

# 2702 - CID510061\_BlueRidgeSWCD\_CFPF

## Application Details

**Funding Opportunity:** 2335-Virginia Community Flood Preparedness Fund - Capacity Building/Planning Grants - CY24 Round 5  
**Funding Opportunity Due Date:** Mar 28, 2025 11:59 PM  
**Program Area:** Virginia Community Flood Preparedness Fund  
**Status:** Under Review  
**Stage:** Final Application

**Initial Submit Date:** Jan 24, 2025 8:13 AM  
**Initially Submitted By:** Samuel Chappell  
**Last Submit Date:**  
**Last Submitted By:**

## Contact Information

### Primary Contact Information

**Active User\*:** Yes  
**Type:** External User  
**Name\*:** Mr. Samuel Chappell  
Salutation First Name Middle Name Last Name  
**Title:**  
**Email\*:** [schappell@brswcd.org](mailto:schappell@brswcd.org)  
**Address\*:** 1297 State Street  
  
Rocky Mount Virginia 24151  
City State/Province Postal Code/Zip  
**Phone\*:** 540-352-3312 Ext.  
Phone  
### ### ####  
**Fax:** ### ### ####  
**Comments:**

### Organization Information

**Status\*:** Approved  
**Name\*:** Blue Ridge Soil and Water Conservation District  
**Organization Type\*:** Local Government  
**Tax ID\*:** 351516564  
**Unique Entity Identifier (UEI)\*:** MNSTPCXCJ295  
**Organization Website:** <https://www.brsxcd.org>

**Address\*:** 1297 State Street  
Rocky Mount Virginia 24151-  
City State/Province Postal Code/Zip  
**Phone\*:** 540-352-3312 Ext.  
### ### #####  
**Fax:** ### ### #####  
**Benefactor:**  
**Vendor ID:**  
**Comments:**

## VCFPF Applicant Information

### *Project Description*

**Name of Local Government\*:** Franklin County, Henry County  
Your locality's CID number can be found at the following link: [Community Status Book Report](#)

**NFIP/DCR Community Identification Number (CID)\*:** 510061

If a state or federally recognized Indian tribe,

**Name of Tribe:**

**Authorized Individual\*:** Samuel Chappell  
First Name Last Name

**Mailing Address\*:** 1297 State Street  
Address Line 1  
Address Line 2  
Rocky Mount Virginia 24151  
City State Zip Code

**Telephone Number\*:** 540-352-3312

**Cell Phone Number\*:** 540-647-0979

**Email\*:** [schappell@brswcd.org](mailto:schappell@brswcd.org)

Is the contact person different than the authorized individual?

**Contact Person\*:** No

Enter a description of the project for which you are applying to this funding opportunity

**Project Description\*:**

This project is to create a flood resiliency plan for Franklin County and Henry County through the Blue Ridge Soil and Water Conservation District. Low-income geographic area means any locality, or community within a locality, that has a median household income that is not greater than 80 percent of the local median household income, or any area in the Commonwealth designated as a qualified opportunity zone by the U.S. Secretary of the Treasury via his delegation of authority to the Internal Revenue Service. A project of any size within a low-income geographic area will be considered.

Is the proposal in this application intended to benefit a low-income geographic area as defined above?

**Benefit a low-income geographic area\*:** Yes

Information regarding your census block(s) can be found at [census.gov](http://census.gov)

**Census Block(s) Where Project will Occur\*:** C51067 / C51089

**Is Project Located in an NFIP Participating Community?\*** Yes

**Is Project Located in a Special Flood Hazard Area?\*** Yes

**Flood Zone(s)**  
(if applicable):

**Flood Insurance Rate Map Number(s)**  
(if applicable):

## Eligibility - Round 4

### Eligibility

Is the applicant a local government (including counties, cities, towns, municipal corporations, authorities, districts, commissions, or political subdivisions created by the General Assembly or pursuant to the Constitution or laws of the Commonwealth, or any combination of these)?

**Local Government\*:** Yes  
Yes - Eligible for consideration  
No - Not eligible for consideration

If the applicant is not a town, city, or county, are letters of support from all affected local governments included in this application?

**Letters of Support\*:** Yes  
Yes - Eligible for consideration  
No - Not eligible for consideration

Has this or any portion of this project been included in any application or program previously funded by the Department?

**Previously Funded\*:** No  
Yes - Not eligible for consideration  
No - Eligible for consideration

Has the applicant provided evidence of an ability to provide the required matching funds?

**Evidence of Match Funds\*:** Yes  
Yes - Eligible for consideration  
No - Not eligible for consideration  
N/A - Match not required

## Scoring Criteria for Capacity Building & Planning - Round 4

### Scoring

Eligible Capacity Building and Planning Activities (Select all that apply) ? Maximum 100 points. To make multiple selections, Hold CTRL and click the desired items.

**Capacity Building and Planning\*:** Resilience Plan Development

Is the project area socially vulnerable? (based on [ADAPT Virginia's Social Vulnerability Index Score](#))

#### Social Vulnerability Scoring:

Very High Social Vulnerability (More than 1.5)  
High Social Vulnerability (1.0 to 1.5)  
Moderate Social Vulnerability (0.0 to 1.0)  
Low Social Vulnerability (-1.0 to 0.0)  
Very Low Social Vulnerability (Less than -1.0)

**Socially Vulnerable\*:** Moderate Social Vulnerability (0.0 to 1.0)

Is the proposed project part of an effort to join or remedy the community's probation or suspension from the NFIP?

**NFIP\*:** No

Is the proposed project in a low-income geographic area as defined below?

"Low-income geographic area" means any locality, or community within a locality, that has a median household income that is not greater than 80 percent of the local median household income, or any area in the Commonwealth designated as a qualified opportunity zone by the U.S. Secretary of the Treasury via his delegation of authority to the Internal Revenue Service. A project of any size within a low-income geographic area will be considered.

**Low-Income Geographic Area\*:** Yes

Does this project provide ?community scale? benefits?

**Community Scale Benefits\*:** 50-100% of census block

#### Comments:

This project will allow for community scale benefits in developing a flood resiliency plan for Henry and Franklin county which have areas that experience frequent flooding. It will allow for future project planning and mitigation for the communities.

## Scope of Work and Budget Narrative - Capacity Building and Planning - Round 4

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### Scope of Work - General Information

#### Upload your Scope of Work

Please refer to Part IV, Section B. of the grant manual for guidance on how to create your scope of work

**Scope of Work Attachment\*:** [BRSWCD CFPF Scope of Work Narrative.pdf](#)

**Comments:**

#### Budget Narrative

**Budget Narrative Attachment\*:** [BRSWCD CFPF Budget Narrative.pdf](#)

**Comments:**

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## Scope of Work Supporting Information - Capacity Building and Planning

### Scope of Work Supporting Information

Describe identified resource needs including financial, human, technical assistance, and training needs

#### Resource need identification\*:

WSSI will provide technical assistance when meeting with BRSWCD staff and localities. Stormwater management and public safety from Henry and Franklin County will also be brought in on meetings to improve training and education on the topics discussed within the plan.

Describe the plan for developing, increasing, or strengthening knowledge, skills and abilities of existing or new staff. This may include training of existing staff, hiring personnel, contracting consultants or advisors

#### Development of Existing or New Staff\*:

BRSWCD will be consulting the contractor (WSSI) for advice on planning and previous plans that they have worked on. No new staff should be needed for this plan.

Where capacity is limited by funding, what strategies will be developed to increase resources in the local government? (This may include work with non-governmental organization, or applying for grants, loans, or other funding sources)

#### Resource Development Strategies\*:

Being located in a low-income region, BRSWCD has requested for a match waiver for this plan. Future projects, using this plan as a base, will utilize the CFPF and other funding sources to address the community impacts found within the resiliency plan.

Describe policy management and/or development plans

#### Policy management and/or development\*:

The Plan will be study/project-based with projects focused on flood control and resilience. The plan will incorporate nature-based infrastructure to the maximum extent possible. The Plan will include considerations of all parts of the district regardless of socioeconomic or race. The Plan may also identify additional studies, assessments, regulatory or programmatic adjustments that may be needed to reach its identified resiliency goals.

Describe plans for stakeholder identification, outreach, and education strategies

#### Stakeholder identification, outreach, and education strategies\*:

The district and localities will identify key stakeholder groups with an outreach format that is inclusive and equitable. There will be use of bulk mailing lists, social media and website postings, and community meetings held in easily accessible public spaces.

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## Budget

### Budget Summary

#### Grant Matching Requirement\*:

LOW INCOME - Planning and Capacity Building - Fund 90%/Match 10%

\*Match requirements for Planning and Capacity Building in low-income geographic areas will not require match for applications requesting less than \$3,000.

Is a match waiver being requested?

**Match Waiver Request** Yes

Note: only low-income communities are eligible for a match waiver.

