November 13, 2007

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Table 1. Zoning

Zoning District	Description	Acreage of Primary Sites	Percent of Primary Sites	Primary and Secondary Sites	Percent of Primary and Secondary Sites	Study Corridor	Percent of Study Corridor
Agricultural / Rural Preserve – AG-3, AG-3(S)*	Primarily farmland, woodland & widely scattered residential development. Steep slopes and groundwater recharge areas.	51.86	41%	186.54	58%	585.45	47%
Agricultural / Rural Low Density – AG-1, AG(S*)	Like AG-3, but with smaller minimum lot sizes.	37.7	30%	86.43	27%	458.96	37%
Agricultural / Residential – AR	Very low-density residential and institutional uses mixed with smaller parcels historically containing agricultural uses, forest land and open space outside the urban service area.	22.1	17%	24.04	7%	43.8	4%
Agricultural / Village Center – AV, AV(C)**, AV(S)*	Purpose of district to establish areas which will serve as the focal point for cultural and commercial activity of the rural service areas of the county. Density recommended for these areas is intended to average between one and three units per acre.	10.23	8%	18.10	6%	144.27	12%
Office – C-1(C)**	Provide for the development of attractive and efficient office uses in the urban service area which serve community and county-wide needs. Varying intensities of office development.	4.71	4%	4.71	1%	5.34	0%
General Commercial – C-2, C-2(C)((	Provide locations for a variety of commercial and service related activities within the urban service areas and serving a community of several neighborhoods or large areas of the county. Most appropriate for major arterial thoroughfares.	0.19	0%	1.41	0%	1.98	0%
		126.79		321.23		1239.8	

*(s) indicates Special Use Permit
**(c) indicates conditions or proffers

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Table 2. Current Land Use

Use Type	Existing Land Use Classification	Primary and Secondary Sites	Study Corridor
Residential	Rural Homesite (vacant)	102.05	385.94
	Rural Homesite	97.17	396.62
	Single Family Dwelling	70.48	261.35
	Single Family Dwelling (vacant)	22.18	87.09
	Manufactured Home	4.11	23.81
	Manufactured Home (vacant)	0.88	1.46
	Mobile Home	0	0
	Mobile Home (vacant)	3.05	14.48
Commercial	Commercial	7.48	23.2
	Commercial (vacant)	0.07	4.98
	Office/Warehouse	0.87	1.07
Other	Churches	12.04	19.26
	Churches (vacant)	0.26	0.38
	Other Municipal (vacant)	0	6.59
	Mortuaries/Cemeteries (vacant)	0.58	0.93
		321.22	**1227.16**

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Table 3. Future Land Use

Future Land Use Classification	Description	Primary Sites	Percent of Primary Sites	Primary and Secondary Sites	Percent of Primary and Secondary Sites	Study Corridor	Percent of Study Corridor
Village Center	Serves as the commercial and institutional focal point of surrounding rural residential and farming establishments. Highest level of rural land use activities may occur here. Uses are designed scaled and marketed to serve the needs of the residents from the surrounding rural areas.	46.96	37%	100.56	31%	357.19	29%
Rural Preserve	Mostly undeveloped, outlying lands. That require a high degree of protection to preserve agricultural, forestal, recreational and remote rural residential areas.	34.44	27%	97.36	30%	179.52	15%
Transition	Encourages the orderly development of highway frontage parcels. Generally serve as developed buffers between highways and nearby or adjacent lower intensity development.	31.36	25%	86.80	27%	480.51	39%
Rural Village	Limited development activity has historically occurred here. Suburban or urban development patterns are discouraged. Generally in between the intense suburban development patterned already established in the County and the designated Conservation and Rural Preserve areas.	14.02	11%	36.52	11%	209.73	17%
		126.78		**321.24**		**1226.95**	

