

Bonsack-Vinton Community Planning Area
September 24, 2024

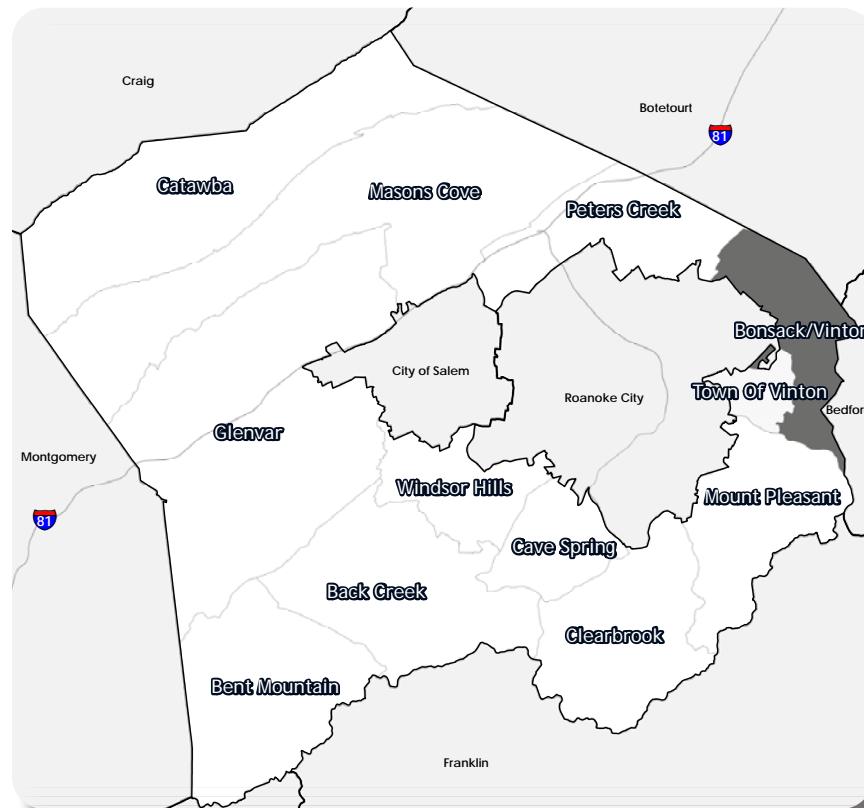


INTRODUCTION

INTRODUCTION

This Plan Summary highlights the key components of the various sections of the Bonsack-Vinton Planning Area. The Existing Conditions section features the study area's demographics, community facilities, natural resources, cultural resources, land use, zoning, and the people that participated in the Plan's development.

The Bonsack-Vinton Planning Area's goals were inspired by public input and used to develop the Plan's recommendations in the County's Comprehensive Plan Update. Implementation of this Plan will be completed over the next 15 years.



Route 460 Land Use and Connectivity Study (2023)

The Route 460 Land Use and Connectivity Study was adopted by the Board of Supervisors on March 28, 2023, as a component of the Roanoke County Comprehensive Plan. The Route 460 Land Use and Connectivity Study is also a component of this Bonsack-Vinton Community Planning Area Summary Document.

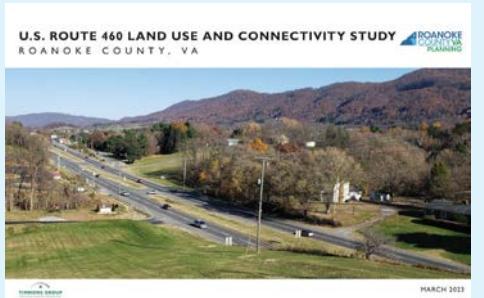


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More detailed information on all of these sections are provided in the Roanoke County 200 Plan.

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; and protect forests, natural areas, and wildlife habitats.

Parks, Recreation & Tourism

Evaluate opportunities for parks & greenways/trails; continue coordination with the Blue Ridge Parkway; increase trail connections as shown in the Roanoke Valley Greenway Plan; and evaluate park needs and trail and blueway options.

General Services

Support recycling options and implement recommendations from the assessments of County Fire Department Facilities and the Administration Center.

Libraries

Improve service and enhance existing facility; 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 underserved 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)

Implement the recommendations of the Route 460 Land Use and Connectivity Study to identify and propose alternative travel routes to Challenger Avenue.

Transportation (Roads)

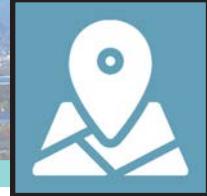
Study the Washington Avenue Corridor between South Pollard Street and Bedford County with the Town of Vinton and VDOT to address safety issues, access management needs, multimodal deficiencies and vehicular congestion issues.

Transportation (Greenways)

Construct the Glade Creek Greenway through Vinyard Park West and Vinyard Park East.

Land Use

Amend the Future Land Use Map to preserve the residential character of Bonsack-Vinton and promote economic development. Develop an Activity Center Plan in the Bonsack-Vinton CPA along the Hardy Road corridor.

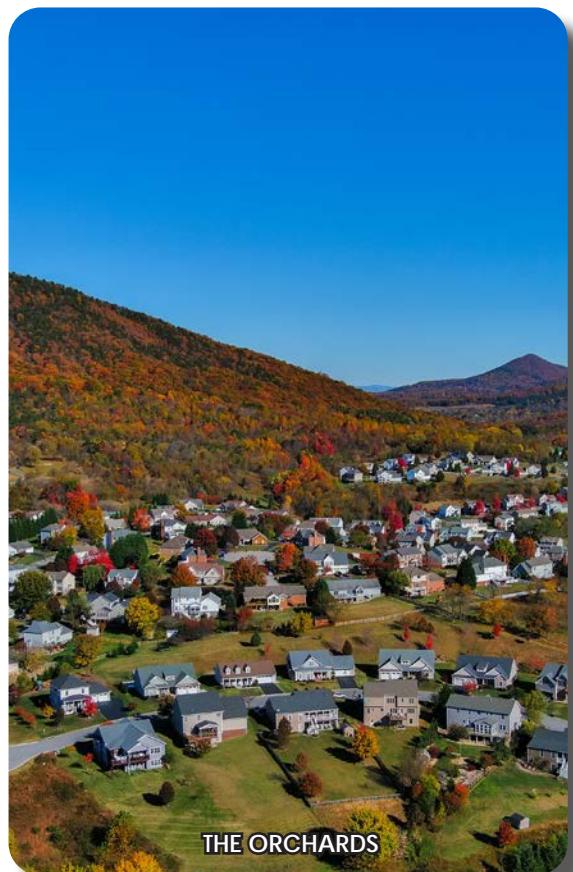


EXISTING CONDITIONS

Location, Context, and Boundary

The Bonsack-Vinton Community Planning Area (CPA) is located in the eastern portion of Roanoke County. It's bordered by Botetourt County to the north, Bedford County to the east, the City of Roanoke and the Town of Vinton to the west, and the Roanoke River to the south. The study area encompasses 8,393 parcels totaling approximately 8,775 acres and is home to approximately 10,938 people.

Bonsack-Vinton Planning Area includes a growing number of commercial activity along Route 460 and Route 24 as well as the Town of Vinton in the eastern region of the County. The CPA is also home to many suburban neighborhoods and many wonderful amenities including several overlooks along the Blue Ridge Parkway and Read Mountain Preserve. The CPA is divided by Route 460 and the area is located less than two (2) miles from the Town of Vinton's downtown.



THE ORCHARDS



Demographic Trends

- The median age of residents continues to increase as the baby boomer generation ages. The median age in Bonsack-Vinton is 45.8 years.
- Countywide, over the last few decades families living in the same house have fewer people, and two-person households are increasing.
- Bonsack-Vinton's population grew 101% from 1983 to 2010 and 4% from 2010 to 2020 to 10,938. Countywide there were fewer babies born from 2010 to 2020, but population grew 4.9% due to people moving here from outside the County.
- According to most recent Census data, more than 85% (3,589) of the housing units are owned, while approximately 15% (628) are rental properties.
- Per capita income is around \$34,900 in the Bonsack-Vinton CPA for each individual and the average household income is approximately \$90,315.
- The average household size is 2.59 persons per household.