\*:

**I certify that my project is in a low-income geographic area:** Yes

**Total Project Amount (Request + Match)\*:** \$95,000.00  
 \*\*This amount should equal the sum of your request and match figures

**REQUIRED Match Percentage Amount:** \$9,500.00

## BUDGET TOTALS

**Before submitting your application be sure that you meet the match requirements for your project type.**

**Match Percentage:** 10.00%  
 Verify that your match percentage matches your required match percentage amount above.

**Total Requested Fund Amount:** \$85,500.00

**Total Match Amount:** \$9,500.00

**TOTAL:** \$95,000.00

### Personnel

Description	Requested Fund Amount	Match Amount	Match Source
No Data for Table			

### Fringe Benefits

Description	Requested Fund Amount	Match Amount	Match Source
No Data for Table			

### Travel

Description	Requested Fund Amount	Match Amount	Match Source
No Data for Table			

### Equipment

Description	Requested Fund Amount	Match Amount	Match Source
No Data for Table			

### Supplies

Description	Requested Fund Amount	Match Amount	Match Source
No Data for Table			

### Construction

Description	Requested Fund Amount	Match Amount	Match Source
No Data for Table			

### Contracts

Description	Requested Fund Amount	Match Amount	Match Source
Contract with Wetland Studies and Solutions Inc. for plan development	\$85,500.00	\$9,500.00	Franklin and Henry County as noted in their Letter of Support if match waiver is not granted
	<b>\$85,500.00</b>	<b>\$9,500.00</b>	

**Pre-Award and Startup Costs**

Description	Requested Fund Amount	Match Amount	Match Source
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No Data for Table

**Other Direct Costs**

Description	Requested Fun Amount	Match Amount	Match Source
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No Data for Table

**Supporting Documentation - General**

**Supporting Documentation**

Named Attachment	Required	Description	File Name	Type	Size	Upload Date
Detailed map of the project area(s) (Projects/Studies)						
FIRMette of the project area(s) (Projects/Studies)		National Flood Hazard Layer for Henry and Franklin County	<a href="#">FEMANFHL for Henry and Franklin County.pdf</a>	pdf	215 KB	01/23/2025 11:24 AM
Historic flood damage data and/or images (Projects/Studies)						
A link to or a copy of the current floodplain ordinance						
Maintenance and management plan for project						
A link to or a copy of the current hazard mitigation plan						
A link to or a copy of the current comprehensive plan		Attached is the Introduction to the Franklin County 2025 Comprehensive Plan. The rest of the plan can be found at this link - <a href="https://www.franklincountyva.gov/309/Comprehensive-Plan">https://www.franklincountyva.gov/309/Comprehensive-Plan</a> Franklin and Henry County are both working to complete new comprehensive plans for their communities.	<a href="#">Introduction FC 2025 Comprehensive Plan PDF.pdf</a>	pdf	266 KB	01/23/2025 10:51 AM
Social vulnerability index score(s) for the project area		Henry County and Franklin County Social Vulnerability Classification	<a href="#">Henry County and Franklin County SVIS.jpg</a>	jpg	109 KB	01/23/2025 11:03 AM
Authorization to request funding from the Fund from governing body or chief executive of the local government						
Signed pledge agreement from each contributing organization						
Maintenance Plan						
<i>Benefit-cost analysis must be submitted with project applications over \$2,000,000. In lieu of using the FEMA benefit-cost analysis tool, applicants may submit a narrative to describe in detail the cost benefits and value. The narrative must explicitly indicate the risk reduction benefits of a flood mitigation project and compares those benefits to its cost-effectiveness.</i>						
Benefit Cost Analysis						
Other Relevant Attachments						

**Letters of Support**

Description	File Name	Type	Size	Upload Date
Letter of Support from Franklin County	<a href="#">Blue Ridge SWCD Grant Support Letter signed Franklin County.pdf</a>	pdf	43 KB	01/23/2025 10:41 AM
Letter of Support from Henry County	<a href="#">2024 10 23 LOS BRSWCD Resiliency Plan Henry County.pdf</a>	pdf	181 KB	01/23/2025 10:42 AM

## Scope of Work Narrative

Franklin and Henry County need a flood resiliency plan to study areas that frequently flood and address issues related to stormwater infrastructure and planning. Neither county has a current flood resiliency plan. This plan will also encompass towns within the communities that do not have the funds to address larger issues within the flood plain, i.e. Boones Mill. Increased storm intensity and frequency has become a factor within these communities. Education on flood plains and awareness of adequate stormwater infrastructure is necessary for future planning and community expansion. A flood resiliency plan is needed for the region due to the lack of a current plan and the potential for catastrophic storms such as recent events that have impacted Southwest Virginia and North Carolina. Flood preparedness and resilience will play a large role in public safety. Henry and Franklin County are home to several flood control dams that could become hazards in major flooding events. This plan will bring awareness to the public as to what local risks there are involving rain events and flooding.

There are many major rivers that run through both counties including the Roanoke, Blackwater, Pigg, Dan, Smith, and Mayo. These rivers are home to some endangered species such as the Roanoke Log Perch. The flood resiliency plan will address stormwater management and green infrastructure that will mitigate the impacts of runoff into major rivers and tributaries. The topographic region of Franklin and Henry County creates many risks for communities at the foothills of the mountains and in the flood plains. There are many low income and historic communities that would benefit from a resiliency plan and the ability to relieve future funds for projects to mitigate the issues found. Without funding, this resiliency plan will not get completed for these high risk areas. The communities that are supporting this grant are in need of financial assistance as well as expertise in the flood planning and mitigation process.

The goal for this project is to come away with an encompassing plan that will provide insight into problem areas within the communities. It will call for community engagement and identify the needs of those within the community. Groups to include in the dialogue may include citizen committees, local environmental groups i.e. Friends of the Rivers of Virginia (FORVA), places of faith, business owners and developers, emergency response and public safety, and many others yet to be identified. A long term goal is to access the funding for project based

solutions to address the issues and impacts within the flood plain. Objectives will be scaled to approach issues within the comprehensive framework of the resiliency. Coordination and collaboration between partner agencies and localities will be necessary to complete this project. Community engagement meetings will begin within the first month of the planning process. Upon completion of the plan, the localities will be able to focus on projects that will improve flood resiliency within the region and use nature based solutions whenever possible.

The Blue Ridge Soil and Water Conservation District will work with Wetland Studies and Solutions, Inc. to develop this plan. This plan will identify current and planned grey and green infrastructure. It will document current efforts in stormwater and flood preparedness. The localities will be a major contributor to the plan and the framework for future expansion. This will be a collaborative effort between the district and the localities. Joint meetings will be held to include all participating entities including Franklin County, Henry County, and Boones Mill. The plan will be developed within six months of notice to proceed as shown in the budget narrative from WSSI (Wetland Studies and Solutions Inc.). An initial kickoff meeting will take place within 2 weeks of approval to begin preparation for community engagement.

A final plan will be developed for BRSWCD and the community. The final product will provide the community with information and education to protect the citizens, property, and natural resources that are encompassed. It will lead to strategies used to mitigate flooding and promote a more resilient district. It will also provide compliance with DCR to access the additional mitigation and project funding within the Community Flood Preparedness Fund. Existing GIS data, historic flood data, historic watershed studies, floodplain ordinances, TMDL action plans, and site specific drainage studies will all be collected and analyzed for the plan. This plan will follow the proposed timeline and successfully identify and outline system vulnerabilities, enhance flood control, and build resilience.



## SHORT FORM CONTRACT PROFESSIONAL SERVICES AGREEMENT

**CLIENT:** Blue Ridge Soil and Water Conservation District  
**ADDRESS:** 1297 State Street  
Rocky Mount, VA 24151  
**ATTN:** Roger Holnback

**DATE:** October 31, 2024

**VIA EMAIL:** [rhwcd@gmail.com](mailto:rhwcd@gmail.com)  
**PROJECT NAME:** Blue Ridge SWCD Resilience Plan  
**WSSI PROPOSAL #:** P25185

Wetland Studies and Solutions Inc. (WSSI) is pleased to provide this proposal for services related to the development of a regional Resilience Plan. Based on our initial communication, it is WSSI's understanding that the Blue Ridge Soil and Water Conservation District (BRSWCD, or District) wants to develop a Resilience Plan (Plan) to better address community flooding issues. The Plan is intended to serve as a planning level document aimed at reducing impacts to properties and community assets. The Plan will include the five Commonwealth Planning Principles established by the Virginia Coastal Resiliency Master Planning framework and the following elements required by Appendix G of the Virginia Department of Conservation and Recreation (DCR) 2022 Grant Manual for the Virginia Community Flood Preparedness Fund:

- 1) The Plan will be study/project-based with projects focused on flood control and resilience.
- 2) The Plan will incorporate nature-based infrastructure to the maximum extent possible.
- 3) The Plan will include considerations of all parts of the district (including Franklin Co., Henry Co., and the Town of Boones Mill) regardless of socioeconomics or race.
- 4) The Plan will include coordination with other local inter-jurisdictional projects, plans and activities and will clearly articulate a timeline and phasing for plan implementation.
- 5) The Plan will be based on the best available science and will incorporate climate change and current flood maps.
- 6) The Plan may also identify additional studies, assessments, regulatory or programmatic adjustments that may be needed for the District to reach its identified resiliency goals.

### SCOPE AND FEE

The focus of this project is to work closely with the BRSWCD to develop a Resilience Plan to act as a framework document for future efforts related to repetitive flooding, flood preparedness and resilience with a focus on the District's floodplains, current and planned gray and green infrastructure, and stormwater management. This planning effort will be guided by social equity data and principles. The total fixed fee for the services below is **\$95,000** (with an alternate fee schedule offered should Roanoke County elect to participate).

#### Task A – Project Management

<b>Fixed Fee of</b>	<b>\$ 9,200.00</b>
Alt. Fee w/ Roanoke Co.	\$ 16,000.00

Project Management will include the following:

- 1) Project coordination, meeting administration, and documentation will be facilitated by WSSI in coordination with BRSWCD staff.
- 2) It is anticipated that one (1) hour virtual monthly steering committee meetings will be held during the duration of the project, which is anticipated to be approximately six (6) months. WSSI will prepare an agenda for

each meeting, provide verbal progress updates, and take meeting minutes that will be shared with the steering committee within one week of the meeting.

