



## Roanoke County 200 Plan: 2021 Community Meeting Summary

### Mount Pleasant

**Meeting: Mount Pleasant Elementary School - Thursday, September 23, 2021**

Attendee Count: 30

Staff present:

Planning	Long Range	Transportation	Zoning	Economic Dev.
Philip Thompson Cecelia Monnin	Bailey Howard-DuBois Alex Jones Cecile Newcomb	Megan Cronise Isaac Henry Will Crawford Brian Epperley	Becky James	Wade Taylor
				<b>GSPRT</b>
				Mark Courtright

### Land Use

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

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:

- I would like to see patio homes for older residents.
- I like the residential areas that are in the County now.
- Schools are important to the Mount Pleasant area.
- I would like to see Explore Park continue to develop and bring in revenue from the businesses.
- There is an E.C. Pace landfill off of Pitzer Road that is causing problems. There is potential pollution running into Back Creek and the landfill truck traffic is causing a lot of wear and tear on the road. I am concerned about the future use of the property.
- I want more recreation: bike lanes, trails etc. I want this area to stay rural. Development should happen in urban areas only, such as the 419 Town Center area. Leave undeveloped areas as they are.
- I do not like the Loblolly Mills development plan – do not allow this type of development in the future.
- The rezoning process for Loblolly Mills was pushed through, the public input was squelched and limited, while the developer was given everything he wanted. Citizens were treated like pawns. The Board of Supervisors members were laughing and acting unprofessional during the public hearing.
- Keep building more greenways, outdoor recreation and developing Explore Park. People love the trail connections and getting outside and being next to the Roanoke River.
- In the Highland Road area keep development as it is.
- Contractors should not have signs up at construction sites, they are eye sores.
- There is a lot of garbage at construction sites.



- The Dark Skies Initiative should be followed throughout the County.
- Patio homes are wanted.
- Include community use in Suburban Village future land use designation.
- More residential housing is needed in affordable price range (\$150,000 – \$250,000).
- Do not let Mount Pleasant Park become residential. I would like to see improvements to the Park; more trails and an off-leash section for dogs.
- The residential area bounded by Mayfield, Indian Rock, Bandy Road and the Blue Ridge Parkway should remain as is. Change the future land use designation from Conservation to Development.
- Keep Mount Pleasant as undeveloped natural countryside and agricultural.

#### General Comments:

- We need more tolerance and acceptance of everyone. Appreciate diversity and enforce laws to keep everyone safe.
- Outdoor recreation and tourism is the way to grow; the County should support this.
- Focus on Explore Park.
- I support the Explore Park Adventure Plan.

### 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:

- Parking at Mount Pleasant Park is inadequate during summer sports and forces users to park on the road.
- A southern connection to Explore Park would benefit local residents. There is an access road that some use to connect to the end of Rutrough Road which is not appropriate for most vehicles.
- There is a lot of interest and frustration with internet/broadband service and reliability in the community. Citizens expressed many issues with COX and DSL being there only options as the service provided is weak and the cost is expensive.
  - Bandy Road, Brookridge Road, Rutrough Road, and Pitzer Road are major areas of concern.
- Citizens requested more litter cleanup efforts in the community by VDOT or the Sheriff's Department inmate crews.
- Citizens would like to see a recycling drop off location in the Mount Pleasant village area. Many citizens felt like the community's residents need to be educated on the recycling options that currently exist in the County. Multiple citizens recommended a recycling facility at Mount Pleasant Library.
- Mount Pleasant Park would be better utilized by the community if it received improvements or an expansion. Citizens would like to see more picnic shelter



options, more small paved walking trails, and recreation sports for all ages (kid, teen, and adult leagues).

- Citizens would like to see more athletic fields. If there is not space at Mount Pleasant Park, elsewhere in the community would be great.
- Cell phone service is not available in many parts of the community, including Explore Park by many carriers. Citizens questioned whether the County could increase cell service at Explore Park which would help the surrounding neighborhoods as well.
- Brookridge Road and Coopers Coopers Cove Road received broadband expansion, but there is still a missing gap on the southside of Back Creek that needs improvements. The Roanoke County GIS maps online say broadband is available here, but it is not.
- Jae Valley Park has been a great amenity added to the Mount Pleasant Area. Many citizens appreciate the new park. However, the parking lot often floods or gets washed out which makes it unusable. Citizens suggested paving the parking lot. Also, citizens would like to see a "beach", kayak launch improvements, more trail improvements. Also, with more amenities, keeping in mind the need for Fire & Rescue to have large enough access onto the property and down to the creek.
- Many citizens requested Glo-Fiber in the community, similar to how other areas in the County have received this service.
- Mount Pleasant Library Branch needs longer hours and more overall improvements.
- Citizens questioned if a small park, like Jae Valley Park, could be built along Back Creek off of Bandy Road.
- I would like to see an alternate internet provider besides Cox.
- Internet access at the end of Brookridge Road is needed.
- Either do Mount Pleasant Library right or tear it down.
- I cannot get in the library; pave the parking lot.
- I would like to see the Mount Pleasant Library expanded.

