



Informational Handout

Welcome! Thank you for attending this community meeting. The purpose of this meeting is to provide you with information and to answer your questions regarding the planning process associated with the Route 221 corridor.

There are several maps and documents included in this handout and located around the room for your information. Please see staff members at the meeting for answers to any questions you may have. For more information after the meeting, please contact Philip Thompson, Deputy Director of Planning by email at pthompson@roanokecountyva.gov or by phone at (540) 772-2080 or Tammi Wood, Planner II, by email at twood@roanokecountyva.gov or by phone at (540) 772-2068 extension 226.

INFORMATION ON PLANNING THE ROUTE 221 CORRIDOR

- **Route 221 Area Plan** – In 2009, the Roanoke County Board of Supervisors adopted the Route 221 Area Plan to guide and manage growth along the Route 221 corridor from Cotton Hill Road to Back Creek Orchard Road. The Plan was developed using input from area residents and stakeholders, the Planning Commission, the Board of Supervisors, and County staff.

- **Utility Phasing Plan** – As part of the Route 221 Area Plan, a Utility Phasing Plan was developed which showed the areas within the planning study that could be served with public utilities over a 15 year time frame. This area extended along Route 221 from Cotton Hill Road to Old Mill Road (see attached map).

- **Martins Creek Water System** – Originally owned and operated by private developers, then Roanoke County, and now the Western Virginia Water Authority, the Martins Creek Water System serves 151 residential connections in the Carriage Hills and Forest Edge subdivisions. During the development of the Route 221 Area Plan, the Western Virginia Water Authority expressed interest in connecting this satellite system to its central water system supplied by Spring Hollow Reservoir in the near future.



Route 221 Corridor Community Meeting

- **Plan Amendment** – State law requires that the extension of any public utility be reviewed for compliance with the County’s Comprehensive Plan. In 2013, the Western Virginia Water Authority requested the Roanoke County Planning Commission review and consider amending the Route 221 Area Plan to allow for the construction of a proposed waterline connecting the Martins Creek Water System to the Authority’s central water system. An amendment to the Plan is needed since the existing Utility Phasing Plan does not show the proposed waterline beyond the Poage Farm area. An amendment to the Route 221 Area Plan will require public hearings before the Planning Commission and Board of Supervisors. It is anticipated that public hearings will be held on an amendment to the Route 221 Area Plan in early-2015. Notifications of these public hearings will be done through mailings, web site postings, and newspaper advertisements.

- **Future Land Use** – The Future Land Use designations in the Route 221 Area Plan along the proposed waterline include Development, Suburban Village, Rural Village, and Village Center. Information regarding each of these Future Land Use designations as well as a Future Land Use Map are included as attachments to this handout.

- **Existing Zoning** – The properties located in the Route 221 Area Plan that front along the proposed waterline are currently zoned C-2 (High Intensity Commercial), R-1 (Low Density Residential), AR (Agricultural/Residential), and AV (Agricultural/Village Center). A Zoning Map is included as an attachment to this handout. The minimum lot requirements for subdividing in the R-1, AR, and AV zoning districts are shown in the chart below:

Minimum Lot Requirements	Zoning Districts		
	AR	AV	R-1
Area (no utilities)	1 acre	25,000 sf	32,670 sf
Area (one utility)	30,000 sf	20,000 sf	20,000 sf
Public Road Frontage (no utilities)	110 feet	85 feet	90 feet
Public Road Frontage (one utility)	100 feet	75 feet	75 feet

Notes: sf = square feet; 1 (one) acre = 43,560 square feet



INFORMATION ON PROPOSED WATERLINE

- **Location** – The proposed waterline would be located within the right-of-way of Route 221 from approximately Cotton Hill Road (Route 688) to Forest Edge Drive (Route 1950). A majority of the waterline is proposed to be located on the north side of Route 221. Some easements on private property may be needed as part of this project. A location map of the proposed waterline is attached to this handout.

- **Length & Size of Waterline** – Approximately 19,000 linear feet (3.6 miles) of 12-inch waterline.

- **Construction Plans** – The set of construction plans developed for the Western Virginia Water Authority by Draper Aden & Associates are considered 95% complete. During construction, adjustments to the plan may be needed due to field or other conditions. Copies of the plans are available for review at today's meeting. A set will be available for review after today's meeting at the County Administration Center, Department of Community Development (Second Floor), 5204 Bernard Drive.

