public hearing and Council consideration. The City Council also held a work session on these items at a previous meeting. After Director Goodwin's review, Mayor Rabil in response to a request from Councilman Burgess asked the City Manager to send an advanced copy of the full text amendments to Council for review prior to the agenda distribution for the June 25th joint meeting.

2) Future Potential Action Items For Discussion:

a) Removal of the Summit proffer to allow affordable housing development for both rental and homeowner development, Director Goodwin reviewed the history of the Franklin Summit project which was last acted upon over a decade ago. He referenced a handout document detailing the approved proffers for the project and advised about identified obstacles including project financing difficulties related to one of the proffers that had contributed to

the lack of project progress. Director Goodwin explained, in response to questions, the options available to address the consensus. Planning Commission and Council members discussed the topic and asked questions then considered options. The consensus of Council was for Management to communicate with the developer to determine any additional proffer concerns. Then, if the developer requests, to bring a request to Council for potential action on the proffers. It was noted that proffer changes were made by Council after the planning Commission reviewed the project, so it was a consensus that the Planning Commission did not need to further review the matter unless the project is altered to the extent that another required public hearing became necessary. Members of Council expressed a desire to address the proffers at the June 25th meeting if the developer makes the request in a timely manner.

b) Minimum lot size in the R-O zoning district:

Director Goodwin reviewed the history of how the City over a decade ago revised the zoning ordinance to increase the minimum R-O district lot size from 20,000 square feet to the current 40,000 square foot requirements. Discussion ensued among those present in support of changing this requirement to decrease lot size. Several factors in support of the change were cited and the consensus opinion was that this was a deterrent to development and it needed to be considered. This change will require a public hearing, so it was felt staff needed to draft and include this change with other needed amendments then expedite the process as much as possible to have the proposed amendments ready for action by the Planning Commission and Council. It was noted during the discussion that two of the key considerations by developers in their decision making process are the cost of land development and the regulations imposed upon development by the city. During the discussion, it was also noted that the City's Planned Unit Development regulations would also need to be updated in conjunction with lot size considerations and that cluster zoning should be allowed to further encourage development. Examples from other jurisdictions were cited during the discussion and the advantages cluster zoning would allow. Discussion also focused on expanding mixed uses allowed in additional districts besides the downtown area where it is already allowed.

c) Existing Developments review (Riverwood, Clay Meadows)

Director Goodwin then updated Council on the current status of previously approved residential subdivisions. He specifically noted the recent activity in the Riverwood subdivision where a few houses had been built and how the price of the land has been impacted by the economic recession and its aftermath. It was also noted how the condition of the soils prevalent in the development site had adversely impacted the developer; yet, the infrastructure installed for the project had positively impacted the City's ability to provide necessary wastewater service in particular to that area of the city (i.e. a regional pump station was installed). Director Goodwin also briefly commented on the smaller Clay Meadows development and noted that these projects were vested prior to the City's actions discussed earlier to increase lot sizes. These developments and several others still had active bonds for infrastructure and remained vested in their approved plans. It was noted that some other projects; however, had not kept their approved plans vested. These would be required to get

approvals and current requirements would have to be met. This supported the expeditious review of any development regulation changes such as lot size reductions & cluster zoning to encourage these projects to become active again.

d) Sites for Future Development

Director Goodwin then listed several potential sites for future development where the owner/developer had recently expressed interest in development. These included: HH Hunt site off South Street near the US 58 interchange (across from Love's), this site was primarily expected to include residential development, but could include mixed use along the South Street corridor; former Be-lo commercial property downtown, this vacant site could be residential or has potential for mixed use development, a previous rezoning proposal for this site was not approved several years ago for townhouses; former St. Regis building site on Armory Drive, the current owner has prepared potential site development plans that would include commercial development along Armory Drive and potential mixed use development in the rear adjacent to the railroad line.

Having concluded the review of the listed agenda items, the Mayor then asked those present to share other items or ideas for consideration. This discussion included: possible changes in requirements which could positively impact on existing shopping centers along Armory Drive, examples were removing some pavement to allow additional out parcel development and reviewing existing parking requirements to allow for less impervious surfaces and potentially encourage reinvestment; road standards (CBR) were also targeted as a potential cost savings for development, consider VDOT standards as an alternative to adopted construction standards. It was a consensus for the City administration to review and pursue consideration of potential changes on these standards.

Discussion ensued on the status of the Regency development where Mr. Tyler indicated he was building two new houses. Mr. Tyler and others also described and communicated on how additional residential development would improve city revenues and support commercial development and existing businesses. Mr. Tyler commented that existing commercial properties are overbuilt in his opinion and additional residential development is needed to support businesses. He felt the addition of 100 residences could turn the situation around. He stated residential development will pay for itself in terms of services.

Mayor Rabil also commented on the housing needs of the city and described the positive impact potential of growth in a number of areas including the schools which has experienced declining enrollment in recent years. The Mayor emphasized the need for action and for city officials doing what is best for the city as a whole. He concurred with other comments that investment in new housing opportunities is needed which will improve the climate and likelihood of business investment. It was also noted that upon updating regulations, the need will be there to develop a marketing plan to reach potential investors.

Councilman McLemore commented on the differences now than a decade ago and specifically the potential of becoming a bedroom community for the region. He emphasized that youth are the future. Commission member Tyler echoed the impacts that flat population growth over the last several years has

June 12, 2018

FRANKLIN CITY COUNCIL/PLANNING COMMISSION
JOINT CALLED MEETING
CITY HALL 2ND FLOOR CONFERENCE ROOM

had and is having on the local economy. He believes quality of life considerations is the impetus for people who choose to live here.

Deputy Community Development Director Lewis listed several administrative type processes that could be modified to benefit and streamline procedures for builders and developers. Examples included: expanded ability to pay fees on line; expedited procedures for permit holders to make payments at City Hall; review and consideration with the Health Department the processes used on minor items such as ownership changes; consistency between city & county requirements; further streamlining of permit review processes; additional paper work reduction efforts; maintaining timely ordinance updates on-line and on web pages; and expedited inspection turnaround times and processes.

Vice-Mayor Cheatham requested that City Management pursue the administrative items.

Commission member Tyler praised this meeting and suggested these types of meetings occur more often. Mayor Rabil commented positively and suggested the possibility of quarterly meetings particularly during this process of reviewing regulatory requirements to encourage investment and growth opportunities.

Mayor Rabil then asked all present for any further comments or suggestions. Hearing none, he again thanked the Commission members for attending and their active participation. The Mayor then asked for a motion to adjourn.

Adjournment

Vice-Mayor Cheatham made the motion to adjourn the called joint meeting. The motion was seconded by Councilman Johnson

The motion was approved by a 6 – 0 vote (Councilman Burgess absent).

The Mayor declared the meeting adjourned at 7:46 p.m.

These Minutes for the June 12, 2018 Franklin City Council /Planning Commission Called meeting were adopted on this 25th day of June, 2018.

Mayor

Clerk to Council


PUBLIC HEARING

- A. Planning Commission/City Council Joint Meeting Re: Zoning Ordinance Amendments**
- B. Planning Commission Recommendation**
- C. Council Action on Planning Commission Recommendation**



**DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING - BUILDING INSPECTIONS – ZONING**

To: R. Randy Martin, City Manager

From: Donald E. Goodwin, CBO, CFM, Director of Community Development 

Date: June 18, 2018

CC: City Council Members
Planning Commission Members

RE: Proposed Zoning Ordinance Text Amendments

Please be advised that the planning commission has been hard at work reviewing the provisions of the zoning ordinance since the adoption of the 2015-2025 Comprehensive Plan. The Commission's goal is to insure that the City has the tools necessary to implement the Plan's recommendations and City Council's vision for managed growth. The Commission is proposing several text amendments to the zoning ordinance. A couple are housekeeping issues and a couple include new provisions that will help implement some of the recommendations as outlined in the comprehensive plan that will facilitate growth and affordable housing opportunities not only in the downtown but city wide.

1. Ordinance amendment to define "Temporary Family Health Care Structure".
2. Ordinance amendment to define "Accessory Dwelling Unit"
3. Ordinance amendment to define "Mixed-Use Development"
4. Ordinance amendment to delete "Foster Homes" and add "Temporary Family Health Care Structure".
5. Ordinance amendment to allow accessory dwelling units in all residential zoning districts.
6. Ordinance amendment to remove the requirement for a public hearing for a group home.
7. Ordinance amendment to create a new zoning district designation B-3A. The new designation will begin the process of rezoning the current B-3 district to B-3A in the downtown to allow mixed-use development.

STAFF RECOMMENDATION: Approve the attached amendments as per discussions

On motion made by _____ and seconded by _____ it was unanimously RESOLVED that the City of Franklin Planning Commission hereby recommends that the Franklin City Council approve the following amendment to the City of Franklin Zoning Ordinance:

ORDINANCE NO. 2018 _____

THE COUNCIL OF THE CITY OF FRANKLIN, VIRGINIA DOES ORDAIN AS FOLLOWS:

That Article XXIX. DEFINITIONS of the City of Franklin Zoning Ordinance is hereby amended by the addition of the following definition:

"Temporary family health care structure" means a transportable residential structure, providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person, that (i) is primarily assembled at a location other than its site of installation; (ii) is limited to one occupant who shall be the mentally or physically impaired person or, in the case of a married couple, two occupants, one of whom is a mentally or physically impaired person, and the other requires assistance with one or more activities of daily living as defined in § 63.2-2200, as certified in writing by a physician licensed in the Commonwealth; (iii) has no more than 300 gross square feet; and (iv) complies with applicable provisions of the Industrialized Building Safety Law (§ 36-70 et seq.) and the Uniform Statewide Building Code (§ 36-97 et seq.). Placing the temporary family health care structure on a permanent foundation shall not be required or permitted. Additional Statutory regulations for the use of a temporary family health care structure are located in Section 15.2-2298.1. of the Code of Virginia.

Certified copy of an ordinance adopted by the Franklin City Council at its regular meeting held on June 25, 2018.

Clerk to City Council

On motion made by _____ and seconded by _____ it was unanimously RESOLVED that the City of Franklin Planning Commission hereby recommends that the Franklin City Council approve the following amendment to the City of Franklin Zoning Ordinance:

ORDINANCE NO. 2018 _____

THE COUNCIL OF THE CITY OF FRANKLIN, VIRGINIA DOES ORDAIN AS FOLLOWS:

That Article XXIX. DEFINITIONS of the City of Franklin Zoning Ordinance is hereby amended by the addition of the following definition:

Accessory Dwelling Unit (ADU): Living quarters within a detached accessory building located on the same premises with the main building. Either the ADU or the main residence must be occupied by the property owner. ADUs must meet the following criteria:

1. ADU's shall be located in the rear yard only
2. ADU's are limited to a minimum of 300 and a maximum of 900 square feet of living space and shall be smaller in area than the main structure.
3. No more than one (1) ADU shall be allowed per lot
4. ADU's must meet the minimum side yard setback as the main structure

Certified copy of an ordinance adopted by the Franklin City Council at its regular meeting held on June 25, 2018.

Clerk to City Council

On motion made by _____ and seconded by _____ it was unanimously RESOLVED that the City of Franklin Planning Commission hereby recommends that the Franklin City Council approve the following amendment to the City of Franklin Zoning Ordinance:

ORDINANCE NO. 2018 _____

THE COUNCIL OF THE CITY OF FRANKLIN, VIRGINIA DOES ORDAIN AS FOLLOWS:

That Article XXIX. DEFINITIONS of the City of Franklin Zoning Ordinance are hereby amended by amending the definition text of "Mixed - Use Development" as follows:

Mixed - Use Development: Mixed use development is intended as an improvement over traditional segregated-use zoning. It derives from a positive vision of a more desirable community. A mixed -used development must be one in that the purpose is to spur community revitalization, increase affordable housing opportunities, promote pedestrian and bicycle travel, reduce auto dependency, roadway congestion, and air pollution by co-locating multiple destinations, promote a sense of community and promote efficient use of land and infrastructure. Permitted uses, residential housing unit considerations, densities and dimensional requirements are listed in A, B, and C below:

A. Uses Permitted by special exception within the mixed - use development:

- Any uses that are allowed within the zoning district where the mixed-use development is to be located.
- ~~Museums, cultural and/or social community facilities~~
- ~~Public parks, playgrounds and community centers~~
- ~~Research and development~~
- ~~Business and professional offices~~
- ~~Child/Adult day care facilities~~
- ~~Retail sales and services~~
- ~~Restaurant~~
- ~~Personal services~~
- ~~Indoor and outdoor recreational facilities~~
- ~~Residential housing units~~
- ~~Any principal use permitted in the B-2 district, which in the opinion of the board of appeals, and under such conditions as it may determine, will not be detrimental to other uses permitted in the B-1 district.~~

B. Residential housing units in a mixed use development:

Residential housing units of various types may be included in a mixed-used development and contribute to mixed-use character of the district as a whole. To qualify for a residential housing unit component within a mixed-use development the applicant must integrate dwelling units with a proposed commercial development. Integration may be achieved by one or both of the following methods:

- Locating housing units above the ground floor of a commercial building, i.e., an accessory dwelling in a structure occupied principally for commercial uses.

- Constructing separate or attached residential housing units on the same lot provided they are located behind or to the side of a commercial development such that the commercial development would be the major structure seen from the street.

C. Density and Dimensional Rules: The following density and dimensional rules shall apply to residential housing units within a mixed – use development:

- No more than 50% of the gross floor area of the primary structures that contribute to the mixed area of a proposed mixed use development shall be used for residential housing units.

