

A photograph of a large, weathered rock formation on a hillside. The rocks are dark and textured, with one large rock in the foreground leaning over the edge of a cliff. The background shows a valley with green fields and distant mountains under a clear blue sky.

# RECOMMENDATIONS

# RECOMMENDATIONS

## 10.1 Overview

 The first section of this chapter provides the recommendations that have been prepared with consideration of the existing conditions of the County as discussed in Chapters 4 through 7, the input from the community that is summarized in Chapter 8, and the vision and goals that are provided in Chapter 9. The recommendations that are provided here are followed by the implementation section that summarizes the implementation tools and funding that is available to help implement the 200 Plan after its final adoption. The final section of this chapter discusses the timing of implementation and the communication that will continue to happen after adoption of the plan.

## 10.2 Natural and Cultural Resources Recommendations

- Amend and/or develop ordinances, regulations, plans, studies, programs, policies, and educational materials, as needed, to continue to protect the County's natural and cultural resources addressing the following: water quality; stormwater runoff; drinking water protection; floodplain risks and prevention; littering and illegal dumping; protection of forests, natural areas, and wildlife habitats; protection of mountain ridges, steep slopes, scenic resources, and viewsheds; farmland preservation; and identifying and protecting historic and cultural resources, including cemeteries and archaeological sites.
- Work and coordinate with local, regional, state and federal agencies, civic and environmental groups and organizations, developers, business and property owners, and residents to protect the County's natural and cultural resources.

## 10.3 Community Facilities Recommendations

### Schools:

- Maintain and improve existing school facilities and build new school facilities as needed.

- Coordinate with Roanoke County Public Schools to verify capacity of K-12 schools in concert with future housing developments.
- Continue to provide excellent educational services to prepare learners for the workplace.
- Promote lifelong learning by supporting community art, culture, and recreational programming.
- Develop educational partnerships among the region's educational institutions.
- Strengthen the ties between businesses and educational institutions and promote workforce training through practical and educational opportunities.

### Public Libraries:

- Raise level of engagement with the community and increase awareness about library services and programs.
- Evaluate programming needs and wants based on a variety of data and feedback.
- Ensure timely delivery of all materials, improve services, and continue enhancing facilities.

### Parks, Recreation & Tourism:

- Maintain and enhance existing facilities.
- Evaluate new park, greenway, and blueway opportunities.
- Evaluate on- and off- road connectivity options between parks, neighborhoods, and community facilities.
- Continue coordination on regional efforts to enhance and develop outdoor recreation opportunities in our communities.
- Update the Parks, Recreation & Tourism Master Plan.
- Continue to implement the recommendations of the Explore Park Adventure Plan.

- Continue promotion of the Park Partners Program to encourage citizens and businesses, and organizations to adopt a park, greenway, or trail.
- Educate citizens on park ordinance updates (i.e. park sign updates, dog-friendly parks/ special events and leash laws, drone safety, etc.).
- Continue developing programs that balance community needs with available staffing resources.

### Public Safety:

- Provide the efficient delivery of public safety services with minimal response times.
- Maintain and enhance public safety staffing.
- Maintain and improve facilities and equipment.
- Provide a high-level of citizen engagement and educational opportunities.
- Implement recommendations from the Roanoke County Fire Department Facilities Assessment.

### General Services:

- Evaluate recycling program options.
- Implement recommendations from the Roanoke County Administration Center Assessment.