EXISTING CONDITIONS



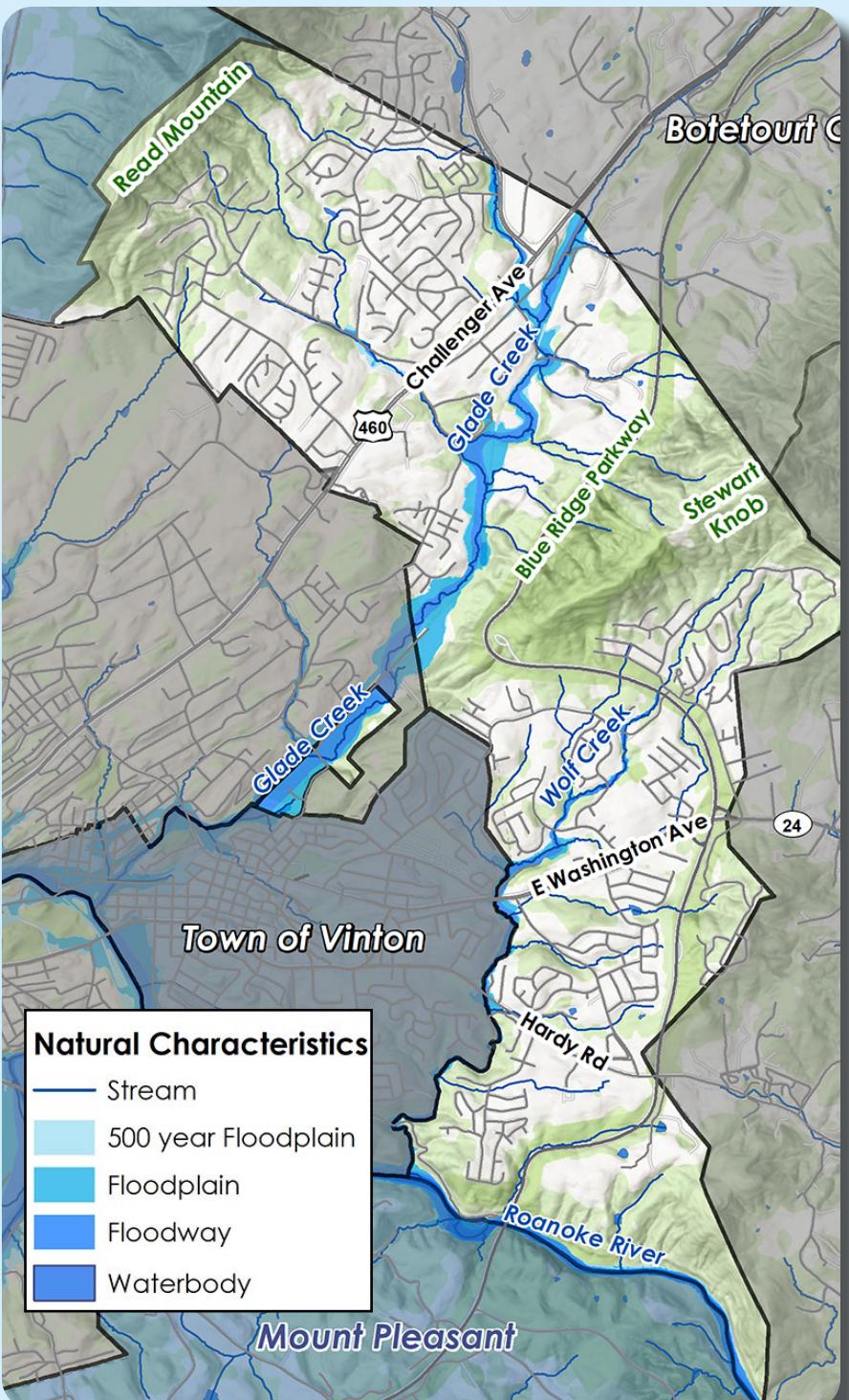
Natural Resources

Topography
Hydrology
Floodplains
Soils



The Bonsack-Vinton CPA is characterized by diverse terrain and a variety of scenic features. Nearly a quarter of the CPA has a steep slope of greater than 33%. Bonsack-Vinton is bisected by two major creeks: Glade Creek to the north and Wolf Creek to the south. The Roanoke River is located along the southern boundary of the CPA. Read Mountain draws the CPA's northern boundary. Stewart Knob is a quiet hiking spot with views overlooking the Town of Vinton and the City of Roanoke on the CPA's eastern boundary with Bedford and Botetourt Counties. The Bonsack-Vinton CPA has 376 acres, or 4.3% of all total land, located within the 100-year floodplain. An additional 48 acres (0.5%) are located within the 500-year floodplain. Approximately 23% of the acreage in this CPA is calculated as having a "steep slope," greater than 33%. Control of erosion and sedimentation and the management of stormwater runoff due to steep slopes and erodible soils can make land development difficult.

Approximately 560 acres of land (6.4%) in this CPA are under conservation easements. A conservation easement is designed to protect agricultural, forest, historic, or open space resources. An additional 1,221 acres (13.9%) of land is under public and private protective management. Read Mountain Preserve is one of the County's largest passive recreation areas. It is preserved by conservation easements with the Virginia Outdoors Foundation and the Blue Ridge Land Conservancy. In 2020, Roanoke County acquired an additional 304 acres on the northwest side of the 2,353-foot Read Mountain, bringing the preserve's total size to 547 forested acres. The preserve sits on the boundary of the Peters Creek and Bonsack-Vinton CPAs.



EXISTING CONDITIONS

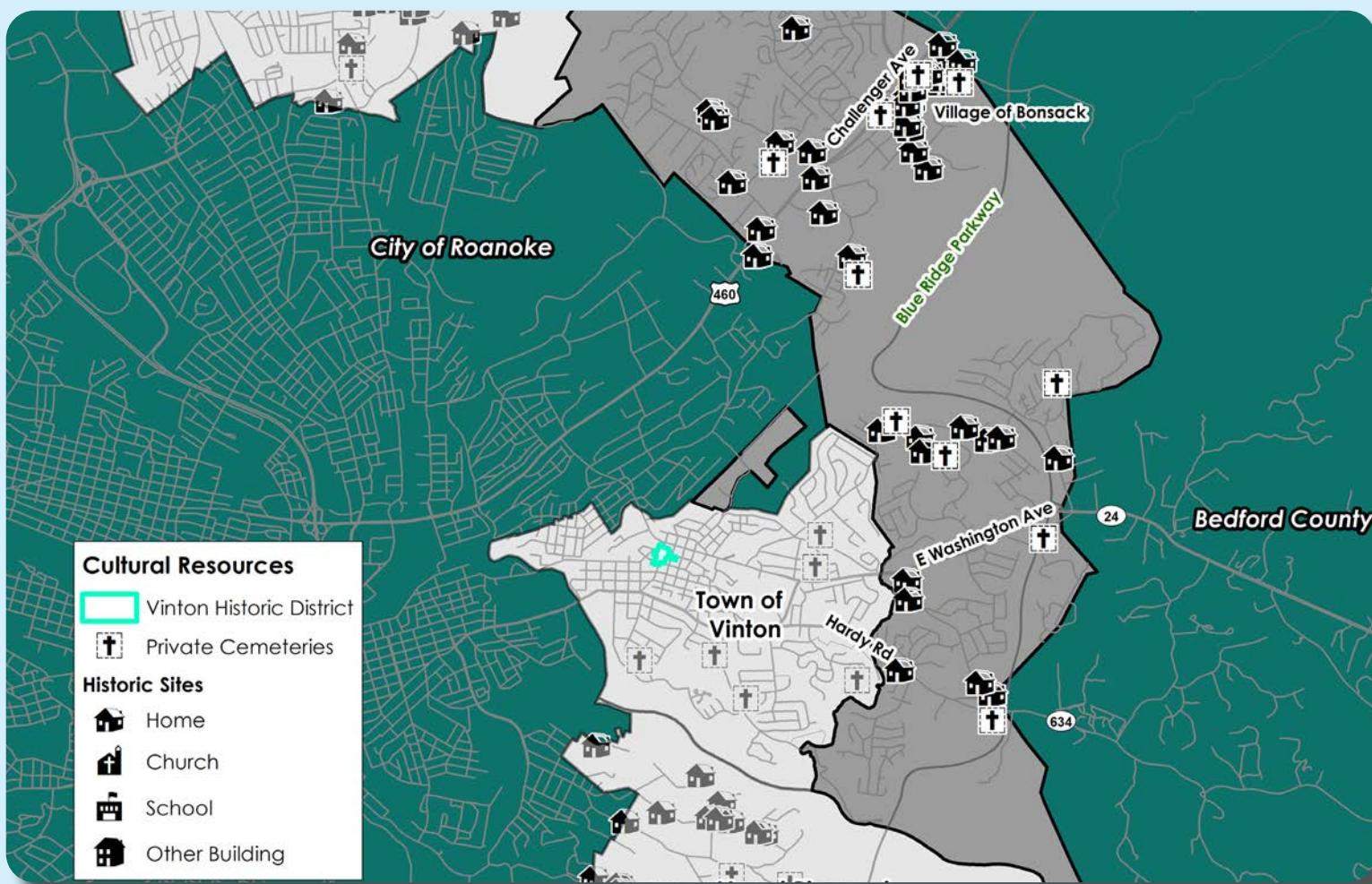
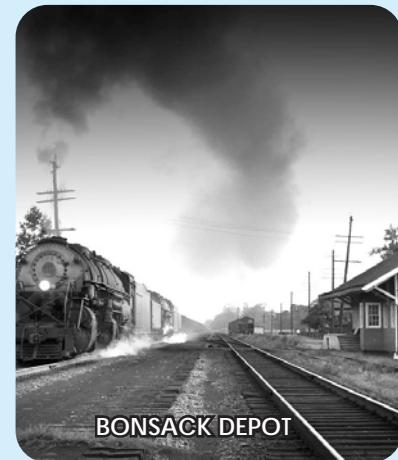