Certified copy of an ordinance adopted by the Franklin City Council at its regular meeting held on June 25, 2018.

Clerk to City Council

On motion made by _____ and seconded by _____ it was unanimously RESOLVED that the City of Franklin Planning Commission hereby recommends that the Franklin City Council approve the following amendment to the City of Franklin Zoning Ordinance:

ORDINANCE NO. 2018 _____

THE CITY COUNCIL OF THE CITY OF FRANKLIN, VIRGINIA DOES ORDAIN AS FOLLOWS:

That (1) Section 3.4 of Article III R-O One Family Residence District Use Regulations, (2) Section 4.4 of Article IV R-OA One Family Residence District Use Regulations, (3) Section 5.4 of Article V R-1 One Family Residence District Use Regulations, (4) Section 6.4 of Article VI R-1A General Residence District Use Regulations, (5) Section 7.4 R-1B One Family Residence District Use Regulations, (6) Section 8.4 of Article VIII R-2 General Residence District Use Regulations, (7) Section 8A.4 of Article VIIIA RUR Single Family Urban Revitalization District Use Regulations and (8) Section 10.4 of Article X B-1 Neighborhood Business District Use Regulations of the City of Franklin Zoning Ordinance are hereby amended to delete “Foster Homes” and are hereby amended to add “Temporary Family Health Care Structure” to read as follows:

Sec. 3.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages or carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Guest homes.
- (4) Workshops.
- (5) Living quarters within a one-family dwelling for persons employed therein.
- (6) Home occupations.
- (7) Signs, as permitted by article XXII of this ordinance.
- (8) Fences and walls as permitted in section 2.9 of this ordinance.
- (9) ~~Foster homes~~ **Temporary family health care structure**

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

Sec. 4.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages or carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Guest homes.

- (4) Workshops.
- (5) Living quarters within a one-family dwelling for persons employed therein.
- (6) Home occupations.
- (7) Signs, as permitted by article XXII of this ordinance.
- (8) Fences and walls as permitted in section 2.9 of this ordinance.
- (9) ~~Foster homes~~ **Temporary family health care structure**

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

Sec. 5.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages or carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Guest homes.
- (4) Workshops.
- (5) Living quarters within a one-family dwelling for persons employed therein.
- (6) Home occupations.
- (7) Signs, as permitted by article XXII of this ordinance.
- (8) Fences and walls as permitted in section 2.9 of this ordinance.
- (9) ~~Foster homes~~ **Temporary family health care structure**

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

Sec. 6.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages or carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Guest homes.
- (4) Workshops.
- (5) Living quarters within a one-family dwelling for persons employed therein.
- (6) Home occupations.
- (7) Signs, as permitted by article XXII of this ordinance.
- (8) Fences and walls as permitted in section 2.9 of this ordinance.
- (9) ~~Foster homes~~ **Temporary family health care structure**

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

Sec. 7.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages or carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Guest homes.
- (4) Workshops.
- (5) Living quarters within a one-family dwelling for persons employed therein.
- (6) Home occupations.
- (7) Signs, as permitted by article XXII of this ordinance.
- (8) Fences and walls as permitted in section 2.9 of this ordinance.
- (9) ~~Foster homes~~ **Temporary family health care structure**

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

Sec. 8.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages or carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Guest homes.
- (4) Workshops.
- (5) Living quarters within a one-family dwelling for persons employed therein.
- (6) Home occupations.
- (7) Signs, as permitted by article XXII of this ordinance.
- (8) Fences and walls as permitted in section 2.9 of this ordinance.
- (9) ~~Foster homes~~ **Temporary family health care structure**

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

Sec. 8A.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages and carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Workshops.
- (4) Living quarters within a one-family dwelling for persons employed therein.
- (5) Home occupations.
- (6) Signs, as permitted by article XXII of this ordinance.
- (7) Fences and walls as permitted by section 2.9 of this ordinance.
- (8) ~~Foster homes~~ **Temporary family health care structure**

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

Sec. 10.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot. They include:

- (1) Private garages or carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Guest homes.
- (4) Workshops.
- (5) Living quarters within a one-family dwelling for persons employed therein.
- (6) Home occupations.
- (7) Signs, as permitted by article XXII of this ordinance.
- (8) Fences and walls as permitted in section 2.9 of this ordinance.
- (9) ~~Foster homes~~ **Temporary family health care structure**

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

Certified copy of an ordinance adopted by the Franklin City Council at its regular meeting held on June 25, 2018.

Clerk to City Council

On motion made by _____ and seconded by _____ it was unanimously RESOLVED that the City of Franklin Planning Commission hereby recommends that the Franklin City Council approve the following amendment to the City of Franklin Zoning Ordinance:

ORDINANCE NO. 2018 _____

THE CITY COUNCIL OF THE CITY OF FRANKLIN, VIRGINIA DOES ORDAIN AS FOLLOWS:

That (1) Section 3.4 of Article III R-O One Family Residence District Use Regulations, (2) Section 4.4 of Article IV R-OA One Family Residence District Use Regulations, (3) Section 5.4 of Article V R-1 One Family Residence District Use Regulations, (4) Section 6.4 of Article VI R-1A General Residence District Use Regulations, (5) Section 7.4 R-1B One Family Residence District Use Regulations, (6) Section 8.4 of Article VIII R-2 General Residence District Use Regulations, and (7) Section 8A.4 of Article VIIIA RUR Single Family Urban Revitalization District Use Regulations of the City of Franklin Zoning Ordinance are hereby amended to add "Accessory Dwelling Unit" to read as follows:

Sec. 3.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages or carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Guest homes.
- (4) Workshops.
- (5) Living quarters within a one-family dwelling for persons employed therein.
- (6) Home occupations.
- (7) Signs, as permitted by article XXII of this ordinance.
- (8) Fences and walls as permitted in section 2.9 of this ordinance.
- (9) Temporary family health care structure
- (10) Accessory dwelling unit**

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

Sec. 4.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages or carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Guest homes.
- (4) Workshops.
- (5) Living quarters within a one-family dwelling for persons employed therein.
- (6) Home occupations.
- (7) Signs, as permitted by article XXII of this ordinance.
- (8) Fences and walls as permitted in section 2.9 of this ordinance.
- (9) Temporary family health care structure
- (10) Accessory dwelling unit**

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

Sec. 5.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages or carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Guest homes.
- (4) Workshops.
- (5) Living quarters within a one-family dwelling for persons employed therein.
- (6) Home occupations.
- (7) Signs, as permitted by article XXII of this ordinance.
- (8) Fences and walls as permitted in section 2.9 of this ordinance.
- (9) Temporary family health care structure
- (10) Accessory dwelling unit**

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

Sec. 6.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages or carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Guest homes.
- (4) Workshops.
- (5) Living quarters within a one-family dwelling for persons employed therein.
- (6) Home occupations.
- (7) Signs, as permitted by article XXII of this ordinance.
- (8) Fences and walls as permitted in section 2.9 of this ordinance.
- (9) Temporary family health care structure
- (10) Accessory dwelling unit**

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

Sec. 7.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages or carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Guest homes.
- (4) Workshops.
- (5) Living quarters within a one-family dwelling for persons employed therein.
- (6) Home occupations.
- (7) Signs, as permitted by article XXII of this ordinance.
- (8) Fences and walls as permitted in section 2.9 of this ordinance.
- (9) Temporary family health care structure
- (10) Accessory dwelling unit**

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

Sec. 8.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages or carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Guest homes.
- (4) Workshops.
- (5) Living quarters within a one-family dwelling for persons employed therein.
- (6) Home occupations.
- (7) Signs, as permitted by article XXII of this ordinance.
- (8) Fences and walls as permitted in section 2.9 of this ordinance.
- (9) Temporary family health care structure

(10) Accessory dwelling unit

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

Sec. 8A.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot including but not limited to the following:

- (1) Private garages and carports.
- (2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.
- (3) Workshops.
- (4) Living quarters within a one-family dwelling for persons employed therein.
- (5) Home occupations.
- (6) Signs, as permitted by article XXII of this ordinance.
- (7) Fences and walls as permitted by section 2.9 of this ordinance.
- (9) Temporary family health care structure

(10) Accessory dwelling unit

For information purposes additional provisions dealing with the location, size and height of accessory structures are found in section 19.2(11) of this ordinance.

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Certified copy of an ordinance adopted by the Franklin City Council at its regular meeting held on June 25, 2018.

Clerk to City Council

On motion made by _____ and seconded by _____ it was unanimously RESOLVED that the City of Franklin Planning Commission hereby recommends that the Franklin City Council approve the following amendment to the City of Franklin Zoning Ordinance:

ORDINANCE NO. 2018 _____

THE CITY COUNCIL OF THE CITY OF FRANKLIN, VIRGINIA DOES ORDAIN AS FOLLOWS:

That Section 2.12 Group home public hearing of Article II General Provisions of the City of Franklin Zoning Ordinance is hereby repealed.

Certified copy of an ordinance adopted by the Franklin City Council at its regular meeting held on June 25, 2018.

Clerk to City Council

On motion made by _____ and seconded by _____ it was unanimously RESOLVED that the City of Franklin Planning Commission hereby recommends that the Franklin City Council approve the following amendment to the City of Franklin Zoning Ordinance:

ORDINANCE NO. 2018 _____

THE CITY COUNCIL OF THE CITY OF FRANKLIN, VIRGINIA DOES ORDAIN AS FOLLOWS:

That the City of Franklin Zoning Ordinance is hereby amended by the addition of Article XIIA. General Business District to read as follows:

ARTICLE XIIA. B-3A GENERAL BUSINESS DISTRICT USE REGULATIONS

Sec. 12A.1 Purpose of the district.

The purpose of commercial district, B-3A, is to provide for commercial development to serve the needs of the residents within the district and the surrounding neighborhoods and related uses, including those public and semi-public uses and accessory uses as may be necessary to serve those businesses, which serve a large portion of the community. It includes specialized businesses. It is also the intent of this chapter to preserve and enhance the established character of older mixed use commercial and residential neighborhoods in the city by ensuring that infill development, as well as redevelopment, will be consistent with the predominant existing development pattern of such neighborhoods. The district regulations incorporate form-based provisions that are designed to preserve the urban nature and sustainability of such neighborhoods as characterized by a mixture of medium impact commercial and residential uses with a distinct orientation to the street, and situated on small lots with narrow yards, minimal setbacks from the streets and minimal interruption of the street frontages by open spaces, driveways, parking areas or accessory buildings visible from the streets. The district regulations are also intended to encourage traditional neighborhood development, as well as improvement and efficient use of older commercial-style buildings by enabling by right, commercial uses and mixed use developments that are limited in location, type and scale and are intended to provide for the convenience of neighborhood residents within walking distance and to avoid traffic, parking congestion, noise and other impacts that typically result from uses that draw patrons from outside a neighborhood.

Sec. 12A.2 Permitted principal uses.

- (a) Dwellings for watchmen or caretakers.
- (b) All types of commercial and miscellaneous service uses not characterized by extensive warehousing, frequent heavy trucking, open storage of material or the nuisance problems of dust, odor, and noise associated with manufacturing.
- (c) Churches, public and private schools, public libraries and museums.
- (d) Public parks, playgrounds and community centers.
- (e) Existing railroad lines, not including switching or storage yards, or other station facilities.
- (f) Public water and sanitary facilities, except sewage treatment or disposal plants.
- (g) Rooming houses not primarily for transients.

(h) Any retail business or service establishment. Representative businesses include food stores, drugstores, barbershops, clothes cleaning or laundry depots, self-service laundries, shoe repair shops, tailors, restaurants, clothing stores, hardware stores, health and fitness clubs, dance studios, pawn shops, business or professional offices, service stations, convenience stores, retail sales, services, recreation, theatres, bus terminals, hotels, motels or motor hotels, banks, furniture stores, parking lots, mortuaries, automotive sales or repair establishments, drive-in eating places, outdoor sales yards, carpentry, plumbing, electrical shops, sheet metal or upholstery shops, bottling works, food storage lockers, laundry or dry cleaning plants, wholesale bakeries, bowling alleys, feed stores, printing, publishing or engraving shops and warehouses.

(i) Clubs, lodges and social or recreational buildings.

(j) Amusement place in an enclosed building, auditorium or theater except open air drive-in theaters.

(k) Child day centers.

(l) Adult day care centers.

(m) Adult day treatment facilities.

(n) Mixed Use Developments (As defined in Article XXIX of Appendix D the zoning ordinance of the City Code)

(o) One-family detached dwelling units.

(p) Single-family attached dwelling units, such as townhouses as set forth in section 2.7 of this ordinance provided that not more than four dwelling units shall be attached laterally in a series.

(q) Two-family dwelling units

Sec. 12A.3 Permitted conditional uses.

Certain uses shall be conditionally permitted in the B-3A district, when authorized as a special exception by the board of appeals.

(reserved)

Sec. 12A.4 Permitted accessory uses.

Accessory uses, customarily incidental to a permitted principal use or a conditional use, are allowed on the same lot. They include:

(1) Private garages or carports.

(2) Storage buildings other than shipping containers, sea containers, freight containers, portable storage units and like containers.

(3) Signs, as permitted by article XXII of this ordinance.

(4) Fences and walls as permitted in section 2.9 of this ordinance. Additional provisions dealing with the location and size of accessory structures are found in section 19.2(11) of this ordinance.

(5) Satellite television antennas or ground-mounted conventional television or radio antennas, when installed and maintained in accordance with article XXIII.