#### General Comments:

- Broadband, cell phone service, and recycling seem to be the biggest concerns in the community.
- Citizens enjoy the current Parks and Recreation options, but would like to see more amenities in the local parks – Mount Pleasant Park and Jae Valley 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.*

#### Route 116

- The curve on Route 116 where the crash hotspot is located is called "Wheeler's Curve."



- Add additional signage or anything else that would help to deter tractor-trailers from using Route 116. Franklin County needs the “No Through Trucks” signage that Roanoke County has.
- Add a Blue Ridge Parkway exit at Route 116.

#### Route 220

- Need more put-ins for Back Creek on Route 220.
- Keep I-73 on Route 220 and away from Mount Pleasant.

#### Ballard Road

- There is a spring on Ballard Road that causes drainage issues and a dip in the road.

#### Bandy Road

- Add bicycle warning signs or bike lanes on Bandy Road.
- The pavement on Bandy Road has been in bad shape for years. The City of Roanoke section is better maintained.
- Stormwater infrastructure is needed on the northern section of Bandy Road into the City of Roanoke.

#### Bandy Road/Mayfield Drive

- There has been increased traffic in the Mayfield Drive/Bandy Road area in recent years.
- The Mayfield Drive/Bandy Road intersection is confusing and dangerous. There is not sufficient sight distance. When going north on Mayfield Drive, people ignore the stop sign and go straight on Bandy Road. When going south on Bandy Road, people ignore northbound Bandy Road traffic and go straight on Mayfield Drive. Signage may help to alleviate this issue.
- Widen Mayland Road and Bandy Road.

#### Blue Ridge Parkway

- Add bicycle warning signs or bike lanes on the Blue Ridge Parkway.
- The section of the Blue Ridge Parkway that is currently closed is an important flood evacuation route for the Mount Pleasant area. Lots of people used it to get out during the flood of 1985.

#### Brookridge Road

- Brookridge Road should be widened if the location of the houses will allow it.
- Widen Brookridge Road. Two cars cannot get by at the same time.

#### Eastland Road/Highland Road

- Need more speed enforcement on Eastland Road and Highland Road.
- Need more speed enforcement on Highland Road. Speed boards would help.
- Don't widen roads or expand capacity in the Eastland Road/Highland Road area. Preserve the rural character of that area.



### Greenways/Sidewalks

- Construct greenways in southern portion of Mount Pleasant CPA.
- Add sidewalks along roadways in Mount Pleasant around school, churches, and the library to Brookfield subdivision.

### Horseshoe Bend Road

- The pavement on Horseshoe Bend Road has already deteriorated after the last repaving, which was recent.

### Pebble Drive

- There is localized flooding along Pebble Drive. Stormwater infrastructure is needed.

### Pitzer Road

- Mount Pleasant Boulevard/Pitzer Road intersection is confusing and dangerous. Delivery trucks bottom out turning left onto Pitzer Road from Mount Pleasant Boulevard.
- The pavement on Pitzer Road is in bad shape due to large truck traffic. It needs repaving.
- There are speeding issues on Pitzer Road near Randall Drive. The shoulder is also deterioration at this location.
- Add "Share the Road" signage on Pitzer Road.
- Pitzer Road needs stormwater management near Mount Pleasant Park because water runs down the road and erodes ditches.
- Pavement on Pitzer Road is in bad shape due to 20-40 large trucks a day going to the E.C. Pace landfill. Pitzer Road needs to be repaved and widened for truck use.
- Pitzer Road needs to be widened and also needs street lights. There are only two street lights on Pitzer Road between Mount Pleasant Boulevard and Coopers Cove Road.
- Pitzer Road is currently closed around the Ballyhack Golf Club and the temporary road is terrible. Gravel and debris are scattered everywhere. Roanoke County and VDOT should make sure contractors are following the conditions of security bonds.
- There are lots of cyclists on Pitzer Road. Pitzer Road needs paved shoulders.
- Need to improve bicycle safety on Pitzer Road. Either bike lanes or signage would help.
- There is a lot of dirt on Pitzer Road due to trucks pulling out of the E.C. Pace landfill.
- The pavement on Pitzer Road is in bad shape due to large truck traffic.
- Pitzer Road was patched and then the patch sunk into the roadway. A better solution is needed.
- Pave Pitzer Road.
- Repave the area around the Pitzer Road/Brookridge Road intersection.
- Need guardrails on Pitzer Road around Back Creek.



