



# Masons Cove CPA Feedback





## Survey Comment #22

Support National Resource recommendations. Consider Old Catawba Road for bicycles.

## Survey Comment #28

I found the Transportation plan to be very lacking in substantive recommended transportation projects. While most of Masons cove may have lighter traffic, as pointed out the Rte. 311 section from the new Orange Market roundabout to Exit 140 is very congested during peak traffic periods. This section is only going to get much worse as the county is in the process of approving commercial development and other dense housing projects along Edgebrook Rd. The Edgebrook intersection is only 100 feet from Rte. 311 and the Mountain Heights Dr. Intersection. This intersection is becoming more dangerous every month with more accidents and close calls. I am recommending a roundabout concept be developed at this intersection to help alleviate congestion, make this intersection safer, and also allow for much better development. Unlike the Orange Market Roundabout, VDOT actually owns quite a bit of land where a roundabout could be built instead of used for illegal truck parking. This would allow a much better intersection and help with tourism and park and ride usage as well since the roundabout takes away the dangerous left turns needed when headed north on Rte. 311.



## Survey Comment #37

I have been reading over the Masons Cove portion of the Roanoke County 200 plan and wanted to reach out as a future business owner located within/near the core area. We have a C-2 property on Dutch Oven Road adjacent to the Battlefield Trail parking lot. We plan to develop this into a “mercantile” property. The property will be three-pronged with food, retail, and a community room. We currently operate a food truck, Sycamore Snacks, in several Roanoke County locations, which we will then house inside the building. Retail will have some wholesale sourcing from outside the area, but we plan to focus on local artisans and ecofriendly products. Lastly, the community room will function as a rental space as well as a place for environmental education and other offerings such as for workshop space for local flower farmers, paint nights, etc. Additionally, we will have patios and green space for artisan/vendor markets, gatherings, and other opportunities. My grandfather had the old Hinchee & Hinchee Store on Dutch Oven/Old Route 311, so we are eager to return to the area and provide space for the community. My mom, Nancy, was part of the Hinchee Trail land transfer with Pathfinders. In reading over the 200 plan, a few things came to mind, and again, I apologize I have not reached out before now:

1. Did plans develop, or look to develop, for extending sewer to this area? I see there were conflicting ideas in the meeting minutes as to stay on septic/well vs. public. We currently have access to public water, but not sewer. We will be having to do an alternate septic option as it stands which is quite costly and I know the sewer currently is just out of reach at the Orange Market.
2. Was the confederate flag at the monument brought up with the possibility of at least replacing with an American flag as well as improvements to the trailhead parking? The monument area looked unkept last season when we were doing markets on our property. I have reached out to Doug Blount about this and we have plans to discuss as well. It seems for this being a part of the core area, it would be the aim to make that area as inclusive as possible.



## Survey Comment #37 (Continued)

3. Did the idea of closing off Dutch Oven from across the Battlefield Trail parking to the old bridge come up? We see a lot of unnecessary traffic come this way with only two houses on that portion of the street. It would be great to see bollards placed just beyond the last house and make that a greenway with only owner access by car. I also think it would be a huge asset for bikers going from either Timberview, Hinchee, or Hanging Rock Battlefield Trails. What a great place for families to safely be able to ride bikes, push strollers, etc along Mason Creek.
4. Can you share a little about what has been discussed for the Core/Activity Center area of the Mason Cove plan specifically? We would definitely be interested in being a part of the Free Little Libraries Program in the area and also as a partner for a pickup kiosk for the library system if that is a possibility. We would also be interested in providing space for tourism information if it were beneficial to the area. Our site plan includes walkways around our building to travel directly from Hanging Rock Battlefield Trail to Hinchee Trail in several patterns. We hope this greatly aids connectivity for all.
5. Is there any street lighting planned for Dutch Oven Road at the intersection of Timberview or at the Hanging Rock Battlefield Trail parking area? It is extremely dark at night. I apologize for the length of questions, but we definitely are interested in the sustainable development of this area as well as the opportunity to build community. I appreciate your time and look forward to learning more about the Mason Cove CPA! Call for further information (540) 521-3764