Cultural Resources

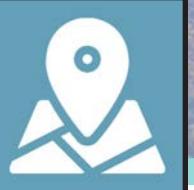
Districts
Buildings
Cemeteries



The village of Bonsack includes twenty historic structures, including a range of home styles, churches and commercial structures. The Bonsack area was one of the first to be settled in the County, quickly becoming an important commercial center in the County. Additional cultural resources include the Blue Ridge Parkway, which runs north to south, with many striking vistas along the route. The geographic location of the Vinton area provides several notable viewsheds from the Blue Ridge Parkway. Two of the study corridors, Hardy Road and Washington Avenue, intersect the Blue Ridge Parkway in Roanoke County, providing drivers with views of the Vinton community. Other historic resources include numerous homes and private cemeteries throughout the CPA. The Historic Bonsack Depot is also a notable site within the Bonsack-Vinton CPA. The town prospered with the railroad, which came through in 1852 and established a depot there. The Vinton Downtown Historic District was added to the National Register in March 2024 for meeting the criteria of **commercial and architectural significance, circa 1900-1971**.



EXISTING CONDITIONS



Community Facilities

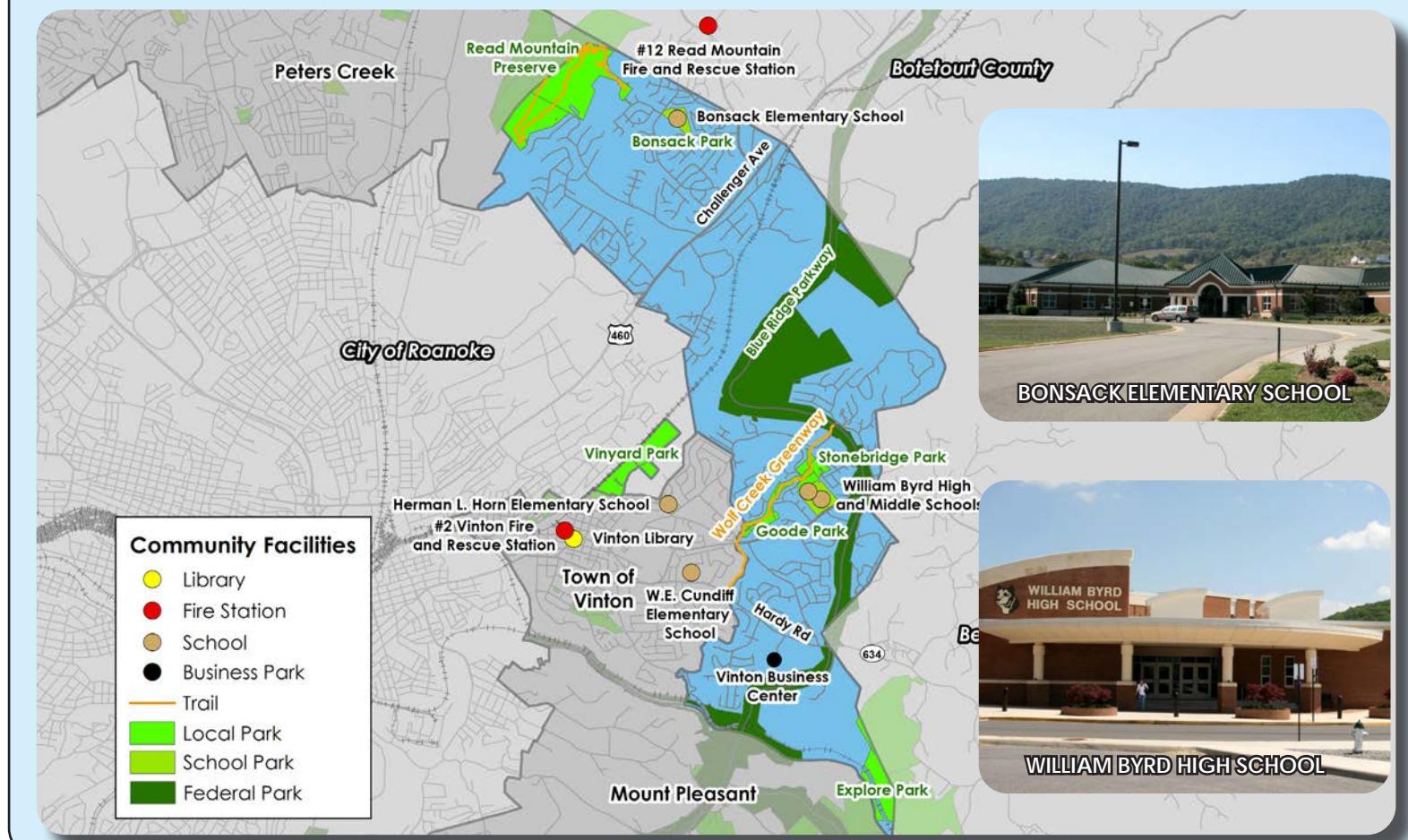
Schools
Libraries
Public Safety
Parks, Recreation & Tourism

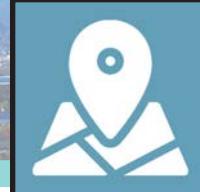


The Bonsack-Vinton CPA is home to William Byrd High School and several regional attractions including Read Mountain Preserve and the Blue Ridge Parkway. It can be easily accessed by Route 460, Route 24, and Route 220 Alternate. Recreation spaces in Bonsack-Vinton include Vinyard Park, the Wolf Creek Greenway, Goode Park, Stonebridge Park and Bonsack Park.

The nearest library is the Vinton Library in the Town of Vinton. The Vinton Library is 20,000 SF and opened in 2015. The library offers a variety of services for adults, teenagers, children and families. Schools serving the Bonsack-Vinton area are under enrollment capacity. This is consistent with most Roanoke County Public School trends. Bonsack Elementary School, Herman L. Horn Elementary School, W.E. Cundiff Elementary School, William Byrd Middle School and William Byrd High School are all under maximum capacity.

The CPA is served by the #12 Read Mountain Fire and Rescue Station and #2 Vinton Fire and Rescue Station. Out of 11 Community Planning Areas, Bonsack-Vinton is the sixth highest for Fire-EMS calls for service and the fourth highest for Police calls. A new Bonsack/460 Fire Station, located off Mexico Way, is proposed for funding in Fiscal Years 2022 and 2023. This station would represent a new and enhanced service as the twelfth station, which would reduce reliance on other locality responses for emergencies.





