Purpose

The purpose of the Franklin County Master Plan is to plan and prepare for the future, building on an awareness of what has happened in the past. Franklin County continues to grow and the demographic makeup and economic characteristics of the county continue to change. As characteristics change, the needs of Franklin County residents also change. This plan builds on Franklin County's past while also acknowledging the future needs.

Mission

As stated by the Franklin County Commission, the Mission of Master Planning in Franklin County is to provide for the orderly growth and development of Franklin County with special attention to the following functional elements:

- Land Use
- Agriculture
- Housing
- Transportation
- Stormwater (Streams, Wetlands, and Floodplains)
- Utilities
- Solid Waste Management
- Economic Development

Background

The governing body of Franklin County recognizes the importance of property rights and the role that property rights have played in the cultural and historical development of the United States and the State of Missouri. The County Commission of Franklin County, in conjunction with the Franklin County Planning and Zoning Commission, have endeavored to develop a Master Plan as directed by Section 64.815 RSMo which recognizes our cultural heritage and which also looks to our future. The Master Plan is cognizant of the rights of citizens while also addressing the statutory mandates of conserving natural resources, insuring efficient expenditure of public funds and the need to promote the health, safety, convenience, prosperity and general welfare of the county inhabitants. The Master Plan takes a common sense approach to addressing the multitude of issues which affect Franklin County today while planning for tomorrow.

The Franklin County 2010 Master Plan was approved by the County Commission in May of 2002. Due to the changes in the county since that time, a revision of this plan is now appropriate.

Planning Process

In November of 2009, the Planning and Zoning Commission and County Commission agreed that a new Master Plan should be developed for Franklin County. A scope and schedule for the plan was created. A Steering Committee was appointed and an Open House Kickoff Event was held on December 17, 2009.

The Steering Committee met during the winter of 2010 to help design the public outreach component of the Master Plan. This included a survey to be distributed by e-mail as well as paper copies to be distributed in libraries and banks throughout the county. In addition, public meetings were planned to present the existing conditions portion of the plan to the public and to receive public input.

The first draft of the "Existing Conditions" section of the plan was completed in April 2010 and the findings from this report were presented in a series of open houses throughout the county. These open houses took place in Union, New Haven, Labadie, Lonedell, and Spring Bluff in May and June of 2010. During these public meetings, information about the county was presented followed by an opportunity for public comment. In total, approximately 140 residents attended these meetings.

The next step was to compile the results of the survey, as well as conduct "stakeholder interviews" with several individuals and organizations throughout the county. Surveys were accepted from March through July of 2010. The information from these public outreach efforts was presented to the Steering Committee in July of 2010. Survey results were also posted on the county's website.

To determine the opinions of county residents in terms of land use, a Land Use Charrette was held on July 29, 2010. The purpose and intent of the session, which was to create a future land use map for the county. The 36 participants were then divided into six groups of six. Each group used markers to create a future land use map for Franklin County. Each participant then voted on their favorite map. The Steering Committee met after this session to compile the most popular ideas from the Charrette into one future land use map.

In October of 2010, the Steering Committee and the Planning and Zoning Commission began meeting once a month to discuss the Goals, Objectives, and Strategies of the Master Plan. There is significant diversity in opinions in Franklin County partly due to the size of the county. The east side is adjacent to St. Louis County and resembles suburbs in many areas, whereas the west side is very rural. This creates a clash between rural residents who have lived in Franklin County for many years and newer residents who have moved from other parts of the region. There was a significant diversity of opinions among the Steering Committee, Planning and Zoning Commission, and County Commission, and these opinions were often different from the opinions that had been gathered in the surveys and public meetings. This made for a very slow process when it came to agreeing on the goals, objectives, and strategies for the county. These items were discussed throughout most of 2011.

In October of 2011, the Steering Committee and Planning and Zoning Commission decided to seek further direction from the County Commission in the completion of the Master Plan. In June of 2012, after review by the County Commission, the full master plan was sent back to the Steering Committee and the Planning and Zoning Commission for their review and comments.

July 17, 2012 was the first public hearing before the Planning and Zoning Commission. The meeting was at 7:00 pm and there was a large crowd of citizens who voiced their concerns. After the public hearing before the Planning and Zoning Commission, the comments from the meeting went to the Planning and Zoning Review Committee, who then made a recommendation to the full Planning and Zoning

Commission. Planning and Zoning voted unanimously to recommend adopting the Master Plan with the recommendations of the Review Committee.

On November 13, 2012 at 7:00 pm, the Master Plan went before the County Commission for a public hearing. There were only two members of the public at this hearing who voiced concerns and suggestions for the plan. After the meeting was adjourned, the County Commission met on December 5, 2012 at 11:00 am for a working session to discuss the plan. At the end of this working session, the County Commission asked the County Counselor to draft a Commission Order for December 11, 2012. At the December 11, 2012 County Commission meeting, the Master Plan for Franklin County was adopted.

Organization of Plan

The first section of this plan includes a summary of several topics and the main goals and objectives Franklin County would like to accomplish for each topic. The following section includes the implementation strategy with more detailed information on how to accomplish each objective. The appendix includes an existing conditions report of Franklin County as of 2012 as well as the results from the county wide survey and a plethora of maps.