

APPENDIX

CITIZEN SURVEY

MOUNT PLEASANT COMMUNITY PLAN

Introduction

We appreciate the time you have taken to participate in the development of a Community Plan for the Mount Pleasant area (an area approximately 10,000 acres in size and bounded by the Town of Vinton and the City of Roanoke to the north, Franklin County to the south, the Roanoke River and Explore Park to the east, and Yellow Mountain Road to the west). This Plan, once adopted, will become part of the County's overall Comprehensive Plan. The Comprehensive Plan is a general, long-range, policy and implementation guide for decisions concerning the overall growth and development of the County. This Community Plan will play a major role in how the Mount Pleasant area will look in the next 10 to 20 years. Your input will help guide the future development of your community. Thank you for your assistance in this process! Please return your survey to the Roanoke County Department of Community Development by February 28, 2007.

Getting to Know You

Gender: Male Female Age: Under 18 18-24 25-34 35-49 50-64 65 or older How long have you lived in Mount Pleasant? less than 5 years 5 to 10 years 11 to 20 years more than 20 years Home Ownership: Own Rent

Community Likes, Concerns & Issues

What do you like the most about your community?

Three horizontal lines for writing answers to the question about community likes.

What concerns do you have with respect to your community?

Three horizontal lines for writing answers to the question about community concerns.

Please identify the three (3) most important issues facing your community today.

Three numbered lines for listing the most important issues facing the community today.

Please identify the three (3) most important issues facing your community in the next 5 to 10 years.

Three numbered lines for listing the most important issues facing the community in the next 5 to 10 years.

How Important is *This* Issue?

Please rate how important the following issues are to you for your community on a scale of 1 to 5. 1 being not important and 5 being very important.

- 5 = Very Important
- 4 = Important
- 3 = Moderately Important
- 2 = Minimally Important
- 1 = Not Important

_____	Economic Development
_____	Attracting new businesses
_____	Bringing in higher paying jobs
_____	Encouraging commercial growth (not industrial)
_____	Encouraging industrial growth
_____	Education
_____	Providing high quality public education
_____	Providing educational opportunities for children
_____	Providing educational opportunities for adults
_____	Providing additional library services
_____	Providing cultural facilities (art centers, museums, theater) and events
_____	Natural Resource Protection
_____	Protecting groundwater resources
_____	Protecting surface water resources (watersheds, streams, ponds, floodplains)
_____	Managing stormwater runoff
_____	Preventing erosion and sediment transfer
_____	Maintaining/improving water quality
_____	Maintaining/improving air quality
_____	Preserving wildlife habitat and hunting/fishing areas
_____	Preserving forested areas
_____	Protecting scenic views and vistas
_____	Protecting scenic views from the Blue Ridge Parkway
_____	Parks, Recreation & Tourism
_____	Providing recreational opportunities for children
_____	Providing recreational opportunities for adults
_____	Building new County parks and facilities
_____	Constructing hiking/biking trails
_____	Developing greenways
_____	Accessibility to rivers, streams and greenways
_____	Promoting tourism
_____	Transportation
_____	Reducing traffic congestion
_____	Building new roads to improve the transportation system
_____	Improving/widening existing roadways
_____	Constructing new sidewalks and bike lanes
_____	Improving road intersections
_____	Utilities
_____	Extending public water lines
_____	Extending public sewer lines
_____	Improving existing public water and sewer service

How Important is *This* Issue? (continued)

_____	Public Health & Safety
_____	Improving fire-fighting services
_____	Improving rescue services
_____	Improving law enforcement services
_____	Supporting services for the elderly
_____	Accessibility to health care facilities
_____	Emphasizing prevention and development programs for troubled youth
_____	Solid Waste/Recycling
_____	Improving trash collection services
_____	Increasing the number of recycling collection sites
_____	Housing, Growth & Development
_____	Having a variety of housing choices
_____	Encouraging affordable housing (senior, low income, first homes)
_____	Protecting/maintaining property values
_____	Preserving rural character
_____	Preserving historic buildings and places
_____	Managing growth and development
_____	Preserving farmland and open space
_____	Appearance of development
_____	Regional cooperation on development issues
_____	Other _____

Spending a Hundred

If you had one hundred dollars (\$100) to spend on the following issues in your community, how would you spend it? Assign the value you think would most benefit your community.

