



Roanoke County 200 Plan: 2021 Community Meeting Summary

Peters Creek

Meeting: Green Ridge Recreation Center - Thursday, September 16, 2021

Attendee Count: 39

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 Paula Benke	Becky James Alyssa Dunbar	Marshall Stanley

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:

- I would like to see more medical offices/services in planning area.
- The Future Land Use designation should be changed from Industrial to Residential on the Fralin property in the area off Hollins Road (east of the road where new residential development is planned).
- Put new Hollins library in a walkable location near the current location. People from the surrounding neighborhoods can walk to it now.
- I like the Hollins Center Plan.
- Do not allow heavy industrial uses/zoning near any schools, including Northside High and Middle Schools.
- Need transition zones between residential and industrial uses.
- Accessibility (universal design) is important, especially for aging population and others in wheelchairs.
- The Knights Inn (across from Wendy's) is a blight that negatively affects the whole area. Property owners nearby (like Wendy's) won't invest in improving their properties because it is so terrible.
- More mixed use development is needed in the Community Planning Area.
- Need for office space expansion on Williamson Road, near Hollins University.

Community Facilities

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

Leave a suggestion or comment about issues or needs for Peters Creek's community facilities.



Meeting Exercise Comments:

- More Roanoke County General Services, Parks, Recreation & Tourism recycling drop-off locations are needed in the Peter's Creek area. Locations near Kessler Mill Road, Northside Middle/High Schools, Hollins Library, and the Roanoke County Fleet Service Center are all desired options.
- The existing and new recycling drop-off locations need fencing surrounding the bins, similar to the Brambleton Center drop off. This eliminates excess recycling and trash from blowing into the surrounding properties and creates a cleaner experience.
- Glen Cove Elementary School and Northside Middle School need to be renovated and modernized, similar to other large Roanoke County Public School renovation projects.
- The Northside High School and Northside Middle School campus needs nicer supporting facilities, such as field houses and an astroturf football field. Funding should be provided to bring the Northside campus up to par of the new Cave Spring, Hidden Valley, and Glenvar campuses.
- All Peters Creek CPA parks, especially Brookside Park, need a walking paved path similar to the new one at Hollins park. New alternative gravel and dirt trails are also ideal if funding cannot be provided for a paved walkway. However, paved paths are essential though to ADA, elderly, and runner citizens.
- The Greenway system, such as the Tinker Creek Greenway, needs to be expanded and connected into the area. Make the Carvins Cove trails more accessible by connecting the Greenway to the new Plantation Road Shared Use Path. Connect future Greenway segments to Hollins Park, Walrond Park, and the new Hollins Library.
- The new Hollins Library should incorporate outdoor spaces to gather, read books, connect to WiFi, and host Library programs. If the new Library is placed on a large parcel, trails similar to the South County Library are wanted. Regardless of parcel size, connecting the new Library to Walrond Park, Hollins University, and the shared use path/sidewalks is wanted.
- Creating a new trailhead for the expanded Read Mountain Preserve on the Hollins side of the mountain, similar to what is found on the Bonsack side is desired.

General Comments:

- Until the new Hollins Library is built, the parking issues at the current library need to be improved. Currently, First Team employees fill the Hollins Library parking lot causing a lack of parking at the facility.

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:

Cove Road

- Cove Road between Peters Creek Road and Green Ridge Road has many pedestrians and needs sidewalk.

Hollins Road

- Need bike lanes and sidewalks on Hollins Road - signs too.

LaMarre Drive

- Need sidewalk on LaMarre Drive from Williamson Road to Brookview Road.

Mountain View Circle

- One way traffic on Mountain View Circle in front of Mountain View school.

Peters Creek Road

- For the most part traffic moves well on Peters Creek Road, however, what can be done to keep the flow going as additional business comes in?
- Crossing Peters Creek Road on foot from Burlington Elementary to the Library is very dangerous.
- Left turn lane needed on Peters Creek Road into new Carmax, otherwise left lane on Peters Creek Road southbound will back up.
- Potholes at Peters Creek Road /Airport Road intersection.
- Curb is tight on Peters Creek Road when you turn left out of Archcrest Drive. Lots of people hit it with trailers.
- People drive too fast merging onto Peters Creek Road Eastbound from 581 Northbound. Nobody yields, there should be a stop sign.
- Change timing of Peters Creek Road/Wood Haven Road signal. Increase length of south bound Wood Haven Road signal. Cars are stacking up on Wood Haven Road.

Peters Creek Road/Williamson Road

- Need improvements to make traffic flow better at Peters Creek Road/Williamson Road intersection.
- Crosswalks are needed at the Williamson Road/Peters Creek Road intersection.
- Peters Creek Road and Williamson Road are becoming very dangerous.

Plantation Road

- Any possibility to limit or reroute truck traffic on Plantation Road.
- Safe pathway/walkway from Williamson Road to Church of Brethren on Plantation Road.
- Sidewalks are needed on Plantation Road from Williamson Road to Hedgelawn Avenue.



- Sidewalks along Plantation Road from Verndale Drive to City and north to current Plantation Road sidewalk.

Speeding Issues

- Speeding on Keffield Street and Trevilian Road.
- People speed through the neighborhood behind Goodwill.
- People speed through [the Boxley Hills] neighborhood between Plantation Road and Williamson Road as a short cut. A speed board would help.

Trevilian Road

- Curb and gutter needed on Trevilian Road.
- Trevilian Road at Clearwater Avenue - enforce stop sign.

Williamson Road

- Need safe pedestrian crossing on Williamson Road.
- East side of Williamson Road from Super Shoes to Wendy's floods. Needs storm drainage.

Miscellaneous Comments

- Carvins Cove - pave trail to walk on.
- Needs bus to Hollins University that also goes to grocery store.

General Comments:

- Staff had many discussions with attendees about the Tinker Creek Greenway as people wanted to know where it will be constructed. Staff explained the three alignments, that none have been given priority and that the greenway will go where we have willing property owners.
- Trees and large vegetation in medians can affect sight distance, especially at night and in the rain.
- There is a significant high-volume of trucks driving through the area late at night and early in the morning. Citizens suspect that the trucks are avoiding the Interstate 81 scales and would like police or VDOT to prohibit or enforce the scales.

CORTAN Comments:

- Several individuals that staff spoke with are aware of the CORTAN program due to a family member or neighbor that uses the service currently. Two individuals have seen the branded CORTAN vans around the county.
- Staff was able to share applications and or information about the CORTAN program with 10 individuals.
- Staff received two CORTAN surveys from the September 16th meeting.
- General comments – Individuals commented that, "we will all need the service at some time in our lives." There were questions regarding if it is taxpayer funded and specific comments about a prior negative experience with RADAR.



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:

- Protect Tinker Creek water quality and fish/aquatic wildlife habitats.
- Unsure whether any of the preferred restoration approaches cited in a U.S. Fish and Wildlife Service assessment following the chemical leak into Tinker Creek by Nutrien Ag Solutions, Inc. were ever implemented. Have not noticed restocking of trout/game fish.
- Would like to see a historic marker for Annie Dillard at the location along Tinker Creek where she did her writing.
- There should be consideration for small dam/pond/spillways to mitigate flooding on Tinker/Carvin Creek.
- As development occurs, the County should implement a strategy to replace/replant native tree species to offset environmental impacts.
- There should be homeowner/neighborhood incentives for planting (native) trees.

Summary Approved: PGT