



Roanoke County 200 Plan: 2021 Community Meeting Summary

Cave Spring

Meeting: South County Library - Monday, October 18, 2021

Attendee Count: 56

Staff present:

Planning	Long Range	Transportation	Zoning	Economic Dev.
Philip Thompson	Bailey Howard-DuBois	Megan Cronise	Becky James	Jill Loope
Cecelia Monnin	Alex Jones	Isaac Henry		Marshall Stanley
	Cecile Newcomb	Will Crawford		GSPRT
				George Assaid

Land Use

Meeting Exercise: Place post-it note comments on the map.

1. Where are current issues with land uses?
2. Where are there zoning enforcement issues?
3. What types of development are desired?
4. Where should new development go?
5. Where should redevelopment happen?

Meeting Exercise Comments:

- Enjoy seeing progress and development.
- Make sure there is suitable infrastructure for any new residential development.
- Prioritize infill and redevelopment over new development.
- Developers should be required to build sidewalks in new development and redevelopment projects.
- Do not allow any more developments like South Peak. Protect the mountains and ridges. This is why people move here. The retaining wall and development at South Peak are undesirable.
- Like open-air commercial developments.
- Restrict/limit development on steep slopes and in the floodplain.
- Development aesthetics need to be included in the Comprehensive Plan: architectural design, preserving trees, replanting trees, reduce paved and impervious areas.
- Preserve the waterways in the industrial areas as they grow (the Future Land Use Principal Industrial areas in Cave Spring – Back Creek, Crystal Creek, in and through the Penn Forest and Starkey area).
- Protect existing residential areas from rezonings.
- The existing Civic uses and properties in the Penn Forest area should remain as they are (the parks, school, and library). The Future Land Use designations of Transition and Development on these properties should be changed.
- The mountain property adjacent to Starlight Lane, the railroad and the Blue Ridge Parkway is designated Rural Preserve on the Future Land Use Map. The zoning is R-2. This zoning should be changed to match the Rural Preserve designation.



- Keep the Crystal Creek area as it is now.
- There is confusion with the Colonial Avenue Corridor Guidelines. Hard to find any information about signage.
- Reduce the noise from industrial properties.
- The Roanoke County Planning Commission is fair-minded and does a good job of conveying regulations to the development community.
- Happy with the way things are.
- Attract industrial businesses or partners to expand job base and provide tax revenue (countywide).
- Need more high-end retail at Tanglewood/419 Town Center.
- Would like to have franchises such as Firebirds, P.F. Chang, and Cheesecake Factory locate here.

Community Facilities

Meeting Exercise: Tell us about the facilities that you use.

Leave a suggestion or comment about issues or needs for community facilities.

Meeting Exercise Comments:

- More unique indoor and outdoor PRT recreation amenities are needed in southern Roanoke County, similar to the amenities at Green Ridge Recreation Center and Explore Park. Renovate and/or expand Brambleton Center.
- Requests were made for aquatic options on this side of Roanoke County, similar to the Green Ridge Recreation Center's Splash Valley Water Park, and indoor pools. Citizens want to see the Brambleton Center remain opened, renovated, and expanded due to its central and visible location.
- Want to know when pre-pandemic programs are going to return to the Brambleton Center, specifically pottery. Frustrated and curious why the Brambleton Center keeps losing space to non-recreation uses such as an election polling place and CORTRAN's new headquarters.
- More recycling drop-off locations are needed closer to the Penn Forest, Starkey, and Hunting Hills communities. The locations should be larger and better maintained than the existing facilities near the Brambleton Center and Tanglewood Cox Communications building. There is much frustration that the existing Roanoke County recycling bins are often full.
- Curbside recycling is needed countywide, however, could it be implemented in the highly populated suburbs of Penn Forest and Hunting Hills first?
- County citizens need to be educated on their recycling options with better signage at the drop off locations, a designated how-to website, and RVT-3 videos.
- Community gardens should be built at the South County Library or in one of the nearby parks. Community gardens should be built at Cave Spring High School and Cave Spring Middle school as an educational opportunity and citizens could care for the gardens during the summer months.