- 3) Strategic partners identified in steering committee meetings will be engaged as necessary throughout the plan development process. Participation and feedback from localities is assumed and critical in building a robust Plan.
- 4) General project support will be provided throughout the plan development process.

Deliverables: Agendas, meeting minutes, invoices

<b><u>Task B –GIS Desktop Analysis</u></b>	<b>Fixed Fee of</b>	<b>\$ 24,000.00</b>
	Alt. Fee w/ Roanoke Co.	\$ 40,000.00

WSSI will use available local GIS shapefile data and aerial imagery to develop county-wide base mapping to help stakeholders identify high priority areas relating to issues as outlined below. The GIS Desktop Analysis may include, but is not limited to the following:

- Social/Economical Vulnerable Areas
- High Risk Flooding Areas and FEMA Flood Insurance Rate Maps
- Critical Infrastructure Location
- Existing Historical Resources
- Environmentally Critical Areas
- Other Environmental Data: Soils, Hydrology, Slope, Watershed Delineation, Imperviousness and Existing Land Cover
- Existing and Approved Resilience Efforts
- Utility Easements and Right-of-Ways
- Property Ownership

Based on the above desktop analysis, WSSI GIS staff will develop a suite of maps for use in stakeholder meetings and discussions and for use/inclusion in the Resilience Plan document to aid in visualizing critical data.

Deliverables: Maps and figures

<b><u>Task C – Literature Review/Gap Analysis</u></b>	<b>Fixed Fee of</b>	<b>\$ 19,000.00</b>
	Alt. Fee w/ Roanoke Co.	\$ 35,000.00

The literature review and gap analysis will proceed as follows:

- 1) Review existing locality documents regarding stormwater, floodplains, resilience, and comprehensive planning and identify elements that can be incorporated into the District’s Resilience Plan. Documents that shall be provided by locality staff for analysis may include, but are not limited to the following:
  - Historical Flood Data
  - Historical Watershed Studies
  - Masterplans
  - Floodplain Ordinances
  - Historical and Proposed Drainage Projects
  - Site Specific Drainage Studies
  - TMDL Action Plans
- 2) Review relevant climate change science and social equity literature with a focus on flooding policies, strategies, and solutions.
- 3) Analyze flood resilience plans from other similar municipalities and identify concepts and elements that can be considered for the District’s Resilience Plan.

- 4) Conduct a gap analysis to determine areas to focus the development of the District's Resilience Plan and identify potential studies and projects that would increase the District's resilience.

Deliverables: Summary of existing documents/data, gap analysis narrative (both elements of overall Plan)

<b><u>Task D – Community Education &amp; Engagement</u></b>	<b>Fixed Fee of</b>	<b>\$ 12,000.00</b>
	Alt. Fee w/ Roanoke Co.	\$ 20,000.00

WSSI will work with the District to garner community feedback through a two-phase effort. Phase I will consist of working with District staff to identify key stakeholder groups and an outreach format that is both inclusive and equitable. We will assist District staff in posting pertinent resilience information online and/or through developing one (1) mailing/flyer to educate the public and solicit feedback that will be incorporated into the draft Resilience Plan. WSSI will document feedback from the community and incorporate it into the Plan where appropriate. The first phase will also include presentation support and attendance at one (1) community meeting in each District jurisdiction (i.e. Henry Co, Franklin Co/Boones Mill, and Roanoke Co, if participating). This scope assumes response to one (1) round of meeting comments, up to the allowable fee cap.

The second phase will focus on supporting placement of the draft Plan on the District website to solicit additional community feedback. The feedback will be used to drive resilience priorities in the Plan aimed at reducing flood impacts. This scope assumes response to one (1) round of community comments following posting of the draft Plan, up to the allowable fee cap.

Deliverables: Public meeting slides/materials, mailer content, comment responses

<b><u>Task E – Resilience Plan Development</u></b>	<b>Fixed Fee of</b>	<b>\$ 30,000.00</b>
	Alt. Fee w/ Roanoke Co.	\$ 52,000.00

The Resilience Plan will include the following:

- 1) WSSI will work with the steering committee and results of the first phase of community engagement to determine feasible options for flood resilience and understand community needs.
- 2) WSSI will identify climate change impacts/resilience issues facing the District based on concerns identified from the public and available data. The Plan will identify needs for additional data and future studies.
- 3) WSSI will assess current District programs as they relate to identified resilience issues (e.g., development regulations, floodplain management program). WSSI will recommend programmatic changes to position the District to better achieve resilience goals.
- 4) WSSI will work with the District to assess types of projects and studies to pursue to better understand system vulnerabilities, enhance flood control, and build resilience. Both green/grey infrastructure and nature-based projects will be considered and presented in the Plan.
- 5) A draft Plan and overall summary map will be prepared for District review. This draft will be placed on the District's website during the second phase of community engagement to garner feedback from the community. After a defined comment period, WSSI staff will compile, review, and respond to one (1) round of public comments, as well as any preliminary feedback from VA DCR staff.
- 6) A final Plan will be prepared and delivered to the District based on community feedback.

Deliverables: Draft and Final BRSWCD Resilience Plan

<b><u>Task F – Reimbursable Expenses</u></b>	<b>Fixed Fee of</b>	<b>\$ 800.00</b>
	Alt. Fee w/ Roanoke Co.	\$ 1,100.00

## **ASSUMPTIONS**

- ❖ District/locality staff will make relevant digital data (GIS) available for use/analysis.
- ❖ District/locality staff will assist in compiling relevant existing plans, studies, and ordinances
- ❖ WSSI staff will provide technical assistance and presentation support for public meetings, but will rely on locality staff for public outreach coordination/communication and meeting logistics (scheduling and location planning),
- ❖ District/locality staff are expected to provide input throughout the Plan development process to include information during the literature review, community engagement support, Plan development support and participation on the steering committee.
- ❖ Specialty engineering support services such as field work, site survey, geotechnical, and modeling (e.g., floodplain) are not included in the project scope.
- ❖ The District will provide any necessary advertising.
- ❖ The District will coordinate the placement of the draft Plan on the District's website. In addition, the District will provide the means to announce the availability of the Plan to the public and devise the means for the public to provide comments.

## **PROJECT SCHEDULE**

Work will begin upon a written notice to proceed and extend for a duration of approximately six (6) months. An initial kick-off meeting with the District will begin within two (2) weeks of Notice to Proceed. Community engagement preparation will begin within one (1) month. The draft Plan will be available within five (5) months of notice to proceed and provided for posting on the District's website within two (2) weeks of the draft submission to the District. The final Plan will be developed within six (6) months of the notice to proceed.

The price is only fixed for sixty (60) days from the date of this proposal. Our fee for services will be invoiced as outlined above Plus Reimbursables (with 20 percent Administrative Fee) and using the enclosed Attachment A - Rate Schedule and Attachment B - Terms and Conditions. Attachments are incorporated by reference herein. All extra or additional work not included herein, including printing and messenger services, will be billed in accordance with Attachment A.

If this short form contract outlines your understanding of the scope of services, please sign below and return a copy to our office.

Thank you for the opportunity to present this proposal.

Sincerely,  
**Wetland Studies and Solutions, Inc.**



Nathan A. Staley, PE, CFM, LEED AP, ENV SP  
Manager – Engineering



**Attachment A**

The following is a listing of the Wetland Studies and Solutions, Inc. (WSSI) rates for professional and reprographic services. These rates will remain in effect through the contract period ending December 31, 2024, after which time they may be adjusted to reflect our current labor and overhead costs.

**PROFESSIONAL SERVICES**

Operations Manager	\$330.67	Consultant III	\$153.89
Director III	\$298.43	Consultant II	\$135.36
Director II	\$263.07	Consultant I	\$120.67
Director I	\$176.40	Technician III	\$107.30
Principal III	\$241.37	Technician II	\$92.12
Principal II	\$191.51	Technician I	\$79.25
Principal I	\$140.26	Assistant	\$65.14
Consultant V	\$210.49	Admin Assistant	\$74.51
Consultant IV	\$173.70		

**TYPICAL REIMBURSABLE COSTS****In-house Reprographic Services<sup>1</sup>**

	Rate/Square Foot		Rate/Sheet
Paper Cad plots (B&W)	\$0.35	B&W Xerox (8.5x11)	\$0.10
Paper Cad plots (Color)	\$0.75	Color Xerox (8.5x11)	\$0.85
Mylar Cad plots	\$2.00		
Color Cad plots – Photo quality	\$4.00	Standard Report Supplies	minimum \$6.00/rpt

GIS and CAD system charges are included in billable rates. Reimbursable expenses shall include the following:

Local automobile travel @ currently approved IRS rate	Leica Robotic Total Station @ \$30 per hour <sup>2</sup>
All-Terrain Vehicle use @ \$10 per hour <sup>2</sup>	UAV (Drone) Photo/Video @ \$30 per hour <sup>2</sup>
Tractor @ \$35 per hour/\$750 per week/\$2,250 per month <sup>2</sup>	Hydrone-RCV @ \$30 per hour <sup>2</sup>
Morooka @ \$35 per hour/\$900 per week/\$2,700 per month <sup>2</sup>	Dino 6 Dredge @ \$1,500 per week/\$5,000 per month <sup>2</sup>
Buggy @ \$10 per hour <sup>2</sup>	6" trash pump @ \$725 per week/\$2,000 per month <sup>2</sup>
2200 Bobcat Utility Vehicle @ \$15 per hour <sup>2</sup>	Resistograph @ \$100 per day <sup>2</sup>
T-300 Bobcat @ \$45 per hour/\$1,000 per week/\$2,500 per month <sup>2</sup>	Ground Penetrating Radar @ \$500 per day <sup>2</sup>
E60 Bobcat Trackhoe @ \$60 per hour/\$1,300 per week/\$3,400 per month <sup>2</sup>	Bailers Disposable (Polyethylene) @ \$7 each <sup>2</sup>
Mudd-Ox @ \$35 per hour/\$275 per day/\$1,000 per week <sup>2</sup>	PID Meter @ \$85 per day <sup>2</sup>
17' Jon boat @ \$10 per hour <sup>2</sup>	Oil/Water Interface Probe @ \$35 per day <sup>2</sup>
20' boat-115 hp @ \$50 per hour <sup>2</sup>	Water Level Indicator @ \$25 per day <sup>2</sup>
Portable Electro-Fisher @ \$300 per day/\$900 per week <sup>2</sup>	pH Meter @ \$15 per day <sup>2</sup>
Mower @ \$10 per hour <sup>2</sup>	PPE-Level D @ \$10 per day <sup>2</sup>
Aluminum Medallion Tree Tags @ \$0.10 each	Commercial Grade Tablet GPS Unit (≥3 meters horizontal) @ \$25 per day <sup>2</sup>
	Differential Grade GPS Unit (≤1 meter) @ \$118 per day <sup>2</sup>

The following expenses shall be charged at cost plus a 20% administrative processing fee:

- Permit and review fees, public notice advertisements;
- Air travel, rental vehicles, lodging, and meals for sites not within commuting distance from local WSSI office;
- Third party vendor photocopying or reproduction of drawings or documents as requested by Owner or consultants;
- Postage and expedited delivery services requested by Owner or consultants;
- Artifact Archival Storage Fees; and,
- Third party consulting services, as authorized by Client, for services such as surveying, archeology, endangered species searches, geotechnical surveys, septic field-testing, permeability tests, etc.

<sup>1</sup> WSSI maintains hard copy files and report copies for our records, regardless of Client deliverables. These in-house copies will be billed in accordance with the listed reprographic pricing.

<sup>2</sup> Excluding operator; mobilization included in hourly, daily, weekly, or monthly rate.

## ATTACHMENT B

### WETLAND STUDIES AND SOLUTIONS, INC. GENERAL CONDITIONS OF SERVICE

These General Conditions of Service (these “General Conditions”), together with the foregoing proposal (the “Proposal”), fee schedule (the “Fee Schedule”), and invoices (“Invoices”) issued by WETLAND STUDIES AND SOLUTIONS, INC. (“WSSI”) to you (“Client”), govern all of the services provided by WSSI to Client (collectively, “Services”).

The parties intend for these General Conditions, together with the Proposal, the Fee Schedule, and the Invoices (collectively, this “Agreement”) to exclusively govern and control each of the parties’ respective rights and obligations regarding the Services, and Client’s acceptance of the Services is expressly limited the terms and conditions contained in this Agreement. Without limiting the foregoing, any additional or different terms contained in any purchase order or other request or communication by Client pertaining to Services, or any attempt to modify, supersede, supplement, or otherwise alter this Agreement, will not modify this Agreement or be binding on the parties unless mutually agreed to in writing.

#### **SECTION 1: PERFORMANCE OF SERVICES**

- a. WSSI shall provide to Client, and Client shall pay WSSI for, the Services set forth on each Invoice at the prices set forth on the Invoices (the “Prices”). The scope of Services shall include all Services provided by WSSI, in its discretion, which are reasonably necessary and appropriate for the effective and prompt fulfillment of WSSI’s obligations under this Agreement. Unless otherwise specified in the Proposal, all delivery dates for Services are estimates only, and WSSI will not be liable for any delay in the performance of Services for reasons outside of WSSI’s reasonable control.
- b. It is understood that the scope of Services and time schedule defined in the Proposal are based on the information provided by Client. If this information is incomplete or inaccurate, or if unexpected conditions are discovered, the scope of Services may change, even as the Services are in progress. If Client requests additional Services or when a change in the scope of Services or time schedule is necessary, a written amendment to this Agreement shall be executed by Client and WSSI as soon as is practicable and consent to such amendments shall not be unreasonably withheld or delayed.

#### **SECTION 2: STANDARD OF CARE**

The Services will be performed in a manner consistent with that level of care and skill ordinarily exercised by members of the engineering or other applicable profession currently practicing in the same locality under similar conditions. To the greatest extent permitted by law, WSSI makes no warranty whatsoever, including, without limitation, any warranty of merchantability or fitness for a particular purpose, whether express or implied, by law, course of dealing, course of performance, usage of trade or otherwise.

#### **SECTION 3: RELIANCE UPON CLIENT PROVIDED INFORMATION**

WSSI is not required to check or verify Client-provided information or the technical adequacy or compliance of any portion of the project under this Agreement (the “Project”) designed by Client’s consultants. WSSI assumes no responsibility for the accuracy of information provided by Client or of design information provided by others, excluding WSSI’s subconsultants. Client shall defend, indemnify, and hold harmless WSSI, its affiliates and their respective equity holders, officers, directors, employees, agents, affiliates, successors, and assigns (collectively, the “WSSI Parties”) against any and all losses, damages, delays, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs, fees, or expenses of whatever kind, including reasonable attorneys’ fees, and the costs of enforcing any right to indemnification under this Agreement (collectively, “Losses”) incurred by the WSSI Parties, in any way relating to, arising out of, or occurring in connection with false, inaccurate, or non-compliant information provided by Client or Client’s consultants.

#### **SECTION 4: BILLINGS AND PAYMENTS**

- a. Invoices for the Services will be submitted by WSSI from time to time and are due and payable within 30 days of receipt in immediately available funds. A 3% fee will be applied if paying by credit card. Payments will not be subject to any “Pay when Paid” or “Pay if Paid” conditions.
- b. No representations or warranties are made as to the likelihood of approval and/or as to the nature, scope, and cost of possible approval conditions. Even if no permits, jurisdictional determinations, or approvals are procured, or if Client does not desire the resulting conditions, payment for the Services is required in full and on time.
- c. Prices will be based on (i) either the fee stated in the Proposal or, if not a fixed fee, actual hours expended at the rates listed on Attachment A of the Proposal, plus (ii) travel costs and other reasonable expenses as described on Attachment A. The rates on Attachment A may be revised by WSSI from time to time but will remain in effect for the calendar year in which the Proposal was authorized. All Prices are exclusive of all sales, use and excise taxes, and any other similar taxes, duties, tariffs, and charges of any kind imposed by any governmental authority on any amounts payable by Client.
- d. Client shall pay interest on all late payments at the lesser of the rate of 1.5% per month or the highest rate permissible under applicable law, calculated daily and compounded monthly. Client shall reimburse WSSI for all costs incurred in collecting any late payments, including, without limitation, reasonable attorneys’ fees.
- e. Client shall not, and acknowledges that it will have no right, under this Agreement, any other agreement, document, or law, to withhold, offset, recoup, or debit any amounts owed to WSSI against any other amount owed to Client by WSSI.

**SECTION 5: RIGHT OF ENTRY**

- a. Client hereby grants WSSI, its subcontractors, employees, and agents the right to enter from time to time the property owned by Client and/or other(s) in order for WSSI to perform the Services (the "Property"). Client understands that use of exploration equipment may cause some reasonable disturbance or damage to the Property, the correction of which is not part of this Agreement or any obligation of WSSI. Client also understands that the discovery of wetland areas or uncertain hazardous conditions and/or taking preventive measures relative to these conditions may result in a reduction of the Property's value. Accordingly, Client waives any claim against the WSSI Parties, and Client shall defend, indemnify, and hold harmless the WSSI Parties against any and all Losses incurred by the WSSI Parties, in any way relating to a claim or liability arising out of or occurring in connection with any alleged injury or loss from procedures associated with surface and subsurface exploration activities or discovery of wetlands or of hazardous materials or suspected hazardous materials.
- b. WSSI will not be liable for damage or injury from damage to subterranean structures (including, without limitation, pipes, tanks, cables, or other utilities) which are not called to WSSI's attention in writing and correctly shown on the diagrams furnished by Client to WSSI.
- c. Any exploration, testing, surveys, and analysis associated with the Services will be performed by WSSI for Client's sole use to fulfill the purpose of this Agreement, and WSSI is not responsible for interpretation by others of such information. Client understands and acknowledges that surface and subsurface conditions on the entire Project site may vary from those encountered in selected sample borings, delineations, surveys, or explorations, and the information and recommendations developed by WSSI are based solely on the information available from the actual borings, delineations, surveys, and explorations.