- **Project Cost** – Estimated at \$2.775 million at this time. Funding for this project is currently included in the Western Virginia Water Authority's Capital Improvements Plan for the next few fiscal years.

- **Construction Schedule** – If the amendment to the Route 221 Area Plan is approved, the proposed waterline is anticipated to begin construction no sooner than 2018. Please note that funding and unforeseen circumstances could alter the timing of the construction. Construction of the proposed waterline is estimated to take one year to complete.

- **Connection Not Required** – Existing homes and buildings are not required to connect to a proposed waterline. Buildings constructed on a lot created as a family exempt subdivision are also not required to connect to a proposed waterline. Section 22-71 of the County Code dealing with waterline connections is included in this handout.



- **Property Owner Costs** – If property owners want to connect their home or business to a proposed waterline, they would be responsible for the costs associated with connecting to a proposed waterline (connection fee) as well as the costs associated with running a service line from the water meter to the home or business. Actual connection fees will be determined by the Western Virginia Water Authority closer to the actual construction date of a proposed waterline.

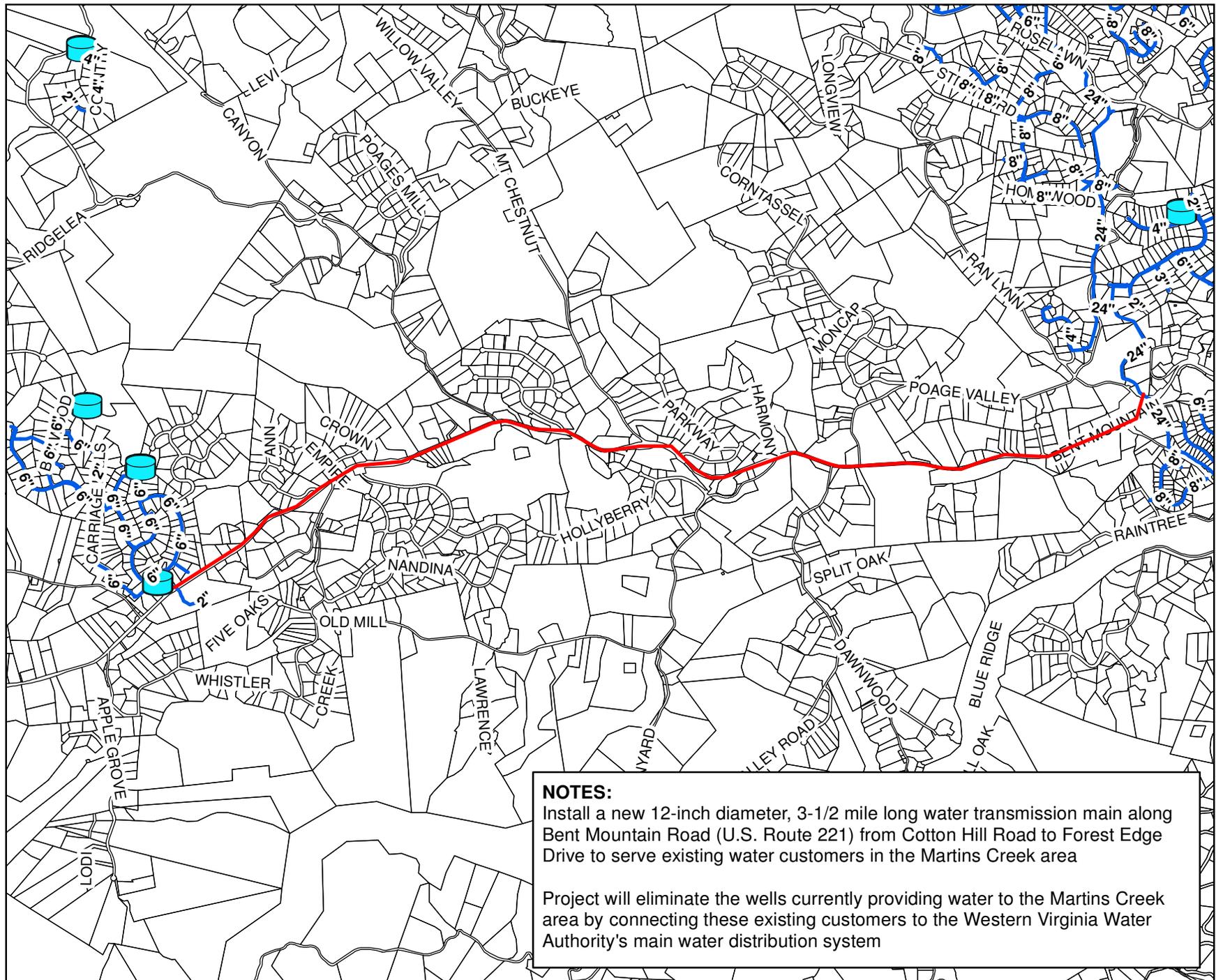
- **Survey of Property Owners** – Several months prior to the construction of a proposed waterline, the Western Virginia Water Authority will ask property owners fronting the proposed waterline about their interest in connecting to it. Information regarding connection fees and financing will be included during this process.

