

# What is Planning?



## URBAN PLANNERS



WHAT MY FRIENDS THINK I DO



WHAT MY MOM THINKS I DO



WHAT SOCIETY THINKS I DO



WHAT ARCHITECTS THINK I DO



WHAT I THINK I DO



WHAT I ACTUALLY DO



“Planning is the built and the unbuilt environment. It is not only your neighborhood and your roads, but it is your schools, your police and fire departments. It is your parks and your waterways; it is also the areas of natural vegetation. Planning is, in fact your everyday experience in the world around you.”

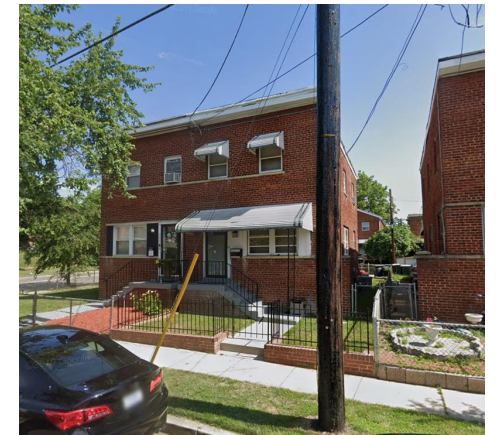
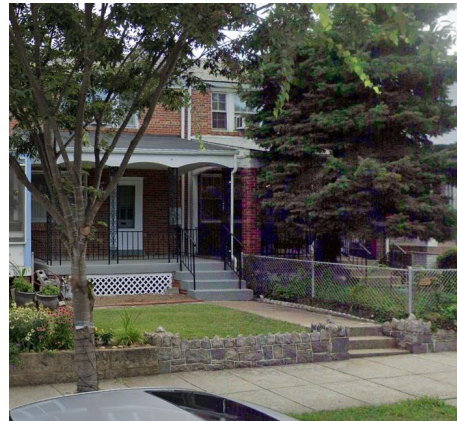