**SECTION 6: SAMPLES**

- a. Soil, rock, water, vegetation, and other samples obtained (if any) from the Project site by WSSI (collectively, "Samples") will be preserved by WSSI for no longer than 60 calendar days after the issuance document that includes the data obtained from the Samples, unless other arrangements are mutually agreed upon in writing. Except in the instance where the scope of Services is specifically related to subsurface contamination investigations or similar Services designed to determine the presence or absence of potentially hazardous substances, should any Samples be contaminated by hazardous substances or suspected hazardous substances, Client will, at its sole cost and expense, remove the contaminated Samples from WSSI's custody, transport them to a disposal site, and ensure their lawful disposal.
- b. After processing, artifacts will be returned to Client or placed on repository with the county or the State Historic Preservation Office (SHPO) (e.g., Virginia Department of Historic Resources [DHR], Maryland Historic Trust [MHT], etc.). All additional costs and expenses imposed by jurisdictions in connection with the acceptance, stabilization, or curation of artifacts will be in addition to the Prices and paid by Client. WSSI shall not retain the artifacts for more than 60 days after the submission of the report unless other arrangements are mutually agreed upon in writing. WSSI shall notify Client in writing once the artifacts are prepared for delivery to Client or a mutually agreed upon repository, which will require a signed Transfer Agreement or Deed of Gift. If no response is received within 30 days of receipt of the written notification, Client will be deemed to not want to retain ownership of the artifacts, and WSSI may dispose of the artifacts in any manner deemed appropriate by WSSI.

**SECTION 7: REPORTS AND OWNERSHIP OF DOCUMENTS**

All report copies provided to Client will be furnished at the rates specified in the Fee Schedule (i.e., employee time plus reimbursables). With the exception of the physical copies of reports provided by WSSI to Client, all documents, including, without limitation, reports, photographs, permits applications, plans, original boring logs, field data, field notes, laboratory test data, calculations, and estimates are and remain the sole property of WSSI. All reports and other Services furnished to Client that are not paid for in full will be returned to WSSI upon demand and will not be used by Client for design, construction, permits, or licensing.

**SECTION 8: CLIENT DISCLOSURES**

- a. Client shall promptly notify WSSI of any known or suspected hazardous substances which are or may be related to the Services ("Hazardous Substances Notice").
- b. Following any Hazardous Substances Notice, or if any hazardous substances are discovered or reasonably suspected by WSSI after Services are undertaken, WSSI may, at its discretion, discontinue the Services without any liability to Client when WSSI's scope of Services is not specifically related to subsurface contamination investigations or similar Services designed to determine the presence or absence of potentially hazardous substances.

**SECTION 9: CONFIDENTIALITY**

All non-public, confidential or proprietary information of WSSI, including, but not limited to, the Fee Schedule, whether disclosed orally or disclosed or accessed in written, electronic, or other form or media, and whether or not identified as "confidential" (collectively, "Confidential Information") is confidential, and may be used by Client solely for the use of performing under this Agreement and may not be disclosed or copied unless authorized by WSSI in writing. Upon WSSI's request, Client shall promptly return all documents and other materials containing Confidential Information. WSSI will be entitled to injunctive relief for any violation of this Section. This Section shall not apply to information that is: (a) in the public domain; (b) known to Client at the time of disclosure as proven by documentary evidence; or (c) rightfully obtained by Client on a non-confidential basis from a third party.

**SECTION 10: INDEMNIFICATION**

Client shall defend, indemnify, and hold harmless the WSSI Parties against any and all Losses incurred by the WSSI Parties, in any way relating to a claim or liability arising out of or occurring in connection with Client's or its employees' or agents' (a) negligence or willful misconduct in connection with this Agreement, (b) breach of this Agreement, or (c) violation of applicable laws, rules, regulations, or ordinances in connection with this Agreement.

WSSI shall indemnify and hold harmless the Client against any and all Losses incurred by Client to the extent caused by WSSI's or its employees' or agents' (a) negligence or willful misconduct in connection with this Agreement, (b) breach of this Agreement, or (c) violation of applicable laws, rules, regulations, or ordinances in connection with this Agreement; provided, however, WSSI shall not be required to defend Client in connection with this obligation to indemnify and hold harmless. WSSI's obligations to indemnify and hold harmless will survive the termination of this Agreement for a period of one year.

**SECTION 11: LIMITATION OF LIABILITY**

- a. EXCEPT IN CONNECTION WITH SECTION 9, IN NO EVENT WILL EITHER PARTY BE LIABLE FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, PUNITIVE, OR ENHANCED DAMAGES, LOST PROFITS OR REVENUES OR DIMINUTION IN VALUE, ARISING OUT OF, OR RELATING TO, SERVICES OR IN CONNECTION WITH ANY BREACH UNDER THIS AGREEMENT, REGARDLESS OF (A) WHETHER SUCH DAMAGES WERE FORESEEABLE, (B) WHETHER OR NOT A PARTY WAS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, (C) THE LEGAL OR EQUITABLE THEORY (CONTRACT, TORT OR OTHERWISE) UPON WHICH THE CLAIM IS BASED, AND (D) THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE. EXCEPT IN CONNECTION WITH SECTION 9, IN NO EVENT WILL EITHER PARTY'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THE SERVICES OR THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, EXCEED THE GREATER OF EITHER (I) THE TOTAL OF THE AMOUNTS PAID TO WSSI FOR THE SERVICES OR (II) \$50,000. NOTWITHSTANDING ANYTHING TO THE CONTRARY, NO EMPLOYEE OR AGENT OF WSSI WILL HAVE INDIVIDUAL LIABILITY TO CLIENT.
- b. The evaluations and documentation provided by WSSI in connection with the Services ("Observational Data") pertain only to the specific point in time the Observational Data is collected (the "Time of Collection"). WSSI will not be responsible nor in any way liable for (a) any conditions not discoverable using the agreed upon means and methods used to perform the Services, (b) updating any Observational Data (unless otherwise agreed to in writing), (c) any changes in conditions after the Time of Collection (collectively, "Changes"), (d) performing services that are in addition to or different from the originally agreed upon Services in response to Changes, or (e) any actions or inactions of Client or any third party in connection with or in response to the Observational Data.
- c. Client further agrees to require of Client's consultants (including, without limitation, civil engineers, architects, and attorneys), general contractor, and their respective subcontractors (collectively, "Client Consultants"), an identical and cumulative limitation of WSSI's liability for damages that may be suffered by Client Consultants arising from WSSI's acts, errors, or omissions in connection with this Agreement.
- d. Documents, including, but not limited to, technical reports, original boring logs, field data, field notes, laboratory test data, calculations, and estimates furnished to Client or its agents pursuant to this Agreement are not intended or represented to be suitable for reuse by third parties or by Client on any extensions of the Project or on any other project (each an "Unauthorized Use"). Any Unauthorized Use without WSSI's prior written consent will be at Client's sole risk and without liability to any of the WSSI Parties. Client waives any claim against the WSSI Parties, and Client shall defend, indemnify, and hold harmless the WSSI Parties against any and all Losses incurred by the WSSI Parties, in any way relating to a claim or liability arising out of or occurring in connection with any Unauthorized Use.
- e. Under no circumstances will WSSI be liable to perform additional services or other consequences due to changed conditions or for costs related to failure of the construction contractor or material or service providers to install work in accordance with the plans and specifications.

**SECTION 12: LIABILITY INSURANCE**

WSSI represents that it and its agents, and consultants employed by it, are protected by Workers Compensation insurance and that WSSI has coverage under liability insurance policies which WSSI deems reasonable and adequate. WSSI shall furnish certificates of insurance upon request. WSSI shall not be responsible for bodily injury and property damage or losses arising directly or indirectly, in whole or in part, from acts by Client, its employees, agents, staff, consultants, or subcontractors employed by it or by any other person or combination of persons not controlled by WSSI. WSSI agrees to maintain general liability insurance in commercially reasonable amounts. Client is responsible for requesting specific inclusions or limits of coverage that are not present in WSSI insurance, and the cost of such inclusion or coverage increases if available, will be at Client's sole cost and expense.

**SECTION 13: GOVERNING LAW; DISPUTES**

- a. This Agreement will be governed by and construed in accordance with the internal laws of the State of Virginia, without giving effect to any choice or conflict of law provision or rule (whether of the State of Virginia or any other jurisdiction) that would cause the application of laws of any jurisdiction other than those of the State of Virginia.

- b. Any disputes between the parties and any collection action on this account by WSSI will be filed and resolved in the courts of Prince William County, Virginia. The parties agree to any of these as proper venue and jurisdiction and waive any objection based on improper venue or *forum non conveniens*.
- c. At the mutual written agreement of Client and WSSI, claims, disputes, or controversies arising out of, or in relation to the interpretation, application, or enforcement of this Agreement will be decided through arbitration, as adopted, and described by the then most current rules of the American Arbitration Association.

**SECTION 14: TERMINATION**

Client or WSSI may terminate this Agreement for any reason upon delivery of 14 days' prior written notice. Irrespective of which party shall affect termination or the cause therefore, WSSI shall promptly render to Client a final invoice, and Client shall pay WSSI for all Services rendered and costs incurred within 30 days after receipt of such Invoice. Services will include those rendered up to the date of termination, as well as those associated with the termination itself, such as demobilizing, modifying schedules, and reassigning personnel. Upon termination, Client and WSSI shall deliver to each other all reports and documents pertaining to Services performed up to termination.

**SECTION 15: FORCE MAJEURE**

Notwithstanding anything to the contrary in this Agreement, WSSI shall not be liable or responsible to Client, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement, if WSSI's failure or delay is caused by or results from any of the following events: acts of God, flood, fire, earthquake, hurricane, epidemic, explosion, war, invasion, hostilities, terrorist threats or acts, riot, government order or law, embargoes, blockades, or other similar events beyond the reasonable control of WSSI.