(6) Live/work units, provided that:

(1) Not more than one person who does not reside in the unit shall be employed at any one time in the conduct of the nondwelling activity.

(2) Space devoted to the nondwelling activity within such unit shall not exceed 40 percent of the total floor area of the unit.

(3) The nondwelling activity shall not involve the sale of products directly to customers on the premises, the housing of persons for compensation, or any group instruction or group assembly involving more than two patrons or clients at any one time.

- (4) There shall be no process or activity conducted or equipment operated in conjunction with the nondwelling activity that generates any noise, vibration, odor, smoke, fumes, glare or electrical interference discernable to the normal senses outside of the live/work unit. The use or storage or both of hazardous materials of such type or in such quantities not normally permitted in a residential structure shall be prohibited.
- (7) Temporary family health care structure.

Additional provisions dealing with the location and size of accessory structures are found in section 19.2(11).

Sec. 12A.5 Minimum lot area.

- (a) Business uses and mixed use developments -- No minimum lot area is established.
- (b) Residential uses -- The minimum lot area is 7,500 square feet.
- (c) The minimum lot area for each townhouse unit shall be 3,000 square feet including a pro-rata portion of common areas.
- (d) Mixed Use Development -- No minimum lot area is established.

Sec. 12A.6 Setback regulations.

- (a) Business uses and mixed use developments -- There is no minimum setback.
- (b) Residential uses -- All structures shall be set back at least ten feet from the right-of-way of all public streets. Pursuant to subsection 19.2(5), for the purpose of calculating setbacks no street shall be considered to have a right-of-way less than 50 feet wide.

Sec. 12A.7 Minimum lot frontage.

- (a) Business uses and mixed use developments -- There is no minimum lot frontage.
- (b) Residential uses -- The minimum lot frontage shall be at least 50 feet at the minimum front setback line for single-family detached dwellings, 60 feet for two family dwellings and at least 20 feet at the minimum front setback line for attached single family dwellings (townhouses).

Sec. 12A.8 Minimum lot width.

- (a) Business uses and mixed use developments -- There is no minimum lot width.
- (b) Residential uses -- The minimum lot width shall be at least 50 feet for single-family detached dwellings, 60 feet for two family dwellings and at least 20 feet at the minimum front setback line for attached single family dwellings (townhouses).

Sec. 12A.9 Yard regulations.

This section sets forth the minimum yard dimensions in the district. Additional provisions dealing with size and special circumstances can be found in article XIX.

- (1) Side yard--Business uses and mixed use developments. There is no minimum side yard.
- (2) Side yard--One- and two-family dwelling units. The minimum width of the side yard shall be ten feet for one yard. The minimum width of the combined side yards shall be 15 feet.
- (3) Side yard--Townhouses. The minimum width of the side yard for an exterior unit shall be fifteen feet.
- (4) Rear yard--Business uses and mixed use developments. There is no minimum rear yard, except in those cases where a permitted B-3A use abuts an R District. In that case there shall be a rear yard of at least 30 feet.
- (5) Rear yard--One- and two-family dwelling units. The minimum depth of the rear yard shall be 40 feet.

(6) Rear yard for Townhouses. The minimum depth of the rear shall be at least 25 feet from the principal permitted structure.

(7) *Front yard.* Except as provided for in article XIX, front yard regulations are set forth in section

Sec. 12A.10 Height regulations.

(a) *Business uses and mixed use developments.* The maximum height of all structures shall not exceed 80 feet and shall not exceed six stories.

(b) Residential uses other than mixed use developments. The maximum height of all structures shall not exceed 80 feet and may not exceed six stories.

Sec. 12A.11 Sign regulations.

All provisions for the regulation of signs in this district are found in article XXII.

Sec. 12A.12 Parking regulations.

All provisions for the regulation of parking in this district are found in article XVIII.

Sec. 12A.13 Floodplain regulations.

Floodplain regulations that apply to certain properties within the district are set forth in article XXI.

Sec. 12A.14 Aircraft approach zone regulations.

Certain properties within the district may also be located within the aircraft approach zone. Applicable regulations are found in article XX.

Certified copy of a resolution adopted by the Franklin City Council at its regular meeting held on June 25, 2018.

Clerk to City Council

FINANCE

- A. FY 2017 – 2018 School Budget Amendment # 2018 – 16**
- B. FY 2017 – 2018 Smart Beginnings Budget Amendment # 2018 – 17**
- C. Financial Report: May, 2018**

BUDGET AMENDMENT # 2018-16

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FRANKLIN, VIRGINIA that the 2017-2018 City Budget is hereby amended to:

1. *recognize revenues from the Department of Behavioral Health and Developmental Services and to appropriate such revenue for professional services provided by the Children's Center;*
2. *authorize changes in the School's appropriations between expenditures in the Education Operating Fund; and*
3. *appropriate fund balance in the Cafeteria Fund to appropriate such revenue for operating expenses.*

		2017-2018	AMENDED	INCREASE
		BUDGET	BUDGET	(DECREASE)
206	<u>CHILDREN'S CENTER</u>			
	REVENUES			
33010-0108	Federal Part C Infant & Toddler's	\$0	\$167,684	\$167,684
24040-0100	State Infant & Toddler's	0	330,806	330,806
				\$498,490
	EXPENDITURES			
90000-3160	Professional Services	\$0	\$498,490	\$498,490
				\$498,490
250	<u>EDUCATION FUND</u>			
	EXPENDITURES			
60000-0001	Instruction	\$9,876,705	\$9,411,901	\$(464,804)
60000-0002	Admin, Health & Attendance	1,083,434	1,102,811	19,377
60000-0003	Pupil Transportation	518,055	810,482	292,427
60000-0004	Operations & Maintenance	1,547,417	1,700,417	153,000
				\$0
252	<u>CAFETERIA FUND</u>			
	REVENUES			
41050-0100	Use of Restricted Fund Balance	\$0	\$100,000	\$100,000
				\$100,000
	EXPENDITURES			
60000-0000	Operating Expenses	\$823,000	\$923,000	\$100,000
				\$100,000

*Certified copy of resolution adopted by
Franklin City Council.*

Clerk to the City Council



FRANKLIN CITY PUBLIC SCHOOLS

207 West Second Avenue
Franklin, Virginia 23851-1713
(757) 569-8111 • Fax (757) 569-8078

To: Randy Martin, City Manager
From: Tamara Sterling, Division Superintendent
Date: June 8, 2018
Re: Transfer Request

The Franklin City School Board voted on Thursday, June 7, 2018 at its Called School Board Meeting to move \$32,000.00 from Instruction to Pupil Transportation within the 2017-2018 FY Budget. Below are the expense accounts these adjustments are being requested to be made to.

Account Description	Expense Account From	Amount	Account Description	Expense Account To	Amount
Instruction	250-4-60000-0001	\$ 32,000.00	Pupil Transportation	250-4-60000-0003	\$ 32,000.00



FRANKLIN CITY PUBLIC SCHOOLS

207 West Second Avenue
 Franklin, Virginia 23851-1713
 (757) 569-8111 • Fax (757) 569-8078

To: Mr. Randy Martin, City Manager
From: Ms. Tamara Sterling, Division Superintendent
Date: June 25, 2018
Re: Transfer and Increase Requests

The Franklin City School Board voted to approve the following requests at its Called School Board Meeting on Tuesday, June 19, 2018. Below are the expense accounts these adjustments are to be made to.

EXPENSE ACCOUNT FROM	ACCOUNT DESCRIPTION	EXPENSE ACCOUNT TO	ACCOUNT DESCRIPTION	AMOUNT
250-4-60000-0001	INSTRUCTION	250-4-60000-0002	ADMIN, HEALTH, & ATTENDANCE	\$ 19,377.00
250-4-60000-0001	INSTRUCTION	250-4-60000-0003	PUPIL TRANSPORTATION	\$ 260,427.00
250-4-60000-0001	INSTRUCTION	250-4-60000-0004	OPERATIONS AND MAINTENANCE	\$ 153,000.00
TOTAL				\$ 432,804.00

The Franklin City School Board also approved at a prior meeting a request to increase the FY2017-2018 Cafeteria Budget by \$100,000.00. These funds are currently in the Cafeteria Fund account and require no local match. Below are the accounts these adjustments are to be made to.

REVENUE ACCOUNT	ACCOUNT DESCRIPTION	EXPENSE ACCOUNT	ACCOUNT DESCRIPTION	AMOUNT
250-3-41050-0228	CAFETERIA FUND	252-4-62000-0000	CAFETERIA OPERATING EXPENSE	\$ 100,000.00

BUDGET AMENDMENT #2018-17

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FRANKLIN, VIRGINIA that the 2018-2019 Budget is hereby established and appropriated for Smart Beginnings (Fund 204):

<u>REVENUE</u>	<u>SMART BEGINNINGS</u>	<u>2017-2018 Budget</u>
204 18990 0099	Miscellaneous Income	\$ 50,000
204 18990 0101	Grant-Obici Healthcare Foundation	9,000
204 18990 0105	Grant-Franklin Southampton Charities	43,000
204 18990 0102	Camp Family Foundation	8,000
204 18990 0103	Grant VSQI/DSS Funds	10,000
204 41050 0200	Prior year (FY18) Carryover - Estimated	20,000
	TOTAL REVENUE	\$ 140,000
<u>EXPENSES</u>	<u>SMART BEGINNINGS</u>	
204 53110 1101	Salaries & Wages-Regular	\$ 33,280
204 53110 1300	Salaries & Wages -Part Time	49,000
204 53110 2100	FICA	6,300
204 53110 2210	Retirement -VRS	4,505
204 53110 2300	Hospitllization	7,609
204 53110 2400	Group Life Insurance - VRS	436
204 53110 2720	Workmen's Compensation	150
204 53110 3160	Professional Services	400
204 53110 3500	Printing & Binding	2,000
204 53110 3600	Advertising	1,500
204 53110 5210	Postal Services	500
204 53110 5230	Telecommunications	1,000
204 53110 5421	Rental	6,000
204 53110 5550	Travel	1,750
204 53110 5810	Dues & Memberships	400
204 53110 5840	Miscellaneous	2,500
204 53110 6001	Office Supplies	1,500
204 53110 6013	Education supplies	5,000
204 53110 6030	Public Awareness	2,670
204 53110 6031	Food Services & Supplies	3,500
204 53110 6032	Special Projects	10,000
	TOTAL EXPENSES	\$ 140,000

*Certified copy of resolution adopted by
Franklin City Council*

Clerk to the City Council



HIGHLIGHTS – GENERAL FUND
Ending May 31, 2018

Based on Unaudited Financial Data

Basis of Reporting

- The information enclosed is the City's Financial Report for the period ending May 31, 2018.
- The report contains provisions for most revenue and expenditure accruals.
 - Reflects 11 months of revenue & expenditures in most cases (where noted, the 11th month has been estimated) – modified accrual basis of accounting.
- Financial Report presentation is consistent with department's objectives to:
 - Report timely, relevant, understandable and accurate financial data
 - Promote accountability through monitoring, assessment and reporting.

Revenue Highlights – Tax Collections

- ❑ Overall General Property Taxes collections of \$5.91m is down from FY17 collections of \$6.37m. There are five major sources included in General Property Taxes:
 - ❑ Real Estate taxes (Current & Delinquent)
 - ❑ Personal Property (Current & Delinquent)
 - ❑ Penalty and Interest on Taxes
 - ❑ Public Service Corporation taxes
 - ❑ Machinery & Tools Taxes

Revenue Highlights – Tax Collections

- ❑ Current Real Estate taxes of \$3.79 mil are at 70.1% of budget and 11.84% lower than prior year period collections of \$4.31mil. However, collections of current real estate taxes are \$564k higher during the 1st half of June 2018 than in the prior year.
- ❑ Delinquent RE taxes of \$252k are at 114.5% of budget and 15.66% higher than prior year period collections of \$218k.
- ❑ Current Personal Property taxes of \$1.59 mil are at 102.8% of budget and .62% higher than prior year period collections of \$1.58 mil.
- ❑ Delinquent Personal Property taxes of \$49k are at 108.3% of budget and 55.8% higher than prior year period collections of \$31.3k.
- ❑ Penalties and Interest of \$125k are at 96% of budget and 7.38% lower than prior year period collections of \$135k.
- ❑ Public Service Corporation taxes of \$75k are at 108.9% of budget.

General Property Taxes- Overall BUDGET COMPARISON-Cash Basis

REVENUE SOURCE	2017-2018 BUDGET	ACTUAL Current Year	BUDGET %	2016-2017 BUDGET	ACTUAL Prior Year	BUDGET %
Real Estate Taxes-Current	\$ 5,421,074	\$ 3,797,889	70.1%	\$ 5,447,115	\$ 4,308,008	79.1%
Real Estate Taxes-Delinquent	220,000	251,932	114.5%	240,000	217,816	90.8%
Personal Property Taxes-Current	1,551,897	1,594,714	102.8%	1,500,000	1,584,825	105.7%
Personal Property Taxes-Delinquent	45,000	48,722	108.3%	45,000	31,265	69.5%
Machinery & Tools	21,050	20,024	95.1%	23,578	20,114	85.3%
Penalties & Interest Taxes	130,000	124,743	96.0%	155,000	134,679	86.9%
Public Service Corporation Taxes	68,614	74,698	108.9%	68,000	68,614	100.9%
GENERAL PROPERTY TAX	\$ 7,457,635	\$ 5,912,721	79.3%	\$ 7,478,693	\$ 6,365,321	85.1%

Current	\$ 5,912,721
Prior Year	\$ 6,365,321
Net Change \$	(452,600)
Net Change %	(7.11%)

Local Tax Revenue - (Prior Year Comparison) – Modified Accrual Basis

	Meals Taxes	Lodging Taxes	Cigarette Taxes	Sales Taxes	Total
May-18	1,393,022	160,686	281,153	1,685,177	3,520,038
May-17	1,329,470	123,917	274,379	1,627,403	3,355,169
Prior Year \$	63,552	36,769	6,774	57,774	164,869
Prior Year %	4.78%	29.67%	2.47%	3.55%	4.91%

At eleven (11) months into the fiscal year, it is projected that the Local Tax Revenue sources will exceed budget by \$67,041.