- There needs to be more police enforcement of automobile noises, specifically loud exhausts and music. Problem locations are along Colonial Avenue, Brambleton Avenue, and Electric Road.
- Police patrols have drastically disappeared in the residential neighborhoods in between Brambleton Avenue and Colonial Avenue since the Roanoke County Police Substation was moved to Cave Spring Middle School. More patrol is needed in the neighborhoods and not just on Brambleton Avenue and Electric Road.
- The South County Library staff and facility have been a great addition to the Cave Spring community prior to and during the pandemic. There is a desire for pre-pandemic programming to return as soon as possible.
- The South County Library wetland boardwalk trail is great. Several attendees reiterated this comment. A better paved marked greenway/trail is desired from Darrell Shell Park – Penn Forest Elementary – South County Library – Starkey Park North – Starkey Park South – Merriman Soccer Complex parking lot. Many recommendations for a greenway away from the sports fields along Back Creek through the parks that could provide a bicycle only connection to the Blue Ridge Parkway on the southside of the Merriman Soccer Complex.
- Would like to see pedestrian connections made from South County Library to Cave Spring Middle School, Cave Spring High School, and the Tanglewood/419 Town Center area.
- Fenced in dog park and pickleball courts are wanted in or near the Starkey area parks.
- Would like to see more greenspace required as part of new commercial, residential, and mixed-use developments, especially around Tanglewood. Create design guidelines or financial incentives for developers who exceed the minimum greenspace requirements.

General Comments:

- Attendees feel that certain areas of the county (Explore Park, Green Ridge Recreation Center, Green Hill Park, Greenway expansions, etc.) keep receiving funding for park expansion or recreational programs but that has not been true in Southwest County.
- Businesses would like more promotions to "adopt a Greenway" for maintenance, similar to adopting a highway, CRMP area, or park.

Transportation

Meeting Exercise: What are the transportation needs in this area?

Leave a comment about: Road safety issues, Pedestrian, bicycle and/or transit needs.

Meeting Exercise Comments:

Route 220

- Do not support the elimination of through movements across Route 220.
- Do not like the elimination of through traffic across Route 220.
- Would like trees replanted at the slope failure area along Route 220.



- Dislike the Route 220 Corridor Improvements at Southern Hills Drive/Valley Avenue and Crossbow Circle/Pheasant Ridge Road. I do not like that you will not be able to go straight across Route 220.

Route 419

- Cars turning right onto Route 419 often cause all other signals to turn red. Dedicated right turn lanes on sides streets or shortened signal phases for these movements would help.
- Traffic signals on Route 419 (Chaparral Drive intersection is a good example) turn green for left turns even if there are no cars in the left turn lane. There should be sensors to detect cars and skip the left turn signal phase if there are no cars in the left turn lane.
- At the Route 419/Starkey Road traffic signal, there is not enough green time for going straight on Starkey Road across Route 419.
- The Route 419/Route 220 Diverging Diamond Interchange project is not worth the money.
- Electric Road throughout Tanglewood and Cave Spring should be better maintained by VDOT and the County. More trees, landscaping, etc. should be including within the new transportation projects.

Bicycle/Pedestrian Amenities

- People walk on Penn Forest Boulevard, which is very dangerous without sidewalks. Build sidewalks on Penn Forest Boulevard.
- Build a sidewalk, crosswalk, and bicycle lane on Ogden Road, and a crosswalk on Starkey Road connecting Old Country Plaza to Tanglewood Mall.
- Build a sidewalk on the west side of Ogden Road. Lots of people walk from the apartments on Ogden Road to Tanglewood Mall.
- Lots of people walk to work at Kroger Teeter on Old Cave Spring Road, Farmington Drive, and Cave Spring Lane. This is dangerous without sidewalks. Build sidewalks on these streets.

Brambleton Avenue Intersection

- There is a lot of congestion at the Brambleton Avenue/Colonial Avenue/Old Cave Spring Road intersection and this, combined with the side entrance into Kroger Teeter on Colonial Avenue, causes dangerous situations.

Crystal Creek Drive

- Make Crystal Creek Drive one-way. Implement a weight limit on Crystal Creek Drive.

Hunting Hills Drive/Hunting Hills Subdivision

- Sight distance is very bad at the Hunting Hills Drive/Buckhorn Road intersection, especially when vehicles speed. Intersection improvements are needed.
- Trucks use Hunting Hills Drive to cut through from Starkey Road to Route 220.
- Add curbs to roads in Hunting Hills. People are frequently driving on yards in Hunting Hills.