### Communication & Information Technology:

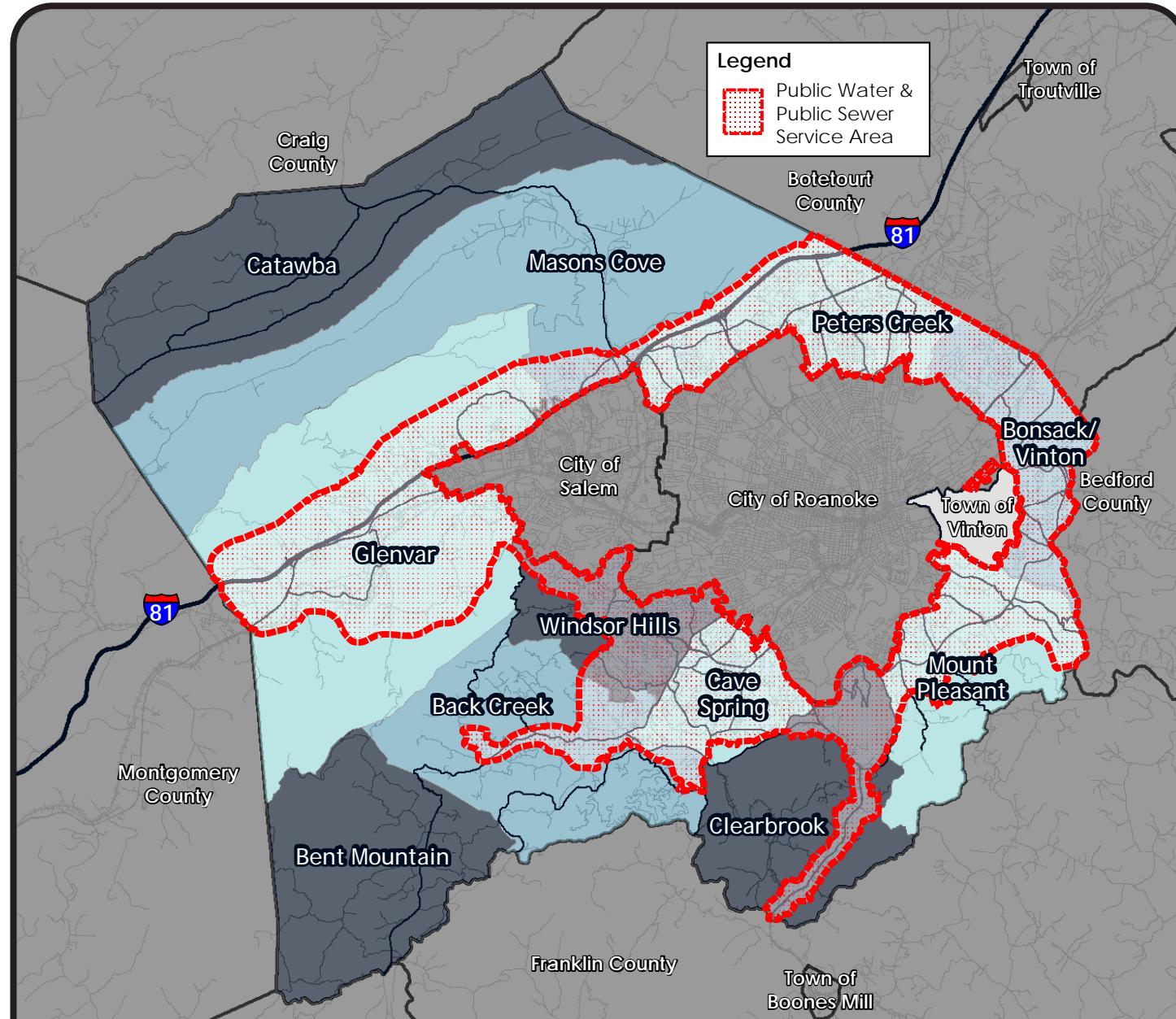
- Expand and improve high-speed broadband access and cell phone service availability in underserved areas.
- Explore opportunities to extend broadband service with universal availability and access to high-speed Internet in unserved and underserved areas.
- Explore alternative broadband and cell phone providers for choice and competition.
- Explore more public-private partnerships to implement more stages of Roanoke County's Rural Broadband Initiative to bring high-speed Internet to homes without broadband access.
- Explore providing improved cell phone service in unserved and under-served areas.



# RECOMMENDATIONS

## Water and Sewer:

- Work with the Western Virginia Water Authority (WVWA) to maintain and enhance existing public water and sewer lines and facilities.
- Work with the WVWA to extend public water and sewer lines and facilities within the water and sewer service boundary shown on the map below.