Local Tax Revenue (Budget per Actual Comparison)-(Modified Accrual Basis)

Benchmark – 75%

	FY 17-18 Budget	5/31/2018	% of Budget Realized
Local Sales & Use*	\$ 1,873,000	\$ 1,685,177	90.0%
Cigarette Taxes	\$ 330,000	\$ 281,153	85.2%
Meals Taxes*	\$ 1,440,000	\$ 1,393,022	96.7%
Lodging Taxes*	<u>\$ 130,000</u>	<u>\$ 160,686</u>	<u>123.6%</u>
Total Local Tax Revenue	\$ 3,773,000	\$ 3,520,038	93.3%

*prepared on modified accrual basis - revenue sources include a one or two month projection based on prior history

At eleven (11) months into the fiscal year, it is projected that local sales tax revenue and cigarette tax revenue will not meet targeted projections; however, the total for all local tax revenue sources is projected to exceed budget by \$67,041.

Revenue & Expenditure Summary – Cash Basis

- General Fund **revenue** at the end of the period totaled \$17.3 mil and represented 81.44% of budget; when compared to the prior year period of \$18.01 mil, this is a \$710k decrease.
- General Fund **expenditures** at the end of the period totaled \$13.54 mil and represented 80.34% of the total budget; when compared to the prior year period of \$13.3 mil, this is a \$240k increase.

General Fund Revenue – Prior Year Comparison - Cash Basis

Account Description	Prior Year Revenue	Budgeted	YTD Rev/Expd	Balance/Excess/Deficit	% Realized	Prior Year Variance Good (Bad)
REAL PROPERTY TAXES	4,525,824	5,641,074	4,049,821	(1,591,253)	71.79%	(476,003)
PUBLIC SERVICE CORPORATION TAXES	68,614	68,614	74,698	6,084	108.87%	6,084
PERSONAL PROPERTY TAXES	1,616,090	1,596,897	1,643,436	46,539	102.91%	27,346
MACHINERY & TOOLS TAXES	20,114	21,050	20,024	(1,026)	95.13%	(89)
PENALTIES AND INTEREST	134,679	130,000	124,743	(5,257)	95.96%	(9,936)
OTHER LOCAL TAXES	1,331,511	1,873,000	1,378,781	(494,219)	73.61%	47,270
UTILITY TAXES	518,850	516,000	563,979	47,979	109.30%	45,129
BUSINESS LICENSE TAXES	943,264	950,000	967,654	17,654	101.86%	24,389
BUSINESS LICENSE TAXES - PENALTY	1,034	1,000	787	(213)	78.69%	(247)
MOTOR VEHICLE LICENSES	157,617	172,000	157,715	(14,285)	91.69%	98
MOTOR VEHICLE LICENSES - PENALTY	24,108	26,000	24,532	(1,468)	94.35%	424
BANK STOCK TAXES	56,930	56,200	59,759	3,559	106.33%	2,830
TAXES ON RECORDATION AND WILLS	46,338	46,000	40,361	(5,639)	87.74%	(5,977)
CIGARETTE TAXES	274,379	330,000	281,153	(48,847)	85.20%	6,775
LODGING TAXES	114,726	130,000	146,078	16,078	112.37%	31,352
MEALS TAX	1,231,963	1,440,000	1,266,384	(173,616)	87.94%	34,421
PROBATE TAXES	4,674	3,100	3,469	369	111.89%	(1,206)
PERMITS AND OTHER LICENSES	2,992	3,000	2,604	(397)	86.78%	(388)
PERMITS AND OTHER LICENSES	518,413	544,604	7,741	(536,864)	1.42%	(510,672)
FINES AND FORFEITURES	28,002	37,000	24,296	(12,704)	65.67%	(3,705)
REVENUE FROM USE OF MONEY	838	600	1,376	776	229.38%	539
REVENUE FROM USE OF PROPERTY	212,860	224,847	220,177	(4,670)	97.92%	7,317
CHARGES FOR CURRENT SERVICES	8,898	9,500	9,568	68	100.72%	670
CHARGES FOR CURRENT SERVICES	-	-	4,533	4,533	#DIV/0!	4,533
CHARGES FOR OTHER PROTECTION	302,945	428,051	411,084	(16,967)	96.04%	108,140
CHARGES FOR OTHER PROTECTIONS	12,216	17,150	13,137	(4,013)	76.60%	921
MISC BILLING SERVICES	5,693	-	1,935	1,935	#DIV/0!	(3,758)
CHG FOR SANITATION & WASTE REMOVAL	9,912	9,900	10,370	470	104.75%	458
CHARGES FOR ADMIN-FUNDS	884,462	961,720	881,577	(80,143)	91.67%	(2,886)
RECREATIONAL FEES	3,616	7,500	6,639	(861)	88.52%	3,022
MISCELLANEOUS	1,173,287	1,321,596	1,432,118	110,522	108.36%	258,831
RECOVERED COSTS	196,212	404,400	284,604	(119,796)	70.38%	88,392
NON-CATEGORICAL AID STATE	1,491,545	1,643,897	1,440,419	(203,478)	87.62%	(51,125)
SHARED EXPENSES	65,664	80,715	67,168	(13,548)	83.22%	1,503
SHARED EXPENSES	56,580	73,089	61,202	(11,887)	83.74%	4,622
SHARED EXPENSES	35,297	35,000	-	(35,000)	0.00%	(35,297)
CATEGORICAL AID - STATE	1,913,788	2,372,187	1,574,676	(797,511)	66.38%	(339,111)
CATEGORICAL AID -FEDERAL GOVERNMENT	21,995	72,715	47,103	(25,612)	64.78%	25,108
General Fund Revenue Total	18,015,928	21,248,406	17,305,697	(3,942,709)		(710,231)

General Fund Expenditures – Prior Year Comparison – Cash Basis

Department	Prior Year Expenditures	Budgeted	YTD Expenditures	Balance/Excess/Deficit	% Expended	Prior Year Variance Good (Bad)
**CITY COUNCIL **	129,646	167,626	143,339	24,287	85.51%	(13,693)
CITY MANAGER *****	172,702	217,303	177,241	40,062	81.56%	(4,539)
CITY ATTORNEY *****	164,128	162,248	149,610	12,638	92.21%	14,518
MANAGEMENT SERVICES & HR*****	78,361	176,148	86,494	89,654	49.10%	(8,133)
COMMISSIONER OF THE REVENUE *****	231,408	274,795	233,187	41,608	84.86%	(1,779)
REAL ESTATE ASSESSOR *****	48,563	122,405	105,474	16,931	86.17%	(56,910)
CITY TREASURER *****	255,358	339,921	275,050	64,871	80.92%	(19,692)
ACCOUNTING *****	284,097	374,861	327,985	46,876	87.50%	(43,888)
PURCHASING & GENERAL SERVICES****	80,001	74,794	52,123	22,671	69.69%	27,879
UTILITY COLLECTIONS & BILLING *****	220,959	256,793	213,854	42,939	83.28%	7,105
INSURANCE *****	174,198	195,232	163,021	32,211	83.50%	11,177
INFORMATION TECHNOLOGY*****	162,614	341,330	182,706	158,624	53.53%	(20,093)
BOARD OF ELECTIONS *****	93,253	176,400	103,877	72,523	58.89%	(10,624)
CIRCUIT COURT ***	9,036	7,662	7,662	(0)	100.00%	1,374
GENERAL DISTRICT COURT ***	10,225	18,091	13,783	4,308	76.19%	(3,558)
CLERK OF CIRCUIT COURT ***	50,089	57,283	57,283	-	100.00%	(7,194)
SHERIFF'S OFFICE ***	132,877	136,692	136,691	1	100.00%	(3,814)
DISTRICT COURT SERVICE ***	72,758	70,070	64,096	5,974	91.47%	8,661
COMMONWEALTH'S ATTORNEY ***	63,855	58,605	58,605	0	100.00%	5,250
WESTERN TIDEWATER REGIONAL JAIL**	921,980	921,980	921,983	(3)	100.00%	(3)
POLICE ***	2,621,220	3,262,156	2,798,887	463,269	85.80%	(177,667)
E - 911 *****	550,460	999,117	647,304	351,813	64.79%	(96,844)
EMERGENCY MANAGEMENT SERVICES ***	2,067,299	2,364,011	2,037,222	326,789	86.18%	30,077
BUILDING INSP & CODE ENFORCEMENT***	449,054	518,173	433,309	84,864	83.62%	15,745
ANIMAL CONTROL*****	78,925	121,604	64,100	57,504	52.71%	14,825
PUBLIC WORKS-STREET MAINTENANCE****	1,418,352	2,057,025	1,175,233	881,792	57.13%	243,119
PUBLIC WORKS-SNOW REMOVAL****	18,722	13,000	13,843	(843)	106.48%	4,879
PUBLIC WORKS-GARAGE*****	206,625	234,602	203,871	30,731	86.90%	2,753
BUILDING MAINTENANCE-GENERAL*****	595,156	686,304	613,196	73,108	89.35%	(18,040)
BUILDING MAINTENANCE-ARMORY***	32,916	-	24,680	(24,680)	0.00%	8,236
BUILDING MAINTENANCE-CITY HALL****	172,657	200,796	198,849	1,947	99.03%	(26,192)
BLDG MAINTENANCE-SOC SERVICES*****	78,773	83,244	81,350	1,894	97.72%	(2,577)
BUILDING MAINTENANCE-HEALTH DEPT***	23,877	34,716	21,990	12,726	63.34%	1,887
HEALTH DEPARTMENT*****	110,000	110,000	110,000	-	100.00%	(0)
MENTAL HEALTH*****	-	36,958	36,958	-	100.00%	(36,958)
RECREATION*****	346,572	388,927	340,893	48,034	87.65%	5,679
CEMETERIES*****	38,468	42,448	39,283	3,165	92.54%	(815)
SENIOR CITIZENS TITLE III ***	-	6,659	-	6,659	0.00%	-
SENIOR CITIZENS NUTRITION ***	41,211	45,489	46,835	(1,346)	102.96%	(5,624)
LIBRARY*****	294,433	304,103	291,976	12,127	96.01%	2,457
PLANNING AND ZONING****	164,784	305,356	236,251	69,105	77.37%	(71,466)
BEAUTIFICATION COMMISSION ****	3,245	21,867	3,649	18,218	16.69%	(404)
DOWNTOWN DEVELOPMENT *****	75,861	110,000	80,583	29,417	73.26%	(4,722)
PAYMENTS TO SOUTHAMPTON COUNTY ***	500,000	700,000	500,000	200,000	71.43%	-
NON-DEPARTMENT MISCELLANEOUS***	54,883	55,000	63,964	(8,964)	116.30%	(9,081)
General Fund Expenditure Total	13,299,600	16,851,794	13,538,291	3,313,503		(238,691)



ENTERPRISE FUNDS

For the period ending May 31, 2018

Based on Unaudited Financial Data

Airport Fund

- **Revenue Analysis**
 - Fuel sales and airport rental fees are above target with 96% of budgeted realized.
- **Expense Analysis**
 - Expenses in the fund are below target with 85% of budget expended (net of capital outlay and transfers).
- **Cash Balance**
 - Cash balance in the Airport Fund is \$(75,571). Large inventory purchases made in last month for last quarter.

Water & Sewer Fund

- **Revenue Analysis**

- Revenue from the sale of water and sewer service charges of \$3.16mil at the end of the period is slightly above target at 92.09% of budget. Sale of water and sewer are comparable to the prior year.

- **Expense Analysis**

- Expenses in the fund are \$1.5 mil and tracking \$99k higher than the prior year (net of capital outlay, debt service and transfers). Expenses are \$25k higher than prior year in the water division due to water & sewer rate study expenses; \$42k higher than prior year in the sewer division due to sewer clean out expenses; and \$32k higher than prior year in the wastewater division due to sludge disposal and treatment plant supply expenses.

Water & Sewer Fund – Cash Balance

Cash balance - \$1,391,374

	Month	FY 16-17	FY 17-18
	June	\$1,523,478	\$ 1,595,381
	July	\$1,524,862	\$ 1,652,123
	August	\$1,625,513	\$ 1,518,399
	September	\$1,738,716	\$ 1,588,063
	October	\$1,702,317	\$ 1,586,500
	November	\$1,822,818	\$ 1,695,279
	December	\$1,707,079	\$ 1,802,144
	January	\$1,442,096	\$ 1,475,022
	February	\$1,565,794	\$ 1,416,362
	March	\$1,628,651	\$ 1,457,412
	April	\$1,669,486	\$ 1,529,505
	May	\$1,783,565	\$ 1,391,374
	June	\$1,595,381	

Solid Waste Fund

- **Revenue Analysis**

- Revenue for the Solid Waste Fund is slightly below target with revenue at \$1.2 mil or 90.1% of budget and is higher than the prior year period collections of \$1.19 mil.

- **Expense Analysis**

- Expenses in the fund at \$676k are below target with 76.14% of budget expended (net of capital outlay, debt service and transfers).