_____	Economic Development
_____	Education (schools, libraries)
_____	Natural Resources Protection
_____	Parks, Recreation and Tourism
_____	Transportation
_____	Utilities (public water & sewer)
_____	Public Health (medical, elderly) & Safety (fire, rescue, police, sheriff)
_____	Solid Waste/Recycling
_____	Housing, Growth & Development
_____	Other _____

\$100 TOTAL

Additional Questions/Comments

What areas of Mount Pleasant should be targeted for residential development?

What areas of Mount Pleasant should be targeted for commercial development?

What types of businesses would you like to see in your community?

What areas of Mount Pleasant should be served by public utilities (water and sewer)?

What community facilities or services need to be added or improved in your community?

Please use this space to provide additional comments.

Survey Results, Questions and Additional Information

*Thank you again for your input and participation in this survey for the Mount Pleasant Community Plan. Your responses to this survey are anonymous. County staff will be compiling the results of the submitted surveys and will make them available on the County's web site (www.roanokecountyva.gov) by **March 30, 2007**. If you have any questions or you would like to receive a copy of the survey results, please contact the Roanoke County Department of Community Development by mail - 5204 Bernard Drive, Roanoke, VA 24018, by phone - (540) 772-2080, by FAX - (540) 776-7155, or by email - planning@roanokecountyva.gov.*

MOUNT PLEASANT COMMUNITY MEETING COMMENTS & QUESTIONS

February 8, 2007

- In Mount Pleasant, which is the higher priority, improvements to the elementary school or transportation?

Funding mechanisms need to be utilized to deal with these issues. Through the year 2012, the elementary school is not in the county's Capital Improvements Plan. Improvements are planned for William Byrd High School. Citizens are encouraged to contact their Vinton district School Board member, Mike Stovall.

- In the early 1990's, R-1 Residential zoning was applied to much of the county that previously had not been subject to such potential development densities. Most of Mount Pleasant was spared that zoning change. Until road and elementary school improvements are made, the community does not want higher density residential development or rezonings that could lead to such growth.
- At this time, the larger issue involves development projects that already have rezoning and/or special use permit approval (for instance, Explore Park expansion, Ballyhack golf and residential proposal and the Loblolly Mill planned residential development).
- As to road improvements, the Six-Year Primary or Secondary Construction Plan does NOT mean that funding will be available for such work within a given six year period.
- More small-scale, well designed business development is projected for the Mount Pleasant village center. One small Principal Industrial designation area is shown on the future land use map in the community.

Will there be places in the community for new industry for kids to work and stay in the area?

- High-end residential projects (some with lot prices starting at \$75,000) are already appearing in scattered locations around Mount Pleasant. Strict enforcement of erosion & sedimentation and water pollution control ordinances are especially important on steep topography. What will the "River's Edge" development at the end of Pitzer Road look like?
- Are any safety improvements scheduled for Jae Valley Road?

Roanoke City controls the segment of Route 116 south to near its intersection with Mount Pleasant Boulevard. No improvements are scheduled at this time.

The segment of Jae Valley Road in the county is administered by VDOT. It also is not scheduled for improvements in the current Six Year Primary Road plan.

- How is money available for new subdivision streets and why are more being allowed? How will new roads be maintained if the state isn't taking care of existing streets?

Zoning in place permits development which leads to new streets. After new street construction reaches VDOT standards, such roads can be admitted to the state system.

Can the county prevent subdivision growth and can homeowners' associations take care of their own roads?

- Mount Pleasant Elementary School currently has extra capacity, but other facility improvements are needed. How can the school board meet these needs?

The Board of Supervisors and the Roanoke County School Board need to work more closely on construction additions and improvements.

- Residents appreciate the Fire & Rescue station additions – facilities and staffing.
- How will expensive new home construction affect existing residential tax rates? Why do taxes increase for providing the same services (i.e. trash/brush pickup)?

Tax rates will change. Current assessments are estimated at 84 percent of fair market value.

- If development densities are limited, crime can be held in check.
- The cost of potential water and sewer extensions on Rutrough Road should not be paid by existing homeowners. What would those costs be?
- Will Rutrough Road be widened?
- “No growth” is not an option.

MOUNT PLEASANT COMMUNITY MEETING COMMENTS & QUESTIONS

January 30, 2007

- Display maps will be available on the county's webpage.
- What are the plans for Explore Park, particularly the developers' commitments?