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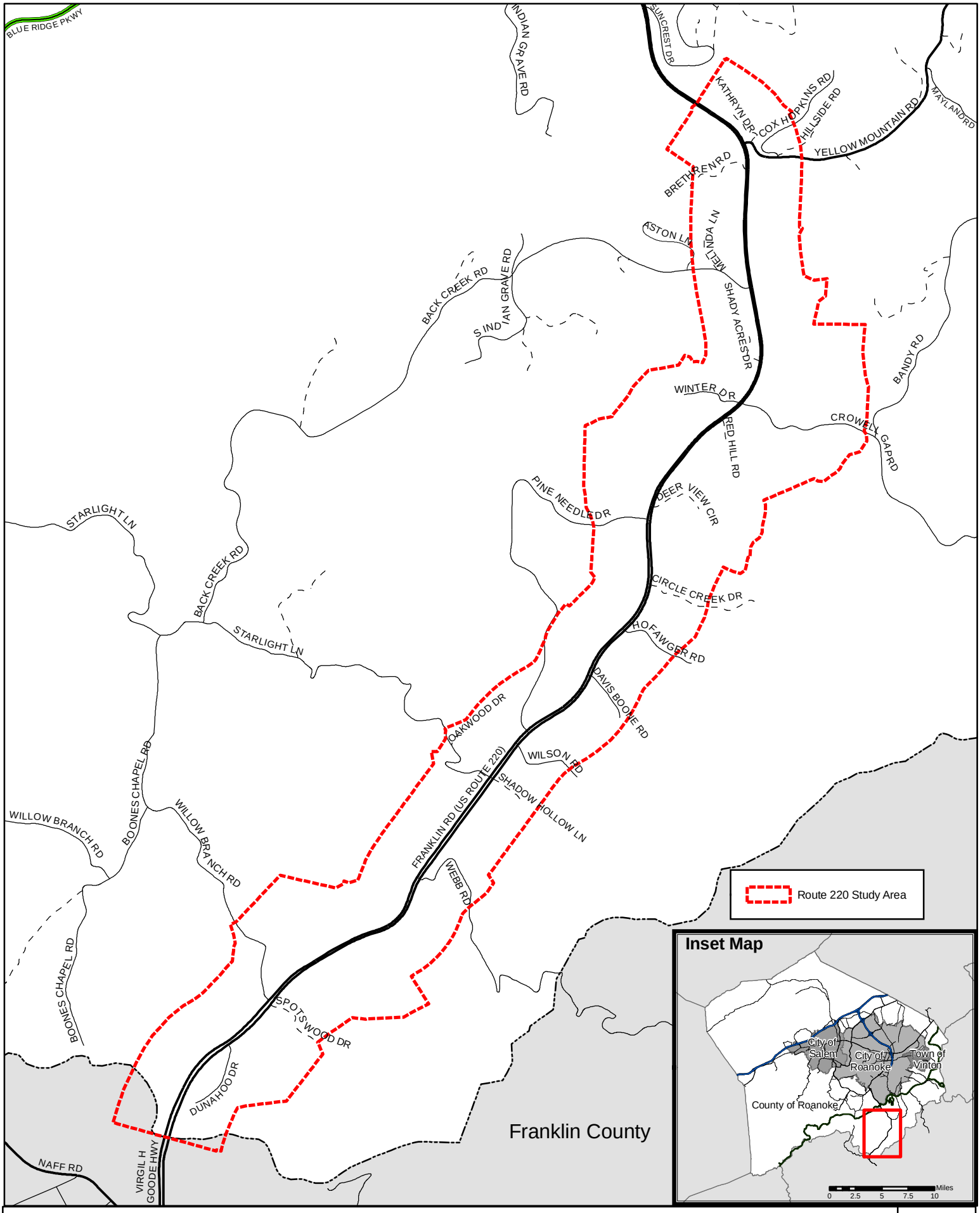
Table 4. Site Analysis

Sites	Access to 220	Intersection Limitation	Sewer Access
Brethren	SB- Right taper NB-No improvements	Brethren Road and Yellow Mountain Road	Available
Back Creek	SB-Right turn lane NB-No improvements	Back Creek Road	Available
Winter	SB – No improvements NB-Right turn lane	Winter Drive and Crowell Gap Road	Accessible
Pine Needle (N)	SB-Right and left turn lanes NB-Left turn lane	Pine Needle Drive (north entrance)	Accessible
Starlight	Pine Needle (S) SB –Right and left turn lanes Pine Needle (S) NB- Left turn lane Starlight Lane/Shadow Hollow SB-Right and left turn lanes Starlight Lane/Shadow Hollow NB-Left turn lane	Starlight Lane Shadow Hollow Lane Pine Needle Drive (south entrance) Wilson Road	No
Willow Branch	SB-No improvements NB-No improvements	Willow Branch Road and Spotswood Drive (potential realignment)	No
Dunahoo	SB-Left turn lane NB-Right turn lane	Dunahoo Drive	No

Table 4. Site Analysis (continued)