CHAPTER 22 (WATER) OF THE ROANOKE COUNTY CODE

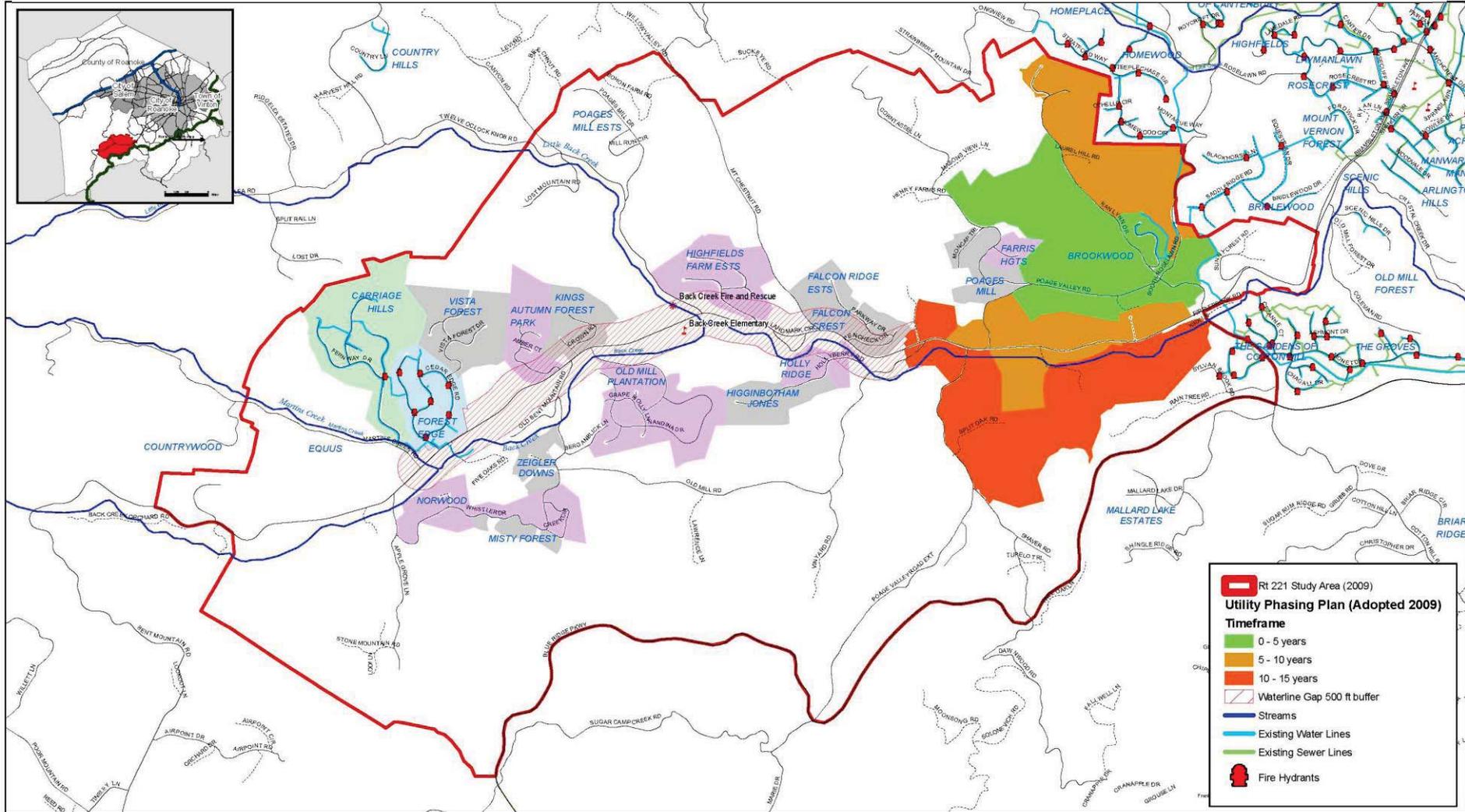
Sec. 22-71. Connection required.