 Recommended Water & Sewer Service Boundary

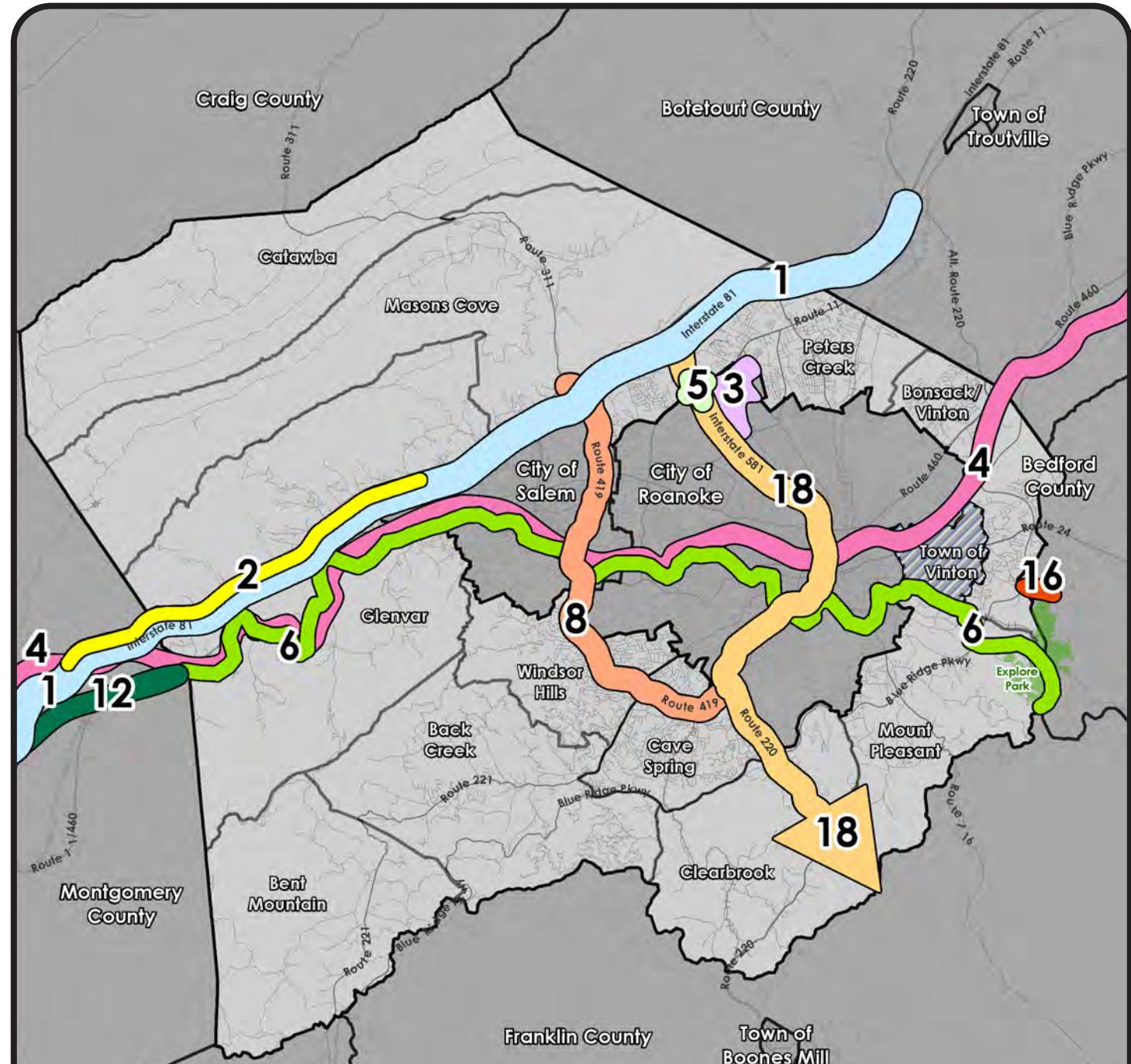
# RECOMMENDATIONS

## 10.4 Transportation Recommendations:

Several of the following transportation recommendations are shown on the map on page 10-6. The numbers on the map correspond to the numbers in parentheses after the recommendations.