**At the heart of it all is people!**

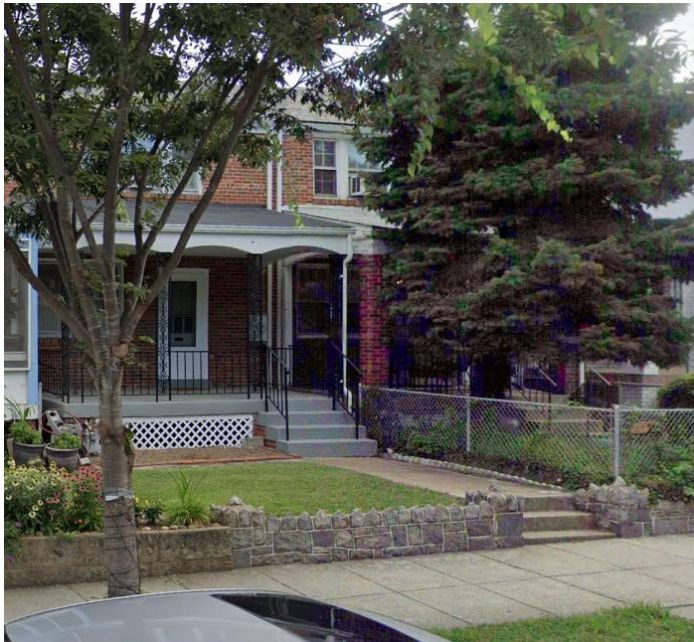
# My Story

## How did I get started?

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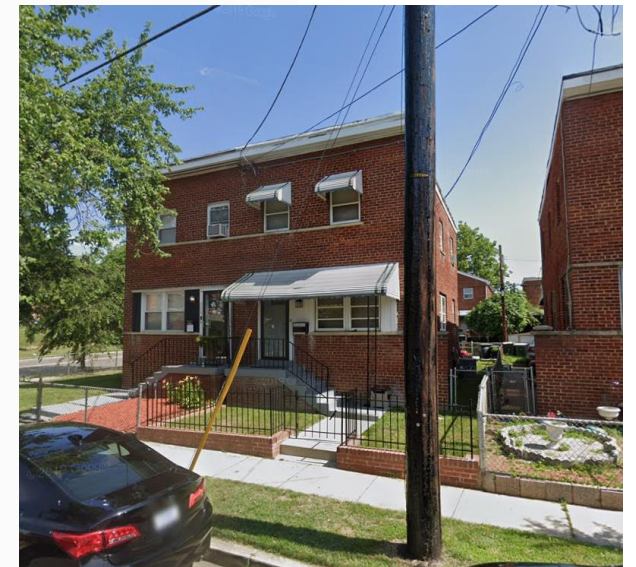
# How it Translate Today



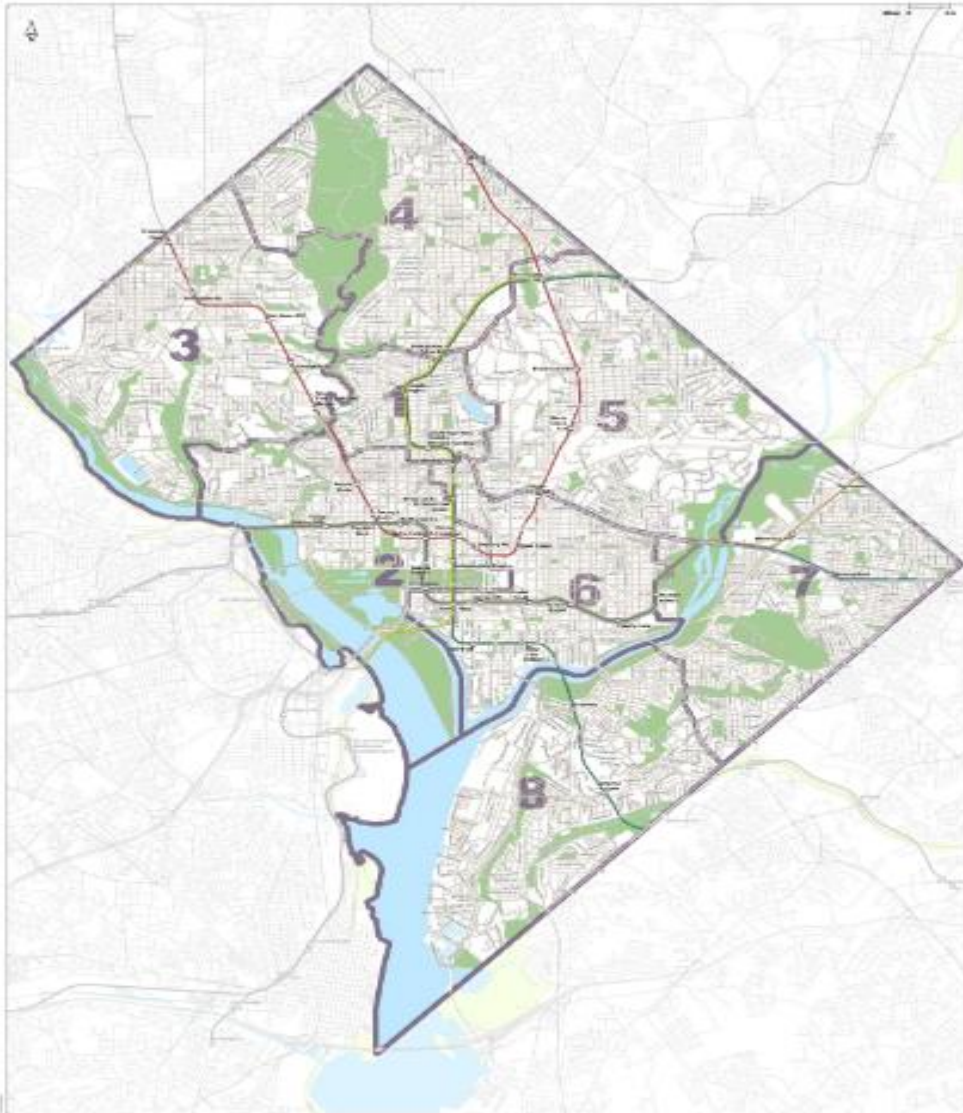
**\$599,999**



**\$985,000**



**\$361,990**



Georgetown young men at home on 32nd Street on a Sunday afternoon, about 1916. Courtesy Cynthia Jackson.



