Mitigating Transportation Issues through Land Use Planning Decisions

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About Cumberland County

- Rural
- Steady or Declining Population
- Growth Areas determined by adjacent localities
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
- Rezonings/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
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!)