- (a) All buildings located within the county where the WVWA owned water system is at the lot line, or within the street or easement adjoining such lot line, or as required by the concurring resolution under § 15.2-5137 of the Code of Virginia, shall be connected with such system.
- (b) The connection fee shall be in accordance with the current schedule of charges for initial water connections. The owner or tenants occupying such buildings shall use the WVWA owned system for water consumed or used in and about the premises on which such buildings are located.
- (c) Buildings constructed and occupied prior to the date of the adoption of this ordinance (December 10, 2013) shall be exempted from the requirement to connect to such system.
- (d) Buildings constructed on a lot created as a "family exempt subdivision" under section 29-4.4 of the County Code shall be exempt from the requirements to connect to such system.

Proposed Martins Creek Waterline Extension



Existing Subdivisions, Utilities and Utility Phasing



Route 221 Existing Development and Utility Phasing

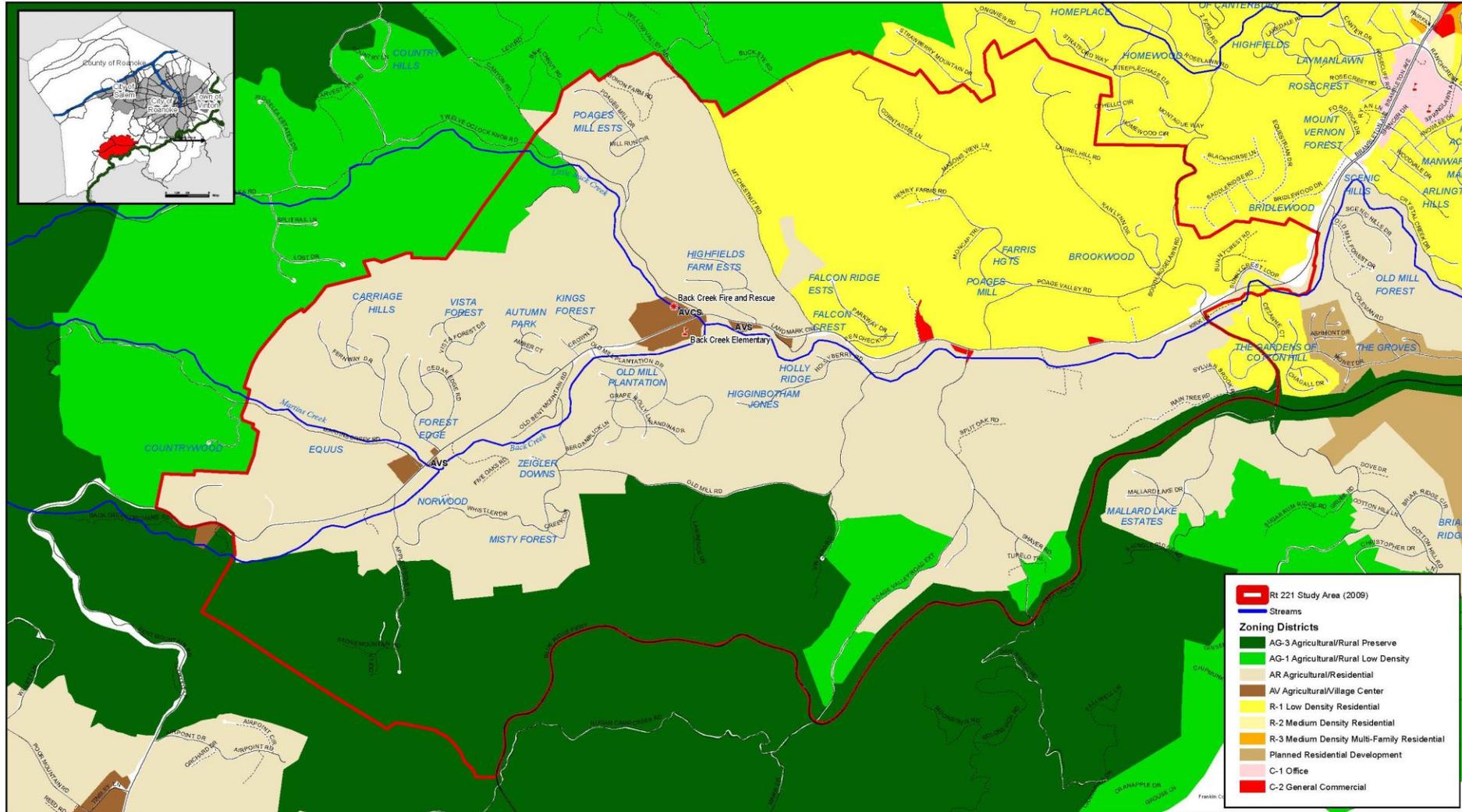
July 10, 2013

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Roanoke County
Department of Community Development
5204 Salem Drive
Roanoke, Virginia 24019
(540) 772-2005