Water and sewer extensions are planned for the Roanoke County side and Virginia Living Histories is meeting with Bedford County officials to help formulate the overall development.

- Will Rutrough Road continue to be used for access to Explore?

The intent is to have only emergency and service vehicle access from Rutrough. One idea is to have the Blue Ridge Parkway segment from Route 460 to Route 220 open year-round. No new connections to the Parkway are anticipated.

- No portions of proposed Interstate 73 are now planned in Mount Pleasant.
- What can be done on the former landfill property on Rutrough Road?

The "capped" area cannot be used; other portions of the old landfill could be used for horseback riding, parking and similar uses.

- Are renovations scheduled for the elementary school? It also has a leaky roof.
- Property will be found for the proposed new library, probably on Route 116.
- Residents appreciate the scheduled improvements to Mount Pleasant Park.
- How does new commercial development affect adjoining parcels' property values? In light of business location incentives, please consider lowering residential tax rates.
- Most residents like the rural lifestyle and don't seem to mind the lack of large-scale businesses in Mount Pleasant.
- Are there plans for improvements to Mount Pleasant Boulevard, Pitzer Road and other secondary roads in the community?
- Water and sewer extended south on Route 116 would result in new subdivision development and a large number of new houses.

- Could existing homes be rezoned to commercial?
- What commercial land uses are likely in the future?

Mostly small-scale retail; no large-scale businesses with massive expanses of asphalt are expected or wanted.

- Can the community provide input on potential uses at and near Explore Park such as hotel(s), condominiums, etc.?

MOUNT PLEASANT COMMUNITY MEETING COMMENTS & QUESTIONS

April 16, 2007

- The Deputy Director of Planning provided an overview of survey results sent back by 216 respondents. Demographics of respondents indicated an even split between males and females replying (approximately 43 percent each) and that age distribution of respondents showed that most are between 50 and 64 years old. 55 percent of those replying have lived in Mount Pleasant at least 20 years.
- Regarding importance of issues, the top five ranked items were protecting groundwater resources, providing high quality public education, preserving rural character, maintaining/improving water quality and providing educational opportunities for children.
- The “spending \$100” topic indicated that education spending for school and library purposes finished first (\$29.97) far in front of public health and safety (\$16.13), natural resources protection (\$15.34), public water and sewer (\$8.60) and transportation (\$8.37) in the second through fifth positions, respectively.
- Open-ended replies to what is most liked about the community indicated that the small, rural nature of Mount Pleasant, the good community aspect of the area, proximity to services and Roanoke City, the area’s quietness and scenery are the top five items.
- The top five concerns are growth, road conditions and maintenance, traffic levels, education and safety/police protection.
- The three most important issues facing Mount Pleasant today are growth, roads and traffic with the same three issues and order chosen as the most important issues over the next five-to-ten years. Combined responses of community concerns had growth, education and roads as the top three issues.
- Open-ended replies to types of new businesses desired indicated a restaurant (not fast food), grocery store and small businesses would be most welcome.
- As to community facilities or services that need to be improved or added, education, recreation and a new library ranked first, second and third.
- Leading residential development target areas per survey responses are Pitzer Road/Brookridge Road, Jae Valley/Mayfield Road area, all existing residential developments and the Rutrough Road/Explore Park vicinity. The only acceptable area for targeted commercial development is the Jae Valley Road – Mount Pleasant Boulevard vicinity. The leading choice was “none” for commercial development.

- The leading reply for “areas that should be served by public water and sewer” was “any or all” followed by the Jae Valley Road - Mayfield Road – Mount Pleasant Boulevard vicinity.

Draft Goals and Objectives of the Mount Pleasant Plan were presented for the following subject areas:

Natural Resources
 Parks & Recreation
 Education
 Transportation
 Public Facilities and Services
 Community Preservation
 Residential Development
 Commercial Development

The planning area’s key priority recommendations are to preserve overall rural character, to protect environmental and cultural resources and to enhance educational opportunities and public facilities.