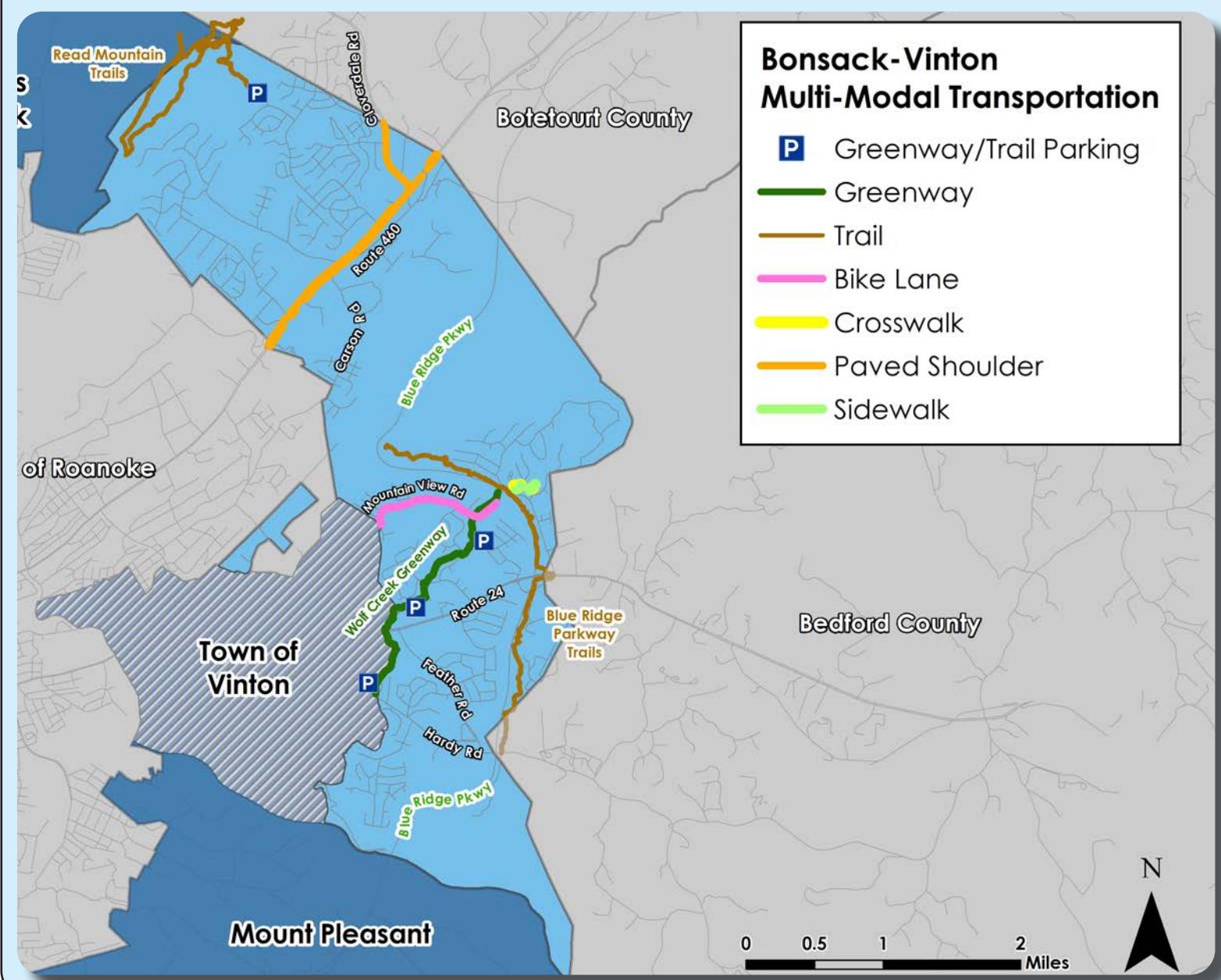
EXISTING CONDITIONS



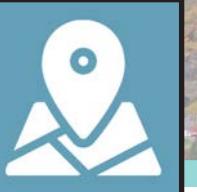
Transportation

Roads
Transit
Greenways/Trails
Bicycle & Pedestrian Accomodations

The Bonsack-Vinton CPA is home to a small network of interconnected multimodal infrastructure. Approximately 1.6 miles of the 2.2-mile Wolf Creek Greenway are located in the CPA. At its northern terminus, the Wolf Creek Greenway connects to bicycle lanes on Mountain View Road. A three-mile horse and hiking trail lines the Blue Ridge Parkway in the Bonsack-Vinton CPA. This trail is just a short walk away from the Wolf Creek Greenway, Mountain View Road bicycle lanes, and sidewalks in adjacent subdivisions. The Read Mountain Trails in the northern part of the CPA are a popular local attraction, and parking for these trails can be found off of Crumpacker Drive.



EXISTING CONDITIONS



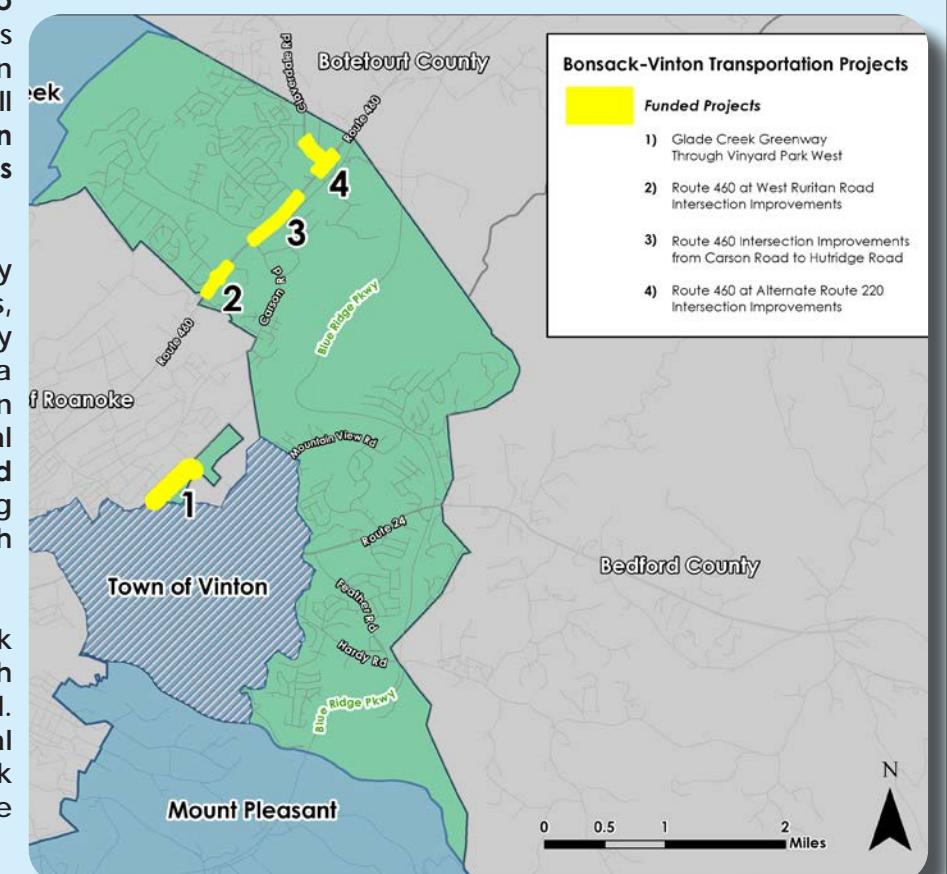
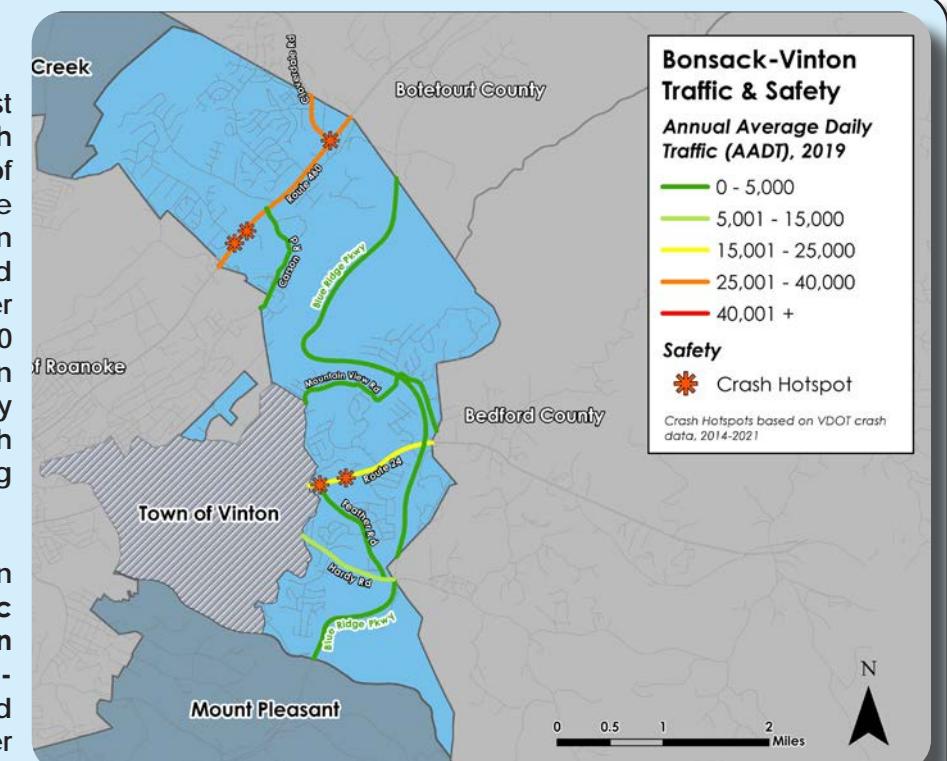
Transportation cont.

Route 460, Challenger Avenue, is the most heavily traveled corridor in the CPA with over 35,000 trips per day between the City of Roanoke and Route 220 Alternate, Cloverdale Road. From this point, both directions have an equal amount of trips along Cloverdale Road to Botetourt County, and along Challenger Avenue to Botetourt County with about 25,600 trips each. Farther south, Route 24 between the City of Roanoke and Bedford County carries about 20,000 trips per day. Crash hotspots are located at intersections along each of these busy roadways.

Three road projects have recently been funded to help improve safety and traffic flow on Challenger Avenue. The West Ruritan intersection will be modified with a Through-Cut to prohibit northbound and southbound movements across Route 460. A number of intersections between Carson Road and Huntridge Road will also be modified to eliminate left turn movements from side streets onto Challenger Avenue. The intersection of Route 460 and Alternate Route 220 will be reconfigured with a Displaced Left Turn intersection to balance heavy traffic at this intersection.

The Route 460 Land Use and Connectivity Study engaged hundreds of area residents, commuters and business owners to identify ways to move around the Bonsack area without having to use Route 460. In addition to potential roadway improvements, several multimodal possibilities were identified including overwhelming support for extending the Glade Creek Greenway to and through the Bonsack area.