Zoning Districts



Route 221 Zoning Districts

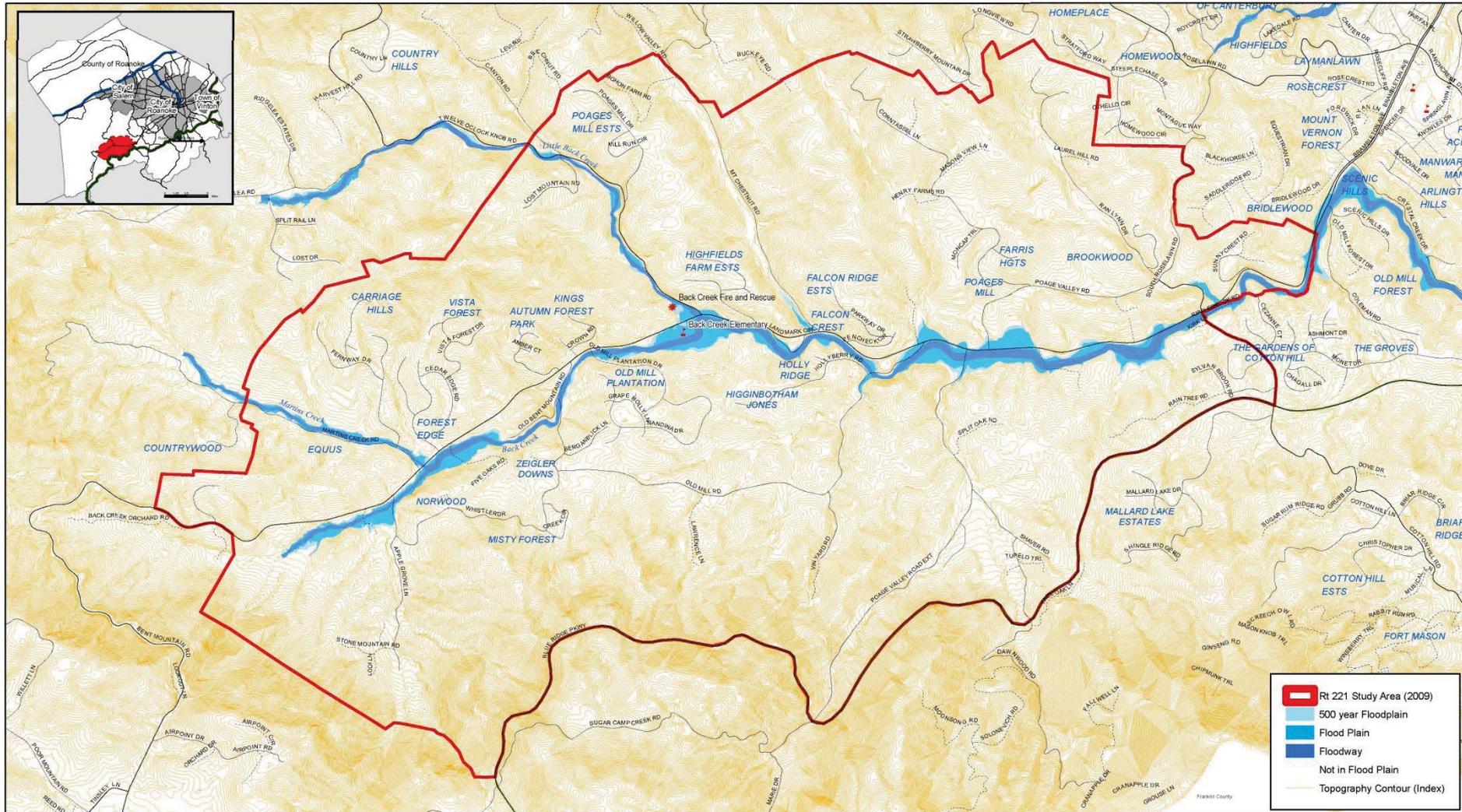
September 30, 2014

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Roanoke County
Department of Community Development
5004 Belmont Drive
Roanoke, Virginia 24019
(540) 772-2065

