

DRAFT

200

**ROANOKE
COUNTY**

1838 PLAN 2038



Roanoke County 200 Plan Summary Document

February 2023





INTRODUCTION

This Plan Summary highlights the key components of the various sections of the eleven (11) planning areas and Town of Vinton within the County of Roanoke. The Existing Conditions section features a summary of the demographics, natural resources, cultural resources, community facilities, transportation, land use and zoning.

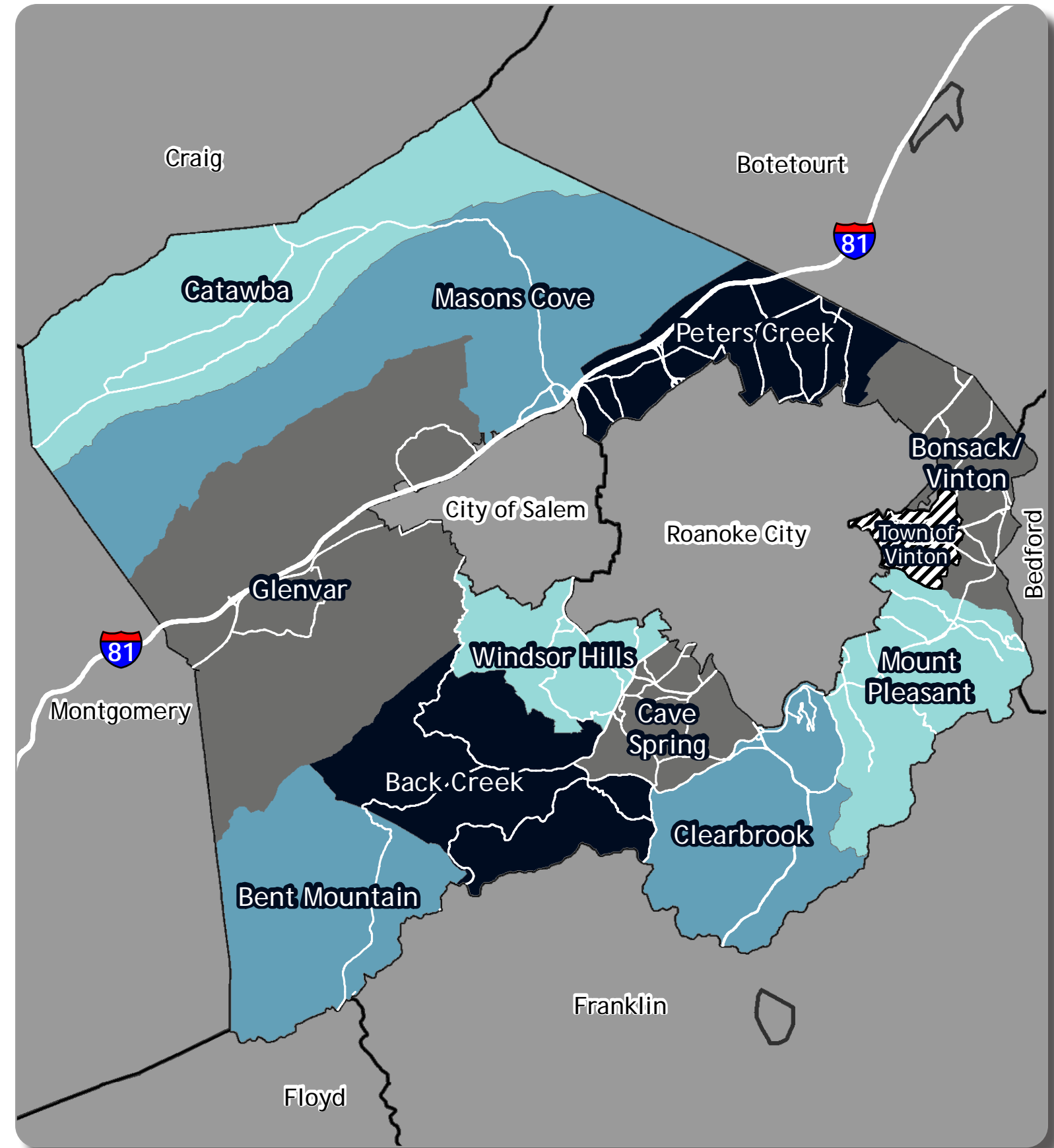
Since community engagement is an essential part of the planning process, each phase of the planning process included a community survey and a handful of community open house meetings. Phase one (1) included stakeholder interviews and some preliminary data gathering to begin to find what the key issues, strengths, and trends were in Roanoke County. Phase two (2) focused on hearing what residents' main concerns were. In phase three (3), draft goals were presented to the public to gather feedback. The County's goals were inspired by the public input gathered in Fall 2021 and Spring 2022.

This information was used to develop the Plan's in the County's Comprehensive Plan Update in phase four (4). In that phase, the completed drafts of the 200 Plan documents were presented to the public for final approval before being sent to the Planning Commission and Board of Supervisors for final approval. Implementation of this Plan will be completed over the next 15-20 years.

TABLE OF CONTENTS

	Existing Conditions.....	6
	Community Engagement.....	28
	Implementation & Recommendations.....	32

More detailed information on all of these sections are provided in the Roanoke County 200 Plan.





SUMMARY OF RECOMMENDATIONS



Natural & Cultural Resources

Protect and improve ground, surface and stormwater resources; beautify public areas, viewsheds and roadways; clean up garbage; protect steep slope areas; protect forests, natural areas, and wildlife habitats; and prioritize preservation of historic resources.



Parks, Recreation, & Tourism

Parks, Recreation, & Tourism Make improvements at the existing facilities and evaluate the needs for new facilities; Continue regional collaboration; Evaluate opportunities for parks and greenways/trails connections; and evaluate park, trail and blueway options.



General Services

Support recycling options and conduct assessments of County Fire Department Facilities and the Administration Center.



Libraries

Improve service and enhance existing facilities; evaluate programming needs from consumer feedback that serve people of all ages and backgrounds; raise level of engagement with the community; and ensure timely delivery of all circulating materials.



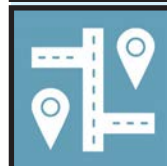
Communications & Technology

Expand and improve high-speed broadband access and cell phone service availability in undeserved areas.



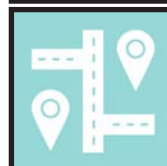
Public Safety

Provide efficient delivery of public safety services with minimal response times; enhance public safety staffing; enhance facilities and equipment; and provide a high-level of citizen engagement and education opportunities.



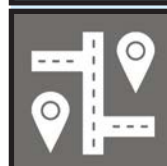
Transportation (Roads)

Support widening of Interstate 81 to three lanes in each direction between Exit 118 in Montgomery County to Exit 150 in Botetourt County.



Transportation (Roads)

Widen the currently unfunded segment of southbound I-81 between Exit 137 at Wildwood Road and Exit 128 at Ironto.



Transportation (Roads)

Improve the existing interchange at Interstate 581 at Exit 2/Peters Creek Road to improve flow and safety on both roadways.



Transportation (Pedestrian Accommodations)

Encourage sidewalk construction along public roads in conjunction with new and redevelopment activities in the urban/suburban area.

SUMMARY OF RECOMMENDATIONS



Transportation (Greenways)

Complete the Roanoke River Greenway in Roanoke County between Montgomery and Franklin County.



Transportation (Airport)

Support the expansion of the Roanoke-Blacksburg Regional Airport to include infrastructure and service improvements.



Transportation (Passenger Rail)

Support the expansion of Amtrak service to and beyond Christiansburg.



Land Use (Future Land Use - Conservation)

Amend the Future Land Use Map changing rural preserve areas with slopes greater than 33% grade to Conservation.



Land Use (Future Land Use - Neighborhoods)

Amend the Future Land Use Map to preserve certain existing suburban and rural neighborhoods by changing the land use designation to Neighborhood Conservation and Rural Village.



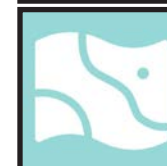
Land Use (Future Land Use - Economic Development)

Amend the Future Land Use Map to promote economic development and redevelopment within the urban core of Roanoke County by changing strategic areas along highway corridors to Transition, Core, and Principal Industrial.



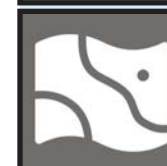
Land Use (Activity Centers and Rural Centers)

Develop plans for Activity Centers and Rural Centers, as shown on the map on page 42 of this summary document, in a manner that compliments surrounding land uses.



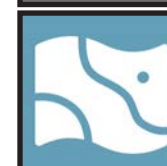
Land Use (Zoning)

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.



Land Use (Development Process)

Study and streamline the development process to ensure efficiency.



Land Use (Proffers)

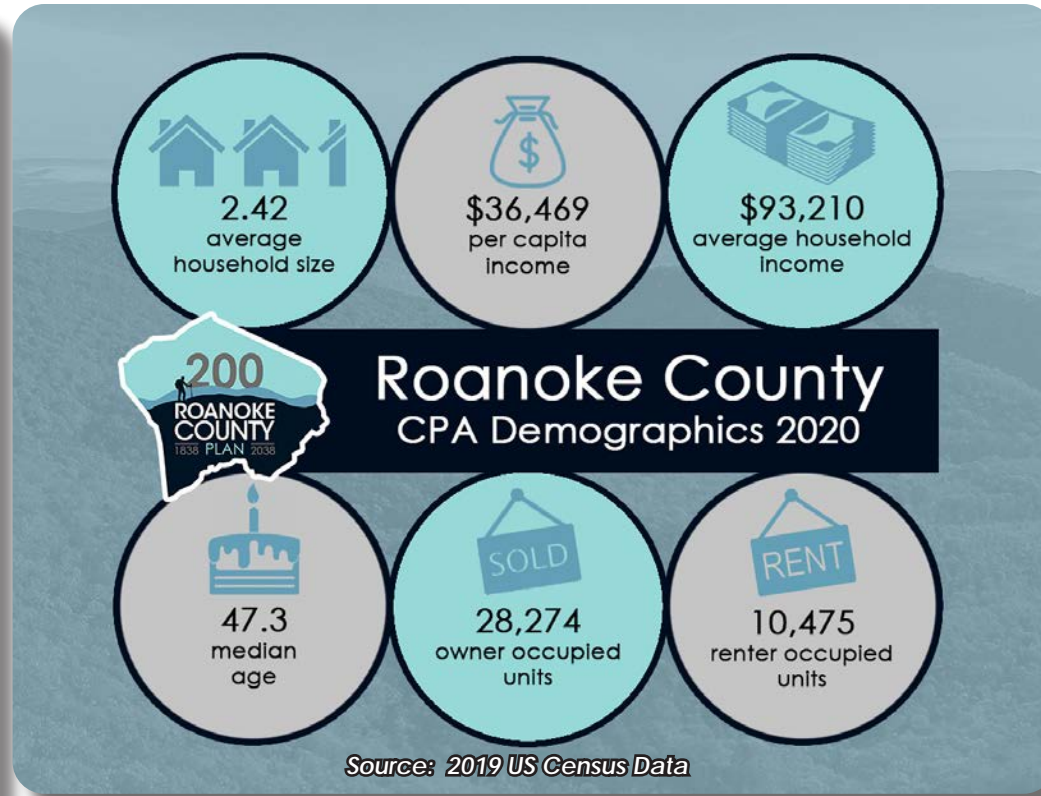
Remove outdated proffer conditions on certain properties to promote redevelopment and expedite the development process.



EXISTING CONDITIONS

Demographic Trends

- The median age of residents continues to increase as the baby boomer generation ages. The median age for the County is 47.3.
- Countywide, over the last few decades families living in the same house have fewer people and two-person households are increasing.
- The County gained 17.6% of its population between 1980 and 2000. From 2000 to 2020 population grew 12.9% to 96,929 people.
- Countywide there were fewer babies born from 2010 to 2020, but population grew 4.6% due to people moving here from outside the region.
- Population is projected to continue to grow by approximately 7.4% over the next 20 years.
- According to most recent Census data, more than 28,274 of the housing units are owned, while approximately 10,475 are rental properties.
- Per capita income is \$36,469 across the County for each individual and the average household income is approximately \$93,210.
- The average household size is 2.4 persons per household.

