



## Roanoke County 200 Plan: 2021 Community Meeting Summary

Windsor Hills

**Meeting: Brambleton Center - Monday, October 11, 2021**

Attendee Count: 42

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	Becky James Alyssa Dunbar Bill Richardson	Wade Taylor
				<b>GSPRT</b>
				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:

- More trees and space for animals: Do not need more development.
- Prefer vertical building and redevelopment to horizontal development.
- There should be sensitivity/balance to building on every lot or available space: While there is agreement with property rights, development should be less dense and more rural in the county neighborhoods and subdivisions.
- Need open space for kids and animals.
- More apartments are needed. Keagy Village and Oak Grove Center are good places for apartments.
- More infill multi-family housing is needed.
- Preserve rural and forested lands.
- Need more apartments strategically located throughout the County. There is a concentration of them in Windsor Hills. They should be spread throughout the County.
- Denser housing varieties should be located in designated village centers (support the Reimagine Plans).
- This area should not become a "little Arlington." Keep development in areas that can take more density (like Tanglewood/419) without encroaching on neighborhoods. Keep the Neighborhood Conservation (future land use designated) areas protected.
- What we have here is special. Do not take the lifestyle we are able to have here for granted. Keep it calm and natural. Do not give up what we have for new economic development that would ruin how nice it is.
- Encourage local employers to grow by supporting them. Economy should grow from within, using current assets, rather than trying to bring it in from outside.



- Supportive of the multi-modal transfer station that was proposed in Montgomery County and never built. That would have kept Norfolk Southern (Railroad) here. Support local assets to support local industry.
- Regional collaboration and multi-jurisdictional cooperation for economic development is needed. For example, use the railroad infrastructure that is here for new uses. Maybe Amtrak could use the East End Shops. The County should support ideas like this in the City and vice versa.
- Only develop or redevelop in areas that have the stormwater infrastructure to properly handle it.
- There is a need for more one-level residences, either patio homes or multi-level condo buildings.

## 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 desired 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, especially a heated pool that could be used year-round. The Brambleton Center should remain open and upgraded due to its central and visible location.
- When are some of the pre-pandemic programs going to return to the Brambleton Center, specifically pottery?
- Many attendees expressed frustration that the Roanoke Valley Greenway system has not been expanded in Windsor Hills or elsewhere in southern Roanoke County like other parts of the County. There is much desire from residents for the Mud Lick Greenway to be expanded to the Hidden Valley High School property as noted in the 2018 Roanoke Valley Greenway Plan. Attendees questioned whether the Mud Lick Greenway could connect to Cave Spring Corners/Brambleton Center and the Oak Grove area, too.
- More recycling drop-off locations are desired closer to the Oak Grove and Hidden Valley communities. The locations should be larger and better maintained than the existing facilities near the Brambleton Center and Tanglewood Cox Communications building. Attendees expressed a lot of frustration that the existing Roanoke County recycling bins are often full.
- Curbside recycling should be implemented in the highly populated suburbs of Windsor Hills, Cave Spring, Hollins, and around the Town of Vinton.
- General cleanup efforts and amenity improvements at Oak Grove Park are desired. Suggestions including improving and expanding the paved walking trail, better picnic shelter options, and resurfacing the tennis courts for pickleball and basketball.



- General cleanup efforts at Garst Mill Park are desired due to consistent flooding and heavy use from the neighborhood. The new pickleball courts and playground at the park are valued and should be well maintained for years to come. Some attendees wanted to see more connections into the surrounding neighborhoods and apartment complexes from Garst Mill Park.
- Attendees requested better safety at Garst Mill Park, including more lighting, potential cameras, and/or more Roanoke County Police patrol and presence.
- Safety is a concern in some of the public parking lots in the Windsor Hills area at night, specifically at Oak Grove Elementary School's rear parking lot(s) adjacent to Oak Grove Park.
- Parents of Green Valley Elementary students expressed that the school seemed crowded compared to their peer schools at Oak Grove Elementary and Cave Spring Elementary. The parents questioned population forecasts and when/if redistricting could occur.
- An attendee questioned the county's contract with COX Communications and expressed frustration with the overall service and price.