The following questions came from those attending:

- What elementary school improvements are anticipated?
- Does staff favor preservation or development in Mount Pleasant?
Staff will design scenarios for each.
- Are there plans for improving roads in general and can staff require road improvements for development, by-right or through public hearings?
- Will there be infrastructure planning for the “River’s Edge” project on Pitzer Road at the Franklin County border?
- When the General Assembly mandates that localities take over secondary road maintenance, how will that be handled?
Imposing impact fees is likely.
- The Route 116- Bennington Street intersection needs help.
This can be put in the county’s plan even though that location is in Roanoke City and signalization is planned per VDOT.
- What has been announced about Explore Park or when will an announcement be made? Also, what can be done to improve Rutrough Road and less-traveled local streets that will be impacted by growth at Explore?
No further public hearings are required for future development at Explore Park and the owner may not announce detailed plans for another year.
- Are Ivyland Road and Huffman Road still on the improvement plan?
Yes, but revenue sharing money required to for this work has not been released by the Commonwealth Transportation Board.

- When complete, how will the Mount Pleasant Plan insure recommended preservation or development?
Potentially through design guidelines and targeted zoning ordinance overlay areas.
- What does staff see as changes coming from this plan compared to the county's overall 2005 Future Land Use plan?
Those changes will be developed through the scenario design process over the next several months.
- What sort of survey was utilized by the county 15-20 years ago regarding citizen input on future land use?
- What are the financial sources for a possible water line extension on Route 116?
A variety of funding streams could be used.
- Is the Lark's Ridge Estates development utilizing public water and/or sewer?
- Why is the Pitzer Road golf project moving so slowly?

MOUNT PLEASANT COMMUNITY MEETING COMMENTS & QUESTIONS

April 19, 2007

- Staff summarized the survey results sent back by 216 respondents. Demographics indicated an even split between genders (approximately 43 percent each) and the most surveys returned came from the 50-64 year olds. 55 percent of those replying have lived in Mount Pleasant at least 20 years.
- The top five ranked issues in terms of importance were protecting groundwater resources, providing high quality public education, preserving rural character, maintaining/improving water quality and providing educational opportunities for children.
- The “spending \$100” topic indicated that school and library spending finished first (\$29.97) in front of public health and safety (\$16.13), natural resources protection (\$15.34), public water and sewer (\$8.60), and transportation (\$8.37) in the second through fifth positions, respectively.
- Open-ended replies to what is most liked in Mount Pleasant found that the small, rural nature of the community, good community aspect of the area, proximity to services and the city, the area’s quietness and scenery are the top five items.
- The leading five concerns are growth, road conditions and maintenance, traffic levels, education and safety/police protection.
- The three most important issues facing Mount Pleasant today are growth, roads and traffic with the same three issues and order chosen as the most important issues over the next five-to-ten years. Combined responses of community concerns had growth, education and roads as the top three issues.
- Open-ended replies to types of new businesses desired indicated a restaurant (not fast food), grocery store and small businesses would be most welcome.
- Education, recreation and a new library ranked first, second and third as to community facilities or services that need to be improved or added.
- Leading residential development target areas per responses are Brookridge Road / Pitzer Road, Jae Valley / Mayfield Road, all existing residential developments and the Rutrough Road / Explore Park vicinity. Only the Jae Valley Road / Mount Pleasant Boulevard vicinity is acceptable for targeted commercial development. The leading choice was “none” for commercial development.
- Areas that should be served by public water & sewer indicated “any or all” with “Jae Valley/Mayfield/Mount Pleasant Boulevard” areas finishing first and second.

Draft Goals and Objectives were presented for the following subject areas:

Natural Resources – Preserve environmental and natural resource quality in future policy decisions

Parks & Recreation – Expand and enhance recreational opportunities

Education – Maintain and improve the high quality educational system provided in Mount Pleasant

Transportation – Enhance the conditions and safety of roads in Mount Pleasant

Public Facilities/Services – Provide adequate public facilities and services to serve the current and future population of Mount Pleasant

Community Preservation – Maintain the rural characteristics of Mount Pleasant that make it a desirable place to live

Residential Development – Manage residential development to ensure that current community characteristics remain intact and viable

Commercial Development – Ensure that potential commercial development will be compatible with and complement the rural community setting

The planning area's key priority recommendations are to preserve overall rural character, to protect environmental and cultural resources and to enhance educational opportunities and public facilities.