- Support widening of Interstate 81 to three lanes in each direction between Exit 118 in Montgomery County to Exit 150 in Botetourt County. (1)
- Widen the currently unfunded segment of southbound I-81 between Exit 137 at Wildwood Road and Exit 128 at Ironto. (2)
- Support the expansion of the Roanoke-Blacksburg Regional Airport to include infrastructure and service improvements. (3)
- Support the expansion of Amtrak service to and beyond Christiansburg. (4)
- Improve the existing interchange at Interstate 581 at Exit 2/Peters Creek Road to improve flow and safety on both roadways. (5)
- Complete the Roanoke River Greenway in Roanoke County between Montgomery and Franklin County. (6)
- Encourage sidewalk construction along public roads in conjunction with new and redevelopment activities in the urban/suburban area.
- Continue to study and improve Route 419/Electric Road between Route 311/Catawba Valley Drive and the City of Roanoke at Franklin Road for all users. (8)
- Improve pedestrian and/or bicycle connectivity to County schools, parks and other facilities.
- Determine opportunities to stripe bicycle lanes and/or expand paved shoulders for cyclists with VDOT prior to roadway repaving.
- Improve pedestrian and/or bicycle connectivity to regional recreational resources such as Carvins Cove, Blue Ridge Parkway, U.S. Bicycle Route 76, and National Forest lands.
- Support the construction of the Valley to Valley Trail to connect the Roanoke Valley to the New River Valley. (12)
- Install wayfinding signage throughout the County to direct visitors to locations of interest.
- Beautify County gateways and major corridors with welcome signage and landscaping.
- Collaborate with Valley Metro on opportunities to expand bus service into the County.
- Improve access to Explore Park from the Blue Ridge Parkway and Bedford County. (16)
- Study locations for and work with others to construct electric vehicle charging stations.
- Support construction of Interstate 73 through the Roanoke Valley. (18)
- Evaluate the need for additional Park and Ride locations near Interstate 81 in Roanoke County.
- Partner with VDOT and the private sector to study and create opportunities for additional tractor-trailer parking in the Roanoke Valley.
- Work with regional groups to provide education for drivers and bicyclists regarding laws and etiquette.
- Consider partnering with companies to provide last-mile transportation options in the form of scooters or bicycles.
- Consider expanding CORTRAN services to meet the needs of eligible riders.