Solid Waste Fund – Cash Balance

Cash balance - \$180,101

	Month	FY 16-17	FY 17-18
	June	\$409,400	\$240,652
	July	\$410,551	\$271,649
	August	\$425,486	\$265,937
	September	\$420,154	\$275,027
	October	\$416,155	\$274,940
	November	\$422,723	\$265,379
	December	\$411,298	\$257,988
	January	\$418,851	\$255,839
	February	\$445,948	\$132,974
	March	\$252,699	\$142,195
	April	\$260,852	\$164,243
	May	\$246,169	\$180,101
	June	\$240,652	

Electric Fund

- **Revenue Analysis**

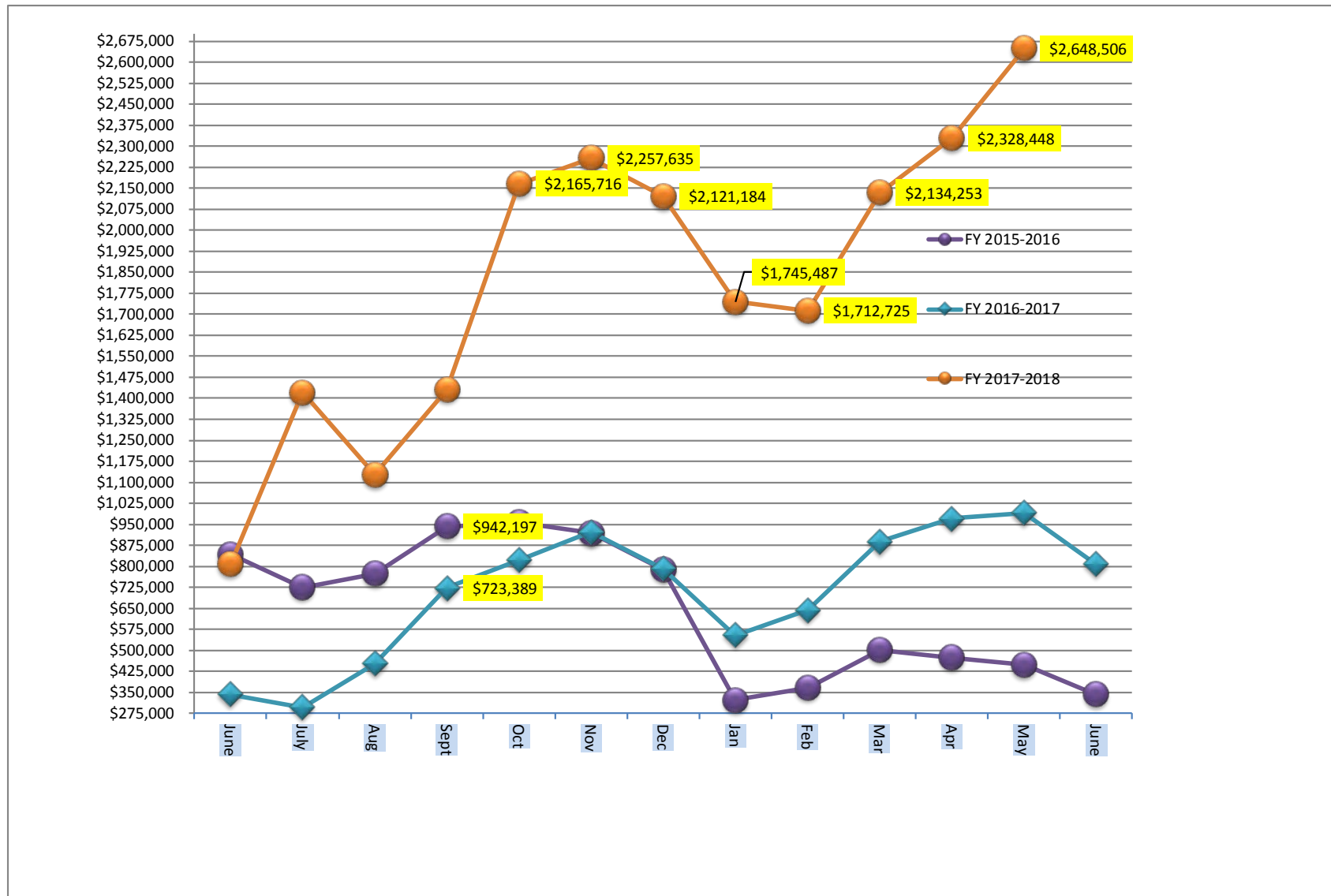
- Revenue from energy sales at \$14.4 mil is above target at 95.37% of budget; below is a snapshot of prior year billed service revenue, current year budget, actual and % of budget realized:

Account Description	FY17 May 31	FY18 Budget	FY18 May 31	% Realized
Sale of Electricity -Fuel Adj	\$ 371,055	\$ 1,104,300	\$ 1,120,437	101.5%
Sale of Electric Energy-Residential	7,455,363	7,998,896	7,877,490	98.5%
Sale of Electricity-Commercial	5,475,497	6,165,246	5,549,090	90.0%
Cycle & Save	(109,612)	(119,129)	(99,210)	83.3%
	<u>\$ 13,192,303</u>	<u>\$ 15,149,313</u>	<u>\$ 14,447,806</u>	

- **Expense Analysis**

- With an accrual of \$784k, expenses associated with the sale of energy for 11 months of the fiscal year will be \$10.6 mil and will be below budget at 83.3% of the total budget (net of capital outlay, debt service and transfers). This is lower than the prior year period of \$10.6 mil primarily due to the VMEA Transmission Peak Shaving True-Up credit in September 2017 of \$544k.

ELECTRIC FUND CASH ANALYSIS



ELECTRIC FUND CASH ANALYSIS

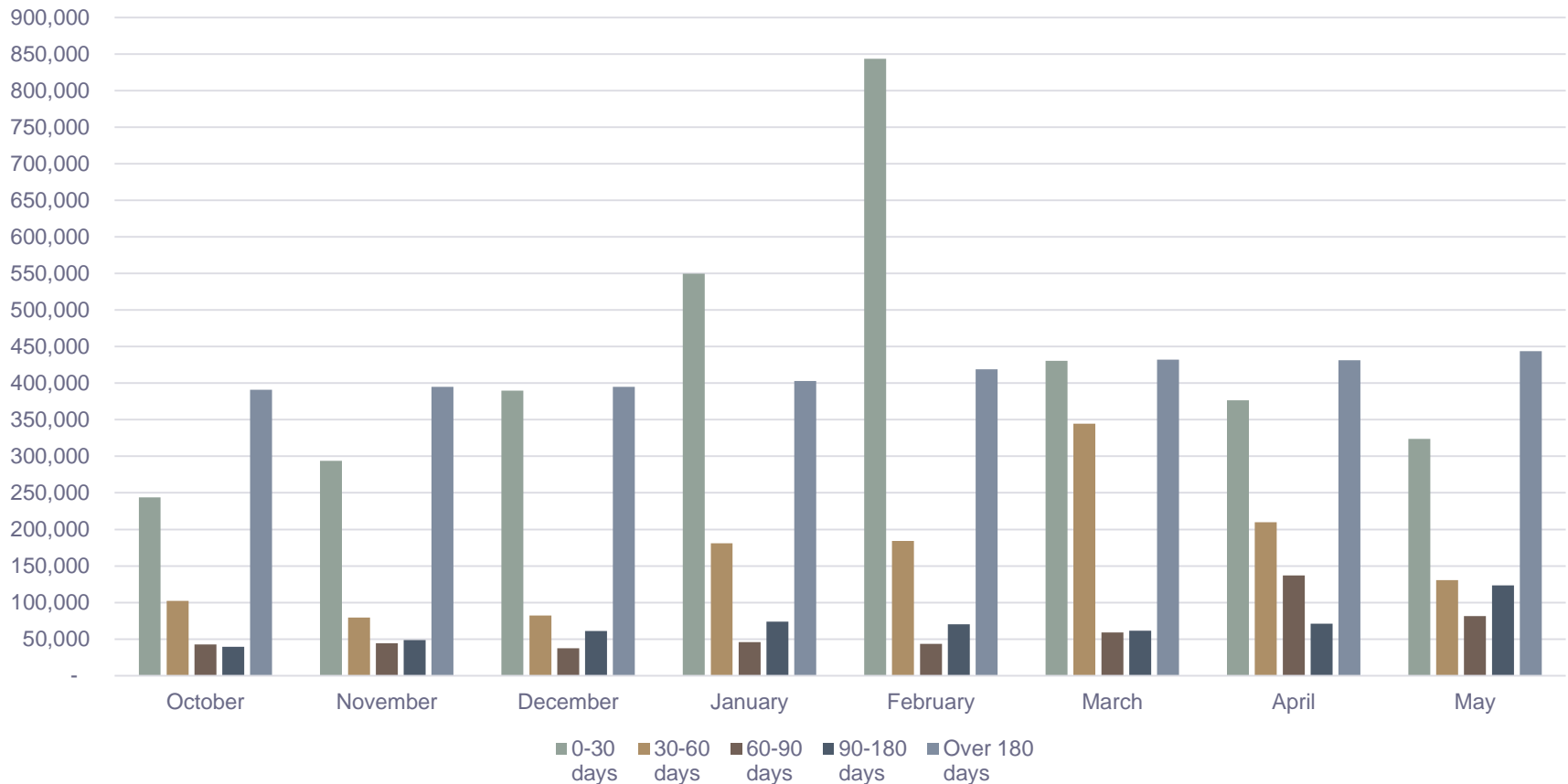
	FY 2012-2013	FY 2013-2014	FY 2014-2015	FY 2015-2016	FY 2016-2017	FY 2017-2018
6/30	\$ 365,374	\$ 643,257	\$ 882,030	\$ 842,112	\$ 343,328	\$ 807,485
7/31	\$ 232,177	\$ 642,085	\$ 957,000	\$ 724,794	\$ 276,984	\$ 1,421,109
8/31	\$ 179,939	\$ 672,538	\$ 1,095,099	\$ 774,246	\$ 453,148	\$ 1,127,645
9/30	\$ 272,263	\$ 784,569	\$ 1,220,000	\$ 942,197	\$ 729,003	\$ 1,431,729
10/31	\$ 346,776	\$ 904,924	\$ 1,273,878	\$ 956,592	\$ 822,659	\$ 2,165,716
11/30	\$ 359,027	\$ 876,767	\$ 1,327,621	\$ 919,275	\$ 922,617	\$ 2,257,635
12/31	\$ 287,190	\$ 733,859	\$ 1,284,717	\$ 788,629	\$ 791,600	\$ 2,121,184
1/31	\$ 389,986	\$ 438,344	\$ 1,004,954	\$ 322,369	\$ 554,258	\$ 1,745,487
2/28	\$ 287,764	\$ 559,511	\$ 805,356	\$ 366,352	\$ 644,526	\$ 1,712,725
3/31	\$ 370,727	\$ 803,846	\$ 881,641	\$ 502,204	\$ 888,414	\$ 2,134,253
4/30	\$ 412,409	\$ 751,999	\$ 906,867	\$ 474,040	\$ 970,688	\$ 2,328,448
5/31	\$ 672,007	\$ 908,047	\$ 968,713	\$ 448,880	\$ 990,559	\$ 2,648,506
6/30	\$ 643,257	\$ 882,157	\$ 842,112	\$ 343,328	\$ 807,485	

Cash in the Electric Fund at \$2,648,506 increased by \$320,058 from the prior month period.

Policy Evaluation:

Cash is above minimum policy guideline of \$1.494 million by \$1.154 million.

Electric Accounts Receivable Aged Report Chart



As illustrated above, it is taking longer for the City to collect on the Electric Fund accounts receivable. There are more receivables in the “90-180” group & “over 180” group post January.

OLD/NEW BUSINESS

- A. Franklin Summit, LLC. - Request To Remove Proffer**
- B. City Manager's Report**



**DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING - BUILDING INSPECTIONS – ZONING**

To: R. Randy Martin, City Manager

From: Donald E. Goodwin, CBO, CFM, Director of Community Development

Date: June 20, 2018

CC: City Council Members

RE: Franklin Summit Development Request to lift Proffer

The City has received a request from Franklin Summit LLC to remove proffer # 7 as outlined in the conditional rezoning ordinance adopted by Council on October 17, 2005. This proffer states *“Home owners’ covenants and restrictions will prohibit the purchasing of units for rental purposes, except that military and temporary transfers may be considered for rental on a case-by-case basis;”*

During that time City Council had taken a position not to support new rental housing units and accepted proffer #7 as a condition to approve the rezoning. As discussed during the joint work session with the planning commission and city council the housing needs of the city has shifted to allow a mix of housing types and affordability based on the City’s changing demographics including housing that can be offered to our workforce, job seekers, millennials and our aging population as well. It was the consensus of those present at the joint work session that this proffer should be removed.

RECOMMENDED ACTION: Approve the attached conditional rezoning ordinance amendment.