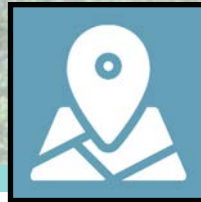


Locality	Population: 2000	Population: 2020	Projected: 2040	2000-2020 20-Yr Change	2020-2040 Projected 20-Yr Change
Roanoke County	85,778	96,929	104,046	+12.9%	+7.4%
Montgomery County	83,629	101,446	109,945	+21.3%	+8.4%
Roanoke City	94,911	99,985	102,529	+5.3%	+2.5%
Lynchburg City	65,269	80,327	86,838	+23.1%	+8.1%
Bedford County	60,371	79,543	87,903	+31.8%	+10.5%
Franklin County	47,286	54,419	54,813	+15.1%	+0.7%
Botetourt County	30,496	33,605	34,588	+10.2%	+2.9%
Salem City	24,747	25,289	25,438	+2.2%	+0.6%
Floyd County	13,874	15,450	16,010	+11.4%	+3.6%
Virginia	7,079,030	8,646,905	9,876,728	+22.1%	+14.2%
United States	281,421,906	331,449,281	379,392,779	+17.8%	+14.5%

EXISTING CONDITIONS

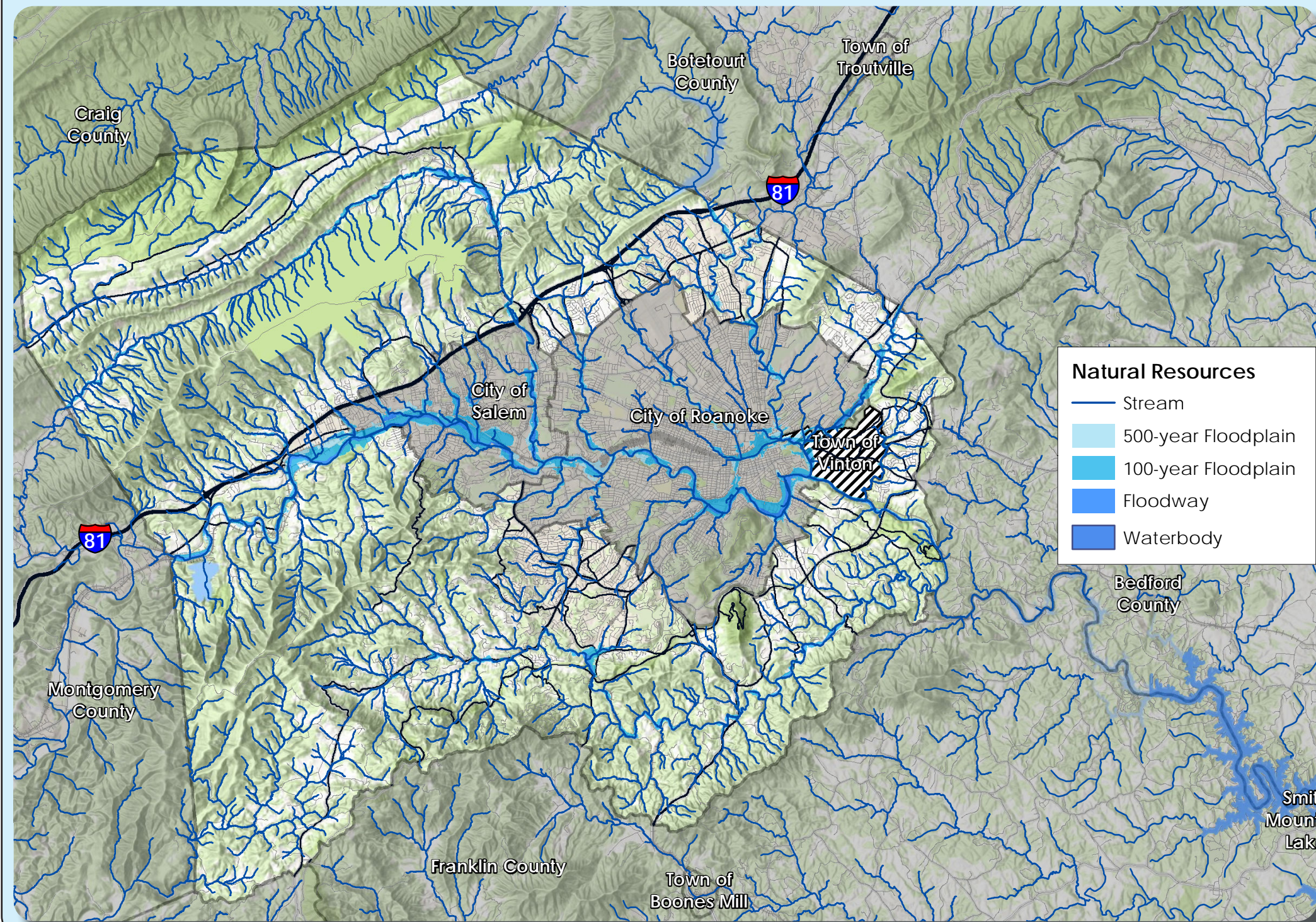


Community Planning Area	Population 2020	Population Change 2010-2020	Average Household Size	Per Capita Income	Average Household Income	Median Age	Owner Occupied Units	Renter Occupied Units
Back Creek	4,361	+7%	2.61	\$42,042	\$111,485	47.8	1,441	219
Bent Mountain	820	+4%	2.35	\$39,906	\$94,351	51.2	281	67
Bonsack-Vinton	10,938	+4%	2.59	\$34,946	\$90,315	45.8	3,589	628
Catawba	1,121	+1%	2.41	\$30,549	\$80,897	51.1	347	75
Cave Spring	15,061	+4%	2.21	\$41,144	\$90,321	45.3	4,205	2,602
Clearbrook	2,135	+1%	2.32	\$35,276	\$82,920	50.7	727	181
Glenvar	9,806	+1%	2.5	\$33,534	\$88,924	46.7	2,830	673
Masons Cove	3,434	+2%	2.46	\$38,551	\$96,151	47.2	1,204	190
Mount Pleasant	3,905	+3%	2.45	\$35,049	\$85,392	47.7	1,378	249
Peters Creek	20,810	+5%	2.36	\$32,183	\$79,746	45.9	6,001	2,391
Windsor Hills	14,609	+2%	2.45	\$38,702	\$95,462	46.3	4,434	1,530
Roanoke County	96,929	+12.9%	2.42	\$36,469	\$93,210	47.3	28,274	10,475



Natural Resources

Land Cover
Floodplains
Soils



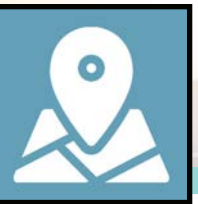
Roanoke County citizens have a strong desire to preserve the quality of the county's natural, scenic and historic resources. The county's natural features - including mountains, forests, productive soil, streams, fresh air and wildlife - serve to distinguish the greater Roanoke Valley as a uniquely attractive center. Citizens recognize that the beauty of the existing natural environment attracts outdoor recreation enthusiasts and a growing tourism industry. County citizens believe that it is essential to maintain the high quality of Roanoke County's environment while accommodating the pressures for future growth and development. Some of these outdoor amenities include scenic view sheds of the abundant mountainsides and ridgetops that encompass Roanoke County.

There is also an abundant trail network accessing these natural areas including the Appalachian National Scenic Trail (U.S. National Park Service) which is a 2,160 mile long public footpath traversing the spine of the Appalachian Mountains from central Maine to northern Georgia. There are 22.2 miles of the Appalachian Trail in the County. Additionally, there are trail networks in several places throughout the County, including Explore Park, Reed Mountain, Green Hill Park, Poor Mountain Natural Area, and Carvins Cove Natural Reserve.

According to the National Land Cover Dataset, Roanoke County is covered in approximately 110,800 acres (67%) of forest, 17,600 acres (10%) of barren or farmland, and 32,000 acres (19%) of developed land. The remaining 4% is surface water or wetlands.

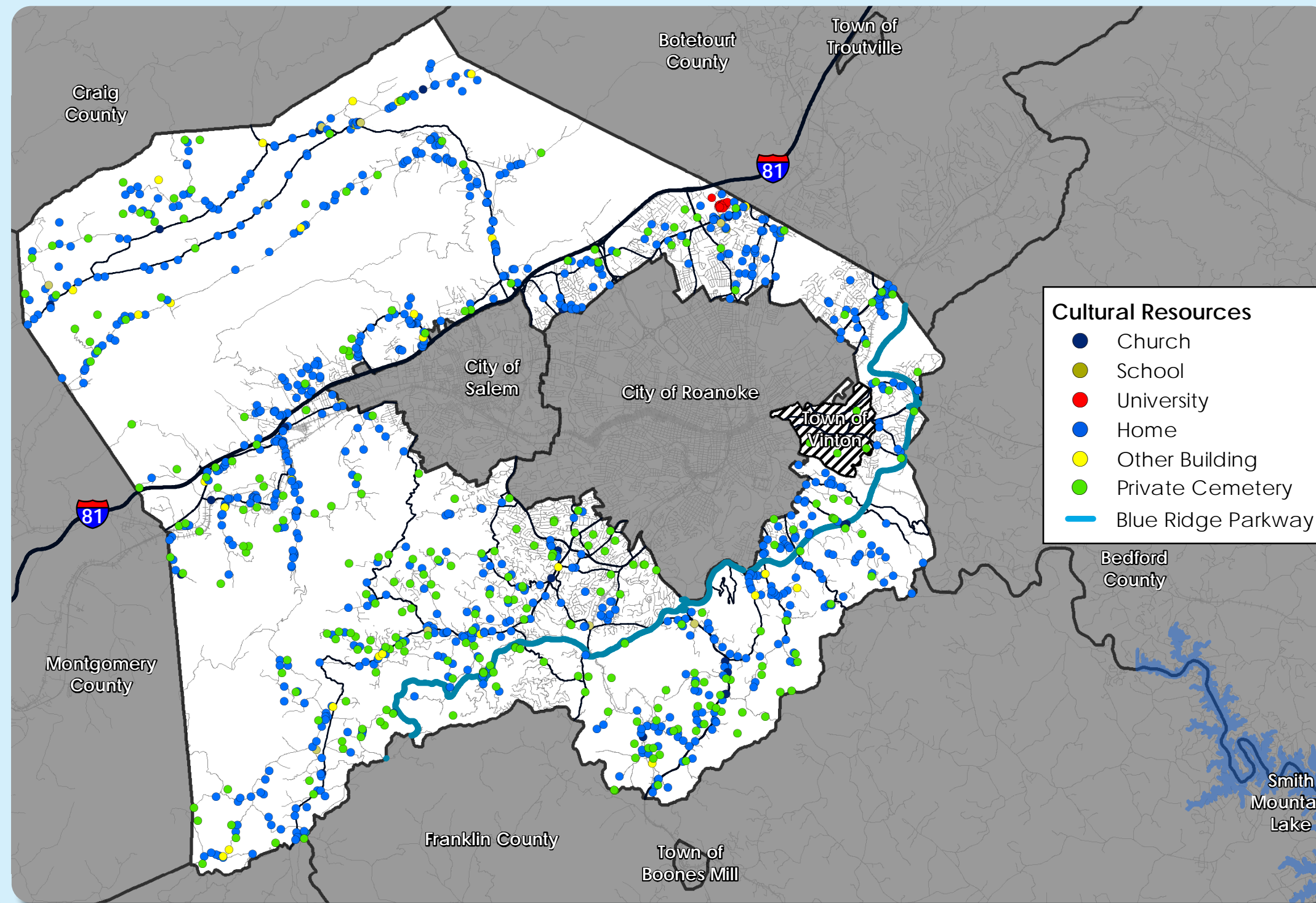
There is approximately 1,910 acres of water designated as floodway, 2,274 acres of 100-year floodplain, and 848 acres of 500-year floodplain. In addition, there is over 775 miles of stream and over 600 acres of surface water including ponds, lakes, reservoirs, and wetlands. This does not include the 650 acres of Carvins Cove Reservoir located on the Roanoke County and Botetourt County boundary.

Lastly, there is over 13,950 acres of land under conservation easements held by Blue Ridge Land Conservancy, The Nature Conservancy, U.S. Forest Service, U.S. National Park Service, VA Department of Forestry, and the VA Outdoors Foundation. There is an additional 5,186 acres of land in private or public protective management including parks.



Cultural Resources

Buildings
Districts

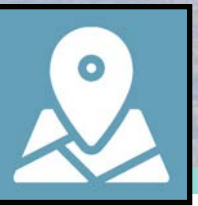


Settlement began in Roanoke County in the mid-18th century, with the first immigration into the Great Valley of Virginia. The earliest settlers came south along the Great Wagon Road, through the Shenandoah Valley and into the Roanoke River Valley. By 1838, Roanoke County was established, with the growing town of Salem as its county seat. In 1852, the Virginia and Tennessee Railroad completed tracks through Salem and, two years later, to Bristol improving access to eastern markets. By the 1880's, Roanoke had become a major transportation hub for several railroads, particularly when Norfolk and Western Railroad established Roanoke as the major office of its Virginia operations. The Roanoke area is focal in the regional network of historic and cultural resource preservation in southwest Virginia.

The Blue Ridge Parkway was one of the first rural parkways to be conceived in America. There is nearly 24 miles of Blue Ridge Parkway with Roanoke County. Its original purpose was simply to link two national parks - the Shenandoah in Virginia to the north and the Great Smokey Mountains in Tennessee and North Carolina to the south - a distance of over 469 miles.