# RECOMMENDATIONS



## Transportation Recommendations

# RECOMMENDATIONS

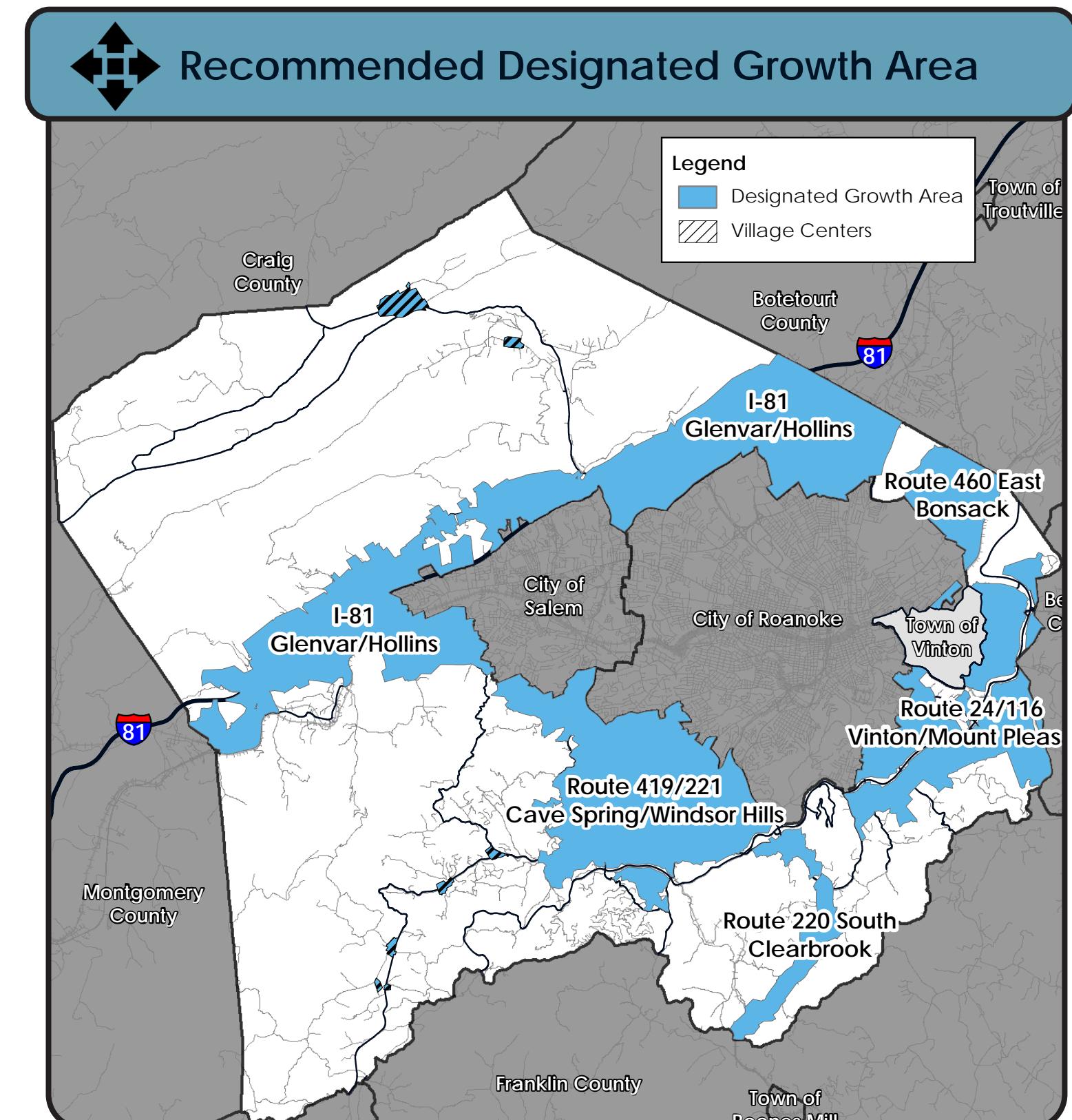
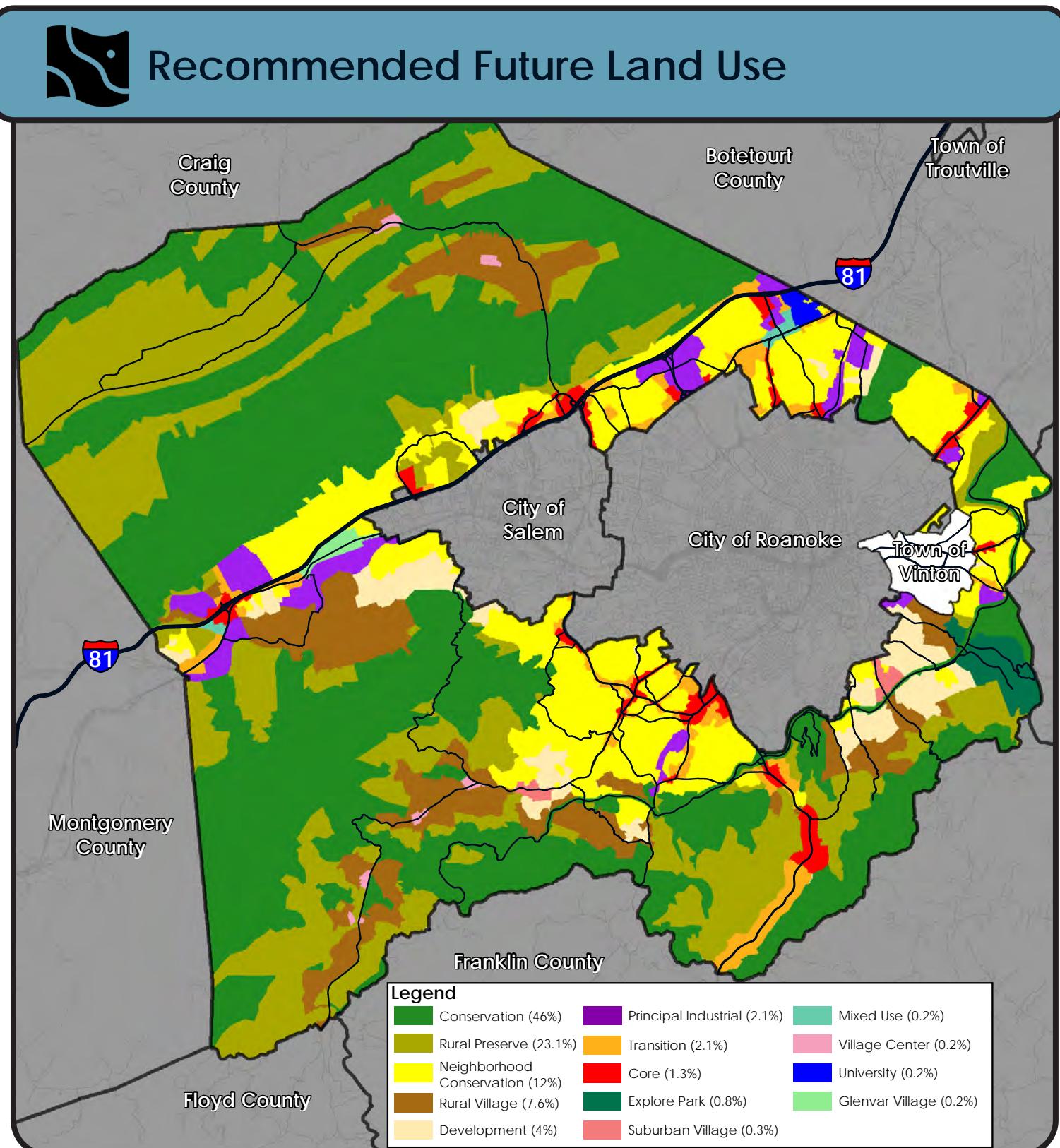
## 10.5 Land Use & Housing Recommendations