ORDINANCE NO. 2018 _____

THE CITY COUNCIL OF THE CITY OF FRANKLIN, VIRGINIA DOES ORDAIN AS FOLLOWS:

That the proffered conditions adopted by ordinance on October 17, 2005 to rezone property on College Drive known as the Franklin Summit located on Tax Parcel No. 104 (041) Lot B be amended to read as follows:

(1) There will be a minimum average density of 4500 square feet per townhouse unit in the project; (2) Public gravity sanitary sewer will be provided for an area of North College Drive which currently does not have it available; (3) Sanitary sewer lines will be installed by the Jack and Bore method under North College Drive; (4) All water mains will be connected to provide a looped system for Meadow Lane; (5) All project layers will be drawn in ArcView for incorporation into the City's GIS system; (6) There will be a home owners' association for management and maintenance of all public areas, common areas, BMPs and exteriors. The home owners' association will have an architectural review committee to approve all structural changes, paint colors, sheds, fences, etc. The committee's guidelines will be drafted by the developer, reviewed by the city and incorporated into the homeowners' documents; ~~(7) Home owners' covenants and restrictions will prohibit the purchasing of units for rental purposes, except that military and temporary transfers may be considered for rental on a case-by-case basis;~~ (8) The following design guidelines will be used in the development of the property: (a) The minimum buffer requirement between conflicting zoning districts will be increased and the natural forested buffer will remain on the southeast corner of the property, (b) Landscaping for entrances, streets, houses and common areas will exceed the requirements of the zoning ordinance and will be shown on the landscape plan submitted with the site plan, (c) Percentage of open space, recreational facilities and other amenities will exceed the requirements of the zoning ordinance and will include active and passive open space, (d) The homeowners' association will be required to maintain all roadway/right of way landscaping, pedestrian and bicycle paths within the boundary of the project in accordance with city code, (e) Recreational facilities and appropriate links to open space amenities will be provided, (f) Sidewalks, bicycle paths, picnic and park areas will be provided within the project area, (g) Not less than three residential floor plans will be offered, which also have differences in choice of elevations, rooflines and exterior colors, (h) Exterior materials and finishes such as brick, stone, wood, clapboard, cedar shakes, stucco, hardy plank and high grade vinyl shall be used on the exterior of all buildings. Flat or corrugated sheet metal will not be used for exterior siding. Exterior covering material shall extend to the ground, except that when a solid concrete or masonry perimeter foundation is used, the exterior covering material from the top of the foundation to the ground will be wrapped with a brick skirt. The foundation will be a crawl or a minimum of 16 inch built-up slab. Architectural grade shingles will be used on the roofs of all units, (i) Garage fronts will be de-emphasized and will not be the most prominent architectural features of the townhouses. Side access garages or L-Shaped floor plans with rear loading garages (off alley) may be utilized, (j) Driveways and sidewalks will be constructed of concrete, (k) A comprehensive streetscape package will include guidelines for lighting, signage, landscaping and street trees in accordance with city code; (9) An easement for ingress and egress will be provided

to the city to access property retained by the owner of the property, a portion of which constitutes the property being purchased by Tri-City Developers, LLC and is the subject of this rezoning; and (10) A double-wide trailer sufficient to house four classrooms similar in style to those currently in use will be furnished and installed at S. P. Morton Elementary School and 20 boys and girls bathrooms will be renovated in the main building at S. P. Morton Elementary School at an estimated cost of \$10,000 per bathroom. These projects will be constructed in accordance with the standards of the Virginia Department of Education.

A certified copy of an Ordinance adopted by City Council at their regular meeting held on June 25, 2018.

Clerk to City Council



FRANKLIN SUMMIT, LLC

Robert T. Williams
President / CEO

James L. Smith, III
Project Manager

June 20, 2018

R. Randy Martin
City Manager
207 West Second Avenue
Franklin, VA 23851

Re: Franklin Summit
College Drive
Franklin, VA 23851

Dear Mr. Martin:

We have reviewed the current proffers attached to the conditional rezoning of the referenced development dated October 17, 2005. As a result of our review and based on our experience in the development market, it is imperative that Proffer #7 be removed in its entirety. That being said, we are respectfully requesting that City Council take action to remove said proffer as soon as possible. This would allow us to do a market study of our Franklin property and development in the current housing market. This proffer has been a major deterrent to date for development of this project.

We believe this action will greatly assist in our attempt to move forward. Should you have any questions, please do not hesitate to call me.

Respectfully,

Robert T. Williams

cc: Donald Goodwin, Director
Franklin Community Development
via email to dgoodwin@franklinva.com



*Office Of The City Manager
R. Randy Martin*

June 20, 2018

To: Mayor & Council Members
From: R. Randy Martin, City Manager
Subject: City Manager's Report – June 25th Council Meeting

The following items are to be included in the City Manager's report at the June 25th regular Council meeting:

- 1) As discussed at the June 11th Council meeting, I contacted County Administrator Mike Johnson and he accepted an invitation to attend a Called meeting of City Council to provide an update on the options being considered by Southampton County for locating and reconstructing the Courthouse. The meeting is set for 6:00 p.m. in the City Council Chambers on Tuesday, July 10, 2018. An updated report including preliminary cost estimates is enclosed for your information in advance of the July 10th meeting. The Southampton County Board of Supervisors are scheduled to further discuss the information at their June 25th meeting, but no final decision of the Supervisors is expected until likely August based upon their tentative schedule as detailed in the attached information from the County.
- 2) The City Council and citizens who spoke at the June 11th Council meeting during Citizens Time have received correspondence I sent last week from Community Development Director & Zoning Administrator Donald Goodwin regarding their comments about a house located at 313 Meadow Lane which was recently purchased by Southampton Academy. Several of the speakers have been in direct contact with Director Goodwin and City Attorney Williams to discuss their concerns and they have been advised of the zoning ordinance procedures for formally addressing concerns of this nature. The City Attorney will be prepared at the meeting to review the procedures.

Enclosures

11. SOUTHAMPTON COURTHOUSE CONCEPTUAL ALTERNATIVES

As shared last month, Moseley Architects has developed a number of conceptual alternatives for your consideration moving forward:

- **Option 2** – Demolition of the 1960's wing of the existing Courthouse, followed by a new 2-story addition in its place, plus renovation of the remaining 1834 Courtrooms and the 1996 addition; the building addition will be within the designated floodway and associated mitigation will be required – **estimated cost = \$27.7 million**;
- ~~**Option 2A** – Minimal renovation of the existing facility, recognizing that it does not address the space needs or all of the security guidelines established by the Supreme Court (Architect advises this alternative is nonresponsive to the Courts' needs and Supreme Court guidelines);~~
- ~~**Option 3** – Renovate the existing facility to meet the Supreme Court guidelines (may not be possible) recognizing that the space needs remain unaddressed (Architect advises that deficiencies identified by the Courts are not possible to resolve under this alternative);~~
- **Option 4** - Construct a new 2 story addition in the parking lot adjacent to the 1960's wing, renovate the existing facility, but retain the 1960's wing in its entirety; the building addition will be within the designated floodway and associated mitigation will be required – **estimated cost = \$27.6 million**;
- ~~**Option 5A** – Construct a new building to accommodate all courts functions adjacent to the County Office Center (requires acquisition of property from Courtland Baptist Church for which they have long term plans);~~
- **Option 5B** - Construct a new building to accommodate all courts functions in front of the County Office Center with some parking developed on a portion of property owned by Courtland Baptist Church. Since last month, I've discussed this option with two of their Trustees, and while not committing to anything, they've expressed a willingness to listen – **estimated cost = \$22.6 million which does not include repurposing the existing facility; will also require relocation of the voter registrar and the existing storage building which is not included in the estimate;**
- **Option 5C** – A new alternative developed following last month's meeting – constructs a new building to accommodate all court functions on property that would need to be acquired along Court Street – **estimated cost TBD but expected to be comparable to Option 5B plus the cost of property acquisition; while the attached concept plan illustrates removal of the Bell House for additional parking, if this concept is seriously pursued, I recommend leaving the Bell House intact to minimize adverse impacts on the historic Main Street viewshed and developing the necessary parking on the front lawn of the Office Center.**

- **Option 6** - Construct a new building adjacent to the County Office Center to house some court functions, other than the Circuit Court; renovate the existing courts facility to accommodate the circuit court and other space needs – **estimated cost = \$31 million; not considered ideal by the Courts;**
- **Option 7** - Construct a new building adjacent to the existing courthouse. Requires acquisition of “Seven Gables” property. It would demolish the 1960’s wing to accommodate parking requirements. The new building will be within the floodway and associated mitigation will be required – **estimated cost = \$23 million which does not include the cost of property acquisition or repurposing the existing facility.**

Last month, I suggested the following decision-making process:

- Revisit the matter at your June 25 meeting and take action to remove the least desirable alternatives;
- Advertise a public hearing and solicit public comment on the remaining alternatives at your July 23 meeting. Take the public comment under advisement and defer action until your regular August meeting.
- August 27, 2018 – Make a final decision on the conceptual plan moving forward.

I remain open to your direction moving forward.

SOUTHAMPTON COUNTY

COURTHOUSE FACILITY
OPTION DEVELOPMENT

May 29, 2018

MOSELEYARCHITECTS

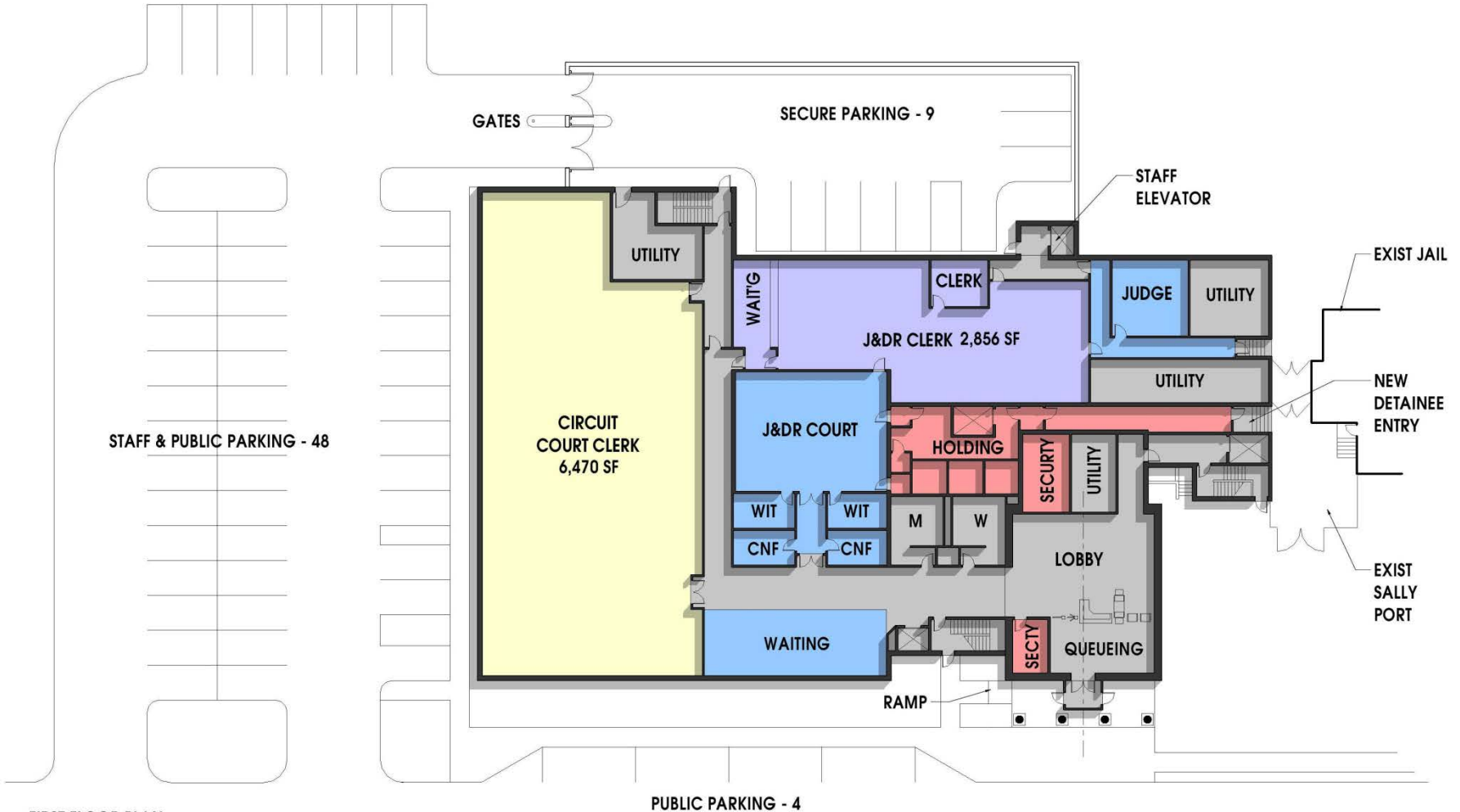
OPTIONS DEVELOPMENT

PRIOR OPTIONS

Option 2 – Demolish the 1960's wing and expand and renovate the existing courts facility for all courts functions (previously developed as the alternative to Option 1).