The following questions/comments came from citizens attending the two meetings:

- Are there plans to correct the private water well problems on Hemingway Road?
- If “traffic calming” methods are initiated on any roads in Mount Pleasant, please don't utilize chokers, diverters or other items in place in southeast Roanoke City.
- When does the School Board plan to improve the elementary school?
At this time, not before 2023.
- Can/will a “community service” building be opened for residents?
- How can Explore Park be justified or promoted along with residential preservation?
Different scenarios will be designed for each.
- What will be the style and cost of new homes in the development near Cooper's Cove along the county line (18 houses to be built on the Roanoke County side)?
- The Loblolly Mills development is scheduled for a dry hydrant for fire fighting that will also be available for offsite use and now has a limit on the extent of timbering that can occur.

- Golf memberships at the future Ballyhack course on Pitzer Road will cost roughly \$50,000 each in addition to approximately \$6,000 in annual dues.
- It is requested that the School Board member representing the Vinton District attend a community meeting.
- What new developments are underway or planned for Mount Pleasant?
Ballyhack golf and residential project; Loblolly Mills planned residential development; Lark's Ridge residential subdivision; River's Edge residential project.
- What can be done with the paving operation that recently relocated along Jae Valley Road?
The situation is under investigation.
- What Parks/Recreation improvements are scheduled?
Mount Pleasant Park is set for improvements this year.
- Mount Pleasant's library needs should be a priority, particularly in light of the headquarters project planned for southwest county.
- Are funds available for elementary school improvements?
- In regard to roads, will improvements keep up with new development?
- Are Fire & Rescue services sufficient for the community?
Currently, yes.
- Thank you for the attention to Mount Pleasant, but what sort of control(s) can be placed on proposed development?
Zoning is the main tool supported by future land use design guidelines.

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Mt. Pleasant weighs in on community plan

By Aaron Layman

Citizens from the Mount Pleasant Area gathered at Explore Park last Thursday to learn about and give input on the Roanoke County Department of Community Development's Community Plan for the area. Maps that were set up for observation prior to the meeting lined the gallery area of the park's visitor center, showing current and future land use along with the locations of upcoming developments such as Loblolly Mills and the proposed Ballyhack Golf Course. After the meeting, the officials from the county answered a number of questions from concerned constituents.

Mount Pleasant Board of Supervisors representative Mike Altizer gave a short introduction, highlighting the importance of community input, saying "it's a plan for you to develop" and then Deputy Director of Community Development Philip Thompson began the department's presentation about the community plan. Altizer noted last week that "development is coming," to the sleepy hamlet just outside Roanoke City, with plans for 200 homes already filed. Altizer said then he would like to see some sort of phased-in growth that would be tied to the level of services available.

According to Thompson the plan will be a tool for determining the course of development in Mount Pleasant in the next 10 to 20 years. It is meant to "focus new development and growth in appropriate areas and determine areas to be protected from development." Mount Pleasant is the first planning effort out of the 12 planning areas in Roanoke and thus will be used as a test case for future efforts. The plan will eventually become part of the Roanoke County Comprehensive Plan, a plan concerning the overall growth and development of the entire county.

He said that the approval of several new subdivisions in the past two years and possible extension of sewer and water facilities were the main reasons for creating a plan now along with the fact that, according to Roanoke County demographics, Mount Pleasant has been growing at a greater rate (8.8%) than all of Roanoke County (8.5%).

Mount Pleasant residents can become involved in the process by completing the Mount Pleasant Community Plan Citizen Survey that has been sent to their household and returning it by February 28th. Results of the survey will be posted at the end of March and there will also be more community meetings in April, May and June to discuss goals and a draft version of the Community Plan.

Thompson then went over some of the natural assets in Mount Pleasant, such as the Roanoke River watershed and noted the variety of animal and plant species in the area. While discussing capital expansion needs, he noted that available utilities in Mount Pleasant are limited - thus the question of where logical extensions of current water and sewer systems are will affect



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future development. The development of Explore Park and the possibility of water and sewer lines being run under Rutrough Road is likely to put pressure on landowners to sell. The issue of capacity at Mount Pleasant Elementary School is also addressed in the plan, given that the school is almost full and new subdivisions could possibly push it beyond capacity.

As he discussed zoning and land use percentages, Thompson noted that commercial/industrial land use in the area is only 2% and invited opinions on any new commercial development in the area. "Looking forward, what types of commercial development, if any, do you want to see in Mount Pleasant? What types of convenience commercial would be acceptable? Where should it belong?" he asked the crowd.