- Amend the Future Land Use Map as shown on page 10-8 to conserve the natural beauty, preserve rural and suburban areas, and promote economic development in Roanoke County.
- Adopt the Designated Growth Area as shown on page 10-9 to be consistent with the amended future land use designations in accordance with §15.2-2223.1 of the Code of Virginia.
- Develop plans for Activity Centers and Rural Centers as shown on pages 10-10 and 10-11 in a manner that complements surrounding land uses.
- Develop and adopt a new zoning ordinance that allows additional "by-right" uses, allows more flexibility in promoting mixed use development, and enhances future business development.
- Identify and maintain an inventory of commercial, industrial, and residential parcels of land that are appropriate for development and redevelopment.
- Maintain and extend infrastructure improvements to support development and redevelopment of commercial, industrial, and residential parcels of land.
- Remove outdated proffer conditions on certain properties to promote redevelopment and expedite the development process.
- Conduct a Housing Study for Roanoke County to identify housing needs.
- Incorporate the Future Land Use Guide with the future land use designations from the 2005 Roanoke County Comprehensive Plan into the Roanoke County 200 Plan with the following changes to the Conservation, Core, and Economic Opportunity Future Land Use

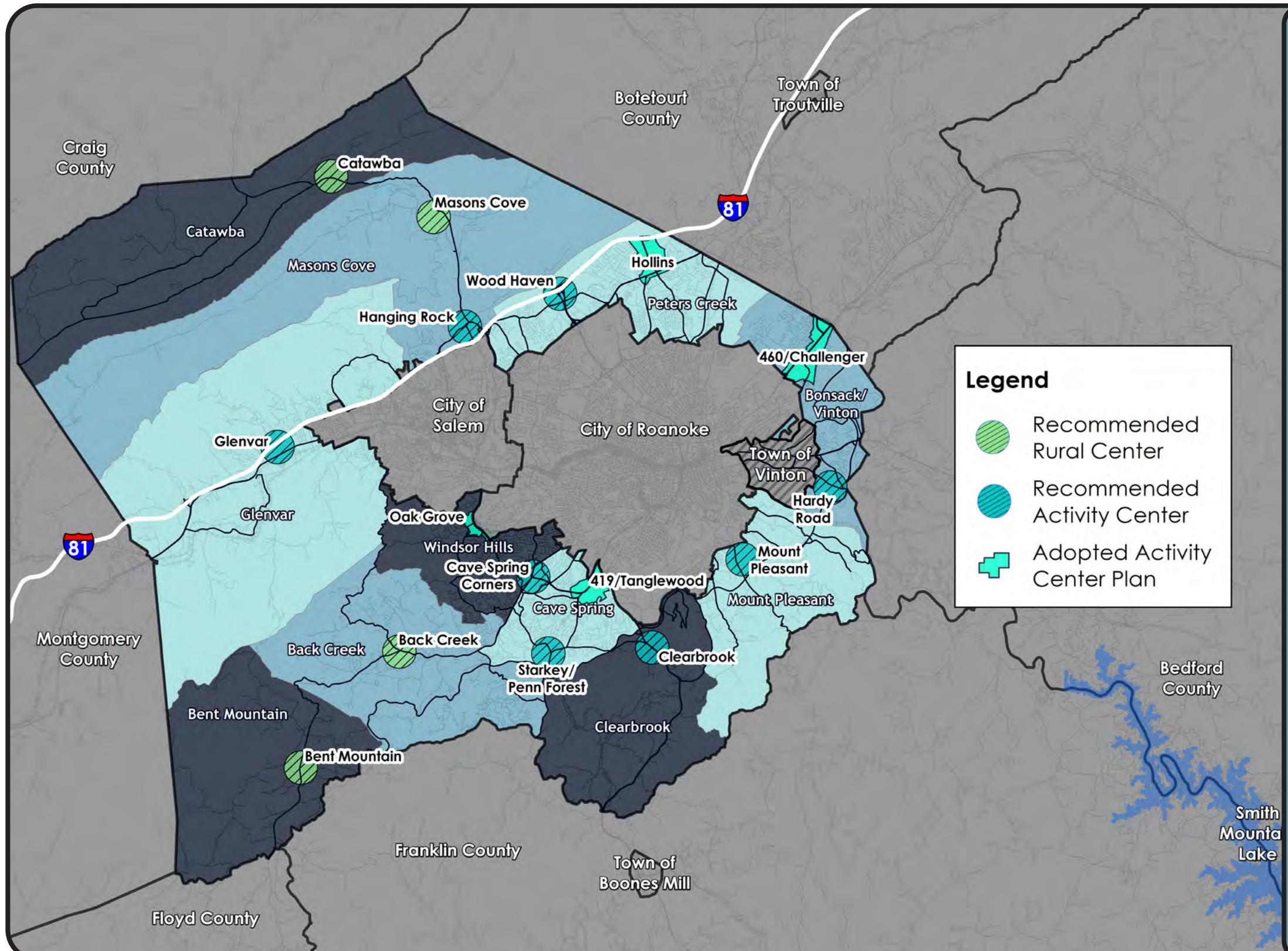
Designations (note that only the changes are shown and that the remaining unchanged portions are still part of these future land use designations):