Environmental Features



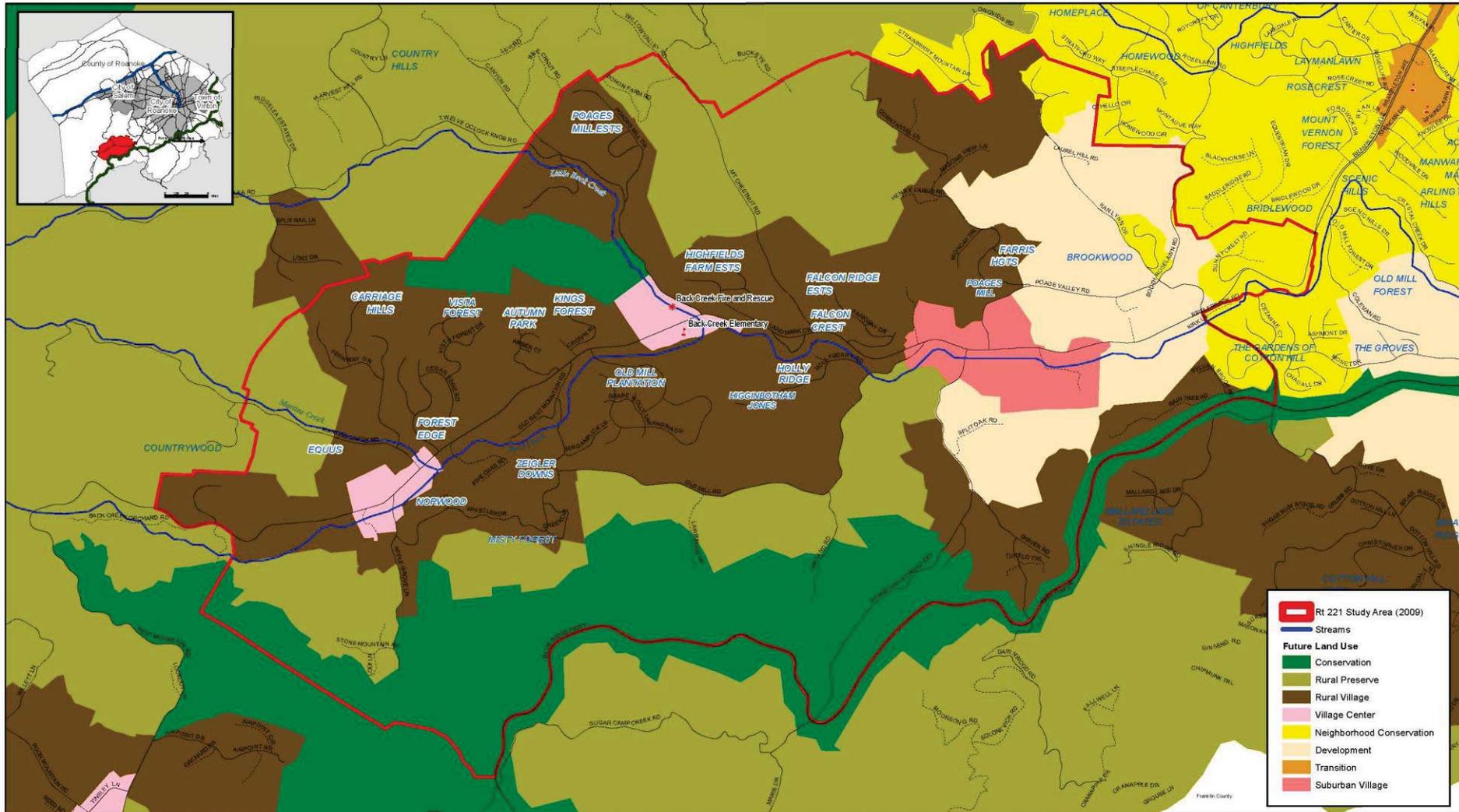
Route 221 Environmental Features

July 10, 2013



Roanoke County
Department of Community Development
5204 Bernard Drive
Roanoke, Virginia 24018
(540) 772-2065

Future Land Use



Route 221 Future Land Use

July 16, 2013

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Roanoke County
Department of Community Development
5204 Belmont Drive
Roanoke, Virginia 24058
(540) 772-2005

Roanoke County Comprehensive Plan

Future Land Use Guide

Future Land Use is one component of Roanoke County Comprehensive Plan. The Future Land Use Guide is a policy framework for future land use decisions within the County. Used in conjunction with the appropriate future land use map, this Guide serves as a reference for citizens on the most desirable location for future land use activities throughout the County.

Future Land Use Designations should be used by Roanoke County citizens and property owners when evaluating alternative uses for their land and will be used by Roanoke County staff, Planning Commission and Board of Supervisors in the evaluation of requested land use amendments.

Future Land Use Designations

The following designations are used to identify areas around the county where similar land use activities occur. The types of land uses that are desirable within each designation are also described.

This section also includes **land use determinants** - factors that are used to evaluate requested changes to the future land use maps. The careful examination of these factors will determine which land use designation in which a piece of land should be.

Rural Village

A future land use area where limited development activity has historically occurred and where suburban or urban development patterns are discouraged. These rural community and farming areas are generally in between the intense suburban development patterns already established in the County and the designated Conservation and Rural Preserve areas.

Land Use Types

Rural Housing - Low-density single-family residential generally averaging one unit per acre. Cluster developments are encouraged.

Rural Community Centers - Nonresidential uses which serve rural residents such as outdoor recreation and park facilities, religious assembly facilities, schools, fire and rescue stations and clubs.

Agricultural Production and Services - Livestock, orchards and crop productions, landscape and horticultural services, veterinary services, farm labor and farm management services. Generally including all activities that support land based uses.