#### General Comments:

- Citizens seemed displeased that certain areas of the county (Explore Park, Green Ridge Recreation Center, Green Hill Park, Greenway expansions, etc.) keep seeing recreation funding, expansions, and events and none have been in Southwest County.

## 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 419

- Noticing increased traffic on Route 419 and concerned about Route 419 handling traffic in the future.
- Better pedestrian accommodations needed along Route 419.
- Route 419 signals do not use opposing lefts at major intersections with new programming and cars back up on side streets. Only two or three cars can go through on each cycle from side street to Route 419.
- More mowing and streetscaping along the entire Route 419/Electric Road corridor is desired, including more street trees and year-round landscaping. Route 419 to be the focal point of Southwest County.
- At certain times of the day, I hit every red light on Route 419 from Keagy Village to Tanglewood Mall.

##### Bicycle/Pedestrian/Greenways

- Improvements to Garst Mill Park Greenway – need additional connections.



- Always more bike transportation safety needed - more bike lanes and greenways.
- Double center bike lanes instead of turn lanes.
- Provide separate bike lanes off roadway.
- We need walking connections from neighborhoods into public school properties so students can walk to school without having to follow circuitous streets through the subdivision. Hidden Valley High is an example of this. There are social paths cut through in some places, but no official off-road routes. It is much longer to follow the streets.
- Bike lanes needed along Brambleton Avenue.
- Social path on Garst Mill Road and Pinevale Road to Cave Spring Corners shopping center is dangerous. Needs traffic calming, signage, reduction of speed limits or sidewalks.

#### Cave Spring Lane

- Cave Spring Lane and side street off Farmington - Need to clear out gutters and roll curb to improve drainage.
- Need to fix potholes on Cave Spring Lane or repave the road.

#### Grandin Road

- People speed on Grandin Road to the point where it is hard to pull out of your driveway.
- Speed board or more speed enforcement is needed on Grandin Road.
- No shoulders on northeast portion of Grandin Road between Mud Lick Road and Glen Heather Drive.
- Very dangerous for elderly people crossing Grandin Road from Food Lion back to Fairington Apartments.

#### Keagy Road

- Lack of people paying attention to road signs and speed limits.
- Cresting hill towards Fairway Forest Drive on Keagy Road has a lot of speeding.
- Sugar Loaf Mountain Road/Keagy Road stop sign not being followed.
- Oak Grove area needs sidewalks, reduce speed limit to 35 mph.
- "Smart light" blinking yellow left at both Keagy Road/Route 419 intersections is needed.
- Bike lanes and pedestrian accommodations needed on Keagy Road.
- Keagy Road at the bottom between Walton Lane and Farmwood Drive floods and rocks wash off the hillside onto the road and cars speed through here too. [Possible joint issue with the City of Salem]

#### Other Streets

- Need to fix potholes on Lakeland Drive and Green Meadow Road or repave the road.
- Castle Rock Road and Stoney Brook Drive - can more 25 mph signs be installed?
- Street Maintenance (potholes, etc.) needed on streets north of Garst Mill Park. A lot of traffic on these streets (Overbrook Drive and Willowlawn Street).



- Unsafe entrance/exit of Winterberry Pointe causing multiple collisions and injuries.
- Make the big, busy county roads into boulevards with street trees.

#### Transit

- Some attendees are supportive of bringing Valley Metro buses down Brambleton Ave/Route 221 and/or Electric Rd/Route 419 to Cave Spring Corners Kroger and the Brambleton Center.