- Conservation:** A future land use area of **particular** environmental sensitivity due to topography (**greater than 33% grade**), existence of unique land characteristics, conservation/open space/greenway easements, soil types or location with respect to other State or Federally preserved lands. Typical resources would include wetlands, ridgelines, mountainsides, scenic views from the Blue Ridge Parkway and Appalachian Trail, identified greenway corridors, productive agricultural lands, historical and cultural resources and threatened or endangered species habitats.
- Land Use Types:**
  - Public Lands:** Includes land that is owned by a public entity ~~but is not an official park~~. Examples ~~would be~~ include, but are not limited to, Haven's Wildlife Management Area, Spring Hollow Reservoir, Carvin's Cove watershed, Appalachian Trail, Blue Ridge Parkway, Forest Service lands and publicly owned land on Green Ridge Mountain. Activities on these sites should be in accordance with their appropriate management plan.
  - Rural Residential:** ~~Very limited, Low density single-family homes in accordance with the underlying zoning generally averaging a gross density of one unit per 10 acres. Cluster developments are encouraged.~~
- Core:** A future land use area where high intensity urban **commercial and high-density residential** developments ~~is~~ are encouraged. Land uses within core areas may parallel the central business districts of Roanoke, Salem and

## RECOMMENDATIONS



## RECOMMENDATIONS



### Legend

- Recommended Rural Center
- Recommended Activity Center
- Adopted Activity Center Plan



## Recommended Activity Centers & Rural Centers

Activity Centers are areas that have potential for high-density mixed-use walkable development and that exist along major transportation corridors, contain employment and housing opportunities, have existing public and institutional uses, and are densely populated. Rural Centers are similar but are intended to be lower density nodes of activity that serve communities in areas of the County that are more rural in character. The recommended areas on the map to the left are locations that have been identified for the future development of Activity Center and Rural Center plans. The tiers below were developed by staff based on the current development activity of the recommended areas. The priorities for developing Activity Center and Rural Center plans will be determined by the Board of Supervisors and the Planning Commission.

### Activity Centers:

#### Tier A

- Cave Spring Corners
- Glenvar
- Starkey/Penn Forest
- Wood Haven

#### Tier B

- Clearbrook
- Hardy Road
- Hanging Rock
- Mount Pleasant

### Rural Centers:

#### Tier A

- Bent Mountain
- Catawba

#### Tier B

- Back Creek
- Masons Cove

# RECOMMENDATIONS

Vinton. Core areas may also be appropriate for larger-scale highway-oriented retail uses and regionally-based shopping facilities. Due to limited availability, areas designated as Core are not appropriate for tax-exempt facilities.