The Wolf Creek Greenway follows Wolf Creek from close to the Blue Ridge Parkway south into Vinton through two parks to Hardy Road. The Read Mountain Preserve also has several hiking trails and beautiful views of Bonsack and Hollins. Mountain View Road is one of the few County roads with bicycle lanes.



EXISTING CONDITIONS



Existing Land Use

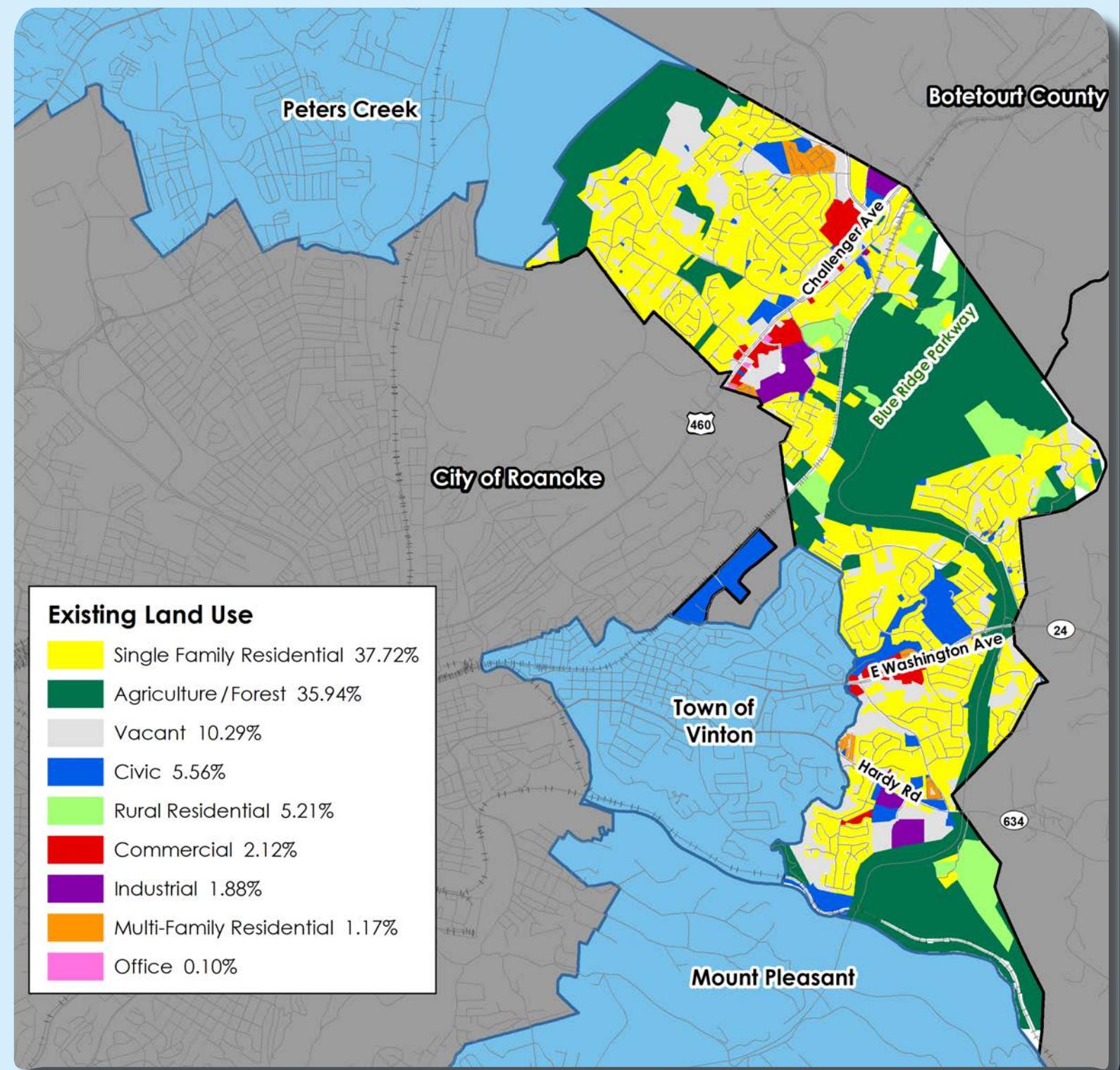
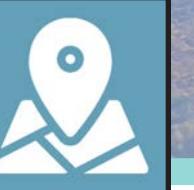


Bonsack-Vinton is a suburban area adjacent to the Town of Vinton and the City of Roanoke. Read Mountain rises as a beautiful backdrop in the north and provides sweeping views of Hollins and Bonsack from hiking trails within the Read Mountain Preserve. This planning area is home to many neighborhoods, with a mix of industries and commercial businesses located along major corridors including Challenger Avenue, Washington Avenue and Hardy Road. The Blue Ridge Parkway runs north to south, with many striking vistas and outdoor recreation opportunities. Glade Creek, Vinyard Park, Wolf Creek Greenway and the historic "Village of Bonsack" are all important features of this area.

Approximately one-third of the CPA is currently used for single-family residential and approximately one-third is used for agriculture or forest, and 10% of the land is vacant. 10% of the land is developed by educational, commercial, industrial and office uses. 5% of the land is used for rural residential homes.



EXISTING CONDITIONS



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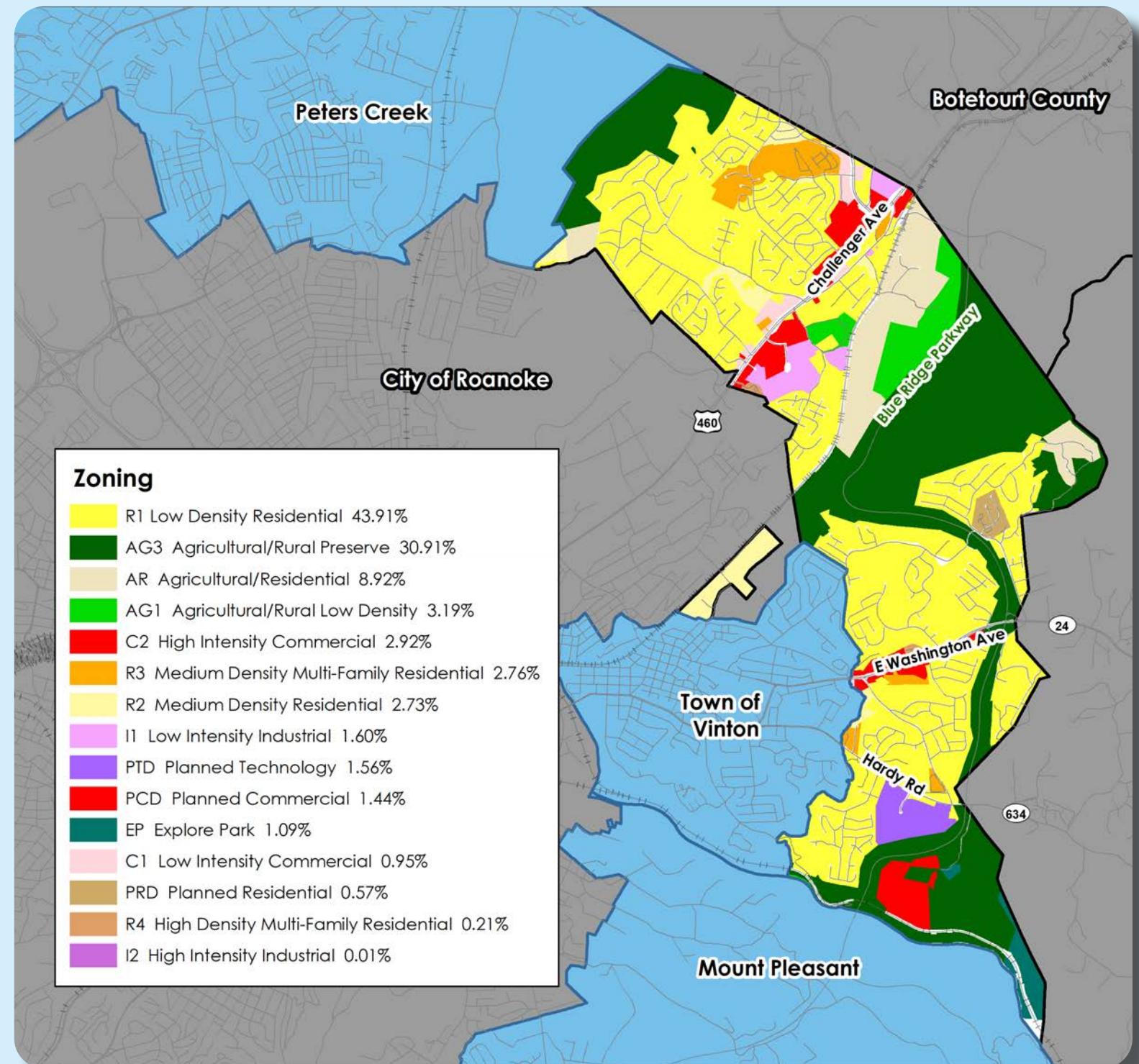


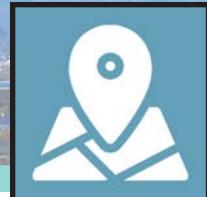
Zoning

The majority of land in Bonsack-Vinton is zoned for single family neighborhoods (44%) and agricultural/rural uses (42%). Commercial and industrial districts together comprise 8%, while the remainder of the CPA includes higher density residential zoning districts which equal approximately 5%.