<https://www.mappingsegregationdc.org/#story>

***Berman v. Parker***, 348 U.S. 26 (1954), is a landmark decision of the United States Supreme Court that interpreted the Takings Clause ("nor shall private property be taken for public use, without just compensation") of the Fifth Amendment to the United States Constitution. The Court voted 8-0<sup>[1]</sup> to hold that private property could be taken for a public purpose with just compensation.

Office of Planning - March 9, 2018  
 Government of the District of Columbia  
 This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

The District of Columbia  
 Ward Boundary Map

The current boundaries of D.C.'s wards, shown in this map, will need to change during the city's redistricting process.  
 D.C. Office of Planning



## Forest, Trees, and Weeds: Different aspects of Planning

While each location varies on the set-up of their offices, we can look at Planning using these aspects

1. The Forest: Long range planning that envision the horizons and the future goals of the locality.
2. The trees: Development and how each tree will contribute to the growth of the forest.
3. The Weeds: Often not liked; however, some weeds can be beneficial. This is where the Zoning Ordinance sits.

# Write the Vision and Make it Plain

Most municipalities have a document that describes how it plans to grow and how it envisions the future for the locality. To support the vision, the zoning ordinance set the guidelines on the uses for specific areas

POWHATAN COUNTY CODE	
	Page
Sec. 83-174. Temporary uses .....	CD83:78
Sec. 83-175. Reserved .....	CD83:79
Sec. 83-176. Rural Residential (RR) District .....	CD83:79
Sec. 83-177. Permitted uses .....	CD83:80
Sec. 83-178. Conditional uses .....	CD83:82
Sec. 83-179. Reserved .....	CD83:82
Sec. 83-180. Rural Residential-5 (RR-5) District .....	CD83:83
Sec. 83-181. Permitted uses .....	CD83:84
Sec. 83-182. Conditional uses .....	CD83:85
Sec. 83-183. Accessory uses .....	CD83:85
Sec. 83-184. Temporary uses .....	CD83:86
Secs. 83-185—83-189. Reserved .....	CD83:87
Sec. 83-190. Crossroads (CR) District .....	CD83:87
Sec. 83-191. Permitted uses .....	CD83:88
Sec. 83-192. Conditional uses .....	CD83:90
Sec. 83-193. Accessory uses .....	CD83:91
Sec. 83-194. Temporary uses .....	CD83:92
Secs. 83-195—83-199. Reserved .....	CD83:92
Article IV. Village Growth Area Districts .....	CD83:92
Division 1. Village Growth Area Base Districts .....	CD83:92
Sec. 83-200. General purposes of village growth area base districts .....	CD83:92
Secs. 83-201—83-209. Reserved .....	CD83:94
Sec. 83-210. Single-family Residential-2 (R-2) District .....	CD83:94
Sec. 83-211. Permitted uses .....	CD83:95
Sec. 83-212. Conditional uses .....	CD83:96
Sec. 83-213. Accessory uses .....	CD83:97
Sec. 83-214. Temporary uses .....	CD83:98
Secs. 83-215—83-219. Reserved .....	CD83:98
Sec. 83-220. Village Residential (VR) District .....	CD83:98
Sec. 83-221. Permitted uses .....	CD83:99
Sec. 83-222. Conditional uses .....	CD83:100
Sec. 83-223. Accessory uses .....	CD83:101
Sec. 83-224. Temporary uses .....	CD83:101
Secs. 83-225—83-229. Reserved .....	CD83:102
Sec. 83-230. Village Center (VC) District .....	CD83:102
Sec. 83-231. Permitted uses .....	CD83:103
Sec. 83-232. Conditional uses .....	CD83:105
Sec. 83-233. Accessory uses .....	CD83:106
Sec. 83-234. Temporary uses .....	CD83:107
Secs. 83-235—83-239. Reserved .....	CD83:107
Sec. 83-240. Commerce Center (CC) District .....	CD83:108
Sec. 83-241. Permitted uses .....	CD83:109
Sec. 83-242. Conditional uses .....	CD83:112
Sec. 83-243. Accessory uses .....	CD83:113
Sec. 83-244. Temporary uses .....	CD83:113
Secs. 83-245—83-249. Reserved .....	CD83:114
Sec. 83-250. Light Industrial (I-1) District .....	CD83:114
Sec. 83-251. Permitted uses .....	CD83:115