**SECTION 16: GENERAL PROVISIONS**

- a. Each party will be considered to be an independent contractor under this Agreement. Without limiting the foregoing, the relationship between the parties will not be construed to be that of employer and employee.
- b. If any term or provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.
- c. No waiver by either party of any of the provisions of this Agreement shall be effective unless explicitly set forth in writing and signed by the party so waiving. No waiver by either party shall operate or be construed as a waiver in respect of any failure, breach, or default not expressly identified by such written waiver, whether of a similar or different character, and whether occurring before or after that waiver.
- d. Neither party may delegate, assign, sublet, or transfer its duties, responsibilities, or interests in this Agreement without the written consent of the other party; provided, however, each party may delegate, assign, sublet, or transfer its duties, responsibilities, or interests in this Agreement to an affiliate or subsidiary without the consent of the other party.
- e. Except as provided for in Section 10, no provision of this Agreement is intended or shall be construed to confer upon or give to any person or entity other than the parties any rights, remedies, or other benefits under or by reason of this Agreement.
- f. The titles used in this Agreement are for general reference only and are not part of this Agreement. The parties are advised to read each provision and rely on the guidance of their own legal counsel as necessary to help assure a complete understanding of all provisions and the obligations imposed through acceptance.
- g. All provisions of this Agreement that by their nature extend beyond termination shall survive the expiration and termination of this Agreement for any reason.
- h. This Agreement constitutes the entire agreement between the parties and supersedes all other communications, oral and written, between the parties relating to the subject matter hereof. This Agreement may be amended, modified, or supplemented only by an agreement in writing signed by both parties.



**Franklin County**  
*A Natural Setting for Opportunity*

Franklin County  
2025  
Comprehensive  
Plan

Adopted by the  
Franklin County Board of Supervisors:  
May 22, 2007

## **FRANKLIN COUNTY BOARD OF SUPERVISORS**

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Charles Wagner, Vice-Chairman  
David A. Hurt  
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Leland Mitchell  
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Rocky Mount District  
Boone District  
Gills Creek District  
Snow Creek District  
Union Hall District  
Blue Ridge District

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Johnnie L. Metz, Chairman  
Earl Webb, Vice-Chairman  
Robert M. Camicia  
Joseph "Ed" Greer  
Edmund C. "Doc" Law  
Sherrie P. Mitchell  
David Wiseman

Union Hall District  
Blackwater District  
Gills Creek District  
Blue Ridge District  
Rocky Mount District  
Snow Creek District  
Boone District

## **FRANKLIN COUNTY PLANNING AND COMMUNITY DEVELOPMENT STAFF**

Frank A. Fiori, AICP  
  
Lisa M. Cooper  
Jennifer Martin

Director of Planning and Community  
Development  
Senior Planner  
GIS Coordinator

## **WEST PIEDMONT PLANNING DISTRICT COMMISSION STAFF**

Robert W. Dowd, AICP  
Joan Hullett  
Leah Manning

Executive Director  
Deputy Director/Planner  
Computer Cartographer

## **FRANKLIN COUNTY CITIZENS**

Franklin County gives sincere thanks to the hundreds of citizens who participated in public neighborhood meetings during the update of the Comprehensive Plan. The ideas, inspirations, and energies of the citizens shaped and guided the vision for this Plan and are the foundation upon which progress will be achieved in the County.

# TABLE OF CONTENTS

---

	<u>Page</u>
<b>Introduction</b>	
Overview.....	I-1
Purpose and Authority to Plan.....	I-1
Planning Methodology and Format .....	I-2
The Planning Process .....	I-2
Using this Plan .....	I-4
<b>Natural Conditions</b>	
Geological Structure and Mineral Resources.....	1-1
Mineral Resources and Industry.....	1-2
Physiographic Analysis .....	1-3
Soil Types .....	1-4
Water Resources .....	1-7
Forest Resources.....	1-12
Agriculture .....	1-15
Critical Habitat and Wildlife Management Areas .....	1-17
Air Quality.....	1-18
Climate .....	1-19
Natural Conditions Summary .....	1-19
<b>Population and Demographic Analysis</b>	
Population Trends.....	2-1
Racial Characteristics .....	2-3
Population by Age and Sex .....	2-4
Marital Status .....	2-7
Family Characteristics .....	2-8
Household Characteristics--County.....	2-9
Population Projections .....	2-11
Population and Demographic Analysis Summary .....	2-12
<b>Housing Analysis</b>	
Housing Inventory.....	3-1
Housing Units--Structural Characteristics .....	3-2
Housing Costs--General Overview .....	3-4
Owner-Occupied Housing Units, By Value.....	3-5
Occupied Rental Units, by Rent Paid .....	3-6
Building Permit Analysis.....	3-8
Housing Conditions .....	3-9
Plumbing Conditions .....	3-9
Crowded Conditions.....	3-10
Age of Housing Stock.....	3-11
Housing Summary.....	3-12
<b>Comprehensive Housing Affordability Analysis</b>	
Measuring Housing Affordability & Conditions in the County .....	4-1
General Assessment of Housing Needs in the County .....	4-2
General Housing Goals for Improving Affordability & Conditions .....	4-2
Potential Housing Programs & Sources of Assistance in Improving Housing Affordability and Improving Housing Conditions.....	4-3
Virginia Housing Study Commission .....	4-4

**Comprehensive Housing Affordability Analysis Continued**

Housing Affordability and Housing Planning Data..... 4-4  
Housing Affordability Summary ..... 4-4

**Economy**

Introduction ..... 5-1  
Employment ..... 5-2  
Major Employers ..... 5-4  
Worker Commutation ..... 5-5  
Commercial/Retail Enterprise..... 5-9  
Income ..... 5-11  
Poverty Levels..... 5-12  
Economic Base Analyses..... 5-13  
Economic Development Efforts ..... 5-15  
Occupational Skills of Employees ..... 5-18  
Educational Characteristics..... 5-20  
Agricultural Economy ..... 5-21  
Tourism ..... 5-22  
Economic Development Resources ..... 5-24  
Economy Summary ..... 5-30

**Transportation**

Highway System ..... 6-1  
Other Existing Transportation Modes..... 6-17  
Special Transportation Programs..... 6-21  
Enhanced Projects..... 6-24  
Level of Service Conditions for Franklin County Roadways ..... 6-25  
Scenic Byways ..... 6-32  
Bicycle Plans, Trail Plans ..... 6-33  
Transportation Summary..... 6-33

**Community Facilities and Services**

Law Enforcement..... 7-2  
Public Safety ..... 7-4  
Information Services ..... 7-10  
Health Care Services ..... 7-10  
Public Services/Human Resources ..... 7-12  
Parks and Recreation Facilities..... 7-15  
Library Facilities ..... 7-26  
Education Facilities/Services..... 7-27  
Government Services..... 7-35  
Community Facilities Summary ..... 7-36

**Cultural Resources**

Arts, Culture, and History..... 8-1  
Historic/Architectural Landmarks..... 8-3  
Cultural Resources Summary ..... 8-15

**Utilities**

Water Systems ..... 9-1  
Sewer Systems ..... 9-15  
Communications ..... 9-19  
Telephone Services ..... 9-20  
Electrical Utilities ..... 9-21  
Coal and Fuel Oil ..... 9-22  
Natural Gas ..... 9-23

**Page**

**Utilities Continued**

Solid Waste Management .....	9-23
Utilities Summary .....	9-27
Smith Mountain Lake Sewage Disposal .....	9-30

**Land Uses**

Existing Land Use .....	10-1
Background .....	10-1
Farmland .....	10-1
Forestland .....	10-1
Residential .....	10-1
Commercial Business .....	10-2
Industrial .....	10-3
Public and Semi-Public Uses .....	10-4
Critical Environmental and Cultural Resources .....	10-4

**Goals, Objectives, and Strategies**

Community Facilities .....	11-1
Cultural Resources .....	11-5
Economic Development .....	11-6
Education .....	11-8
Environment .....	11-9
Housing .....	11-12
Public Utilities .....	11-13
Transportation .....	11-16

**Future Land Use**

Town .....	12-1
Village .....	12-5
Rural Neighborhood Center .....	12-7
Commercial Highway Corridors .....	12-7
Interstate Highway Interchanges .....	12-8
Scenic Roads .....	12-9
Scenic Byways .....	12-9
Industrial Areas .....	12-10
Commercial Areas .....	12-10
Farmland .....	12-11
Forestland .....	12-12
Residential Land Uses .....	12-12
Rural Residential .....	12-13
Low Density Residential .....	12-14
Medium Density Residential .....	12-14
High Density Residential .....	12-15
Public and Semi-Public Uses .....	12-16
Conservation Areas .....	12-16
Tower Sites and Communication Facilities .....	12-17