The presentation concluded with Thompson discussing the different sections of the Citizen Survey. The survey includes questions about demographics such as how long the citizen has been in the area and asks what likes and concerns the citizen has about the area. It has a section of that asks how important issues such as economic development, transportation and education are on a scale of 1 to 5. Additional questions about residential/commercial development, public utilities and community facilities are also present in the survey.

During the question and answer session, various concerns came to light. When asked how the department will set priorities for school development and transportation in dealing with increased population, Thompson answered that it depends on the availability of funding mechanisms, along with input from the community to determine priorities. Altizer expanded on the subject of increased population by saying that's also an issue of zoning. He said that Board of Supervisors does very little rezoning per year to increase density because "we don't want to increase density in certain areas until certain things happen [such as] a new school or road improvements."

When asked if there were any plans to develop any industrial land with higher-paying jobs that would keep people in the area, Altizer replied that there weren't for Mount Pleasant itself but noted that Roanoke County's Comprehensive Plan encompassed development in growing industrial areas around I-581, along US-460 and in the Vinton Business Park on Hardy Road, where it would affect the least amount of people by putting industrial buildings. He mentioned that housing development would "boom" more so than industrial growth in the Mount Pleasant Area. When asked what studies were being done to determine needs for fire and rescue facilities, Altizer stated that he was in contact with the Mount Pleasant Fire Department and talking with the director to discuss new needs, such as a possible dry hydrant at the new Loblolly Mills residential community that could be located near a pond for easy water access for emergencies.

One citizen voiced her concern that the development of upscale residential communities such as Ballyhack Golf Course, the proposed upscale golf course/residential complex on Pitzer Road, could cause her taxes on her nearby home to rise. Mr. Altizer replied that tax rates would be taken into consideration during the formulation of the plan but also that the sale of existing properties in an area would affect property values more than expensive houses being built elsewhere in the community.

Many residents of the area had plenty to say after the meeting. John Reed, a resident on Rutrough Road near Explore Park, said that he felt that "[Roanoke County] has given Explore Park carte blanche as far as zoning goes" and was concerned about how expansion might affect the nearby community, particularly in terms of utilities. Mike Roop, president of the Mount Pleasant Civic League, said that overdevelopment is one of the biggest priorities that the League's members consider due to "the uniqueness of

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[the] area and the road systems of the area." He also said that he wanted to make sure that there are enough county services to support the Mount Pleasant area such as fire, rescue, police and schools. Roop has recommended that all of the members of the Civic League fill out the Community Plan surveys and considers these preliminary meetings to be "a good first step."

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Thank you for attending the third Mount Pleasant Community Plan meeting!
We would appreciate your comments on the scenarios proposed today.
(Nine surveys were collected at the meeting and by mail.)

Please answer the following questions:

ROAD NETWORK

1. If any new road connections were to be built, which one(s) would you prefer? (*please circle*)

- 1) Mayfield Drive/Mount Pleasant Boulevard to Randall Drive (3 votes)
- 2) Randall Drive to Ballard Street (2 votes)
- 3) Sterling Road (663)/Jae Valley Road (116) to Rutrough Road (616) (4 votes)
- 4) Yellow Mountain Road (668) to Bandy Road (666) (1 vote)
- 5) Ravenrock Road to Bandy Road (666)/Ferguson Valley Road (0 votes)
- 6) Yellow Mountain Road (668) to Bandy Road (666)/Ferguson Valley Road (1 vote)
- 7) Ferguson Valley Road to Whispering Lane (0 votes)
- 8) Sun Valley Lane to Saul Lane (1 vote)
- 9) Ferguson Valley Road to Pitzer Road (617) (2 votes)
- 10) Horseshoe Bend Road to Rutrough Road (616)/Chestnut Ridge Road (2 votes)

Using a marker, please draw any other road connections you think would be beneficial for Mount Pleasant on the map located on the inside of this handout.

One respondent drew the following: Need road from Jae Valley Road to Vinton. Cloverleaf to get on Blue Ridge Parkway.

NEW FUTURE LAND USE DESIGNATIONS

Economic Opportunity – This designation is intended to guide a mix of commercial, tourist-related, and limited industrial uses to certain portions of the County that have or are planned to have the access and infrastructure necessary to support both capital- and labor-intensive uses. The imposition of open space, landscaping, and buffering requirements that exceed the otherwise acceptable levels may be appropriate. The employment benefit to the County should be positive and enhance the tax base by increasing the County's fiscal strength. The unique nature of the Economic Opportunity designation excludes uses that may conflict with or detract from the activities proposed.