Forest and Wood Products - Includes the operation of timber tracts, tree farms, forest nurseries and the gathering of forest products. Excludes sawmills and large-scale timber cutting operations.

Small Scale Commercial - Limited commercial operations that serve the local, rural community. Included would be personal services and retail convenience stores.

Rural Parks and Outdoor Recreation - Parks and recreational facilities that are designed to preserve the environmentally sensitive character of the rural landscape.

Land Use Determinants

Existing Land Use Pattern - Locations where very low density residential, institutional and limited agricultural uses have developed.

Existing Zoning - Locations where rural residential and agricultural zoning have been established.

Rural Residential Expansion Areas - Locations where small scale, very low density rural residential housing is desirable.

Agricultural - Locations where existing agricultural uses and activities are present.

Access - Locations served by an existing improved rural road and, to a lesser extent, rural arterial highways.

Rural Sector - Locations outside the urban service area.

Village Center

A future land use area which serves as the commercial and institutional focal point of surrounding rural residential and farming establishments. Here, the highest level of rural land use activities may occur. By nature, the majority of commercial and institutional activities in Village Center areas are designed, scaled and marketed to best serve the product and service needs of the residents from the surrounding rural areas.

Land Use Types

Agricultural Production and Services - Services which support the surrounding agricultural community.

Parks and Outdoor Recreation - Small-scale facilities that serve the rural neighborhoods or are used for community purposes. These recreation facilities should be linked to the residential areas by greenways, bike trails and pedestrian paths.

Eco-tourism - Facilities that serve a niche market and are often outdoor, sports oriented. Designed in an environmentally sensitive way to protect the valuable natural resources of the rural areas.

Residential - Development at relatively high rural densities, generally not exceeding 6 units per acre and including single-family and two-family housing.

Rural Community Centers - Includes institutional uses such as schools, religious assembly facilities, clubs and meeting rooms that serve the needs of the surrounding rural village residents.

Convenience Retail - Establishments that provide retail goods and services to the surrounding rural village residents.

