



Mitigating Transportation Issues through Land Use Planning Decisions

Sara Carter, Cumberland County

About Cumberland County

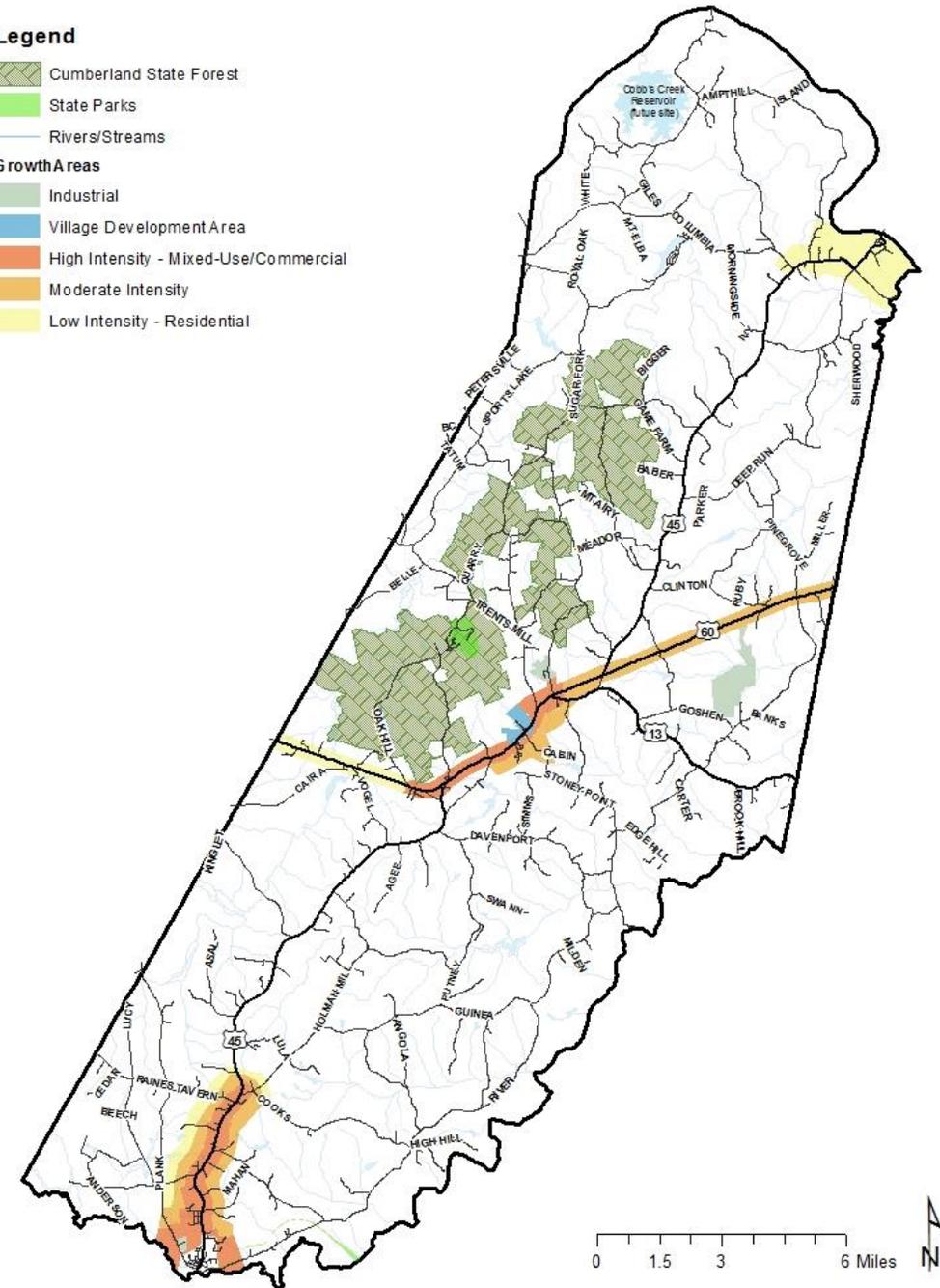
- Rural
- Steady or Declining Population
- Growth Areas determined by adjacent localities

Legend

- Cumberland State Forest
- State Parks
- Rivers/Streams

Growth Areas

- Industrial
- Village Development Area
- High Intensity - Mixed-Use/Commercial
- Moderate Intensity
- Low Intensity - Residential





Why is mitigating transportation impacts ESPECIALLY important in rural communities?

- ▶ Future development impacts and patterns are frequently unknown
- ▶ Limited resources to address future impacts if they occur
- ▶ Intermittent development necessitates MORE future planning
 - ▶ Scale and pattern
 - ▶ Timing

What are the tools to be considered?

- Preserving R-O-W
- Addressing existing entrances and problem areas
- Low Impact Uses
- Changes of Uses





Preserving R-O-W

- Appropriate setbacks
 - Differentiation between primary and secondary roadways
 - Measurement from centerlines, rather than property lines
- Dedication of R-O-W with development
 - Prescriptive vs. Dedicated
 - Improving intersections
 - Addressing road geometrics
 - Addressing road expansions

Addressing existing entrances and problem areas

- Consolidation of TOO MANY entrances
- Avoiding problem areas at commercial uses
- Increased road frontage requirements
 - Increased safety
 - Reduce future entrance conflicts



Low Impact uses- Opportunities and Disasters!

- Traditional agriculture
- Agribusiness
- Agri-tourism



Changes of Uses

- Business Licenses
- Rezoning/
Conditional Use
Permits
- Site Plans
- E and S and
Stormwater





Benefits to landowners and the community

- Preventing conflict between residential uses and roadway impacts
- Preserving future opportunities for development
- Saving road money for improvements instead of R-O-W
- Addressing problem areas before they occur
- Rural Rustic program requires R-O-W

A decorative graphic on the left side of the slide. It features a dark grey arrow pointing to the right at the top. Below the arrow, several thin, curved lines in shades of blue and grey sweep upwards and to the right, creating a sense of movement and design.

How to address customer concerns

- Addressing non-conforming lots
 - No fee Conditional Use Permits
 - Language to allow use of lots that were made non-conforming by R-O-W dedication
- Good relationships with VDOT
 - Cartersville Volunteer Fire Department
 - Tyson Campground Entrance and Sign
- Work with VDOT **early** in the process

Lessons Learned

- It is possible to be TOO nice
- Incorporate VDOT review into your process- make a box to check!
- Food Network has the best cinnamon roll recipes (Paula Deen!)