**Appendix 1**

Franklin County Census Tract Analysis .....	A-1
---	-----

**Appendix 2**

List of Maps .....	A-2
--------------------	-----

# LIST OF TABLES

---

<b><u>Table</u></b>	<b><u>Page</u></b>
<b>Natural Conditions</b>	
Ratings of Soil Associations.....	1-5
Average Stream Discharge Per Unit Drainage Area at USGS Gaging Stations.....	1-8
Franklin County Forestry Data.....	1-13
Volume of Growing Stock and Sawtimber on Timberland.....	1-14
Net Annual Growth of Growing Stock and Sawtimber on Timberland.....	1-14
Annual Removals of Growing Stock and Sawtimber on Timberland.....	1-14
Area of Timberland by Ownership Class Acres.....	1-15
Franklin County Agricultural Data – 1982-2002.....	1-16
Franklin County Sales of Agricultural Commodities – 1997-2002.....	1-16
<b>Population and Demographic Analysis</b>	
Historic Population Trends in Franklin County.....	2-2
Population Growth Franklin County and Surrounding Counties.....	2-2
Franklin County Population of Election Districts after 2001 Redistricting.....	2-3
Franklin County Populations Change of Election Districts from 1990-2000.....	2-3
Population Count by Race: 1980-2000.....	2-4
Pre-school Population – Under 5 years, by Race, Sex.....	2-5
School Age Population – 5 years to 14 years old, by Race, Sex.....	2-5
High School-Working Age Population – 15 years to 54 years old, by Race, Sex.....	2-5
Pre-retirement Age Population – 55 years to 64 years old, by Race, Sex.....	2-6
Retired-Elderly Population – 65 years old and over, by Race, Sex.....	2-6
Marital Status: 1980-2000 (Persons 15 years old and over).....	2-7
Marital Status by Sex: 2000 (Persons 15 years old and over).....	2-8
Family Types by Presence of Own Children 1980-2000.....	2-9
Persons in Households 1980-2000.....	2-10
Population Projections – Franklin County.....	2-12
<b>Housing Analysis</b>	
Housing Inventory – Summary of Housing Changes: 1980-2000.....	3-2
Housing Unit Structural Characteristics: 2000.....	3-3
Housing Unit Structural Characteristics: 1990.....	3-3
Housing Costs 1980-2000.....	3-4
Owner-Occupied Housing Units Value by Owner: 2000.....	3-5
Owner-Occupied Housing Units Value by Owner: 1990.....	3-6
Occupied Rental Housing Units Rent Paid: 2000.....	3-7
Occupied Rental Housing Units Rent Paid: 1990.....	3-8
Housing Units Authorized-Residential Building Permits: 1990-2005.....	3-8
Plumbing in Housing Units 1980-2000.....	3-10
Comparison of Persons Per Room: 1980-2000.....	3-11
Units with 1.01 or More Persons Per Room as a Percentage of Total Occupied Units.....	3-11
Age of Housing Inventory Year-Round Units as of March 2000.....	3-12
<b>Comprehensive Housing Affordability Analysis</b>	
Franklin County: 2000 Housing Unit Characteristics, Financial Characteristics, Housing Quality..... and Housing Characteristics	4-6
West Piedmont Planning District: 2000 Housing Unit Characteristics, Financial Characteristics, ..... Housing Quality and Housing Characteristics	4-8
Virginia: 2000 Housing Unit Characteristics, Financial Characteristics, Housing Quality, and..... Housing Characteristics	4-10

	<u>Page</u>
<b>Economy</b>	
Employment by Industry 1990-2000.....	5-3
Manufacturing Employment by Product Class (By Place of Work) 2000-2002.....	5-4
Major Employers in Franklin County (50 or More Employees).....	5-5
Job Categories and Incomes of Franklin County Commuters.....	5-7
1990-2000 Commuting Patterns Franklin County.....	5-8
Number of Persons Employed in Retail Sales in Franklin County.....	5-10
Taxable Sales – Index of Change 2000-2004.....	5-10
Total Taxable Sales.....	5-10
General Merchandise-Apparel-Furniture Sales.....	5-11
Per Capita Income 1989-1999.....	5-11
Changes in Family Incomes 1979-1999.....	5-12
Number of Persons Below Poverty Level 1990-2000.....	5-12
Number of Families Below Poverty Level 1990-2000.....	5-13
Franklin County Economic Base Analysis.....	5-14
Employment Data Franklin County.....	5-15
Manufacturing Job Creation in Franklin County-Rocky Mount.....	5-17
Occupations by Occupational Category – 1990-2000 (Persons 16 yrs. & over).....	5-19
Occupations by Class of Workers – 1990-2000 (Persons 16 yrs. & over).....	5-19
Educational Attainment Persons 25 Years of Age and Over.....	5-20
Percentage of Degrees Conferred Persons 25 Years Old and Over.....	5-20
Travel Impacts Franklin County 2000, 2003, & 2004.....	5-22
<b>Transportation</b>	
Secondary Road Projects Year FY 2007 through Year FY 2012 By Priority Numbers.....	6-8
Level of Service Data for Franklin County Year 2003.....	6-26
Level of Service Criteria for Signalized Intersections.....	6-30
Level of Service Criteria for Two-Way Stop-Controlled (TWSC) Intersections.....	6-31
<b>Community Facilities and Services</b>	
Fire Protection Data.....	7-7
EMS/Rescue Services.....	7-8
Historic & Projected Fall Enrollment Membership – Franklin County School System.....	7-30
<b>Cultural Resources</b>	
Existing Historic Sites – Franklin County (as March 2004).....	8-5
<b>Utilities</b>	
Sources of Water.....	9-6
Withdrawals of Water, 1995.....	9-6
Sources of Sewage Treatment.....	9-16
Summary of Landfill Areas.....	9-24
Population Projections.....	9-25
Projected Annual Tons of Solid Waste.....	9-26
Recent Landfill Tonnages.....	9-26

## ***Board of Supervisor's 2025 VISION***

***“Franklin County, Virginia-- appreciating its rural, scenic Blue Ridge landscape and rich cultural and agricultural heritage is a uniquely balanced, highly educated, prosperous, and diverse land of families, businesses, and communities of faith who thrive amongst interconnected neighborhoods where personal responsibility and community interdependence are cherished.”***

# INTRODUCTION

## Overview

Franklin County's first Comprehensive Plan, adopted in 1975, showed how land within the County was used, recommended how it should be used, provided general guidelines for future development, and an implementation strategy. In 1985, the County updated the Plan and gave particular attention to growth around Smith Mountain Lake. Since 1985, the County adopted another Comprehensive Plan in 1995 dealing with the rural nature of the county changing due to industrial growth and the attraction of Smith Mountain Lake for residential and commercial development. As a result, the County has undertaken feasibility studies for water and sewer and has begun to reconsider its future road network, capital improvements plan, and its development standards in general. The County wishes to maintain its rural character and scenic views, as well as to provide new job opportunities for its citizens. This Comprehensive Plan, while building on the concepts of earlier Plans, attempts to address new challenges that will face Franklin County in the next twenty years and to provide a framework to help guide public officials to meet the Goals Objectives, Strategies, and Policies established by Franklin County Planning Commission.

## Purpose and Authority to Plan

The purpose of this update to the Franklin County Comprehensive Plan is to provide a sound basis for the day-to-day decisions of the County government.

This Plan is based upon the target date of 2025. It is the fourth Comprehensive Plan for the County. The Comprehensive Plan includes background studies which contain more detailed descriptions of County programs and services and a Land Use Section which contains goals, objectives, strategies, and future land use of the County. The Plan will also guide other tools, such as the zoning and subdivision ordinances, that are used on a daily basis for decision making in the County.

The general purpose of the Comprehensive Plan is found in the *Code of Virginia*, Section 15.2-2223, which states in part:

- "The comprehensive plan shall be general in nature;"
- "The plan, with the accompanying maps, plats, charts, and descriptive matter, shall show the localities long-range recommendations for the general development of the territory covered by the plan."

## Planning Methodology and Plan Format

To prepare for this Plan, the County has sought the advice and guidance of County citizens. Building upon the foundation of staff work presented in the background studies and guiding principles, the Planning Commission has set a goal to create a vision for the future of Franklin County. This vision is described in a series of Goals, Objectives, and Strategies that are set forth in eight functional areas: Community Facilities, Cultural Resources, Economic Development, Education, Environment, Housing, Public Utilities, and Transportation. The

Future Land Use Section the Planning Commission has suggested Policies along with Future Land Use, Roadways, Community Facilities, and other maps that attempt to envision and address the needs Franklin County citizens will have through the year 2025.

## **The Planning Process**

The Franklin County Comprehensive Plan is a deliberate attempt to blend sound technical data and theories with community ideas. The process includes the following milestones:

In 2004, Frank Fiori, Director of Planning and Community Development, conducted interviews with 52 stakeholders ranging from Members of the Franklin County Board of Supervisors, Members of the Franklin County Planning Commission, Administration for Franklin County, Rocky Mount, and Boones Mill, Franklin County Department Heads, Community Leaders, Developers, Business Owners, and Citizens of Franklin County. The interviewees were asked nine questions dealing with issues and concerns for Franklin County over the next 20 years. The information collected from the interviewees helped design "The Guiding Principles for the 2025 Comprehensive Plan".

The Board of Supervisors' adopted "The Guiding Principles" in October of 2004. These principles are the foundation for adopting a new comprehensive plan for Franklin County. The following are "The Guiding Principles" adopted:

- The Franklin County 2025 Comprehensive Plan update builds upon the framework of the 1995 Comprehensive Plan.
- Franklin County desires to accommodate the growth which is occurring and take advantage of the benefits of that growth, but at the same time consider and address the negative impacts of that growth.
- The Comprehensive Plan focuses on goals and policies for the planned and managed future growth and development of Franklin County.
- The natural resources, natural beauty, open spaces and scenic vistas of Franklin County are important elements of the quality of life in Franklin County and efforts should be made to ensure that consideration is given to preserving and protecting these attributes while allowing for the orderly future growth of the County.
- The diverse cultures and lifestyles of the people of Franklin County are an important asset to be taken into consideration during the development of the Comprehensive Plan update.
- Future development should be encouraged in certain areas of the County and limited in other areas as deemed appropriate giving consideration to the type of development, and limitations and special features of the land in certain areas of the County.
- The Comprehensive Plan update should take into consideration such critical issues as infrastructure, education, transportation and job creation in considering the future of Franklin County.