### 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:

- Stormwater mitigation is needed in the Oak Grove area. Several attendees spoke about stormwater concerns exacerbated by development and fear that new development in the Oak Grove or along major roads would increase this problem for the community.
- Two attendees mentioned that McVitty Road (between Castle Rock and Old Cave Spring Road) floods when Mudlick Creek is flooded.
- There are stormwater and flooding problems at Brookfield Drive and Stoneybrook Drive. The bridge and culverts on Sorrel Lane get blocked and overgrown, which clogs the water.
- Stormwater mitigation is needed to address drainage concerns at Valley Drive and Route 419.
- Stormwater coming from Canterbury Park is not draining appropriately on Roselawn Road, causing regular flooding of several backyards.
- Natural spaces should be protected as part of new development or added as part of redevelopment.
- Green space or community green/recreation space should be a requirement of new development and neighborhoods.
- Water quality should be prioritized because of its importance to wildlife habitats.
- Several property owners who live along creeks stated that natural debris washing down the creek and growth along the creeks cause flooding on their properties, but they need support from the County for clean ups.
- A stream buffer/riparian buffer is needed for stormwater management (especially along Mudlick Creek).
- Two attendees stated that property owners should be financially supported to plant native species (especially trees) to improve the environment and local habitats.
- The County should prioritize conservation of contiguous, large tract natural/forested properties through property acquisition like it did to expand Read Mountain Preserve.
- Two attendees commented that Oak Grove Park is an important stopover for birds migrating to the area's preserves.



- Several attendees indicated that they value Happy Hollow Gardens and would love to see it expanded.
- Development and redevelopment should use pervious pavement instead of asphalt, and other mitigation measures, to improve and prevent stormwater problems.
- Trash pick-up by the Sheriff's Office and VDOT should be continued and expanded. Garst Mill Road and Route 419 have a lot of trash annually.

#### General Comments:

- The County should consider a green infrastructure mandate for new development.
- The County should revisit the 1992 Virginia Department of Historic Resources (VDHR) survey of potentially eligible properties for the National Register and clean up the data that we have.
- Do not allow fracking in Roanoke County. It destroys the potential in the land for all other uses for hundreds of years. I moved here from Texas because the drinking water on my ranch became black with oil.
- Control the deer population in suburban areas and neighborhoods.
- Improved stormwater management/drainage for future developments in the community is needed.

#### **Staff Observations**

##### Land Use

- Many attendees were aware of and supported the Oak Grove Center Plan.
- Land use comments supported future growth and higher density in the more intensely developed areas of the county that already have the transportation infrastructure, utilities and stormwater management capabilities to handle more growth. They want density, multi-level mixed use and multi-family housing to occur in the 419 Town Center and Oak Grove Center areas, therefore supporting the Reimagine Plans. Simultaneously, commenters wanted the rural areas and single family neighborhoods to remain largely as they are now, although with more walkability in the suburban neighborhoods.

##### Community Facilities

- Attendees wanted more indoor and outdoor recreation options in southern Roanoke County, similar to those found at Green Ridge Recreation Center and Explore Park. There is a large demand for better and more recycling options in Windsor Hills. Attendees would like to see more urgency from the County to expand Garst Mill Park's Mudlick Greenway to other parts of the community as called for in the 2018 Roanoke Valley Greenway Plan update. Overall, attendees were satisfied with the community facilities and services in the area, but would like to see more options and financial support that other parts of Roanoke County have in recent years to create a greater sense of community.



### Transportation

- Attendees tended to be eager to learn about greenway projects and supportive of bicycle and pedestrian improvements. Concern about speeding in residential neighborhoods and interest in CORTAN were also common themes.
- In discussions about traffic signal timing on Route 419, the recent timing change seems to provide less green time for movements onto and off of the side streets. In general, attendees were glad to see the planned pedestrian crosswalk and signal improvements along Route 419. Nine CORTAN surveys were completed and most people were unaware that the program existed. A few did notice the CORTAN vans outside of the Brambleton Center, which are good advertising.

### Protection and Preservation

- There is a great desire for improved stormwater management/drainage for future and existing developments across the entire community. Residents of this area also value natural habitats and want to actively support environmental projects through plantings, stream clean ups or other measures but feel they need to be supported by the County.

*Summary Approved: PGT*