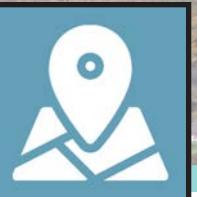
The AG-3 Agricultural/Rural Preserve district and the AG-1 Agricultural/Rural Low-density district consist of land primarily used as farmland, woodlands, and widely scattered residential development located within the rural service area. The AR Agricultural/Residential district is generally characterized by very low density residential and institutional uses mixed with smaller parcels that have historically contained agricultural uses, forest land and open space outside the urban service area. The R-1 Low Density Residential and R-2 Medium Density Residential districts are established for areas of the County within the urban service area with low and medium density residential development including single family homes and duplexes. The R-3 Medium Density Multi-Family Residential and R-4 High Density Multi-Family Residential districts provide areas in the County within the urban service area for medium and high density multi-family residential development such as townhouses and apartments. The Planned Residential Development (PRD) district is intended to allow greater flexibility than is generally possible under conventional zoning district regulations to allow developers to incorporate a variety of housing options as well as certain limited commercial and office uses designed to serve the inhabitants of the district.

The C-1 Low Intensity Commercial district provides low-intensity commercial land uses within the urban service area, including small-scale office and retail businesses. In contrast to the C-1 district, the C-2 High Intensity Commercial district provides for a much wider variety of commercial land uses at a regional scale within the urban service area. The Planned Commercial Development (PCD) district allows greater flexibility than is generally possible under conventional zoning district regulations, to allow developers flexible application of development controls to protect surrounding properties and promote efficient land use. The I-2 High Intensity Industrial district provides areas within the urban service area for more intensive industrial uses. The I-1 Low Intensity Industrial district similarly allows for low-intensity industrial land uses such as warehousing and distribution. Both zones are regulated in a manner to protect surrounding properties and natural resources from potential negative impacts commonly associated with industrial activity. These districts are provided to promote economic activity in the region. The PTD Planned Technology Development district is intended to function as a well designed industrial park with architecture and landscaping that complements the surrounding properties and natural resources. This district is also provided to provide flexibility and incentives for potential developers.





EXISTING CONDITIONS



EXISTING CONDITIONS



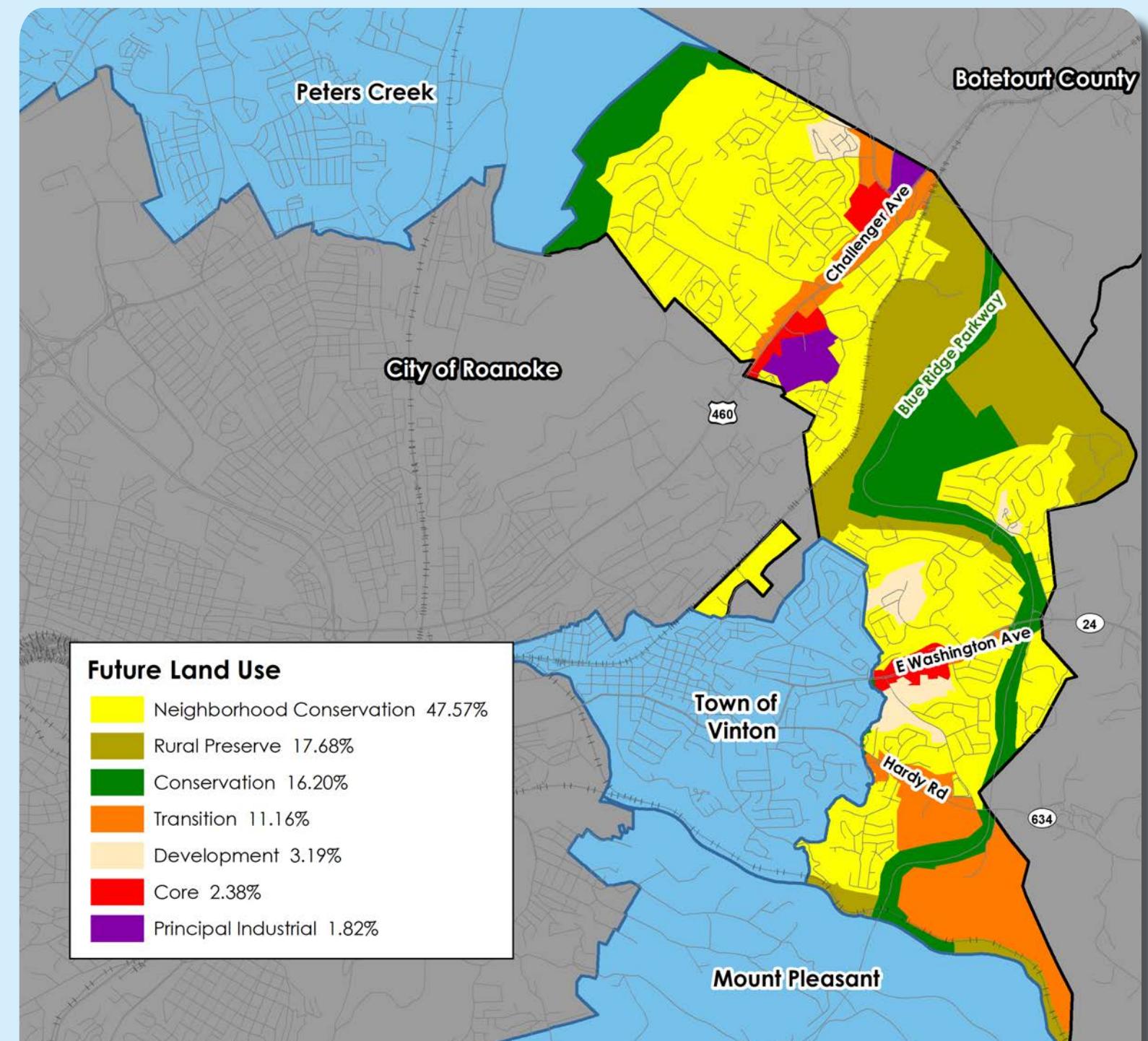
Future Land Use

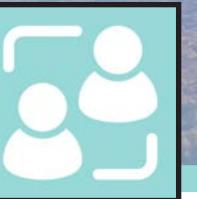
The map to the right shows the future land use designations in the Bonsack/Vinton CPA from the 2005 Comprehensive Plan. A majority of the Bonsack-Vinton CPA is located within the County's designated growth area.

47.6% of the CPA is designated Neighborhood Conservation future land use, which is intended to protect existing residential neighborhoods. 3.2% of the land is designated Development, which is intended to promote future residential development. These two (2) future land uses combined are about half (50.8%) of the land in the Bonsack-Vinton CPA.

Together, Principal Industrial (1.8%), Transition (11.2%), and Core (2.4%) make up 15.4% of the land in the Bonsack-Vinton CPA. These future land uses are located along Route 460/Challenger Avenue and Route 24/Washington Avenue.

16.2% of the land in this CPA is designated Conservation (the Blue Ridge Parkway and Read Mountain), while 17.7% is designated Rural Preserve.





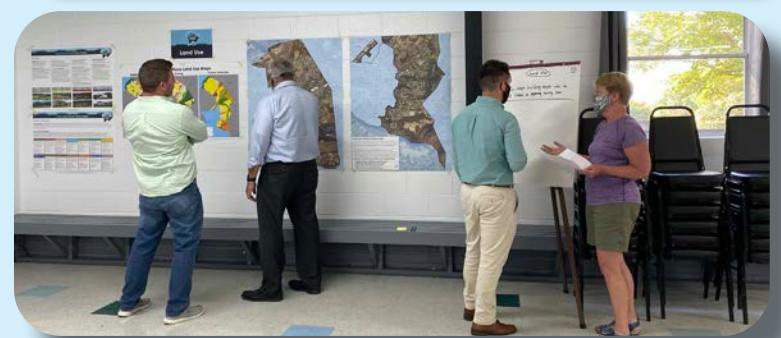
Fall 2021 Community Meetings - Existing Conditions

Twelve (12) planning meetings were held around Roanoke County in Fall 2021 to collect preliminary feedback about community issues and needs. The community meeting for the Bonsack-Vinton CPA was held on September 30, 2021, at the Charles R. Hill Community Center. There were 42 attendees. Citizens were invited to comment on Land Use, Community Facilities, Transportation, and Protection and Preservation. Comments and suggestions from citizens were collected and assembled by staff into a "Post Meeting Summary" document. A digital copy of this document can be found on the Roanoke County 200 Plan webpage.