2. Is the Economic Opportunity designation located in an appropriate area? (*please circle*) Yes (5) / No (2)
3. If no, where should the Economic Opportunity area be located?
 - We don't need any more roads
 - North County
4. What additional land uses would you propose for the Economic Opportunity areas?
 - For farm needs
 - Conservation or Rural Preserve
 - Greenway around new golf course

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 rural land uses focusing on environmental and building and site design innovation.

5. Is the Suburban Village designation located in an appropriate area? (please circle) **Yes (6) / No (2)**
 One respondent answered “yes, in scenario 2”
 (not counted in “Yes” total)
6. If no, where should the Suburban Village area be located?
- Locate in the City
 - Away from Parkway
7. What additional land uses would you propose for the Suburban Village area?
- Conservation, Rural Preserve

PROPOSED FUTURE LAND USE CHANGES

8. Please comment on the areas located within the three Future Land Use scenarios:

Scenario	Area	Comments
1	1	<ul style="list-style-type: none"> • Not enough development area • We don't need no road • Not enough conservation designation in this scenario • OK • OK
	2	<ul style="list-style-type: none"> • Agree with Rural Village • OK
	3	<ul style="list-style-type: none"> • We need farm land • Agree with Rural Village • OK
	4	<ul style="list-style-type: none"> • Agree with Rural Village • OK
	5	<ul style="list-style-type: none"> • OK • OK
	6	<ul style="list-style-type: none"> • Rural preserve area is good • Do not like this being Rural Preserve • OK
2	1	<ul style="list-style-type: none"> • About the right amount of development area • I appreciate particularly the conservation designation to protect the mountain tops • Disagree with Transition area • Should remain Rural
	2	<ul style="list-style-type: none"> • Do not like Development • OK
	3	<ul style="list-style-type: none"> • OK • OK
	4	<ul style="list-style-type: none"> • Agree with Rural Village • OK
	5	<ul style="list-style-type: none"> • OK • OK
	6	<ul style="list-style-type: none"> • I like the large Conservation area • Agree with Conservation • Great
3	1	<ul style="list-style-type: none"> • Too much Development area • Prefer Village Center • We prefer scenario three in its entirety • No – rural area does not need developing
	2	<ul style="list-style-type: none"> • Do not like Development area • We prefer scenario three in its entirety • No – hard terrain – leave rural

3	<ul style="list-style-type: none"> • Do not agree with Development • We prefer scenario three in its entirety • No – leave rural
4	<ul style="list-style-type: none"> • I would prefer that the Suburban Village designation remain on the northwest side of the parkway in Section 4 • Do not agree with Development • We prefer scenario three in its entirety • Absolutely not – leave some rural area for the County
5	<ul style="list-style-type: none"> • Hope Explore will be an economic opportunity • We prefer scenario three in its entirety • No – pollutants in the river? No No No
6	<ul style="list-style-type: none"> • Large Conservation area is good • Agree with Conservation • We prefer scenario three in its entirety • Conservation is good

9. Please share any other comments here:

- Whether you call the undeveloped areas Rural Preserve or Conservation, both designations seem equally good. Overall, I think Scenario #2 represents my preference for Mount Pleasant’s future.
- The area needs a beltway all around like Washington. Connect 117 to 221, Bonsack to 116 and 122. You have to go through Roanoke to get to Vinton.
- I truly appreciate all the hard work which has gone into all these surveys and plans and I trust that whatever changes are made will benefit our beautiful area.
- We appreciate the time and expense you have expended. We have neighbors who say that the County will do whatever it is going to do regardless of neighborhood input. We believe that if that were the case, you would not have bothered with all this. Thank you.
- Conservation area should extend from the Blue Ridge Parkway out. Leave rural areas alone – there is no need to develop every inch of land.
- Need road from Jae Valley Road to Vinton. Cloverleaf to get on Blue Ridge Parkway. Need a greenway walking trail around new golf course.

If you choose to take this questionnaire home to complete, please mail it to the following address:

Mount Pleasant Community Plan
 Roanoke County Community Development Department
 5204 Bernard Drive
 P.O. Box 29800
 Roanoke, Virginia 24018-0798

The deadline for completed questionnaires is Friday, July 20th, 2007. Thank you!