# POWHATAN COUNTY

## 2019 Long-Range Comprehensive Plan

Sustainable and Intelligent Planning for the Future





When Planning  
and home  
came together  
and what I  
learned



**The Planner and the C.O.P.**

# What is a **COMMUNITY**?

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Why you should get involved?

Simple: “We” are “They.”

When participating in the process, “we” becomes more inclusive.



## Documents to have for your property:

- Have a certified survey plat. (This will show you your land boundaries)
- Have the copy of your Title and/or Deed
- Keep updated copies of your paid taxes
- Ensure all Wills, land transfers, and /or Trust are filed in your local Court
- Store all documents and copy of documents filed in a fire resistant box that is kept in a location that can be grabbed quickly and placed where family will know where to look.

## Use the resources at your fingertips:

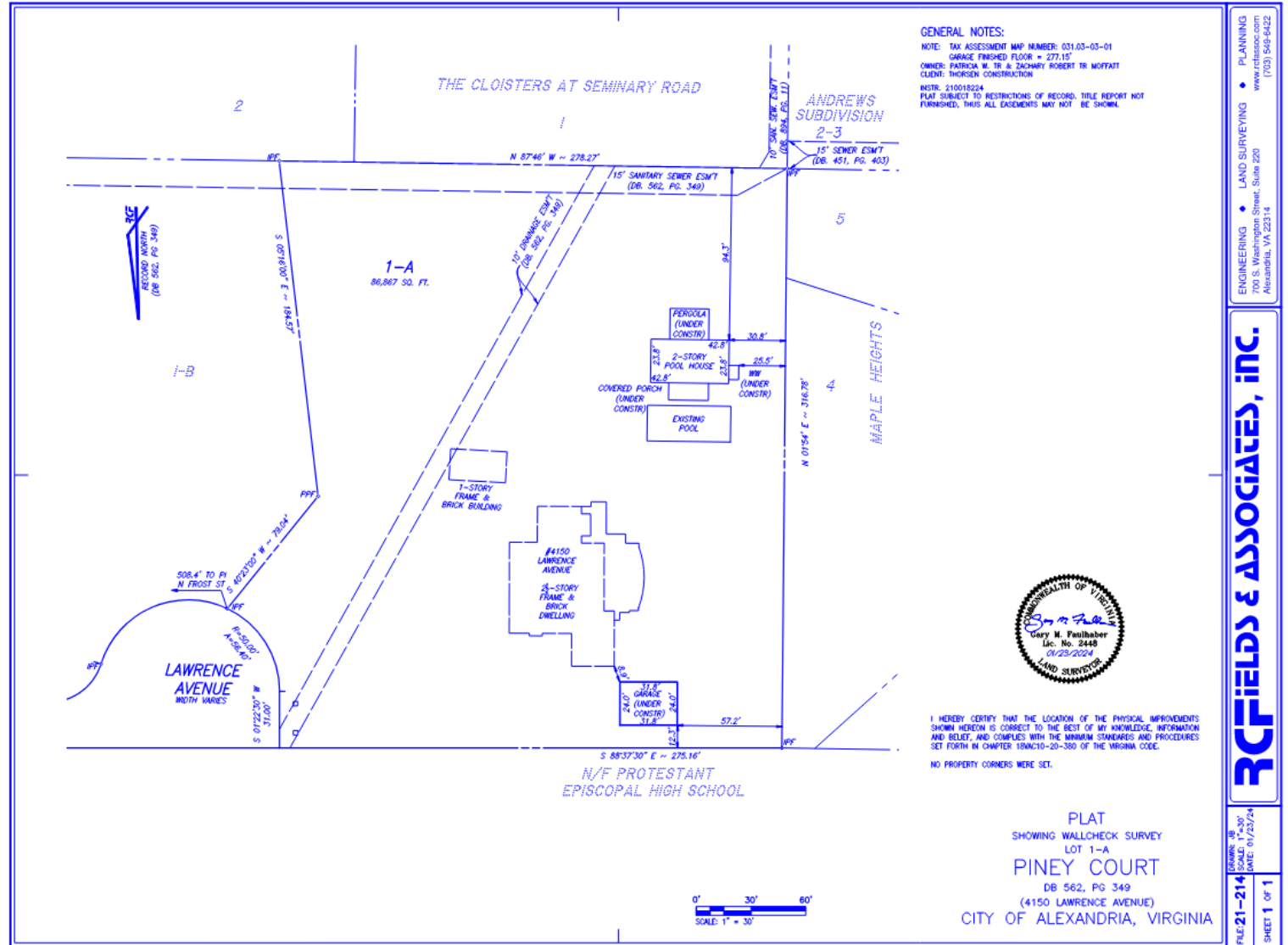
<https://www.powhatanva.gov/1656/Download-GIS-Data>