- **Land Use Types:**
- **General Retail Shops, Restaurants and Personal Services:** Planned shopping centers and clustered retail uses are encouraged. These centers should incorporate greenways, bike and pedestrian trails into their designs and link them to surrounding neighborhoods.
- **Office and Institutional Uses:** Planned developments are encouraged office parks and independent facilities in park-like settings are encouraged.
- **Limited Industrial Uses:** Planned uses in areas designated as economic opportunity areas Low intensity industrial uses that should not have an adverse impact on air or water quality.
- **Multi-Family Residential:** Multi-family residential developments up to 24 units per acre.
- **Mixed-Use:** Developments that combine retail, service and other commercial uses with office and/or residential uses in the same building or on the same site.
- ▶ **Economic Opportunity Explore Park:**

A future land use area that would guide a mix of commercial, tourist-related and limited industrial uses related specifically to a regional park destination resort facilities. Economic Opportunity Explore Park areas are applied to lands owned or leased by the Virginia Recreational Facilities Authority or Virginia Living Histories, Inc., the County of Roanoke associated with Explore Park and adjacent lands that could potentially be expansion areas for the facilities compatible development. The designation discourages uses that may conflict with or detract from the regional park resort activities.

- **Land Use Types:**

- **Family Destination Resort:** Various agricultural, civic, office, commercial, and limited industrial uses as defined in the Explore Park zoning district, and associated with the operation of resort facilities regional park destination. A high degree of architectural design and creative site design is encouraged.
- **Existing Land Use and Zoning:** For lands designated Economic Opportunity Explore Park that are outside the resort park property, uses permitted in the existing zoning districts are encouraged until such time that rezoning to Explore Park zoning district is sought. Rezoning to other zoning districts should be carefully examined for compatibility with the resort regional park activities.

# RECOMMENDATIONS

- **Use and Design Standards:** While the Zoning Ordinance may provide provisions that regulate land uses and design standards generally for a zoning district, specific use and design standards can be adopted that are specific to a certain area or district (i.e. historic district) of interest that requires more stringent use and design standards than the underlying zoning district to ensure compatibility with surrounding uses or buildings to match the character of existing structures.

- **Subdivision Regulations:** Subdivision regulations regulate the division of land into smaller parcels. Subdivision regulations can be used to ensure that new development is consistent with the comprehensive plan and that it meets the community's needs for infrastructure and public services.

- **Other Ordinances:** In addition to the Zoning Ordinance, other ordinances may be amended to ensure the recommendations of the 200 Plan are implemented (i.e. Erosion and Sediment Control ordinance).

## Funding Sources

- **Capital Improvement Program:** Capital Improvement Programs (CIPs) are long-range plans for public infrastructure projects, such as roads, water filtration systems, and wastewater treatment plants. CIPs are based on the comprehensive plan and help to ensure that the community has the necessary infrastructure it needs to support its growth and development goals.

## RECOMMENDATIONS

- **Operational Budget:** The County's operational budget is a fiscal plan adopted on an annual basis that outlines the revenues and expenditures for each fiscal year. Each County department estimates their operational costs for the year for incorporation into the budget, which may include costs associated with the implementation of the Comprehensive Plan.
- **State and Federal Funding:** State and federal agencies offer a variety of funding to localities through various means. These funds may be applied for according to state and federal guidelines to be used for qualified projects associated with implementation of Comprehensive Plan recommendations, such as infrastructure improvements, plans and studies, and public projects.
- **Grants:** Funding in the form of grants are offered by state, federal and non-profit agencies that can be pursued through applications and are an avenue for funding community recommended improvements such as infrastructure, plans and studies, and other public projects.
- **Private Investment:** Although many recommendations of the Comprehensive Plan will be pursued and initiated by the County as a public entity, many recommendations associated with private property will require investment by private property owners. This includes development and redevelopment of privately owned parcels of commercial, industrial, and residential lands and associated infrastructure improvements.

## RECOMMENDATIONS

### Timing

The Roanoke County 200 Plan will be achieved in stages over the next 15-plus years. While some implementation steps could be taken immediately following the adoption of the 200 Plan, others will occur or evolve over time. As different components of the plan are implemented, annual reviews of the 200 Plan will be necessary and adjustments made based on changing conditions.

An annual review will be conducted to ensure that the 200 Plan continues to reflect the needs of the County and that the recommendations of the Plan remain relevant. In addition, the Roanoke County Planning Commission will identify annual action items through the yearly development of its Annual Work Plan.

### Communication

It will be a high priority for Roanoke County to keep residents, businesses and the greater region informed about progress of the implementation of the Roanoke County 200 Plan. The existing 200 Plan website will shift to communicate about the implementation of the 15-year comprehensive plan update. Current email lists will be used to update those interested as progress occurs. The community may also be engaged through implementation of the recommendations called for in the 200 Plan, transportation and development projects, and future annual reviews and updates of the 200 Plan document. The Roanoke County 200 Plan and CPA documents will remain located at: <https://www.roanokecountyva.gov/200Plan>