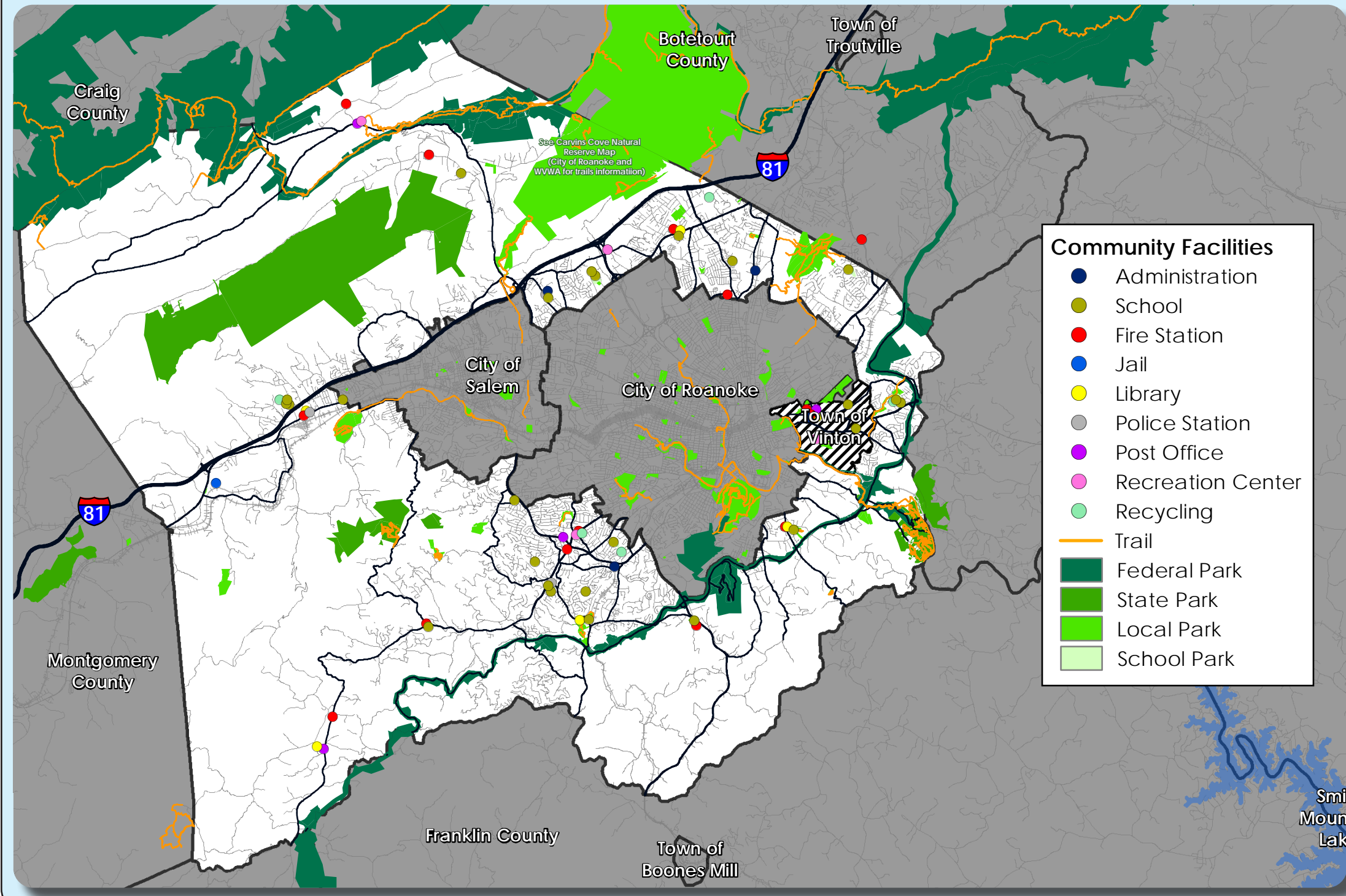
The Historical Architecture Reconnaissance Survey was conducted in 1992 and inventoried over 400 historic structures in Roanoke County. More than 80% of the structures were single-family dwellings and more than 60% per constructed in the early 1900's with another 35% built in the mid-to-late nineteenth century. More than 60% of the structures were wood frame with 68% located in rural or rural neighborhood settings. In addition, there are eleven (11) Registered Historic Places in Roanoke County on the National and State Register as well as more than fifteen (15) historic districts including the Vinton Downtown Historic District and Hollins College Historic District and Quadrangle. This also includes seven (7) rural districts such a Bent Mountain, Catawba, Cahas Mountain, Coopers Cove, and more.

According to the map on the left, there are approximately 871 historic sites. These sites include 713 houses/cottages, 42 farms, 25 churches, 24 university structures, 15 stores, 12 schools, and 11 barns. The remaining 31 structures include bridges, mills, taverns, a hospital, and many more. There were 273 private cemeteries in Roanoke County.



Community Facilities

Libraries
Public Safety
Parks, Recreation & Tourism
Stormwater



The Roanoke County Administration Center at 5204 Bernard Drive houses the Board of Supervisors/Clerk to the Board; County Administrator's Office; County Attorney; Economic Development; Management and Budget; Elections; Finance; Accounts Payable; Payroll; Purchasing; Risk Management; Human Resources; Development Services; Real Estate Valuation; Planning; Commissioner of Revenue; Treasurer.

The Public Safety Center at 5925 Cove Road houses the Police Department; Roanoke County Criminal Justice Academy; Fire and Rescue Department; Communications and Information Technology; Emergency Communications Center (9-1-1 Center); Emergency Operations Center. The Roanoke Valley Regional Fire-EMS Training Center at 1220 Kessler Mill Road is a partnership between the County of Roanoke, City of Roanoke, City of Salem and Town of Vinton.

Roanoke County Fire & Rescue Department (RCFRD) is a combination system, utilizing both career and volunteer personnel to provide fire and rescue services. RCFRD stations are strategically located throughout the 12 fire and rescue response areas of the county. RCFRD employs nearly 200 full-time personnel supported by approximately 200 active volunteers and respond to more than 15,000 calls for emergency assistance each year.

The Roanoke County Social Services Building at 220 E. Main Street and Roanoke County Jail at 401 E Main Street are located in Downtown Salem. The Western Virginia Regional Jail at 5885 W River Road is located in western Roanoke County.

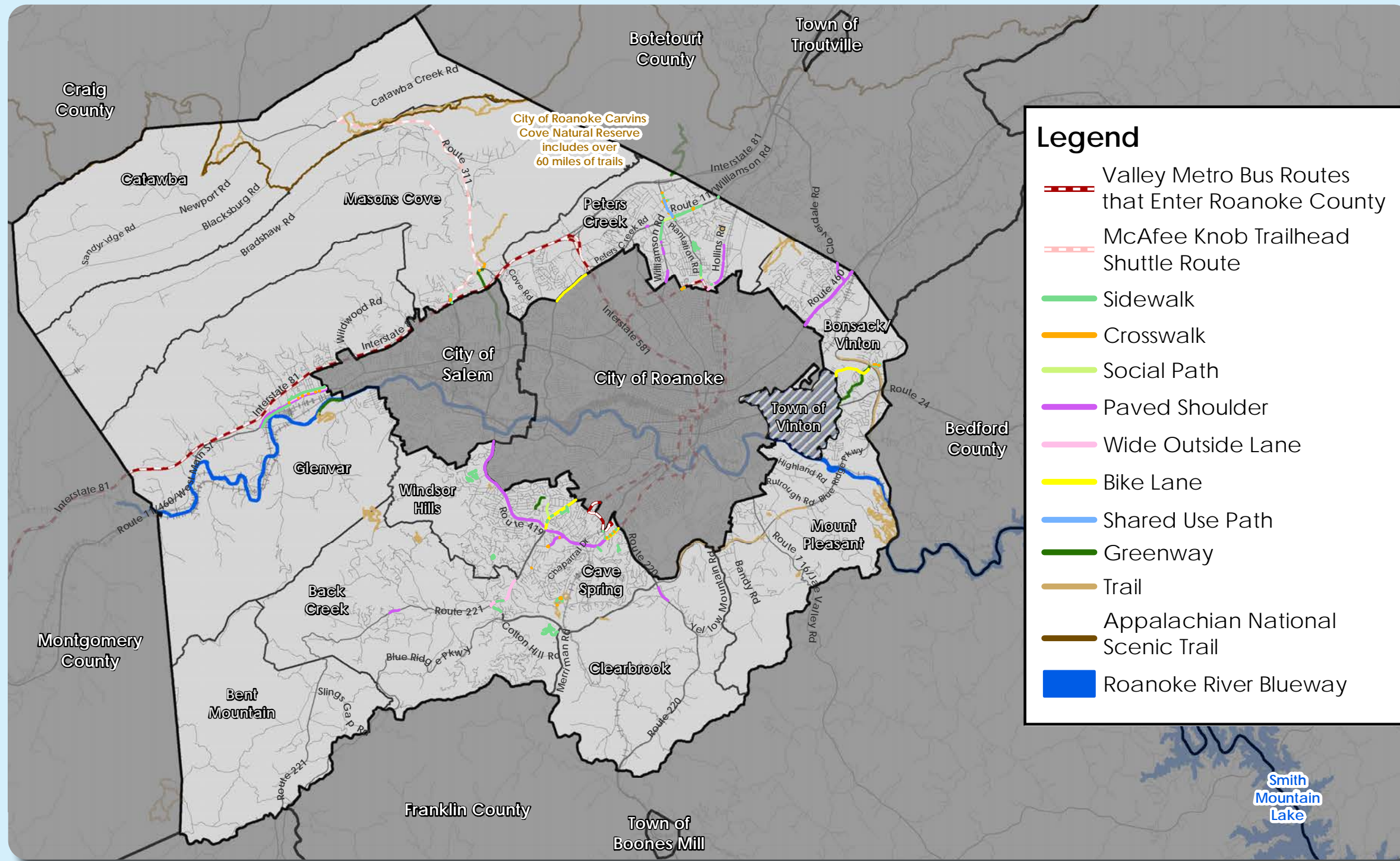
Roanoke County Parks, Recreation, and Tourism operates Green Ridge Recreation Center/Splash Valley Water Park, Explore Park, Green Hill Park, Brambleton Center, and many other facilities, parks, and greenways. The Parks, Recreation, and Tourism administrative offices are housed at 1206 Kessler Mill Road. Roanoke County General Services at 5235 Hollins Road operates curbside trash which is provided each week to Roanoke County residents and many businesses. Roanoke County currently offers several recycling drop off locations at Glenvar Middle School, Cox Communications, Hollins University, Brambleton Area, and William Byrd Middle School. In addition, Roanoke County residents are able to take recyclables to the Tinker Creek Transfer Station during their normal hours of operation.

Roanoke County Public Schools (RCPS) is the largest suburban school division in the region, with 27 schools: 16 elementary, 5 middle, 5 high, and one specialty school – Burton Center for Arts and Technology. Roanoke County Public Schools total enrollment (2021-2022) is 13,731 students and its Administrative Offices are located at 5937 Cove Road.



Transportation

- Roads
- Bicycle & Pedestrians
- Accommodations
- Greenways
- Transit



Multimodal Transportation:

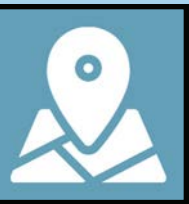
Between 2018 and 2020, County staff conducted an inventory of all on-road bicycle and pedestrian infrastructure in the County. This included formal bicycle and pedestrian infrastructure like sidewalks, crosswalks, bike lanes, and shared use paths, as well as less formal infrastructure like social paths (informal walking paths that have been carved out by intensive pedestrian use), paved shoulders (paved areas on the sides of roadways), and wide outside lanes (paved shoulders the size of driving lanes).

Roanoke County is home to five greenways (Roanoke River Greenway, Mudlick Creek Greenway, Glade Creek Greenway, Tinker Creek Greenway, and Hanging Rock Battlefield Trail), and numerous trails, including nearly 17 miles of the Appalachian National Scenic Trail. The Roanoke River Blueway, which connects to Smith Mountain Lake, runs through both the eastern and western parts of the County.

County of Roanoke Transportation, or CORTAN, began operating in 1985 using a vendor to transport seniors and those with disabilities from their homes to destinations within Roanoke County, the City of Roanoke, the City of Salem and the Town of Vinton. This program helps County residents stay in their homes and remain independent. CORTAN is currently operated by Via, which provides an on-demand, curb-to-curb, ride sharing service for County residents aged 65 or better and those with disabilities. CORTAN is currently funded by Roanoke County and grant funding through September 2023.

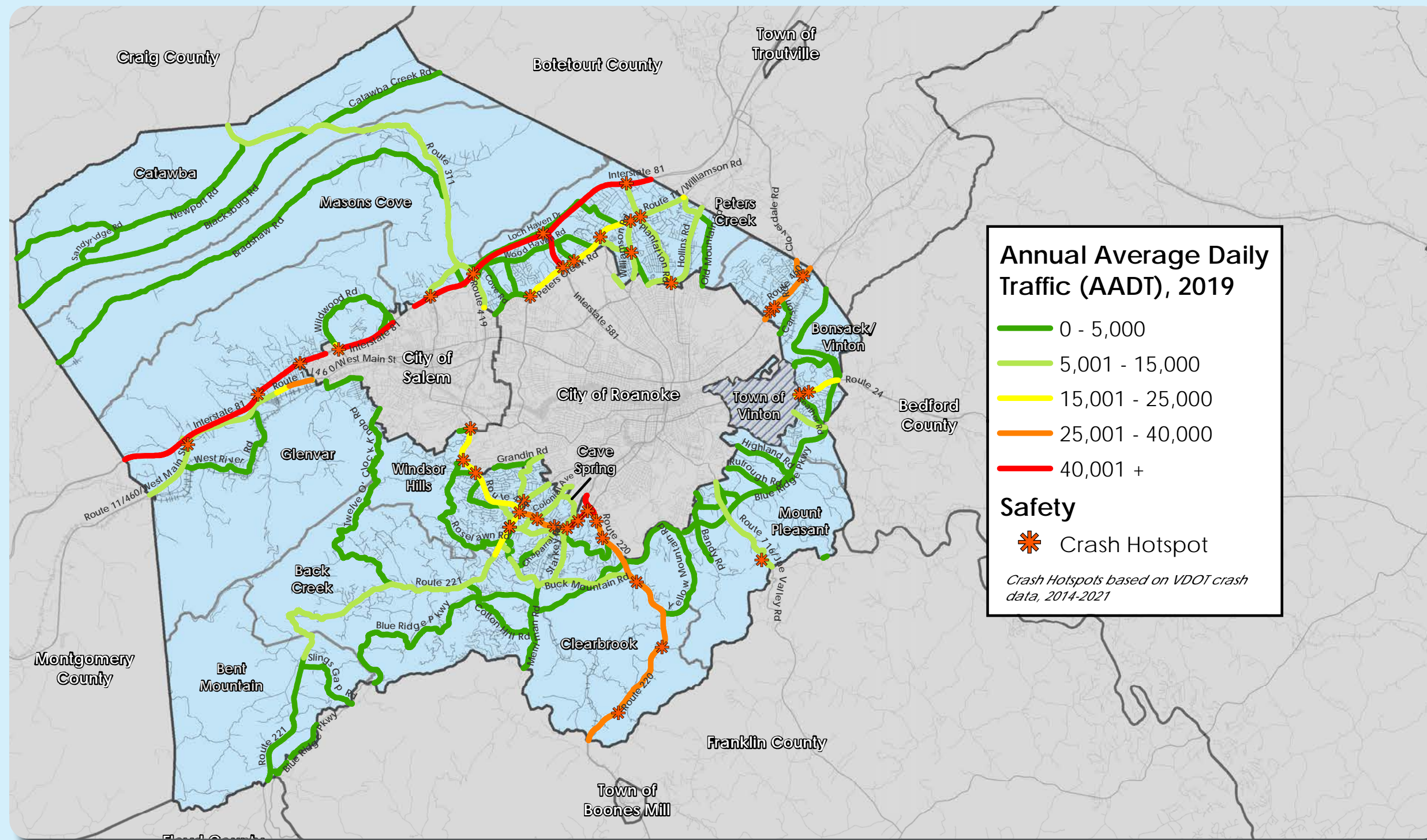
Roanoke County began operating a McAfee Knob Trailhead Shuttle in 2022 to transport hikers from the Interstate 81 Exit 140 Park and Ride lot to the National Park Service's McAfee Knob Trailhead parking lot on the Appalachian National Scenic Trail. The shuttle is currently supported by grant funding through November 2023.