Fall 2021 Community Input Highlights:

- Participants wanted to see coordination of regulations and restrictions between the Town of Vinton and Roanoke County in the Bonsack-Vinton area. Greater consistency could be helpful for businesses and developers, as well as communicating with the public.
- Citizens seemed to be excited for the variety of major Roanoke County projects including the new Bonsack Fire Station, potential greenway expansions, and improvements at Explore Park.
- A strong theme was the need for more pedestrian and bike accommodations in the area.



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. Draft goals were developed based on input that we received at the community meetings and online surveys in Fall 2021. Citizens reviewed and provided comments on the new draft goals and recommendations that will shape 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. The community meeting for the Bonsack-Vinton CPA was held in conjunction with the Mount Pleasant CPA on April 14, 2022, at the Charles R. Hill Community Center. There were 14 attendees.

Spring 2022 Community Survey Highlights:

Natural and Cultural Resources:

The majority (89%) 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:

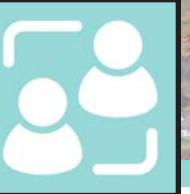
- Parks, Recreation and Tourism: 81% of respondents support the Countywide recommendations as well as the following items pertaining to the Bonsack-Vinton CPA: 1. Implementation of Explore Park Adventure Plan. 2. Evaluate opportunities for parks & greenways/trails (Glade Creek, Wolf Creek and Read Mountain). 3. Explore new park, greenway and blueway opportunities. 4. Continue coordination with the Blue Ridge Parkway for implementation of the Roanoke Valley Trail Plan. 5. Continued evaluation of parks and recreation needs at existing facilities (i.e. Jae Valley Park - Back Creek).
- General Services: 78% of respondents support recycling options and assessments of County Fire Department Facilities and the Administration Center building.
- Public Libraries: 72% of respondents support the Countywide library system recommendations.
- Communications and Information Technology: 91% of respondents support expansion and improvement of broadband and cell phone access.
- Public Safety: 91% of respondents support Countywide public safety recommendations.



Land Use:

93% of respondents support the activity centers as shown on the Activity Center Map, while 10% indicated interest in additional activity centers. 75% of respondents support the proposed changes to the Future Land Use Map.





Winter 2023 Community Meetings - Draft Plan Reveal

Six (6) Roanoke County 200 Plan open house planning meetings were held around Roanoke County in Winter 2023 for citizens to review the Draft Roanoke County 200 Plan Countywide Summary Document and Draft Community Planning Area Documents based on the feedback received throughout the community engagement process. Citizens reviewed and provided comments on the draft Roanoke County 200 Plan documents. The community meeting for the Bonsack-Vinton CPA was held in conjunction with the Mount Pleasant CPA on March 6, 2023, at the Vinton War Memorial. There were 59 attendees.

In general, the comments provided by residents were concerned with the following:

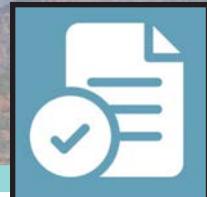
- a. An expressed desire for Route 460 to be widened.
- b. More pedestrian and bicyclist facilities, including sidewalks and greenways, and more trash receptacles and lighting at trailheads are needed.

These issues and concerns are addressed by recommendations in the Bonsack-Vinton CPA Summary Document. These recommendations include:

- a. Implement the recommendations of the Route 460 Land Use and Connectivity Study to identify and propose alternative travel routes to Challenger Avenue.
- b. Construct the Glade Creek Greenway through Vinyard Park West and Vinyard Park East.
- c. Determine alignments for the Glade Creek Greenway between Vinyard Park East and the Blue Ridge Parkway in collaboration with the City of Roanoke, Blue Ridge Parkway, property owners and stakeholders.
- d. Explore options for improving the existing Wolf Creek Greenway with the Town of Vinton and stakeholders.
- e. Determine alignments for extending the Wolf Creek Greenway between Hardy Road and the Roanoke River Greenway in collaboration with the Town of Vinton, property owners and stakeholders.
- f. Determine alignments for the Read Mountain Greenway between the City of Roanoke and the existing Read Mountain Preserve trails in collaboration with the City of Roanoke, property owners and stakeholders.
- g. Evaluate routes for the Perimeter Trail located between the proposed eastern terminus of the Glade Creek Greenway and Botetourt County.
- h. Consider bicycle and/or pedestrian accommodations in Roanoke County along and in the vicinity of Route 460/Challenger Avenue, Route 24/Washington Avenue and Hardy Road.
- i. Evaluate the needs of existing parks and trails (i.e. trail maintenance, tennis court conversion to pickleball, etc.).

In addition to the Draft Plan reveal meetings, the Planning Commission and the Board of Supervisors held public hearings on the Roanoke County 200 Plan. Information on these hearings is contained in the main document of the Roanoke County 200 Plan.





RECOMMENDATIONS



Natural & Cultural Resources

Topography/Viewsheds
Hydrology/Floodplains
Water Quality/Pollution Prevention
Vegetation/Natural Areas
Historic & Cultural Resources

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.



OVERLOOK FROM READ MOUNTAIN

RECOMMENDATIONS



Community Facilities & Infrastructure

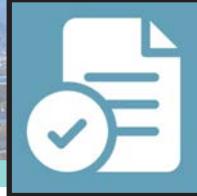
Parks, Recreation & Tourism

Parks, Recreation and Tourism Recommendations

1. Evaluate new park, greenway, and blueway opportunities in the community.
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 balance community needs with available staffing resources.**
8. Evaluate the needs of existing parks and trails (i.e., trail maintenance, tennis court conversion to pickleball, etc.).
9. Continue coordination with the Blue Ridge Parkway for implementation of the Roanoke Valley Trail Plan.



VINYARD PARK

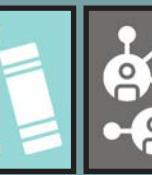


RECOMMENDATIONS



VINTON LIBRARY

RECOMMENDATIONS



Community Facilities & Infrastructure

General Services
Libraries
Communication & Information Technology
Public Safety

General Service Recommendations

1. Evaluate recycling program options.
2. Implement recommendations from the Roanoke County Fire Department Facilities Assessment.
3. Implement recommendations from the 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

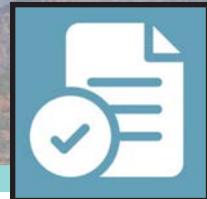
1. Explore opportunities to extend broadband service with universal availability and access to high-speed Internet in unserved and underserved areas.
2. Explore alternative broadband and cell phone service providers for choice and competition.
3. Explore more public-private partnerships to implement 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 underserved areas.