Sites	Floodplain Issues	Site Size	Historic Features			Other
Brethren	Yes - will need to construct a bridge over floodplain for site access	1 site totaling 7 acres	5922 Brethren Road (80-604)	Bungalow		I-73 could affect entire site
Back Creek	Yes - impedes access to site	6 sites totaling 16 acres	Red Hill Church 1937	Boone-Naff Cemetery	Kingery-Campbell Cemetery	I-73 could affect parts of site
Winter	Yes - adjacent floodplain	2 sites totaling 6 acres	Red Hill Church 1910	1920 Bungalow	Ridgeway Cemetery	
Pine Needle (N)	Yes - adjacent floodplain	6 sites totaling 17 acres	Hartman-Kasey-Kingery Cemetery			
Starlight	No	7 sites totaling 49 acres	1940s frame	Bungalow	Alcorn Cemetery	
Willow Branch	No	4 sites totaling 22 acres	Franklin and Willow Branch Roads (80-359)	Bungalow		
Dunahoo	No	2 sites totaling 9 acres	Bungalow	Murray Cemetery		



Map 1 - Route 220 Corridor Study - Study Area

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Roanoke County
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5204 Bernard Drive
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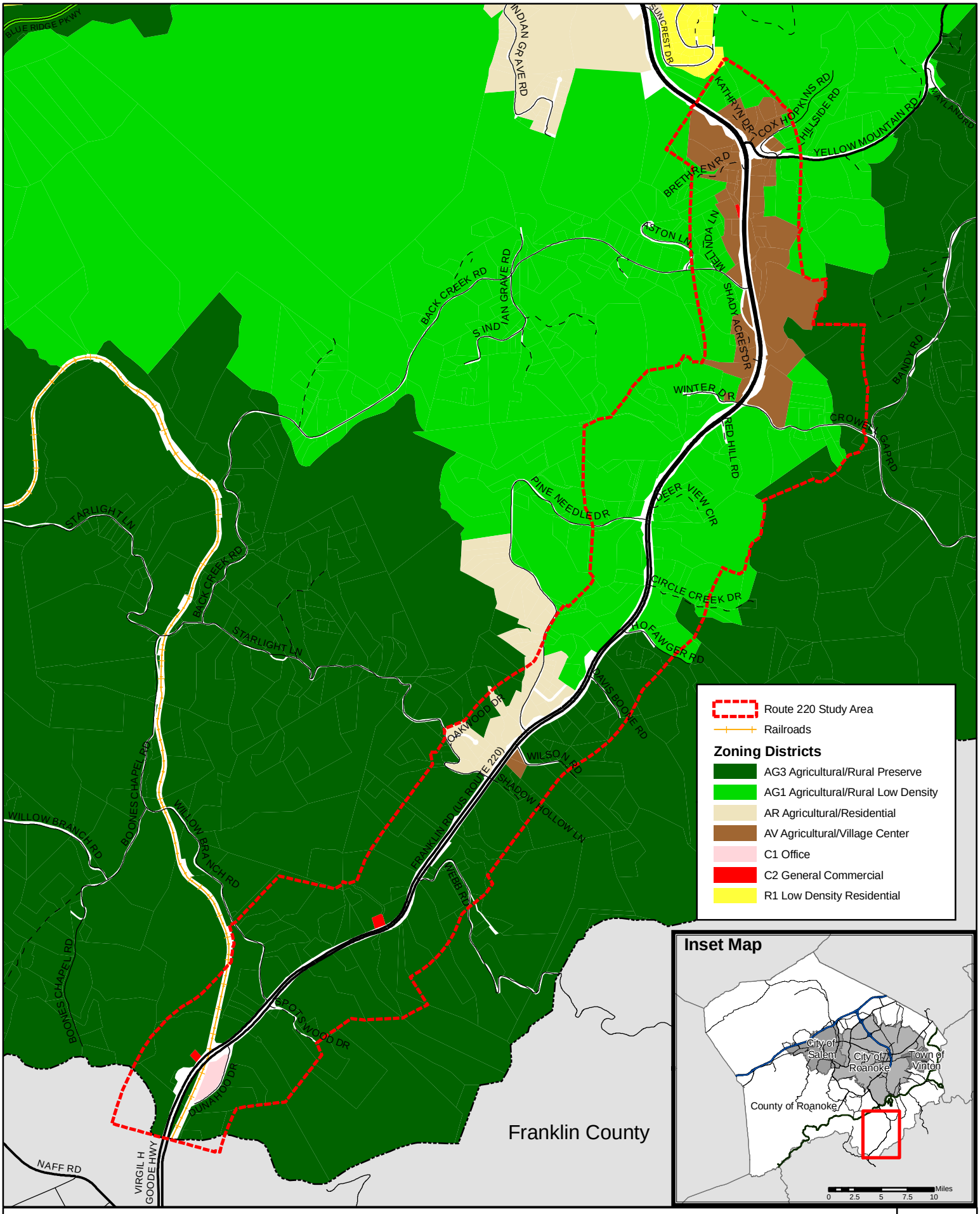

Map 2 - Route 220 Corridor Study - Zoning Districts

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