Three of Valley Metro's local bus routes have stops in Roanoke County. The Smart Way Commuter Bus, which connects Roanoke to the New River Valley, has one stop in Roanoke County at the Exit 140 Park and Ride lot.



Transportation

- Roads
- Bicycle & Pedestrians
- Accommodations
- Greenways
- Transit



Traffic & Safety:

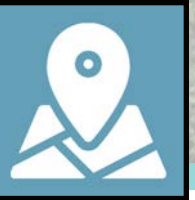
This map shows 2019 annual average daily traffic (AADT) for major roads in Roanoke County, as well as locations that had a high number of crashes between 2014 and 2021.

AADT is the total volume of vehicle traffic on a highway or road for a year divided by 365 days. It is widely considered the most reliable measure of automobile traffic on roadways.

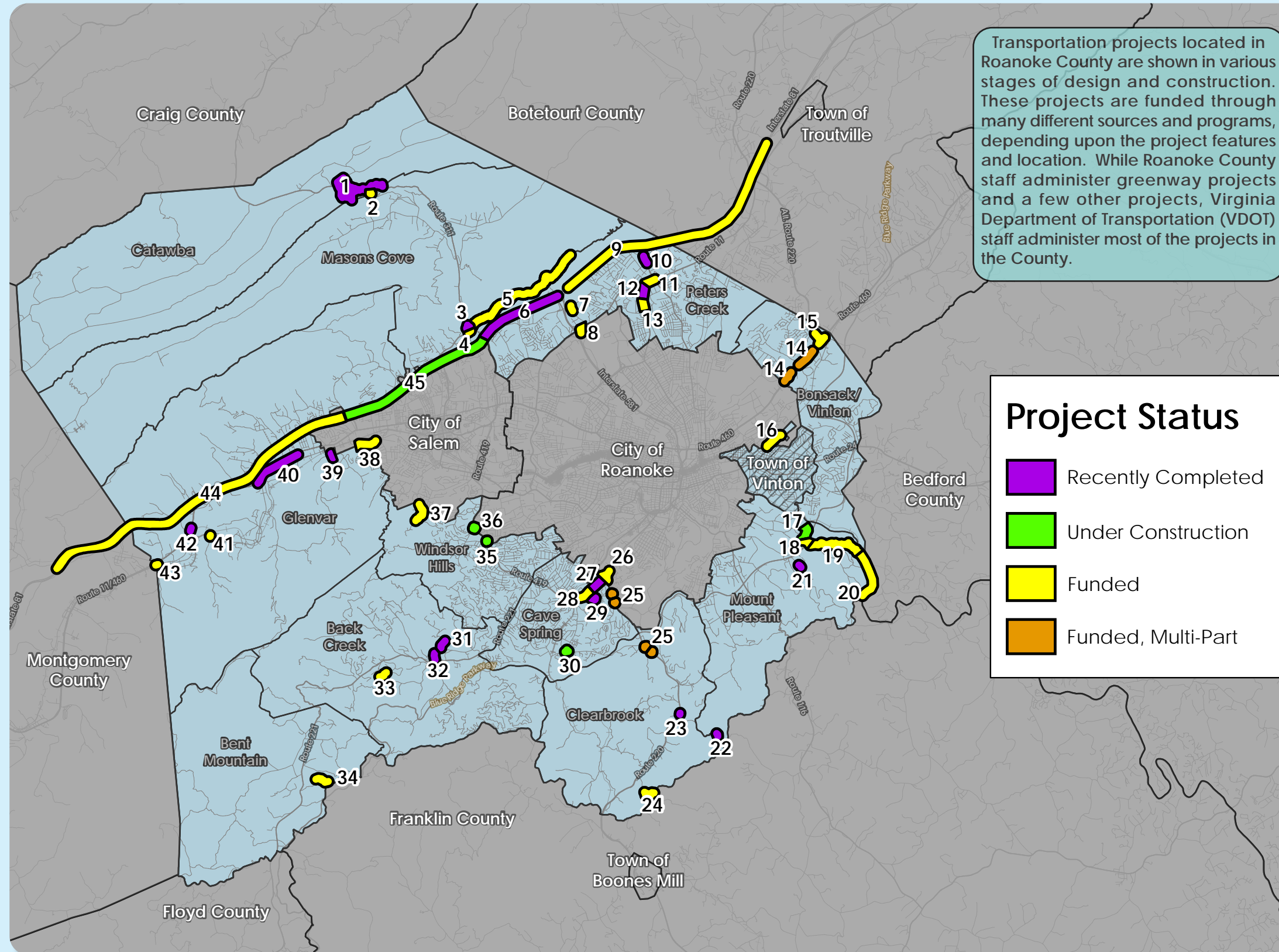
Roanoke County has utilized 2019 AADT data as opposed to 2021 AADT data for the Roanoke County 200 Plan because the 2021 AADT counts are generally lower than the 2019 counts due to the ongoing effects of the COVID-19 pandemic. It is understood that traffic counts will likely return to and surpass 2019 levels in the near future.

The "Crash Hotspots" on the map were chosen based on VDOT crash data for the years 2014 to 2021. The crashes were not weighted by severity.





Transportation Projects



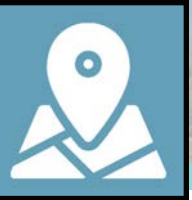
Transportation projects located in Roanoke County are shown in various stages of design and construction. These projects are funded through many different sources and programs, depending upon the project features and location. While Roanoke County staff administer greenway projects and a few other projects, Virginia Department of Transportation (VDOT) staff administer most of the projects in the County.

Project Status

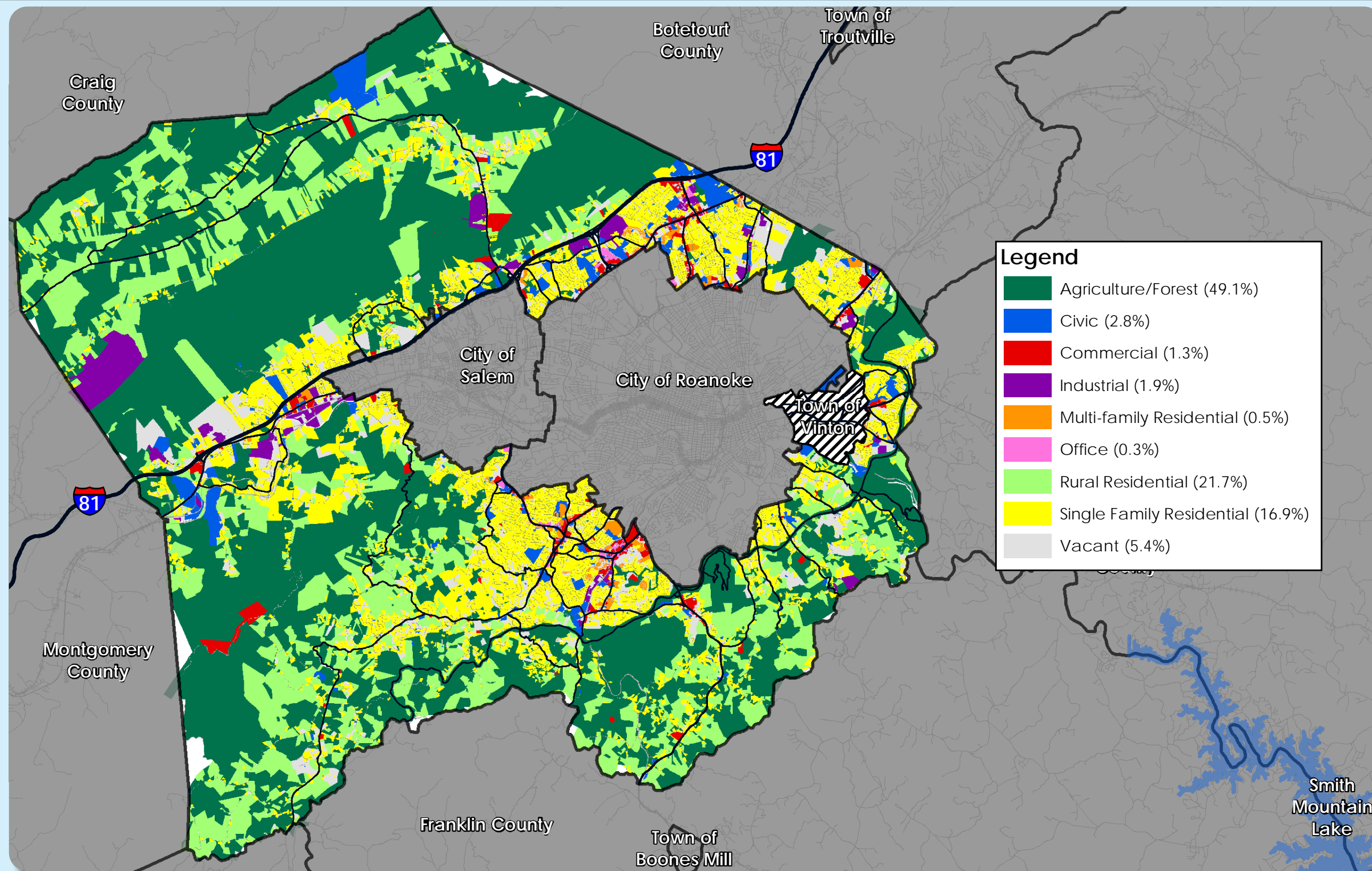
- Recently Completed
- Under Construction
- Funded
- Funded, Multi-Part

The following list corresponds to the projects shown on the map:

- 1) Catawba Greenway to the Appalachian National Scenic Trail
- 2) McAfee Knob/AT at Route 311 Pedestrian Improvements
- 3) Route 311/Route 419 Intersection Safety & Congestion Improvements
- 4) Orange Market Park and Ride/Parking Lot Improvements
- 5) Timberview Road Safety Improvements
- 6) I-81 Widening from Exit 141 to Exit 143
- 7) Valleypoint Parkway Realignment
- 8) I-581 Exit 2 (Peters Creek Road) Interchange Improvements, Phase I
- 9) I-81 Widening from Mile Marker 144 to Exit 150
- 10) Plantation Road Bicycle, Pedestrian and Streetscape Improvement Project (Phase II - Walrond Drive to Gander Way)
- 11) Williamson Road Pedestrian Improvements (Peters Creek Road to Plantation Road)
- 12) Williamson Road/Peters Creek Road Pedestrian Improvements
- 13) Williamson Road Pedestrian Improvements (Plymouth Drive to North Roanoke Assisted Living)
- 14) Route 460 Intersection Improvements at West Ruritan Road and from Carson Road to Huntridge Road
- 15) Route 460 and Alt. Route 220 Intersection Improvements
- 16) Glade Creek Greenway Through Vinyard Park West
- 17) Roanoke River Greenway (Connection to Highland Road)
- 18) Roanoke River Greenway (Blue Ridge Parkway Crossing at Highland Road)
- 19) Roanoke River Greenway (Highland Road to Explore Park)
- 20) Roanoke River Greenway (Explore Park)
- 21) Huffman Lane Reconstruction
- 22) Crowell Gap Road Paving (300-foot-long section near the Franklin County line)
- 23) Route 220 over Back Creek Bridge Replacement
- 24) Webb Road Paving (gravel road segment to the Franklin County line)
- 25) Route 220 Corridor Intersection Improvements
- 26) Route 419/U.S. 220 Diverging Diamond Interchange
- 27) Route 419 Streetscape Improvements, Phase I (Franklin Road to Ogden Road)
- 28) Route 419 Streetscape Improvements, Phase II (Starkey Road to Ogden Road)
- 29) Fallowater Lane Extension/Ridge Top Road
- 30) Starkey Road/Buck Mountain Road Intersection Improvements
- 31) Moncap Trail Reconstruction
- 32) Harmony Lane Reconstruction
- 33) Berganblick Lane Paving
- 34) Ivy Ridge Road Paving
- 35) Oak Grove Pedestrian Improvements
- 36) Pedestrian Crossing Improvements, Route 419 at Keagy Road (South)
- 37) Franklin Street Improvements
- 38) West Roanoke River Greenway, Phase 1(Kingsmill Drive to Riverside Nursery)
- 39) Route 760 (Diuguids Lane) Bridge over Roanoke River Rehabilitation
- 40) West Main Street Pedestrian Improvements, Phase II
- 41) Dry Hollow Road Safety Improvements
- 42) Wayside Park Improvements
- 43) Stoneskeep Lane Bridge Rehabilitation over the Roanoke River
- 44) I-81 Northbound Widening from Exit 128 to Exit 137
- 45) I-81 Widening from Mile Marker 136 to Mile Marker 141



Existing Land Use



Land Use can be analyzed in three ways: existing land use, zoning, and future land use. Existing land use simply describes how the land is being used at the present time. **Zoning defines how land can be used-what is permitted and unpermitted.** Future land use accompanies the existing comprehensive plan and shows what Roanoke County's vision is for its future.