Rural Highway Retail - Small-scale, rural establishments that provide retail goods and services to the passing motorists. These uses should be clustered in a village design that complements the rural surroundings.

Land Use Determinants

Existing Land Use Pattern - Locations where commercial, institutional and low- to middle-density residential uses have developed and that are generally surrounded by rural residential settlements.

Existing Zoning - Locations where commercial zoning has been established.

Access - Locations that are usually situated at a crossroad and are served by a rural arterial.

Rural Sector - Locations outside the urban service area.

Development

A future land use area where most new neighborhood development will occur, including large-scale planned developments which mix residential with retail and office uses. Innovation in housing design and environmental sensitivity in site development is a key objective. Clustered developments are encouraged as is the use of greenways and bike and pedestrian trails.

Land Use Types

Conventional Residential - Single-family developments in conventional lots. Includes attached, detached and zero-lot line housing options. Greenways and bike and pedestrian trails are encouraged.

Cluster Residential - Single family developments with similar gross density of conventional subdivisions but individual lot sizes may be reduced to accommodate the clustering of housing while allocating common open space. Includes attached, detached and zero-lot line housing options. Greenways and bike and pedestrian trails are encouraged.

Multi-family - Developments of 6-12 units per acre. Clustering is encouraged as are greenways and bike and pedestrian trails.

Planned Residential Development - Mixed housing types at a gross density range of 4-8 units per acre. Includes conventional housing, cluster housing, zero lot-line housing, townhouses and garden apartments. Greenways and bike and pedestrian trails are encouraged.

Planned Community Development - Planned residential development mixed with office parks, neighborhood shopping centers and supporting retail development. The majority of the development is residential with a maximum limit set on the retail land. Greenways and bike and pedestrian trails are encouraged.

Community Activity Centers - Facilities which serve the neighboring residents including parks, schools, religious assembly facilities, parks and recreational facilities and community clubs and meeting areas. These activity centers should be linked to residential areas by greenways, bike and pedestrian trails.

Land Use Determinants

Public Facilities Capacity - Locations where public facilities are adequate to handle the increased population concentration. This includes schools, parks and recreation facilities and fire and rescue facilities.

Utility Availability - Locations where water and sewer services exist or are scheduled to serve the area.

Environmental Capacity - Locations where natural land features, including topography, provide optimum opportunity for urban residential development.

Access - Locations which have or can provide direct access to a major street.

Urban Sector - Locations served by urban services.

Suburban Village

A future land use area that represents the focus of surrounding, generally lower intensity commercial, institutional and residential growth for a broad mixture of surrounding development. New neighborhood development occurs in close proximity to institutional, office and retail uses. Cluster developments and greenways are encouraged in conjunction with formerly rural land uses focusing on environmental and building and site design innovation.

Land Use Types

Agricultural Production and Services - Services supporting the remaining agricultural community such as farm management, horticultural and veterinary services.

Parks and Outdoor Recreation/Ecotourism - Public and private recreation from small-scale community based facilities to regional attractions with greenway linkages as appropriate. Also encouraged are ecotourism businesses that supply a niche market, usually outdoor oriented.

Residential - Suburban densities (up to six units per acre) of single and two-family housing, attached, detached, zero-lot line, cluster, low density multi-family, townhouses and garden apartments.

Community Activity Centers - Public and private facilities serving surrounding residents including schools, religious assembly centers, community clubs and meetings areas with linkages to residential areas by greenways, bike and pedestrian paths wherever possible.

Commercial - Convenience retail establishments supplying limited goods and services to village residents. Planned small-scale or cluster retail such as local target area shopping centers with specialty businesses and personal services. Also found are small highway retail establishments providing goods and services to passing motorists. Such facilities should be designed to complement the suburban surroundings.

Land Use Determinants

Existing Land Use Pattern - Locations where low- to middle-density residential, institutional and commercial uses are established, connected to existing, sometimes transitional rural residential, agricultural and open space uses.

Rural/Suburban Sector - Locations on the fringe of the urban service area.

Access - Locations served by an arterial highway and a well-define secondary street.

Environmental Capacity - Locations where physical land characteristics, especially topography, have and continue to provide the opportunity for suburban development.

Utility Availability - Locations where public water and sewer are in close proximity to the urban service area and expansion of these services is likely.