<https://www.acrevalue.com/plat-map/VA/Powhatan/?lat=37.553438&lng=-77.89301&zoom=9>

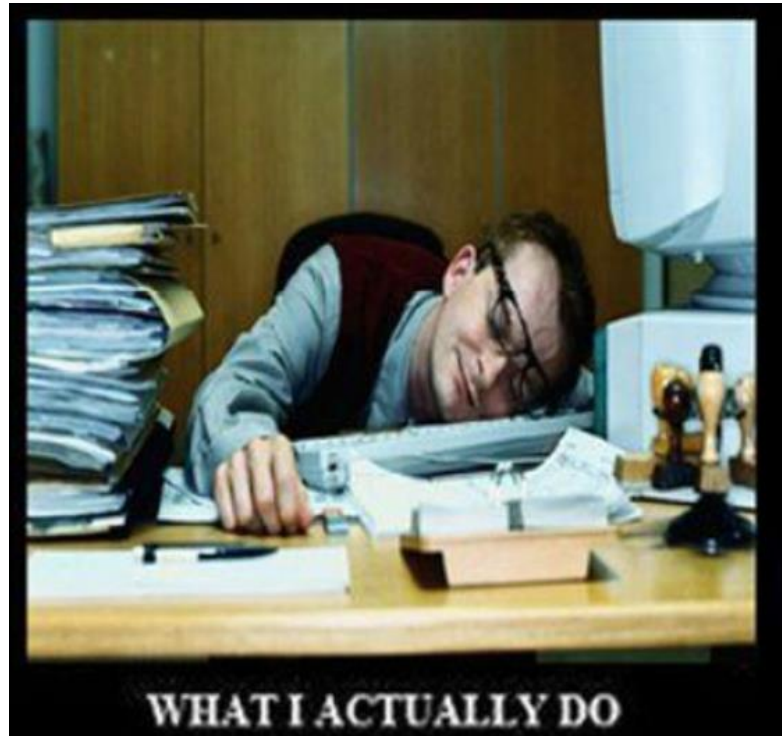
**If you fail to plan, plan to fail!**

# Wrap Up

# Why you should have a survey plat for your property?



# The Role of a Planner: Multifaceted, Interactive, Responsive, and Diligent



Thank you

QUESTIONS?