Just under half (49.1%) of all land in Roanoke County is currently being used as forest or agriculture. Most of these land are in the more rural parts of the County, such as the Catawba, Masons Cove, or Bent Mountain.

39.1% of the land is being used for residential purposes. Most of this is rural residential and is located in the rural parts of the County. The majority of the single-family and multi-family residential land is found in the more urban regions of the County such as Cave Spring, Hollins, Windsor Hills, or Bonsack.

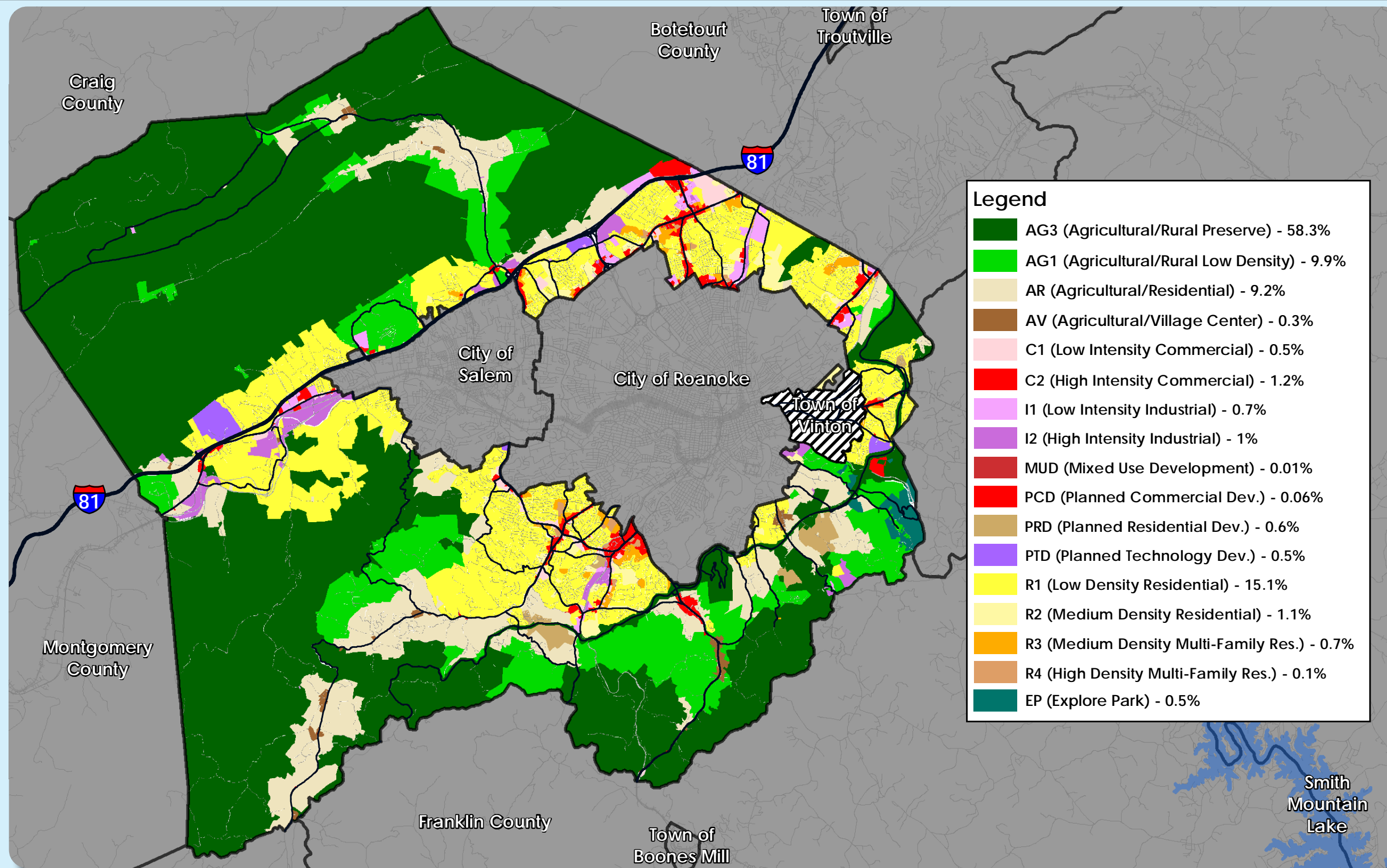
There is more vacant land in Roanoke County than all land used for industrial, commercial, and office uses combined. This vacant land is scattered randomly throughout the County, but is generally found more frequently within the urban core regions.

Most of the industrial land is in the Glenvar area along the I-81 corridor. The favorable access to the freeway and the railroad makes this region a prime location for industrial uses. **Almost all the land used for commercial and office purposes is found along major arterial roads.**





Zoning



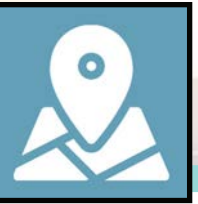
As mentioned previously, zoning is a land use tool that municipalities can use to define what is permitted and unpermitted within a zoning district. The map to the left shows the current zoning in Roanoke County as of February 2023.

Roanoke County has seventeen (17) different zoning districts. These districts derive from five (5) categories of land use: agriculture, residential, commercial, industrial, and other.

There are four (4) agricultural zones, five (5) residential zones, four (4) commercial zones, three (3) industrial zones, and one miscellaneous zone in the County. These districts are enumerated in further detail in the complete Roanoke County 200 Plan and on the following page.

The two zones that take the largest amount of area in the county are the AG-3 Agricultural/Rural Preserve zone (58.3%) and the R-1 Low Density Residential zone (15.1%). These two zones together take up just under three-quarters (73.4%) of all the land in the County. The AG-3 Agricultural/Rural Preserve district consists of land primarily used as farmland, woodlands, and widely scattered residential development located within the rural service area. The R-1 Low Density Residential district is established for areas of the County within the urban service area with low and medium density residential development.





Zoning

Agricultural zoning districts include:

- Agricultural/Rural Preserve (AG-3)
- Agricultural/Rural Low Density (AG-1)
- Agricultural/Residential (AR)
- Agricultural/Village Center (AV)

The purpose of these districts is:

- to encourage these areas to remain in their rural state, and protect sensitive and unique land resources from degradation;
- to maintain residential areas essentially in their rural state, consistent with the level of services anticipated by the County;
- and to establish areas that will serve as a focal point for cultural and commercial activity of the rural service areas of the County.

Zoning Category	Total Acreage	Percent of County
Agricultural	119,972	77.52%



Residential zoning districts include:

- Low Density Residential (R-1)
- Medium Density Residential (R-2)
- Medium Density Multi-Family Residential (R-3)
- High Density Multi-Family Residential (R-4)
- Planned Residential Development (PRD)

The purpose of these districts is:

- to provide for a variety of housing options throughout the County of different densities, sizes and scales, in areas that are generally appropriate according to utility and public services, transportation infrastructure and schools capacities to accommodate development at the stated densities;
- and to provide uses of a community nature, and certain limited commercial and office uses which are generally deemed compatible with the surrounding or contiguous residential uses.

Zoning Category	Total Acreage	Percent of County
Residential	25,194	17.00%



Commercial zoning districts include:

- Neighborhood Commercial
- Low Intensity Commercial (C-1)
- High Intensity Commercial (C-2)
- Planned Commercial Development

The purpose of these districts is:

- to provide for the development of low intensity retail sales and service establishments that serve the residents of a geographically limited neighborhood or residential area;
- to provide for the development of commercial uses in the urban service area which serve both community and county-wide needs;
- to provide locations for a variety of commercial and service related activities within the urban service area serving large areas of the county;
- and to promote the efficient use of commercial land by allowing a range of land uses and densities and the flexible application of development controls.

Zoning Category	Total Acreage	Percent of County
Commercial	3,773	2.44%



Industrial zoning districts include:

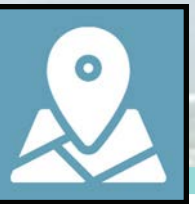
- Low Intensity Industrial (I-1)
- High Intensity Industrial (I-2)
- Planned Technology Development (PTD)

The purpose of these districts is:

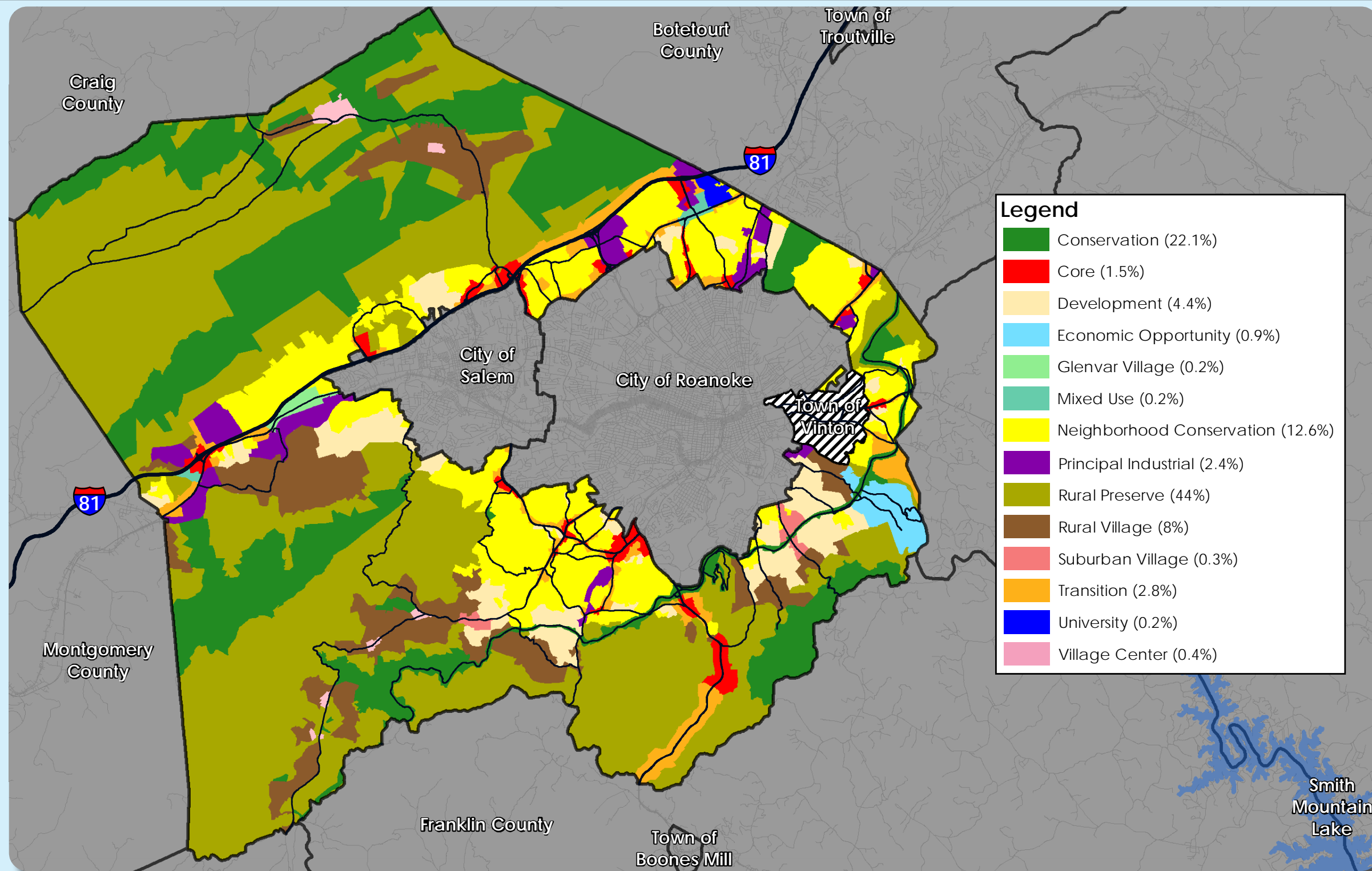
- to provide areas within the urban service area which are suitable for less intensive industrial activities;
- to provide areas within the urban service area which contain more intensive industrial uses or are suitable for such activities;
- and to provide certain industries that are clean and environmentally efficient the opportunity to locate in an area of like technologies in what is generally known as a mixed use park, developed under a complete, comprehensive master plan.

Zoning Category	Total Acreage	Percent of County
Industrial	3,354	2.17%





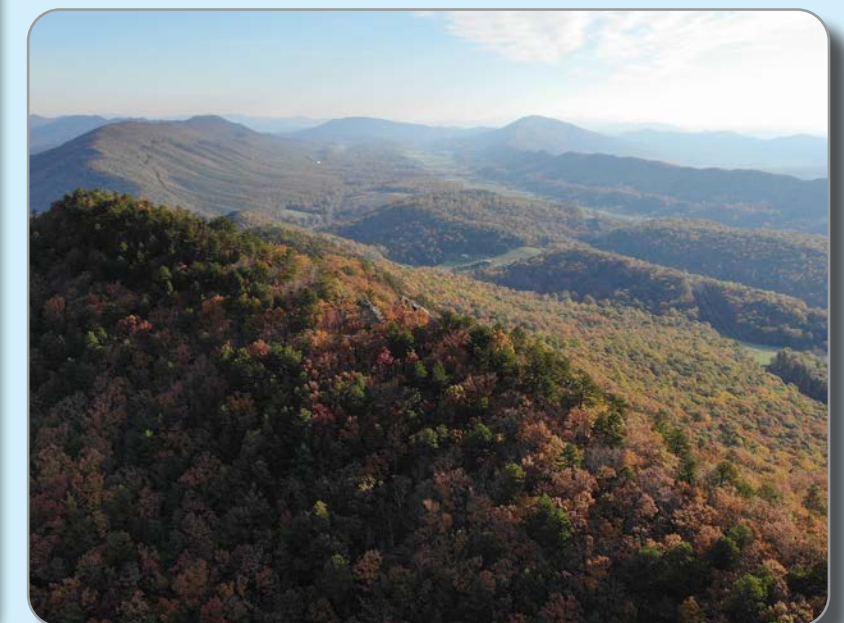
Future Land Use



As mentioned previously, a future land use map is part of a comprehensive plan and shows what Roanoke County's vision is for its future. The map to the left shows the future land use designations in the Roanoke County Comprehensive Plan (2005).