Merriman Road

- Crosswalk is needed across Merriman Road between the wetland boardwalk and Penn Forest Elementary.
- Lots of people use Merriman Road to Knowles Drive to Arlington Hills Drive as a cut-through to Route 221.

Speeding/Noise

- Speeding on Manassas Drive at the curve near Kenmore Avenue is dangerous. This danger is made worse by people pulling out of Kenmore Avenue.
- People park their cars at the gas station on Colonial Avenue and Thompsons Lane and play their stereos obnoxiously loud until 11 or 12 at night.
- Slow speeding traffic on Meadowlark Road.
- Police enforcement of speed limits along Penn Forest Boulevard and Meadowlark Road.

Starkey Road

- Train crossing on Starkey Road may continue to cause delays even after Starkey/Buck Mountain roundabout is constructed.
- Would like Starkey Road to be widened to four lanes between Route 419 and Terminal Road. Lots of fuel trucks enter and exit at Terminal Road.

General Comments:

- It would be helpful to have a second arterial besides Route 419 to get people around South County to Route 221.
- Teach drivers how to correctly drive through roundabouts. Need better signage at roundabouts.
- Want more sidewalks and pedestrian safety infrastructure. Require new development to build sidewalks. Do not build crosswalks where there are not any sidewalks.
- The more bike lanes, the better!
- Add designated bike lanes on greenways and fully separated bike lanes on roadways.
- Greenways are valued by the community. A Salem connection to the Roanoke River Greenway as well as a connection to Tanglewood is needed.
- For future greenways, separated paths for biking, skating and walking would be desirable.

Protection and Preservation

Meeting Exercise: Leave a comment about natural and cultural resources on the map.
Tell us what this map is missing? What's valuable to you and why? What is impacted or needs improvement?

Meeting Exercise Comments:



- Value the neighborhood trees in this community.
- Property owners need support for debris that washes down their creeks, especially when it washes from other residential areas.
- The residential wash from Hunting Hills down a Back Creek tributary to the Rockbridge Road condominiums needs attention. Property owners have to clean up non-natural debris from Hunting Hills.
- Would like to see green spaces incorporated into development at Tanglewood and the 419 Town Center.
- Viewshed protection on the Blue Ridge Parkway is important. Consider a development buffer from the Parkway.
- Toby's Lodge and the historic home behind the library is missing from the 1992 Virginia Department of Historic Resources (VDHR) inventory of potentially eligible historic sites for the National Register.
- Littering is a major concern.
- Protect residents' mountain views.

General Comments:

- Landscaping is needed at County gateways, in medians and development to improve the aesthetic value of our community.
- Landscaping sponsorships along major roadways has value to businesses that should be communicated more widely.
- When trees are removed by VDOT for road projects they must be replanted.
- Residential deer control is needed across the County.
- The County should encourage the restoration of riparian areas through native tree plantings, especially in flood-prone streams and areas.
- Better collaboration is needed between organizations, agencies and citizens that are interested in improving our sustainable energy resources and recycling efforts.

Staff Observations

Land Use

- Meeting attendees were enthusiastic to learn about the exhibits and give their feedback. Comments were generally positive and people were genuinely interested and concerned about how the County is planning for the future and potential growth.
- Cave Spring residents who came to the meeting generally supported future development if it is done with environmentally sensitive practices and in areas that have existing infrastructure and development. They are supportive of the 419 Town Center Plan. They want to preserve waterways, mountains and ridgelines; and retain and protect public parks, facilities and neighborhoods.

Transportation

- Many residents of the Hunting Hills neighborhood expressed a variety of transportation concerns including intersection sight distance issues, speeding, cut



through traffic and the VDOT slope repair along Route 220. In general, attendees were interested in the transportation projects we displayed. Several people were unaware of the CORTRAN program.

- With the continuing population and development growth in the area, citizens expressed frustration with non-stop traffic congestion and not being able to pull out of private residences or businesses along Starkey Road, Buck Mountain Road and Merriman Road.

Protection and Preservation

- Residents were concerned about keeping a higher standard for greenspace and trees in commercial areas as the community continues to grow. Several attendees stated that the most densely developed areas in the 419 Town Center and along Route 419 or Route 220 must have requirements for interior and roadside landscaping for aesthetic value as well as stormwater management.

Summary Approved: PGT