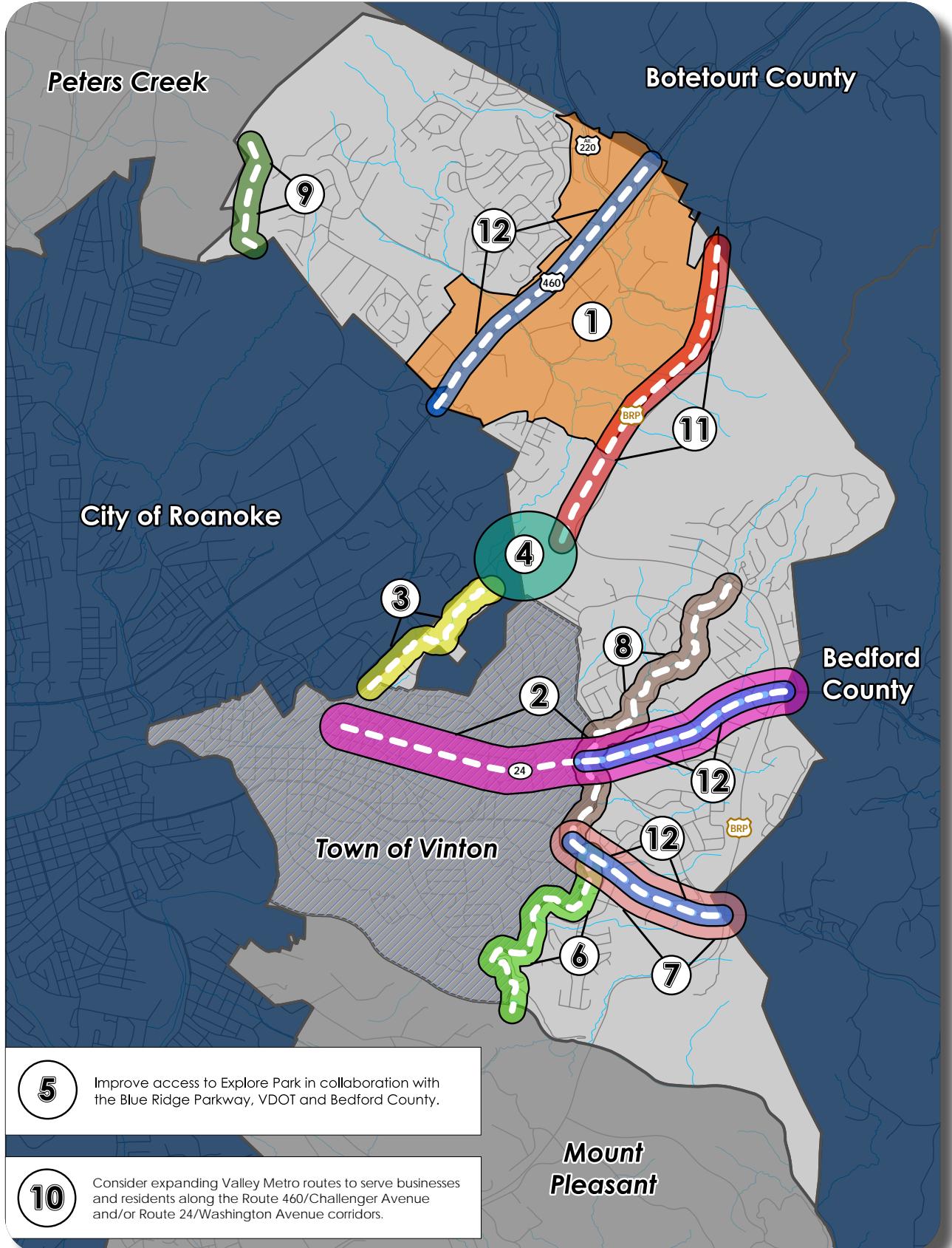
Public Safety Recommendations

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.

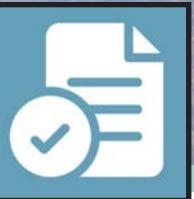




RECOMMENDATIONS



RECOMMENDATIONS



Transportation

Roads
Transit
Greenways/Trails
Bicycle & Pedestrian Accommodations

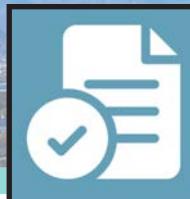
Recommendations

- Priority transportation projects:

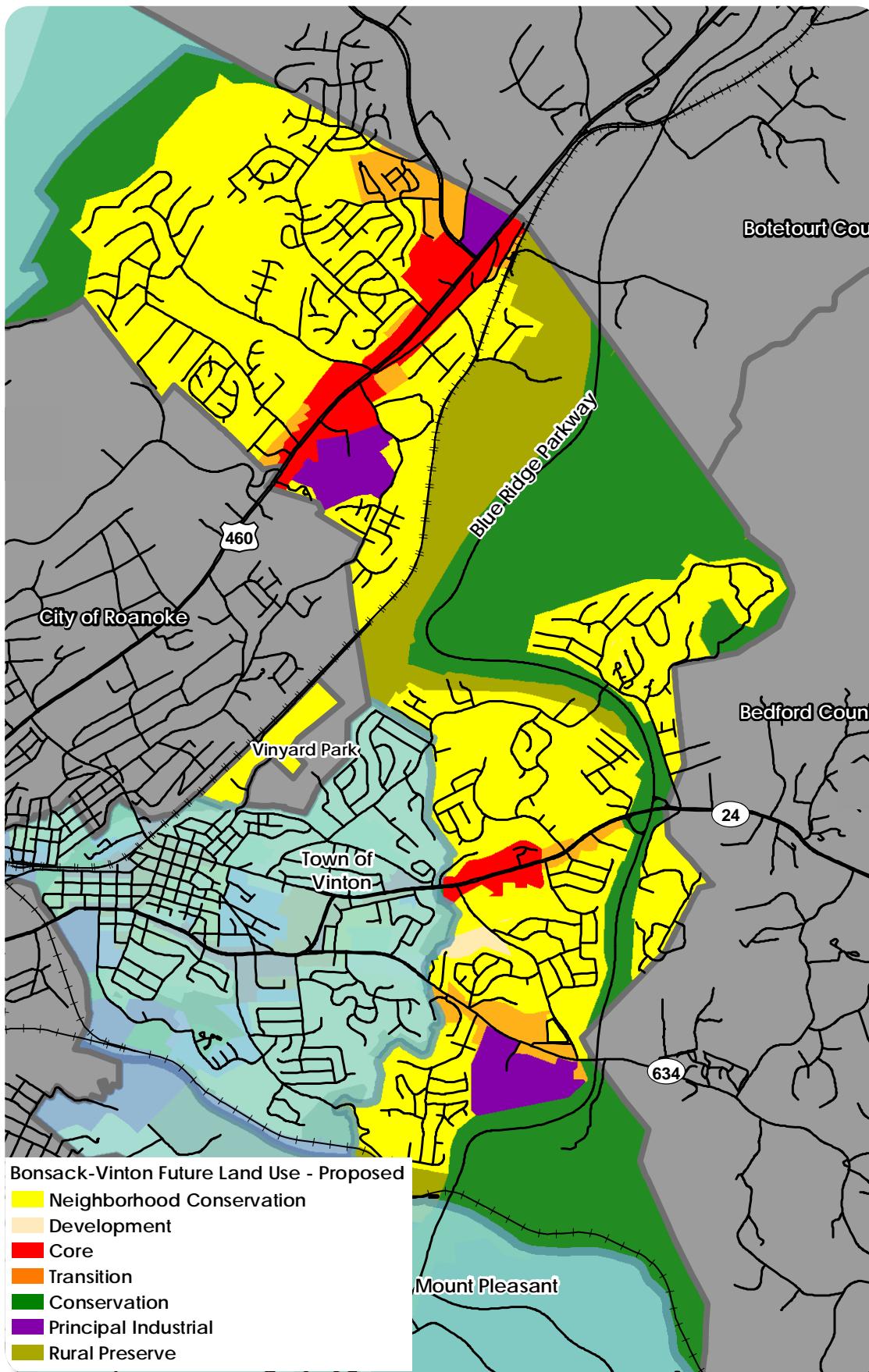
1. Implement the recommendations of the Route 460 Land Use and Connectivity Study to identify and propose alternative travel routes to Challenger Avenue.
2. Study the Washington Avenue Corridor between South Pollard Street and Bedford County with the Town of Vinton and VDOT to address safety issues, access management needs, multimodal deficiencies and vehicular congestion issues.
3. Construct the Glade Creek Greenway through Vinyard Park West and Vinyard Park East.
4. Determine alignments for the Glade Creek Greenway between Vinyard Park East and the Blue Ridge Parkway in collaboration with the City of Roanoke, Blue Ridge Parkway, property owners and stakeholders.
5. Improve access to Explore Park in collaboration with the Blue Ridge Parkway, VDOT and Bedford County.
6. Explore options for improving the existing Wolf Creek Greenway with the Town of Vinton and stakeholders.
7. Determine potential roadway capacity and multimodal improvements on Hardy Road between the Town of Vinton and Bedford County in collaboration with VDOT.

- Other transportation projects:

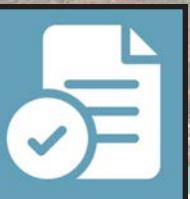
8. Determine alignments for extending the Wolf Creek Greenway between Hardy Road and the Roanoke River Greenway in collaboration with the Town of Vinton, property owners and stakeholders.
9. Determine alignments for the Read Mountain Greenway between the City of Roanoke and the existing Read Mountain Preserve trails in collaboration with the City of Roanoke, property owners and stakeholders.
10. Consider expanding Valley Metro routes to serve businesses and residents along the Route 460/Challenger Avenue and/or Route 24/Washington Avenue corridors.
11. Evaluate routes for the Perimeter Trail located between the proposed eastern terminus of the Glade Creek Greenway and Botetourt County.
12. Consider bicycle and/or pedestrian accommodations in Roanoke County along and in the vicinity of Route 460/Challenger Avenue, Route 24/Washington Avenue and Hardy Road.



RECOMMENDATIONS



RECOMMENDATIONS



Land Use Future Land Use Activity Center

Residents supported the thirteen (13) proposed changes to the Future Land Use Map in the Bonsack-Vinton CPA during the Spring 2022 open house and on the accompanying survey. Four (4) of these changes were in the Route 460 corridor from Transition and Neighborhood Conservation future land use designations to the Core designation to encourage commercial development. Two (2) were from Rural Preserve and Transition to Conservation due to steep slopes greater than 33% and an existing conservation easement. Five (5) were from Rural Preserve and Development to Neighborhood Conservation to preserve existing residential neighborhoods. There was one **change from Development to Transition, to reflect the existing land use and zoning of multi-family housing.** The last change was from Transition to Principal Industrial due to the existing industrial zoning (PTD).

Recommendations

1. Amend the Future Land Use Map as shown in the map to the left to preserve the residential character of Bonsack-Vinton and promote economic development.
2. Develop an Activity Center Plan in the Bonsack-Vinton CPA along the Hardy Road corridor.



BONSACK-VINTON

Roanoke County 200 Plan
2024 - 2038



Bonsack-Vinton Community Planning Area
September 24, 2024