OPTIONS DEVELOPMENT: Option 2

- LEGEND:**
- CIRCUIT COURT
 - CIRCUIT COURT CLERK
 - COMMONWEALTH'S ATTORNEY
 - GENERAL DISTRICT COURT
 - GENERAL DISTRICT COURT CLERK
 - J&DR COURT
 - J&DR COURT CLERK
 - SHERIFF - COURT SECURITY
 - BLDG SUPPORT

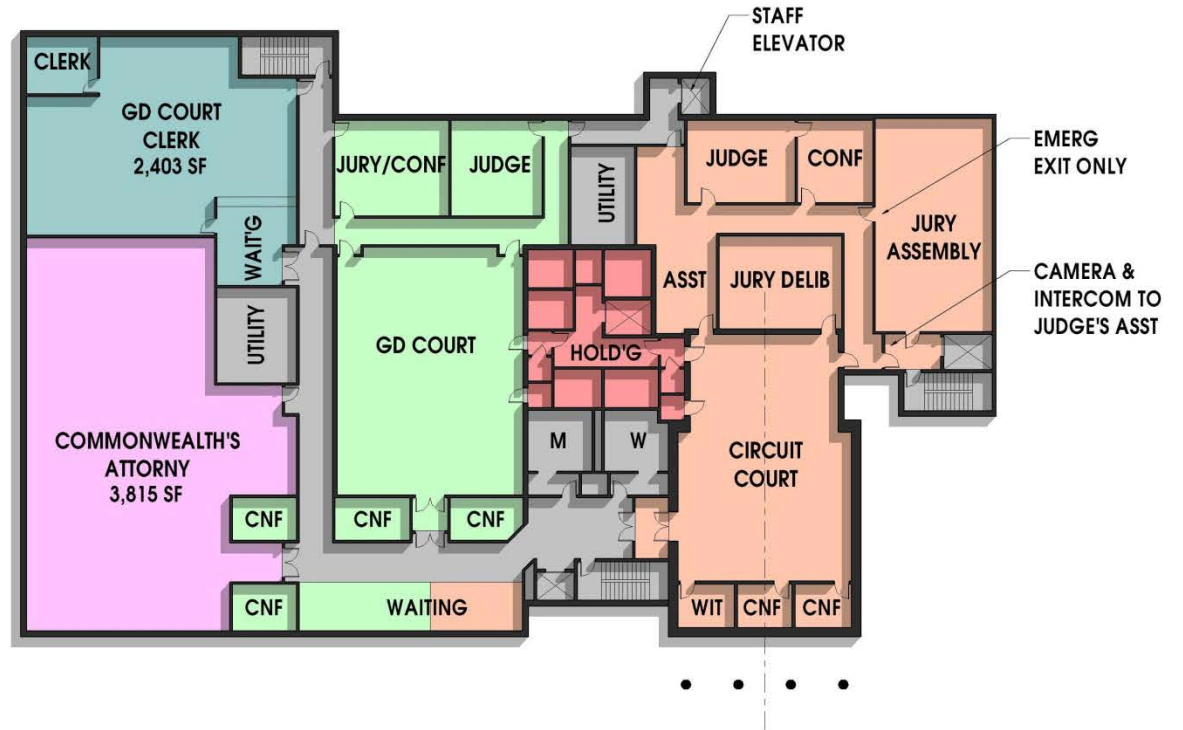


FIRST FLOOR PLAN
 NEW CONSTRUCTION - 16,300 SF
 EXISTING RENOVATED - 5,900 SF
 TOTAL FLOOR - 22,200 SF; TOTAL BLDG: 45,480 SF



OPTIONS DEVELOPMENT: Option 2

- LEGEND:**
- CIRCUIT COURT
 - CIRCUIT COURT CLERK
 - COMMONWEALTH'S ATTORNEY
 - GENERAL DISTRICT COURT
 - GENERAL DISTRICT COURT CLERK
 - J&DR COURT
 - J&DR COURT CLERK
 - SHERIFF - COURT SECURITY
 - BLDG SUPPORT



SECOND FLOOR PLAN
 NEW CONSTRUCTION - 16,220 SF
 EXISTING RENOVATED - 5,900 SF
 TOTAL - 22,120 SF



OPTION 2: EXISTING COURTHOUSE EXPANSION & RENOVATION**CONSTRUCTION COSTS**

			cost per	
Building renovation	11,800	SF @	\$265	\$3,121,202
Building addition	33,680	SF @	\$397	\$13,386,133
Site work @ existing Courthouse				\$2,759,485
Floodwall @ existing Courthouse				\$268,750
Site work for off site parking	95	@	\$2,150	\$204,250
Construction Cost Subtotal	45,480		\$434	\$19,740,000

OTHER COSTS

Hazardous materials remediation				(incl in constr cost abv)
Building demolition				(incl in constr cost abv)
Premium for phased construction				(incl in constr cost abv)
8,000 SF of off-site trailer space for CCC & CA interim move (\$170/SF for 1.5 yr)				\$1,462,000
Temporary space for CA during construction				\$537,500
Furniture allowance (\$25/SF)				\$1,140,000
Geotechnical study				\$25,000
Boundary and topographic Survey				\$35,000
Testing and inspections (1% of construction cost)				\$198,000
Arch/Eng/Furniture design services (8% of construction cost & furniture allowance)				\$1,670,000
Commissioning services				\$50,000
Data/Telephone allowance (2% of building construction cost)				\$331,000
Permitting and utility connection Fees				Not included
Legal expenses				Not included
Financing expenses				Not included
Other Costs Subtotal				\$5,449,000

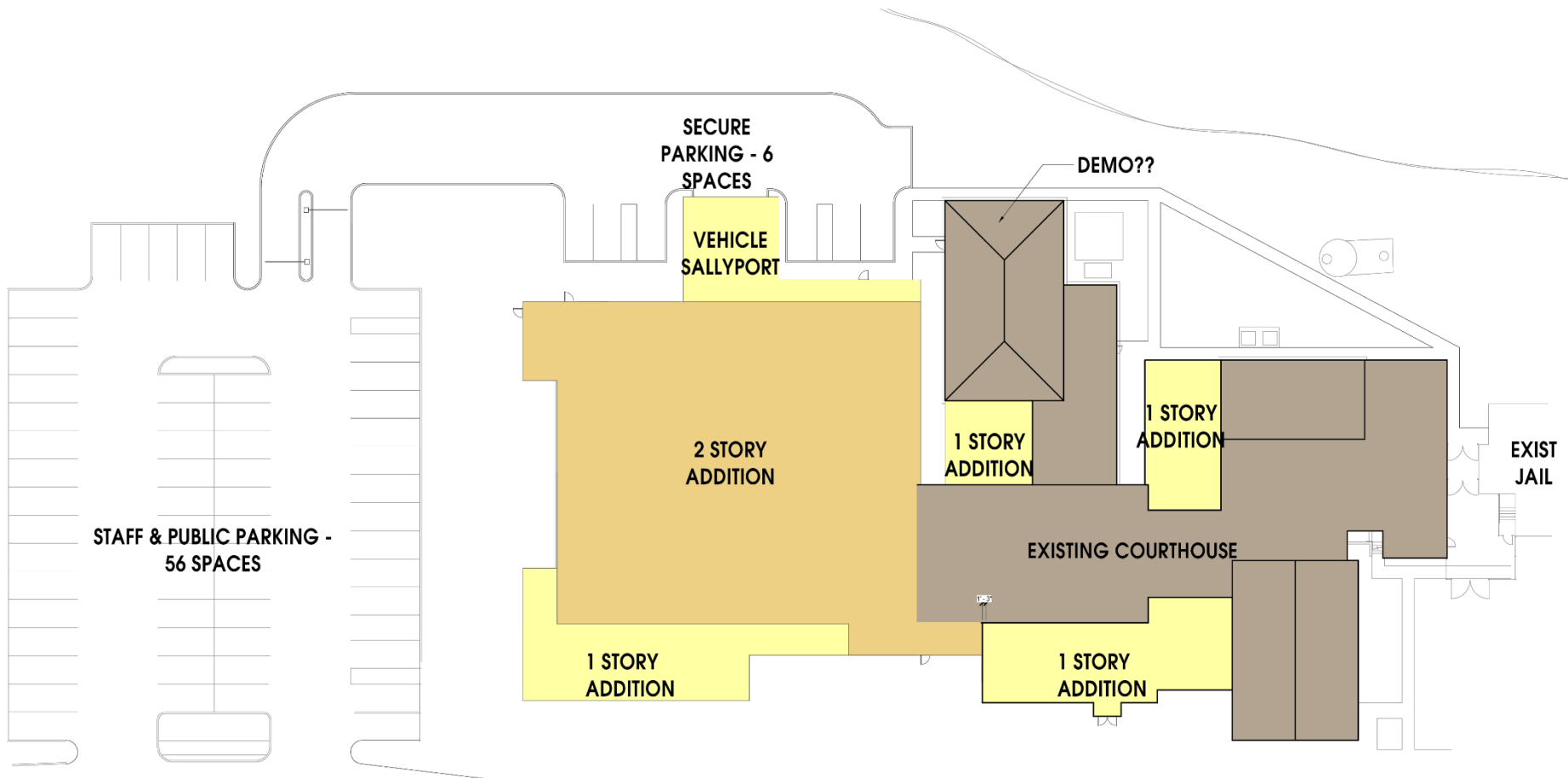
Project Cost Subtotal **\$25,189,000**

Recommended project budget contingency (10%) \$2,520,000

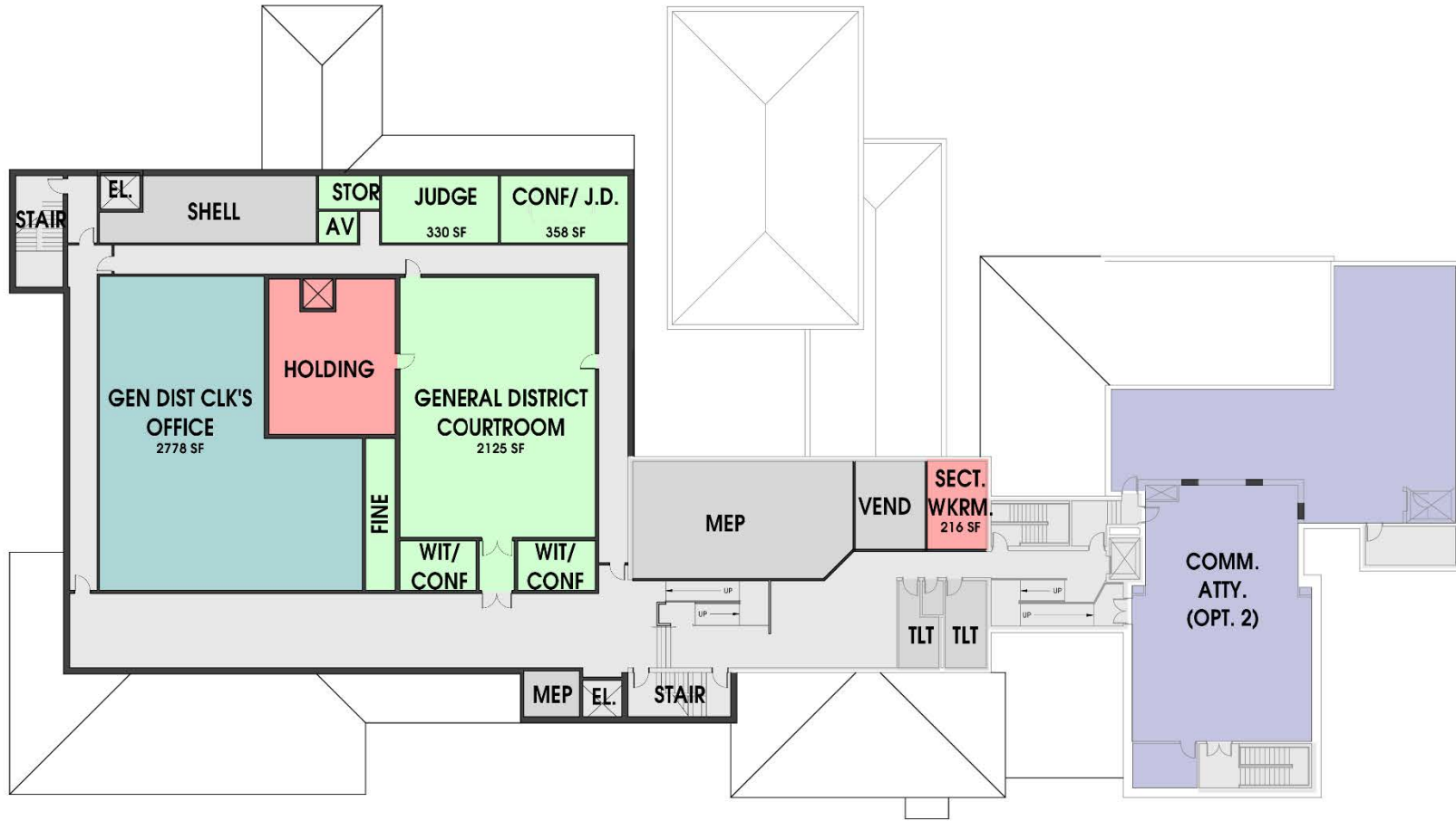
TOTAL **\$27,709,000**

OPTIONS DEVELOPMENT: Option 4

Construct a new 2 story addition in the parking lot adjacent to the 1960's wing, renovate the existing facility, but retain the 1960's wing.