There are fourteen (14) future land use designations. These districts derive from essentially five (6) categories of land use: conservation, rural/agricultural, residential, commercial, industrial, and other. These will not be enumerated in this summary document, but can be found in further detail in the complete Roanoke County 200 Plan.

Approximately 22.1% of the land in the County are designated for conservation land uses. Almost all of this land follows ridgelines throughout the County, and is intended to protect the various natural resources that are associated with them. A little more than half of the land in the County (52%) was designated for rural land uses. Just over a sixth of the land in the County (17.5%) is designated for residential land uses. 4.7% of the land is designated for commercial land uses. Approximately 2.4% of the land in the County is designated for industrial land uses. The remaining 0.5% of the County has three future land use designations (Economic Opportunity, Mixed Use, and University).





Stakeholder Interviews

Since the Roanoke County 200 Plan informs decision makers regarding long-term consequences and helps the County direct its planning efforts, it was essential to gather stakeholder input to help identify regulatory, development, and environmental needs for citizens, property owners and businesses.

Roanoke County Planning Staff met with the following stakeholders in 2021 and 2022:

- Roanoke County Board of Supervisors
- Roanoke County Planning Commission
- Roanoke County Public Schools
- Roanoke County Economic Development Authority
- Roanoke County Department Heads
- **Roanoke County Public Safety Officials**
- Roanoke County Libraries
- City of Roanoke
- City of Salem
- Town of Vinton
- Botetourt County
- Franklin County
- Bedford County
- Montgomery County
- Regional Housing Interests
- Community Accessibility & Inclusion Organizations
- ELEVATE Roanoke County Plan Stakeholders
- Roanoke Valley Broadband Authority
- Various Transportation Organizations

In discussions with Roanoke County Planning Staff, stakeholders were asked what they perceived as the needs, issues, opportunities, and trends in Roanoke County. The issue of lacking, high quality, affordable housing throughout the region was the most common theme discussed by many stakeholders. Many stakeholders felt this issue might be one of the largest factors limiting the region’s economic potential. Another common issue mentioned by these stakeholders was the need for better access to broadband throughout the county. Many felt that abundant, high quality broadband was a strong attractor of economic development in the region. Outdoor recreation, particularly greenways, was a topic often discussed as a big opportunity for the county. Several stakeholders expressed a desire for better transit services in the County.



Fall 2021 Community Meetings - Existing Conditions

Twelve (12) planning meetings were held around Roanoke County in Fall 2021 to collect preliminary feedback about community issues, needs, and existing conditions. Meetings were open house format and were held from 4:00 PM - 8:00 PM. at the following locations on the following dates:

1. Catawba and Masons Cove: Masons Cove Elementary School - Thursday, September 9, 2021
2. Peters Creek: Green Ridge Recreation Center - Thursday, September 16, 2021
3. Mount Pleasant: Mount Pleasant Elementary School - Thursday, September 23, 2021
4. Bonsack/Vinton: Charles R. Hill Community Center (Vinton) - Thursday, September 30, 2021
5. Clearbrook: Clearbrook Elementary School - Thursday, October 7, 2021
6. Windsor Hills: Brambleton Center - Monday, October 11, 2021
7. Cave Spring: South County Library - Monday, October 18, 2021
8. Back Creek: Back Creek Elementary School - Thursday, October 28, 2021
9. Bent Mountain: Bent Mountain Center - Thursday, November 4, 2021
10. Glenvar: Fort Lewis Elementary School - Monday, November 8, 2021
11. South County: South County Library - Wednesday, November 17, 2021
12. North County: Green Ridge Recreation Center - Thursday, November 18, 2021

Other: Roanoke County Public Schools Student Advisory Council: Roanoke County Public Schools Administration Building - Wednesday, November 3, 2021

There were 502 total attendees across all meetings combined. Additionally, a general survey was disseminated and 289 people responded to it.

Citizens were invited to comment on Land Use, Community Facilities, Transportation, Protection, and Preservation. Comments and suggestions from citizens were collected and assembled by staff into “Post Meeting Summary” documents for each Community Planning Area. A digital copy of each document can be found on the Roanoke County 200 Plan webpage.





Spring 2022 Open House Meetings - Draft Goals and Recommendations

Seven (7) Roanoke County 200 Plan open house planning meetings were held around Roanoke County in Spring 2022 for citizens to review draft goals and recommendation options based on the feedback received throughout the Fall 2021 community engagement. The meetings were open house format from 4:00 PM - 6:00 PM. at the following locations on the following dates:

1. Catawba and Masons Cove: Masons Cove Elementary School - Monday, April 4, 2022
2. Glenvar: Fort Lewis Elementary School - Thursday, April 7, 2022
3. Peters Creek: Green Ridge Recreation Center - Monday, April 11, 2022
4. Bonsack/Vinton and Mount Pleasant: Charles R. Hill Community Center (Vinton) - Thursday, April 14, 2022
5. Back Creek and Bent Mountain: Bent Mountain Center - Monday, April 18, 2022
6. Windsor Hills: Oak Grove Elementary School - Tuesday, April 19, 2022
7. Cave Spring and Clearbrook: Cave Spring Elementary School - Thursday, April 21, 2022

Draft goals were developed based on input received at the community meetings and online surveys in Fall 2021. Citizens reviewed and provided comments on the new draft goals and recommendations that have shaped the draft Roanoke County 200 Plan document. The draft goals and recommendations displayed included natural and cultural resources, land use, community facilities and infrastructure, and transportation.

There were 147 total attendees across all meetings combined. Additionally, a general survey, a transportation survey, and a CORTRAN survey were disseminated. 469 people responded to the general survey, 138 responded to the transportation survey, and 87 responded to the CORTRAN survey.

Spring 2022 Community Survey Highlights:

Natural and Cultural Resources:

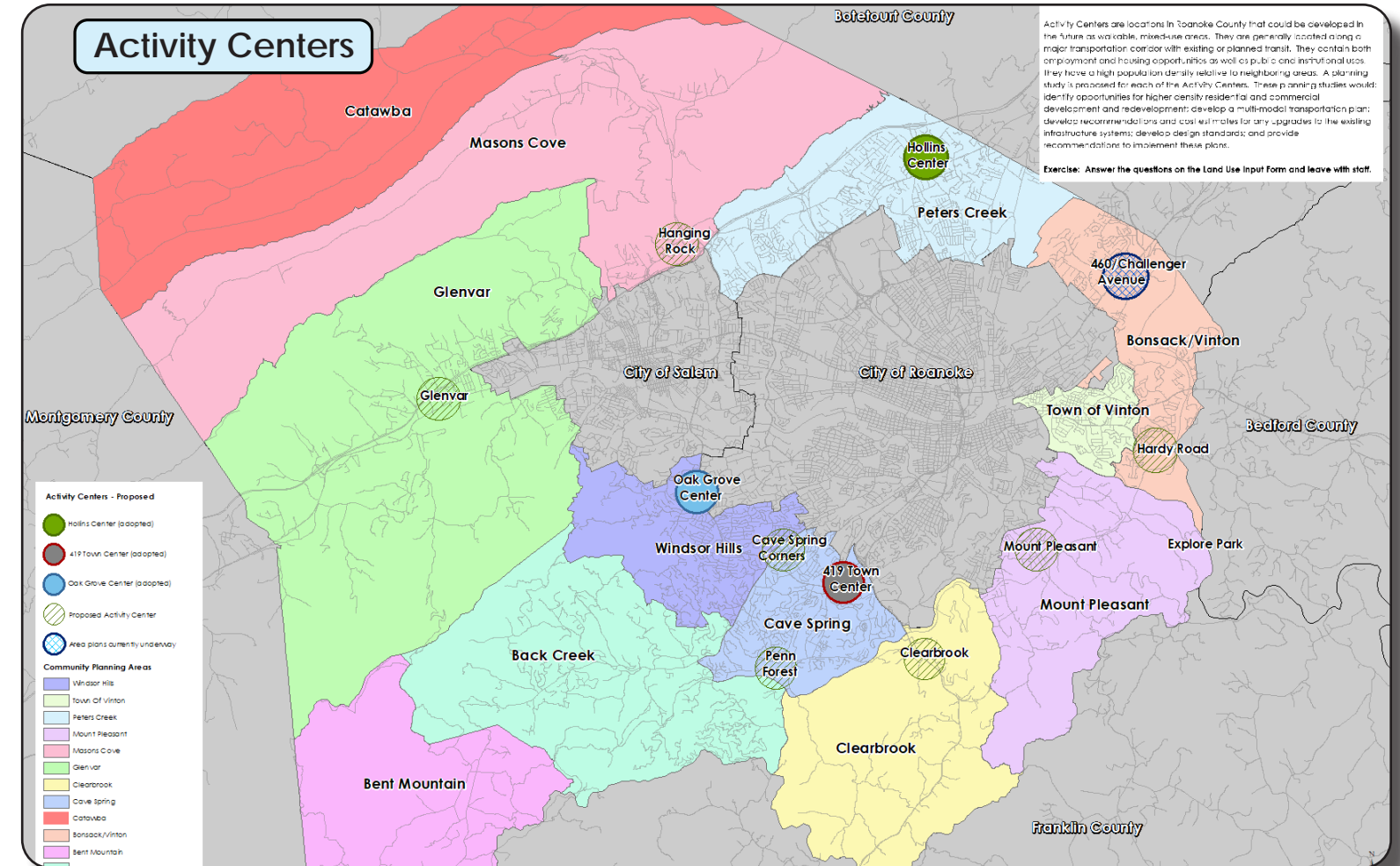
The majority (80%) of survey respondents and community meeting participants support recommendations to protect and improve ground, surface and stormwater resources; beautify the county's public areas, viewsheds and roadways; clean up garbage; protect steep slope areas; protect trees and forests, natural areas and wildlife habitats; as well as protection of historic and cultural resources.

Community Facilities and Infrastructure:

- a. Parks, Recreation and Tourism: 78% of respondents support the proposed countywide recommendations.
- b. General Services: 77% of respondents support the proposed countywide recommendations.
- c. Public Libraries: 84% of respondents support the countywide library system recommendations.
- d. Communications and Information Technology: 91% of respondents support expansion and improvement of broadband and cell phone access.
- e. Public Safety: 90% of respondents support countywide public safety recommendations.

Land Use:

84% of respondents support the activity centers as shown on the Recommended Activity Center Map as shown in on the next page (page 30). Additionally, 10 other locations were recommended as potential activity centers.



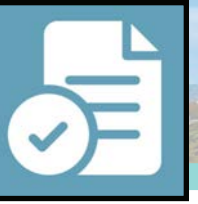
Winter 2023 Draft Plan Reveal Meetings/Public Hearings

Six (6) open house Community Draft Plan Reveal Meetings were held in the Winter of 2023 to provide an opportunity for residents to review the draft of the Roanoke County 200 Plan and provide their comments. The meetings were held from 4:30 PM - 6:30 PM on the following dates in the following locations:

1. Catawba, Glenvar & Masons Cove: Glenvar Middle School Forum - Monday, February 27
2. Peters Creek: Green Ridge Recreation Center Meeting Room - Wednesday, March 1
3. Bonsack/Vinton & Mount Pleasant: Vinton War Memorial Ballroom - Monday, March 6
4. Windsor Hills: Hidden Valley High School Auditorium - Wednesday, March 8
5. Back Creek & Bent Mountain: Bent Mountain Center Gymnasium - Monday, March 13
6. Cave Spring & Clearbrook: South County Library Auditorium - Wednesday, March 15

The draft plans were also revealed to the Roanoke County Planning Commission at two public hearings, which were held at 5:00 PM on the following dates in the following locations

1. Public Hearing Option 1: Green Ridge Recreation Center - Thursday, March 23, 2023
2. Public Hearing Option 2: Roanoke County Administration Center - Monday, April 3, 2023



Natural & Cultural Resources

Land Cover
Floodplains
Buildings
Districts

Recommendations

1. Protect and improve the quality of water in our streams, creeks and rivers.
2. **Coordinate with State agencies regarding floodplain risks and prevention.**
3. Reduce quantity and improve quality of stormwater.
4. Protect and prevent risks to surface waterways, reservoirs, underground aquifers and drinking water wells.
5. Beautify County roadways and public areas.
6. Protect viewsheds from the ridges and from the valleys.
7. Clean up and prevent litter and illegal dumping.
8. Protect steep slope areas.
9. Protect trees and forests and increase tree canopy.
10. Protect natural areas and wildlife habitats.
11. Coordinate with State agencies regarding historic and cultural resources, including cemeteries and archaeological sites.