Staff of the Planning and Community Development Department held neighborhood meetings in each of the seven magisterial districts to obtain input for the comprehensive plan. Seven meetings were held over the course of the summer of 2005 with a total attendance of 76 citizens. The table below shows the schedule of the meetings and locations.

Callaway Elementary	June 23, 2005	7 p.m.
Ferrum Elementary	June 30, 2005	7 p.m.
Boones Mill Elementary	July 7, 2005	7 p.m.
Burnt Chimney Elementary	July 14, 2005	7 p.m.
Rocky Mount Elementary	July 21, 2005	7 p.m.
Sontag Elementary	July 28, 2005	7 p.m.
Glade Hill Elementary	August 4, 2005	7 p.m.

Planning Commission held a total of 20 work sessions to establish goals, objectives and strategies, future land use/policy section and a future land use map for the comprehensive plan.

In July of 2006, the planning and community development staff held an additional eight meetings in each magisterial district and one meeting in the Board of Supervisors' Meeting Room for citizen's input on the draft of the 2025 Franklin County Comprehensive Plan. A total of 182 citizens attended the meetings to voice their opinions and concerns on the Draft Comprehensive Plan 2025. The table on the next page shows the meeting dates and locations of each meeting.

Location	Date	Time
Callaway Elementary	Wednesday, July 5, 2006	6:00 – 8:00 p.m.
Ferrum Elementary	Thursday, July 6, 2006	6:00 – 8:00 p.m.
Boones Mill Elementary	Wednesday, July 12, 2006	6:00 – 8:00 p.m.
Burnt Chimney Elementary	Thursday, July 13, 2006	6:00 – 8:00 p.m.
Rocky Mount Elementary	Wednesday, July 19, 2006	6:00 – 8:00 p.m.
Sontag Elementary	Thursday, July 20, 2006	6:00 – 8:00 p.m.
Redwood United Methodist Church	Wednesday, July 26, 2006	6:00 – 8:00 p.m.
Board of Supervisor's Meeting Room	Thursday, July 27, 2006	6:00 – 8:00 p.m.

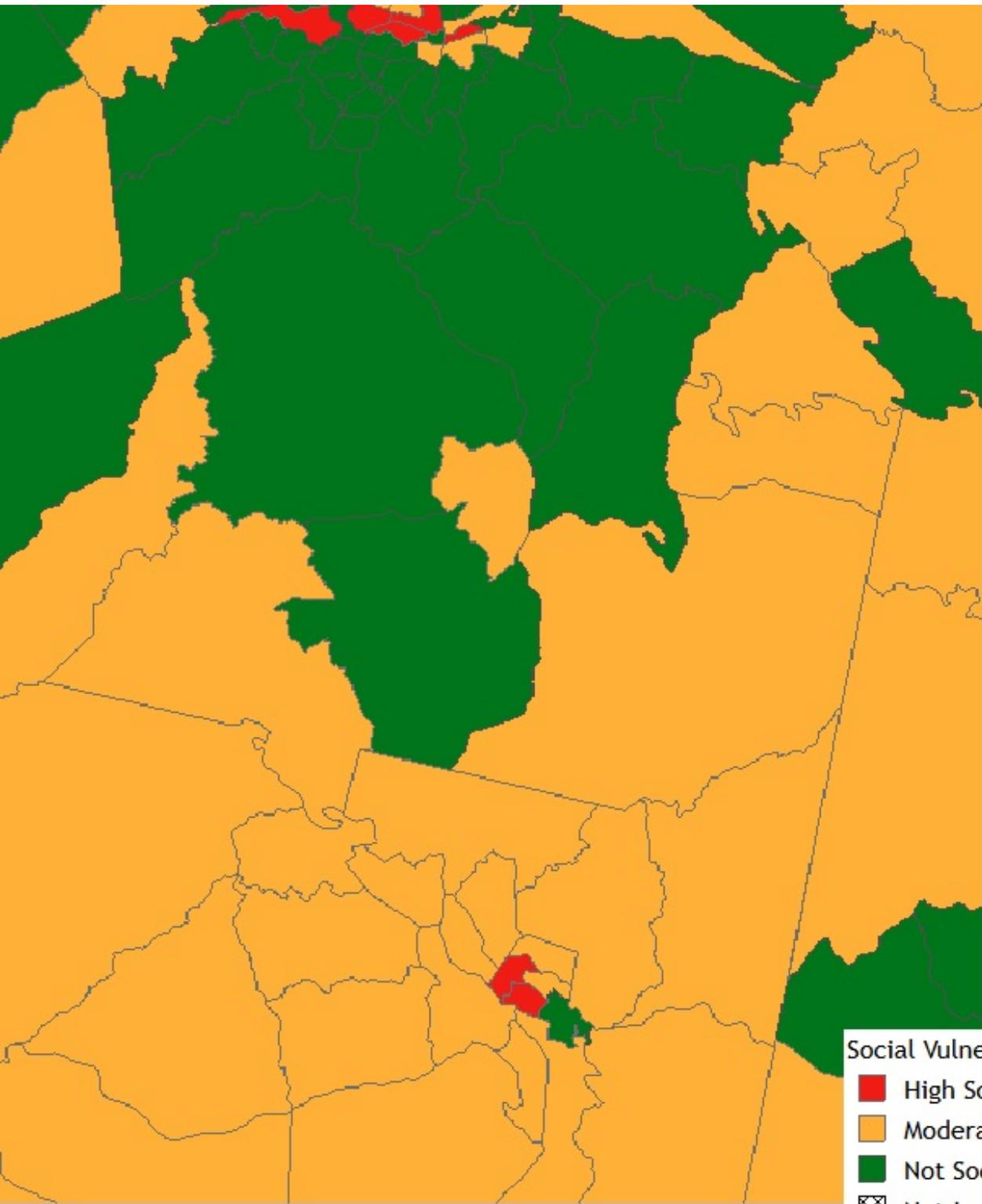
In August of 2006, the Franklin County Planning Commission held two work sessions to discuss all comments and concerns that were voiced by the citizens at the eight neighborhood meetings.

As required by law, the Planning Commission held a public hearing on April 4, 2007 on the Franklin County 2025 Comprehensive Plan. The Planning Commission voted to approve the Plan as amended and by resolution voted to forward a certified copy of the Comprehensive Plan to the Board of Supervisors.

The Board of Supervisors held a public hearing on May 22, 2007 and the Franklin County Comprehensive Plan was adopted on May 22, 2007.

## Using This Plan

This plan is intended to provide a Comprehensive Inventory of services and facilities in Franklin County and this plan is intended to provide a simple and effective summary of goals, objectives, strategies, and policies regarding the future growth and development of the County. This plan contains informative maps and tables to explain and illustrate the text.





# FEMA's National Flood Hazard Layer (NFHL) Viewer

with Web AppBuilder for ArcGIS



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October 28, 2024

Mr. Roger Holnback, Chairman  
Blue Ridge Soil and Water Conservation District  
1297 State Street  
Rocky Mount, VA 24151

Dear Mr. Holnback,

We are writing to express our support for the Blue Ridge Soil and Water Conservation District's application for the Flood Resiliency Plan Grant from the Community Flood Preparedness Fund. We recognize the importance of the project, which aims to assess and address flood risks in Franklin, Henry and Roanoke Counties, including towns such as Boones Mill and Rocky Mount here in Franklin County.

We understand the value this project could bring in identifying flood mitigation strategies for the region. The County is willing to contribute \$7,000, along with the Town of Rocky Mount's contribution of \$2,000 to assist with the local match requirement. We believe this will help the success of this grant application.

We appreciate the opportunity to support this project and are encouraged by the potential for meaningful flood mitigation efforts in the years to come. Should the Blue Ridge SWCD be successful in securing the grant, we look forward to participating in the development and seeing the study's outcomes and the potential for future funding for mitigation projects.

Thank you for considering our support.

Sincerely,

A handwritten signature in black ink that reads "Christopher L. Whitlow". The signature is written in a cursive style with a large, prominent initial "C".

Christopher L. Whitlow  
County Administrator

COUNTY ADMINISTRATOR  
1255 FRANKLIN STREET, SUITE 112  
ROCKY MOUNT, VIRGINIA 24151  
(540) 483-3030  
[administration@franklincountyva.gov](mailto:administration@franklincountyva.gov)  
[www.franklincountyva.gov](http://www.franklincountyva.gov)

October 23, 2024

Mr. Roger Holnback, Chairman  
Blue Ridge Soil and Water Conservation District  
1297 State Street  
Rocky Mount, Virginia 24151

Dear Mr. Holnback,

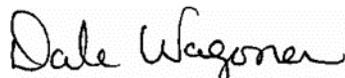
We are writing to express our support for the Blue Ridge Soil and Water Conservation District's application for the Flood Resiliency Plan Grant from the Community Flood Preparedness Fund. We recognize the importance of this project, which aims to assess and address flood risks in Franklin, Henry, and Roanoke Counties, including towns such as Vinton and Boones Mill.

We understand the value this project could bring in identifying flood mitigation strategies for the region. With this in mind, we are willing to contribute up to the 10% match requirement. Our commitment to the match would be approximately \$9,000, which we believe will help facilitate the success of this grant application.

We appreciate the opportunity to participate in this project and are encouraged by the potential for meaningful flood mitigation efforts in the years to come. Should the Blue Ridge SWCD be successful in securing the grant, we look forward to seeing the study's outcomes and the potential for future funding for mitigation projects.

Thank you for considering our support.

Sincerely,



Dale Wagoner  
County Administrator