#### Randall Drive

- Randall Drive needs to be widened. Two cars cannot pass at the same time.

#### Rutrough Road

- Open the maintenance road off of Rutrough Road for more routes into Explore Park.
- Need better wayfinding to Explore Park along Rutrough Road.
- There has been a lot more traffic on Rutrough Road now that the Blue Ridge Parkway is closed.

#### General Comments:

1. Need pick up points for Valley Metro in Mount Pleasant.
2. Add walking paths from subdivisions to greenway where feasible.
3. Need more education on bike laws and bike safety for motorists.
4. Need more streetlights at intersections in Mount Pleasant.

### 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:

- Contaminated stormwater from the E.C. Pure landfill on Pitzer Road is running off into Back Creek.
- The County should protect the area's greenspace. They should not allow further development of natural areas.
- Regular dumping occurs off of the Blue Ridge Parkway, particularly around the overpasses.
- Many local residents bike on the Blue Ridge Parkway and create informal bike paths to get back to their neighborhoods.
- There is an inert landfill off of Sterling Road. Although the landfill should have been capped, it appears that some activity continues to go on around it and a resident was skeptical about the restoration and revegetation efforts that should have occurred. The landfill causes stormwater runoff on the road.
- Viewsheds which are important to protect include views of Mill Mountain, views from the Blue Ridge Parkway, and views from Explore Park.
- Stormwater retention is needed for runoff on Pitzer Road and Brookridge Road.
- Back Creek should be stocked with trout.
- Some of the historic properties shown on the map from the 1992 Survey have been demolished and should be removed from the data.

#### General Comments:



- Access to recycling facilities is needed in Mount Pleasant. Education about how to recycle properly is also needed for residents. The lack of proper recycling options may increase incidents of residents burning waste (like cardboard).
- There is concern about denser residential developments' impact on environment, natural spaces and quality of life for rural area residents.

### Staff Observations

- Attendees were very enthusiastic about sharing transportation issues and ideas for improvement. Staff received many comments, usually multiple comments from each attendee. Among the people staff talked to, the most common themes were pavement condition (particularly on Pitzer Road and Bandy Road), roadway maintenance, roadway width (particularly Pitzer Road and Brookridge Road), and more infrastructure for cyclists (particularly on Pitzer Road and the Blue Ridge Parkway).
- Staff talked with several people about the CORTRAN program and more than half were not aware that the program existed. There were also several attendees who were unaware of Jae Valley Park. Staff also spoke with a realtor who talked about how the community is starting to change over and transition from lifelong residents to younger families.
- Environmental hazards and recycling were major themes of the Protection and Preservation station. Several attendees stated a desire for a local recycling drop off and better education for residents.
- Broadband seemed to be a universal concern for both people with and without service.
- Attendees would like to see more information provided on the Economic Development department's efforts in Roanoke County, including the new ELEVATE 2026 Strategic Plan.
- While a number of attendees were pro-development, attendees generally wanted to keep the CPA low density rural ("country"). Attendees were supportive of Explore Park's recreational assets and plans for greenways to connect to the park and to the Roanoke River Greenway. Staff did not hear support for more intensive development.
- Several attendees shared that they really enjoyed the opportunity to learn at the meeting. One person commented that she had participated in the 2005 Community Plan meetings and felt that the current community-focused approach would be more effective than the one-size-fits-all approach of the previous plan.
- Many citizens mentioned they had forgotten about the meeting, even after receiving the flyer, but were reminded due to a post in the Mount Pleasant Facebook Group. There seems to be a misconception about the meetings that people are expected to stay the entire four hours. There have been a few questions about whether or not citizens were allowed to come in and leave at their leisure.

*Summary Approved: PGT*