OPTIONS DEVELOPMENT: Option 4



OPTION 4A (CA on 1st floor)

CONSTRUCTION COSTS			cost per	
Building additions	33,765	SF @	\$376	\$12,704,081
Building alterations	17,470	SF @	\$269	\$4,695,063
Hazardous materials remediation	17,470	SF @	\$5.38	\$93,901
Selective demolition	17,470	SF @	\$10.75	\$187,803
Basement waterproofing (allowance)	1,300	SF @	\$108	\$139,750
Site work for off site parking	91	@	\$2,150	\$195,650
Floodwall (allowance)				\$268,750
Site work @ existing Courthouse				\$2,759,485
Construction Cost Subtotal				\$21,045,000
OTHER COSTS				
Phasing premium for occupied bldg (2% constr cost)				Not included
Furniture allowance @ additions & alterations only (\$25/SF)				\$1,290,000
Geotechnical study				\$25,000
Boundary and topographic Survey				\$35,000
Testing and inspections (1% of construction cost)				\$211,000
Arch/Eng/Furniture design services (8% of construction cost & furniture allowance)				\$1,786,000
Commissioning services				\$50,000
Data/Telephone allowance (2% of bldg construction cost)				\$357,000
Property Acquisition (Assessed Value of 22390 Main Street Lots 1, 2, & 3)				* \$272,400
Permitting and utility connection fees				Not included
Legal expenses				Not included
Financing expenses				Not included
Other Costs Subtotal				\$4,027,000
Project Cost Subtotal				\$25,072,000
Recommended project budget contingency (10%)				\$2,510,000
TOTAL				\$27,582,000

OPTION 4B (CA on 2nd floor)

CONSTRUCTION COSTS			cost per	
Building additions	32,890	SF @	\$376	\$12,374,863
Building alterations	17,801	SF @	\$269	\$4,784,019
Hazardous materials remediation	17,470	SF @	\$5.38	\$93,901
Selective demolition	17,801	SF @	\$10.75	\$191,361
Basement waterproofing (allowance)	1,300	SF @	\$108	\$139,750
Site work for off site parking	91	@	\$2,150	\$195,650
Floodwall (allowance)				\$268,750
Site work @ existing Courthouse				\$2,759,485
Construction Cost Subtotal				\$20,808,000
OTHER COSTS				
Phasing premium for occupied bldg (2% constr cost)				Not included
Furniture allowance @ additions & alterations only (\$25/SF)				\$1,270,000
Geotechnical study				\$25,000
Boundary and topographic Survey				\$35,000
Testing and inspections (1% of construction cost)				\$209,000
Arch/Eng/Furniture design services (8% of construction cost & furniture allowance)				\$1,766,000
Commissioning services				\$50,000
Data/Telephone allowance (2% of bldg construction cost)				\$352,000
Property Acquisition (Assessed Value of 22390 Main Street Lots 1, 2, & 3)				* \$272,400
Temporary space for CA during construction (assumes adapting 7 Gables for temporary use)				\$150,000
Permitting and utility connection fees				Not included
Legal expenses				Not included
Financing expenses				Not included
Other Costs Subtotal				\$4,130,000
Project Cost Subtotal				\$24,938,000
Recommended project budget contingency (10%)				\$2,500,000
TOTAL				\$27,438,000

OPTIONS DEVELOPMENT: Option 5

Construct a new building to accommodate all courts functions adjacent to the County Office Center.

- **Requires acquisition of property to make the County Office Center property contiguous with existing courthouse property.**
 - Several possible pathways have been identified that may accomplish this.
- Based on reusing the floor plans developed for Option 1

OPTIONS DEVELOPMENT: Option 5.1

Acquire property to make the County Office Center contiguous with the Courthouse property..



OPTIONS DEVELOPMENT: Option 5.2

Acquire property to make the County Office Center contiguous with the Courthouse property..



OPTIONS DEVELOPMENT: Option 5.3

Acquire property to make the County Office Center contiguous with the Courthouse property..



OPTIONS DEVELOPMENT: Option 5B



OPTIONS DEVELOPMENT: Option 5C



NEW COURTS BUILDING - OPTION 5

CONSTRUCTION COSTS		cost per			
New courts building		44,800	SF @	\$323.62	\$14,498,086
Site work for on site parking	156	@	\$2,150		\$335,400
Site work - Allowance					\$2,500,000
Construction Cost Subtotal					\$17,334,000
OTHER COSTS					
Furniture allowance (\$25/SF)					\$1,120,000
Geotechnical study					\$25,000
Boundary and topographic Survey					\$15,000
Testing and inspections (1% of construction cost)					\$174,000
Arch/Eng/Furniture design services (8% of construction cost & furniture allowance)					\$1,476,000
Commissioning services					\$50,000
Data/Telephone allowance (2% of building construction cost)					\$290,000
Moving expenses allowance					\$20,000
Property acquisition					Undetermined
Environmental mitigation					Not included
Permitting and utility connection fees					Not included
Legal expenses					Not included
Financing expenses					Not included
Other Costs Subtotal					\$3,170,000
Project Cost Subtotal					\$20,504,000
Recommended project budget contingency (10%)					\$2,060,000
TOTAL					\$22,564,000

OPTIONS DEVELOPMENT: Option 6

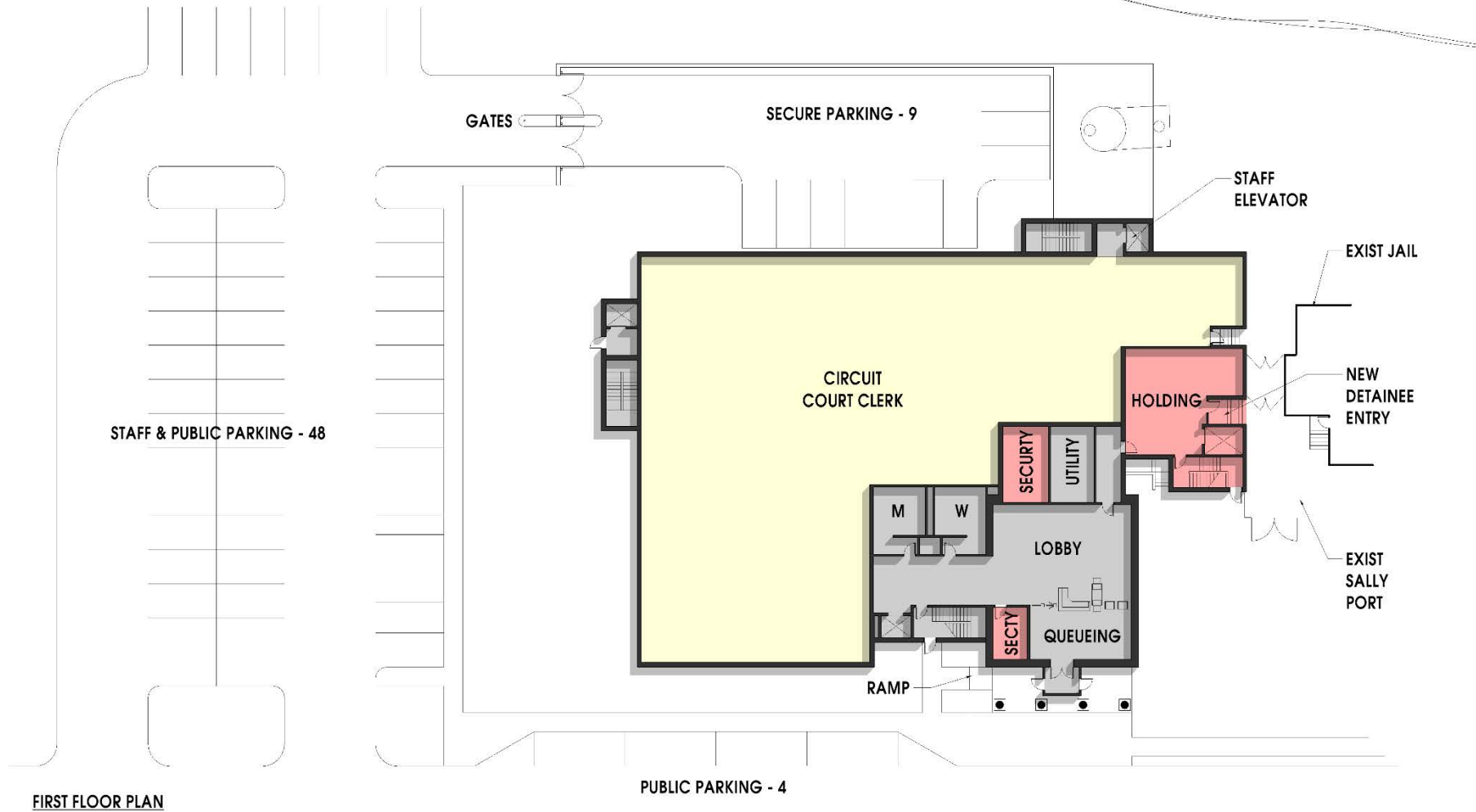
Construct a new building adjacent to the County Office Center to house some court functions (other than the Circuit Court); renovate the existing courts facility to accommodate the circuit court and other space needs.

- May be possible without acquiring property to make the office center contiguous with the existing courthouse property
- It is believed that if the Circuit Court remains at the existing courthouse property, lower courts could be relocated to another location that is not contiguous with the current courthouse property.
- This will need to be validated by the County Attorney
- **There are operational deficiencies with this option because it splits the functions and the Circuit Court has indicated that this option is not desirable.**

OPTIONS DEVELOPMENT: Option 6 New Building



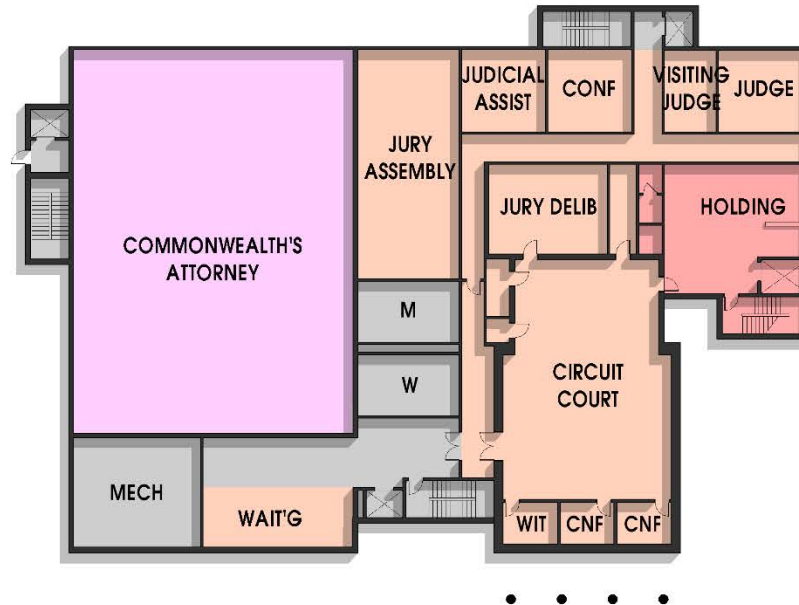
OPTIONS DEVELOPMENT: Option 6 Renovations



FIRST FLOOR PLAN



OPTIONS DEVELOPMENT: Option 6 Renovations



SECOND FLOOR PLAN



OPTION 6

CONSTRUCTION COSTS			cost per	
Building additions	47,215	SF @	\$376	\$17,764,644
Building alterations	8,150	SF @	\$269	\$2,190,313
Hazardous materials remediation	8,150	SF @	\$5.38	\$43,806
Selective demolition	8,150	SF @	\$10.75	\$87,613
Basement waterproofing (allowance)	1,300	SF @	\$108	\$139,750
Site work for on site parking	73	@	\$2,150	\$156,950
Site work for off site parking	83	@	\$2,150	\$178,450
Floodwall (allowance)				\$268,750
Site work (allowance)				\$2,500,000
Construction Cost Subtotal				\$23,331,000
OTHER COSTS				
Phasing premium for occupied bldg (2% constr cost)				\$466,620
Furniture allowance @ additions & alterations only (\$25/SF)				\$1,390,000
Geotechnical study				\$25,000
Boundary and topographic Survey				\$35,000
Testing and inspections (1% of construction cost)				\$234,000
Arch/Eng/Furniture design services (8% of construction cost & furniture allowance)				\$1,977,000
Commissioning services				\$50,000
Data/Telephone allowance (2% of bldg construction cost)				\$405,000
Property Acquisition (Assessed Value of 22390 Main Street Lots 1, 2, & 3)				* \$272,400
Permitting and utility connection fees				Not included
Legal expenses				Not included
Financing expenses				Not included
Other Costs Subtotal				\$4,856,000
Project Cost Subtotal				\$28,187,000
Recommended project budget contingency (10%)				\$2,820,000
TOTAL				\$31,007,000

OPTIONS DEVELOPMENT: Option 7

Construct a new building adjacent to the existing courthouse.

- Requires acquisition of “7 Gables” property.
- Demolish the 1960’s wing to accommodate parking requirements.
- Retain and repurpose the existing historic courthouse.
- The new building will be within the floodway and associated mitigation will be required .
- Based on reusing the same floor plans developed for Option 1.

OPTIONS DEVELOPMENT: Option 7



OPTIONS DEVELOPMENT: Option 7



NEW COURTS BUILDING - OPTION 7

CONSTRUCTION COSTS

			cost per	
New courts building	44,800	SF @	\$323.62	\$14,498,086
Site work for off site parking	83	@	\$2,150	\$178,450
Selective building demolition (allowance 1960's Bldg)				\$250,000
Floodwall (allowance)				\$268,750
Site work (allowance)				\$2,500,000

Construction Cost Subtotal

\$17,696,000

OTHER COSTS

Furniture allowance (\$25/SF)				\$1,120,000
Geotechnical study				\$25,000
Boundary and topographic Survey				\$15,000
Testing and inspections (1% of construction cost)				\$177,000
Arch/Eng/Furniture design services (8% of construction cost & furniture allowance)				\$1,505,000
Commissioning services				\$50,000
Data/Telephone allowance (2% of building construction cost)				\$290,000
Moving expenses allowance				\$20,000
Property acquisition				Undetermined
Environmental mitigation				Not included
Permitting and utility connection fees				Not included
Legal expenses				Not included
Financing expenses				Not included

Other Costs Subtotal

\$3,202,000

Project Cost Subtotal

\$20,898,000

Recommended project budget contingency (10%)

\$2,090,000

TOTAL

\$22,988,000

COUNCIL/STAFF REPORTS ON BOARDS & COMMISSIONS