READ MOUNTAIN PRESERVE



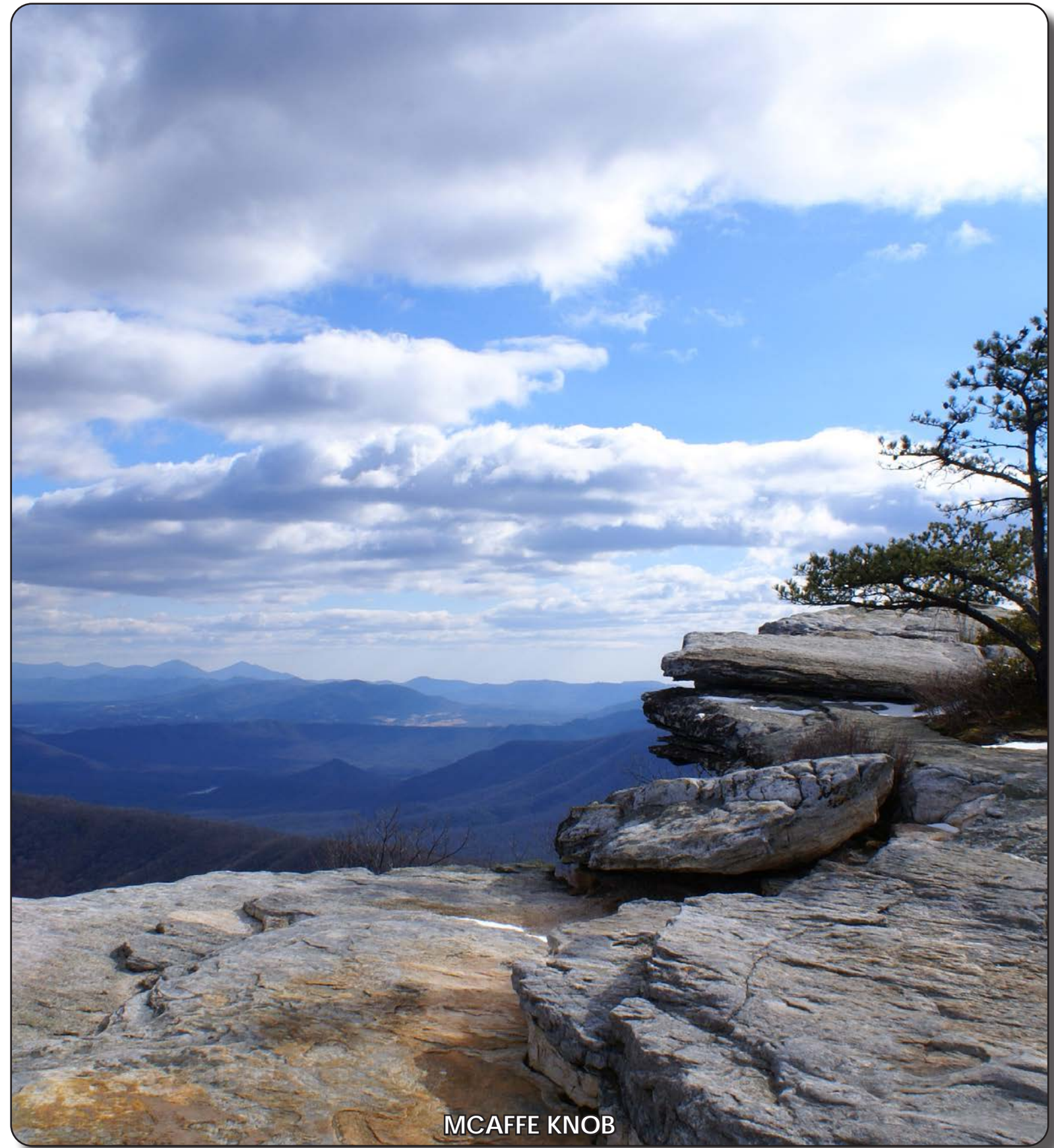
SPRING HOLLOW RESERVOIR



ROANOKE COUNTY GATEWAY LANDSCAPING



ROANOKE COUNTY STORMWATER MANAGEMENT PROJECT



MCAFFE KNOB



Community Facilities & Infrastructure

Parks, Recreation, and Tourism Recommendations

1. Evaluate new park, greenway, and blueway opportunities.
2. Evaluate on- and off- road connectivity options between parks, neighborhoods, and community facilities.
3. Continue coordination on regional efforts to enhance and develop outdoor recreation opportunities in our communities.
4. Update the Parks, Recreation & Tourism Master Plan.
5. Continue promotion of the Park Partners Program to encourage citizens and businesses, and organizations to adopt a park, greenway, or trail.
6. Educate citizens on park ordinance updates (i.e. park sign updates, dog-friendly parks/special events and leash laws, drones, etc.).
7. Continue developing programs that allow for safer post-COVID plans that balance community needs with available staffing resources.



GREEN RIDGE RECREATION CENTER



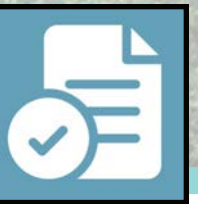
ROANOKE COUNTY ADMINISTRATION CENTER



SOUTH COUNTY LIBRARY



ROANOKE COUNTY PUBLIC SAFETY BUILDING



Community Facilities & Infrastructure

General Service Recommendations

1. Evaluate recycling program options.
2. Complete planned Roanoke County Fire Department Facilities Assessment.
3. Complete planned Roanoke County Administration Center Assessment.

Public Libraries Recommendations

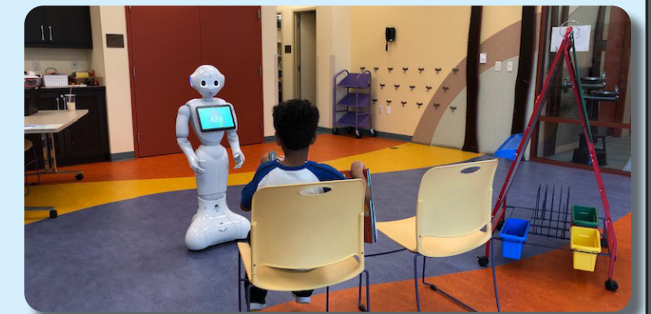
1. Improve services and continue enhancing facilities.
2. Evaluate programming needs and wants based on a variety of data and customer feedback.
3. Implement responsive, community focused program that serves people of all ages and backgrounds.
4. Ensure timely delivery of all circulating materials.
5. Raise level of engagement with the community, and increase awareness about library services and programs.

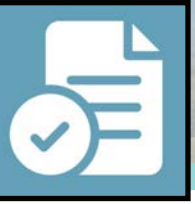
Communication & Information Technology Recommendations

1. Explore opportunities to extend broadband service with universal availability and access to high-speed Internet in unserved and under-served areas.
2. Explore alternative broadband and cell phone providers for choice and competition.
3. 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.
4. Explore providing improved cell phone service in unserved and under-served areas.

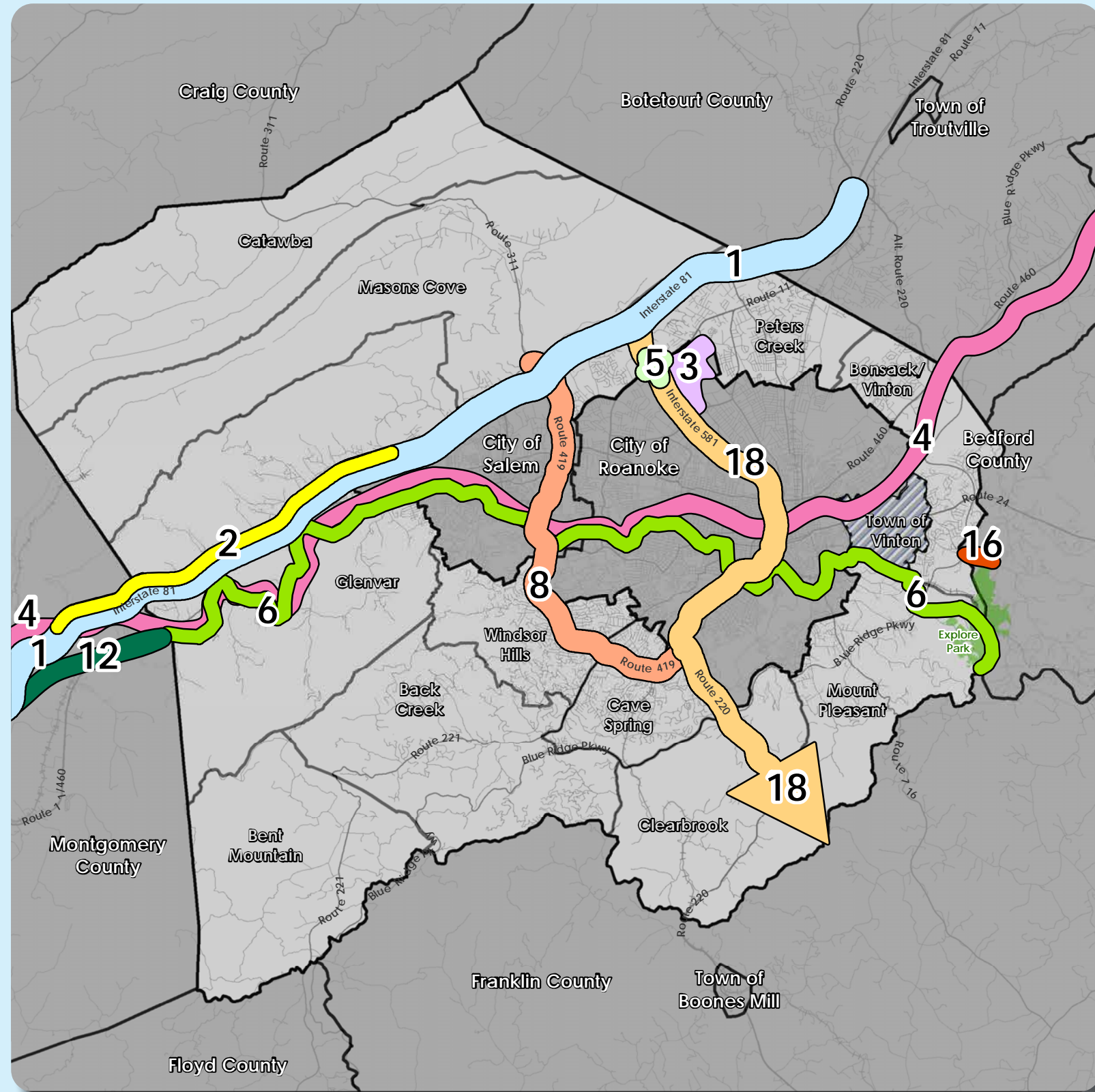
Public Safety Recommendations

1. Provide the efficient delivery of public safety services with minimal response times.
2. Enhance and maintain public safety staffing.
3. Enhance and maintain facilities and equipment.
4. Provide a high-level of citizen engagement and educational opportunities.





Transportation Recommendations



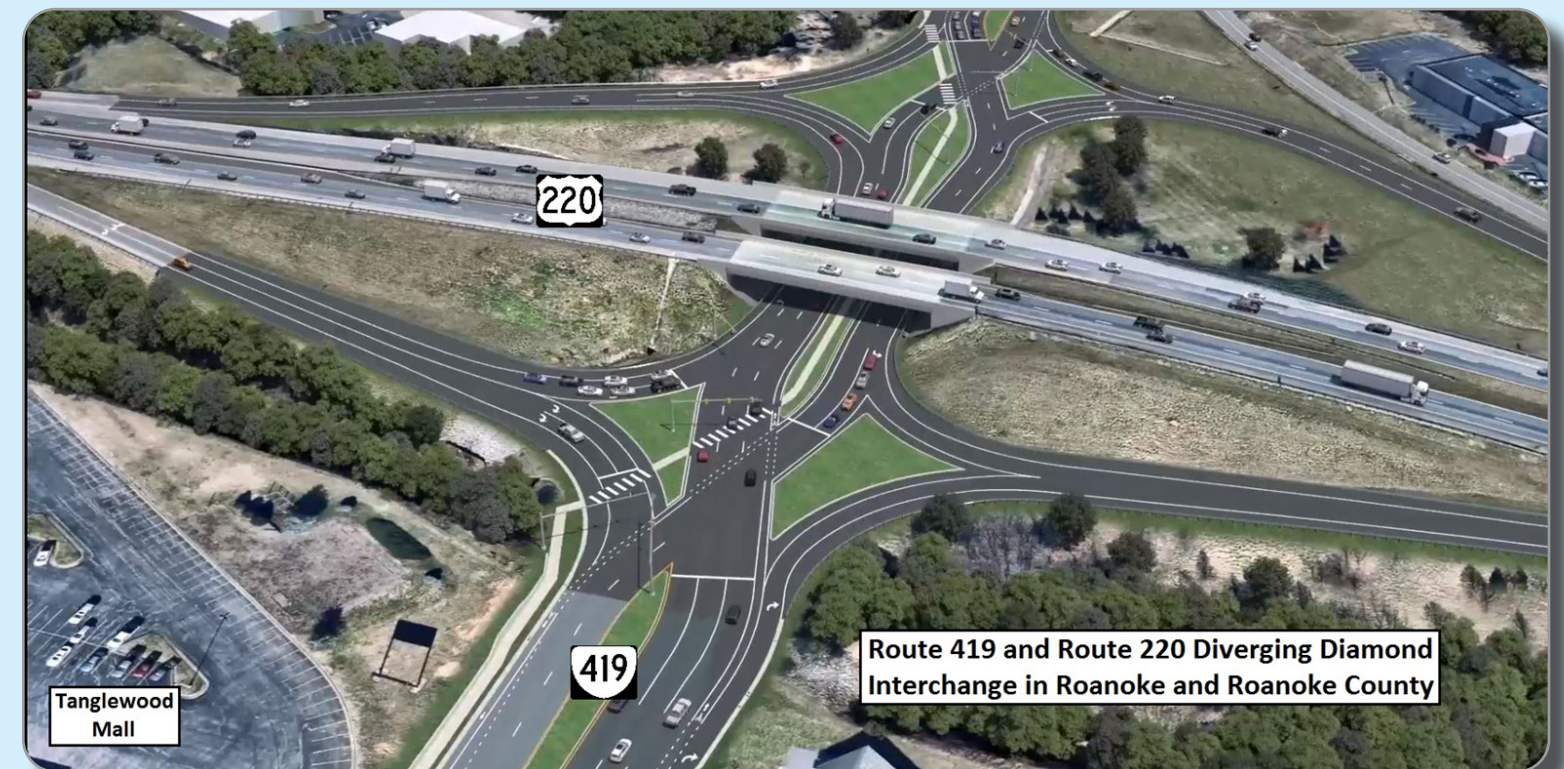
The benefits of many transportation projects are not confined to just one Community Planning Area, or just one locality. Roanoke County constantly collaborates with neighboring localities, and state and federal agencies, to pursue transportation projects that benefit the entire region. This map shows the results of the Spring 2022 survey which generated ranked transportation priorities across Roanoke County and the Roanoke Valley. The following list corresponds to the projects shown on the map:

Priority transportation projects:

- 1) Widen I-81 to six lanes between Exit 118 and Exit 150
- 2) Widen I-81 southbound to three lanes between Exit 128 and Exit 137
- 3) Improve and expand the Roanoke-Blacksburg Regional Airport
- 4) Extend Amtrak service to Christiansburg and beyond
- 5) Improve the I-581 Exit 2 interchange
- 6) Complete the Roanoke River Greenway

Other transportation projects:

- 8) Study and improve Route 419/Electric Road
- 12) Construct the Valley-to-Valley Trail
- 16) Construct access to Explore Park from Bedford County
- 18) Construct I-73





IMPLEMENTATION & RECOMMENDATIONS



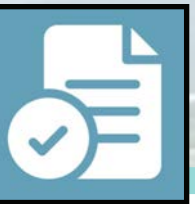
Transportation

Roads
Bicycle & Pedestrians
Accommodations
Greenways
Transit

Recommendations

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

IMPLEMENTATION & RECOMMENDATIONS



CORTRAN

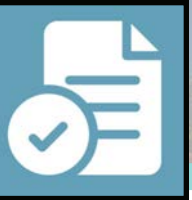
Transit

In Spring 2022, 88 participants completed a survey about CORTRAN service as part of the Roanoke County 200 Plan community engagement. Currently, the CORTRAN service transports Roanoke County residents Monday through Friday from 7:00 AM to 6:00 PM within Roanoke County, Roanoke City, the City of Salem and the Town of Vinton. The survey asked respondents what they would like to see change with the service in the future. The ranked results will be taken into consideration for potential future CORTRAN program changes:

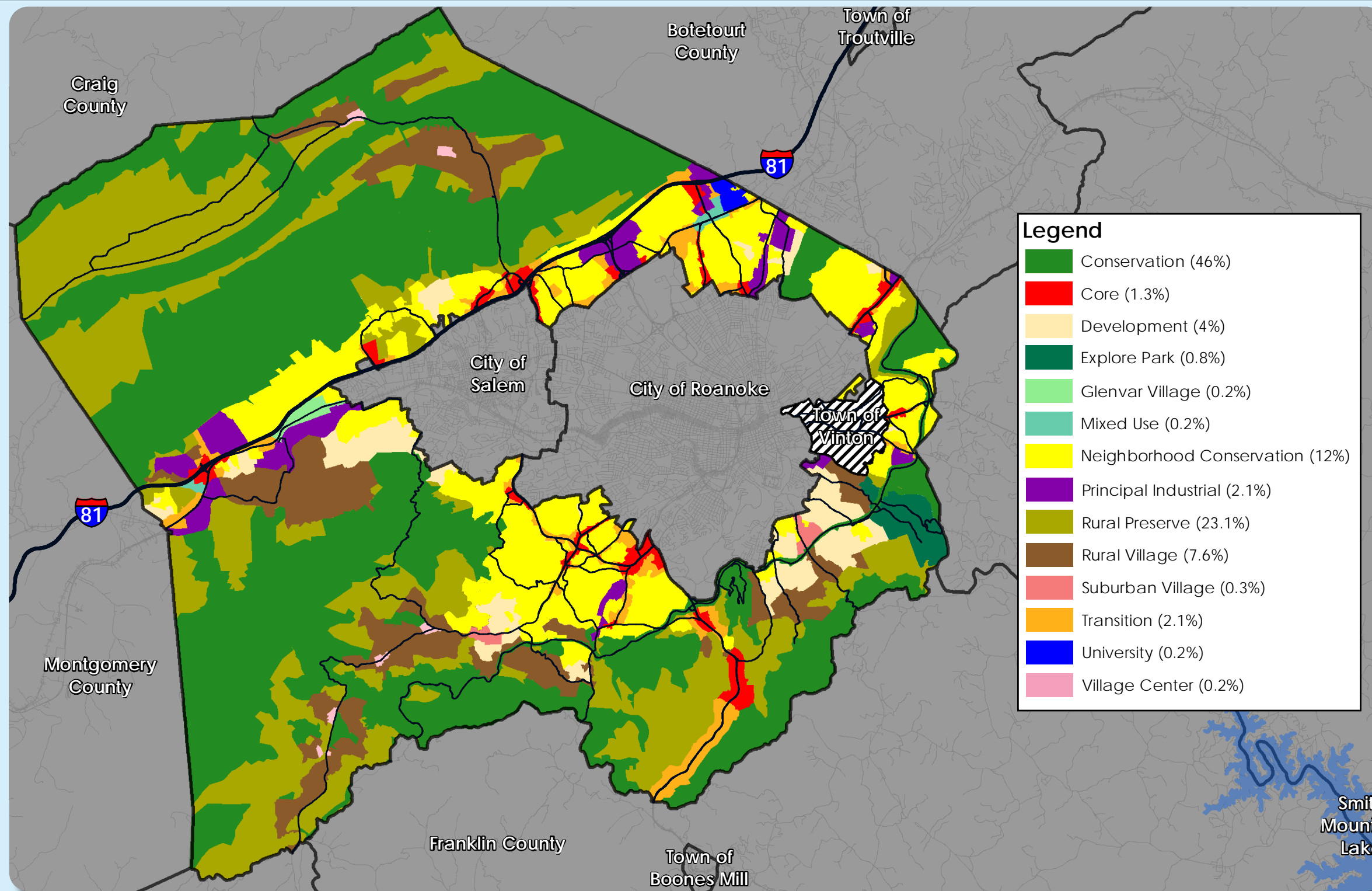
Recommendations

1. Offer weekend service hours.
2. Extend evening hours.
3. Lower age requirement below age 65.
4. Expand service area.





Land Use



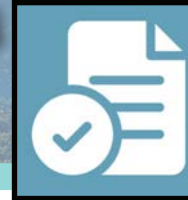
Residents generally supported the proposed future land use changes in their CPA. There were 90 proposed changes overall. 25 (27.8%) of these changes were from less intense land uses to more intense ones. Many of these types of changes were to Core (3.3%) and Transition (15.6%) future land uses. Almost all of these types of changes were in the urban service area. The remaining 65 (72.2%) of the changes were from more intense land uses to less intense ones. 39 (43.3%) of the proposed future land use changes were to Conservation, mostly due to steep slopes with grades greater than 33% and existing conservation easements. 18 (20.0%) were to the Neighborhood Conservation future land use to preserve existing neighborhoods.

Residents supported the existing and proposed activity centers. An activity center is an urban area of intense mixed use activity. There are four existing activity centers in the County that were recently created, including the Reimagine 419 center, the Oak Grove center, the Hollins center, and most recently, the 460 Corridor. A few questions from the Spring 2022 survey were intended to gather public feedback regarding these existing centers and to gauge support for new ones.

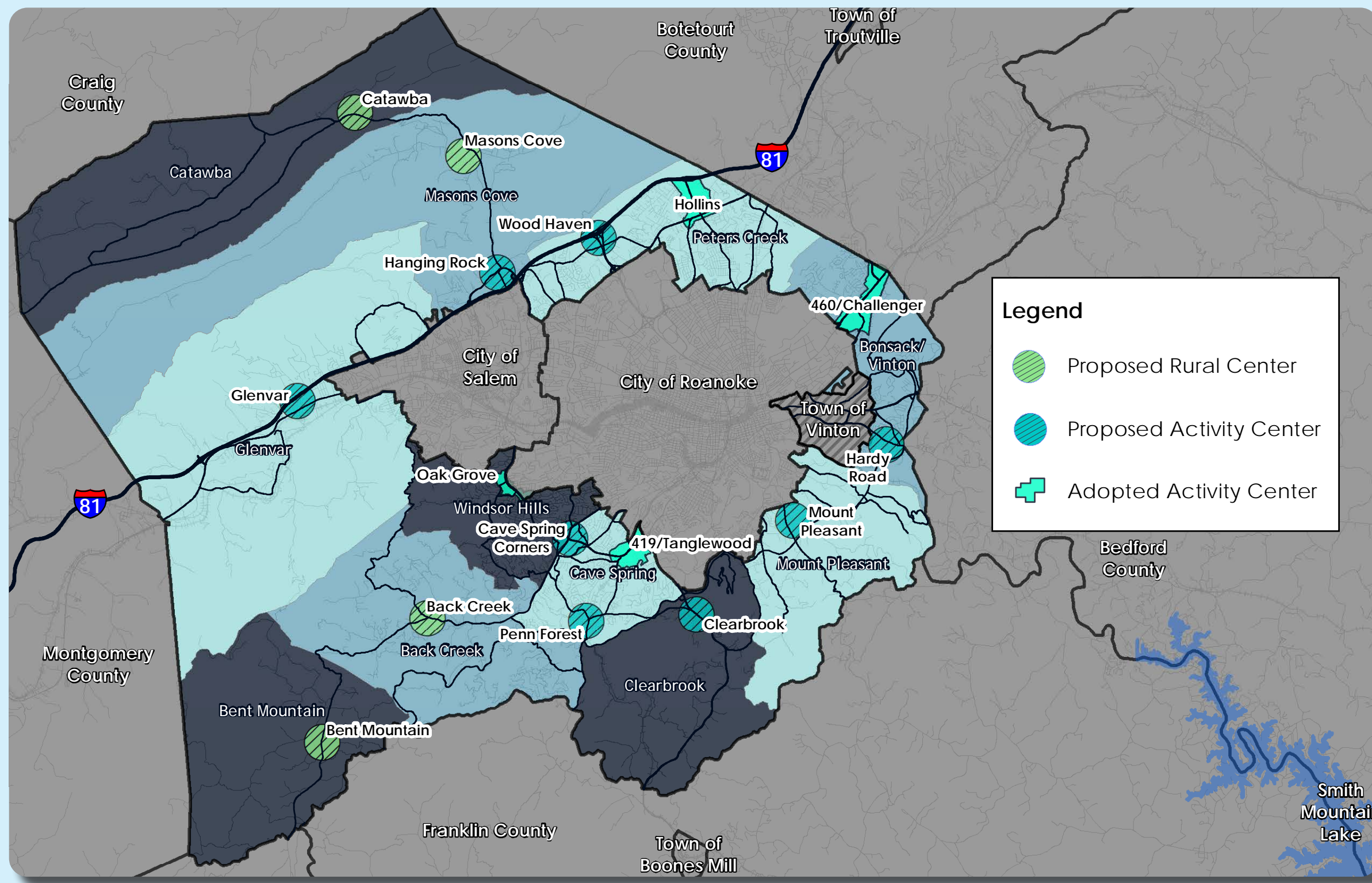
222 (83.8%) of survey respondents support the activity center map as shown on page 31 of this document. When asked if there were other areas in the County that should be designated as activity centers, 50 (18.8%) believed there were. When asked to suggest locations for new activity centers, 24 (9.0%) suggested some. Ten new activity centers were suggested. The most suggested activity centers were Bent Mountain, Back Creek, and West Main Street in Glenvar. Others were suggested as well, and they are shown on the map on the next page (page 42). Many of the suggested activity centers were proposed in rural regions of the County. Since the primary intention of these activity centers is for urban intense land uses, staff recommends that these activity centers have a more low-intensity, rural character that harmonizes with each of their respective areas.

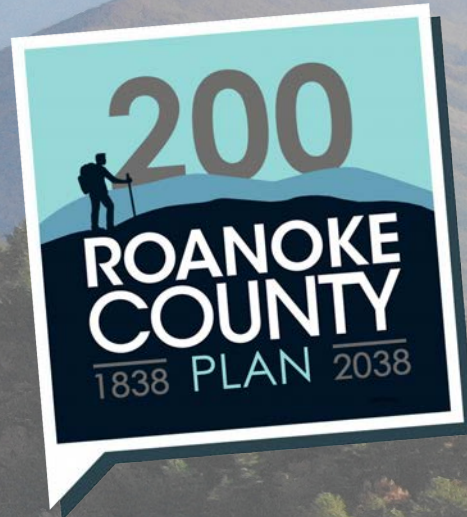
Recommendations

1. Amend the Future Land Use Map as shown below to conserve the natural beauty, preserve rural and suburban areas, and promote economic development in Roanoke County.
2. Develop plans for Activity Centers and Rural Centers, as shown on the map on page 42 of this summary document, in a manner that compliments surrounding land uses.



Activity Centers





www.RoanokeCountyVA.gov/200Plan

Stay connected with us!



Facebook

www.Facebook.com/RoanokeCountyVirginia.Government
www.Facebook.com/RoCoPlanning



Twitter

www.Twitter.com/RoanokeCounty



YouTube

www.YouTube.com/RoanokeCounty



Instagram

[@officialroanokecounty](https://www.instagram.com/officialroanokecounty)

Roanoke County 200 Plan Summary Document

2023 - 2038

